Public Hearing Item No. 2

Staff Report

Applicant(s)/Engineer(s):
Morgan Family Trust, Donald Morgan Trustee as Applicant/Aspen Engineering/Idaho Survey Group as Engineers/Surveyors

File(s): SPS-00018-2019

Analyst: Doug Critchfield, Senior Planner

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

1. Short Plat approval for:
   Aquarius Subdivision (hereinafter the "Development"; alternatively, "Aquarius Subdivision" or the "Project")...

Comprising .195 acres of land per the application for plat review proposed to be divided into three (3) residential lots in an RML (Limited Multi-Family Residential) Zone at 424 1st Ave. N in the NE 1/2 of Lot 12, Block 4 of Nampa City Acres No.2 of the SW 1/4 of Section 15, T3N, R2W Boise Meridian, Canyon County in Nampa Parcel # R1274400000 (hereinafter the "Property" -- see attached zoning "Vicinity Map")...

Correspondence:
Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency 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):
Platting of this Project will serve to divide the land. It must be done in accordance with state law, and relevant statutory standards in Nampa City Code § 10-27, Nampa City Code § 10-16, Nampa City Code § 10-33, and, in cooperation with the City’s currently adopted Engineering Design and Specification manuals.

Plat review was done to analyze the Project’s compliance to code.
Staff finds that the proposed subdivision short plat of/for [the] Aquarius Subdivision conforms, or substantially conforms within acceptable limits, with relevant RML zoning codes and City of Nampa subdivision standards appertaining to land division. (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 the Development 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 "Aquarius Subdivision" Short 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, the Applicant/Development shall:

   a. Comply with all City department/division or outside agency requirements pertinent to this matter.

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...

**ATTACHMENTS**

- Copy of Vicinity/zoning maps, application, plat pages, agency/department & citizen correspondence, etc. (pages/Exhibits 3+)
CITY OF NAMPA
SHORT PLAT APPLICATION

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

### A. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Name</td>
<td>Aquarius</td>
</tr>
<tr>
<td>Total Acres</td>
<td>1.95</td>
</tr>
<tr>
<td>Intended Land Uses</td>
<td>Circle (residential, single-family, multi-family, commercial, industrial)</td>
</tr>
<tr>
<td>Property Address(es)</td>
<td>424 1st Ave N., Nampa</td>
</tr>
<tr>
<td>Legal Description</td>
<td>The Northwest quarter of lot 12 in block 4 of Nampa City Acres Addition No. 2, Book 4 of Plats page 61. Excluding therefrom SW 60 ft</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>RA RS RSM RD RML *RMH RP BN CB BC BF IP IL IH AG</td>
</tr>
<tr>
<td>(County Zoning)</td>
<td></td>
</tr>
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</table>

### B. OWNER/ APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner of Record</td>
<td>Morgan Family Trust, Donald Morgan Trustee</td>
</tr>
<tr>
<td>Name</td>
<td>Morgan Family Trust, Donald Morgan Trustee</td>
</tr>
<tr>
<td>Address</td>
<td>4152 S. Martin Way, Meridian, ID 83642</td>
</tr>
<tr>
<td>City</td>
<td>Meridian</td>
</tr>
<tr>
<td>State</td>
<td>ID</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-283-1815</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:donandmarisamo@msn.com">donandmarisamo@msn.com</a></td>
</tr>
<tr>
<td>Fax</td>
<td></td>
</tr>
<tr>
<td>Applicant</td>
<td>Same</td>
</tr>
<tr>
<td>Name</td>
<td>Same</td>
</tr>
<tr>
<td>Address</td>
<td>Same</td>
</tr>
<tr>
<td>City</td>
<td>Same</td>
</tr>
<tr>
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<td>Fax</td>
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</table>

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineer /Surveyor/Planner</td>
<td>Lance @ Aspen Engineer, Inc</td>
</tr>
<tr>
<td>Name</td>
<td>Lance @ Aspen Engineer, Inc</td>
</tr>
<tr>
<td>Address</td>
<td>1519 N. Lindauer Rd, Meridian, ID 83642</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-466-8181</td>
</tr>
<tr>
<td>Email</td>
<td>Lance @ Aspen Engineer, Inc</td>
</tr>
<tr>
<td>Fax</td>
<td>Lance @ Aspen Engineer, Inc</td>
</tr>
</tbody>
</table>
CITY OF NAMPA  
SHORT PLAT APPLICATION

C. SUBDIVISION INFORMATION

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3</td>
<td>0.195</td>
</tr>
<tr>
<td>Dwelling units per acre (gross /net)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common (Landscape, Utility, Other)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>3</td>
<td>0.195</td>
</tr>
</tbody>
</table>

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 [Signature] Date 1-13-19

For City Office Use

FEE $_________________ CASH______ CHECK______ RECEIPT NO._______

DATE RECEIVED__________ RECEIVED BY__________ HEARING DATE__________
EXHIBIT "A"

Lots 13 and 14 in Block 39 of Original Townsite of Caldwell, according to the Official Plat thereof, filed in Book 1 of Plats at Page 1, records of Canyon County, Idaho.

Parcel No. R0485300000
Also known as: 624 Denver St. Caldwell, ID 83605

Beginning as a point 305.8 feet North and 165.52 feet West of the Southeast corner of Section 27, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, (being a point in the South boundary line of Walnut Street, Caldwell, Idaho); run thence West 135.52 feet to the intersection of the South line of said Walnut Street with the East line of Michigan Avenue; run thence South along the said East line of Michigan Avenue a distance of 140.375 feet (being to a point in the centerline of the alley in Block 21, now vacated, of College Heights Addition to the City of Caldwell, Idaho); thence Easterly along the centerline of said alley a distance of 135.56 feet, more or less, to the centerline running North and South through said Block 21 (now vacated); thence North 140.387 feet, more or less, to the PLACE OF BEGINNING; formerly described as Lots 6, 7, 8, 9, and 10, TOGETHER WITH the North half of the alley adjacent thereto on the South in Block 21, (now vacated), according to the plat of College Heights Addition to the City of Caldwell, Canyon County, Idaho.

Parcel No. R0093300000
Also known as: 2008 Walnut St. Caldwell, ID 83605

The Northeasterly half of Lot 12 in Block 4 of Nampa City Acres Addition No. 2, according to the official plat thereof, filed in Book 4 of Plats at Page(s) 61, Official Records of Canyon County, Idaho.
EXCEPTING THEREFROM the Southwesterly 60 feet thereof.

Parcel No. R1274400000
Also known as: 424 1st Ave N Nampa, ID 83687
Order No.: 5100924813LF

LEGAL DESCRIPTION

EXHIBIT 'A'

The Northwesterly half of Lot 12 in Block 4 of Nampa City Acres Addition No. 2, according to the official plat thereof, filed in Book 4 of Plats at Page(s) 61, Official Records of Canyon County, Idaho.

EXCEPTING THEREFROM the Southwesterly 60 feet thereof.
424 1st Ave. N
Subdivision Plat Short Approval
for Aquarius Subdivision (3 lots)
in a RML (Limited Multiple-Family) zoning district

Visit Planning & Zoning
at cityofnampa.us
for more info.

3/1/2019
For illustrative purposes only.
PLAT SHOWING
AQUARIUS SUBDIVISION
PORTION OF LOT 12, BLOCK 4 OF NAMPA CITY ACRES ADDITION NO. 2
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T.3N., R.2W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2019

NOTES:
1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE,
   AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT
   LINES. A TEN (10) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY
   DESIGNATED ALONG THE OUTSIDE OF ALL FRONT LOT LINES. A TEN (10)
   FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED
   ALONG THE DRAINAGE LINES AS SHOWN. THE ABOVE EASEMENTS ARE AS SHOWN
   ON THIS PLAT.

2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 26, CHAPTER 450, AGRICULTURAL
   CODE, WHICH STATES THE AGRICULTURAL OPERATION OR AN APPURTENANCE TO
   IT SHALL NOT BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED
   CONDITIONS OR CHANGES IN OR ABOUT THE SUBDIVISION.

3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF NAMPA IN COMPLIANCE
   WITH IDAHO CODE, TITLE 26, SECTION 45-1601(8), ALL LOTS WINDING THE
   SUBDIVISION MUST BE SUBMITTED FOR ASSESSMENTS FROM THE CITY OF NAMPA.

4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE
   REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE
   ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF
   INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR
   REQUiRED, OR AS SHOWN ON THIS PLAT.
Shellie Lopez

From: Neil Jones
Sent: Wednesday, January 30, 2019 4:21 PM
To: Shellie Lopez
Cc: Patrick Sullivan
Subject: RE: Short Plat Approval for Aquarius Subdivision (SPS-00018-2019)

Building Department has no conditions at this time.

Shellie Lopez

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Wednesday, January 30, 2019 3:38 PM
Subject: Short Plat Approval for Aquarius Subdivision (SPS-00018-2019)

Good Afternoon Everyone! 😊

Re: Short Plat Approval for Aquarius Subdivision (SPS-00018-2019)

Please find attached for your review, the Short Plat Approval for Aquarius Subdivision in a RML (Limited Multiple-Family) zoning district at 424 1st Ave. No. (3 Single family Attached lots on .195 acre for 15.38 lots per acre - A portion of Lot 12, Block 4 of Nampa City Acres Addition No. 2 located in the SE 1/4 of the SW 1/4 of Section 15, T3N, R2W, BM) for Aspen Engineering- Morgan Family Trust.

The short plat is scheduled for the Planning and Zoning Commission meeting of March 26, 2019, as a public hearing item.

Please find attached the SPS-00018-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to March 13, 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 Highway District #1 has no comment.

Thank you,

Eddy

---

Shellie Lopez

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Wednesday, January 30, 2019 3:38 PM
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O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

1
Hi Shellie,

Nampa Parks has reviewed the short plat for Aquarius Subdivision Project: SPS-00018-2019. We have no requests.

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.
February 12, 2019

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

RE: SPS-00018-2019/ Aquarius Subdivision; 424 1st Avenue North

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

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

From: Carolynn Murray
Sent: Friday, February 22, 2019 10:49 AM
To: Sylvia Mackrill
Subject: SPS-00018-2019; Aquarius Subdivision; Short Plat Review
Follow Up Flag: Follow up
Flag Status: Flagged

Sylvia,

After the Forester's review, he ok'd the short plat review for SPS-00018-2019 in Aquarius Subdivision.

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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Sylvia Mackrill

From: Alex Main
Sent: Monday, February 25, 2019 2:20 PM
To: Sylvia Mackrill
Subject: Addressing Review - Aquarius Subdivision

Sylvia, there are no street naming/addressing concerns for this plat, thanks.

Alex Main
GIS Tech I, Engineering
O: 208.468.5475, F: 208.465.2261
Nampa GIS, Like us on Facebook

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