PUBLIC HEARING ITEM NO. 2
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s): David Bills, Lanco, Inc. as Applicant/Mason & Associates, Engineer
File(s): ANN-00126-19 & SPP-00043-19

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

1. Annexation and Zoning to RS4 (Single Family Residential – 4,000 sq. ft.) zoning district. (Decision Required: Recommendation)

2. Preliminary Plat for Springbrook Subdivision for 59 Single-Family residential lots and 10 common lots on 13.73 acres for 4.3 units per gross acre. (Decision Required: Action- Approval or Denial)

Pertaining to:
Parcels located at 1104, 1210, 1306, and 1318 Lone Star Rd., land being a portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM, Canyon County, Nampa, also referred to as Parcel #R1612900000, R1612800000, R1612600000 and R1612700000 (hereinafter the “Property”).

ANNEXATION 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.

Nampa Comprehensive Plan- Medium Density Residential

5.5.3 Medium Density Residential
Medium Density Residential (MDR) – 4-9 units per acre;

Housing development in residential areas can be developed as:
  a. Manufactured Homes;
Housing development in residential areas can be developed as:

- Manufactured Homes;
- Attached and detached residences;
- Single Family Attached homes;
- Patio Home;
- Townhomes/Row Houses;
- Low density apartments;
- Duplexes; and
- Condominiums

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.

10-8-6: RS 4 Zoning Standards (Ordinance #4428, 4/15/2019)

Exception A: RS 4 zoned properties shall only be allowed within single-family detached subdivisions platted after April 22, 2019 and in accordance with rules set forth in section 10-27-4 of this title.

<table>
<thead>
<tr>
<th>RS Zoning District/Zone</th>
<th>Maximum Number Dwelling Units Per Acre</th>
<th>Required Property Area¹</th>
<th>Required Property Width</th>
<th>Required Mean Property Depth</th>
<th>Required Street Frontage²</th>
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<td>9.18</td>
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<td>50 feet</td>
<td>50 feet</td>
<td>22 feet</td>
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10-27-4-B-f: Special Subdivisions and Developments: Infill, Not PUD Subdivisions:

Residential Infill Subdivision Qualifications:

A residential subdivision shall be required to comply with the following criteria in order to qualify as/for “infill” status (and be correspondingly entitled to development under the regulations associated therewith):

1. Said subdivision is located in an “enclaved” area as designated on the City’s official zoning map or GIS land use map, or, is surrounded on at least three (3) sides by properties within the city’s incorporated limits; and,

2. Said subdivision shall be deemed to be serviceable with full city utilities (i.e., sewer, potable water and irrigation [pressurized or otherwise] water); and,
(3) Said subdivision is deemed to be of no or low impact on the abutting and adjoining street network(s) by city engineering or may be accommodated by system improvements as defined by a traffic impact study where required by city engineering; and,

(4) Said subdivision shall comply with all street, landscaping and fencing standards/requirements associated with standard residential subdivision plats; and,

(5) Dwelling units proposed within residential infill subdivisions that are proposed to have building lots not fronting a standard public street shall have their garages or carports at the back of the house [may be attached or detached structures] where they shall access either a city approved alley or common driveway in order to promote an improved residential, “new urban” subdivision character. In such cases, a public or approved private street shall still be used to be provide road frontage to said lots but such street may be of reduced width as allowed by the City’s engineering design and specification manual. Street frontage in between home fronts shall allow solely for two-way traffic flow.

   aa. Two (2) parking spaces shall be required of each home site at the alley/common drive.

Reduced Lot, RS Zoned Subdivisions; Residential Infill Subdivision Qualifications; Exceptions (Adopted by City Council April 2019 as part of the Chapter 27 code changes): An exception to open space requirements may be granted for residential infill subdivisions meeting any of the following criteria:

   a. Is bounded by a public walkway, drain, canal, trail, or nonresidential improved property.
   b. Requires the installation of a sewer lift station.
   c. Has topography that inhibits full use and platting.
   d. Is surrounded by properties or plats having no open space.
   e. Provides benefits to the City such as providing for a continuity of utility services, street right-of-way or other benefit deemed needed.

Nampa Bicycle and Pedestrian Master Plan – Figure 4.2, Nampa Proposed Bikeway and Off-Street Pathway Network Map identifies a pathway along the Joseph Drain. (See Parks email for recommended location)

ANNEXATION FINDINGS OF FACT

Regarding Applicant’s Proposed/Desired Annexation and Zoning Assignment Request Staff finds:

1. Current Jurisdiction/Status:
   The four (4) parcels included in this annexation request are not currently within Nampa City; the properties appear from aerial imagery to have structures at the front of each parcel that will be left as is and not a part of the proposed subdivision, but still annexed into the city. The northern sections (pasture area) of all the parcels are otherwise vacant land and will be incorporated into the boundary of the proposed preliminary plat; Property is either owned or optioned by the Applicant(s); and,

2. Surrounding Zoning:
   See attached Vicinity Map:
North, South & East: RS6 – (Single Family Residential – 6,000 s.f. minimum lot size)
West: RS7 – (Single Family Residential – 7,000 s.f. minimum lot size)

3. Immediately Surrounding Land Uses:
   Generally: All areas immediately adjacent to this property are currently used as single-family residential.

4. Proposed Zoning:
   **RS 4 Zoning Request:**
   The RS 4 district is designed to accommodate medium density single-family developments with 4,000 square foot or greater lot sizes; and,

5. Reasonable:
   That it may be variously argued that consideration for zoning the Property is reasonable given that: a) the City has received an application to annex and zone the Property by amending its official city limits and zoning maps by the Property owner or an Applicant having a valid, legal interest in the same; and, b) rezoning is a legally recognized legislative act long sanctioned under American administrative law; and, c) within the City of Nampa, zoning assignment is a long standing (and law sanctioned) practice; and, d) other lands in the vicinity of the Property have been zoned in such a way as to provide for single-family residential uses – whether viewed north south or east to west; and, e) the Property is eligible by law for consideration for annexation and zoning; and, f) that the Applicant intends to develop the Property; and, g) City utility services are available to the Property (see aerial photo with utility lines displayed); and, h) emergency services are available to the Property; and,

6. Public Interest:
   That Nampa has determined that it is in the public interest to provide single-family housing opportunities as in-fill development. Expressions of that policy are published in Nampa’s adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications. Engineering has not called for a traffic impact study (TIS) to date for this proposal because it is under 100 lots; 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. While a preliminary plat was included with the application, Staff notes that any site development will be regulated by, and through, the building permit review process and will force application of zoning laws [including those iterated in Section 10-1-19 of Nampa’s zoning ordinance, which together with other zoning statutes govern building heights, setbacks, and landscaping] against any construction on the Property; and,

8. Comprehensive Plan:
   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 and provides 4.3 dwelling units per acre which fits into the 4-9 unit requirement.

9. Safe Routes to School:
   **Nampa High School** = 2.0 miles (not within walking distance)
Lone Star Middle School = less than 1 mile straight along Lone Star Rd to the west.
Willow Creek Elementary School= 1.0 miles along a very busy roadway. However, if a pathway gap were to filled and the students could cross the Phyllis Canal to the north, then it would be a straight .3 mile protected and unencumbered walk to school.

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

11. COMPASS Analysis:
Pedestrian Level of Stress: PG-13 (PG-13 Rating is considered unsafe for pedestrians).
Bicycle Level of Stress: R (An R Rating is considered hazardous for bicycles)
Jobs/Housing Ratio: .2 (indicates the need for more housing)
Emergency Services: Police = 1.7 miles and Fire = 2.3 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: 1.4 miles
Park: .3 miles
Grocery Store: 1.4 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.

Given the findings noted above, staff recommends that this property be annexed and zoned RS 4.

**PRELIMINARY 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- | 13.73 acres |
| Total, Proposed Lot Count - | 69 |
| Total Common Lot Count- | 10 |
| Total Building Lot Count- | 59 Single Family |
| Landscape Buffer - | 25' – Lone Star Rd Frontage |

Min. Allowed RS 4 Bldg. (or “Master”) Lot Size- 4,000 sq. ft.
Min. Proposed RS 4 Bldg. Lot Size- 4,600 sq. ft.
Periphery Compatibility Applicability
RS 4 zoned properties are exempt from this requirement
Min. Req. St. Frontage RS 4 Zone- 22' (feet);
Min. Allowed RS 4 (or “Master”) Bldg. Lot Widths-
50' (feet);
Min. Allowed RS 4 Bldg. Mean Lot Depths-
50' (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. Plating 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 4 zoning, this requirement applies...all master or standard building lots meet or exceed 4,000 sq. ft. in area, therefore, the Plat is deemed compliant in this regard; and,

2. **Lot Compatibility:**
   RS 4 zoned properties are exempt from this requirement; 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 in this regard; and,

5. **Reduce Setbacks:**
   Applicant will make a formal written request for City Council to authorize reduced setbacks for Lots 1, 2, & 4, Block 4, to be noted on the Preliminary and Final recorded Plat, as per adopted code changes for Infill Subdivisions; and,

6. **Landscaping:**
   A landscape plan was submitted with the application paperwork and was approved by the City Forester. Therefore, the landscaping for this project is deemed to be in compliance; and,

7. **Property Constraints:**
   The Joseph drain bisects the property with Nampa Meridian Irrigation requiring their new 100’ dedication of easement. The project is constrained by existing roadway locations, And service locations along with constraints. Unless the west portion of the property is filled, a lift station is required to serve sewer to those lots. The current proposal has the lift station shown and designed. Nampa Meridian’s requirements, and boundary layout requires smaller non typical lots in order for the property to be developed.
8. 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 ANNEXATION AND 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. A July 30, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb Laclair indicates:

Annexation & Zoning Comments

a. The project is located at 1104, 1210, 1306, and 1318 Lone Star Road and will take access from the following City maintained roads:
   - Lone Star Road – classified as “Minor Arterial"
   - W Kelby Ave – classified as “Local Road"
   - N Joseph Drive – classified as “Local Road"

b. The existing house located on 1210 Lone Star Road is closer than 70’ to the Section Line at Lone Star Road. As a result, the house will violate proposed zoning setback requirements when the 50’ of Lone Star Road right-of-way is dedicated to the City. The Engineering Division supports a variance to this standard on the grounds the house is a pre-existing condition. Any future development/redevelopment of the property would need to adhere to the current zoning standards.

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:
   - 10” sewer main in Lone Star Road;
   - 12” water main on north side of Lone Star Road;
   - 8” pressure irrigation main on north side of Lone Star Road;
   - 10” sewer main in N Zion Park Drive;
   - 8” water main in W Kelby Ave;
   - 4” pressure irrigation main in W Kelby Ave;
   - 8” sewer main in N Joseph Dr;
   - 6” water main in N Joseph Dr; and,
   - 6” pressure irrigation main near the terminus of N Joseph Drive at the north boundary of 1104 Lone Star Road.
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.

Preliminary Plat Comments

a. 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.

b. The plat currently reflects a private sewer lift station and force main due to shallow existing sewer in N Zion Park Drive and constraining site grades. Any lift station and force main shall be private and owned and maintained solely by the Home Owner’s Association. 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.

c. As an alternative to the lift station, the Nampa Engineering Division would support alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type “C” lateral connections in conjunction with filling the site.

d. The Joseph Drain runs through the property. The Applicant/Developer shall coordinate with Nampa & Meridian Irrigation District regarding the proposed road and utility crossings.

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

f. The proposed 50’ roadway section for Kelby Way and Joseph Drive does not meet the City standard. In addition, the proposed 40’ roadway section is not an allowed public street width. The sections shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual.

g. Utility locations in the roadway shall be modified at final design to adhere to City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings.

h. Pressure irrigation connection in N Joseph Drive should be to the existing 6” stub located at the rear of 1123 Briarwood Drive.

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

- SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.
- Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.
- Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.
- Provide support for use of an 8-in/hr infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.
- Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event.

Conditions of Approval

a. Dedicate the following public right-of-way across all properties at the time of annexation:
• Lone Star Road – 50' from the Section Line.

b. Frontage road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual.

c. 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.

d. 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.

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

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

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

2. An email, dated June 25, 2019, authored by Cody Swander, Nampa Parks Department, that states, the Parks Department requests that the Developer follow City of Nampa design standards for pathways and construct the public Joseph Pathway along the Joseph Drain adjacent to their development as indicated on the City of Nampa Bicycle and Pedestrian Master Plan map. They request that the pathway be placed along the west bank of the Joseph Drain from the north end of the development to Kelby Way. From Kelby Way to Lone Star, the pathway is to be located on the East side of the Joseph Drain; 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 26, 2019, authored by Carolyn Murray, Nampa Parks & Forestry Division, stating that the City Forester approves the landscape plan; and,

5. A July 2, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that the district easement for the Joseph Drain at this location is a minimum of one hundred feet (100') total and, fifty feet (50') each side. This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable; and,

6. An June 24, 2019 email from Nampa Highway District #1 authored by Eddy Theil indicating that they have no comment on the proposed project; and,
7. A memo, dated July 11, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the following changes need to be made to the street names:
   a. Propose new unique street name for Kelby Way; and,
   b. Propose new unique street name for Joseph Loop; and,
   c. Joseph Dr should be N Joseph Dr; and,

8. A July 11, 2019 letter from Idaho Transportation Department (ITD) authored by Sarah Arjona indicating that ITD has no objection to the proposed project; and,

9. 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 and recommend to the City Council that they approve the requested Annexation and Zoning proposal staff would recommend that the Commission consider imposing the following Condition(s) of Approval against the requests/Applicant(s):

1. Construct a pathway along the Joseph Drain, and,
2. Protect the Joseph Drain easement with a 50' easement on each side; and,
3. Construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation; and,
4. Apply for permits for any lift station and force main through Idaho Department of Environmental Quality. Include in CCR's and provide documentation at that time for long-term operation and maintenance and associated funding mechanism; OR,
5. Provide alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type "C" lateral connections in conjunction with filling the site; and,
6. Coordinate with Nampa Engineering Department to resolve concerns with proposed road widths; and,
7. Utility locations in the roadway shall be modified at final design to adhere to City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings; and,
8. Pressure irrigation connection in N Joseph Drive should be to the existing 6" stub located at the rear of 1123 Briarwood Drive; and,
9. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:
   a. SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.
   b. Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.
   c. Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.
   d. Provide support for use of an 8-in/hr infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.
e. Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event; and,

10. Dedicate the following public right-of-way across all properties at the time of annexation:
   a. Lone Star Road – 50’ from the Section Line; and,

11. Frangible road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual; and,

12. 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; and,

13. 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. Provide documentation to the Nampa Engineering Division verifying water rights for the full parcel; and,

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

15. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal:
   a. Propose new unique street name for Kelby Way; and,
   b. Propose new unique street name for Joseph Loop; and,
   c. Joseph Dr should be N Joseph Dr; and,

16. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval; and,

17. Note reduced setbacks for Lots 1, 2, & 4 Block 4 on the Preliminary and Final recorded plats; and,

18. <Any other condition(s) as the Commission concludes befit(s) the application package...>

ATTACHMENTS

- Copy of Vicinity Map (page/Exhibit 12-13)
- Copy of Comprehensive Plan Map snippet (page/Exhibit 14)
- Copy of aerial photo showing utility line locations and diameters – blue water, pink pressure irrigation, green sewer (page/Exhibit 15)
- Copy of Preliminary Plat layout (page/Exhibit 16)
- Copies of Annexation and Zoning and Preliminary Plat Application forms (pages/Exhibits 17-22)
- Copy of legal description of Property and zoning areas (pages/Exhibits 23 -25)
- Copy of [any] inter-departmental/agency/citizen correspondence (pages/Exhibits 26+)
SPRING BROOK SUBDIVISION
1104, 1210, 1306, & 1318
Lone Star Road
Annexation & Preliminary Plat
ANN-00126 & SPP-00043-2019 7/31/2019
Visit Planning & Zoning at cityofnampa.us for more info.
**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)

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<th>Home Number</th>
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<tr>
<td>Lanco, Inc.</td>
<td>(208) 465-1600</td>
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<th>Mobile Number</th>
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<td>Nampa</td>
<td>ID</td>
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<table>
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<tr>
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<tr>
<td>Riley, Joseph Harold-Living Trust</td>
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<table>
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</tr>
</tbody>
</table>

**Email:** david64@lancoinc.net

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**Address of Subject Property:**

1104 Lone Star Rd, Nampa, ID

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**Please provide the following required documentation**

- [ ] Completed Application
- [X] A copy of one of the following: [ ] Warranty Deed [ ] Proof Of Option [ ] Earnest Money Agreement
- [X] 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.

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**Project Description**

- State the zoning desired for the subject property: **R-4**
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: _to become part of the City of Nampa for future residential use._

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Dated this **4th** day of **June**, 2019

**Applicant Signature**

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**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 meeting 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.

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**OFFICE USE ONLY**

**FILE NUMBER:** ANN - __________ - 20__  **PROJECT NAME:** __________

12/11/13 Revised
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO

CANYON COUNTY

A. I, ________________ whose address is

1104 LONE STAR RD. NAMPA, ID 83651

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

924 3rd Street S., Ste B, Nampa, ID 83651 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 SWEAR TO before me the ____________ day of ____________, 2019.

Notary Public for Idaho

Residing at: ________________

Commission Expires: ________________
# 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)

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<tbody>
<tr>
<td>Lance, Inc.</td>
<td>(208) 465-6000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Mobile Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>3400 S. Montego Way</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nampa</td>
<td>ID</td>
<td>83680</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:david@lanceinc.net">david@lanceinc.net</a></td>
</tr>
</tbody>
</table>

**Property Owner**

<table>
<thead>
<tr>
<th>Property Owner Name</th>
<th>Home Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gary + Heather Mingus</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Mobile Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 Lone Star Rd</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
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<tr>
<td>Nampa</td>
<td>ID</td>
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</table>

<table>
<thead>
<tr>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

---

**Applicant's interest in property:**

- ( ) Own  
- ( ) Rent  
- ( ) Other

**Address of Subject Property:**

1318 Lone Star Rd, Nampa  
1304 Lone Star Rd, Nampa

---

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: **R-4**
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: **to become part of the City of Nampa for future residential use.**

---

Dated this **4th** day of **June**, 2019

[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 - 126 - 2019  
**Project Name:** Annex + Zoning to RS-4

---

12/11/13 Revised  
Page 19
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO  )
COUNTY OF CANYON )

A. I, GARY MINGUS & HEATHER MINGUS whose address is 13000 LONG STAR RD, NAMPA ID 83651, 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 Mason and Associates, Inc. whose address is 924 3rd Street S, Ste B, Nampa, ID 83651, 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 4th day of JUNE 2019

Signature

[Signature]

SUBSCRIBED AND SWORN to before me the 4th day of JUNE 2019.

LORI A. FITZGERALD
COMMISSION #44278
NOTARY PUBLIC
STATE OF IDAHO

[Signature]

Notary Public for Idaho
Residing at: Residing in Nampa, Idaho
Commission Expires: My Commission Expires 4-19-2023
A. GENERAL INFORMATION

Subdivision Name: Springbrook Subdivision
Total Acres: 13.73
Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es): 1104 Lone Star Rd, 1318 Lone Star Rd, 1306 Lone Star Rd, 1210 Lone Star Rd
Legal Description: SE 1/4 Section 70 T. 3 N, R. 2 W. B.N., Nampa
Canyon County Parcel Account Number(s): R16129, R16128, R16126, R16127
Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning) R

B. OWNER/ APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Owner of Record</th>
<th>Applicant</th>
<th>Engineer/Surveyor/Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Lanco, Inc</td>
<td>Name: Lanco, Inc</td>
<td>Name: William Mason of Mason and Associates Inc</td>
</tr>
<tr>
<td>Address: 3400 S. Montego Way</td>
<td>Address: 3400 S. Montego Way</td>
<td>Address: 929 3rd Street S., Ste B</td>
</tr>
<tr>
<td>City: Nampa</td>
<td>City: Nampa</td>
<td>City: Nampa</td>
</tr>
<tr>
<td>State: ID</td>
<td>State: ID</td>
<td>State: ID</td>
</tr>
<tr>
<td>Telephone: (208) 465-1600</td>
<td>Telephone: (208) 465-1600</td>
<td>Telephone: (208) 454-0256</td>
</tr>
<tr>
<td>Email</td>
<td>Email</td>
<td>Email: <a href="mailto:wmason@masonandassociates.us">wmason@masonandassociates.us</a></td>
</tr>
<tr>
<td>Fax</td>
<td>Fax</td>
<td>Fax: (208) 467-4130</td>
</tr>
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C. SUBDIVISION INFORMATION

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
</tr>
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<tbody>
<tr>
<td>Residential</td>
<td>59</td>
<td>13.73</td>
</tr>
<tr>
<td>Dwelling units per acre (gross/net)</td>
<td>4.3</td>
<td>13.73</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td>N/A</td>
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<tr>
<td>Common (Landscape, Utility, Other)</td>
<td>10</td>
<td>2.51</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>69</td>
<td>13.73</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: _________

---
ANNEXATION PARCEL

A parcel of land being a portion of the SE1/4 SE1/4 of Section 20, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 36’ 52” W a distance of 332.72 feet along the south boundary of the SE1/4 SE1/4 to the POINT OF BEGINNING;

Thence continuing N 89° 36’ 52” W a distance of 998.25 feet along the south boundary of the SE1/4 SE1/4 to the southwest corner of the SE1/4 SE1/4;

Thence N 00° 03’ 04” E a distance of 1320.97 feet along the east boundary of Granite Basin Subdivision No. 1 extended and being the west boundary of the SE1/4 SE1/4 to the southwest corner of Warnock Blaser Subdivision and being the northwest corner of the SE1/4 SE1/4;

Thence S 89° 31’ 58” E a distance of 148.42 feet along the south boundary of Warnock Blaser Subdivision to a point on the approximate centerline of the Joseph Drain;

Thence along the approximate centerline of the Joseph Drain the following courses and distances;

Thence S 28° 06’ 18” E a distance of 56.67 feet;

Thence S 27° 20’ 55” E a distance of 76.32 feet;

Thence S 22° 21’ 19” E a distance of 118.33 feet;

Thence S 19° 30’ 51” E a distance of 230.17 feet to a point on the west boundary of Briarwood Subdivision;

Thence S 00° 01’ 44” W a distance of 217.50 feet along the west boundary of Briarwood Subdivision;

Thence S 89° 33’ 45” E a distance of 665.10 feet along the south boundary of Briarwood Subdivision;

Thence S 00° 00’ 03” E a distance of 659.74 feet along the west boundary of Briarwood Subdivision to the POINT OF BEGINNING.

This parcel contains 19.311 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.
FOR: Lanco
JOB NO.: MR0619
DATE: June 06, 2019

PRELIMINARY PLAT BOUNDARY

A parcel of land being a portion of the SE1/4 SE1/4 of Section 20, Township 3 North, Range 2 West,
Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 36' 52" W a distance of 478.86 feet along the south boundary of the SE1/4 SE1/4 to the
POINT OF BEGINNING;

Thence continuing N 89° 36' 52" W a distance of 186.63 feet along the south boundary of the SE1/4
SE1/4;

Thence N 00° 01' 04" E a distance of 100.74 feet to a point on the approximate centerline of the Joseph
Drain;

Thence along the approximate centerline of the Joseph Drain the following courses and distances;

Thence N 21° 48' 02" W a distance of 131.98 feet;

Thence N 22° 41' 18" W a distance of 104.71 feet;

Thence leaving the approximate centerline of the Joseph Drain N 89° 56' 50" W a distance of 575.82
feet to a point on the east boundary of Granite Basin Subdivision No. 1;

Thence N 00° 03' 04" E a distance of 1005.03 feet along the east boundary of Granite Basin Subdivision
No. 1 extended to the southwest corner of Warnock Blaser Subdivision;
Thence S 89° 31' 58" E a distance of 148.42 feet along the south boundary of Warnock Blaser Subdivision to a point on the approximate centerline of the Joseph Drain;

Thence along the approximate centerline of the Joseph Drain the following courses and distances;

Thence S 28° 06' 18" E a distance of 56.67 feet;

Thence S 27° 20' 55" E a distance of 76.32 feet;

Thence S 22° 21' 19" E a distance of 118.33 feet;

Thence S 19° 30' 51" E a distance of 230.17 feet to a point on the westerly boundary of Briarwood Subdivision;

Thence along the westerly and southerly boundary of Briarwood Subdivision the following courses and distances;

Thence S 00° 01' 44" W a distance of 217.50 feet along the west boundary of Briarwood Subdivision;

Thence S 89° 33' 45" E a distance of 665.10 feet along the south boundary of Briarwood Subdivision;

Thence S 00° 00' 03" E a distance of 377.35 feet extended along the west boundary of Briarwood Subdivision;

Thence N 89° 36' 52" W a distance of 146.10 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence S 00° 00' 27" W a distance of 282.38 feet to the POINT OF BEGINNING.

This parcel contains 13.731 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.
Good afternoon,

ITD has received application ANN-00126-2019 and SPP-00043-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

---

Re: ANN-00126-2019 & SPP-00043-2019

Mason and Associates representing Lanco, Inc. have submitted the following:

- Annexation and Zoning to RS 4 (Single Family Residential - 4,000 sq. ft.) zoning district at 1104, 1210, 1306, and 1318 Lone Star Rd. for Springbrook Subdivision (A parcel of land being a portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM).
- Preliminary Plat Approval for Springbrook Subdivision at 1104, 1210, 1306, and 1318 Lone Star Rd. (59 single family detached lots on 13.73 acres for 4.3 dwelling units per gross acre - a parcel of land being a portion of the SE ⅜ SE ⅜ of Section 20, T3N, R2W, BM)

These applications will go before the Planning & Zoning Commission as a public hearing item on the August 13, 2019 agenda.

Please find attached the ANN-00126-2019 & SPP-00043-2019 files for your review and send all comments to my attention prior to July 26, 2019.

Thank you & Have a great day!
July 2, 2019

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

RE: SPP-000432019/ Springbrook Sub; 1104, 1210, 1306, & 1318 Lone Star Road

Dear Norm:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting. Please contact Elke Adams (208) 466-7861, at 1503 First Street S. Nampa, ID, for further information.

All private laterals and waste ways must be protected. The District's Joseph Drain course through the middle of this project. The districts easement for the Joseph Drain at this location is a minimum of one hundred feet (100') total, fifty feet (50') each side.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the NMID must review drainage plans. Developer must comply with Idaho Code 31-3805.

Sincerely,

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

Cc: Office/ file
Sylvia Mackrill

From: Carolynn Murray
Sent: Wednesday, June 26, 2019 10:53 AM
To: Sylvia Mackrill
Subject: Springbrook Subdivision; SPP-00043-2019; Preliminary Plat Review

Sylvia,

After the City Forester’s review of Springbrook Subdivision; SPP-00043-2019; Preliminary Review, he approved the plans.

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.
Building Department will require a top of foundation or finish floor elevation for each lot, on the final plats construction drawings.
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Springbrook Subdivision Project: SPP-00043-2019. We request the developer to follow City of Nampa design standards for pathways and construct the public Joseph Pathway along the Joseph Drain adjacent to their development as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. We request the pathway be placed along the west bank of the Joseph Drain from the north end of the development to Kelby Way. From Kelby Way to Lonestar Road, we request the pathway to be located on the east side of the Joseph Drain.

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: ANN-00126-2019 & SPP-00043-2019

Mason and Associates representing Lanco, Inc. have submitted the following:

- Annexation and Zoning to RS 4 (Single Family Residential – 4,000 sq. ft.) zoning district at 1104, 1210, 1306, and 1318 Lone Star Rd. for Springbrook Subdivision (A parcel of land being a portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM).
- Preliminary Plat Approval for Springbrook Subdivision at 1104, 1210, 1306, and 1318 Lone Star Rd. (59 single family detached lots on 13.73 acres for 4.3 dwelling units per gross acre - a parcel of land being a portion of the SE ⅝ SE ⅝ of Section 20, T3N, R2W, BM)

These applications will go before the Planning & Zoning Commission as a public hearing item on the August 13, 2019 agenda.

Please find attached the ANN-00126-2019 & SPP-00043-2019 files for your review and send all comments to my attention prior to July 26, 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: Springbrook**

**CIM Vision Category: Existing Neighborhoods**

<table>
<thead>
<tr>
<th>New households: 59</th>
<th>New jobs: 0</th>
<th>Agency: Nampa</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIM Corridor: None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian level of stress: PG-13-Lone Star</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Bicycle level of stress: R-Lone Star</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing within 1 mile: 5,340</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>
<td></td>
</tr>
<tr>
<td>Jobs within 1 mile: 1,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jobs/Housing Ratio: 0.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nearest police station: 1.7 miles</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>
<td></td>
</tr>
<tr>
<td>Nearest fire station: 2.3 miles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland consumed: Yes</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>
<td></td>
</tr>
<tr>
<td>Farmland within 1 mile: 42 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nearest bus stop: 1.4 miles</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>
<td></td>
</tr>
<tr>
<td>Nearest public school: 0.3 miles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nearest public park: 0.3 miles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nearest grocery store: 1.4 miles</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Recommendations**

The proposal provides an opportunity for development in an enclave of the City of Nampa. A canal bisects the site which provides an opportunity for a proposed pathway per the 2011 Nampa Bicycle and Pedestrian Plan. Consider providing an improved pathway to allow for bicycle and pedestrian use.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service between Caldwell and southern Nampa with 60-minute frequencies. The closest bus stop would be less than ¾ mile in distance when that route is operational.

The proposal utilizes existing stub roads to promote automobile and non-motorized connectivity.

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)

More information about the development review process:

[http://www.compassidaho.org/dashboard/devreview.htm](http://www.compassidaho.org/dashboard/devreview.htm)
12 July 2019

Lanco, Inc.
3400 S. Montego Way
Nampa, ID 83686

RE: Land Use Change Application – Springbrook Subdivision

Please note the District now requires three (3) sets of plans

To Whom It May Concern:

Enclosed please find a Land Use Change Application for your use to file with the Irrigation District for its review on the above-referenced development. If this development is under a "rush" to be finalized, I would recommend that you submit a cashier's check, money order or cash as payment of the fees in order to speed the process up. If you submit a company or personal check, it must clear the bank before processing the application.

If you have any questions concerning this matter, please feel free to call on Greg G. Curtis, District Water Superintendent, at the District's shop telephone number listed above.

Sincerely,

[Signature]

Elke Adams, Asst. Secretary/Treasurer
NAMPA & MERIDIAN IRRIGATION DISTRICT

EA/cmg

cc: File
    Water Superintendent
    Nampa City, 411 3rd Street Nampa, ID 83651
    William Mason, Mason & Assoc., Inc. 924 3rd St. South, Ste. B Nampa, ID 83651

enc.
July 11, 2019

RE: Springbrook Subdivision - Preliminary Plat

To: David Bills

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 name for Kelby Way to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.
- Propose new, unique street name for Joseph Loop to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.
- Joseph Dr should be N Joseph Dr

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
DATE: July 30, 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 comments and conditions.

Annexation & Zoning Comments

1. The project is located at 1104, 1210, 1306, and 1318 Lone Star Road and will take access from the following City maintained roads:
   - Lone Star Road – classified as “Minor Arterial”
   - W Kelby Ave – classified as “Local Road”
   - N Joseph Drive – classified as “Local Road”

2. The existing house located on 1210 Lone Star Road is closer than 70’ to the Section Line at Lone Star Road. As a result, the house will violate proposed zoning setback requirements when the 50’ of Lone Star Road right-of-way is dedicated to the City. The Engineering Division supports a variance to this standard on the grounds the house is a pre-existing condition. Any future development/redevelopment of the property would need to adhere to the current zoning standards.

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:
   - 10” sewer main in Lone Star Road;
   - 12” water main on north side of Lone Star Road;
   - 8” pressure irrigation main on north side of Lone Star Road;
   - 10” sewer main in N Zion Park Drive;
   - 8” water main in W Kelby Ave;
   - 4” pressure irrigation main in W Kelby Ave;
• 8” sewer main in N Joseph Dr;
• 6” water main in N Joseph Dr; and,
• 6” pressure irrigation main near the terminus of N Joseph Drive at the north boundary of 1104 Lone Star Road.

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. The plat currently reflects a private sewer lift station and force main due to shallow existing sewer in N Zion Park Drive and constraining site grades. Any lift station and force main shall be private and owned and maintained solely by the Home Owner’s Association. 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.

3. As an alternative to the lift station, the Nampa Engineering Division would support alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type “C” lateral connections in conjunction with filling the site.

4. The Joseph Drain runs through the property. The Applicant/Developer shall coordinate with Nampa & Meridian Irrigation District regarding the proposed road and utility crossings.

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

6. The proposed 50’ roadway section for Kelby Way and Joseph Drive does not meet the City standard. In addition, the proposed 40’ roadway section is not an allowed public street width. The sections shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual.

7. Utility locations in the roadway shall be modified at final design to adhere to City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings.

8. Pressure irrigation connection in N Joseph Drive should be to the existing 6” stub located at the rear of 1123 Briarwood Drive.

9. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:
   - SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.
   - Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.
   - Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.
   - Provide support for use of an 8-in/hr infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.
• Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event.

**Conditions of Approval**

1. Dedicate the following public right-of-way across all properties at the time of annexation:
   - Lone Star Road – 50’ from the Section Line.

2. Frontage road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual.

3. 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.

4. 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.

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

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

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