PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s)/Representative(s): Trilogy Idaho/Kent Brown, Representative
File(s): SPP 045-19
Project Name/Type: Aberdeen Springs Subdivision

Requested/Needful Action Approval/Denial:

Preliminary Subdivision Plat Approval:
(Decision Required: Decision)

For “Aberdeen Springs Subdivision” [hereinafter the “Project” or “Development”;
alternatively, “Aberdeen Springs Subdivision”] -- a proposed single-family
subdivision containing 64 residential lots and 7 common lots upon the land
referred to below…

Pertaining to:
A 17.46-acre portion of land at 0 Amity Ave., Parcel #R3179901000 for 3.6
dwelling units per gross acre on a portion of the E ½ SW ¼ Section 25, T3N,
R2W, BM) (hereinafter the “Property”)…

History:
Various applications from 2006 to 2017 for annexation and platting that were withdrawn.
October 2017 – Annexation and zoning to RS6 – Approved May 2018 Ord #4375 with a
development agreement for Aberdeen Springs.

Current and Surrounding Zoning:
That the Property is presently under Canyon County jurisdiction. See the attached
Vicinity Map; and,

Existing zoning:
North: RS 6 & RS18 – (Single Family Residential Subdivisions)
South: Canyon County (Old Meat Processing Plant)
East: Canyon County, Enclaved, (Residential Use)
West: RS6 (Single-Family Residential Subdivision)

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

---

**FINDINGS OF FACT & CONCLUSIONS OF LAW REGARDING PLAT**

Plat review was done to analyze the Project’s compliance to code in the context of this Project having already been, theoretically, annexed and zoned.

**Overall Site Area:**
17.46 acres

**Total, Proposed RS 6 Lot Count:**
71

**Total Common Lot Count:**
7

**Total Building Lot Count:**
64

Regarding “RS 6 Building Lots”:
- **Min. Allowed RS 6 Bldg. (or “Master”) Lot Size:** 6,000 sq. ft.
- **Min. Proposed RS 6 Bldg. Lot Size:** 6,050 sq. ft.
- **Average Calculated Lot Size:** 8,037 sq. ft.

**Periphery Compatibility Applicability**
Does not meet the 10,000 s.f. minimum for compatibility

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

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

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

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

The matter or act of plat review before the Commission by virtue of the application package made the subject of this report is to determine whether or not the preliminary plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-10, Nampa City Code § 10-33, and, in cooperation with the City’s currently adopted Engineering Design and Specification manuals.

Accordingly, plat review was done to analyze the Project’s compliance to code in the context of this Project having already been annexed and zoned.
Regarding the plat, Zoning Staff finds:

1. **Minimum Lot Areas:**
   That because the proposed Development is slated for development in conjunction with RS 6 zoning, this requirement applies...all master or standard building lots meet or exceed 6,000 sq. ft. in area. The smallest standard buildable lot is 6,050 sq ft.; therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**
   When calculating the average, 20% of the smallest and 20% of the largest lots can be excluded. The average lot size for this development are 8,037 s.f.. Therefore the plat is deemed compliant in this regard; and,

3. **Lot Compatibility:**
   This property abuts Western Country Estates on the northeast, a Nampa City subdivision with ½ acre lots. The four lots that create the northeastern boundary of the proposed development do not meet the required 10,000 sq. ft minimum lot size required to achieve lot compatibility. Therefore, the plat is considered non-compliant in this regard; and,

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

5. **Landscaping:**
   A landscape plan was submitted with the application paperwork. Comments were made by City staff and revised plans were submitted and approved; and,

6. **Pathway(s):** The parks department has requested that 20' from the top of bank along the south side of the North Nampa Lateral be deeded and dedicated to the City of Nampa for the location of the North Nampa Lateral Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. Additionally, we request that the developer construct the portion of that pathway to the City of Nampa pathway specifications adjacent to the development

**Recommendation:**
Approval with conditions…

---

**AGENCY/CITY DEPT COMMENTS FOR PRELIMINARY PLAT**

**Agency/City department comments** have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon October 16, 2019] is hereafter attached to this report, to include:

1. A September 6, 2019 email printout from the Nampa Parks Department authored by Cody Swander indicating that they request 20’ from the top of bank along the south side of the North Nampa Lateral be deeded and dedicated to the City of Nampa for the location of the North Nampa Lateral Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. Additionally, we request that
the developer construct the portion of that pathway to the City of Nampa pathway specifications adjacent to the development; and,

2. On September 5, 2019, Neil Jones with the Nampa Building Department made a note in the EnerGov permitting program indicating that the Building Department will require a top of foundation wall or a finish floor elevation on each lot, shown on the final plat construction drawings; and,

3. A September 9, 2019 email printout from the Nampa Highway District #1 authored by Eddy Thiel, indicating that they have no comment; and,

4. A September 11, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that a Land Use Change application and License Agreement will be required and all easements shall be protected; and,

5. A September 18, 2019 email printout from the City Forestry Department authored by Adam Mancini indicating that they No Class III trees are allowed along the ROW. This email is supported by review and correction notice, dated September 24, 2019 and sent by Doug Critchfield, Nampa Planning Department, that states that the Street Tree different species should be specified on a revised landscape plan. Subsequently, a revised landscape plan was submitted by the applicant and was approved by Doug Critchfield on September 25, 2019; and,

6. A memo dated September 18, 2019, authored by Dan Wagner, Nampa GIS Division, stating required changes to street names as follows: Add a S prefix to the following street names: Millford Pl, Bangor Way, Kirkhill Way. A revised Preliminary Plat with revised street names was submitted on September 24; and,

7. An email dated October 1, 2019, authored by Sarah Arjona from the Idaho Transportation Department stating that ITD has no objections to this project; and,

8. A memo, dated September 30, 2019, authored by Caleb LaClair, stating the following:

**Engineering Preliminary Plat Comments**

a. The project is located northeast of the Mihan Lane and E Amity Ave and will take access from the following roads:
   - **E Amity Ave** – classified as “Principal Arterial”
   - **Mihan Lane** – classified as “Local Road”
   - **S Queens Drive** – classified as “Local Road”
   - **E Sherman Ave** – classified as “Local Road”

b. The property was annexed into the City in June 2018 as application ANN-00062-2017. All necessary right-of-way for the frontage roads was dedicated at the time of annexation.

c. A limited traffic analysis was performed at the time of annexation time by Thompson Engineers, Inc. to analyze access to the development. The study concluded that an eastbound left-lane on Amity Ave would be needed. The turn lane striping was completed as part of an Amity Avenue capital improvement project later that year. No additional traffic analysis is required.
d. 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:

- 12” water main in E Amity Ave;
- 10” water main in Mihan Lane;
- 10” water and 8” sewer mains in S Queens Drive;
- 8” water and 8” sewer mains in E Sherman Ave;
- 8” pressure irrigation along the east boundary of the existing Kings Road Estates Subdivision.

e. The following master planned utilities are shown in the vicinity of the project and shall be installed at time of development:

- 12” pressure irrigation main along the frontage of Mihan Lane and E Amity Ave.

f. We have the following comments regarding the Geotechnical Report supplied with the project:

- The site map with test pit locations was missing.
- The report references an artesian well existing near E Amity Ave. Final development plans shall address the well and how any long-term discharge will be handled.
- The report indicates groundwater may be as shallow as 1 foot below ground surface in some areas. An updated Geotechnical Report should be submitted with final plans that includes both infiltration testing and extended groundwater monitoring data to support drainage facility design.

g. Existing topography reflected on the plat suggests there is a defined point of offsite run-on located at Lot 19, Block 3. This was confirmed during a site visit. It appears runoff is conveyed to a ditch along the west property boundary. In addition, the ground east of the property is generally sloped toward the east boundary of the project. Final development plans shall address these points of offsite run-on.

h. The proposed storm drain line in “Bangor Way” should be moved to the other side of the sewer to provide separation to the water main.

i. The North Nampa Lateral is located along the northerly property boundary and is managed by Nampa & Meridian Irrigation District (NMID). The Developer shall coordinate with NMID for any improvements along the lateral.

Engineering Conditions of Approval

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

2. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and associated head-gate report from the irrigation district.
3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans:
   - 12” pressure irrigation main along the frontage of Mihan Lane and E Amity Ave.

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

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

6. Applicant shall provide an updated Geotechnical Report at the time of Final Plat submittal to include extended groundwater monitoring data and infiltration testing to support drainage facility design.

7. Applicant shall address how discharge from the artesian well and all points of offsite run-on will be mitigated by the development at the time of final design.

8. Developer shall obtain plan approval from Nampa & Meridian Irrigation District for any work to take place along the North Nampa Lateral.

**RECOMMENDED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to approve the Aberdeen Springs Subdivision preliminary plat, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

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

2. The lots abutting Western Country Estates on the northeast shall provide a minimum of 10,000 s.f. per lot to comply with the lot compatibility requirements; and,

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

4. Submit revised landscape plans; and, **(resolved)**

5. Make necessary street name corrections as listed in memo; and, **(resolved)**

6. Deed and dedicate 20’ from the top of bank along the south side of the North Nampa Lateral and construct pathway; and,

7. Apply for Land Use Change and License Agreement with Nampa Meridian Irrigation District; and,

8. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/re redevelopment and prior to connection to City services.
9. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/reevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and associated head-gate report from the irrigation district.

10. Utilities shall be constructed to and through the site at the time of property development/reevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans:
   a. 12” pressure irrigation main along the frontage of Mihan Lane and E Amity Ave.

11. Applicant shall provide an updated Geotechnical Report at the time of Final Plat submittal to include extended groundwater monitoring data and infiltration testing to support drainage facility design.

12. Applicant shall address how discharge from the artesian well and all points of offsite run-on will be mitigated by the development at the time of final design.

13. Developer shall obtain plan approval from Nampa & Meridian Irrigation District for any work to take place along the North Nampa Lateral.

14. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,

15. Prior to filing for a final plat approval for any portion of the Project, the Developer’s engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat plan set that shall be remitted to the City; and,

Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council…

ATTACHMENTS

- Public hearing notice (page 8)
- Zoning “Vicinity Map” (page 9)
- Applicant’s representative’s Project narrative (pages 10)
- Subdivision Preliminary Plat Application/information pages (pages 11-12)
- Aerial ArcGIS image of the Property and surrounds (page 13)
- Future Land Use Map pertaining to the Property (page 14)
- Reduced preliminary plat plan (pages 15-17)
- Landscape plan (pages 18-21)
- Plat copy distribution list (page 22)
- DA pages from Ordinance #4375 (pages 23-32)
- Inter-departmental/agency/citizen correspondence (pages 33+)
August 2, 2019

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

RE: Aberdeen Springs Preliminary Plat

Dear Planning & Zoning Commission

On behalf of Trilogy Idaho, we respectfully request the City of Nampa’s approval of a preliminary plat for Aberdeen Springs. The Aberdeen Springs Subdivision is a 64 single family residential lot subdivision with 7 common lots. Aberdeen Springs has an overall density of 3.7 dwellings per acre. The common lots encompass .95 acres or 5.4% of the subdivision. This subdivision is located northside of E Amity Iowa Ave between Mihan Lane and Gray Lane.

Summary
Aberdeen Springs Subdivision is single family residential subdivision in a RS 6 zone and has 64 residential lots and 7 common lots. This preliminary plat is an appropriate fit for this site and will be a valuable single-family neighborhood.

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

Sincerely,

Kent Brown
Planner
### A. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>ABERDEEN SPRINGS SUBDIVISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acres</td>
<td>17.46</td>
</tr>
</tbody>
</table>

Intended Land Uses

Circle (residential, single-family, multi-family, commercial, industrial)

Property Address(es) | 0 AMITY AVE |

Legal Description | SEE ATTACHED LEGAL |

Canyon County Parcel Account Number(s) | R3179901000 |

Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG

(County Zoning) | |

### B. OWNER/APPLICANT INFORMATION

**Owner of Record**

<table>
<thead>
<tr>
<th>Name</th>
<th>ENDURANCE HOLDINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1977 E OVERLAND ROAD</td>
</tr>
<tr>
<td>City</td>
<td>MERIDIAN</td>
</tr>
<tr>
<td>State</td>
<td>IDAHO</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>
</tbody>
</table>

**Applicant**

<table>
<thead>
<tr>
<th>Name</th>
<th>TRILOGY IDAHO</th>
</tr>
</thead>
<tbody>
<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>
</tr>
<tr>
<td>Telephone</td>
<td>208-895-8858</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
</tr>
</tbody>
</table>

**Engineer/Surveyor/Planner**

<table>
<thead>
<tr>
<th>Name</th>
<th>PLANNER (KENT BROWN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3161 E SPRINGWOOD DRIVE</td>
</tr>
<tr>
<td>City</td>
<td>MERIDIAN</td>
</tr>
<tr>
<td>State</td>
<td>IDAHO</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-871-6842</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:KENTLKB@GMAIL.COM">KENTLKB@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

---

**RECEIVED**

AUG 02 2019

BY: [Signature]
C. SUBDIVISION INFORMATION

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>64</td>
<td>12.38</td>
</tr>
<tr>
<td>Dwelling units per acre (gross /net)</td>
<td>3.6/5.16</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Common (Landscape, Utility, Other)</td>
<td>7</td>
<td>1.59</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>71</strong></td>
<td><strong>17.46</strong></td>
</tr>
</tbody>
</table>

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

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

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

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

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

Signature__________________________________________ Date________________________

For City Office Use Only

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

DATE RECEIVED: __________ RECEIVED BY: __________ HEARING DATE: ______
ABERDEEN SPRINGS SUBDIVISION
Preliminary Plat

SPP-00045-2019

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

10/10/2019

for illustrative purposes only

0 80 160 240 320

Feet County Parcels

THE CITY OF NAMPA
THE SEAL OF
NAMPA Proud

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

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLUM - Mexican Plum</td>
<td>Prunus mexicana</td>
<td>6'-8' SHD</td>
</tr>
<tr>
<td>RAISIN - Black Raisin</td>
<td>Vitis rupestris</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>PLEON - Feather Mulberry</td>
<td>Aronia × prunifolia</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>SUGAR - Sugar Plum</td>
<td>Prunus americana</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>RASPBERRY - Black Raspberry</td>
<td>Rubus occidentalis</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>GOOSEBERRY - Gooseberry</td>
<td>Ribes × nidigrolaria</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>CRANBERRY - Red Cranberry</td>
<td>V. × corymbifera</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>PLUM - Purple Plum</td>
<td>Prunus serotina</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>CHERRY - Cerasus</td>
<td>Prunus cerasus</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>BERRY - Blackberry</td>
<td>Rubus fruticosus</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>FIG - Common Fig</td>
<td>Ficus carica</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>DATE - Date</td>
<td>Phoenix dactylifera</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>MUSK - Muskmelon</td>
<td>Cucumis melo</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>WATERMELON - Watermelon</td>
<td>C. lanatus</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>PEA - Green Pea</td>
<td>Pisum sativum</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>LIMA - Lima Bean</td>
<td>Phaseolus lunatus</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>RICE - Rice</td>
<td>Oryza sativa</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>CORN - Corn</td>
<td>Zea mays</td>
<td>8'-12' SHD</td>
</tr>
<tr>
<td>BEAN - Lima Bean</td>
<td>Phaseolus lunatus</td>
<td>8'-12' SHD</td>
</tr>
</tbody>
</table>

NOTES

1. All landscape shall be installed in accordance with the City of Nampa Ordinance requirements.
2. All planting areas to be watered with an automatic underground irrigation system.
3. Plantings shall not be planted within 5 feet of any paved driveway, sidewalk, or public street.
4. All trees shall have the required number of branches and shall be properly spaced.
5. All planting areas shall be properly graded and compacted.
6. Plantings shall be properly staked and supported.
7. All planting areas shall be properly mulched.
8. All planting areas shall be properly weeded and maintained.
9. All planting areas shall be properly labeled.

DEVELOPMENT DATA

- TOTAL AREA: 13.48 ACRES
- BUILDABLE LOTS: 64
- COMMUNITY LOTS: 4
- TOTAL LOTS: 68
- OPEN SPACE: 0.25 ACRES
- EXISTING ZONING: R40 - Nampa
- PROPOSED ZONING: R40 - Nampa
- OWNER: ENCORE VENTURES LLC
- PHONE: (307) 751-5500
- PLANNERS/CONTACT: TRISTON DEVELOPMENT, INC.
- PHONE: (208) 664-5555
- DEVELOPERS: TRISTON DEVELOPMENT, INC.
- PHONE: (208) 664-5555
- ENGINEERS: ENCORE VENTS CO., LTD.
- PHONE: (208) 664-5555

A BERDEEN SPRINGS SUB DIVISION
NAMPA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Approved by:

September 24, 2019
<table>
<thead>
<tr>
<th><strong>ABERDEEN SPRINGS</strong></th>
<th><strong>Done</strong></th>
<th><strong>Memo</strong></th>
<th><strong>Plat</strong></th>
<th><strong>Soil</strong></th>
<th><strong>Storm Water</strong></th>
<th><strong>Traffic</strong></th>
<th><strong>CD</strong></th>
<th><strong>Landscape</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CALEB LA Clair</td>
<td>✓</td>
<td>1</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Give to cliff to log in)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEIL JONES-BUILDING</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DOUG CRITCHFIELD-PLANNING</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td>1 small</td>
</tr>
<tr>
<td>KRISTI WATKINS - PLANNING</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRAIG TARTER, GIS</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>NATE RUNYAN, PUBLIC WORKS (WASTEWATER CUBBY)</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ECON DEV – BETH INECK</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RAY RICE – ENVIRONMENTAL COMPLIANCE</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRENT HOSKINS-NAMPA FIRE DEPT</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JASON KIMBALL – NPD (EMAIL)</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JAY YOUNG – GIS/NPD – (EMAIL)</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DARRIN JOHNSON – PARKS (REC. CENTER INTER-OFFICE MAILBOX)</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>CODY SWANDER/EARL MORAN</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>DON BARR – STREET DIV</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAMPA HIGHWAY DISTRICT</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CANYON HIGHWAY DISTRICT</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RANDY DEWEY – NSD #131</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TAMMY WALLEN – NSD #131</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td>1 small</td>
</tr>
<tr>
<td>VALLIVUE SCHOOL DISTRICT # 139</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRENT CARPENTER – BROWN BUS</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOUTH WEST HEALTH DISTRICT</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CARL MILLER – COMPASS (EMAIL)</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KEN COUCH – ITD</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAMPA-MERIDIAN IRRIGATION</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOISE-KUNA IRRIGATION</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PIONEER IRRIGATION</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC: TOM POINTS</td>
<td>✓</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RODNEY ASHBY</td>
<td>✔</td>
<td>1</td>
<td>1</td>
<td>small</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GREEN** - INTER OFFICE  
**BLUE** - MAIL
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”), is made and entered into this 7th day of March, 2018 (the “Effective Date”), by and between the City of Nampa, a municipal corporation, hereinafter referred to as the “City,” and Aberdeen Springs Wind, LLC, hereinafter referred to as the “Owner/Developer.”

RECITALS

A. The Owner/Developer are the owner of approximately 17.54 acres of real property legally described in Exhibit “A” attached hereto and made a part hereof (the “Property”).

B. The Owner/Developer applied to the City on November 1, 2017 (the “date of application”) for Annexation and Zoning of the Property to RS6 (Single Family Residential – 6,000 sq ft) for 13.96 acres, and to BC (Community Business) for 3.59 acres in anticipation of developing a commercial lot adjacent the E. Amity Ave. frontage with Single Family Residential lots to the north (the “Project”). Representatives of the Owner/Developer agreed at the March 19, 2018 City Council public hearing to revise the Annexation and Zoning of the Property to zone the entire 17.54-acre parcel RS6 (Single Family Residential – 6000 sq ft).

C. City, pursuant to Section 10-2-5, Nampa City Code, and Idaho Code Section 67-6511A, has the authority to zone the Property and enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for specific purposes and/or uses that are appropriate in the area.

D. City’s Planning and Zoning Commission and City’s City Council have held public hearings as prescribed by law with respect to annexation, zoning and development of the Property and this Agreement. City has approved the requested Annexation and Zoning of the Property to RS6 (Single Family Residential – 6,000 sq ft) for 17.54 acres subject to the terms and commitments contained in this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals, which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. This Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the parties’ commitments applicable to the Property as set forth herein, or the zoning designation approved hereby as the Property has been deemed suitable for the uses allowed within said zoning designation.

2. This Agreement is intended to be supplemental to all other local, city, state and federal Code requirements, rules and regulations, and is established to help assure the compatibility of
the resulting land use with the surrounding area. Provided, however, that to the extent this Agreement conflicts with any provision of the Nampa City Code, this Agreement shall prevail to the extent permitted by law.

3. The provisions and stipulations of this Agreement shall be binding on City, the Owner/Developer, each subsequent owner of the Property or portion thereof, and each other person acquiring an interest in the Property and are, in no particular order, as set forth in the conditions of approval attached hereto as Exhibit “B”, and by this reference incorporated herein.

4. This Agreement may be modified only by the written agreement of the Owner/Developer and the City after complying with the notice and hearing procedures required under Idaho Code Section 67-6511A or Nampa City Code Section 10-2-5 (D) or successor provisions.

5. The execution of this Agreement and the written commitments contained herein shall be deemed written consent to change the zoning of the Property to its prior designation upon failure of the Owner/Developer to comply with the terms and conditions of this Agreement. Provided, however, that no such consent shall be deemed to have been given unless City provides written notice of any such failure and the Owner/Developer or successors and/or assigns fails to cure such failure as set forth below.

6. This Agreement and the commitments contained herein shall be terminated, and the zoning designation reversed, upon the failure of the Owner/Developer, or each subsequent owner or each person acquiring an interest in the Property, to commence the project within two (2) years after the Effective Date and otherwise comply with the commitments contained herein, and after the notice and hearing requirements of Idaho Code Section 67-6509 have been complied with by City. Provided, however, no such termination or reversal shall occur unless City provides written notice of the Owners/Developer’s failure to comply with the terms and conditions of this Agreement to the Owner/Developer and the Owner/Developer fails to cure such failure within six (6) months of the Owner/Developer’s receipt of such notice. The two (2) year period of time for commencing the project and complying with the commitments may be extended by City for good cause upon application for such extension by the Owner/Developer, and after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

7. Except as specifically set forth in this Agreement, the rules, regulations and official policies governing permitted uses of land, density, design, improvements and construction standards and specifications applicable to the Project and the Property shall be those rules, regulations and official policies in effect as of the date of annexation. Provided, however, that the applicable building codes for structures shall be the codes in effect when a complete application for a building permit is file. Development impact fees, if imposed by ordinance, shall be payable as specified in said ordinance even if the effective date is after the date of this agreement or the annexation pursuant thereto.

8. It is intended by the parties that this Agreement shall be recorded on the Effective Date or as soon as practicable thereafter. The parties further intend that the provisions of this Agreement shall run with the Property and shall be binding upon City, the Owner/Developer, each
subsequent owner of the Property, and each other person or entity acquiring an interest in the Property.

9. If any term or provision of this Agreement, to any extent, shall be held invalid or unenforceable, the remaining terms and provisions herein shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

10. This Agreement sets forth all promises, inducements, agreements, conditions and understandings between the Owner/Developer and City relative to the subject matter hereof. There are no promises, agreements, conditions or understandings, oral or written, express or implied, between the Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by the parties or their successors-in-interests or their assigns, and pursuant, with respect to the City, to a duly adopted ordinance or resolution of the City.

11. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys’ fees as determined by a court of competent jurisdiction.

12. This Agreement may be executed in counterparts, each of which shall constitute an original, all of which together shall constitute one and the same Agreement.

13. In the event the Owner/Developer, their successors, assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, or in the event City, fail to faithfully and materially comply with all of the terms and conditions included in this Agreement, enforcement of this Agreement may be sought by either City or the Owner/Developer or by any successor or successors in title or interest or by the assigns of the parties hereto, in an action at law or in equity in any court of competent jurisdiction.

   a. A waiver by City of any default by the Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach waived and shall not bar any other rights or remedies of City or apply to any subsequent breach of any such or other covenants and conditions. A waiver by the Owner/Developer of any default by City of any one or more of the covenants and conditions hereof shall apply solely to the breach waived and shall not bar any other rights or remedies of the Owner/Developer or apply to any subsequent breach of any such or other covenants and conditions.

   b. Notwithstanding anything to the contrary herein, in the event of a material default of this Agreement, the parties agree that City and the Owner/Developer shall have thirty (30) days after delivery of notice of such default to correct the same prior to the non-defaulting party’s seeking of any remedy provided for herein; provided, however, that in the case of any such default which cannot with diligence be cured within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, then the time within which such may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and
continuity, but in any event not to exceed six (6) months; and provided further, however, no default by a subsequent owner of a portion of the Property shall constitute a default by the Owner/Developer for the portion of the Property still owned by the Owner/Developer.

c. In the event the performance of any obligation to be performed hereunder by either the Owners/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

d. In addition to the remedies set forth above, in the event of a default by the Owner/Developer, or any other party claiming an interest herein, City may withhold building permits for any remaining lots within the development until such time as the default is cured.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this day and year first above written.

CITY OF NAMPA

Deborah A Kling, Mayor

Attest: Debbie Bishop, City Clerk

STATE OF IDAHO  )
    ss.
County of Canyon    )

On this 7th day of May, in the year of 2018 before me,
Chris Ocker, personally appeared Deborah A Kling, known or identified to me, to be the Mayor of the City of Nampa, whose name is subscribed to the within and foregoing instrument and acknowledged to me that she executed the same, and was so authorized to do so for and on behalf of said City of Nampa.

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

Chris Ocker

Notary Public for State of Idaho
Residing at Canyon county, Nampa ID
Commission Expires: 5/13/2024
State of Idaho

Canyon County

On this 7th day of May 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah L. Bishop known to be the City Clerk of the City of Nampa, a municipal corporation, who executed the foregoing instrument.

In Witness Thereof, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.

Chris Ocker
Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 04/13/2024
OWNER/DEVELOPER
Aberdeen Springs Wind, LLC

C. Fred Cornforth, Member

STATE OF IDAHO )
) ss.
County of Canyon )

On this 11th day of April, in the year of 2018 before me, Vickie Ensley, personally appeared C. Fred Cornforth, known or identified to me, to be a Member of Aberdeen Springs Wind, LLC, the owner(s) of the property referenced herein and the person who executed the foregoing instrument.

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

VICKIE ENSLEY
NOTARY PUBLIC
STATE OF IDAHO

ABERDEEN SPRINGS WIND, LLC DEVELOPMENT AGREEMENT  Page 5
EXHIBIT “A”

LEGAL DESCRIPTION FOR ANNEXATION TO THE CITY OF NAMPA

This Parcel is situated in a portion of the E. 1/2 of the S.W. 1/4 of Section 25, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said E. 1/2 of the S.W. 1/4; thence along the south boundary of said E. 1/2 of the S.W. 1/4,

A) N.89°12'04"W., 693.03 feet; thence leaving said south boundary,
   1) N.04°06'38"E., 40.07 feet to a point on the north right-of-way of Amity Road; thence along said north right-of-way,

   2) N.89°12'04"W., 123.59 feet to the POINT OF BEGINNING; thence continuing along said north right-of-way,

B) N.89°12'04"W., 357.63 feet; thence,
   1) N.00°48'43"E., 10.00 feet; thence continuing,

   2) N.89°12'04"W., 73.37 feet (of record 73.46 feet); thence continuing,

   3) N.34°08'58"W., 24.61 feet to a point on the east right-of-way of Mihan Lane as described in Instrument No. 9738132, records of Canyon County; thence along said east right-of-way and parallel with the west boundary of said E. 1/2 of the S.W. 1/4,

   4) N.00°08'00"E., 364.88 feet (of record 364.74 feet); thence along the north boundary of said Instrument No. 9738132,

   5) N.89°1 8'02"W., 60.00 feet to a point on the west boundary of said E. 1/2 of the S.W. 1/4 and the east boundary of Kings Road Estates Subdivision; thence along said west boundary,

   6) N.00°08'00"E., 1883.65 feet to a found 5/8-inch diameter iron pin, L.S. 4477; thence leaving said west boundary,

   7) S.89°08'14"E., 26.58 feet to the northwest corner of Western Country Estates, thence along the westerly boundary of said Western Country Estates,

   8) S.36°26'45"E., 56.53 feet (of record 56.44 feet); thence,

   9) S.28°05'42"E., 79.67 feet (of record 79.61 feet); thence,

   10) S.25°01'07"E., 571.52 feet (of record 571.09 feet); thence,

   11) S.24°38'32"E., 67.39 feet (of record 67.34 feet); thence,
12) S.43°35'37"E., 95.56 feet (of record 95.50 feet); thence,
13) S.47°44'49"E., 146.00 feet; thence leaving said west boundary,
14) S.31°36'11"W., 558.99 feet; thence,
15) S.28°23'02"E., 337.46 feet; thence,
16) S.04°30'10"W., 199.05 feet; thence,
17) S.13°13'26"E., 463.83 feet to the POINT OF BEGINNING.

CONTAINING 17.54 acres, more or less.
EXHIBIT “B”

CONDITIONS OF APPROVAL

1) The Owner/Developer shall prepare the Preliminary and Final Subdivision Plats for “Aberdeen Springs” in substantial compliance with the project Conceptual Layout as depicted in Exhibit “C”.

2) In accordance with Nampa’s Bicycle and Pedestrian Master Plan and Nampa City Code 10-27-6(H) a pathway shall be required along the North Nampa Lateral along the northern boundary of the property. The pathway shall be connected to the existing pathway at Kings Road Park.

3) At the time of development, it shall be required that all necessary and required public utilities are extended, at owner’s expense, including but not limited to the public sewer main and service(s), domestic water main and service(s), and pressure irrigation main and service(s) to and through the project in accordance with current City policy. For any public mains, thorough site will require dedication of either easements to City over and around the utility in accordance with City’s policy, at widths determined with review and approval of development plans. Or, said utilities shall be placed within public rights-of-way if property is subdivided and platted.
   a) Sewer: Sewer trunk/main is stubbed to the subject property at two locations. Intersection of So. Queens Drive and Mihan Lane, and the east end of E. Sherman Avenue.
   b) Domestic Water: Mains are stubbed to the subject property at two locations. Intersection of So. Queens Drive and Mihan Lane, and the east end of E. Sherman Avenue, with a 12” main in Amity along the entire Amity frontage.
   c) Pressure Irrigation: Mains are stubbed to the subject property at two locations. Intersection of So. Queens Drive and Mihan Lane, and the east end of E. Sherman Avenue, with an 8” main running along the entire westerly border of the property. Parcel required to be annexed into the Nampa Municipal Irrigation System at time of development.

4) Access shall be from Mihan Lane and E. Sherman Avenue.

5) A stub street, if required, shall be extended to the property to the east at a location approved by the City of Nampa Engineering Division.

6) E. Amity Avenue shall be restriped to have a center left turn lane in the proximity of the project as proposed in the January 31, 2018 Thompson Engineers Traffic Study.

7) Right-of-way dedication required.
   a) Amity Avenue: Functional classification is an arterial requiring a total 100-foot right-of-way. With this annexation owner will be required to dedicate an additional 10-feet of right-of-way as necessary from end of sidewalk at Mihan to the parcel’s east border.
8) At the time of development full frontage improvements are required and will include, but not be limited to-

- Curb and Gutter: Reconstruction and realignment may be necessary dependent on size and type of development and/or any requirements identified in a TIS if required.
- Sidewalk
- Pavement widening and striping. May be necessary dependent on size and type of development and/or any requirements identified in a TIS if required.
- Landscaping as required
- Storm drainage, on-site retention whether public or private.
EXHIBIT “C”

CONCEPTUAL LAYOUT

ABERDEEN SPRINGS WIND, LLC DEVELOPMENT AGREEMENT  Page 10
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Aberdeen Springs Subdivision Project: SPP-00045-2019. We request that 20 feet from the top of bank along the south side of the North Nampa Lateral be deeded and dedicated to the City of Nampa for the location of the North Nampa Lateral Pathway as indicated on the City of Nampa Bicycle and Pedestrian master plan. Additionally, we request that the developer construct the portion of that pathway to City of Nampa pathway specification adjacent to the development.

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.
EnerGov

Building Department will require a top of foundation or a finish floor elevation on the construction drawing for each lot.
Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45 • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

---

Good Afternoon Everyone! 😊

Re: Preliminary Plat Approval for Aberdeen Springs Subdivision / SPP-00045-2019

Please find attached for your review the Preliminary Plat Approval for Aberdeen Springs Subdivision in a RS 6 (Single Family Residential – 6,000 sq. ft.) zoning district on the north side of E. Amity Avenue adjacent and east of Milian Lane (64 single family detached lots on 17.46 acres for 3.67 dwelling units per gross acre – A portion of the E\(^2\) of the SW \(\frac{1}{4}\) of Section 25, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of October 08, 2019.

Please review and return any comments to my attention prior to September 20, 2019.

Thank you & Have a great day!
RE: SPP-00045-2019/ Aberdeen Springs 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 North Nampa Lateral courses along the northern boundary of this proposed project. The district's easement for the North Nampa Lateral at this location is a minimum of fifty feet (50') total, twenty-five feet (25') 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,

[Signature]

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

Cc: Office/ file
13 September 2019

Kent Brown
Kent Brown Planning
3161 E. Springwood Dr.
Meridian, ID 83642

RE: Land Use Change Application – Aberdeen Springs Subdivision

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

Dear Mr. Brown:

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 casher'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,

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

EA/cmg

cc: File
Water Superintendent
Nampa City, 411 3rd Street Nampa, ID 83651
Trilogy Idaho 9839 Cable Car St., Ste 101 Boise, ID 83709
Endurance Holdings 1977 E. Overland Rd. Meridian< ID 83642
enc.
Hi Shellie,

After reviewing the plat for the above project I have determined that the Class III trees (London Plane, Swamp Oak) along the Right of Way are not permitted per the Planning and Zoning City Code. Please refer the builder to the Planning and Zoning City Code for an acceptable list of Class II trees in section 10-33-4.

Any further questions please let me know.

Regards,

Adam
PLANNING AND ZONING DEPARTMENT

Date: September 24, 2019
RE: Planning Department Landscape Plan Review
Project: Project Name: Aberdeen Springs Preliminary Plat: SPP-00045-2019

The above listed project(s) 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. **Street Trees:** Please replace the Class III trees specified for Mihan Lane, New Name Street #2, and E. Sherman Ave. with Class II or Class I trees. Class III trees are too large for the 4’ planters between the curb and walk.

2. **Unidentified Street Trees:** Please identify the tree classifications for the street trees that are specified for New Name Streets #1 and #3.

3. **Landscape Plan Sheet L1 and L2 Scale and shortage of trees in landscape buffer:** The scale of 1” = 30’ on the Landscape Plan Sheets L1 and L2 appears to be incorrect. It appears that the scale should be 1” = 60’. If that is the case, the number of street trees in the Amity Ave landscape buffer should be 23 per code (1 every 25’). Currently there are 15 trees specified (the evergreen trees are not street trees). Please revise the scale on Sheets L1 and L2 and specify eight (8) additional Class II street trees in the landscape buffer zone on Amity Ave.

4. Please resubmit landscape plans for approval.

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

Doug Critchfield
Senior Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
From: Kim Siegenthaler <kim@jensenbelts.com>
Sent: Tuesday, September 24, 2019 4:32 PM
To: Doug Critchfield
Cc: kent brown; Shawn Brownlee; BarbaraB@landproDATA.com
Subject: RE: SPP-00045-2019 Aberdeen Springs Preliminary Plat Landscape Plan

Doug- Thank you for the review comments for the Aberdeen Springs Preliminary Plat Landscape Plan. I have revised the drawings per your comments and my notes below (most being drafting errors - my apologies):

1. Some of the trees symbols were mixed up between the plan and the legend. This has been revised and the correct Class indicated on the plans.
2. I have identified the tree classification on the plans.
3. I apologize for having the wrong scale on the drawings. The overall sheet is 1” = 80’ and the enlarged plans are 1” = 50’. For the Amity Road buffer I calculated 460’ of landscape frontage which is 19 trees at 25’ on-center. I have increased the number of Class II Street Trees to 19 (not including evergreen trees). Please let me know if you agree with this calculation.
4. The street names have been updated to match the civil plans.

Please let me know if you have any additional comments or need anything further.

Thanks!

Kim Siegenthaler – Principal

Out of Office:
9/29 – 10/6

Jensen-Belts Associates
1509 S. Tyrell Lane, Ste 130, Boise, ID 83706
Phone 208.343.7175 ex 2

From: kent brown <kentlkb@gmail.com>
Sent: Tuesday, September 24, 2019 3:17 PM
To: Shawn Brownlee <shawn@trilogyidaho.com>; Kim Siegenthaler <kim@jensenbelts.com>
Subject: Fwd: SPP-00045-2019 Aberdeen Springs Preliminary Plat Landscape Plan

See the comments on the landscape plan for Aberdeen Springs

Kent

-------- Forwarded message --------
From: Doug Critchfield <critchfieldd@cityofnampa.us>
Date: Tue, Sep 24, 2019 at 3:14 PM
Subject: SPP-00045-2019 Aberdeen Springs Preliminary Plat Landscape Plan
September 18, 2019

RE: Aberdeen Springs Subdivision - 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.

- Millford Pl should be S Milford Pl
- Bangor Way should be S Bangor Way
- Kirkhill Way should be S Kirkhill Way

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Good morning,

ITD has received application SPP-00045-2019 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. My apologies for the tardiness of our response. We are working thru a backlog of applications.

Thank you,

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

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good Afternoon Everyone! 😊

Re: Preliminary Plat Approval for Aberdeen Springs Subdivision / SPP-00045-2019

Please find attached for your review the Preliminary Plat Approval for Aberdeen Springs Subdivision in a RS 6 (Single Family Residential – 6,000 sq. ft.) zoning district on the north side of E. Amity Avenue adjacent and east of Mihan Lane (64 single family detached lots on 17.46 acres for 3.67 dwelling units per gross acre – A portion of the E½ of the SW 1/4 of Section 25, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of October 08, 2019.

Please review and return any comments to my attention prior to September 20, 2019.

Thank you & Have a great day!
The Engineering Division has completed a review of the Preliminary Plat application for Aberdeen Springs Subdivision and recommend the following conditions and comments.

**Preliminary Plat Comments**

1. The project is located northeast of the Mihan Lane and E Amity Ave and will take access from the following roads:
   - E Amity Ave – classified as “Principal Arterial”
   - Mihan Lane – classified as “Local Road”
   - S Queens Drive – classified as “Local Road”
   - E Sherman Ave – classified as “Local Road”

2. The property was annexed into the City in June 2018 as application ANN-00062-2017. All necessary right-of-way for the frontage roads was dedicated at the time of annexation.

3. A limited traffic analysis was performed at the time of annexation time by Thompson Engineers, Inc. to analyze access to the development. The study concluded that an eastbound left-lane on Amity Ave would be needed. The turn lane striping was completed as part of an Amity Avenue capital improvement project later that year. No additional traffic analysis is required.

4. 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:
   - 12” water main in E Amity Ave;
   - 10” water main in Mihan Lane;
   - 10” water and 8” sewer mains in S Queens Drive;
   - 8” water and 8” sewer mains in E Sherman Ave;
   - 8” pressure irrigation along the east boundary of the existing Kings Road Estates Subdivision.
5. The following master planned utilities are shown in the vicinity of the project and shall be installed at time of development:
   - 12” pressure irrigation main along the frontage of Mihan Lane and E Amity Ave.

6. We have the following comments regarding the Geotechnical Report supplied with the project:
   - The site map with test pit locations was missing.
   - The report references an artesian well existing near E Amity Ave. Final development plans shall address the well and how any long-term discharge will be handled.
   - The report indicates groundwater may be as shallow as 1 foot below ground surface in some areas. An updated Geotechnical Report should be submitted with final plans that includes both infiltration testing and extended groundwater monitoring data to support drainage facility design.

7. Existing topography reflected on the plat suggests there is a defined point of offsite run-on located at Lot 19, Block 3. This was confirmed during a site visit. It appears runoff is conveyed to a ditch along the west property boundary. In addition, the ground east of the property is generally sloped toward the east boundary of the project. Final development plans shall address these points of offsite run-on.

8. The proposed storm drain line in “Bangor Way” should be moved to the other side of the sewer to provide separation to the water main.

9. The North Nampa Lateral is located along the northerly property boundary and is managed by Nampa & Meridian Irrigation District (NMID). The Developer shall coordinate with NMID for any improvements along the lateral.

Conditions of Approval

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

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

3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans:
   - 12” pressure irrigation main along the frontage of Mihan Lane and E Amity Ave.

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

5. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.
6. Applicant shall provide an updated Geotechnical Report at the time of Final Plat submittal to include extended groundwater monitoring data and infiltration testing to support drainage facility design.

7. Applicant shall address how discharge from the artesian well and all points of offsite run-on will be mitigated by the development at the time of final design.

8. Developer shall obtain plan approval from Nampa & Meridian Irrigation District for any work to take place along the North Nampa Lateral.