BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s):
Toll Southwest LLC as Applicant/Developer, Engineering Solutions, LLP/Land Solutions as Engineer(s)/Surveyor(s)

File(s): SPF-00086-2019

Analyst: Doug Critchfield, Senior Planner

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

1. Final plat approval for:
   Carriage Hollow Subdivision (hereinafter the “Development”; alternatively, “Carriage Hollow Subdivision” or the “Project”)

Comprising 11.06 acres proposed to be platted into twenty-four (24) buildable and two (2) common lots all located in a RS-8.5 Zoned area located in the E ½ of the NW ¼ of Section 31 T3N, R2W, BM, Nampa, Canyon County, Idaho - located NE of the intersection of Iowa Ave. and Midway Rd.

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 Hollow Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for the Carriage Hollow Subdivision, and, complies with relevant RS-8.5 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 Hollow Subdivision 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 Hollow 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 6, 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 Final Plat Application (page 3)
- Copy of Carriage Hollow Subdivision Final Plat Narrative (page 4)
- Copy of Legal Description (pages 5-6)
- Copy of Vicinity Zoning Map (page 7)
- Copy of Final Plat (reduced from original size) (page 8)
- Copy of Landscape Plan (reduced from original size) (page 9)
- Copies of agency response letters (pages 10+)
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>
<th>Carriage Hollow Subdivision</th>
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<tbody>
<tr>
<td>Location of Subdivision</td>
<td>E 1/2 of the NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho - 9.06 acres - Parcel No. R32087013A1</td>
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<table>
<thead>
<tr>
<th>Owner</th>
<th>Toll Southwest LLC</th>
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</thead>
<tbody>
<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>
</tr>
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<tbody>
<tr>
<td>Address</td>
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<td><a href="mailto:acapell@tollbrothers.com">acapell@tollbrothers.com</a></td>
</tr>
</tbody>
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<table>
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<tr>
<th>Engineer/Surveyor/Planner</th>
<th>Engineering Solutions, LLP/Land Solutions/Becky McKay</th>
</tr>
</thead>
<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**

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>11.06</th>
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<tbody>
<tr>
<td>Total Number of Lots:</td>
<td>26 Buildable: 24 Common: 2</td>
</tr>
<tr>
<td>Gross Density per Acre</td>
<td>2.35 (Number of units per acre of total land to be developed)</td>
</tr>
<tr>
<td>Net Density per Acre</td>
<td>3.35 (Number of units per acre of land excluding roads)</td>
</tr>
<tr>
<td>Zoning District(s)</td>
<td>RS-8.5</td>
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<tr>
<td>If Applicable: Zoning Within the Area of Impact</td>
<td>N/A</td>
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2017 Engineering Division Development Policy Manual
Rev. Date: January 17, 2017
CARRIAGE HOLLOW SUBDIVISION
FINAL PLAT NARRATIVE

On behalf of Toll Southwest LLC, we hereby apply for a final plat for 24 single-family residential lots and 2 common lots on 11.06 acres for Carriage Hollow Subdivision. The property is located south of Lake Lowell Avenue and west of Middleton Road in the E 1/2 of the NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho. The Robinson Lateral borders the property on three sides. The subject site was annexed into the City of Nampa in 2018 with a zoning of RS-8.5.

Carriage Hollow Subdivision has lots ranging in size from 8,214 square feet to 26,312 square feet, with an average residential lot size of 12,163 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 11,490 square feet. The gross density of this project is 2.35 dwelling units per acre (du/acre), and the net density is 3.35 du/acre. Carriage Hollow contains common area totaling 1.05 acres, which equates to 9.5 percent open space for this phase of the development.

The development will be served with City of Nampa central sewer and water installed in the existing W. Pram Drive. The Carriage Hollow development will extend services and extend the stub street into the subject site. The roads within the development will be public streets and will be designed to City of Nampa standards. The streets will include a 50-foot right-of-way with a 34-foot section including curb, gutter, a six-foot-wide planting strip, and a four-foot-wide detached sidewalk. The proposed amenities within this phase include open space and pedestrian pathways. Residents will also be part of the overall Carriage Hill North development and able to use the amenities throughout 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.
DESCRIPTION FOR CARRIAGE HOLLOW SUBDIVISION

A parcel of land located in the E 1/2 of the NW 1/4 of Section 31, T. 3 N. R. 2 W., B.M., Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the C1/4 corner of the said Section 31, from which the W1/4 corner of said Section 31 bears South 89°22'42" West, 2740.05 feet;

Thence along the North-South centerline of said Section 31 North 00°17'11" West, 1011.08 feet to northerly right-of-way of the Robinson Lateral, said point being the REAL POINT OF BEGINNING;

Thence northerly right-of-way of the Robinson Lateral the following 8 courses and distances:

Thence 40.93 feet along the arc of a non-tangent curve to the left, said curve having a radius of 234.63 feet, a central angle of 09°59'46" and a long chord bearing North 68°13'26" West, 40.88 feet to a point of tangency;

Thence North 74°45'47" West, 143.99 feet;

Thence North 78°39'55" West, 84.87 feet to a point of curvature;

Thence 60.40 feet along the arc of a curve to the right, said curve having a radius of 91.89 feet, a central angle of 37°39'38" and a long chord bearing North 59°50'06" West, 59.32 feet to a point of compound curvature;

Thence 85.04 feet along the arc of a curve to the right, said curve having a radius of 523.56 feet, a central angle of 09°18'21" and a long chord bearing North 36°21'07" West, 84.94 feet to a point of compound curvature;

Thence 95.97 feet along the arc of a curve to the right, said curve having a radius of 480.12 feet, a central angle of 11°27'09" and a long chord bearing North 25°58'21" West, 95.81 feet to a point of a non-tangent reverse curvature;

Thence 132.21 feet along the arc of a curve to the left, said curve having a radius of 236.88 feet, a central angle of 31°58'46" and a long chord bearing North 39°46'14" West, 130.50 feet to a point of reverse curvature;

Thence 58.02 feet along the arc of a curve to the right, said curve having a radius of 1381.43 feet, a central angle of 02°24'23" and a long chord bearing North 54°33'26" West, 58.01 feet;

Thence leaving said northerly right-of-way North 18°34'13" West, 97.67 feet;
Thence North 05°23'24" East, 263.21 feet;
Thence North 46°27'30" East, 203.55 feet;
Thence South 80°40'29" East, 54.79 feet;
Thence North 84°42'39" East, 109.52 feet;
Thence South 89°10'14" East, 87.70 feet;
Thence North 77°51'26" East, 141.05 feet to a point on the North-South centerline of said Section 31;
Thence along said North-South centerline South 00°17'11" East, 912.46 feet to the REAL POINT OF BEGINNING. Containing 9.06 acres, more or less.
Nampa Planning and Zoning Department  
Attn: Shellie Lopez  
411 3rd Street South  
Nampa, Idaho 83651

RE: Carriage Hollow Sub
East of Midway between W Iowa and Lake Lowell
Boise-Kuna Irrigation District
Robinson Lateral 269+80
Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves of the Carriage Hollow Sub final plat as they have met all of our requirements as listed below.

The United States’ Robinson Lateral lies within the boundary of the above-mentioned location. The easement for this lateral 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 this lateral. We assert the federal easement of 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 Ritthaler
Assistant Project Manager BPBC

tbr/tr

c: Ray Moore    Watermaster, Div; 3 BPBC
Lauren Boehlke  Secretary – Treasurer, BKID
    File
March 4, 2019

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

RE: SPF-00086-2019/ Carriage Hollow Subdivision; 0 W. Iowa Avenue

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 Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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. Developers must comply with Idaho Code 31-3805.

Sincerely,

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

Ce:
Office/ file
T. Ritthaler, Board of Control
March 6, 2019

RE: Carriage Hollow Subdivision - Final Plat

To: Becky McKay and/or Kathy Stroschein

cc: Sylvia Mackrill

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

- Platted street name configuration should be revised. W Pram Ct should be combined into W Pram Dr. W Pram Dr will be the only street name used.

Sincerely,

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

From: Carolynn Murray  
Sent: Tuesday, March 12, 2019 11:37 AM  
To: Sylvia Mackrill  
Subject: Carriage Hollow Subdivision; SPF-00086-2019; Final Plat Review

Sylvia,

After the City Forester's review of Carriage Hollow Subdivision; SPF-00086-2019; Final Plat Review, he has approved the plans.

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.