BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s):
Challenger Development as Applicant/Developer with Kent Brown of Kent Brown Planning Services representing, Bailey Engineering/Idaho Survey as Engineer(s)/Surveyor(s)

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

1. Final plat approval for:
   Copper River Basin Subdivision No. 8 (hereinafter the “Development”; alternatively, “Copper River Basin Subdivision No. 8” or the “Project”)

Comprising 11.39 acres proposed to be platted into forty-eight (48) buildable and two (2) common lots all located in a RS-6 Zoned area located in the SE ¼ of Section 30 T3N, R2W, BM, Nampa, Canyon County on the SW corner of S Middleton Rd. and W Roosevelt 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 off for Copper River Basin Subdivision No. 8 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat off for Copper River Basin Subdivision, and, complies with relevant RS-6 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 Copper River Basin Subdivision No. 8 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 Copper River Basin 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 March 4, 2019 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached)

   b. Comply with the requirement(s) listed in the March 13, 2019 memorandum from the City of Nampa Engineering Division, authored by Nicole Fletcher (3 pages – 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 Copper River Basin Subdivision No. 8 (page 3)
- Copy of February 2, 2019 Letter to Nampa City Planning and Zoning Department, authored by Kent Brown (page 4)
- Copy of Legal Description (Page 5)
- Copy of Vicinity Map (page 6)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (page 7)
- Copy of Final Plat (reduced from original size) (page 8)
- Copies of agency response letters (pages 9+)
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

Name of Subdivision
COPPER RIVER BASIN 8

Location of Subdivision
NEAR THE SW CORNER OF ROOSEVELT AND MIDDLETON

Owner
CHALLENGER DEVELOPMENT
Address
1977 E OVERLAND RD MERIDIAN ID 83642
Phone
208-895-8858
FAX
E-Mail
SHAWN@TRILOGYIDAHO.COM

Applicant
SAME AS ABOVE
Address
Phone
FAX
E-Mail

Engineer/Surveyor/Planner
BAILEY ENGINEERING /IDAHO SURVEY/ KENT BROWN
Address
3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone
208-871-6842
FAX
E-Mail
KENTLKB@GMAIL.COM

FINAL PLAT INFORMATION

Total Acreage 11.39
Total Number of Lots: 50 Buildable: 48 Common: 2
Gross Density per Acre: 4.2 (Number of units per acre of total land to be developed
Net Density per Acre 5.4 (Number of units per acre of land excluding roads)
Zoning District (s) - Zoning Within Nampa City Limits RS 6
If Applicable: Zoning Within the Area of Impact

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Division 200
Section 202 - 3 of 8
February 2, 2019

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Final Plat for Copper River Basin Subdivision No 8 (SUB 595-11)

Dear Staff and Council:

On behalf of developer Challenger Development, please accept our request for Final Plat Approval for phase eight of Copper River Basin Subdivision. Copper River Basin Development is located, on the southwest corner of Roosevelt Ave and Middleton Road. The applicant is requesting final plat approval of 48 single-family lots and 2 common lots on 11.39 acres. This application with attachments is in accordance with the City of Nampa Final Plat application and checklist.

The Final plat and Final Construction Engineering Plans are in compliance with all conditions of approval, both site specific as well as general conditions of approval.

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

Sincerely,

Kent Brown
Planner
Description for
Copper River Basin Subdivision No. 8

A parcel of land located in the SE 1/4 of Section 30, T.3N., R.2W., B.M.,
Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the SE corner of said Section 30 from which the E1/4 corner of
said Section 30 bears North 00°57'11" West, 2631.81 feet;

thence along the East boundary line of said Section 30 North 00°57'11" West,
329.97 feet to the SE corner of Copper River Basin Subdivision No. 7 as filed in Book
of Plats at Page , records of Canyon County, Idaho

thence along the South boundary line of said Copper River Basin Subdivision
No. 7 South 89°21'05" West, 582.02 feet to the SE corner of said Copper River Basin
Subdivision No. 7, said point also being the REAL POINT OF BEGINNING

thence continuing South 89°21'05" West, 512.01 feet;

thence North 00°57'11" West, 908.85 feet to a point on the exterior boundary
line of said Copper River Basin Subdivision No. 7;

thence along the exterior boundary line of said Copper River Basin Subdivision
No. 7 the following three (3) courses and distances:

thence 316.64 feet along the arc of a non-tangent curve to the left, said curve
having a radius of 645.00 feet, a central angle of 28°07'37" and a long chord which
bears North 75°58'43" East, 313.47 feet to a point of reverse curve;

thence 219.60 feet along the arc of said reverse curve to the right, said reverse
curve having a radius of 800.00 feet, a central angle of 15°43'41" and a long chord
which bears North 69°46'45" East, 218.92 feet;

thence South 00°57'11" East, 1,054.69 feet to the REAL POINT OF
BEGINNING. Containing 11.39 acres, more or less.
February 20, 2019

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

RE: SPF-00085-2019/ Copper River Basin No. 8

Dear Norm:

Nampa & Meridian Irrigation District (NMID) currently has a Land Use Change Application on file dated January 29, 2019. NMID will withhold further comment until our review is complete.

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

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/ gnf

Cc: Office/ file
March 4, 2019

RE: Copper River Basin Subdivision No. 8 - Final Plat

To: Kent Brown

cc: Sylvia Mackrill

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

- Thames River Ave should be S Thames River Ave
- Mureau River St should be W Mureau River St
- Coquille River Ave should be S Coquille River Ave
- Catawba River Ave should be S Catawba River Ave
- Roanoke River St should be W Roanoke River St

Sincerely,

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

From: Sylvia Mackrill
Sent: Tuesday, March 12, 2019 11:36 AM
To: Carolynn Murray
Subject: Copper River Basin Sub # 8; SPF-00085-2019; Final Plat

Sylvia,

After the City Forester’s review of Copper River Basin Sub # 8; SPF-00085-2019; Final Plat, he has approved the plans.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877
Nampa Parks & Forestry – Facebook Page

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

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DATE: March 13, 2019

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Copper River Basin Subdivision Phase 8, Final Plat and Construction Drawings

The Engineering Division has reviewed the final plat and construction drawings for Copper River Basin Subdivision Phase 8 and recommends approval with the following comments:

- Drainage Calculations
  - Please provide documentation establishing the use of the percolation rate of 8 in/hr, rather than the geotechnical report recommendation of 3 in/hr
  - I am finding several discrepancies in the data used in these calculations, please review them to ensure they are accurate as the plat stands now. I have listed a few below:
    - Ex: pg 4. 11A NW Lots # of driveways stated as 4, should only be 1
    - Ex: pg 4. 11A NE Lots # of driveways stated as 6, should only be 2 given that the sidewalks become attached around the wide road curve.
    - Given that the number of driveways was a factor in the swale length used I'm concerned that all swale lengths could be inaccurate.
    - Ex: pg 6. Swale capacity for 11A NW lots Min 10: if the design volume is 567ft³ and the swale capacity is only 273ft³, how is the swale overflow negative?
    - Make sure that the front of lots that have attached sidewalks are not being used in the swale length

- Plat and Layout
  - Lot numbers in block 20 don't match plans
  - Revise notes 6 and 8, as needed to accurately match plat lot numbers

- Construction Drawings
  - General
    - Revise inaccurate labeling and add to legend missing acronyms used
o Sheet 1.0
  ▪ General notes: revise
  ▪ Irrigation note 14: City doesn't allow use of P.I.P. pipe
o Sheet 3.1
  ▪ Revise note 16 to and, rather than and/or
o Sheet 4.1
  ▪ Please confirm that the catch basins will not interfere with lot driveways at these current locations, if unconfirmable, move closer to lot lines to prevent interference
o Sheet 4.2
  ▪ Indicate transition from detached to attached sidewalk
  ▪ Storm drain pipe doesn't maintain 36” separation from finished ground, upgrade to C-900 pipe
  ▪ Revise labeling
o Sheet 4.3
  ▪ Upgrade pipe from CB to MH to C-900
  ▪ Move catch basins to lot lines
o Sheet 4.4
  ▪ Show gravity irrigation in profile
o Sheet 4.5
  ▪ Upgrade pipe from CB to MH to C-900
  ▪ Keynote 4: there is no mid-block pedestrian ramp on sheet 4.6, please include
o Sheets 5.1-5.4
  ▪ Verify that all sewer services maintain separation with water main, if not either upgrade sewer services to water class pipe or done burn grade for sewer main
  ▪ Use 2-45 degree fittings rather than a 90
  ▪ Include stationing on utility plans
  ▪ Provide the most direct, straight route for service lines to the lots. Don't use fittings on sewer services
o Sheet 5.1
  ▪ Upgrade storm drain pipe to C-900 where it doesn't maintain separation with water pipe
  ▪ Move hydrant
o Sheet 5.3
  ▪ Move hydrant to provide more even separation
  ▪ Add inline water valve
  ▪ 2 number 5 keynotes listed in legend, please revise
o Sheet 5.4
  ▪ Add sampling station for domestic water, locate in lot 65
  ▪ Label manhole on plans, since its in profile
- Upgrade indicated storm drain pipe to C-900
  - Sheet 6.1
    - Revise street light locates, to as shown
    - PI service going to lot 65 should connect to PI, rather than water
    - Use 2-45 degree fittings, rather than a 90
  - Sheet 6.2
    - Are you utilizing GI manholes or boxes?
    - What is the plan for the GI stub located in MH 1?
    - Include hydraulic grade line in profile
    - What is the accurate depth of manhole/box sump?
    - Use sewer grade pipe, no P.I.P.
    - What is the reason for dropping the GI line between MH3&4, if possible, drop pressure lines under GI to eliminate the drop in the gravity line.