PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 February, 2019

PUBLIC HEARING ITEM NO. 4
STAFF REPORT (AMENDED)

Analyst: Kristi Watkins
 Applicant(s)/Representative(s):
 Trilogy Idaho/Kent Brown, Representative
 File(s): ANN 111-18 & SPP 038-18
 Project Name/Type: Kinghorn Place Subdivision
 (218 single-family residential lots & 12 common lots)

Requested/Needful Action Approval(s)/Recommendation(s) [1 total]:

1. Annexation and Zoning Assignment of Land to RS-7
   (Decision Required: Recommendation)

2. Preliminary Subdivision Plat Approval:
   (Decision Required: Decision)

For “Kinghorn Place Subdivision” [hereinafter the “Project” or “Development”;
alternatively, “Kinghorn Place Subdivision”] -- a proposed 221 (218) lot single-family
subdivision upon the land referenced below...

Pertaining to:
A 63.5-acre portion of land identified as Parcel # R3435600000 & R3435601200 located
in the SE ¼ of Section 33, T4N, R2W, BM, Canyon County (hereinafter the
“Property”)...

History:
n/a
ANNEXATION/ [RE] ZONING CONCLUSIONS OF LAW

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.

FINDINGS OF FACT & NOTES REGARDING ANNEXATION/RE-ZONING

Zoning: Regarding Applicant’s Zoning Map Amendment Request (to RS-7) Staff finds:

1. Current Jurisdiction/Status:
   That the Property is currently within Nampa City’s Impact Area, and, is either owned or optioned by the Applicant or that the Applicant has the Property owner’s permission to apply for the entitlement and plat applications made the subject of this report; and,

2. Current and Surrounding Zoning:
   That the Property is presently under Canyon County jurisdiction. See the attached Vicinity Map; and,
   Existing zoning:
   North: AG (Agricultural Canyon County zoning)
   South: AG (Agricultural Canyon County zoning)
   East: RS 7
   West: AG (Agricultural Canyon County zoning)

3. Immediately Surrounding Land Uses:
   Agriculture, Religious facility, Elementary school, Rural residential, open land and suburban single-family residential land uses surround or lie near the Property; and,

4. Proposed Zoning:
   That the proposed RS 7 district, “...is intended for medium density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district with in the community”; and,

5. Reasonable:
   That it may be variously argued that consideration for annexing the Property is reasonable given that: a) the City has received an application to annex the Property by amending its official zoning map by the Property owner or an Applicant having a valid, legal interest in the same; and, b) annexation and zoning assignment is a legally recognized legislative act long sanctioned under American administrative law; and, c) that the Applicant intends to develop all or a portion of the Property; and, d) City utility services are, or may be made, available to the Property; and, e) emergency services are available to the Property; and, f) that the Property abuts City land zoned for residential (RS) subdivision development; and, g) land uses in the nearby area, and, more particularly site development both suggest that RS zoning would be an acceptable fit for the area (other properties) given that RS zoning was already approved for the properties to the west; and,
6. **Public Interest:**
That Nampa has determined that it is in the public interest to provide varying residential-housing opportunities for its citizens and the current real estate market is pressing a need for additional housing inventory/product; and,

7. **Promotion of Zoning Purpose(s):**
That among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. Included in our zoning regulations, therefore, are standards governing residential development which pertain to allowable land uses, building setbacks, building aesthetics, provision of parking and service drives, property landscaping, etc. Staff notes that any site development will be regulated by, and through, the building permit review process and in accordance with the RS Zone’s already adopted regulations (e.g., standards that govern land use, building setbacks, landscaping, subdivision design, etc.); and,

8. **Comprehensive Plan:**
The Property is positioned in a “Medium Density Residential” (MDR) “setting” per the Future Land Use Map associated with the City’s adopted Comprehensive Plan. Said setting sanctions buildout of residential subdivisions with net density yields of 4-9 dwelling units/acre. The Development proposes a density of 3.48 dwelling units per acre; and,

9. **Services:**
That utility and emergency services are, or can be made, available to the Property...

**Note(s):**
The preceding general statements are offered as possible [preliminary] findings and are not intended to be all inclusive or inarguable. They are/were simply provided to the Commission in case the requested entitlement is considered for recommendation of approval. In the event of an opposite course, then negative findings may be adopted by the City Council.

In summary, the Property may be annexed and zoned RS 7, but nothing forces the Commission to so recommend to the Council. Given the findings noted above, however, RS 7 zoning is certainly an “entertainable” zone and recommended for imposition on/over the Property...

Staff has provided the Commission with all of the relevant report/packet documentation or visual information available to us at the time this report was generated. We anticipate that the Applicant’s representative(s) may have visual displays of their concept plan for the build-out of the Property at the Commission’s public hearing wherein the application package associated with this report will be vetted.

Notification of the Commission hearing was done in accordance with legal requirements. An environmental impact study (EIS) was not called for in conjunction with the Application package submittal as such is not normal required saved when called for by City Engineering under special circumstances. Any extant street frontage improvements along Northside Boulevard, should the Application be approved, will be required to be emplaced at the time of Project build-out per adopted City policy and practice. No taking of other parties’ property(ies) will be
effectuated should the Project develop. In Nampa’s case, street improvements and school construction accompany and follow, respectively, land development.

**Agency/City department comments** have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon February 7, 2019] is hereafter attached to this report, to include:

1. A memorandum from the Nampa City Engineering Division, authored by Daniel Badger was not received in time for distribution of this staff report; and,

2. A February 6, 2019 email printout from the Nampa City Engineering Division, GIS Section, authored by Alex Main indicating that there is a list of addressing/street naming comments for the proposed Project; and,

3. An January 09, 2019 email printout from the Nampa Parks Department authored by Cody Swander indicating that they request that 20’ (feet) from the top of bank along then north side of Mason Creek be deeded and dedicated to the City of Nampa for the Mason Creek Pathway as indicated in the City of Nampa Bicycle and Pedestrian Master Plan and further request that the developer install the pathway as indicated in the City of Nampa current specifications, as is indicated on the preliminary plat landscape drawings; and,

4. An January 31, 2019 email printout from the City Forestry Department authored by Carolynn Murray indicating that they have no comment on the Project; and,

5. A February 5, 2019 memorandum from the Nampa Planning and Zoning Department/Safe Routes to School, authored by Kristi Watkins providing comments regarding this development’s proximity to East Canyon Elementary, a crossing is needed at Marigold St; and,

6. An January 15, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that they have no comment on the Project; and,

7. An January 30, 2019 email printout from the Canyon Highway District # 4 authored by Chris Hopper, P.E., indicating that they request the opportunity to review and comment on any improvement plans that modify or improve Northside Blvd; and,

   a. The pavement structural section for Northside Blvd shown on Sheet PP-3 does not appear to be adequate to support current and future traffic loads. Existing bore hole data from Northside Blvd indicates the subgrade soils adjacent to the project site are clays or sandy clays, with a reported R-value of 9. These soil conditions should be verified during design of the subdivision improvements and a pavement design performed to provide sufficient pavement structural section support the projected traffic loads.
b. CHD4 has not been provided an opportunity to review a TIS prepare for the development. The proposed development is anticipated to have significant traffic impacts to the surrounding road network, including intersections of Northside/Ustick, Northside/Linden, and Northside/US 20/26. Mitigation of any traffic impacts identified it the TIS should be made a condition of approval of the preliminary plat and may include auxiliary turn lanes at the Northside/Marigold intersection. Improvements to the existing public road intersection identified above.

c. CHD4 requests that transportation impact fees collected from development within this project be used to make improvements to the Northside corridor as necessary to preserve the pre-existing levels of service on the surrounding transportation network.

8. On January 7, 2019, Neil Jones with the Nampa Building Department made a note in the EnerGov permitting program indicating they have no requests to make of the Development or its developer; and,

9. A February 6, 2019, email printout from the Nampa Planning Department authored by Doug Critchfield, indicating that a 5’ (foot) wide connector path shall be provided from Fern Leaf Way to the regional pathway through the common lot adjacent to Block1, Lot 25; and

10. A January 30, 2019 letter from Centurylink authored by Greg Hunt, indicating that they approve the Project; and

11. A January 14, 2019 letter from Pioneer Irrigation authored by Mark Zirschky indicating Pioneer Irrigation recognizes a 16’ (feet) easement from top of bank along both sides of the 8.26 Lateral and recognizes a Bureau of Reclamation easement of 110’ (feet) of federal right-of-way, which is 55’ (feet) from the centerline of the drain along both sides; and,

12. A review document from COMPASS iterating their findings respecting the Development...

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**FINDINGS OF FACT & NOTES REGARDING PLAT**

Plat review was done to analyze the Project’s compliance to code in the context of this Project having already been, theoretically, annexed and zoned.

<table>
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<th>Overall Site Area-</th>
<th>63.5 acres</th>
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</thead>
<tbody>
<tr>
<td>Total, Proposed RS 7 Lot Count-</td>
<td>233 (230)</td>
</tr>
<tr>
<td>Total Common Lot Count-</td>
<td>12</td>
</tr>
<tr>
<td>Total Building Lot Count-</td>
<td>221 (218)</td>
</tr>
</tbody>
</table>
Regarding “RS 7 Building Lots”:
Min. Allowed RS 7 Bldg. (or “Master”) Lot Size-
7,000 sq. ft.
Min. Proposed RS 7 Bldg. Lot Size-
6,325 sq. ft.
Min. Allowed Avg. RS 7 Bldg. Lot Size-
8,000 sq. ft. – 44 infill lots allowed at 6,000 sq ft (20% per NCC § 10-27-4-3a)
Min. Proposed Avg. RS 7 Bldg. Lot Size-
8,000 sq. ft. (To be verified with Engineer) – 30 infill lots at or above 6,000 sq ft (13.8%)
Periphery Compatibility Applicability
n/a
Min. Req. St. Frontage RS 7 Zone-
70’ (feet);
Min. Allowed RS 7 (or “Master”) Bldg. Lot Widths-
50’ @ the 20’ front setback mark;
Min. Allowed RS 7 Bldg. Mean Lot Depths-
70’
Plat Development Data/Notes:
Per plat sheets
Floodplain Info for Mason Creek:
FEMA Zone ‘X’ and ‘AE’ are present in the area adjacent to Mason Creek; some lots appear to be affected by these zones. To be verified by City Engineer.

The matter or act of plat review before the Commission by virtue of the application package made the subject of this report is to determine whether or not the preliminary plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-10, Nampa City Code § 10-33, and, in cooperation with the City’s currently adopted Engineering Design and Specification manuals.

Accordingly, plat review was done to analyze the Project’s compliance to code in the context of this Project having already been annexed and zoned.

Regarding the plat, Zoning Staff finds:

1. **Minimum Lot Areas:**
   That because the proposed Development is slated for development in conjunction with RS 7 zoning, this requirement applies…all master or standard building lots meet or exceed 7,000 sq. ft. in area, with the exception of the 30 infill lots (the smallest building lot is 6,325 sq. ft. in area); therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**
   The Engineer removed 3 lots from the original proposed layout to provide for appropriate lot averaging; recognizing removal of 30 infill lots, 20% of the smallest lots and 20% of the largest lots to reach an average of 8,025 sq. ft. for the RS 7 zoning; this plat is deemed compliant in this regard and,
3. **Lot Compatibility:**
   This development does not currently abut another residentially developed property, this requirement does not apply; therefore, the Plat is deemed compliant in this regard; and,

4. **Lot Width:**
   All master lots, with the exception of the 30 infill lots, demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,

5. **Lot Depth:**
   n/a

6. **Right-Of-Way Dedication(s)/Improvements:**
   As needful along Northside Blvd per City…see City Engineering & CHD4 comments; and,

7. **Landscaping:**
   A landscape plan was submitted with the application paperwork. It appears acceptable based on the City Forester’s comments hereto attached; and,

8. **Path/Trailway(s):**
   A 12’ (foot) regional pathway is required to be emplaced within Lot 13, Block 1 along Mason Creek. Access will need to be provided to the pathway via the common area from Fern Leaf Way...

9. **Floodplain:** FEMA Zone ‘X’ and ‘AE’ are present in the area adjacent to Mason Creek; some lots appear to be affected by these zones. To be verified by City Engineer to be deemed compliant; and,

10. **Misc./Correspondence:**
    Any correspondence from agencies or the citizenry regarding the plat received by noon, February 7, 2019 is hereafter attached to this report. (Agency comments are usually geared towards recommending conditions for the Project should it be approved.)

**Recommendation:**
Approval with conditions...

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**RECOMMENDED CONDITIONS OF APPROVAL**

**As Pertaining to the Annexation/Zoning Entitlement Request:**

That the Applicant/Development:

1. Enter into a Development Agreement (contract) with the City of Nampa for the Property. The Agreement shall contain such conditions, terms, restrictions, representations, exhibits, acknowledgments and timelines as necessary to facilitate development of the properties as contemplated by the Applicant and agreed to and conditioned by the City through its Council or executive departments or outside agencies properly involved in the review of the Applicant’s request(s).
As Pertaining to the Subdivision Preliminary Plat Approval Request:

Should the Planning and Zoning Commission vote to approve the Kinghorn Subdivision preliminary plat, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter including, specifically the following:

1. Requirements imposed by the Nampa Engineering Division, comments pending; and,

2. Work/partner with the City on installation of a crosswalk treatment (extent of treatment to be determined by the Nampa Engineering Division) located at the proposed Marigold Street location; and,

3. Make necessary street name corrections as listed in a February 6, 2019 email printout from the Nampa City Engineering Division, GIS Section, authored by Alex Main; and,

4. Dedicate an area 20’ (feet) from the top of bank along the north side of Mason Creek, within the common lot 13, block1, to the City of Nampa and emplace a pathway within said area, per a January 09, 2019 email printout from the Nampa Parks Department authored by Cody Swander; and,

5. A 5’ wide pathway connection is to be provided from Fern Leaf Way to the 12’ pathway along Mason Creek through the open space located in Lot 13, Block 1, adjacent to Lot 25, Block 1, see attached memo Planning Memo authored by Doug Critchfield on February 6, 2019; and,

6. Recognize easements in place for Pioneer Irrigation and Bureau of Reclamation as per the January 14, 2019 letter from Pioneer Irrigation authored by Mark Zirschky; and,

7. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,

8. Prior to filing for a final plat approval for any portion of the Project, the Developer’s engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat plan set that shall be remitted to the City; and,

Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council…
ATTACHMENTS

- Copy of public hearing notice (page/Exhibit 10)
- Copy of zoning “Vicinity Map” (page/Exhibit 11)
- Copy of Applicant’s representative’s Project narrative (pages/Exhibits 12)
- Copy of Annexation/Zoning Application (page/Exhibit 13)
- Copy of Subdivision Preliminary Plat Application/information pages (pages/Exhibits 14-15)
- Copy of an aerial ArcGIS image of the Property and surrounds (page/Exhibit 16)
- Copy of snippet of Future Land Use Map pertaining to the Property (page/Exhibit 17)
- Copy [reduced] of the Kinghorn Subdivision preliminary plat plan pages (page/Exhibit 18-20)
- Copy of Kinghorn landscape plan (page/Exhibit 21-25)
- Copy of a plat copy distribution list (page/Exhibit 26)
- Copy of [any] inter-departmental/agency/citizen correspondence (pages/Exhibits 27+)
NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on February 12, 2019 at 7:00 p.m. (or as soon after 7:00 p.m. as the matter may be heard), in the City Hall Council Chambers, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearing on the following will be held before the Nampa Planning and Zoning Commission:

1) Annexation and Zoning to RS 6 (Single-Family Residential – 6,000 sq. ft. for 92.72 acres) and to BC (Community Business) for 2.44 acres, and Subdivision Plat Preliminary Approval for Summit Ridge Subdivision at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 95.16-acre parcel of land situated in Government Lots 1 & 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM – 1 Commercial Lot and 245 Single Family Residential Detached lots on 95.16 acres or 2.57 dwelling units/gross acre) for M3 Companies, Mark Tate (ANN 108-18 and SPP 037-18).

2) Zoning Map Amendment from BC (Community Business) to HC (Healthcare) for property located at 9870 W. St. Lukes Dr., 9850 W. St. Lukes Dr., 9860 W. St. Lukes Dr., 0 Cherry Lane, and 0 Cherry Lane. (Five parcels totaling 33.08 acres located in a portion of the NW ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Lukes Regional Medical Center LTD (ZMA 103-18).

3) Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Lukes Regional Medical Center LTD (ANN 110-18).

4) Annexation and Zoning to RS7 (Single-Family Residential – 7,000 sq. ft.) at 0 Northside Blvd., and Subdivision Plat Preliminary Approval for Kinghorn Place Subdivision on the south side of Spruce St. west of Northside Blvd. (A portion of the SE ¼ of Section 33, T4N, R2W, BM – 221 Single Family Residential Detached lots on 63.50 acres or 3.48 dwelling units/gross acre) for Trilogy Idaho-Corey Barton (ANN 111-18 and SPP 038-18).

Details of the above hearing items are available for review in the Planning & Zoning Department of City Hall during normal business hours. Copies of staff reports on each application will be available upon request for public review or available online for download through the staff reports link at http://www.cityofnampa.us/agendacenter on the Thursday prior to the hearing date. Individuals, who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484.

Date: January 22, 2019

Norman L. Holm, Planning Director

PUBLISH January 27, 2019
Annexation and Zoning of two parcels to RS7 and Preliminary Plat approval for Kinghorn Place Subdivision
ANN-00111-2018 & SPP-00038-2018
1/30/2019
For illustrative purposes only.
Visit Planning & Zoning at cityofnampa.us for more info.
Dear Commissioners,

On behalf of Corey Barton, we respectfully request the City of Nampa’s approval of an annexation to RS 7 zone and preliminary plat approval for Kinghorn Place. The Kinghorn Place Subdivision is a 221 single family residential lot subdivision with 12 common lots. Kinghorn Place has an overall density of 3.48 dwellings per acre. The common lots encompass 6.33 acres or 10% of the subdivision, which include: pedestrian pathways with adjoining park areas that border Mason Creek, and micro pathways interconnecting the entire Kinghorn Place Subdivision.

This subdivision is located between the west side of Northside Blvd and approximately 1050 feet north of Ustick Road. The site is also on the east side of the Mason Creek.

**Annexation**

Water and sewer services are extendable and will be provided to all Kinghorn Place residents. Kinghorn Place complies with the City’s Comprehensive Plan designation for the site of Medium Density Residential (MDR).

**Summary**

Kinghorn Place Subdivision is single family residential subdivision in a RS 7 zone and has 221 residential lots and 12 common lots. This preliminary plat is an appropriate fit for this area of Nampa and will be a valuable single-family neighborhood. The pathway bordering Mason Creek, with the combination of park areas and micro pathways connecting the overall neighborhood can be enjoyed by all the residents. The park areas are accessible through sidewalks and micro pathways throughout the neighborhood.

Please contact me if you have any questions regarding this application.

Sincerely,

Kent Brown
Planner
APPLICATION FOR ANNEXATION/ZONING
PLANNING AND ZONING DEPARTMENT
411 3rd STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $452.00 (1 acre or less) Nonrefundable Fee: $910.00 (more than 1 acre)

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<th>Home Number</th>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip code</th>
<th>Email</th>
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<tr>
<td>TRILOGY IDAHO</td>
<td>208-895-8858</td>
<td>9839 W CABLE CAR ST</td>
<td>BOISE</td>
<td>IDAH0</td>
<td>83709</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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<td>COREY BARTON</td>
<td>208-895-8858</td>
<td>1977 E OVERLAND ROAD</td>
<td>MERIDIAN</td>
<td>IDAH0</td>
<td>83642</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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Applicant's interest in property: (X) Own  ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: 0 NORHSIDE BLVD

Please provide the following required documentation
- Completed Application
- A copy of one of the following: Warranty Deed  Proof Of Option Earnest Money Agreement
- Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
- State the zoning desired for the subject property: RS 7
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: SEE ATTACHED LETTER

Dated this 15th day of NOV., 2018

Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. Notices will also be mailed to property owners or purchasers of record not less than 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

OFFICE USE ONLY
FILE NUMBER: ANN-111-2018  PROJECT NAME Annex + Zoning to RS7

12/11/13 Revised
A. GENERAL INFORMATION

Subdivision Name: KINGHORN PLACE SUBDIVISION
Total Acres: 63.50ac
Intended Land Uses: (Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es): 0 NORTHSIDE BLVD
Legal Description: SEE ATTACHED
Canyon County Parcel Account Number(s): R3435601200; R3435600000
Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning) AG

B. OWNER/APPLICANT INFORMATION

Owner of Record
Name: COREY BARTON
Address: 1977 E OVERLAND ROAD
City: MERIDIAN
State: IDAHO
Telephone: 208-895-8858
Email: SHAWN@TRILOGYIDAHO.COM
Fax

Applicant
Name: TRILOGY IDAHO
Address: 9839 W CABLE CAR ST
City: BOISE
State: IDAHO
Telephone: 208-895-8858
Email: SHAWN@TRILOGYIDAHO.COM
Fax

Engineer/Surveyor/Planner
Name: BAILEY ENGINEERS / IDAHO SURVEY GROUP / KENT BROWN
Address: 4242 BROOKSIDE LA / 9955 W EMERALD ST / 3161 E SPRINGWOOD DR
City: BOISE / BOISE / MERIDIAN
State: IDAHO / IDAHO / IDAHO
Telephone: 208-938-0013 / 208-846-8570 / 208-871-6842
Email: DBAILEY@BAILEYENGINEERS.COM / GCARTER@IDAHOSSURVEY.COM
Fax: / KENTLKB@GMAIL.COM
C. SUBDIVISION INFORMATION

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<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
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<tr>
<td>Residential</td>
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<tr>
<td>Dwelling units per acre (gross /net)</td>
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<td>Common (Landscape, Utility, Other)</td>
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<td>Open Space</td>
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<td>Total</td>
<td>233</td>
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DEADLINES FOR SUBMITTALS
The completed application and plat documents must be submitted to the Planning Department not later than _______. The Planning Commission meets on ___________; applications are due approximately _______ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

***Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.***

I understand:
1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature __________________________ Date 11-15-18

For City Office Use Only

FEE $: ___________ CASH: _______ CHECK: _______ RECEIPT NO.: _______

DATE RECEIVED: _______ RECEIVED BY: _______ HEARING DATE: _______
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<td>CC: TOM POINTS</td>
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GREEN - INTER OFFICE
BLUE - MAIL

January 4, 2019
Shellie Lopez
Feb 6, 2019

RE: Kinghorn Place Subdivision - Preliminary Plat

To: Kent Brown
cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- Propose new, unique street names for Coneflower Ave, Stargazer Ct, Stargazer St, Freesia Ave, and Cosmos St to the Engineering Division. Per Canyon County Code 06-05-13 (1) There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas. Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
  - Coneflower Ave should be W (New Name) St
  - Stargazer Ct should be W (New Name) Ct
  - Stargazer St should be W (New Name) St
  - Freesia Ave should be N (New Name) Ave
  - Cosmos St should be W (New Name) Dr

- Propose new, unique street name for Statice Ave to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.
  - Statice Ave should be N (New Name) Ave

- Marigold St should be W Marigold St
- Strawflower Ave should be N Strawflower Ave
- Tuburose St should have spelling changed to W Tuberoso St
- Fire Ice Ave should be N Fire Ice Ave
- Candytuft Ave should be W Candytuft Dr
- Lion Head Ave should be N Lion Head Ave
- Monkshood Ave should be N Monkshood Ave
- Spruce St should be E Spruce St
- Blue Lace St should be W Blue Lace St
- Calla Lilly Ave should have spelling changed to N Calla Lily Ave
- Platted street name configuration should be revised. Fern Leaf Way should be combined with Freesia Ave as N (New Name) Ave
Sincerely,

Alex Main  
GIS Tech I  
Engineering Division  
City of Nampa  
(208) 468-5475
MEMORANDUM

To: Planning and Zoning Commission
From: Doug Critchfield, Senior Planner
Date: February 6, 2019
Re: Kinghorn Subdivision
   Comments on Preliminary Plat Landscape Plan
   Project: SPP-00038-2018

Landscape drawings are consistent with requirements of Nampa Comprehensive Zoning Ordinance, Chapter 33 with the following exceptions;

1. A 5’ wide connector path shall be provided from Fern Leaf Way to the Regional Pathway through the common lot adjacent to Block 1, Lot 25.
Memo

To: Nampa Planning & Zoning Commission

From: Kristi Watkins, Senior Planner (Safe Routes To School Analyst)

cc: Name

Date: February 5, 2019

Re: Kinghorn Subdivision

The Kinghorn Subdivision located on Northside Blvd, west of the Church of Latter Day Saints, is located near:

East Canyon Elementary – Directly across Northside Blvd – Walkable, needs a crossing at Marigold St.

Sage Valley Middle School – Approximately 2 miles – Not walkable

Ridgevue High School – Approximately 1.5 miles – Not walkable
Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, January 14, 2019 12:17 PM
To: Sylvia Mackrill; Daniel Badger
Cc: Amber O’Neal
Subject: SPP-00038-2018 Kinghorn Place Annexation and Zoning
Attachments: SPP-00038-2018 KINGHORN PLACE Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sylvia,

Per the attached application, Pioneer Irrigation District’s 8.26 Lateral and the Bureau of Reclamation’s Mason Creek Drain may be impacted by this proposed development.

Pioneer’s 8.26 Lateral has a 16 foot easement from top of bank along both sides of the lateral.

The BOR’s Mason Creek Drain has a 110 foot federal right of way, which is 55 feet from the centerline of the drain along both sides.

Per Idaho Statutes 42-1209, written permission must be obtained by either entity, prior to any encroachment or modification to either facility.

Please provide me with the intended pressure irrigation source for this proposed development. Pioneer must review the intended supply facility to be connected to, prior to design, and verify whether or not the intended supply is sufficient.

Regards,

Mark Zirschky
Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
January 15, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPP-00038-2018/ Kinghorn Place Subdivision

Dear Norm,

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
D1D/ gnf

Cc:

Office/ file
M. Zirschky, Pioneer Irrigation District
Sylvia Mackrill

From: Carolynn Murray
Sent: Thursday, January 31, 2019 10:48 AM
To: Sylvia Mackrill
Subject: Kinghorn Place Subdivision, SPP-90038-2018, Preliminary Plat Review

Sylvia,

After reviewing the plans, the city Forester marked them "ok".

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks – Facebook Page

Celebrating Nampa’s 20th year as a Tree City USA recipient!!!

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Kinghorn Place Subdivision Project: SPP-00038-2018. We request that 20 feet from the top of bank along the north side of Mason Creek be deeded and dedicated to the City of Nampa for the Mason Pathway as indicated on the City of Nampa Bicycle and Pedestrian master plan. Further, we request that the developer install the pathway as indicated in current City of Nampa specifications, similar as is indicated on the preliminary drawings.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
January 30, 2019

City of Nampa Planning and Zoning Commission
c/o Shellie Lopez, Nampa Planning Department
411 3rd Street South
Nampa, Idaho 83651

RE: Hartland Subdivision Preliminary Plat (SPP-00038-2018)

Dear Planning & Zoning Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat for Kinghorn Subdivision, approximately 221 residential lots located on the west side of Northside Blvd approximately 3/8 mile north of Ustick Rd, and offers the following comments for your consideration:

Jurisdiction
In June 2017, CHD4 and the City entered into an Exchange Maintenance Agreement for the logical distribution of maintenance activities on roadway segments where both parties have jurisdiction. Northside Blvd between Ustick Rd and Linden Rd, which provides the sole public road access to the subject property, is one example of a road with a patchwork of jurisdiction boundaries. Under the latest version of the agreement dated September 6, 2017, Northside Blvd along the frontage of the proposed Hartland Subdivision is assigned to CHD4 for maintenance activities. The other public streets within the proposed subdivision will fall solely under the City’s jurisdiction.

Roadway Classification and Right-of-Way Widths
Northside Blvd is classified as a Minor Arterial on the functional classification maps adopted by CHD4 and by Canyon County, and in the 2012 Transportation Plan adopted by the City. The 50-ft half right-of-way proposed for Northside Blvd is consistent with CHD4 standards for an urban minor arterial.

Preliminary Plat
CHD4 offers the following comments on the preliminary plat application:
1. The pavement structural section for Northside Blvd shown on Sheet PP-3 does not appear to be adequate to support current and future traffic loads. Existing bore hole data from Northside Blvd indicates the subgrade soils adjacent to the project site are clays or sandy clays, with a reported R-value of 9. These soil conditions should be verified during design of the subdivision improvements, and a pavement design performed to provide sufficient pavement structural section to support the projected traffic loads.
2. CHD4 has not been provided an opportunity to review any Traffic Impact Study (TIS) prepared for the development. The proposed development is anticipated to have significant traffic impacts to the surrounding road network, including the intersections of Northside/Ustick, Northside/Linden, and Northside/US 20-26. Mitigation of any traffic impacts identified in the TIS should be made a condition of approval of the preliminary plat, and may include auxiliary turn lanes at the Northside/Marigold intersection, or improvements to the existing public road intersections identified above.
3. CHD4 requests that transportation impact fees collected from development within this project be used to make improvements to the Northside corridor as necessary to preserve the pre-existing levels of service on the surrounding transportation network.

Under the terms of the Exchange Maintenance Agreement, CHD4 requests that we be provided an opportunity to review and comment on any improvement plans that modify or improve Northside Blvd. These comments will be limited to a review of pavement markings, signage, or other proposed work that might affect CHD4’s maintenance and operation of Northside Blvd, or the transitions to the rural road sections on either end of the development.

Please feel free to contact me at any time with any questions on these comments.

Respectfully,

Chris Hopper, P.E.
Assistant District Engineer

CC: City of Nampa Engineering Department, Daniel Badger, P.E.
Hi Shellie-

Attached please find comments from CHD4 on the proposed preliminary plat for Kinghorn Subdivision. Please let me know if there are any questions related to this development.

Respectfully,

Chris Hopper, P.E.
Assistant District Engineer

Canyon Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135
Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2040 (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals.

Development Name: Kinghorn Place (SPP-00038-2018)  
Agency: Nampa  
CIM Vision Category: Future Neighborhoods  
New households: 212  
New jobs: 0  
Exceeds CIM forecast: Yes

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<th>CIM Corridor:</th>
<th>N/A</th>
<th>Pedestrian level of stress:</th>
<th>R-Northside</th>
<th>Bicycle level of stress:</th>
<th>R-Northside</th>
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<td>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</td>
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<td>Housing within 1 mile:</td>
<td>240</td>
<td>Jobs within 1 mile:</td>
<td>150</td>
<td>Jobs/Housing Ratio:</td>
<td>0.6</td>
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<td>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</td>
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<td>Nearest police station:</td>
<td>&gt;4 miles</td>
<td>Nearest fire station:</td>
<td>2.9 miles</td>
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<td>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</td>
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<td>Farmland consumed:</td>
<td>Yes</td>
<td>Farmland within 1 mile:</td>
<td>1,636 acres</td>
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<td>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farmland areas decreases the productivity and sustainability of farmland.</td>
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<td>Nearest bus stop:</td>
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<td>Nearest public school:</td>
<td>0.1 miles</td>
<td>Nearest public park:</td>
<td>2.4 miles</td>
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<td>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</td>
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Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as employment centers, parks, emergency services, grocery, and other stores are likely accessed only by vehicle. The site is not currently served by public transportation and there are no plans for public transportation at this location.

The applicant proposes a pathway along Mason Creek per the 2011 Nampa Bike\Ped Plan and detached sidewalks along the south side of Spruce Street to enable safety access to East Canyon Elementary. Consider providing a pedestrian crossing of Northside Boulevard, which is currently posted at 50 miles per hour.

More information about COMPASS and Communities in Motion 2040:
Web: www.compassidaho.org  
Email info@compassidaho.org  