PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 22 October 2019

PUBLIC HEARING ITEM NO. 3
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s)/Representative(s): Trilogy Idaho/Kent Brown, Representative
File(s): SPP 047-19
Project Name/Type: Spring Shores Subdivision

Requested/Needful Action Approval/Denial:

Preliminary Subdivision Plat Approval:
(Decision Required: Decision)

For “Spring Shores Subdivision” [hereinafter the “Project” or “Development”;
alternatively, “Spring Shores Subdivision”] -- a proposed single-family subdivision
containing 245 residential lots and 22 common lots upon the land referenced
below…

Pertaining to:
A 74.64-acre portion of land located on the west side of 11th Ave N between
Cherry Lane and Ustick Rd., Parcel #2092700000, R3077901200, R3077900000
& R3077901100, zoned RS 8.5 for 3.2 dwelling units per gross acre on a portion
of the NW ¼ of the SW ¼ Section 35, T3N, R2W, BM) (hereinafter the
“Property”)…

History:
June 2006 – Annexation & Zoning to RS 8.5 with Development Agreement – Approved
May 2006, Ord # 3568

Current and Surrounding Zoning:
That the Property is presently under City of Nampa jurisdiction. See the attached Vicinity
Map; and,
Existing zoning:
**North:** Canyon County – (Agriculture)
**South:** Canyon County, Enclaved (Single Family Residential)
**East:** Canyon County – (Agriculture)
**West:** RS7 (Single-Family Residential Subdivision)

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

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**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** - 74.64 acres

- **Total, Proposed RS 6 Lot Count:** 267
- **Total Common Lot Count:** 22
- **Total Building Lot Count:** 245

Regarding “RS 8.5 Building Lots”:
- **Min. Allowed RS 8.5 Bldg. (or “Master”) Lot Size:** 8,500 sq. ft.
- **Min. Proposed RS 8.5 Bldg. Lot Size:** 8,053 sq. ft. – Non-compliant
- **Min. Req. St. Frontage RS 8.5 Zone:** 22’ (feet);
- **Min. Allowed RS 8.5 (or “Master”) Bldg. Lot Widths:** 70’ @ the 20’ front setback mark;
- **Min. Allowed RS 8.5 Bldg. Mean Lot Depths:** 80’

**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 8.5 zoning, this requirement applies…all master or standard building lots meet or exceed 8,500 sq. ft. in area. The smallest standard buildable lot is 8,053 sq ft.; therefore, the Plat is deemed non-compliant in this regard; and,

2. **Average Lot Size:** N/A

3. **Lot Compatibility:** N/A

4. **Lot Width & Depth:**
   All master lots demonstrate required mean lot 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 the issues were resolved; and,

6. **Pathway(s):** The parks department has requested that 20’ from the top of bank along the south/south west side of the Purdam Drain be deeded and dedicated to the City of Nampa for the location of the Purdam 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…

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**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/south west side of the Purdam Drain be deeded and dedicated to the City of Nampa for the location of the Purdan 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 objection to this preliminary plat; and,

4. A September 12, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that this project is not located in NMID jurisdiction and applicant should contact Pioneer Irrigation Dist. for review; and,

5. An email dated September 30, 2019, authored by Mark Zirschky, Pioneer Irrigation District, which states the Purdam Drain has a 110 foot ROW which is under the Bureau of Reclamation jurisdiction. ROW must be called out on the plat and any encroachment or modification shall be addressed with the BOR. Also the plat identifies the Bennett Lateral at the NE corner of the project. This facility should be referenced as the 8.26 lateral. The 8.26 lateral facility is a Pioneer Irrigation facility, which has a 16 foot easement from the top of bank that must be referenced on the plat. Written permission from Pioneer Irrigation must be obtained for any modification or encroachment of the 8.26 Lateral; and,

6. A September 19, 2019 email printout from the City Forestry Department authored by Adam Mancini indicating that they No Class III trees are allowed along the ROW.; and,

7. A memo dated October 2, 2019, authored by Dan Wagner, Nampa GIS Division, stating required changes to street names. See attached list of changes requested; and,

8. An email, dated October 7, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating the ITD has no objections to the proposed development; and,

9. 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:
      - 11\textsuperscript{th} Ave N – classified as “Collector”
      - E Shields Drive – classified as “Local Road” (Future from Meriweather Park Subdivision)
      - N Patchin Street – classified as “Local Road” (Future from Meriweather Park Subdivision)

   b. The property was annexed into the City in April 2006. The required right-of-way for 11\textsuperscript{th} Ave N was not dedicated at the time of annexation. An additional 25-feet of right-of-way shall be dedicated to provide 50-feet total from Section Line prior to approval of the first phase final plat.

   c. A Traffic Impact Study (TIS) has been prepared by CR Engineering, Inc. and approved for the development. The TIS identifies two (2) project related impacts to be mitigated by the development:
- Ustick Road and 11th Avenue intersection – Add two lanes on the eastbound and westbound legs of Ustick Road roundabout.
- South Access and 11th Avenue – Add northbound left-turn lane.

d. An internal stub street and utilities should be provided to the out-parcel located south of the Purdam Gulch Drain; address 17225 11th Ave N.

e. Lot 11, Block 13 should be reserved for possible future public street right-of-way as it coincides with the planned extension of the ½-mile collector road E Landry Street located to the east. It should also be reserved for access to the out-parcel addressed 17531 11th Ave N.

f. The allowable block lengths are exceeded on the following streets warranting traffic calming:
   - E Shields Drive;
   - Marble Springs Drive;
   - Silver Springs Drive; and,
   - Spring Shores Drive.

g. 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 at the intersection of 11th Ave N and Cherry Lane;
   - 8” water, 8” sewer, and 6” pressure irrigation mains in E Shields Drive; and,
   - 12” in Cherry Lane near the Purdam Gulch Drain crossing.

h. The following master planned utilities are shown in the vicinity of the project and shall be installed at time of development:
   - 12” water main in 11th Ave N; and,
   - 12” pressure irrigation main in 11th Ave N.

i. Analysis of the City’s Water Model has shown that looping of the 11th Ave N 12” water main back to the 11th Ave N and Cherry Lane intersection is necessary to provide minimum required fire flow. The timing of this offsite improvement will be dependent on phasing.

j. Analysis of the City Pressure Irrigation Model has shown that looping of the 11th Ave N 12” irrigation main to the 12” main in Cherry Lane is necessary for redundancy and pressure stabilization through the development. The timing of this offsite improvement will be dependent on phasing.

k. The development area is part of the Purdam Sewer Basin and planned to sewer back to a future trunk main in Ustick Road. The Developer has requested this project be allowed to sewer to the Birch Lane trunk via the existing private lift station located in the Meriwether Park Subdivision. This was approved by the Nampa Public Work Division due to transfer of available sewer credits from the Astoria Park Subdivision. The Developer shall provide analysis of the existing Meriwether Park lift station and any required upgrades to serve the development at time of final design. Permitting for lift station upgrades shall be through Idaho Department of Environmental Quality.

l. Proposed Sewer Line J in Blue Springs Drive should be extended to the southerly property boundary at a depth able to serve the property to the south.
m. The Geotechnical Report supplied with the application indicates groundwater may be as shallow as five (5) feet 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.

n. Final development plans shall address existence and mitigation of potential offsite run-on from properties located to the southwest, as existing topography suggests this may be the case.

o. The Purdam Gulch Drain and Miller Lateral run adjacent to or through the property. These facilities are managed by Pioneer Irrigation District (PID) and the Bureau of Reclamation (BOR). The Developer shall coordinate with these agencies for any improvements along the facilities and obtain any necessary license agreements.

**Engineering Conditions of Approval**

1. Developer shall dedicate an additional 25-feet of public right-of-way along 11th Ave N frontage for a total width of 50-feet from Section Line prior to approval of the first phase final plat.

2. Frontage road improvements along 11th Ave N shall be constructed in accordance with Nampa City Code Section 9-3-1.

3. Developer shall be responsible to construct/fund the project triggered mitigation identified in the Traffic Impact Study, including:
   - Ustick Road and 11th Avenue intersection – Add two lanes on the eastbound and westbound legs of Ustick Road roundabout. This shall be addressed as an extra-ordinary impact fee. The fee shall be based on the projects percentage of peak hour traffic contribution to the intersection at the Horizon Year as reflected in the TIS, which is approximately 5.5%. The Developer shall submit a conceptual roundabout layout and corresponding engineers cost estimate for determination of the fee to be reviewed and approved by the Nampa Engineering Division.
   - South Access and 11th Avenue – Add northbound left-turn lane; to be constructed with the South Access.

4. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following streets:
   - E Shields Drive;
   - Marble Springs Drive;
   - Silver Springs Drive; and,
   - Spring Shores Drive.

5. Developer shall provide an internal stub street with utilities to the property at 17225 11th Ave N.


7. 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/reevaluation and prior to connection to City services.

8. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/reevaluation, 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.

9. **Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans and utility system model analysis:**
   - 12” water main in 11th Ave N to be extended and looped back to the existing 12” main at the Cherry Lane intersection.
   - 12” pressure irrigation main along in 11th Ave N to be extended and looped back to the existing 12” main in Cherry Lane located approximately 560-feet east of 11th Ave N.

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

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

12. **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.**

13. **Developer shall obtain plan approval by Pioneer Irrigation District (PID) and the Bureau of Reclamation (BOR), including any associated license agreements for any work to take place along the Purdam Gulch Drain and Miller Lateral.**

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**RECOMMENDED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to approve the Spring Shores 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:
   - Revise the layout of Lot 28, Block 5 as it is undersized for the RS 8.5 zone; and,
   - Indicate a top of foundation wall or a finish floor elevation on each lot on the final plat construction drawings; and,
   - Make necessary street name corrections as listed in memo; and,
   - Deed and dedicate 20’ from the top of bank along the south/southwest side of the Purdam Drain and construct pathway; and,
6. Developer shall dedicate an additional 25-feet of public right-of-way along 11th Ave N frontage for a total width of 50-feet from Section Line prior to approval of the first phase final plat.

7. Frontage road improvements along 11th Ave N shall be constructed in accordance with Nampa City Code Section 9-3-1.

8. Developer shall be responsible to construct/fund the project triggered mitigation identified in the Traffic Impact Study, including:
   a. Ustick Road and 11th Avenue intersection – Add two lanes on the eastbound and westbound legs of Ustick Road roundabout. This shall be addressed as an extra-ordinary impact fee. The fee shall be based on the projects percentage of peak hour traffic contribution to the intersection at the Horizon Year as reflected in the TIS, which is approximately 5.5%. The Developer shall submit a conceptual roundabout layout and corresponding engineers cost estimate for determination of the fee to be reviewed and approved by the Nampa Engineering Division.
   b. South Access and 11th Avenue – Add northbound left-turn lane; to be constructed with the South Access.

9. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following streets:
   a. E Shields Drive;
   b. Marble Springs Drive;
   c. Silver Springs Drive; and,
   d. Spring Shores Drive.

10. Developer shall provide an internal stub street with utilities to the property at 17225 11th Ave N.


12. 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.

13. 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.

14. 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 and utility system model analysis:
   a. 12” water main in 11th Ave N to be extended and looped back to the existing 12” main at the Cherry Lane intersection.
b. 12” pressure irrigation main along in 11th Ave N to be extended and looped back to the existing 12” main in Cherry Lane located approximately 560-feet east of 11th Ave N.

15. 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.

16. Developer shall obtain plan approval by Pioneer Irrigation District (PID) and the Bureau of Reclamation (BOR), including any associated license agreements for any work to take place along the Purdam Gulch Drain and Miller Lateral.

17. 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,

18. 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 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 10)
- Zoning “Vicinity Map” (page 11)
- Applicant’s representative’s Project narrative (pages 12)
- Subdivision Preliminary Plat Application/information pages (pages 13-14)
- Aerial ArcGIS image of the Property and surrounds (page 15)
- Future Land Use Map pertaining to the Property (page 16)
- Reduced preliminary plat plan(pages 17-22)
- Landscape plan (pages 23-29)
- Plat copy distribution list (page 30)
- DA pages from Ordinance #3568 (pages 31-43)
- Inter-departmental/agency/citizen correspondence (pages 44+)
REVISED NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on October 22, 2019 at 7:00 p.m. (or as soon after 7:00 p.m. as each matter may be heard), in the City Hall Council Chambers, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearing on the following will be held before the Nampa Planning and Zoning Commission:

1) Subdivision Plat Preliminary 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 E ½ of the SW ¼ of Section 25, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPP 045-19).

2) Subdivision Plat Short Approval for Was A Wheat Field Subdivision in a IL (Light Industrial) zoning district at 3303 and 3305 Caldwell Blvd. (2 industrial lots on 1.35 acres – A portion of Lots 1 and 2 of Partners Subdivision located in a portion of the N ½ of Section 7, T3N, R2W, BM) for Aspen Engineers representing Was a Wheat Field , LLC (SPS 024-19).

3) Subdivision Plat Preliminary Approval for Spring Shores Subdivision in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Road and Cherry Lane on the west side of 11th Ave. No. (245 single family detached lots on 76.64 acres for 3.2 dwelling units per gross acre – A portion of the NW ¼ of the SW ¼ of Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPP 047-19).

4) Modification of First Amendment to a Development Agreement between Nampa North, LLC and the City of Nampa recorded 12/29/2017 as Inst. No. 2017-056540 amending Exhibit “B” Conceptual Plan to: 1) allow a revised subdivision allowing for a mix of 4-plexes and single-family attached townhomes instead of the original mix of 4-plexes and commercial lots on the GB2 (Gateway Business 2) zoned parcel(s), and 2) amending Exhibit “C” Conditions of Approval as necessary; and Subdivision Plat Preliminary Approval for Lost River Townhomes on the north side of E. Cherry Lane east of Can-Ada Road (81 Single-Family Attached Townhome lots and 5 Four-plex lots - A 7.96 acre parcel of land being a portion of Government Lot 7 and a portion of the SE ¼ of the SW ¼ of Section 6, T3N, R1W, BM) for KM Engineering, LLP representing Nampa North LLC (DAMO 033-19, and SPP 048-19).

5) Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RP (Residential Professional) at 1324 11th Ave. So. (A .24 acre or 10,500 sq. ft. part of the SE ¼ of the NE ¼ of Section 28, Township 3 North, Range 2 West, BM being all of Lot 12, and the and the SW ¼ of Lot 11, Block 65, Waterhouse Addition) for Dena and Jason Baker for a Legal Office (ZMA 112-19).

Details of the above hearing items, including the complete text of zoning code amendments are available for review in the Planning & Zoning Department of City Hall during normal business hours. Copies of staff reports on each application will be available upon request for public review or available online for download through the staff reports link at http://www.cityofnampa.us/agendacenter on the Thursday prior to the hearing date. Individuals, who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484.

Date: October 1, 2019

Norman L. Holm, Planning Director
Exhibit

11th Ave N

Preliminary Plat Approval for Spring Shores Subdivision for Trilogy Idaho

SPP-00047-2019

10/1/2019

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

For illustration purposes only.

Page 11
August 12, 2019

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

RE: Spring Shores Subdivision, Preliminary Plat

Gentlemen:

In behalf of Trilogy Idaho, I respectfully request, the City of Nampa’s approval of a preliminary plat for the Spring Shores Subdivision. Spring Shores Subdivision is a single family residential neighborhood with an overall density of 3.20 dwellings per acre. The subdivision is in a RS 8.5 zone, with 245 single family lots and 22 common lots. These common lots encompass 8.20 acres 10.6% of the subdivision. This subdivision is located between Ustick Road and Cherry Lane Road on the west side of 11 Ave N.

Summary
Spring Shores Subdivision is single family residential subdivision in a RS 8.5 zone and has 245 residential lots and 22 common lots.

This preliminary plat is a good fit for this area of Nampa and will be a good quality single-family neighborhood. There are a number of small pocket parks which are accessible for all the residents through sidewalks and micro pathways. Water and sewer services are extendable and will be provided to all Spring Shores residents.

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

Sincerely,

Kent Brown
Planner
A. GENERAL INFORMATION

Subdivision Name  **SPRING SHORES SUBDIVISION**
Total Acres  76.64
Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es)  0 11TH AVE N. NAMPA ID
Legal Description  SEE ATTACHED
Canyon County Parcel Account Number(s)  R3077901200; R3077900000 & R3077901100
Existing Zoning. (Circle one) RA, RS, ASM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning)  

B. OWNER/ APPLICANT INFORMATION

**Owner of Record**

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<td>9839 W CABLE CAR ST</td>
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<td>City</td>
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</tr>
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<td>State</td>
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<tr>
<td>Telephone</td>
<td>208-895-8858</td>
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<tr>
<td>Email</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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**Applicant**

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<tr>
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<th>TRILOGY IDAHO</th>
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<tr>
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<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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**Engineer/Surveyor/Planner**

<table>
<thead>
<tr>
<th>Name</th>
<th>BAILEY ENGINEERING/IDAHO SURVEYING /KENT BROWN PLANNING</th>
</tr>
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<tbody>
<tr>
<td>Address</td>
<td>4242 BROOKSIDE LN/9955 W. EMERALD ST/3161 E SPRINGWOOD DR</td>
</tr>
<tr>
<td>City</td>
<td>BOISE / BOISE / MERIDIAN</td>
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<tr>
<td>Email</td>
<td><a href="mailto:DBAILEY@BAILEYENGINEERS.COM">DBAILEY@BAILEYENGINEERS.COM</a>/ <a href="mailto:KENTLKB@GMAIL.COM">KENTLKB@GMAIL.COM</a></td>
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C. SUBDIVISION INFORMATION

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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

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DATE RECEIVED: ______________ RECEIVED BY: ______________ HEARING DATE: ______________
SPRING SHORES SUBDIVISION
NAMPA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPMENT DATA

TOTAL AREA 4.32 acres (4.92 acres)

BULK LOTS 241

COMMON LOTS 12

TOTAL LOTS 253

PROPOSED LOTS 96.93

NOTES

1. ALL DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA, IDAHO, REGULATORY REQUIREMENTS.

2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.

3. TREES SHALL NOT BE PLANTED IN THE 10'-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES THAT DO NOT PROVIDE A PROTECTED SPACED PLANTING AREA.

4. MINIMUM DISTANCE BETWEEN ANY HABITAT OR NATURAL AREA AND THE EDGE OF ANY ROADWAY OR PRIMARY STORM DRAINAGE STRUCTURE SHALL BE A MAXIMUM OF 50 FT.

5. CLUSTER TREATMENT OF LANDSCAPE AREA OF BUILDING LOT, IN EXISTING STREET TO BE COMPLETED DURING CONSTRUCTION. ALL LOTS, TREE LOCATIONS MUST BE ADJUSTED TO ACCOMMODATE PLANNED AND PLANTED TREES.

6. PLANT NOT TO BE PLANTED IN ANY SUBURBAN AREAS OF SIMILAR SPACING REQUIREMENTS THAT ARE SUBJECT TO SUBURBAN AREA LANDSCAPE PLANS.  AT LEAST 20 FT. SHALL BE SPACED FROM ANY BUILD. AT LEAST 150 FT. OF THE BOUNDARY LINE.

7. ALL EXISTING TREES ON SITE AND CANAL VOLUNTEERS. ALL TREES TO BE REMOVED AND REQUIRED NO NOTATION.

PLANT PALETTE

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OWNER

PLANNING CONTACT

ENGINEER

DEVELOPER

JULY 22, 2019
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**GREEN** - INTER OFFICE  
**BLUE** - MAIL  

September 02, 2019  
Shellie Lopez
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”), is made and entered into this _ day of _ , 2006 (the “Effective Date”), by and between the City of Nampa, a municipal corporation, hereinafter referred to as the “City,” and Centennial Development, LLC, a Limited Liability Corporation, hereinafter referred to as “Owner/Developer.”

RECITALS

A. Owner/Developer is the owner of approximately 91.66 acres of real property legally described in Exhibit “A” attached hereto and made a part hereof (the “Property”).

B. Owner/Developer applied to City on February 2, 2005 (the “date of application”) for annexation of the Property into City and for rezoning of the Property to RS 8 (Single Family Residential – 8,000 sq. ft.) in anticipation of the development and construction of a residential subdivision (the “Project”).

C. City, pursuant to Section 10-2-5, Nampa City Code, and Idaho Code Section 67-651A, has the authority to rezone 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 the annexation, rezoning and development of the Property and this Agreement. City has approved the annexation and requested rezoning of the Property to RS 8.5 (Single Family Residential – 8,500 sq. ft.) 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. The Project shall be developed in general conformance with the conceptual plan attached hereto as Exhibit “B” and made a part hereof (the “Conceptual Plan”); provided, however, that Owner/Developer shall have limited flexibility to develop the Property to meet market conditions, and the only specific commitments concerning development of the Project which Owner/Developer is making are set forth herein. Upon recordation of this Agreement, Owner/Developer shall have all approvals required from City for development of the Project in...
general conformance with the conceptual plan. The Owner/Developer further agrees that acceptance of the conceptual plan attached hereto as Exhibit "B" shall not be construed as City endorsement of said plan as the final design of the preliminary and/or final plat to be subsequently submitted, and that acceptance of the conceptual plan shall not preclude the City from requiring revision of the concept at the time of platting to address other planning issues and concerns, including but not limited to, the interconnectivity of streets between adjoining subdivision areas and undeveloped property, and the location of open space or parks.

3. 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.

4. The provisions and stipulations of this Agreement shall be binding on City, 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 "C", and by this reference incorporated herein.

5. This Agreement may be modified only by the written agreement of 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.

6. 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 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 Owner/Developer or its successors and/or assigns fails to cure such failure as set forth below.

7. This Agreement and the commitments contained herein shall be terminated, and the zoning designation reversed, upon the failure of Owner/Developer, or each subsequent owner or each person acquiring an interest in the Property, to comply with the commitments contained herein within two (2) years after the Effective Date, 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 Owner/Developer's failure to comply with the terms and conditions of this Agreement to Owner/Developer and Owner/Developer fails to cure such failure within six (6) months of Owner/Developer's receipt of such notice. The two (2) year period of time for compliance with commitments may be extended by City for good cause upon application for such extension by Owner/Developer, and after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

8. 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.

9. 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, Owner/Developer, each subsequent owner of the Property, and each other person or entity acquiring an interest in the Property.

10. 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 effected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

11. This Agreement sets forth all promises, inducements, agreements, conditions and understandings between Owner/Developer and City relative to the subject matter hereof. There are no promises, agreements, conditions or understandings, either oral or written, express or implied, between 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.

12. 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.

13. 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.

14. In the event Owner/Developer, its 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 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 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 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 of remedies of 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 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 Owner/Developer for the portion of the Property still owned by Owner/Developer.

c. In the event the performance of any obligation to be performed hereunder by either Owner/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 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

[Signature]
Tom Dale, Mayor

Attest: Diana Lambing, City Clerk

OWNER/DEVELOPER

[Signature]

SPRING SHORES RESIDENTIAL DEVELOPMENT AGREEMENT – Page 4
STATE OF IDAHO  
COUNTY OF CANYON  

On this 1st day of May, in the year of 2006, before me, Deborah L. Bishop, personally appeared Tom Dale, 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 he 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.

Notary Public for State of Idaho
Residing at Nampa, Canyon County, Idaho

STATE OF IDAHO  
COUNTY OF CANYON  

On this 9th day of May, in the year of 2006 before me, Shannon Moser, personally appeared John Laude, known or identified to me, to be a Member of Centennial Development, the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same for and on behalf of Centennial Development.

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

Notary Public for State of Idaho
Residing at Boise, Idaho
Commission Expires: 03-25-10
EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Catherine Nutsch Parcel

A portion of Lots 1, 2, 3, 4, 15, and 16 of Cortland Place, as same is recorded in Book 1 of Plats at Page 26, records of Canyon County, Idaho, located in the SE 1/4 of Section 2, T.3N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows: Commencing at the Southeast corner of said Section 2, from which the East 1/4 corner of said Section bears North 00°36'47" East, 2651.11 feet; Thence North 00°36'47" East, 600.06 feet to the REAL POINT OF BEGINNING.

Thence North 89°25'20" West, 468.53 feet;

Thence North 33°25'20" West, 244.00 feet;

Thence North 27°36'10" West, 561.94 feet;

Thence North 44°43'10" West, 833.71 feet;

Thence North 56°40'39" West and along the northeasterly boundary of Remington Acres, as same is recorded in Book 28 of Plats at Page 43, records of Canyon County, Idaho, a distance of 1418.16 feet to the center of said Section 2;

Thence along the East-West mid-section line South 89°25' 12"East, 1569.71 feet to a point in the Purdam Slough;

Thence along said slough South 36°15'07" East, 1253.98 feet;

Thence departing said slough South 39°38'06" West, 20.93 feet;

Thence South 14°53'10" West, 204.46 feet;

Thence South 29°36'07" East, 169.35 feet;

Thence South 15°31'17" East, 221.03 feet;

Thence South 88°33'11" East, 251.57 feet to a point on the East line of said Section 2;

Thence South 00°36'47" West, 470.55 feet to the Point of Beginning. Containing 42.08 acres, more or less.
Michael Nutsch Parcel

A portion of Lots 1 and 2 of Cortland Place, as same is recorded in Book 1 of Plats at Page 26, records of Canyon County, Idaho, located in the SE 1/4 of Section 2, T.3N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows: BEGINNING at the East 1/4 corner of said Section 2, from which the Southeast corner of said Section bears South 00°36'47" West, 2651.11 feet;

Thence South 00°36'47" West, 546.61 feet to a point in the center of a drain ditch;

Thence along said ditch North 89°25'43" West, 677.49 feet to a point in the Purdam Slough;

Thence along said slough North 36°15'07" West, 683.05 feet to a point on the East-West mid-section line;

Thence along said line South 89°25' 12" East, 1087.28 feet to the Point of Beginning.

Containing 11.07 acres, more or less.
Woodard Parcel

A parcel of land located in the South 1/2 of the NE 1/4 of Section 2, T.3N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows: BEGINNING at the 1/4 corner common to Section 1 and the said Section 2, from which the Northeast corner of said Section 2 bears North 00°24′02″ East, 2666.35 feet;

Thence along the East-West mid-section line North 89°25′12″ West, 2656.99 feet to the center of said Section 2;

Thence along the North-South mid-section line North 00°27′32″ East, 1150.10 feet (record 1025 feet) to a point in the Purdam Slough;

Thence along said slough South 44°44′00″ East, 360.34 feet;

Thence South 53°02′57″ East, 104.17 feet;

Thence South 67°19′46″ East, 156.50 feet;

Thence South 72°02′51″ East, 523.45 feet;

Thence South 64°07′45″ East, 92.83 feet (the previous five calls of record as South 59°45′ East, 350.5 feet; Thence South 68°0′ East, 990 feet);

Thence departing said slough South 89°25′12″ East, 1399.57 feet to a point on the South right-of-way of the Bennett Lateral;

Thence along said right-of-way South 49°06′53″ East, 249.07 feet to a point on the East line of said Section 2;

Thence along said line South 00°24′02″ West, 154.45 feet;

Thence North 89°25′12″ West, 349.58 feet;

Thence South 1°25′25″ West, 224.57 feet;

Thence South 89°25′12″ East, 353.59 feet to a point on the East line of said Section 2;

Thence along said line South 00°24′02″ West, 40.00 feet to the Point of Beginning.

Containing 38.51 acres, more or less.
EXHIBIT "B"

CONCEPTUAL PLAN
EXHIBIT “C”

CONDITIONS OF APPROVAL

1. The Owner/Developer agree that they will not oppose the formation of a local improvement district for the construction of any infrastructure associated with the development of the Property.

2. The Owner/Developer agree that sewer service from the City is contingent upon successful implementation of a local improvement district to finance construction of sewer infrastructure.

3. Prior to the third reading of the annexation and zoning ordinance the Owner/Developer shall dedicate any additional right-of-way, as defined by the city engineer, adjacent the sides of the Property required for the ultimate build-out of all adjacent public roadways.

4. Residential subdivision developments proposed by Owner/Developer on the Property shall conform to the following minimum design standards:
   a. The average residential density for any subdivision development on the Property shall not exceed three (3) dwelling units per acre (Calculated according to the gross acreage of the development.)
   b. The minimum allowable residential buildable lot size within any development shall be eight thousand five hundred (8,500) square feet as allowed by the RS 8.5 zone classification.
   c. The minimum allowable residential buildable lot size of proposed lots situated along a subdivision boundary adjoining any rural residential lots or parcels shall be twelve thousand (12,000) square feet.

5. The Owner/Developer shall establish and enforce Covenants, Conditions, and Restrictions to be recorded against the Property proposed for residential subdivision development which contain the following minimum design standards for single family dwellings:
   a. The minimum floor area or minimum dwelling size shall be one thousand six hundred (1,600) square feet, exclusive of the garage area.
   b. All dwellings shall be provided with eaves which project not less than twelve (12) inches beyond the side of the exterior wall.
   c. At least seventy-five (75) percent of the second story of two-story dwellings shall be set back a minimum of three (3) feet (from the wall plane) or set forward a minimum of two (2) feet (from the wall plane) when positioned over the garage; or two-story dwellings shall include architectural features such as but not limited to roof lines, belly bands, pop-outs, cantilevers, material variations, color variations, etc., and eave “eyebrows” constructed with a minimum overhang of thirty six (36) inches across the full width of the garage to break the plane of the lower and upper levels.
   d. The roof pitches for dwellings shall be a minimum of 5/12 pitch.
   e. Roof coverings for dwellings shall be of materials generally accepted as the industry standard. If the roof covering is asphalt shingles, shingles shall be “architectural” in style with a minimum warranty of twenty-five (25) years.
f. Elevations of dwellings shall incorporate varied wall planes or roof forms, and main entries shall be defined by incorporating architectural elements such as roof gables, dormers, stairways, vestibules, wainscoting, lighting, etc.
g. Elevations of dwellings, including the garage, shall include stucco, stone, brick, or similar material, covering at least twenty (20) percent of each façade oriented to a street.
h. Dwellings shall be encouraged which feature a side entry garage.
i. Dwellings shall include design features such as recessed windows and entrance doors, pop-outs, or other architectural details around windows, entrance doors, sliding glass doors, and garage doors. Window treatments may also include additional trim, mullions, or shutters.
j. No building elevation of any dwelling shall have less than five (5) percent of the gross wall area in glazing, excluding garage or unconditioned areas.
k. Each dwelling shall contain a front porch, balcony or courtyard.
l. Detached garages shall be architecturally compatible and consistent in material, design and colors with the dwelling and shall be situated to the side or rear of the site.
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Spring Shores Subdivision Project: SPP-00047-2019. We request that 20 feet from the top of the bank along the south/south-west side of the Purdam Drain be deeded and dedicated to the City of Nampa for the Purdam Pathway as indicated on the Nampa Bicycle and Pedestrian Pathway master plan. Additionally, we request that the developer construct their portion of that pathway to the City’s pathway specifications.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

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

Nampa Highway District #1 has no objection to the Preliminary Plat Approval for Spring Shores Subdivision subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

---

Good Afternoon Everyone!

Re: Preliminary Plat Approval for Spring Shores Subdivision / SPP-00047-2019

Please find attached for your review the Preliminary Plat Approval for Spring Shores Subdivision in a RS 8.5 (Single Family Residential - 8,500 sq. ft.) zoning district between Ustick Road and Cherry Lane on the west side of 11th Ave. No. (245 single family detached lots on 76.64 acres for 3.2 dwelling units per gross acre - A portion of the NW 1/4 of the SW 1/4 of Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho.

The preliminary plat is scheduled for the Planning & Zoning Commission meeting of October 22, 2019.

Please review and return any comments to my attention prior to October 04, 2019.

Thank you & Have a great day!
September 12, 2019

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

RE: SPP-00047-2019/ Spring Shores Subdivision

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

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

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
Hi Shellie,

After reviewing the preliminary plat for the above project, Parks and Forestry has 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. We request that the developer is referred 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

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Shellie Lopez

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, September 30, 2019 5:20 PM
To: Shellie Lopez
Cc: Kirk Meyers; 'Lupe'
Subject: [External] Spring Shores Subdivision - Preliminary Plat Review Project SPP 00047 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

Shellie,

The above referenced project may impact two facilities which Pioneer Irrigation District has comment.

The Purdam Drain has a 110 foot right of way, which is under the jurisdiction of the Bureau of Reclamation. The right of way must be called out on the plat. Any encroachment or modification to the Purdam Drain, must be permitted in writing by the Bureau of Reclamation. Lupe Rodriguez is copied on this email, and can be reached at 208-383-2221.

The plat identifies the Bennett Lateral on the NE corner of the project. This facility should be referenced at the 8.26 Lateral. The 8.26 Lateral is a Pioneer Irrigation District facility, which has a 16 foot easement from top of bank, that must be referenced on the plat.

Per Idaho Code, 43-1209, written permission must be obtained by Pioneer Irrigation District, should any modification or encroachment occur within the 8.26 Lateral or corresponding easements.

Should you have any questions or comments, please let me know.

Regards,

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com
October 2, 2019

RE: Spring Shores 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.

- Propose new, unique street name for Aspen Springs Ct to the Engineering Division.
- Silver Springs Dr should continue to the intersection with E Shields Dr.
- Marble Springs Drive should be E Marble Springs Drive.
- Silver Springs Dr should be E Silver Springs Dr
- Coral Springs Dr should be N Coral Springs Way
- Twin Springs Pl should be N Twin Springs Pl
- Swan Springs Pl should be N Swan Springs Pl
- Amber Springs Dr should be E Amber Springs St
- Spring Shores Dr should be E Spring Shores Dr
- Alpine Springs Dr should be E Alpine Springs Dr
- Blue Springs Dr should be N Blue Springs Ave
- Aspen Springs St should be E Aspen Springs St
- The stub off Alpine Springs Dr in the northeast of the plat should have a unique name. We suggest N Big Shores Way be used here.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
DATE: September 30, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
CC: Tom Points, P.E. – Public Works Director
SUBJECT: SPP-00047-2019 – Spring Shores Subdivision Engineering Review Memo

The Engineering Division has completed a review of the Preliminary Plat application for Spring Shores 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:
   - 11th Ave N – classified as “Collector”
   - E Shields Drive – classified as “Local Road” (Future from Meriwether Park Subdivision)
   - N Patchin Street – classified as “Local Road” (Future from Meriwether Park Subdivision)

2. The property was annexed into the City in April 2006. The required right-of-way for 11th Ave N was not dedicated at the time of annexation. An additional 25-feet of right-of-way shall be dedicated to provide 50-feet total from Section Line prior to approval of the first phase final plat.

3. A Traffic Impact Study (TIS) has been prepared by CR Engineering, Inc. and approved for the development. The TIS identifies two (2) project related impacts to be mitigated by the development:
   - Ustick Road and 11th Avenue intersection – Add two lanes on the eastbound and westbound legs of Ustick Road roundabout.
   - South Access and 11th Avenue – Add northbound left-turn lane.

4. An internal stub street and utilities should be provided to the out-parcel located south of the Purdam Gulch Drain; address 17225 11th Ave N.

5. Lot 11, Block 13 should be reserved for possible future public street right-of-way as it coincides with the planned extension of the ½-mile collector road E Landry Street located to the east. It should also be reserved for access to the out-parcel addressed 17531 11th Ave N.
6. The allowable block lengths are exceeded on the following streets warranting traffic calming:
   - E Shields Drive;
   - Marble Springs Drive;
   - Silver Springs Drive; and,
   - Spring Shores Drive.

7. 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 at the intersection of 11th Ave N and Cherry Lane;
   - 8" water, 8" sewer, and 6" pressure irrigation mains in E Shields Drive; and,
   - 12" in Cherry Lane near the Purdam Gulch Drain crossing.

8. The following master planned utilities are shown in the vicinity of the project and shall be installed at time of development:
   - 12" water main in 11th Ave N; and,
   - 12" pressure irrigation main in 11th Ave N.

9. Analysis of the City's Water Model has shown that looping of the 11th Ave N 12" water main back to the 11th Ave N and Cherry Lane intersection is necessary to provide minimum required fire flow. The timing of this offsite improvement will be dependent on phasing.

10. Analysis of the City Pressure Irrigation Model has shown that looping of the 11th Ave N 12" irrigation main to the 12" main in Cherry Lane is necessary for redundancy and pressure stabilization through the development. The timing of this offsite improvement will be dependent on phasing.

11. The development area is part of the Purdam Sewer Basin and planned to sewer back to a future trunk main in Ustick Road. The Developer has requested this project be allowed to sewer to the Birch Lane trunk via the existing private lift station located in the Meriwether Park Subdivision. This was approved by the Nampa Public Work Division due to transfer of available sewer credits from the Astoria Park Subdivision. The Developer shall provide analysis of the existing Meriwether Park lift station and any required upgrades to serve the development at time of final design. Permitting for lift station upgrades shall be through Idaho Department of Environmental Quality.

12. Proposed Sewer Line J in Blue Springs Drive should be extended to the southerly property boundary at a depth able to serve the property to the south.

13. The Geotechnical Report supplied with the application indicates groundwater may be as shallow as five (5) feet 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.

14. Final development plans shall address existence and mitigation of potential offsite run-on from properties located to the southwest, as existing topography suggests this may be the case.

15. The Purdam Gulch Drain and Miller Lateral run adjacent to or through the property. These facilities are managed by Pioneer Irrigation District (PID) and the Bureau of Reclamation (BOR). The Developer shall coordinate with these agencies for any improvements along the facilities and obtain any necessary license agreements.
Conditions of Approval

1. Developer shall dedicate an additional 25-feet of public right-of-way along 11th Ave N frontage for a total width of 50-feet from Section Line prior to approval of the first phase final plat.

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

3. Developer shall be responsible to construct/fund the project triggered mitigation identified in the Traffic Impact Study, including:
   - Ustick Road and 11th Avenue intersection – Add two lanes on the eastbound and westbound legs of Ustick Road roundabout. This shall be addressed as an extra-ordinary impact fee. The fee shall be based on the projects percentage of peak hour traffic contribution to the intersection at the Horizon Year as reflected in the TIS, which is approximately 5.5%. The Developer shall submit a conceptual roundabout layout and corresponding engineers cost estimate for determination of the fee to be reviewed and approved by the Nampa Engineering Division.
   - South Access and 11th Avenue – Add northbound left-turn lane; to be constructed with the South Access.

4. Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following streets:
   - E Shields Drive;
   - Marble Springs Drive;
   - Silver Springs Drive; and,
   - Spring Shores Drive.

5. Developer shall provide an internal stub street with utilities to the property at 17225 11th Ave N.


7. 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.

8. 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.

9. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City’s Master Plans and utility system model analysis:
   - 12” water main in 11th Ave N to be extended and looped back to the existing 12” main at the Cherry Lane intersection.
10. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

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

12. 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.

13. Developer shall obtain plan approval by Pioneer Irrigation District (PID) and the Bureau of Reclamation (BOR), including any associated license agreements for any work to take place along the Purdam Gulch Drain and Miller Lateral.
Kristi Watkins

From: Kim Siegenthaler <kim@jensenbelts.com>
Sent: Friday, October 11, 2019 1:12 PM
To: Kristi Watkins
Cc: kent brown; Katie Miller; Barbara Broussard
Subject: [External] RE: Spring Shores Review

Kristi - I apologize for the confusion on the landscape symbols. All trees within the ROW will be Class II trees. The Class III trees are primarily only used in the large open common spaces. We will make sure this is more clear on future plans. Let me know if you need anything further from me.

Thanks!

Kim Siegenthaler – Principal

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

From: kent brown <kentkb@gmail.com>
Sent: Friday, October 11, 2019 11:34 AM
To: Kim Siegenthaler <kim@jensenbelts.com>; Katie Miller <kmiller@baileyengineers.com>; Barbara Broussard <BarbaraB@landprodata.com>
Subject: Fwd: Spring Shores Review

Kim and Katie here are the requested changes to the plat and landscape plan for Spring Shores

Kb

---------- Forwarded message ----------
From: Kristi Watkins <watkinsk@cityofnampa.us>
Date: Fri, Oct 11, 2019 at 9:51 AM
Subject: Spring Shores Review
To: kent brown <kentkb@gmail.com>, Shawn Brownlee <shawn@trilogyidaho.com>

Kent & Shawn:

I am reviewing Spring Shores Sub for the staff report next week. Here are my comments:

1. Looks like there are Class III trees on along the ROW. These need to be changed to Class II trees on the Final Plat landscape plan for that phase.
2. Lot 3, 7, & 8, Block 1 and Lot 28, Block 5 are undersized for the RS 8.5 zone. You can either submit a revised PrePlat or I can add a condition for it to be corrected on the Final Plat.

Your input is greatly appreciated.

Thanks,

Kristi Watkins, Senior Planner
O: 208.468.4434, C: 208.412.7769, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

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--

Kent Brown

Kent Brown Planning Services
3161 E. Springwood Drive
Meridian, ID 83642
P: 208-871-6842
Good afternoon,

ITD has received application SPP-00047-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

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Good Afternoon Everyone! 😊

Re: Preliminary Plat Approval for Spring Shores Subdivision / SPP-00047-2019

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Please review and return any comments to my attention prior to October 04, 2019.

Thank you & Have a great day!