PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 23 July 2019

PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s)/Representative(s):
Trilogy Idaho/Kent Brown, Representative
File(s): ANN 123-19 & SPP 041-19
Project Name/Type: Calvary Springs Subdivision

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

1. Annexation and Zoning Assignment of Land to RS-6
   (Decision Required: Recommendation)

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

For “Calvary Springs Subdivision” [hereinafter the “Project” or “Development”; alternatively, “Calvary Springs Subdivision”] -- a proposed single-family subdivision containing 62 residential lots and 6 common lots upon the land referenced below...

Pertaining to:
A 16.79-acre portion of land at 1713 E. Iowa Ave. (62 single family detached lots on 16.79 acres for 3.69 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ½ Section 35, T3N, R2W, BM) (hereinafter the “Property”)...

History:

n/a
ANNEXATION and 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 & CONCLUSIONS OF LAW REGARDING ANNEXATION and ZONING

Zoning: Regarding Applicant’s Annexation and Zoning Request (to RS-6) 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:** Canyon County zoning, Enclaved, Residential
   - **South:** RA (Suburban Residential, one single family parcel)
   - **East:** Canyon County, Enclaved, Residential Subdivision
   - **West:** RS6 (Single-Family Residential Subdivision)

3. **Immediately Surrounding Land Uses:**
   Single-family residential land uses surround or lie near the Property; and,

4. **Proposed Zoning:**
   That the proposed RS 6 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 within 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 and/or is enclosed by 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 an “Employment Center "setting" per the Future Land Use Map associated with the City’s adopted Comprehensive Plan.

5.7.2.2 - **Principles of an Employment Center:**
- Concentration of employment, commercial and residential;
- Street connectivity for easy ingress & egress;
- Development project should have sidewalk and pathways to promote walking, bicycling, transit use and ride sharing, while also accommodating auto...; and,

5.12.1 **Infill Development and Redevelopment**
Infill and redevelopment refers to development on vacant, underutilized, or partially used land. Infill occurs on land that may have been skipped over in the urbanization process.

Infill areas have been identified as enclaves and undeveloped lands where existing City Services are available. Infill and redevelopment are encouraged in order to revitalize developed residential and commercial areas and take advantage of existing infrastructure.

9. **Safe Routes to School:**
- **Skyview High School** = .65 miles (within walking distance, but many sidewalk gaps on county properties along the way)
- **South Middle School** = 1.64 miles (not within walking distance)
- **Greenhurst Elementary School** = .5 miles via undeveloped ROW on Iowa Ave, perfect for walking to school with no traffic. (an improved short pathway would be ideal, not adjacent to subject property)

10. **Services:**
That utility and emergency services are, available to the Property...

11. **COMPASS Analysis:**
- Bicycle and Pedestrian Level of Stress: N/A
- Jobs/Housing Ratio: .2 (indicates the need for more housing)
Emergency Services: Police = 2.4 miles and Fire = 1.1 miles
Developments within 1.5 miles provide for more efficient service and reduce costs for these important public services.

Farmland is consumed by this project.
Bus stop: 1.2 miles
Park: 1.0 miles
Grocery Store: 1.5 miles

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, this Property fits the definition for infill development because, 1) it is surrounded by developed single-family properties and 2) all city utilities are immediately available to the site. Therefore, given the findings noted above, staff recommends that this property be annexed and zoned RS 6.

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 E Iowa Ave, 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.

FINDINGS OF FACT & CONCLUSIONS OF LAW 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.

**Overall Site Area**: 16.79 acres

**Total, Proposed RS 6 Lot Count**: 68
**Total Common Lot Count**: 6
**Total Building Lot Count**: 62

**Regarding “RS 6 Building Lots”:**
**Density – FLUM Designation (Employment Center)**
No recommended density in Comp Plan Designation, rely on RS 6 zoning to regulate
Min. Allowed RS 6 Bldg. (or “Master”) Lot Size- 6,000 sq. ft.
Min. Proposed RS 6 Bldg. Lot Size- 5,720 sq. ft. (12 infill lots)
Min. Allowed Avg. RS 6 Bldg. Lot Size- 8,000 sq. ft.
Min. Proposed Avg. RS 6 Bldg. Lot Size- 8,180 sq. ft.

**Periphery Compatibility Applicability**
10,000 sq. ft minimum for lots on the east side, bordering Belle Aire Acres

**Min. Req. St. Frontage RS 6 Zone-**
22’ (feet);

**Min. Allowed RS 6 (or “Master”) Bldg. Lot Widths-**
50’ @ the 20’ front setback mark;

**Min.Allowed RS 6 Bldg. Mean Lot Depths-**
60’

**Plat Development Data/Notes:**
Per plat sheets

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 6 zoning, this requirement applies...all master or standard building lots meet or exceed 6,000 sq. ft. in area, with the exception of the 12 infill lots. The smallest infill buildable lot is 5,720 sq. ft. in area, the smallest standard buildable lot is 6,050 sq ft.; therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**
   There is a total of 68 lots. Including 6 common lots, 12 infill lots and 50 standard sized buildable lots. When 20% of the largest and 20% of the smallest lots are removed, the average lot size is 8,180 s.f.. Therefore the plat is deemed compliant in this regard; and,

3. **Lot Compatibility:**
   This property abuts Belle Aire Acres on the east, a Canyon County subdivision with ½ acre lots. The seven lots that create the eastern boundary of the proposed development exceed the required 10,000 sq. ft minimum lot size required to achieve lot compatibility. Therefore, the plat is considered compliant in this regard; and,
4. **Lot Width:**
   All master lots demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,

5. **Lot Depth:**
   All master lots demonstrate required lot depth; therefore, the Project is deemed compliant in this regard; and,

6. **Right-Of-Way Dedication(s)/Improvements:**
   As needful along E Iowa Ave per City…see City Engineering comments; and,

7. **Landscaping:**
   A landscape plan was submitted with the application paperwork. A revised landscape plan has been requested to replace one species of Street Tree, the rest of the landscape plan appears to be acceptable; and,

8. **Pathway(s):** N/A

**Recommendation:**
Approval with conditions…

### AGENCY/CITY DEPT COMMENTS FOR ANNEXATION & ZONING and PRELIMINARY PLAT

**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 July 18, 2019] is hereafter attached to this report, to include:

1. A June 19, 2019 email printout from the Nampa Parks Department authored by Cody Swander indicating that they have no requests; and,

2. On June 9, 2019, Neil Jones with the Nampa Building Department made a note in the EnerGov permitting program indicating that the Building Department will require a top of foundation wall or a finish floor elevation on each lot, shown on the final plat construction drawings; and,

3. A June 19, 2019 email printout from the Nampa Highway District #1 authored by Eddy Thiel, indicating that they have no comment; and,

4. A June 26, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that they have no comment on the Project; and,

5. A June 26, 2019 email printout from the City Forestry Department authored by Carolynn Murray indicating that they No Class III trees are allowed in the planting strip, should be Class II only; this email is supported by review and correction notice, dated July 2, 2019 and sent by Doug Critchfield, Nampa Planning Department, that states that the Street Tree – Liquidamber Styraciflua tends to
heave the sidewalk and a different species should be specified on a revised landscape plan; and,

6. A memo dated July 3, 2019, authored by Dan Wagner, Nampa GIS Division, stating required changes to street names as follows:

a. Propose new, unique name for W Louisiana Ave and Ashbourne Way; and,
b. Ashbourne Way/Garrustown St should have one name, we suggest Garrustown Way; and,
c. Suncroft St should be S Suncroft Ave; and,
d. Celbridge St should be E Celbridge St; and,
e. Garrustown St should be E Garrustown Way and continue to E Iowa Ave; and,

7. A memo, dated July 9, 2019, authored by Caleb LaClair, stating the following:

**Engineering Annexation & Zoning Comments**

a. The project is located at 1713 E Iowa Ave and will take access from the following roads:
   - E Iowa Ave – classified as “Local Road”
   - E Kentucky Ave – classified as “Local Road”

b. While E Iowa Avenue is classified as a “Local Road” it is possible the classification of the road may change to a “Collector” in the future given it’s location on the half-mile section line. As such, the Engineering Division will request 40’ of right-of-way dedication from the Quarter Section Line.

c. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
   - 18” and 15” sewer main in E Iowa Ave;
   - 10” water main on north side of E Iowa Ave;
   - 8” pressure irrigation main on south side of E Iowa Ave;
   - 8” sewer main in E Kentucky Ave;
   - 8” water main in E Kentucky Ave; and,
   - 6” pressure irrigation main along the east boundary of the Canyon Meadows Subdivision.

d. The project will be required to construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation.

**Engineering Preliminary Plat Comments**

e. The project consists of fewer than 100 lots; therefore, a Traffic Impact Study is not required per the criteria of the City’s 2015 Transportation Impact Study Policy.

f. To support future annexation and development of adjacent enclaved parcels, and to avoid future street cuts, it is preferable to stub utility services to the following parcels:
• 1625 E Iowa Ave (Parcel # R3234600000) – Sewer only
• 0 E Iowa Ave (Parcel # R3234700000) – Sewer, water, and irrigation
• 1715 E Iowa Ave (Parcel # R3234601000) – Sewer only

g. It should be confirmed during final design whether it is necessary to extend gravity irrigation piping along the southerly and easterly property boundaries. Confirm what properties are still assigned to this lateral and if there is opportunity to convert them to City pressure irrigation to reduce or eliminate this extensive piping. Any properties that desire to hook up to City services that are adjacent to City limits will be required to annex per City Code.

h. Parcel # R3234700000 is land locked. Access to this parcel shall be provided from E Kentucky Street through Lot 10, Block 1 via an ingress/egress easement.

i. There appears to be an existing pond/wet area located just south of the project on the 1906 S Powerline Road. It should be confirmed during final design that the project is not restricting a historical drainage or irrigation path, and that lots are elevated sufficiently to not be impacted by any historical drainage that may exist in this location.

j. The submitted Geotechnical Report groundwater may be as high as 2 to 4 feet below existing ground surface. On-going groundwater monitoring should be performed at the site through the irrigation season and data submitted with final design documents to confirm groundwater impact on proposed drainage facilities and home crawl spaces.

**Engineering Conditions of Approval**

k. Dedicate the following public right-of-way at the time of annexation:
   - E Iowa Ave – 40’ from the Quarter Section Line.

l. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

m. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

n. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

o. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

p. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.

q. Applicant shall coordinate with the following properties and install utility service stubs to said properties with the development:
   - 1625 E Iowa Ave (Parcel # R3234600000) – Sewer only
   - 0 E Iowa Ave (Parcel # R3234700000) – Sewer, water, and irrigation
   - 1715 E Iowa Ave (Parcel # R3234601000) – Sewer only
8. A review document from COMPASS iterating their findings respecting the Development.

**RECOMMENDED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend approval of the annexation and zoning request to City Council and approve the Calvary Springs 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):

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

2. Indicate a top of foundation wall or a finish floor elevation on each lot on the final plat construction drawings; and,

3. Submit revised landscape plans; and,

4. Make necessary street name corrections as listed:
   a. Propose new, unique name for W Louisiana Ave and Ashbourne Way; and,
   b. Ashbourne Way/Garrustown St should have one name, we suggest Garrustown Way; and,
   c. Suncroft St should be S Suncroft Ave; and,
   d. Celbridge St should be E Celbridge St; and,
   e. Garrustown St should be E Garrustown Way and continue to E Iowa Ave;

5. Confirm, during final design, whether it is necessary to extend gravity irrigation piping along the southerly and easterly property boundaries. Confirm what properties are still assigned to this lateral and if there is opportunity to convert them to City pressure irrigation to reduce or eliminate this extensive piping. Any properties that desire to hook up to City services that are adjacent to City limits will be required to annex per City Code.

6. Parcel # R323470000 is land locked. Provide access to this parcel from E Kentucky Street through Lot 10, Block 1 via an ingress/egress easement.

7. There appears to be an existing pond/wet area located just south of the project on the 1906 S Powerline Road. It should be confirmed during final design that the project is not restricting a historical drainage or irrigation path, and that lots are elevated sufficiently to not be impacted by any historical drainage that may exist in this location.

8. On-going groundwater monitoring should be performed at the site through the irrigation season and data submitted with final design documents to confirm groundwater impact on proposed drainage facilities and home crawl spaces.

9. Dedicate the following public right-of-way at the time of annexation:
   a. E Iowa Ave – 40' from the Quarter Section Line.
10. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

11. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

12. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

13. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

14. Applicant shall coordinate with the following properties and install utility service stubs to said properties with the development:
   a. 1625 E Iowa Ave (Parcel # R3234600000) – Sewer only
   b. 0 E Iowa Ave (Parcel # R3234700000) – Sewer, water, and irrigation
   c. 1715 E Iowa Ave (Parcel # R3234601000) – Sewer only

15. 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,

16. 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

- Public hearing notice (page/Exhibit 11)
- Zoning “Vicinity Map” (page/Exhibit 12)
- Applicant’s representative’s Project narrative (pages/Exhibits 13)
- Annexation/Zoning Application (page/Exhibit 14)
- Subdivision Preliminary Plat Application/information pages (pages/Exhibits 15-17)
- Aerial ArcGIS image of the Property and surrounds (page/Exhibit 18-19)
- Future Land Use Map pertaining to the Property (page/Exhibit 20)
- Copy [reduced] of the Calvary Springs Subdivision preliminary plat plan pages (page/Exhibit 21-23)
- Calvary Springs landscape plan (page/Exhibit 24)
- Plat copy distribution list (page/Exhibit 25-26)
- Inter-departmental/agency/citizen correspondence (pages/Exhibits 27+)
NOTICE OF PUBLIC HEARING REGARDING PLANNING/ZONING OF THIS PROPERTY

Notice is hereby given that on July 23, 2019 at 7:00 p.m., in the Council Chambers of the City Hall, 411 3rd Street South, Nampa, Canyon County, Idaho, a public hearing will be held before the Nampa Planning and Zoning Commission on the following:

Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) zoning district, and Subdivision Plat Preliminary Approval for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (ANN 123-19, SPP 041-19).

For a full definition of said zoning district regulations, reference is hereby made to the Nampa Comprehensive Zoning Ordinance. All interested persons are invited to attend said public hearing or submit written comments prior to the hearing date.

Dated and posted this 11th day of July 2019.

Norman L. Holm, Planning Director
CITY OF NAMPA, IDAHO, Planning Dept., City Hall
May 6, 2019

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

RE: Calvary Springs Preliminary Plat and Annexation

Dear Commissioners and City Council

On behalf of Trilogy Idaho, we respectfully request the City of Nampa’s approval of an annexation to RS 6 zone and preliminary plat approval for Calvary Springs. The Calvary Springs Subdivision is a 64 single family residential lot subdivision with 4 common lots. Calvary Springs has an overall density of 3.69 dwellings per acre. The common lots encompass 1.31 acres or 7.8% of the subdivision, which include: a pocket park with micro pathways interconnecting the entire Calvary Spring Subdivision. This subdivision is located southside of E Iowa Ave between Powerline Road and Ventura Drive.

Annexation
Water and sewer services are available to the property. Calvary Springs complies with the City’s Comprehensive Plan designation for the site of Medium Density Residential (MDR).

Summary
Calvary Springs Subdivision is single family residential subdivision in a RS 6 zone and has 64 residential lots and 4 common lots. This preliminary plat is an appropriate fit for this area of Nampa and will be a valuable single-family 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)

Applicant Name
TRILOGY IDAHO

Home Number
208-895-8858

Street Address
9839 W CABLE CAR ST

Mobile Number

City
BOISE

Zip code
83709

State
IDAHO

Email
SHAWN@TRILOGYIDAHO.COM

Property Owner Name
BILLY HANSON

Home Number
208-895-8858

Street Address
1625 E IOWA AVE

Mobile Number

City
MERIDIAN

Zip Code
83686

Email
SHAWN@TRILOGYIDAHO.COM

Applicant’s interest in property: ( ) Own ( ) Rent ( X ) Other

ADDRESS OF SUBJECT PROPERTY: 1713 E IOWA AVE

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 6

➢ 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 21 day of May, 2019

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 within 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-163-2019 PROJECT NAME

Calvary Springs Sub.

Annex + Zoning to RS-6

12/11/13 Revised
A. GENERAL INFORMATION

Subdivision Name: CALVARY SPRINGS SUBDIVISION
Total Acres: 16.79ac
Intended Land Uses: Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es): 1713 E IOWA AVE
Legal Description: SEE ATTACHED
Canyon County Parcel Account Number(s): R3234601100
Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning) R-2

B. OWNER/ APPLICANT INFORMATION

Owner of Record
Name: COREY BARTON
Address: 1977 E OVERLAND RD
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 / COMPASS LAND SURVEY / KENT BROWN
Address: 4242 BROOKSIDE LA / 623 11TH AVE S. / 3161 E SPRINGWOOD DR
City: BOISE / NAMPA / MERIDIAN
State: IDAHO / IDAHO / IDAHO
Telephone: 208-938-0013 / 208-846-8570 / 208-871-6842
Email: DBAILEY@BAILEYENGINEERS.COM / RGRAY.CLS@GMAIL.COM
Fax / KENTLKB@GMAIL.COM
C. SUBDIVISION INFORMATION

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<td>Dwelling units per acre (gross /net)</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 5/6/14

For City Office Use Only

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

DATE RECEIVED: ______________ RECEIVED BY: ______________ HEARING DATE: ______________
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO

COUNTY OF CANYON

A. I, ______________, whose address is ________________, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to ______________, whose address is ______________, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this ___________ day of ______________, 2019.

Signature

SUBSCRIBED AND SWORN to before me the ___________ day of ______________, 2019.

Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-22
CALVARY SPRINGS
PROPERTY DESCRIPTION

A parcel of land being a portion of the NW 1/4 SW 1/4 of Section 35, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found illegible Aluminum Cap marking the NW corner of said SW 1/4, (West 1/4 corner common to section 35 & 34 Township 3 North, Range 2 West), said corner bears N. 89° 53' 37" W., a distance of 2657.15 feet from a found 5/8 inch diameter iron pin marking the NE corner of said SW 1/4, (Center 1/4 corner);

Thence along the Northerly boundary line of the SW 1/4, S. 89° 53' 37" E., a distance of 765.89 feet, to the POINT OF BEGINNING, said point monumented with a set P.K. Nail with Washer, which bears N. 00° 19' 38" W., a distance of 40.00 feet from a set 5/8 inch diameter iron pin witness corner stamped “CLS PLS 7732”;

Thence S. 00° 19' 38" E., a distance of 552.07 feet, to a set 5/8 inch diameter iron pin stamped “CLS PLS 7732”;

Thence parallel with the said Northerly boundary line of the NW 1/4 SW 1/4, N. 89° 53' 37" W., a distance of 157.87 feet, to a set 5/8 inch diameter iron pin stamped “CLS PLS 7732”, marking a point on the Easterly boundary line of Canyon Meadows Subdivision as on file in Book 29 of Plats at Page 22 in the Office of the Recorder of Canyon County, Idaho;

Thence along said Easterly boundary of said Canyon Meadows Subdivision, S. 00° 19' 38" E., a distance of 765.13 feet, to a point marking the Southerly boundary of said NW 1/4 SW 1/4, said point bears S. 64° 10' 40" W., a distance of 0.39, from a found 5/8 inch diameter iron pin stamped “PLS 7314”;

Thence leaving said easterly boundary and along said Southerly boundary of said SW 1/4 SW 1/4, S. 89° 49' 32" E., a distance of 725.82 feet, to the southeast corner of said NW 1/4 SW 1/4,(Southwest 1/16 corner). Said corner also being the southwest corner of Belle Aire Acres Subdivision No. 3 as on file in Book 17 of Plats at Page 5 in the Office of the Recorder of Canyon County, Idaho, said corner bears S. 89° 49' 32" E., a distance of 15.00 feet, from a set 5/8 inch diameter iron pin witness corner stamped “CLS PLS 7732”;

Thence leaving said Southerly boundary of the NW 1/4 SW 1/4 and along said Westerly boundary of said Belle Aire Acres Subdivision No. 3 and its prolongation, N. 00° 32' 47" W., a distance of 752.90 feet, to a set P.K. Nail with washer, said point bears N. 00° 32' 47" W., a distance of 20.00 feet, to a set 5/8 inch diameter iron pin stamped “CLS PLS 7732”;

Thence leaving said Westerly boundary line of Belle Aire Acres Subdivision No. 3 and its prolongation, N. 37° 38' 09" W., a distance of 575.71 feet to a point, said point bears S. 89° 54' 33" E., a distance of 10.00 feet from a found 1/2 inch diameter iron pin witness corner stamped “PLS 5081”;

Thence N. 89° 54' 33" W., a distance of 156.11 feet, to a set 5/8 inch diameter iron pin stamped “CLS PLS 7732”;

Thence N. 00° 19' 38" W., a distance of 109.96 feet to a set P.K. Nail with Washer marking a point on the northerly boundary line of NW 1/4 SW 1/4, said point bears N. 00° 19' 38" W., a distance of 40.00 feet from a set 5/8 inch diameter iron pin witness corner stamped “CLS PLS 7732”;

Client: Bailey Engineers
Date: May 1, 2019
Job No.: 1819

623 11th Ave. South, Nampa, ID 83651 • T. (208) 442-0115 • C. (208) 608-2510 • rgray.cls@gmail.com
Page 18
Thence along said Northerly boundary line of the NW 1/4 SW 1/4, N. 89° 53' 37" W., a distance of 60.00 feet to the POINT OF BEGINNING.

This parcel contains 16.79 acres more or less.
Exhibit

PROJECT LOCATION

Annexation & Zoning to RS6 & Subdivision Preliminary Plat Approval for Calvary Springs Subdivision for Kent Brown Trilogy Idaho

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

7/15/2019
ANN-00123-2019, APP-00041-2019
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<th>TRAFFIC</th>
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**GREEN** - INTER OFFICE
**BLUE** - MAIL

*June 17, 2019*

*Shelie Lopez*
To: Carl Miller - COMPASS

From: Shellie Lopez
   City Hall, 411 Third Street South, Nampa, 83651
   208-468-5484
   e-mail: lopezs@cityofnampa.us

Date: June 17, 2019

Re: Calvary Springs Subdivision
    Preliminary Plat Review
    Project: SPP-00041-2019

Attached please find for your review the Preliminary Plat Approval for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW 1/4 SW 1/4 Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of July 23, 2019.

Please review and return any comments to my attention prior to July 05, 2019.

Thank you & Have a great day!
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 2.0 (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 2.0 goals.

**Development Name: Calvary Springs**

**Agency: Nampa**

**CIM Vision Category: Existing Neighborhoods**

<table>
<thead>
<tr>
<th>New households: 64</th>
<th>New jobs: 0</th>
<th>Exceeds CIM forecast: No</th>
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</table>

- **CIM Corridor:** None
- **Pedestrian level of stress:** N/A
- **Bicycle level of stress:** N/A

- **Housing within 1 mile:** 4,490
- **Jobs within 1 mile:** 1,010
- **Jobs/Housing Ratio:** 0.2

- **Nearest police station:** 2.4 miles
- **Nearest fire station:** 1.1 miles

- **Farmland consumed:** Yes
- **Farmland within 1 mile:** 34 acres

- **Nearest bus stop:** 1.2 miles
- **Nearest public school:** 0.8 miles
- **Nearest public park:** 1.0 miles
- **Nearest grocery store:** 1.5 miles

**Recommendations**

The proposal provides an opportunity for development in an enclave of the City of Nampa. The proposal utilizes existing stub roads to promote automobile and non-motorized connectivity. The site is not currently served by public transportation.

More information about COMPASS and Communities in Motion 2040 2.0:

- **Web:** [www.compassidaho.org](http://www.compassidaho.org)
- **Email:** info@compassidaho.org
- **More information about the development review process:** [http://www.compassidaho.org/dashboard/devreview.htm](http://www.compassidaho.org/dashboard/devreview.htm)
Hi Shellie,

Nampa Parks Division has reviewed the preliminary plat for Calvary Springs Subdivision Project: SPP-00041-2019. 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.
Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Good Afternoon Everyone, 😊

Re: SPP 00041-2019 and ANN-00123-2019

Kent Brown representing Trilogy Idaho has requested the following:

- Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) zoning district for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM)

- Subdivision Plat Preliminary Approval for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM)

These applications will go before the Planning and Zoning Commission as a public hearing item on the July 23, 2019 agenda.

Please find attached the SPP 00041-2019 and ANN-00123-2019 files for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than July 05, 2019.

Thank you & Have a great day!
June 26, 2019

Norman Holm
Nampa City
411 Third Street South
Nampa, ID 83651

RE: SPP-00041-2019/ Calvary Springs Subdivision; 1713 E. Iowa

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ File
Sylvia McArill

From: Carolynn Murray
Sent: Wednesday, June 26, 2019 10:59 AM
To: Sylvia Mackrill
Subject: Calvary Springs Subdivision; SPP-00041-2019; Preliminary Plat Review

Sylvia,

The City Forester has reviewed the plans for the above subdivision and has made the following comments:

No Class III in the planting strip, class II only.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks & Forestry –
Facebook Page

Celebrating Nampa’s 21st 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.
Date: July 2, 2019

RE: Planning Department Landscape Plan Review

Project: Project Name: Calvary Springs: SPP-00041-2019

The above listed project Landscape Plans have been reviewed by the City of Nampa’s Planning Department for compliance with all applicable planning codes, and the following items and/or revisions are required prior to Planning approval:


2. Please resubmit landscape plans for approval.

If you have questions or would like to discuss this interpretation of the planning code, please call my direct line at (208) 468-5406.

Doug Critchfield
Senior Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
Building Department will require a top of foundation wall or a finish floor elevation on each lot, with the Final Plat construction drawings.
July 3, 2019

RE: Calvary Springs - Preliminary Plat

To: Shawn Brownlee

cc: Sylvia Mackrill, City of Nampa P&Z
    Caleb LaClair, P.E., City of Nampa Engineering

The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering/GIS staff reflecting these changes prior to final plat application submittal.

- Propose new, unique street names for W Louisiana Ave and Ashbourne 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).
- Ashbourne Way/Garrustown St should have One name. We suggest using Garrustown Way.
- Suncroft St should be S Suncroft Ave.
- Celbridge St should be E Celbridge St.
- Louisiana Ave should be E (New Name) St.
- Garrustown St should be S Garrustown Way, and continue to E Iowa Ave.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Ashbourne Way has a dup. Propose a new name with We suggest keeping the G Iowa Ave and calling it S C
Propose a new unique name for Louisiana Ave confusion with the disconnected Louisiana Dr. This street should have an E predirectional an
DATE: July 9, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
CC: Tom Points, P.E. – Public Works Director


The Engineering Division has completed a review of the Preliminary Plat and Annexation/Rezone applications for Calvary Springs Subdivision and recommend the following conditions and comments.

Annexation & Zoning Comments

1. The project is located at 1713 E Iowa Ave and will take access from the following roads:
   - E Iowa Ave – classified as “Local Road”
   - E Kentucky Ave – classified as “Local Road”

2. While E Iowa Avenue is classified as a “Local Road” it is possible the classification of the road may change to a “Collector” in the future given it’s location on the half-mile section line. As such, the Engineering Division will request 40’ of right-of-way dedication from the Quarter Section Line.

3. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
   - 18” and 15” sewer main in E Iowa Ave;
   - 10” water main on north side of E Iowa Ave;
   - 8” pressure irrigation main on south side of E Iowa Ave;
   - 8” sewer main in E Kentucky Ave;
   - 8” water main in E Kentucky Ave; and,
   - 6” pressure irrigation main along the east boundary of the Canyon Meadows Subdivision.
4. The project will be required to construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation.

**Preliminary Plat Comments**

1. The project consists of fewer than 100 lots; therefore, a Traffic Impact Study is not required per the criteria of the City’s 2015 Transportation Impact Study Policy.

2. To support future annexation and development of adjacent enclaved parcels, and to avoid future street cuts, it is preferable to stub utility services to the following parcels:
   - 1625 E Iowa Ave (Parcel # R3234600000) — Sewer only
   - 0 E Iowa Ave (Parcel # R3234700000) — Sewer, water, and irrigation
   - 1715 E Iowa Ave (Parcel # R3234601000) — Sewer only

3. It should be confirmed during final design whether it is necessary to extend gravity irrigation piping along the southerly and easterly property boundaries. Confirm what properties are still assigned to this lateral and if there is opportunity to convert them to City pressure irrigation to reduce or eliminate this extensive piping. Any properties that desire to hook up to City services that are adjacent to City limits will be required to annex per City Code.

4. Parcel # R3234700000 is land locked. Access to this parcel shall be provided from E Kentucky Street through Lot 10, Block 1 via an ingress/egress easement.

5. There appears to be an existing pond/wet area located just south of the project on the 1906 S Powerline Road. It should be confirmed during final design that the project is not restricting a historical drainage or irrigation path, and that lots are elevated sufficiently to not be impacted by any historical drainage that may exist in this location.

6. The submitted Geotechnical Report groundwater may be as high as 2 to 4 feet below existing ground surface. On-going groundwater monitoring should be performed at the site through the irrigation season and data submitted with final design documents to confirm groundwater impact on proposed drainage facilities and home crawl spaces.

**Conditions of Approval**

1. Dedicate the following public right-of-way at the time of annexation:
   - E Iowa Ave — 40’ from the Quarter Section Line.

2. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

3. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

4. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

6. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.

7. Applicant shall coordinate with the following properties and install utility service stubs to said properties with the development:
   - 1625 E Iowa Ave (Parcel # R32346000000) – Sewer only
   - 0 E Iowa Ave (Parcel # R32347000000) – Sewer, water, and irrigation
   - 1715 E Iowa Ave (Parcel # R32346010000) – Sewer only
Before You Dig!
Call 811
www.digline.com

Utility Map

Basemap
- Road
- Trail
- Road (Proposed)
- Railroad
- Waterway
- Parcel
- Parcel selection

Utility Infrastructure
- Water (Inactive, Private, etc.)
- Water (Active)
- Fire Line (Active)
- Hydrant
- Domestic Well
- Domestic Valve
- Pressure Irrigation (Inactive, Private, etc.)
- Pressure Irrigation (Active)
- Irrigation Pump (Active)
- Irrigation Pump (Inactive)
- Irrigation Valve
- Sewer Lift Station
- Sewer Manhole
- Sewer (Inactive, Private, etc.)
- Sewer (Active)
- SD (Inactive, Private, etc.)
- SD (Active)
- RCD Gravity Irrigation (Inactive, Private, etc.)
- RCD Gravity Irrigation (Active)
- RD Canals
- RD Marshes
- RD Sand Grease Trap
- RD Pond
- TELECOM Line (Inactive, Private, etc.)
- TELECOM Line (Active)
- TELECOM Conrad (Inactive, Private, etc.)
- TELECOM Conrad (Active)
- TELECOM Structures (Inactive, Private, etc.)
- TELECOM Structures (Active)
- Signal Cabinet
- Signal Pole
- Signal Mast Arm
- Streetlight (Inactive, Private, etc.)
- Streetlight (Active)

6/18/2019

1 inch = 300 feet
Original Scale: 8.5" x 11"