PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 13 AUGUST 2019

PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s): Trilogy Idaho, Developer, Kent Brown, Representative
File(s): SPP 00042-19

Requested/Needful Action Approval(s)/Recommendation(s):

1. Preliminary Plat for Spring Hollow Ranch Subdivision for 349 Single-Family residential lots and 43 common lots on 102.88 acres for 3.39 units per gross acre.
   (Decision Required: Action- Approval or Denial)

Pertaining to:
Parcels located at 17535 and 17547 Star Rd. & 8142 W Ustick Rd, a 102.88-acre portion of the E ½ of Section 6, T3N, R1W, BM, also referred to as Parcel #R303730000, R3037301000, and R3037301100 (hereinafter the “Property”)... 

CONCLUSIONS OF LAW

Nampa Comprehensive Plan- Medium Density Residential

5.5.3 Medium Density Residential (MDR) – 4-9 units per acre;
Housing development in residential areas can be developed as:
   a. Manufactured Homes;
   b. Attached and detached residences;
   c. Single Family Attached homes;
   d. Patio Home;
   e. Townhomes/Row Houses;
   f. Low density apartments;
   g. Duplexes; and
   h. Condominiums

Nampa City Code § - 10-8-6: Single Family Residential Property Area, Width, Depth, Frontage and Setback requirements.
Nampa City Code § 10-27: Subdivisions
10-27-2: Preliminary Plat Application Form, Content and Process; and,
10-27-6: General Development and Improvement; Requirements.

PRELIMINARY PLAT FINDINGS OF FACT

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- 102.88 acres
Total, Proposed Lot Count - 392
Total Common Lot Count- 43
Total Building Lot Count- 349 Single Family
Landscape Buffer - 25' – Star Rd Frontage

Min. Allowed RS 8.5 Bldg. (or "Master") Lot Size-
8,500 sq. ft.
Min. Proposed RS 8.5 Bldg. Lot Size-
8,540 sq. ft.
Min. Allowed Avg. RS 8.5 Bldg. Lot Size-
8,000 sq. ft. – 65 infill lots allowed - min. proposed 5,500 sq ft. (18.6%)
Min. Proposed Avg. RS 8.5 Bldg. Lot Size-
8,688 sq. ft.
Min. Req. St. Frontage RS 8.5 Zone-
22' (feet);
Min. Allowed RS 8.5 (or "Master") Bldg. Lot Widths-
70' (feet);
Min. Allowed RS 8.5 Bldg. Mean Lot Depths-
80' (feet)

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, Staff finds:

1. Minimum Lot Areas:
That because the proposed Development is slated for development in conjunction with RS 8.5 zoning, this requirement applies...all master or standard building lots meet or exceed 8,500 sq. ft. in area, with the exception of the 65 infill lots (the smallest building lot is 5,500 s.f. in area); therefore, the Plat is deemed compliant in this regard; and,

2. Lot Compatibility: N/A; and,

3. Lot Width:
All master lots demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,

4. Lot Depth:
All master lots, demonstrate required lot depth, therefore, the Project is deemed compliant; and,
6. **Landscaping:**
   A landscape plan was submitted with the application paperwork with the change of one tree species, as per the listed conditions, the landscaping for this project will be deemed to be in compliance; and,

7. **Safe Routes to School:**
   - **Ridgevue High School** = 4.5 miles (not within walking distance)
   - **Sage Valley Middle School** = 5.75 miles (not within walking distance)
   - **Birch Elementary School** = 3.0 miles (not within walking distance)

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

9. **Traffic Impact Study:**
   A Traffic Impact Study was prepared for the project and has been reviewed and approved by City staff. The project will be responsible for addressing mitigation identified in the study.

10. **COMPASS Analysis:**
    Pedestrian Level of Stress: R-Star Rd (An R Rating is considered unsafe for pedestrians)
    Bicycle Level of Stress: R-Star Rd (An R Rating is considered hazardous for bicycles)
    Jobs/Housing Ratio: 4.3 (indicates the need for more housing)
    Emergency Services: Police = >4 miles and Fire = >4 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: >4 miles
    Park: 2.9 miles
    Grocery Store: 3.4 miles

11. **Misc./Correspondence:**
    Any correspondence from agencies or the citizenry regarding the plat received by noon, August 7, 2019 is hereafter attached to this report. (Agency comments are usually geared towards recommending conditions for the Project should it be approved.)

**Recommendation:**
Approval with conditions...

---

**AGENCY COMMENTS in regards to the PRELIMINARY PLAT**

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies or the citizenry regarding this application package [received by noon August 7, 2019] is hereafter attached.

1. An August 1, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb Laclair indicates:

**Preliminary Plat Comments**

A. The project is located at 8142 W Ustick Road and will take access from Star Road which is classified as a Minor Arterial. The property is already annexed into the City and the required 50' of public right-of-way from Section Line has already been dedicated.

B. Two proposed accesses from Star Road are proposed and line up with accesses from the proposed Silver Star Subdivision to the east.
C. A Traffic Impact Study was prepared for the project and has been reviewed and approved by City staff. The project will be responsible for addressing mitigation identified in the study.

D. The following proposed internal local road intersection spacings are less than allowed by the City's access management policy for intersections on the same side of the street:
   - Hunt Divide Street to Rolling Thunder Street;
   - Rolling Thunder Street to Jackpine Drive;
   - Jackpine Drive to Ranolds Peak Drive; and,
   - Kit Carson Street to Window Peak Drive.

E. The allowable block lengths are exceeds on the following streets warranting traffic calming:
   - Boone Peak Ave;
   - Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;
   - Kit Carson St from Beckworth Ave to Jack Pine Dr;
   - Painted Sky Street; and,
   - Burnte Peak Street.

F. Consider shifting the Hunt Divide Street stub off Jim Bridger Ave to the south to provide access to both westerly adjacent parcels (17672 & 17550 N Can Ada Road), and eliminate common Lot 4, Block 12.

G. The City's Waste Water Treatment Plant has capacity to serve this project. The property is within the Purdam Drain Basin and is intended to sewer to the Purdam Trunk in Ustick Road. However, previous agreements allow this project along with the Silver Star Subdivision to temporarily sewer to the Birch Trunk via a private lift station and force main.

H. The lift station and force main shall be private and owned and maintained jointly by the Spring Hollow Ranch and Silver Star Home Owner's Associations. Permitting for the lift station shall be through Idaho Department of Environmental Quality. The Applicant/Developer shall provide documentation at that time for long-term operation and maintenance and associated funding mechanism.

I. The City's Sewer Master Plan identifies a 12" to 15" gravity sewer main in Star Road.

J. The City's water system has capacity to serve this project. 12" water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain are required to serve the project. These offsite main line extensions have been designed as part of the Silver Star Subdivision.

K. A new pump station is required to provide pressure irrigation service to the project as the City does not have any irrigation infrastructure in this area. The pump station will be constructed to provide service for both this project as well as the Silver Star and Lost River Subdivisions, as well as, other future growth area. The Developer will be responsible to design and construct the pump station subject to reimbursement from the City.

L. A 12" irrigation main is required from the new pump station through the project to Star Road to provide sufficient service pressure and conform with the City's Irrigation Master Plan. A 12" connection shall also be made to the Lost River Subdivision irrigation system.

M. The property is not located within a defined floodplain.

N. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:
   - Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan.
   - Provide calculations for gutter/inlet capacity.
Engineering Conditions

A. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1.

B. Developer shall be responsible to construct the mitigation identified in the Traffic Impact Study for the project, including:
   - Southbound right-turn lane and northbound left-turn at the Open Canyon Way and Star Road intersection; and,
   - Southbound right-turn lane and northbound left-turn at the Painted Sky Way and Star Road intersection.

C. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following street segments:
   - Boone Peak Ave;
   - Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;
   - Kit Carson St from Beckworth Ave to Jack Pine Dr;
   - Painted Sky Street; and,
   - Burnte Peak Street.

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

E. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual 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.

F. The private sewer lift station and force main shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. An analysis shall be provided at final design to support proposed lift station depth to serve both the Spring Hollow Ranch and Silver Star Subdivisions.

G. In lieu of constructing Master Planned sewer main in Star Road along the project frontage, Developer shall pay 50% of the cost of construction to be held by the City for future construction. The cost shall be based on an Engineer's Estimate and proportionally paid with each Final Plat contiguous with Star Road prior to City signature of the plat.

H. A new public pressure irrigation pump station shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. The minimum capacity shall be 1,500-gpm with ability to expand capacity to 3,000-gpm. The cost of design and construction is subject to reimbursement by the City.

I. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City's Master Plans:
   - 12" pressure irrigation main from the new pump station to Star Road;
   - 12" pressure irrigation main in Star Road; and,
   - 12" water main in Star Road.
J. Offsite 12\" water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain shall be constructed with either the first phase of the Spring Hollow Ranch or Silver Star Subdivision, whichever comes first.

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

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

M. Developer shall obtain plan approval and right-of-way permit from Nampa Highway District No. 1 for any work to be performed within Star Road.

2. An email, dated June 25, 2019, authored by Cody Swander, Nampa Parks Department, that states, the Parks Department has no requests; and,

3. An entry in Energov software, dated June 24, 2019, authored by Neil Jones, Nampa Building Dept, that states the Building Department will require a top of foundation or finish floor elevation for each lot on the final plat construction drawings; and,

4. An emailed, dated June 24, 2019, authored by Carolyn Murray, Nampa Parks & Forestry Division, stating that Class II trees should be in the planting strip only. Class III and Class I trees are not approved for planting; and,

5. A letter dated July 2, authored by Doug Critchfield, Planning and Zoning, in which he requests a revised landscape plan to specify a new species of tree other than Liquidambar Styraciflua; and,

6. A June 28, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that the district requires no further review at this time; and,

7. A July 11, 2019 letter from Idaho Transportation Department (ITD) authored by Sarah Arjona indicating that this development will access I-84 at Idaho Center Blvd. This corridor is already congested and this project will increase the number of vehicle trips in the corridor. ITD has no current funding assigned to mitigate traffic in the I-84 corridor area. ITD does not object to the construction of this subdivision; and,

8. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request.

RECOMMENDED CONDITIONS OF APPROVAL

Should the Commission vote to approve the Preliminary Plat request staff would recommend that the Commission consider imposing the following Condition(s) of Approval against the requests/Applicant(s):

1. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1.

2. Developer shall be responsible to construct the mitigation identified in the Traffic Impact Study for the project, including:

   a. Southbound right-turn lane and northbound left-turn at the Open Canyon Way and Star Road intersection; and,

   b. Southbound right-turn lane and northbound left-turn at the Painted Sky Way and Star Road intersection.
3. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following street segments:
   a. Boone Peak Ave;
   b. Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;
   c. Kit Carson St from Beckworth Ave to Jack Pine Dr;
   d. Painted Sky Street; and,
   e. Burnte Peak Street.

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

5. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual 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.

6. An analysis shall be provided at final design to support proposed lift station depth to serve both the Spring Hollow Ranch and Silver Star Subdivisions.

7. In lieu of constructing Master Planned sewer main in Star Road along the project frontage, Developer shall pay 50% of the cost of construction to be held by the City for future construction. The cost shall be based on an Engineer’s Estimate and proportionally paid with each Final Plat contiguous with Star Road prior to City signature of the plat.

8. A new public pressure irrigation pump station shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. The minimum capacity shall be 1,500-gpm with ability to expand capacity to 3,000-gpm. The cost of design and construction is subject to reimbursement by the City.

9. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans:
   a. 12" pressure irrigation main from the new pump station to Star Road;
   b. 12" pressure irrigation main in Star Road; and,
   c. 12" water main in Star Road.

10. Offsite 12" water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain shall be constructed with either the first phase of the Spring Hollow Ranch or Silver Star Subdivision, whichever comes first.

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

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

13. Developer shall obtain plan approval and right-of-way permit from Nampa Highway District No. 1 for any work to be performed within Star Road.

14. Provide revised landscape plan to replace the Liquidamber Styraciflua and indicate Class II trees in the planting strip; and,

15. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval; and,
16. <Any other condition(s) as the Commission concludes befit(s) the application package...>

ATTACHMENTS

- Copy of Vicinity Map (page/Exhibit 9)
- Copy of Comprehensive Plan Map snippet (page/Exhibit 10)
- Copy of aerial of Property and surrounds (pages/Exhibits 11)
- Copy of aerial photo showing utility line locations and diameters – blue water, pink pressure irrigation, green sewer (page/Exhibit 12)
- Copy of Preliminary Plat layout (page/Exhibit 13-19)
- Copies of Annexation and Zoning and Preliminary Plat Application forms (pages/Exhibits 20-25)
- Copy of legal description of Property and zoning areas (page/Exhibit 26)
- Copy of [any] inter-departmental/agency/citizen correspondence (pages/Exhibits 27+)
Preliminary Plat Approval for Spring Hollow Ranch Subdivision for Kent Brown, Trilogy Idaho

SPP-00042-2019

7/16/2019

For illustrative purposes only.

Visit Planning & Zoning at cityofnampa.us for more info.
SPRING HOLLOW SUBDIVISION
17535 & 17547 Star Rd

Preliminary Plat

SPP-00042-2019

8/6/2019

Visit Planning & Zoning at cityofnampa.us for more info.
# General Information

**Subdivision Name:** SPRING HOLLOW RANCH SUBDIVISION  
**Total Acres:** 102.88  
**Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial):** Residential, Single-family  
**Property Address(es):** STAR RD, NAMPA ID  
**Legal Description:** SEE ATTACHED  
**Canyon County Parcel Account Number(s):** R3037301000; R303730000 & R3037301100  
**Existing Zoning:** (Circle one) R30 RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
**(County Zoning):**

## Owner/Application Information

**Owner of Record**

<table>
<thead>
<tr>
<th>Name</th>
<th>EVERET JANSEN VAN BEEK &amp; SON LAND LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8142 W USTICK RD</td>
</tr>
<tr>
<td>City</td>
<td>NAMPA</td>
</tr>
<tr>
<td>State</td>
<td>ID</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-895-8858</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
</tr>
</tbody>
</table>

**Applicant**

<table>
<thead>
<tr>
<th>Name</th>
<th>TRILOGY IDAHO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>9839 W CABLE CAR</td>
</tr>
<tr>
<td>City</td>
<td>BOISE</td>
</tr>
<tr>
<td>State</td>
<td>ID</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-895-8858</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
</tr>
</tbody>
</table>

**Engineer/Surveyor/Planner**

<table>
<thead>
<tr>
<th>Name</th>
<th>BAILEY ENGINEERING/IDAHO SURVEYING /KENT BROWN PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4242 BROOKSIDE LN/9955 W. EMERALD ST/3161 E SPRINGWOOD DR</td>
</tr>
<tr>
<td>City</td>
<td>BOISE / MERIDIAN</td>
</tr>
<tr>
<td>State</td>
<td>ID / IDAHO / IDAHO</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-938-0091 / 208-846-8570 / 208871-6842</td>
</tr>
<tr>
<td>Email</td>
<td>D/BAILEY@BAILEYENGINEERS.COM/ <a href="mailto:KENTLKB@GMAIL.COM">KENTLKB@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

---

2015 Engineering Division Development Policy Manual  
Rev. Date: February 17, 2015  
Page 20
### 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>349</td>
<td>70.74</td>
</tr>
<tr>
<td>Dwelling units per acre (gross /net)</td>
<td>3.39/4.43</td>
<td>78.67</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Common (Landscape, Utility, Other)</td>
<td>43</td>
<td>9.67</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td>392</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>392</strong></td>
</tr>
</tbody>
</table>

### 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 6-4-19

---

**For City Office Use Only**

FEE $: ______ CASH: ______ CHECK: ______ RECEIPT NO.: ______

DATE RECEIVED: ______ RECEIVED BY: ______ HEARING DATE: ______

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
June 4, 2019

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

RE: Spring Hollow Ranch Preliminary

Gentlemen:

In behalf of Trilogy Idaho, I respectfully request, the City of Nampa’s approval of a preliminary plat for the Spring Hollow Ranch Subdivision. Spring Hollow Ranch Subdivision is a single family residential neighborhood with an overall density of 3.39 dwellings per acre. The subdivision is in a RS 8.5 zone, with 349 single family lots and 43 common lots. These common lots encompass 9.67 acres 9.4% of the subdivision. This subdivision is located between Ustick Road and Cherry Lane Road on the west side of Star Road.

Summary
Spring Hollow Ranch Subdivision is single family residential subdivision in a RS 8.5 zone and has 349 residential lots and 43 common lots.

This preliminary plat is a good fit for this area of Nampa and will be a good quality single-family neighborhood. The centralized park is accessible for all the residents through sidewalks and micro pathways. Water and sewer services are extendable and will be provided to all New York Landing residents.

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

Sincerely,

Kent Brown
Planner
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO
COUNTY OF CANYON

A. I, EVERT JANSEN VAN BEEK & SON LAND LLC, whose address is 8142 W USTICK RD Nampa Idaho 83687, 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 Kent Brown, whose address is 3161 E Springwood Drive Meridian Id 83642, 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 23rd day of May, 2019.

Signature

SUBSCRIBED AND SWORN to before me the 23 day of May, 2019.

Notary Public for Idaho
Residing at: Meridian Idaho
Commission Expires: 12-18-2023
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO
COUNTY OF CANYON

A. I, John Van Beek, whose address is
17535 N Star Road Nampa Idaho 83687
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 Kent Brown, whose address is
3161 E Springwood Drive Meridian Id 83642
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 23rd day of May, 2019.

[Signature]

SUBSCRIBED AND SWORN to before me the 23 day of May, 2019.

[Notary Public for Idaho]
Residing at: Meridian Idaho
Commission Expires: 12-18-2023
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )
CITY OF CANYON )

A. I, Nellie Van Beek, whose address is 17547 N Star Road Nampa Idaho 83687, 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 Kent Brown, whose address is 3161 E Springwood Drive Meridian Id 83642, 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.

X Dated this 24th day of May, 2019.

Signature

SUBSCRIBED AND SWORN to before me the 24 day of May, 2019.

Notary Public for Idaho
Residing at: Meridian Idaho
Commission Expires: 12-18-2023
SPRING HOLLOW
RANCH SUBDIVISION
Legal Description

A parcel located in the E ½ of Section 6, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of said Section 6, from which an Aluminum Cap monument marking the southeast corner of the NE ¼ of said Section 6 bears S 0°47'23" W a distance of 2665.61 feet;

Thence S 0°47'23" W along the easterly boundary of said NE ¼ a distance of 1338.77 feet to a 5/8 inch diameter rebar marking the northeast corner of the SE ¼ of the NE ¼ of said Section 6;

Thence N 89°22'30" W along the northerly boundary of said SE ¼ of the NE ¼ a distance of 50.00 feet to a point on the westerly right-of-way of Star Road and the POINT OF BEGINNING;

Thence S 0°47'23" W along said westerly right-of-way a distance of 947.64 feet to a point;

Thence leaving said westerly right-of-way N 89°12'43" W a distance of 175.00 feet to a point;

Thence S 0°47'22" W a distance of 145.63 feet to a point;

Thence S 87°53'59" E a distance of 175.04 feet to a point on said westerly right-of-way;

Thence S 0°47'23" W along said westerly right-of-way a distance of 229.64 feet to a point on the southerly boundary of said SE ¼ of the NE ¼;

Thence continuing along said westerly right-of-way S 0°47'16" W a distance of 413.08 feet (previously 408.02 feet) to a point on the centerline of a community irrigation lateral as shown on Record of Survey Instrument No. 2017-043039;

Thence leaving said westerly right-of-way N 89°23'00" W along said centerline of a community irrigation lateral a distance of 2591.80 feet to a 5/8 inch diameter rebar on the westerly boundary of said E ½ of Section 6;

Thence N 0°53'46" E along said westerly boundary a distance of 409.50 feet (formerly 409.00 feet) to a 5/8 inch diameter rebar marking the southwest corner of the NE ¼ of said Section 6;

Thence continuing along said westerly boundary of the E ½ of Section 6 N 0°54'39" E a distance of 1330.90 feet to a 5/8 inch diameter rebar marking the northwest corner of the SW ¼ of the NE ¼ of said Section 6;

Thence S 89°22'30" E along the northerly boundary of said SW ¼ of the NE ¼ and the SE ¼ of the NE ¼ of said Section 6 a distance of 2588.22 feet to the POINT OF BEGINNING.

This parcel contains 102.88 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 12, 2019
Good Afternoon Everyone, 😊

Re: Spring Hollow Ranch Subdivision (SPP-00042-2019)

Attached please find for your review the Preliminary Plat Approval for Spring Hollow Ranch Subdivision in an RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Rd. and Cherry Lane on the west side of Star Road at 17535 and 17547 Star Rd. (349 single family detached lots on 102.88 acres for 3.39 dwelling units per gross acre - a 102.88-acre portion of the EJ of Section 6, T3N, R1W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of August 13, 2019.

Please review and return any comments to my attention prior to July 26, 2019.

Thank you & Have a great day!
# Preliminary Plat - Memo Distribution List

<table>
<thead>
<tr>
<th>SPRING HOLLOW RANCH Subdivision</th>
<th>Done</th>
<th>Memo</th>
<th>Plat</th>
<th>Soil</th>
<th>Storm Water</th>
<th>Traffic</th>
<th>CD</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caleb LaClair (Give to Cliff to login)</td>
<td>✔</td>
<td>1</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neil Jones - Building</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doug Critchfield - Planning</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td>1 small</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kristi Watkins - Planning</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Craig Tarter, GIS</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nate Runyan, Public Works (Wastewater Cubby)</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Econ Dev - Beth Ineck</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ray Rice - Environmental Compliance</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brent Hoskins-Nampa Fire Dept</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jason Kimball - NPD (email)</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jay Young - GIS/NPD (email)</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darrin Johnson - Parks</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Rec. Center Inter-office Mailbox)</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cody Swander/Earl Moran</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Don Barr - Street Div</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nampa Highway District</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canyon Highway District</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Randy Dewey - NSD #131</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tammy Walen - NSD #131</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vallivue School District #139</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brent Carpenter - Brown Bus</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South West Health District</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carl Miller - Compass (email)</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ken Couch - ITD</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nampa-Meridian Irrigation</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boise-Kuna Irrigation</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pioneer Irrigation</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC: Tom Points</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>SMALL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Green - Inter Office
Blue - Mail

June 23, 2019
Shellie Lopez
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: Spring Hollow Ranch**

**CIM Vision Category:** Future Neighborhoods

**New households:** 349  
**New jobs:** 0  
**Exceeds CIM forecast:** No

<table>
<thead>
<tr>
<th>CIM Corridor: None</th>
<th>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian level of stress: R-Star Rd</td>
<td>A good jobs/housing balance - a ratio between 1 and 1.5 - reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</td>
</tr>
<tr>
<td>Bicycle level of stress: R-Star Rd</td>
<td>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</td>
</tr>
<tr>
<td>Housing within 1 mile: 230</td>
<td>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</td>
</tr>
<tr>
<td>Jobs within 1 mile: 990</td>
<td>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</td>
</tr>
</tbody>
</table>
| Jobs/Housing Ratio: 4.3 | Nearest police station: >4 miles  
| Nearest fire station: >4 miles | Nearest bus stop: >4 miles  
| Nearest public school: >4 miles | Nearest public park: 2.9 miles  
| Nearest grocery store: 3.4 miles | Farmland consumed: Yes  
| Farmland within 1 mile: 1,470 acres | Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels. |

**Recommendations**

This development proposes two access locations to Star Road, which is the #13 unfunded local priority in the Communities in Motion 2040 2.0 plan. Star Road will eventually be widened from two to five lanes, including an I-84 overpass, and will include curb, gutter, sidewalks, and bike lanes. Proper access management on Star Road is critical. Increased ingress and egress locations can reduce traffic flow and make additional conflict points for pedestrians and bicyclists. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle. The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service between the College of Western Idaho to downtown Boise with 30-minute frequencies in the peak hour. The closest bus stop would be less than ¾ mile in distance when that route is operational.

More information about COMPASS and Communities in Motion 2040 2.0:

Web: [www.compassidaho.org](http://www.compassidaho.org)  
Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
DATE: August 1, 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 Spring Hollow Ranch Subdivision and recommend the following comments and conditions.

**Preliminary Plat Comments**

1. The project is located at 8142 W Ustick Road and will take access from Star Road which is classified as a Minor Arterial. The property is already annexed into the City and the required 50’ of public right-of-way from Section Line has already been dedicated.

2. Two proposed accesses from Star Road are proposed and line up with accesses from the proposed Silver Star Subdivision to the east.

3. A Traffic Impact Study was prepared for the project and has been reviewed and approved by City staff. The project will be responsible for addressing mitigation identified in the study.

4. The following proposed internal local road intersection spacings are less than allowed by the City’s access management policy for intersections on the same side of the street:
   - Hunt Divide Street to Rolling Thunder Street;
   - Rolling Thunder Street to Jackpine Drive;
   - Jackpine Drive to Ranolds Peak Drive; and,
   - Kit Carson Street to Window Peak Drive.

5. The allowable block lengths are exceeds on the following streets warranting traffic calming:
   - Boone Peak Ave;
   - Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;
   - Kit Carson St from Beckworth Ave to Jack Pine Dr;
6. Consider shifting the Hunt Divide Street stub off Jim Bridger Ave to the south to provide access to both westerly adjacent parcels (17672 & 17550 N Can Ada Road), and eliminate common Lot 4, Block 12.

7. The City’s Waste Water Treatment Plant has capacity to serve this project. The property is within the Purdam Drain Basin and is intended to sewer to the Purdam Trunk in Ustick Road. However, previous agreements allow this project along with the Silver Star Subdivision to temporarily sewer to the Birch Trunk via a private lift station and force main.

8. The lift station and force main shall be private and owned and maintained jointly by the Spring Hollow Ranch and Silver Star Home Owner’s Associations. Permitting for the lift station shall be through Idaho Department of Environmental Quality. The Applicant/Developer shall provide documentation at that time for long-term operation and maintenance and associated funding mechanism.

9. The City’s Sewer Master Plan identifies a 12” to 15” gravity sewer main in Star Road.

10. The City’s water system has capacity to serve this project. 12” water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain are required to serve the project. These offsite main line extensions have been designed as part of the Silver Star Subdivision.

11. A new pump station is required to provide pressure irrigation service to the project as the City does not have any irrigation infrastructure in this area. The pump station will be constructed to provide service for both this project as well as the Silver Star and Lost River Subdivisions, as well as, other future growth area. The Developer will be responsible to design and construct the pump station subject to reimbursement from the City.

12. A 12” irrigation main is required from the new pump station through the project to Star Road to provide sufficient service pressure and conform with the City’s Irrigation Master Plan. A 12” connection shall also be made to the Lost River Subdivision irrigation system.

13. The property is not located within a defined floodplain.

14. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:

   - Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan.
   - Provide calculations for gutter/inlet capacity.

**Conditions of Approval**

1. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1.

2. Developer shall be responsible to construct the mitigation identified in the Traffic Impact Study for the project, including:

   - Southbound right-turn lane and northbound left-turn at the Open Canyon Way and Star Road intersection; and,
• Southbound right-turn lane and northbound left-turn at the Painted Sky Way and Star Road intersection.

3. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following street segments:
   • Boone Peak Ave;
   • Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;
   • Kit Carson St from Beckworth Ave to Jack Pine Dr;
   • Painted Sky Street; and,
   • Burnt Peak Street.

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

5. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual 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.

6. The private sewer lift station and force main shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. An analysis shall be provided at final design to support proposed lift station depth to serve both the Spring Hollow Ranch and Silver Star Subdivisions.

7. In lieu of constructing Master Planned sewer main in Star Road along the project frontage, Developer shall pay 50% of the cost of construction to be held by the City for future construction. The cost shall be based on an Engineer’s Estimate and proportionally paid with each Final Plat contiguous with Star Road prior to City signature of the plat.

8. A new public pressure irrigation pump station shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. The minimum capacity shall be 1,500-gpm with ability to expand capacity to 3,000-gpm. The cost of design and construction is subject to reimbursement by the City.

9. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans:
   • 12” pressure irrigation main from the new pump station to Star Road;
   • 12” pressure irrigation main in Star Road; and,
   • 12” water main in Star Road.

10. Offsite 12” water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain shall be constructed with either the first phase of the Spring Hollow Ranch or Silver Star Subdivision, whichever comes first.

11. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
12. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.

13. Developer shall obtain plan approval and right-of-way permit from Nampa Highway District No. 1 for any work to be performed within Star Road.
Utility Map

Utility Infrastructure
- Water (Inactive, Public, etc.)
- Water (Active)
- Fire (Active)
- Domestic Well
- Pressure Irrigation (Inactive, Private, etc.)
- Pressure Irrigation (Active)
- Irrigation Pump (Active)
- Irrigation Pump (Inactive)
- Sewer Lift Station
- Sewer Mainline
- Sewer (Inactive, Private, etc.)
- Sewer (Active)
- SD (Inactive, Private, etc.)
- SD (Active)
- SD Gravity Irrigation (Inactive, Private, etc.)
- SD Gravity Irrigation (Active)
- Telecom Line (Inactive, Private, etc.)
- Telecom Line (Active)
- Telecom Conduit (Inactive, Private, etc.)
- Telecom Conduit (Active)
- Telecom Structure (Inactive, Private, etc.)
- Telecom Structure (Active)
- Signal Cabinet

Before You Dig!
Call 811 or www.digline.com

6/24/2019

1 inch = 800 feet
(Original Size: 8.5" x 11")
Building Department will require a top of foundation wall or a finish floor elevation for each lot on the final plat construction drawings.
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Spring Hollow Ranch Subdivision Project: SPP-00042-2019. 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.
June 28, 2019

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

RE:  SPP-00042-2019/ Spring Hollow Ranch Subdivision; 17535 & 17547/ Star Road

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
Good afternoon,

ITD has received application SPP-00042-2019 for review and has the following comments:

This development will gain access to the State Highway system at the I-84 / North Idaho Center Boulevard interchange. The City is reminded that the I-84 corridor is already congested. This project will increase the number of vehicle trips in the corridor. ITD has no current funding assigned to mitigate traffic congestion in the I-84 corridor in this area. ITD does not object to the construction of the subdivision as presented in the application.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

---

Attached please find for your review the Preliminary Plat Approval for Spring Hollow Ranch Subdivision in an RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Rd. and Cherry Lane on the west side of Star Road at 17535 and 17547 Star Rd. (349 single family detached lots on 102.88 acres for 3.39 dwelling units per gross acre - a 102.88-acre portion of the E1 of Section 6, T3N, R1W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of August 13, 2019.

Please review and return any comments to my attention prior to July 26, 2019.

Thank you & Have a great day!
Sylvia Mackrill

From: Carolynn Murray
Sent: Wednesday, June 26, 2019 11:30 AM
To: Sylvia Mackrill
Subject: Spring Hollow Ranch Subdivision; SPP-00042-2019; Preliminary Plat Review

Sylvia,

The City Forester made the following comment/notes regarding SPP-00042-2019 –

Class II trees in planting strip only. Class III & Class I not approved for planting.

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: Spring Hollow Ranch: SPP-00042-2019

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