PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 MARCH 2019

BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s):
Toll Southwest, LLC as Applicant/Developer and Engineering Solutions, LLP as
Engineer(s)/Surveyor(s)
File(s): SPF-00082-2019
Analyst: Doug Critchfield, Senior Planner

Requested Action Approval(s) and Location(s):

1. Final plat approval for:
   Carriage Hill West Subdivision No. 2 (hereinafter the "Development"; alternatively,
   "Carriage Hill West Subdivision No. 2" or the "Project")

   Comprising 11.25 acres proposed to be platted into forty-four (44) buildable and five (5)
   common lots all located in a RS 7 Zoned area located in the N ½ of the NW ½ of Section 31,
   T3N, R2W, BM, Canyon County in Nampa on the southeast corner of Lake Lowell Ave. and
   Midway Ave.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry is
hereafter attached to this document for perusal. Comments may express opinions regarding
the plat application or be geared towards recommending Conditions of Approval for a
development should it be approved, or, directing corrections to the final plat or related
construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Carriage Hill West Subdivision No. 2
conforms, or substantially conforms within acceptable limits, to the approved preliminary plat
of/for Carriage Hill West Subdivision, and, complies with relevant RS 7 zoning codes and City of
Nampa subdivision standards appertaining to the proposed Development. (Said determination
is, or may be, partially predicated on said final plat being revised in limited form and fashion to
meet requirements set forth by various responding agencies and City departments.)
Accordingly, Staff recommends that Carriage Hill West Subdivision No. 2 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter.

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Applicant/Development shall:
   Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to the approved preliminary plat of/for Carriage Hill West Subdivision.

   More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

   Specifically:

   a. Comply with the requirement(s) listed in the January 24, 2019 email from Nampa Highway District #1, authored by Eddy Thiel (1 page – copy hereto attached); and,

   b. Comply with the requirement(s) listed in the January 29, 2019 letter from Boise Project Board of Control, authored by Thomas Rithaler (3 pages – copy hereto attached); and,

   c. Comply with the requirement(s) listed in the February 25, 2019 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached).

2. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

3. <Any other conditions as may be levied by the Commission>....

**ATTACHMENTS**

- Copy of City of Nampa Final Plat Application for Pheasant Meadows Subdivision No. 2 (page 3)
- Copy of Carriage Hill West Subdivision No. 2 Final Plat Narrative (page 4)
- Copy of Final Plat (reduced from original size) (page 5)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (pages 6-7)
- Copy of Legal Description (pages 8-11)
- Copies of agency response letters (pages 12+)
CITY OF NAMPA
FINAL PLAT APPLICATION
Planning and Community Development Department
411 3rd St. South
Nampa, ID 83651
208-465-2214 Phone
208-465-2261 FAX

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
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<tr>
<td>Location of Subdivision</td>
<td>NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho - 11.25 acres - Parcels Nos.32087013A0 and 32087013B0</td>
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<tr>
<td>Address</td>
<td>3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>(208) 424-0020</td>
</tr>
<tr>
<td>FAX</td>
<td>(208) 424-0030</td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:acapell@tollbrothers.com">acapell@tollbrothers.com</a></td>
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<tbody>
<tr>
<td>Address</td>
<td>1029 N. Rosario Street, Suite 100, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-938-0980</td>
</tr>
<tr>
<td>FAX</td>
<td>208-938-0941</td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:es-beckym@qwestoffice.net">es-beckym@qwestoffice.net</a></td>
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**FINAL PLAT INFORMATION**

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<th>Total Acreage</th>
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<tr>
<td>Total Number of Lots: 49</td>
<td>Buildable: 44</td>
</tr>
<tr>
<td>Gross Density per Acre: 3.91</td>
<td>(Number of units per acre of total land to be developed)</td>
</tr>
<tr>
<td>Net Density per Acre: 4.4</td>
<td>(Number of units per acre of land excluding roads)</td>
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<tr>
<td>Zoning District(s):</td>
<td>Zoning Within Nampa City Limits</td>
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<tr>
<td>If Applicable: Zoning Within the Area of Impact</td>
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2017 Engineering Division Development Policy Manual
Rev. Date: January 17, 2017
Division 200
Section 202 – 3 of 8
CARRIAGE HILL WEST SUBDIVISION NO. 2
FINAL PLAT NARRATIVE

On behalf of Toll Southwest LLC, we hereby apply for a final plat for 44 single-family residential lots, 2 common drive lots and 3 common lots on 11.25 acres. The property is located east of Midway Road between W. Iowa Avenue and Lake Lowell Avenue in the NE 1/2 of the NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho. The subject site was annexed into the City of Nampa in 2018 with a zoning of RS-7.

Carriage Hill West Subdivision No. 2 has lots ranging in size from 7,020 square feet to 14,655 square feet, with an average residential lot size of 8,155 square feet. Based on the Nampa Zoning Ordinance requirement for calculating the average lot size (excluding 20% of the largest lots and 20% of the smallest lots), the average lot size is 7,487 square feet. The gross density of this project is 3.91 dwelling units per acre (du/acre), and the net density is 4.4 du/acre. Carriage Hill West No. 2 contains common area totaling 1.71 acres, which equates to 15.2 percent open space for this phase of the development. The final plat is in conformance with the approved preliminary plat and meets all requirements or conditions thereof. The final plat conforms to all requirements and provisions of City of Nampa ordinances and was prepared in conformance with acceptable engineering, architectural and surveying practices and local standards.

The project includes 3 common lots totaling 1.71 acres. The primary open space and central pool facility are being constructed in Phase 1. The proposed amenities within this phase include open space and pedestrian pathways. Recreational opportunities will be provided for the residents with a continuation of pathways and pocket parks within future phases of the development.

The project will have access via S. Torana Way. The applicant is proposing four-foot-wide detached sidewalks with six-foot-wide landscape buffers and a 34-foot-wide street section. Storm drainage for this project will be provided via subsurface seepage beds designed in conformance with the design standards of the City of Nampa. This phase is in substantial compliance with the Carriage Hill West Subdivision preliminary plat. No variances or waivers are being requested as part of this development.
Legal Description
Carriage Hill West Subdivision No. 2

A parcel of land located in the N ½ of the NW ¼ of Section 31, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8" diameter iron pin marking the northwest corner of said NW ¼ of Section 31, from which a Brass Cap monument marking the southwest corner of said NW ¼ bears S 0°43'49" W a distance of 2650.62 feet; thence S 89°54'00" E along the north boundary of said NW ¼ a distance of 1295.27 feet to the northeasterly corner of a parcel of Lake Lowell Avenue public right-of-way dedicated per Instrument No. __________, records of Canyon County, Idaho; thence along the easterly boundary of said right-of-way parcel, and along a portion of the easterly boundary of Carriage Hill West Subdivision No. 1, as filed for record in Book ___ of Plats at Page ___, records of Canyon County, Idaho, S 0°43'03"W a distance of 91.97 feet to a point on said easterly boundary of Carriage Hill West Subdivision No. 1, the POINT OF BEGINNING;

Thence leaving said boundary S 71°54'27" E a distance of 660.25 feet to a point;

Thence S 56°25'05" E a distance of 34.81 feet to a point;

Thence S 5°41'15" W a distance of 317.56 feet to a point;

Thence S 89°25'21" E a distance of 184.84 feet to a point;

Thence S 78°52'19" E a distance of 249.92 feet to a point;

Thence N 86°49'16" E a distance of 212.81 feet to a point;

Thence N 78°06'01" E a distance of 137.40 feet to a point on the east boundary of the NW ¼ of said Section 31 and the westerly boundary of Carriage Hill North Subdivision No. 5, as filed for record in Book 47 of Plats at Page 7, records of Canyon County, Idaho;

Thence along said boundary S 0°17'11" E a distance of 52.67 feet to a point on the southeasterly right-of-way of the Robinson Lateral and the northwesterly boundary of Carriage Hollow Subdivision, as filed for record in Book ___ of Plats at Page ___, records of Canyon County, Idaho;

Thence leaving said east and westerly boundary, and along said southerly right-of-way and northwesterly boundary the following courses and distances:

Thence S 77°51'28" W a distance of 141.05 feet to a point;

Thence N 89°10'14" W a distance of 87.70 feet to a point;

Thence S 84°42'39" W a distance of 109.52 feet to a point;

Thence N 80°40'29" W a distance of 54.79 feet to a point;
Thence leaving said right-of-way, and continuing along said northwesterly boundary:

Thence S 46°27'39" W a distance of 203.55 feet to a point;
Thence S 5°23'24" W a distance of 263.21 feet to a point;

Thence leaving said northwesterly boundary S 55°27'22" W a distance of 91.25 feet to a point;
Thence S 80°33'08" W a distance of 126.65 feet to a point;
Thence S 85°58'00" W a distance of 21.90 feet to a point;
Thence S 67°33'36" W a distance of 120.59 feet to a point;
Thence S 66°2'1"38" W a distance of 60.18 feet to a point on the easterly boundary of said Carriage Hill West Subdivision No. 1;

Thence along said easterly boundary the following courses and distances:

Thence N 28°05'46" W a distance of 119.32 feet to a point on a curve;
Thence a distance of 37.05 feet along the arc of a 272.00 foot radius non-tangent curve right, said curve having a central angle of 7°48'18" and a long chord bearing N 63°39'27" E a distance of 37.02 feet to a point of tangency;
Thence N 67°33'36" E a distance of 146.38 feet to a point of curvature;
Thence a distance of 135.95 feet along the arc of a 128.00 foot radius curve left, said curve having a central angle of 60°51'14" and a long chord bearing N 37°07'59" E a distance of 129.65 feet to a point of tangency;
Thence N 6°42'22" E a distance of 146.15 feet to a point of curvature;
Thence a distance of 41.94 feet along the arc of an 88.00 foot radius curve left, said curve having a central angle of 27°18'28" and a long chord bearing N 6°56'52" W a distance of 41.55 feet to a point;
Thence N 58°49'23" E a distance of 31.65 feet to a point;
Thence S 89°25'21" E a distance of 107.95 feet to a point;
Thence N 5°41'15" E a distance of 20.08 feet to a point;
Thence N 89°25'21" W a distance of 120.48 feet to a point;
Thence S 71°29'29" W a distance of 33.46 feet to a point on a curve;
Thence a distance of 48.65 feet along the arc of an 88.00 foot radius non-tangent curve left, said curve having a central angle of 31°40'38" and a long chord bearing N 56°04'08" W a distance of 48.04 feet to a point of tangency;
Thence N 71°54'27" W a distance of 102.74 feet to a point;

Thence N 31°08'10" W a distance of 26.40 feet to a point on a curve;

Thence a distance of 25.63 feet along the arc of a 328.00 foot radius non-tangent curve left, said curve having a central angle of 4°28'37" and a long chord bearing N 7°55'33" E a distance of 25.62 feet to a point of tangency;

Thence N 5°41'15" E a distance of 99.90 feet to a point;

Thence N 84°18'45" W a distance of 56.00 feet to a point;

Thence N 71°54'27" W a distance of 318.88 feet to a point;

Thence S 1°16'15" W a distance of 134.37 feet to a point;

Thence N 41°32'46" W a distance of 23.06 feet to a point;

Thence N 6°21'07" W a distance of 5.55 feet to a point of curvature;

Thence a distance of 3.20 feet along the arc of a 328.00 foot radius curve left, said curve having a central angle of 0°33'29" and a long chord bearing N 6°37'29" W a distance of 3.20 feet to a point;

Thence S 83°05'24" W a distance of 56.00 feet to a point;

Thence S 83°24'10" W a distance of 46.26 feet to a point of curvature;

Thence a distance of 68.18 feet along the arc of a 348.00 foot radius curve left, said curve having a central angle of 11°13'29" and a long chord bearing S 77°47'26" W a distance of 68.07 feet to a point;

Thence N 62°46'51" W a distance of 14.15 feet to a point;

Thence N 17°44'23" W a distance of 133.57 feet to a point;

Thence N 24°29'21" W a distance of 20.99 feet to a point;

Thence N 22°13'33" W a distance of 55.22 feet to a point;

Thence N 15°13'34" W a distance of 55.03 feet to a point;

Thence N 6°26'40" W a distance of 82.15 feet to a point;

Thence N 0°44'55" W a distance of 7.59 feet to a point;

Thence N 0°06'00" E a distance of 120.58 feet to a point;

Thence N 37°18'15" E a distance of 12.09 feet to a point;
Thence N 76°45'46" E a distance of 146.64 feet to the POINT OF BEGINNING.

This parcel contains 11.25 acres more or less and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 10, 2019
Good Afternoon Shellie,

Nampa Highway District #1 has no objection to the Carriage Hill West Subdivision #2 Final Plat subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

Access to Lake Lowell Ave. by way of phase 1 will require a Variance Request approved by the Nampa Highway District #1 Commissioners. Any work within the Highway District’s right-of-way will required plan submittal for review.

If you have any questions or comments feel free to contact me.

Thank you,

Eddy

Good Afternoon Everyone! 😊

Re: Final Plat Approval for Carriage Hill West Subdivision No. 2 / SPF-00082-2019

Engineering Solutions, LLP representing Toll Southwest LLC. has submitted a Final Plat Approval for Carriage Hill West Subdivision No. 2 east of Midway Rd. between W. Iowa Ave. and Lake Lowell Ave. (A portion of the N 1/2 of the NW 1/4 of Section 31, T3N, R2W, BM - 44 Single Family Residential lots on 11.25 acres or 3.91 lots/gross acre).

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda March 12, 2019.

Please find attached the SPF-00082-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than February 27, 2019.

Thank you & Have a great day!
Shellie Lopez

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Thursday, January 24, 2019 2:22 PM
Subject: Final Plat Approval for Carriage Hill West Subdivision No. 2 / SPF-00082-2019

Good Afternoon Everyone! ☺

Re: Final Plat Approval for Carriage Hill West Subdivision No. 2 / SPF-00082-2019

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The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda March 12, 2019.

Please find attached the SPF-00082-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than February 27, 2019.

Thank you & Have a great day!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Hi Shellie,

Nampa Parks has reviewed the final plat for Carriage Hill West Subdivision No. 2 Project: SPF-00082-2018. We have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.6890, 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.
**Sylvia Mackrill**

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<th>Carolyynn Murray</th>
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<tr>
<td>Sent:</td>
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<td>To:</td>
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Sylvia,

After the Forester’s review, he ok’d final plat review for SPF-00082-2018 in Carriage Hill West Subdivision #2.

---

_**Carolynn Murray**_

Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks & Forestry – Facebook Page

_NAMPA Proud_

_Celebrating Nampa's 20th year as a Tree City USA recipient!!_

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February 25, 2019

RE: Carriage Hill West Subdivision No. 2 - Final Plat

To: Becky McKay and/or Kathy Stroschein

cc: Sylvia Mackrill

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

- Propose new, unique street names for S Cortona Way 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).

Sincerely,

Alex Main
GIS Tech I
Engineering Division
City of Nampa
(208) 468-5475
29 January 2019

Nampa Planning and Zoning Department
411 3rd Street South
Nampa, Idaho 83651

RE: Carriage Hill West Sub No. 2
   East of Midway between W Iowa and Lake Lowell
   Boise-Kuna Irrigation District
   Thacker Lateral 239+40, 266+90, 274+60
   Robinson Lateral 269+80, 250+00
   Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves of the final plat for Carriage Hill West Subdivision No. 2 per the plans provided with this transmittal. It appears that all of our needs have been met.

The United States’ Thacker lateral and Robinson Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement 20 feet west and 25 feet east of the Thacker Lateral’s centerline and 20 feet west of centerline and 25 feet east out and parallel to the lower toe of the Robinson Lateral. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.
Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must get the proper crossing agreements from the Bureau of Reclamation. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project..

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Rithaler
Assistant Project Manager

tbr/tr
cc: Ray Moore Watermaster, Div; 3 BPBC
    Lauren Boehlke Secretary – Treasurer, BKID
    File