Before the Planning & Zoning Commission
Meeting of 27 AUGUST 2019

PUBLIC HEARING ITEM NO. 2
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s): Trilogy Idaho, Developer, Kent Brown, Representative
File(s): SPP 00044-19

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

Preliminary Plat for Sonata Pointe West Subdivision for 118 Single-Family residential lots and 9
common lots on 34.06 acres for 3.46 units per gross acre. (Decision Required: Approval or Denial)

Pertaining to:
Parcels located in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Lone Star
Rd. and W. Roosevelt Ave. in a portion of the NE ¼ of Section 30, T3N, R2W, BM) also referred to as
Parcel #R3203800000, and R3203801000 (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.
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** - 34.06 acres

**Total, Proposed Lot Count** - 127

**Total Common Lot Count** - 9

**Total Building Lot Count** - 118 Single Family

**Landscape Buffer** - 25’ – Lone Star Rd & Roosevelt Ave Frontage

**Min. Allowed RS 8.5 Bldg. (or “Master”) Lot Size** - 8,500 sq. ft.

**Min. Proposed RS 8.5 Bldg. Lot Size** - 8,508 sq. ft.

**Min. Req. St. Frontage RS 8.5 Zone** - 22’ (feet);

**Min. Allowed RS 8.5 (or “Master”) Bldg. Lot Width x Depth** - 70’ (feet) x 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; therefore, the Plat is deemed compliant in this regard; and,

2. **Lot Compatibility:** N/A; and,

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

6. **Landscaping:**
   A landscape plan was submitted with the application paperwork and is deemed to be in compliance; and,

7. **Safe Routes to School:**
   Nampa High School = 3.0 miles (not within walking distance)
   Lone Star Middle School = 1000 feet to the east (within walking distance)
   FD Roosevelt Elementary School = .8 mile (within walking distance, sidewalks most of the way)

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 study identified that NO improvements are necessary to mitigate increased traffic.

11. **Misc./Correspondence:**
   Any correspondence from agencies or the citizenry regarding the plat received by noon, August 21, 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...

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**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 21, 2019] is hereafter attached.

1. An emailed dated, July 22, 2019, authored by Eddy Theil, Nampa Highway District #1, stating that he has no comment; and,

2. A letter dated July 23, 2019, authored by Doug Critchfield, Planning and Zoning, which states the landscape plans are approved; and,

3. An email, dated July 24, 2019, authored by Cody Swander, Nampa Parks Department, that states, the Parks Department requests that the sidewalk on the north shoulder of Roosevelt Ave be installed at a width of 10’ to act as the shared use urban connector as indicated on the City of Nampa Bicycle and Pedestrian Master Plan; and,

4. A July 30, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that the district has an easement on the Hocktiller Lateral of 20’ on each side. This easement must be protected. Encroachment will required a signed License Agreement with NMID; and,

5. An entry in Energov software, dated July 30, 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,

6. A memo dated, August 2, 2019, authored by Dan Wagner, GIS Division, stating the plat needs the following changes:
   a. Propose new, unique street names for W. Quartet Ct, N Hayden Ave and W Minuet St; and,
   b. Propose new, unique street name W Easter Sonata St (Cannot contain the word “East”); and,
   c. N Sonata Dr should be N Sonata Way; and,
   d. N Bach Ave should have two separate names; and,
   e. The unnamed cul-de-sac should be named N Sonata Way; and,
   f. Propose new, unique name for the street adjacent to Lots 8 & 9, Block 4; and,
7. An August 9, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb Laclair indicates:

Preliminary Plat Comments

A. The project is located at between Lone Star Road and Roosevelt Avenue, west of the existing Sonata Pointe Subdivision, and will take access from the following roadways:
   - Lone Star Road – classified as "Minor Arterial" with 100' right-of-way.
   - W Roosevelt Ave – classified as "Collector" with 80' right-of-way.

The proposed accesses meet the spacing requirements of the City's Access Management Policy.

B. The required right-of-way for Lone Star Road has already been dedicated. 40' of right-of-way from section line for Roosevelt Ave has yet to be dedicated.

C. Full frontage road widening and curb/gutter install is no longer required in accordance with Nampa City Code Section 9-3-1. However, due to the small amount of pavement widening necessary for Roosevelt Avenue to achieve full width, we request the development accommodate the widening and curb/gutter install on this road. The cost of pavement widening and curb/gutter is subject to Streets Impact Fee credit, while the construction of sidewalk and drainage facilities are the responsibility of the Developer.

D. A Traffic Impact Study was prepared for the project and has been reviewed and approved by City staff. The report concluded no improvements were necessary to mitigate for increased traffic.

E. 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:
   - 8" sewer main in Lone Star Rd & Roosevelt Ave;
   - 12" water main in Lone Star Rd & Roosevelt Ave; and,
   - 12" pressure irrigation main in Lone Star Rd & Roosevelt Ave.

F. 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.

G. The preliminary profiles indicate that some sewers are shallower than 7'. This will require site fill and/or upgrading of sewer lateral pipe material to achieve adequate gravity design.

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

I. A Preliminary Geotechnical Report was not submitted with this application. A geotechnical/soils analysis shall be performed and report submitted to the Nampa Engineering Division per City policy.

J. 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

A. Dedicate the following public right-of-way prior to submittal of the first Final Plat:
   - W Roosevelt Ave – 40' from the Section Line.

B. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1. Developer shall also complete road widening and curb/gutter installation along W Roosevelt Ave, the cost of which will be subject to Streets Impact Fee credit.

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. Utility construction to include the following main lines based on the City's Master Plans:
   - 12" water main and pressure irrigation main in Lone Star Road.

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.

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. Install a 10' sidewalk/multi use pathway along Roosevelt Ave frontage; and,
2. Protect NMID easement; and,
3. Provide top of foundation or finish floor elevation for each lot on the final plat construction drawings; and,
4. Provide revised street names, per GIS comments; and,
5. Address Engineering Conditions of Approval:
   A. Dedicate the following public right-of-way prior to submittal of the first Final Plat:
      ii. W Roosevelt Ave – 40' from the Section Line.
   B. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1. Developer shall also complete road widening and curb/gutter installation along W Roosevelt Ave, the cost of which will be subject to Streets Impact Fee credit.
   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. Utility construction to include the following main lines based on the City's Master Plans:
      ii. 12" water main and pressure irrigation main in Lone Star Road.
   F. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

6. "Any other condition(s) as the Commission concludes befit(s) the application package..."
ATTACHMENTS

- Vicinity Map (page/Exhibit 7)
- Future Land Use Map (page/Exhibit 8)
- Aerial of Property and surrounds (pages/Exhibits 9)
- Aerial photo showing utility line locations and diameters – blue water, pink pressure irrigation, green sewer (page/Exhibit 10)
- Copy of Preliminary Plat layout (page/Exhibit 11-20)
- Preliminary Plat Application forms (pages/Exhibits 21-23)
- Legal description of Properties via warranty deed (page/Exhibit 26-39)
- Inter-departmental/agency/citizen correspondence (pages/Exhibits 40+)
SONATA POINTE WEST SUBDIVISION
NAMPA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

NOTES
1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE REQUIREMENTS
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM
3. TREES SHALL NOT BE PLANTED NEAR ANY 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS
4. ALL PLANTING AREAS TO BE SOWN WITH PERFORMANCE GRADES OF PLANTS TO BE INSTALL
5. ALL PLANTING AREAS TO BE PLANTED WITH 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS
6. ALL PLANTING AREAS TO BE PLANTED WITH 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS
7. ALL PLANTING AREAS TO BE PLANTED WITH 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS
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19. ALL PLANTING AREAS TO BE PLANTED WITH 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS
20. ALL PLANTING AREAS TO BE PLANTED WITH 50' CURB OR ANY 50' CURB OF ALL CURB GARDEN OPERATIONS

DEVELOPMENT DATA
TOTAL AREA: 34.06 ACRES
BOLDEN LOGS PER LOTS: 0
CORNER LOTS: 0
TOTAL LOTS: 0
OPEN SPACE: 0.72 ACRES
EXISTING ZONING: R-1 (1.5) - Nampa
PROPOSED ZONING: R-2 (2.0) - Nampa

DEVELOPER
WHITE DEVELOPMENT, INC.
300 W. 4TH ST., STE. 101
BOISE, ID 83702
Phone (208) 343-8200

PLANS/CONTACT
MORRIS BIGELOW, INC.
300 W. 4TH ST., STE. 101
BOISE, ID 83702
Phone (208) 343-8200

ARCHITECT
JOSEPH OHANIAN, P. E.
OHANIAN ARCHITECTS, INC.
1016 W. 5TH ST.
PO BOX 1286
BOISE, ID 83703
Phone (208) 343-8200

JUNE 17, 2019
### A. GENERAL INFORMATION

<table>
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<tr>
<th>Description</th>
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<td>Property Address(es)</td>
<td>0 ALMA LANE</td>
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<td>Legal Description</td>
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<td>Canyon County Parcel Account Number(s)</td>
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<td>Existing Zoning</td>
<td>(Circle one) RA RS ASM RD RML RMH RP BN CB BC BF IP IL IH AG</td>
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<td>(County Zoning)</td>
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### B. OWNER/ APPLICANT INFORMATION

#### Owner of Record

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<tr>
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<tbody>
<tr>
<td>Name</td>
<td>COREY BARTON</td>
</tr>
<tr>
<td>Address</td>
<td>1977 E OVERLAND RD</td>
</tr>
<tr>
<td>City</td>
<td>MERIDIAN</td>
</tr>
<tr>
<td>State</td>
<td>IDAHOT</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-895-8858 (TRILOGY IDAHO OFFICE )</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
</tr>
<tr>
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#### Applicant

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<tbody>
<tr>
<td>Name</td>
<td>TRILOGY IDAHO</td>
</tr>
<tr>
<td>Address</td>
<td>9839 CABLE CAR ST STE 101</td>
</tr>
<tr>
<td>City</td>
<td>BOISE</td>
</tr>
<tr>
<td>State</td>
<td>ID</td>
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<tr>
<td>Telephone</td>
<td>208-895-8858</td>
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<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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#### Engineer/Surveyor/Planner

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<tbody>
<tr>
<td>Name</td>
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</tr>
<tr>
<td>Address</td>
<td>3161 E SPRINGWOOD DRIVE</td>
</tr>
<tr>
<td>City</td>
<td>MERIDIAN</td>
</tr>
<tr>
<td>State</td>
<td>IDAHOT</td>
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<tr>
<td>Telephone</td>
<td>208-871-6842</td>
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<td>Email</td>
<td><a href="mailto:KENTLBK@GMAIL.COM">KENTLBK@GMAIL.COM</a></td>
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C. SUBDIVISION INFORMATION

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<th>Lot Types</th>
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<td>Dwelling units per acre (gross /net)</td>
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<tr>
<td>Commercial</td>
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<td>Industrial</td>
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<td>Common (Landscape, Utility, Other)</td>
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<td>124</td>
<td>34.06</td>
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DEADLINES FOR SUBMITTALS

The completed application and plat documents must be submitted to the Planning Department not later than __________. The Planning Commission meets on __________; applications are due approximately __________ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

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

I understand:
1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature ___________________________ Date ____________

For City Office Use Only

FEE #: ________________ CASH: _______ CHECK: _______ RECEIPT NO.: _______

DATE RECEIVED: _________ RECEIVED BY: ___________ HEARING DATE: _______
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO
COUNTY OF CANYON

A. I, COREY BARTON, whose address is 1977 E. Overland Rd, Meridian, ID 83642, being first duly sworn upon oath, deposite 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 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 30th day of May, 2019.

Signature

SUBSCRIBED AND SWORN to before me the 30th day of May, 2019.

Adair Koltes
Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-22
Warranty Deed

For value received,

Michael Riggs, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man, as his sole and separate property

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.
Order Number: 19329231

Warranty Deed

For value received,

Michael Riggs, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man, as his sole and separate property

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

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See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.
Dated: April 26, 2019

Michael Riggs

State of Idaho, County of Canyon, ss.

On this 26 day of April in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Riggs, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing in: Nampa, ID
My Commission Expires: 12/13/2023

Sara McClintick
Commission #4592
Notary Public
State of Idaho
Exhibit A

All that part of the Northwest quarter of the Northeast quarter lying Southwest of the center line of the right of way of the Elijah Slough Drain Ditch, and all that part of the South half of the Northeast quarter of the Northeast quarter lying West of the Isaiah Slough Drain Ditch, all being in Section 12, Township 3 North, Range 3 West of the Boise Meridian, Canyon County Idaho.

Excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Beginning at the Northwest corner of said Northwest quarter of the Northeast quarter; thence North 89° 27' 20" East along the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet; thence South 0° 28' 19" West parallel with the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet; thence South 89° 27' 20" West parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet to a point on the West boundary of said Northwest quarter of the Northeast quarter; thence North 0° 28' 19" East along the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet to the Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Beginning at the Northwest corner of said Northwest quarter of the Northeast quarter; thence South 0° 28' 19" West along the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet to the True Point of Beginning; thence North 89° 27' 20" East parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet; thence South 0° 28' 19" West parallel with the West boundary of said Northwest quarter of the Northeast quarter a distance of 20.00 feet; thence South 89° 27' 20" West parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet to a point on the West boundary of said Northwest quarter of the Northeast quarter; thence North 0° 28' 19" East along said West boundary a distance of 20.00 feet to the True Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northeast quarter (North quarter corner, Section 12), a found aluminum cap monument; thence North 89° 25' 55" East along the North boundary of the Northwest quarter of the Northeast quarter a distance of 164.24 feet to the True Point of Beginning, a point witnessed by a found 1/2 inch diameter rebar bearing South 00° 27' 11" West a distance of 25.00 feet; thence continuing North 89° 25' 55" East along the North boundary of the Northwest quarter of the Northeast quarter a distance of 156.00 feet to a point witnessed by a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352 bearing South 00° 27' 11" West a distance of 25.00 feet; thence South 00° 27' 11" West a distance of 171.00 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South 17° 32' 08" East a distance of 67.99 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South 00° 27' 11" West a distance of 142.00 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South 89° 25' 55" West a distance of 177.00 feet to a found 1/2 inch diameter rebar; thence North 00° 27' 11" East a distance of 378.04 feet to the True Point of Beginning.

Further excepting therefrom:
This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Northeast quarter; thence
South 0°28'18" West along the West boundary of said Northwest quarter of the Northeast quarter a distance of 798.43 feet to a point in the centerline of an existing irrigation lateral, which point is the True Point of Beginning; thence traversing said centerline as follows:

South 68°35'15" East a distance of 80.14 feet; thence
South 43°38'32" East a distance of 30.97 feet; thence
South 30°42'05" East a distance of 45.64 feet; thence
South 19°10'28" East a distance of 55.04 feet; thence
South 14°11'27" East a distance of 51.19 feet; thence
South 08°41'38" East a distance of 36.08 feet; thence
South 18°55'10" East a distance of 48.84 feet; thence
South 24°19'52" East a distance of 184.21 feet; thence
South 12°20'50" East a distance of 81.16 feet to a point on the South boundary of said Northwest quarter of the Northeast quarter; thence
South 89°26’06” West along said South boundary a distance of 268.79 feet to the Southwest corner of said Northwest quarter of the Northeast quarter; thence
North 0°28’19” East along the West boundary of said Northwest quarter of the Northeast quarter a distance of 524.20 feet to the True Point of Beginning.

Further excepting therefrom:

A parcel of land located in the Northeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter (North quarter corner) of said Section 12; thence
North 89°25’55” East coincident with the North line of said Northeast quarter of said Section 12 a distance of 320.24 feet to the Point of Beginning; thence continuing
North 89°25’55” East coincident with the said North line of the Northeast quarter of Section 12, a distance of 645.07 feet to the centerline of the Elijah Drain; thence
South 29°04’06” East coincident with the said centerline of the Elijah Drain, 286.09 feet; thence
South 35°18’56” East coincident with the said centerline of the Elijah Drain, 169.78 feet; thence
South 39°29’49” East coincident with the said centerline of the Elijah Drain, 150.81 feet; thence
South 45°05’20” East coincident with the said centerline of the Elijah Drain, 29.94 feet to the East line of the Northwest quarter of the Northeast quarter of said Section 12; thence
South 00°25’40” West coincident with the said East line of the Northwest quarter of the Northeast quarter of Section 12, a distance of 131.48 feet to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter (CNNE 1/64 corner) of Section 12; thence
North 89°25’45” East coincident with the South line of the said North half of the Northeast quarter of the Northeast quarter of Section 12, a distance of 131.56 feet to the said centerline of the Elijah Drain; thence
South 45°05’20” East coincident with the said centerline of the Elijah Drain, 304.92 feet to the centerline intersection of the said Elijah Drain and the Isaiah Drain; thence
South 28°34’14” West coincident with the said centerline of the Isaiah Drain, 60.00 feet; thence leaving the said centerline of the Isaiah Drain
North 45°05’20” West, 190.00 feet; thence
West 175.00 feet; thence
South 65.00 feet; thence
West 815.00 feet; thence
South 230.00 feet; thence
South 85°00’00” West, 334.63 feet to the centerline of the Stone Lateral; thence
North 24°20’59” West coincident with the said centerline of the Stone Lateral, 35.07 feet; thence
North 18°56’17” West coincident with the said centerline of the Stone Lateral, 48.84 feet; thence
North 08°42’45” West coincident with the said centerline of the Stone Lateral, 36.08 feet; thence
North 14°12’34” West coincident with the said centerline of the Stone Lateral, 51.19 feet; thence
North 19°11'45" West coincident with the said centerline of the Stone Lateral, 55.04 feet; thence
North 30°43'12" West coincident with the said centerline of the Stone Lateral, 45.64 feet; thence
North 43°39'39" West coincident with the said centerline of the Stone Lateral, 30.97 feet; thence
North 68°36'22" West coincident with the said centerline of the Stone Lateral, 80.14 feet to the West line of the said Northeast quarter of Section 12; thence
North 00°27'11" East coincident with the said West line of the Northeast quarter of Section 12 a distance of 420.39 feet; thence
North 89°25'55" East, 341.24 feet; thence
North 00°27'11" East, 142.00 feet; thence
North 17°32'06" West, 67.99 feet; thence
North 00°27'11" East, 171.00 feet to the Point of Beginning.
Warranty Deed

For value received,

Coronado Development, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man, as his sole and separate property

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.
Warranty Deed

For value received,

Coronado Development, LLC, an Idaho limited liability company

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Dated: April 26, 2019

Coronado Development, LLC, an Idaho limited liability company

[Signature]

by Michael P. Riggs, Member

State of Idaho,
County of __________, ss.

On this 26th day of April 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Riggs, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SARA McCLINTICK
COMMISSION #45992
NOTARY PUBLIC
STATE OF IDAHO

Residing In: Nampa, ID
My Commission Expires: 12/13/2023
Exhibit A

A parcel of land located in the Northeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the said Northeast quarter (North quarter corner) of said Section 12; thence
North 89°25'55" East coincident with the North line of the said Northeast quarter of Section 12, a distance of 320.24 feet to the Point of Beginning; thence continuing
North 89°25'55" East coincident with the said North line of the Northeast quarter of Section 12, a distance of 645.07 feet to the centerline of the Elijah Drain; thence
South 29°04'06" East coincident with the said centerline of the Elijah Drain, 286.09 feet; thence
South 35°18'56" East coincident with the said centerline of the Elijah Drain,169.78 feet; thence
South 39°29'49" East coincident with the said centerline of the Elijah Drain, 150.81 feet; thence
South 45°05'20" East coincident with the said centerline of the Elijah Drain, 29.94 feet to the East line of the Northwest quarter of the Northeast quarter of said Section 12; thence
South 00°25'40" West coincident with the said East line of the Northwest quarter of the Northeast quarter of Section 12, a distance of 131.48 feet to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter (CNNE 1/64 corner) of Section 12; thence
North 89°25'45" East coincident with the South line of the said North half of the Northeast quarter of the Northeast quarter of Section 12, a distance of 131.56 feet to the said centerline of the Elijah Drain; thence
South 45°05'20" East coincident with the said centerline of the Elijah Drain, 304.92 feet to the centerline intersection of the said Elijah Drain and the Isaiah Drain; thence
South 28°34'14" West coincident with the said centerline of the Isaiah Drain, 60.00 feet; thence leaving the said centerline of the Isaiah Drain
North 45°05'20" West, 190.00 feet; thence
North 90°00'00" West, 175.00 feet; thence
South 00°00'00" East, 65.00 feet; thence
North 90°00'00" West, 815.00 feet; thence
South 00°00'00" East, 230.00 feet; thence
South 85°00'00" West, 334.63 feet to the centerline of the Stone Lateral; thence
North 24°20'59" West coincident with the said centerline of the Stone Lateral, 35.07 feet; thence
North 18°55'17" West, coincident with the said centerline of the Stone Lateral, 48.84 feet; thence
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North 17°32'06" West, 67.99 feet; thence
North 00°27'11" East, 171.00 feet to the Point of Beginning.
Warranty Deed

For value received,

Coronado Development, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man, as his sole and separate property

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.
Order Number: 19328151

Warranty Deed

For value received,

Coronado Development, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man, as his sole and separate property

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.
Dated: April 26, 2019

Coronado Development, LLC, an Idaho limited liability company

by Michael P. Riggs, Member

State of Idaho,
County of __________, ss.

On this 26th day of April 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Riggs, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written:

Notary Public for Idaho
Residing In: __________________________
My Commission Expires: __________________________

Residing In: Nampa, ID
My Commission Expires: 12/13/2023
Parcel I:

A parcel located in the Northwest quarter of the Northeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 11, from which a brass cap monument marking the Southeast corner of the Northeast quarter of said Section 11 bears North 89°42'26" East a distance of 1328.16 feet; thence North 0°36'55" East along the Easterly boundary of said Southwest quarter of the Northeast quarter a distance of 1324.37 feet to a 5/8 inch diameter marking the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11 and the Point of Beginning; thence South 89°42'46" West along the Southerly boundary of said Northwest quarter of the Northeast quarter a distance of 1329.16 feet to a point; thence leaving said Westerly boundary North 89°42'46" East a distance of 1329.61 feet to a point on the Easterly boundary of said Northwest quarter of the Northeast quarter; thence South 0°36'55" West along said Easterly boundary a distance of 557.22 feet to the Point of Beginning.

Parcel II:

A portion of the North half of the Southwest quarter of the Northeast quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Northeast quarter of said Section 11, the Point of Beginning; thence along the North boundary of said North half of the Southwest quarter of the Northeast quarter North 89°42'47" East 1329.16 feet to the Northeast corner thereof; thence along the Easterly boundary of the said North half of the Southwest quarter of the Northeast quarter South 0°36'54" West 662.16 feet; thence to the Southeast corner thereof; thence along the Southerly boundary of the said North half of the Southwest quarter of the Northeast quarter South 89°42'48" West 1068.62 feet to the Southeast corner of the parcel described in Warranty Deed recorded as Instrument No. 925826, records of Canyon County, Idaho; thence along the East boundary of said parcel North 0°34'06" East 168.08 feet to the Northeast corner of said parcel; thence along the North boundary of said parcel South 89°42'48" West 260.00 feet to the West boundary of the said North half of the Southwest quarter of the Northeast quarter; thence along the said West boundary North 0°34'06" East 494.14 feet to the Point of Beginning.
Good Morning Everyone! 😊

Re: Preliminary Plat Approval for Sonata Pointe West Subdivision / SPP-00044-2019

Please find attached for your review the Preliminary Plat Approval for Sonata Pointe West in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Lone Star Rd. and W. Roosevelt Ave. (118 single family detached lots on 34.06 acres for 3.46 dwelling units per gross acre – A portion of the NE 1/4 of Section 30, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of August 27, 2019.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook
MEMORANDUM

To: Carl Miller - COMPASS

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

Date: July 19, 2019

Re: Sonata Pointe West Subdivision
   Preliminary Plat Review
   Project: SPP-00044-2019

Attached please find for your review the Preliminary Plat Approval for Sonata Pointe West in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Lone Star Rd. and W. Roosevelt Ave. (118 single family detached lots on 34.06 acres for 3.46 dwelling units per gross acre – A portion of the NE 1/4 of Section 30, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of August 27, 2019.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!
<table>
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<th><strong>SONATA POINTE WEST SUBDIVISION</strong></th>
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**GREEN** - INTER OFFICE  
**BLUE** - MAIL
Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, July 22, 2019 12:40 PM
To: Shellie Lopez
Subject: [External] RE: Preliminary Plat Approval for Sonata Pointe West Subdivision / SPP-00044-2019

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Good Afternoon Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
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From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Monday, July 22, 2019 11:09 AM
Subject: Preliminary Plat Approval for Sonata Pointe West Subdivision / SPP-00044-2019

Good Morning Everyone! ☺

Re: Preliminary Plat Approval for Sonata Pointe West Subdivision / SPP-00044-2019

Please find attached for your review the Preliminary Plat Approval for Sonata Pointe West in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Lone Star Rd. and W. Roosevelt Ave. (118 single family detached lots on 34.06 acres for 3.46 dwelling units per gross acre – A portion of the NE 1/4 of Section 30, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of August 27, 2019.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Date: July 23, 2019

RE: Planning Department Landscape Plan Review

Project: Project Name: Sonata Pointe West Subdivision: SPP-00044-2019

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:

1. **No comments - plans approved**

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
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Sonata Pointe West Subdivision Project: SPP-00044-2019. We request that the sidewalk along the north shoulder of W. Roosevelt Avenue be installed at a width of 10’ to act as the shared use urban connector as indicated on the City of Nampa Bicycle and Pedestrian master plan.

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.
RE:  SPP-00044-2019/ Sonata Pointe West Subdivision

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 Districts Hocktitler Lateral ends at
the southwest corner, of this proposed project. The districts easement for the Hocktitler Lateral
at this location is a minimum of forty feet (40’) total, twenty feet (20’) 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
Building Department will require that each lot have a top of foundation wall or finish floor elevation, on the construction drawings at final plat time.
August 2, 2019

RE: Sonata Pointe West - Preliminary Plat

To:  Shawn Brownlee

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

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

- Propose new, unique street names for W Quartet Ct, N Hayden Ave, and W Minuet St to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
- Propose new, unique street name for W Easter Sonata St. This name contains the street directional ‘East’.
- N Sonata Dr should be N Sonata Way. Separated segments should carry the same type. In this case, N Hayden Ave could be part of N Sonata Way.
- N Bach Ave should have two separate names.
- The Unnamed Cul de Sac should be named N Sonata Way
- Propose a new unique name for the street adjacent to Block 4, Lots 8 and 9.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
DATE: August 9, 2019

TO: Nampa Planning & Zoning Department

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

CC: Tom Points, P.E. – Public Works Director

SUBJECT: SPP-00044-2019 – Sonata Pointe West Subdivision Engineering Review Memo

The Engineering Division has completed a review of the Preliminary Plat application for Sonata Pointe West Subdivision and recommend the following comments and conditions.

Preliminary Plat Comments

1. The project is located at between Lone Star Road and Roosevelt Avenue, west of the existing Sonata Pointe Subdivision, and will take access from the following roadways:
   - Lone Star Road – classified as “Minor Arterial” with 100’ right-of-way.
   - W Roosevelt Ave – classified as “Collector” with 80’ right-of-way.

   The proposed accesses meet the spacing requirements of the City’s Access Management Policy.

2. The required right-of-way for Lone Star Road has already been dedicated. 40’ of right-of-way from section line for Roosevelt Ave has yet to be dedicated.

3. Full frontage road widening and curb/gutter install is no longer required in accordance with Nampa City Code Section 9-3-1. However, due to the small amount of pavement widening necessary for Roosevelt Avenue to achieve full width, we request the development accommodate the widening and curb/gutter install on this road. The cost of pavement widening and curb/gutter is subject to Streets Impact fee credit, while the construction of sidewalk and drainage facilities are the responsibility of the Developer.

4. A Traffic Impact Study was prepared for the project and has been reviewed and approved by City staff. The report concluded no improvements were necessary to mitigate for increased traffic.

5. 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:
   - 8” sewer main in Lone Star Rd & Roosevelt Ave;
   - 12” water main in Lone Star Rd & Roosevelt Ave; and,
• 12" pressure irrigation main in Lone Star Rd & Roosevelt Ave.

6. 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.

7. The preliminary profiles indicate that some sewers are shallower than 7'. This will require site fill and/or upgrading of sewer lateral pipe material to achieve adequate gravity design.

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

9. A Preliminary Geotechnical Report was not submitted with this application. A geotechnical/soils analysis shall be performed and report submitted to the Nampa Engineering Division per City policy.

10. 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. Dedicate the following public right-of-way prior to submittal of the first Final Plat:
   - W Roosevelt Ave - 40' from the Section Line.

2. Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1. Developer shall also complete road widening and curb/gutter installation along W Roosevelt Ave, the cost of which will be subject to Streets Impact Fee credit.

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. Utility construction to include the following main lines based on the City's Master Plans:
   - 12" water main and pressure irrigation main in Lone Star Road.

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.