PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 26 November, 2019

BUSINESS ITEM
STAFF REPORT

Analyst: Kristi Watkins
Applicant(s)/Representative(s):
AllTerra Consulting, Jay Walker, Applicant/Broadmoor RV Park, Danny Pruett, Owner
File(s): RVP-00001-2019
Project Name/Type: Broadmoor RV Park
(155 RV spaces, 27 visitor parking spaces and 3 common areas)

Requested/Needful Action:

Preliminary RV Park Plan Approval: (Decision Required: Decision)

For "Broadmoor RV Park" [hereinafter the "Project" or "Development"; alternatively, "Broadmoor RV Park"] -- a proposed 155 RV spaces, 27 visitor parking spaces and 3 common areas upon the land referenced below...

Pertaining to:
A 11.74-acre portion of the SE ¼ of Section 16, T3N, R2W, BM identified as 0 N. Broadmore Way (Left off Shannon Drive on the south side of N. Broadmore Way (Parcel # R13034013C0), (hereinafter the "Property")...

History:

September 18, 2017 - CMA-00041-2017 – Comprehensive Plan Map Amendment from Parks to Light Industrial for 35.11 acres
September ZMA-00075-2017 – Rezone from Park to IL and BC – Ordinance #4352
June 25, 2019 – CUP 140-2019 – Approved for RV Park

FINDINGS OF FACT & NOTES
REGARDING PLAN

10-32-1: PURPOSE: The purpose of this chapter is to provide for recreational vehicle parks which are suitably developed for the placement and occupancy of recreational vehicles for temporary living quarters for recreation or vacation purposes on rented spaces with the necessary amenities. These regulations are intended to enable the development of unique, well planned projects incorporating a variety of vehicle-
based housing for temporary occupancy. It is also the purpose of this chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses. (Ord. 2244; amd. Ord. 3077)

Plan review was done to analyze the Project’s compliance to code.

| Overall Site Area- | 11.74 acres |
| Total, Proposed RV Space Count- | 155 |
| Total Common Space Count- | 3 |
| Total Visitor Parking Space Count- | 27 |

Regarding RV Park Design & Development Requirements:
Maximum density allowed-
22 recreational vehicle spaces per net acre
Density proposed:

Minimum area of each RV space
1,200 sq. ft.
Minimum Space Width-
24'
Minimum Space Depth-
40'
Minimum Open Space area:
75 s.f. per RV space; 155 spaces x 75 s.f. = 11,625 s.f.
Open Space area proposed:

Minimum Vehicle Parking spaces for RV Spaces:
155
Vehicle Parking spaces for RV Spaces Proposed:
155
Minimum Visitor Parking spaces:
1 per 10 RV Spaces; 155/10=15.5 (16 required)
Visitor Parking spaces proposed:
27

Plan Development Data/Notes:
Per plat sheets

Floodplain Info for Indian Creek:
FEMA floodplain and floodway zones are present in the area adjacent to Indian Creek; some lots appear to be affected by these zones. Conditions were placed on the property in regards to the floodplain:
1) Recreation vehicles that will be sited within the floodplain shall be moved every 90 days
2) Recreation vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations.
3) The Owner/Developers shall comply with all FEMA conditions.

See Broadmore Management Plan – specifically the 4th item that states “RVs and trailers stating in sites 21-42 will us anchor bolts to secure units during stay. They will also be required to move sites every 90 days as per FEMA and City of Nampa Codes and requirements”.

Regarding the plan, Zoning Staff finds:

1. Minimum Space Area:
That because the proposed Development is slated for development in conjunction with Chapter 32 Recreational Vehicle Park design requirements, this requirement applies... Recreational vehicle spaces at least one thousand two hundred (1,200) square feet in area. 1. The minimum space width shall be at least twenty-four feet (24'). 2. The minimum space depth shall be at least forty feet (40').
All the spaces shown on the plans exceed 1,200 s.f. in area. Therefore, the Plat is deemed compliant in this regard; and,

2. **Space Width and Depth:**
   All spaces demonstrate the required lot width and all exceed the required lot depth; therefore, the Project is deemed compliant in this regard; and,

3. **Vehicle and Visitor parking spaces:**
   There is room in each space to provide parking for one vehicle and the visitor parking spaces provided exceed the number required by code, therefore the Project is deemed compliant in this regard; and,

4. **Open Space**
   Open space should equal or exceed 75 s.f. for each RV space = 11,625 s.f. for this site plan – This calculation was not provided by the applicant.

5. **Trash enclosure screening:**
   Trash enclosures shall be screened – Materials used for screening were not provided by the applicant.

6. **Net Density:**
   Net Density Calculation shall be less than 22 sites per net acre (after deducting existing or proposed rights-of-way) – Calculations were not provided by the applicant.

7. **Drive Aisle dimensions:**
   Drive aisles shall be paved at at least 20' wide – Applicant shall show drive aisle widths on the plans.

8. **All spaces shall be equipped with water, sewer and electrical utility connections as well as flood damage prevention codes.**

9. **Conditional Use Permit conditions of approval:**
   This preliminary site plan appears to be in substantial conformance with the conditions placed on the Conditional Use Permit for the RV Park. See attached decision letter authored by Norm Holm.

9. **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 November 20, 2019] is hereafter attached to this report, to include:

   1. An email, dated October 31, 2019, authored by Eddy Thiel, Nampa Highway District #1, stating they have no comment; and,

   2. An email dated November 5, 2019, authored by Neil Jones with the Nampa Building Department stating building permits will be required for any and all work on this site; and,

   3. An email dated November 1, 2019 from Pioneer Irrigation authored by Mark Zirschky indicating Pioneer Irrigation has no comment on this matter; and,

   4. A memo dated, November 19, 2019, authored by Doug Critchfield, Planning and Zoning Dept, in regards to the landscape plan, requesting that the applicant replace or remove the Cedris Atlantica from the buffer zone along Broadmore Way. And Please screen the trash enclosure on three sides with evergreen shrubs. Please see the attached memo for more details; and,

   5. A memo dated November 7, 2019, authored by Caleb LaClair, Nampa Engineering Department, with the following comments:
**Engineering GENERAL COMMENTS**

1. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the N Broadmore Way public right-of-way.
2. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.
3. Include drainage calculations and geotechnical analysis/report with final plan submittal. The drainage calculations shall adhere to the City of Nampa drainage policy.
4. The Engineer of Record (EOR) shall be responsible for inspecting the onsite private drainage facilities. The EOR will be required to provide a letter to the Nampa Engineering Division at project closeout certifying that the facility was constructed within substantial conformance with the approved plans and specifications.
5. Public utility easements will be required for any public utility mains within the private property. Developer shall supply legal descriptions and accompanying easements to the City at project closeout for easement deed recordation.
7. Utility hook-up fees will need to be paid at the time of Building Permit for the entire RV park.

**Engineering PRELIMINARY SITE PLAN COMMENTS** (To be addressed with Final Plans)

1. The 2012 version of the ISPWC is adopted by the City and shall be referenced for all public infrastructure. Update all notes accordingly.
2. Curb inlets within the public right-of-way shall be Type IV per SD-604.
3. Makes sure list of standard details is comprehensive.
4. Provide back-up for proposed pavement section thicknesses. Broadmore Way Street Section should be designed to a minimum Traffic Index of 7.0.
5. Can a walkway be added from the Broadmore Way sidewalk terminus to the first Indian Creek pedestrian bridge to provide pedestrian connectivity to the trail in absence of the sidewalk being continued across Indian Creek?
6. It is preferred to separate the public Broadmore Way drainage from the private onsite drainage. Is this possible?
7. Clearly define on final plan which utilities are public and which are private.
8. Reflect water meter and backflow prevention device on final plans. Verify size needed to provide necessary demand. Please note the City does not have a standard detail for any service/meter over 2” size. Special consideration will be necessary if a larger meter is needed.
9. Confirm if the 8” water loop and fire hydrants are intended to be public. If not, a double detector check valve will be required to separate the public main from the private.
10. Verify with Fire Marshal if bollards will be required at fire hydrants.
11. If the 8” water loop is public, there will need to be 5’ separation to the private 4” water loop for maintenance purposes.
12. Add a shutoff valve to the pressure irrigation main just outside the Broadmore Way right-of-way to demark the location of private and public utility.
13. The sewer main will be public up to the first manhole inside the property. All upstream sewer will be private.
14. Maximum valve spacing for public water mains is 800’.

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

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**RECOMMENDED CONDITIONS OF APPROVAL**

**Preliminary Plan Approval Request:**

Should the Planning and Zoning Commission vote to approve the Broadmoor RV Park preliminary plan, 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):

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

1. All utilities, streets, paved areas and landscaping must be completed within one year of the start of construction or as otherwise approved by the planning and zoning commission; and,

2. Shall obtain building permits for any and all work on site; and,

3. Revise landscape plans to be submitted with final plans; and,

4. Provide calculations for open space and net density; and,

5. Provide a list of materials used for screening trash enclosures; and,

6. Provide drive aisle dimensions on the final plan; and,

7. Shall obtain Right-of-way and Erosion Control permits prior to work commencing; and

8. Provide drainage calcs with final plan; and,

9. Comply with all Engineering Preliminary Plan comments; and,

10. <any other conditions the commission sees fit to impose...>

**ATTACHMENTS**

- RV Preliminary Plan Application/information pages (page 6-10)
- Broadmoor RV Park LLC Management Plan (page 11)
- Vicinity Map (page 12)
- Aerial Map (page 13)
- Preliminary plan pages (page 14-17)
- Preliminary landscape plan (page 18-19)
- Conditional Use Permit Action Letter with Conditions of Approval (page 20-21)
- Copy of [any] inter-departmental/agency/citizen correspondence (page 22+)
Application for a Recreational Vehicle Park

PLANNING AND ZONING DEPARTMENT
411 3rd Street S., Nampa, Idaho 83651  P: (208) 468-5484 F: (208) 465-2261

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<tbody>
<tr>
<td><a href="mailto:jackstett@rocksolidcivil.com">jackstett@rocksolidcivil.com</a></td>
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| Property Address and Zip Code of Subproperty: 0 Shannon Dr, Nampa, ID |

| Date of Pre-Application Meeting: | 10/16/2019 |

Project Description

- Provide a brief project description of the request:

  This will be a 156 space RV park with amenities located on the Southwest corner of N. Broadmore Way and 4th Street N. just South of Indian Creek.

Dated this 25th day of October, 2019

Applicant Signature

Hayden Wett

Please begin the application process for an RV park by requesting a Pre-Application Meeting with Planning and Zoning department staff to review zoning requirements and/or plan sketches. Then, submit this application packet for preliminary review by the Planning and Zoning Commission (Business Item). It will be scheduled on the Planning and Zoning Commission agenda approximately 30 days after submittal to provide staff time to review the proposed layout. Upon approval of the preliminary site plan, a final site plan application packet may be submitted to the Planning and Zoning Commission. Appeals are accepted for 15 days following the action of the commission. The preliminary site plan submittal requires a non-refundable plan review fee, there is no fee for the final site plan submittals. The preliminary plan approval is valid for a period of one (1) year. For more information, please refer to Title 14, Chapter 32 – Recreational Vehicle Parks.

Checklist for RECREATIONAL VEHICLE PARK Application

OFFICE USE ONLY

PROJECT NAME: Broadmoor RV Parking

FILE NUMBER: RV P-001-2019
**Project Name** | **BROADMOOR RV PARK**  
**Applicant/Agent** | **AUterra Consulting (ATC)**  
**Proposed Acreage** | **11.74 acres**  
**Number of vehicle spaces/pads** | **155 spaces, 27 visitor parking spaces**  
**Number of open spaces & describe amenities** | **3 open spaces (Storm Drain/Rec. Area) Bocce ball, Volleyball, Dog Park, club house, laundry, gym, pool, bathrooms w/shower, kitchen, rec area**  

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### RV Park Submittal Checklist

- ✔ Completed application
- ✔ Warranty deed for subject property
- ✔ Notarized Affidavit of Legal Interest
- ✔ Metes and bounds legal description in WORD format
- ✔ Landscape Plan
- ✔ 4 copies of Preliminary Site Plan or Final Site Plan to include site construction drawing (see attached requirements)

All the above items shall be submitted in 8.5x11 paper format, 34x22 formatted sheets and in electronic format (PDF) on flash drive or CD

Fees for Preliminary Site Plan Review (no fees for final site plan review):
- Planning & Zoning - $244 plus $5.98 per lot
- Fire Dept. - $160 plus $1.00 per lot
- Sewer Model Fee - $250
- Water Model Fee - $250
BROADMORE RV PARK LLC.,
PARCEL "C" DESCRIPTION

The following Describes a Parcel of Land being a portion of Parcel "4" of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and Lying in a portion of the SE1/4 of Section 16, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Southeast Corner of said Section 16; From which, the Northeast Corner of the SE 1/4 SE 1/4 (S 1/16th Corner) of said Section 16 bears, North 00°24'05" East, 1324.19 feet which is being Monumented with a found 5/8" Iron Pin with "No Cap"; Thence along the Easterly Boundary Line of the SE 1/4 SE 1/4 of said Section 16, North 00°24'05" East, 727.16 feet to a Point; Thence leaving said Easterly Boundary Line, North 89°45'09" West, 25.00 feet to a found 5/8" Iron Pin with Plastic Cap "PLS 11118" being on the Westerly Right of Way Line of North Broadmore Way, the POINT OF BEGINNING:

Thence leaving said Westerly Right of Way Line, North 89°45'09" West, 224.00 feet to a found 5/8" Iron Pin with "No Cap";
Thence, North 47°50'50" West, 251.00 feet to a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";
Thence along an Existing Fence Line, North 36°21'02" West, 363.98 feet to a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";
Thence leaving said Existing Fence Line, North 26°13'39" West, 645.15 feet to a point on the Centerline of Indian Creek; From said point, a found 5/8" Iron Pin with Plastic Cap "PLS 11118" which is Witnessing said point bears, South 26°13'43" East, 25.00 feet;
Thence along the Centerline of said Indian Creek, South 77°51'15" East, 157.53 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" which is Witnessing said point bears, South 12°08'45" West, 25.00 feet;
Thence continuing Northeasterly 38.22 feet along the arc of a Non-Tangent curve to the left having a radius of 80.00 feet, a Central angle of 27°22'31" and a long chord which bears, North 88°27'30" East, 37.86 feet to a point of Reverse Curvature; From said point, a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" which is Referencing said point bears, South 15°15'05" East, 20.00 feet;
Thence continuing Southeasterly 150.96 feet along the arc of a Non-Tangent curve to the right having a radius of 174.69 feet, a Central angle of 49°30'36" and a long chord which bears, South 80°29'47" East, 146.30 feet to a point of Compound Curvature; From said point, a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" which is Referencing said point bears, South 31°36'07" West, 20.00 feet;
Thence continuing Southeasterly 100.90 feet along the arc of a curve to the right having a radius of 497.90 feet, a Central angle of 11°36'41" and a long chord which bears, South 52°35'33" East, 100.73 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" which is Referencing said point bears, South 31°36'07" West, 20.00 feet;
Thence continuing, South 46°47'12" East, 117.89 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" which is Referencing said point bears, South 43°12'48" West, 20.00 feet;
Thence continuing Southeasterly 103.78 feet along the arc of a curve to the left having a radius of 103.78 feet, a Central angle of 29°43'51" and a long chord which bears, South 61°39'08" East, 102.62 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 13°28'57" West, 20.00 feet;
Thence continuing, South 76°31'03" East, 231.47 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 13°28'57" West, 20.00 feet;
Thence continuing, South 81°56'04" East, 99.51 feet to a point being on the Westerly Right of Way Line of North Broadmore Way; From said point, a found 5/8" Iron Pin with Plastic Cap "PLS 11118" which is Witnessing said point bears, South 00°23'14" West, 20.00 feet;
Thence leaving said Centerline, and along said Westerly Right of Way Line, South 00°23'14" West, 129.37 feet to a found 5/8" Iron Pin with Plastic Cap "PLS 11118";
Thence continuing, South 00°24'05" West, 597.10 feet to the POINT OF BEGINNING:

The above Described Parcel of Land contains 11.74 Acres, more or less.
TRACT 1: 11.7417 Acres, Closure: n73.0557w 0.01 ft. (1/216661), Perimeter=3214 ft.
01 n89.4509w 224
02 n47.5050w 251
03 n36.2102w 363.98
04 n26.1339w 645.15
05 n77.5115s 157.53
06 Lt, r=80.00, delta=227.2231, chord=n88.2730e 37.86
07 Rt, r=174.69, delta=049.3036, chord=s80.2947e 146.30
08 Rt, r=497.90, delta=011.3541, chord=s52.3533e 100.73
09 s46.7112e 117.89
10 Lt, r=103.78, delta=029.4351, chord=s61.3905e 102.62
**Broadmoor RV Park LLC Management Plan**

- All RVs and trailers shall be clean and in good working order. Any units that do not meet this standard will be refused entry by Management. Units that require maintenance once on site will do so in a timely manner.

- Classic RVs and trailers are welcome as long as they are fully restored and in good working order.

- As a general rule RVs and trailers will be from 1995 and newer. Any units outside these general rules will be handled on a case by case basis and will require a photo before reservations will be accepted.

- RVs and trailers staying in sites 21-42 will use anchor bolts to secure units during stay. They will also be required to move sites every 90 Days as per FEMA and City of Nampa codes.

- Guests with pets are required to clean up pet waste and properly dispose of waste. Please contact Management if any problems with this occur.
Exhibit

0 Shannon Drive

Conditional Use Permit for Broadmore RV Park

CUP-00140-2019

6/3/2019

Visit Planning & Zoning at cityofnampa.us for more info.
Future Commercial Development by Others

Enhanced Riparian Tree Planting (Typ.)

Existing Bridge Bike Rack

4' High Weighted Iron Fence

Indian Creek - Save and Protect Existing Bridge

Indian Creek

42' Existing Pathway

12' Existing Pathway

6' High Vinyl Privacy Fence

Visitor Parking (Typ.)

Bocce Ball

Swimming Pool Clubhouse

Welcome Center

Propane Station

Maintenance Shed

Existing Bridge

5' Wide Path

Visitor Parking (Typ.)

Volunteer Ball

Bocce Ball

Picnic Shelters (12'x12')

BBQ Grills

Tables/Bench

Concrete Pad (12'x20')

6" x 6" High Vinyl Privacy Fence

Landscape Materials

Concrete, Gravel, Brick, Stone, Metal, Paving Stone

Landscape Legend

Existing Trees - Save and Protect

Proposed Irrigation and Watering Areas

Proposed Trees

Proposed Water Features

Proposed Pathways

Proposed Structures

Proposed Site Furnishings

Proposed Utility Banks

Plant Schedule

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Ground Cover

Proposed Grass, Mulch, and Stone

Plants Schedule

Proposed Irrigation and Watering Areas

Proposed Trees

Proposed Water Features

Proposed Structures

Proposed Pathways

Proposed Site Furnishings

Proposed Utility Banks

Landscape Materials

Concrete, Gravel, Brick, Stone, Metal, Paving Stone

Existing Trees - Save and Protect

Proposed Irrigation and Watering Areas

Proposed Trees

Proposed Water Features

Proposed Structures

Proposed Pathways

Proposed Site Furnishings

Proposed Utility Banks

Save and Protect Existing Trees (Typ.)

Enhanced 25' Landscape Buffer

Landmark Planing (YP.)

EXISTING BRIDGE

BIKE RACK

4 STALLS

WDE FUTURE COMMERCIAL DEVELOPMENT BY OTHERS

ENHANCED RIPARIAN TREE PLANTING (YP.)

12' EXISTING PATHWAY

4' HIGH WEIGHTED IRON FENCE

INDIAN CREEK - SAVE AND PROTECT EXISTING BRIDGE

6' HIGH VINYL PRIVACY FENCE

VISITOR PARKING (Typ.)

VOLLEY BALL

BOCCCE BALL

PICNIC SHELTERS (12'x12')

BBQ GRILLS

TABLES/BENCH

CONCRETE PAD (12'x20')

SHOWER FACILITY

LANDSCAPE LEGEND

EXISTING TREES - SAVE AND PROTECT

EXISTING TREES

PLAN SCHEDULE

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G:greg@baerdesign.com

Ph 208-889-1980

Page 18
June 27, 2019

Jay Walker
All Terra Consulting, LLC
849 E State Street, Ste #104
Eagle, ID 83616

Subject: Conditional Use Permit for an Upscale Recreational Vehicle Park – 178 spaces on 11.74 acres or 511,394 sq. ft. located in a portion of the SE ¼ of Section 16, T3N, R2W, BM in an IL (Industrial Park) Zoning District at Northside Blvd. and Shannon Dr. for Jay Walker representing Royal Pro-C Equities (CUP 140-19).

Dear Mr. Walker:

The following is the decision of the Nampa Planning & Zoning Commission on the above matter heard before them on June 25, 2019. This letter will stand as the Findings of Fact, Conclusions of Law and Decision required by Idaho Code Section 67-6535. The Planning & Zoning Commission found the following concerning your Conditional Use Permit request:

1) The location, size and design of the proposed 178-space Recreational Vehicle Park will be reasonably compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood if the below conditions are required.
2) The location, design, and site planning of the proposed 178-space Recreational Vehicle Park will be as attractive as the nature of the use and its location and setting warrants.
3) The proposed 178-space Recreational Vehicle Park will enhance the successful operation of the surrounding area in its basic community function and provide an essential service to the community.

Consequently, the Commission concluded to approve your Conditional Use Permit subject to the following conditions:

1) All requirements of the Nampa fire and building departments regarding Recreational Vehicle Park use shall be satisfied.
2) The Conditional Use Permit is issued for the life of the Recreational Vehicle Park.
3) The Park shall be designed, approved and developed in accordance with the provisions of Chapter 32 - Recreational Vehicle Parks, including the submittal and approval of both Preliminary and Final Site Plans.
4) Recreation vehicles that will be sited within the floodplain shall be moved every 90-days.
5) Recreation vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations.
6) The owners/developers shall comply will all FEMA conditions.
7) The Park shall have a maximum number of 178 spaces (average size of 22’ x 75’) ranging in sizes to accommodate users of different types.
8) Greenspace within the Park shall capitalize on the existing trees, pathway, foot bridges, Indian Creek and the amenities remaining from the Broadmore Golf Course. Existing grass and landscaped tree areas shall be upgraded and maintained with pressure irrigation to all greenspace.
9) At minimum of 10 existing healthy mature trees shall be preserved within the center of the Park, and other existing healthy mature trees along the west and south boundary of the Park shall also be preserved to maintain the open feel of the former golf course.
10) Landscaping along N. Broadmore Way shall be as shown on the approved final site plan and may be shifted if Idaho Power does not allow the trees under the power lines.

11) The Park shall complete and provide connectivity for Nampa's regional pathway for pedestrians and cyclists.

12) A minimum of a 4' high landscape berm with a maximum slope of 3:1 shall be constructed along N. Broadmore Way.

13) Greenspace shall be provided between all spaces within the Park.

14) Access to the Park from N. Broadmore Way shall be placed at the south edge of Park.

15) Construction shall substantially comply with the city approved final site plan.

16) Construction shall be completed within 2 years of final site plan approval.

17) On-premise signage shall be limited to south end of the Park.

18) All spaces within the Park shall be hard surfaced (asphalt or concrete).

19) That area of the Park within the floodway shall be landscaped, irrigated open space if FEMA does not allow recreational vehicles in the Floodway. Any lost spaces shall not be added back into the Park.

20) Amenities in the Park shall be in accordance with that list presented as follows: The Clubhouse and Office shall include check in, office, and reception area, restrooms and changing rooms, laundry, mail room, lounge and gathering area, game room, snack and kitchenette, and exercise area. The Picnic Shelter shall include barbeque grills, tables-benches, concrete pad, GFI-water connections. The Dog Park shall be fenced. The Sports Courts shall include volleyball, bocce ball, and basketball.

21) Safety in the Park shall be achieved, and security provided by perimeter landscape buffers, and other barriers, including a combination of 6' privacy vinyl and wrought iron fencing.

22) The Park owner shall submit a business management plan to the Planning and Zoning Department prior to final site plan approval. The plan shall include a statement of the age of Recreational Vehicles that are to be allowed within the Park.

The Conditional Use Permit for the Recreational Vehicle Park will be official when it is issued following the required 15-day appeal period (Thursday, July 11, 2019). You will be notified of any pending appeals. Should you have any questions, please feel free to contact me.

Sincerely,

/Norman L. Holm/

Norman L. Holm, Planning Director
CITY OF NAMPA

cc: Royal Pro-C. Equities
1809 Industrial Way
Caldwell, ID 83605
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, October 31, 2019 3:12 PM
To: Shellie Lopez
Subject: [External] RE: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Good Afternoon Everyone! 😊

Re: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Please find attached for your review the Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park in an IL (Light Industrial) zoning district at the southwest corner of N. Broadmore Way and 4th St. No. just south of Indian Creek (155 RV spaces on 11.74 acres for 13.20 average spaces per gross acre – A parcel of land being a portion of Parcel “4” of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and lying in a portion of the SE 1/4 of Section 16, T3N, R2W, BM) for All Terra Consulting, LLC representing Broadmore RV Park LLC.

The preliminary site plan is scheduled for the Planning & Zoning Commission meeting of November 26, 2019.

Please review and return any comments to my attention prior to November 08, 2019.

Thank you & Have a great day!
Building Department will require permits for any and all work on this site.

Good Afternoon Everyone! 😊

Re: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Please find attached for your review the Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park in an IL (Light Industrial) zoning district at the southwest corner of N. Broadmore Way and 4th St. No. just south of Indian Creek (155 RV spaces on 11.74 acres for 13.20 average spaces per gross acre – A parcel of land being a portion of Parcel “4” of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and lying in a portion of the SE 1/4 of Section 16, T3N, R2W, BM) for All Terra Consulting, LLC representing Broadmore RV Park LLC.

The preliminary site plan is scheduled for the Planning & Zoning Commission meeting of November 26, 2019.

Please review and return any comments to my attention prior to November 08, 2019.

Thank you & Have a great day!
She\ie Lopez

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Friday, November 1, 2019 12:26 PM
To: Jaylen Walker
Cc: Kirk Meyers; Shellie Lopez; danny@royalproc.com; mprovostfarms@gmail.com
Subject: [External] Re: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

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

Jay,

Thank you for this clarification.

Based upon your comments, we will have no further comment on this matter.

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

From: Jaylen Walker <jwalker@allterraconsulting.com>
Sent: Friday, November 1, 2019 12:10:05 PM
To: Mark Zirschky <mark@pioneerirrigation.com>
Cc: Kirk Meyers <kirk@pioneerirrigation.com>; Shellie Lopez <lopezs@cityofnampa.us>; danny@royalproc.com <danny@royalproc.com>; mprovostfarms@gmail.com <mprovostfarms@gmail.com>
Subject: RE: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Mark,

Good morning! Thanks for reaching out to us and appreciate your review of our application and layout. We are on the south side of Indian Creek down by the City yards and fire practice area. There is no impact to the 6th Street Lateral. I would be happy to meet you or Kirk out on site to walk around. Let me know what works best for you.

Kind regards,

Jay Walker, Principal
AllTerra Consulting | www.allterraconsulting.com
849 E. State Str., Ste 104
Eagle, Idaho 83616
Cell 208.484.4479
jwalker@allterraconsulting.com
"Life's most persistent and urgent question is: 'What are you doing for others?'
- Dr. Martin Luther King, Jr.

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Friday, November 01, 2019 11:11 AM
To: Jaylen Walker <jwalker@alterraconsulting.com>
Cc: Kirk Meyers <kirk@pioneerirrigation.com>; Shellie Lopez <lopezs@cityofnampa.us>
Subject: FW: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Jay,

Prior to me commenting on this notice, are you able to provide me some documentation that indicates where Pioneer's 6th Street Lateral is located on your design?

The 6th Street Lateral currently exists in the eastbound lane of Shannon Drive, and cuts south and discharges to Indian Creek near the steel pipe crossing at Indian Creek. This jog is located at the end of the asphalt currently.

If your property boundaries overlap where the 6th Street Lateral exists currently, I will need to see its location on your plats, with the relative easements noted.

Let me or Kirk know if you have any questions, and we would be happy to discuss, or meet you onsite.

Thanks.

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

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Thursday, October 31, 2019 12:35 PM
Subject: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Good Afternoon Everyone! 😊

Re: Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park / RVP-00001-2019

Please find attached for your review the Preliminary Site Plan Approval for Broadmore Recreational Vehicle Park in an IL (Light Industrial) zoning district at the southwest corner of N. Broadmore Way and 4th St. No. just south of Indian Creek (155 RV spaces on 11.74 acres for 13.20 average spaces per gross acre – A parcel of land being a portion of Parcel “4” of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and lying in a portion of the SE 1/4 of Section 16, T3N, R2W, BM) for All Terra Consulting, LLC representing Broadmore RV Park LLC.

The preliminary site plan is scheduled for the Planning & Zoning Commission meeting of November 26, 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 or remove the Cedrus atlantica 'Glaucia' and Pinus nigra trees that are specified in the landscape buffer zone on N. Broadmore Way. These species are too large for the buffer zone. Please refer to Treasure Valley Tree Selection Guide (https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide). Note: Please do not specify Acer freemanii, Acre rubrum due to a high mortality rate in this area, and please do not specify Liquidambar styraciflua near walkways.

2. **Trash Enclosures**: Please screen the trash enclosures on three sides with evergreen shrubs, such as Arborvitae or another species.

3. **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
DATE: 11/7/2019

TO: Nampa Planning & Zoning Department

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

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


The Engineering Division has completed a review of the Preliminary Site Plan Application for the Broadmoor RV Park and have the following comments. In addition to this memo, we will be submitting plan redlines to the Engineer of Record for their reference and use in preparing final site plans for construction approval.

General Comments

1. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the N Broadmore Way public right-of-way.

2. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

3. Include drainage calculations and geotechnical analysis/report with final plan submittal. The drainage calculations shall adhere to the City of Nampa drainage policy

4. The Engineer of Record (EOR) shall be responsible for inspecting the onsite private drainage facilities. The EOR will be required to provide a letter to the Nampa Engineering Division at project closeout certifying that the facility was constructed within substantial conformance with the approved plans and specifications.

5. Public utility easements will be required for any public utility mains within the private property. Developer shall supply legal descriptions and accompanying easements to the City at project closeout for easement deed recordation.


7. Utility hook-up fees will need to be paid at the time of Building Permit for the entire RV park.

Preliminary Site Plan Comments – To be addressed with Final Plans; also refer to plan redlines

1. The 2012 version of the ISPWC is adopted by the City and shall be referenced for all public infrastructure. Update all notes accordingly.
2. Curb inlets within the public right-of-way shall be Type IV per SD-604.

3. Makes sure list of standard details is comprehensive.

4. Provide back-up for proposed pavement section thicknesses. Broadmore Way Street Section should be designed to a minimum Traffic Index of 7.0.

5. Can a walkway be added from the Broadmore Way sidewalk terminus to the first Indian Creek pedestrian bridge to provide pedestrian connectivity to the trail in absence of the sidewalk being continued across Indian Creek?

6. It is preferred to separate the public Broadmore Way drainage from the private onsite drainage. Is this possible?

7. Clearly define on final plan which utilities are public and which are private.

8. Reflect water meter and backflow prevention device on final plans. Verify size needed to provide necessary demand. Please note the City does not have a standard detail for any service/meter over 2" size. Special consideration will be necessary if a larger meter is needed.

9. Confirm if the 8" water loop and fire hydrants are intended to be public. If not, a double detector check valve will be required to separate the public main from the private.

10. Verify with Fire Marshal if bollards will be required at fire hydrants.

11. If the 8' water loop is public, there will need to be 5' separation to the private 4" water loop for maintenance purposes.

12. Add a shutoff valve to the pressure irrigation main just outside the Broadmore Way right-of-way to demark the location of private and public utility.

13. The sewer main will be public up to the first manhole inside the property. All upstream sewer will be private.

14. Maximum valve spacing for public water mains is 800'.