



## **PLANNING & ZONING DEPARTMENT**

**Before the Planning & Zoning Commission  
Meeting of 26 JANUARY 2016**

### **BUSINESS ITEM NO. 2 STAFF REPORT**

**Applicant(s)/Engineer(s):**

Hines Investments LLC/Idaho Survey Group as engineers, Kent Brown as representative

**File(s):** SUB 667-15

**Analyst:** Robert Hobbs

**Requested Action Approval(s) and Location(s):**

- Final plat approval for:**  
**Hines Creekside Park Subdivision No. 1** (hereinafter the "Development"; alternatively, "Hines Creekside Park Subdivision No. 1")

An apartment project involving a re-plat of Lots 3-6 and a portion of Lot 7, Block 1 of Hines Professional Park totaling [as proposed] 12 building lots and 1 common lot in an area encompassing some 3.54 acres of land in a RML (Limited Multiple-Family Residential) Zone located between Stanford Street and 12<sup>th</sup> Avenue Road and W. Iowa Avenue and the Wilson Drain in the SW ¼ of the NE ¼ of Section 33, T3N, R2W, Boise Meridian, Canyon County) in Nampa...

**Correspondence:**

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending conditions of approval for the project should it be approved, or, directing corrections to the final plat or related construction drawings.

**Comments/Recommendation(s):**

Staff finds that in all material respects, the proposed final plat of/for Hines Creekside Park Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to, the approved preliminary plat of/for Hines Creekside Park Subdivision, and, complies with relevant RML bulk zoning code standards, and, City of Nampa subdivision standards appertaining to the proposed

Development. Said determinations are, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments or code as iterated in the Conditions of Approval section that follows.

Accordingly, Staff recommends that Hines Creekside Park Subdivision No. 1 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter. (Note that certain conditions may require minor alteration(s) to the final plat drawings prior to their being either approved by the City Council and/or signed by the City.)

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### SUGGESTED CONDITIONS OF APPROVAL

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Should the Planning and Zoning Commission vote to recommend approval of Hines Creekside Park Subdivision No. 1 to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Owner/Developer/Applicant shall:

Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to Hines Creekside Park Subdivision.

More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

Specifically, Owner/Developer/Applicant shall:

- a. Comply with any requirements from the Nampa Engineering Division; and,
  - b. Comply with requirements listed in the January 08, 2016 memorandum from the Nampa Engineering Division, GIS Section, authored by Amanda Morse (1 page – copy hereto attached); and,
2. The water system for the subdivision 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,
  3. Owner/Developer/Applicant/Applicant's representative/engineer shall correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed plat development notes; and,
  4. Owner/Developer/Applicant/Applicant's representative/engineer/Development shall comply with the landscape plan submitted to the City...

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**ATTACHMENTS**

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- Copy of Vicinity/zoning maps, application, plat pages, any agency & citizen correspondence, etc.  
(pages/Exhibits 4+)

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e-mailed over to  
Daniel

SUB 667-15

**CITY OF NAMPA**  
**FINAL PLAT APPLICATION**  
 Planning and Community Development Department  
 411 3<sup>rd</sup> St. South  
 Nampa, ID 83651  
 208-465-2214 Phone  
 208-465-2261 FAX

<b>Name of Subdivision</b>	<b>HINES CREEKSIDE PARK NO 1</b>
<b>Location of Subdivision</b>	is on the northside of S. Edgewater Cir. east of Stanford on the northside of Iowa.

<b>Owner</b>	<b>HINES INVESTMENTS LLC</b>
<b>Address</b>	<b>3886 HOMELAND CT EAGLE ID 83616</b>
<b>Phone</b>	<b>208-895-0500</b>
<b>FAX</b>	
<b>E-Mail</b>	<b>JEREMY@BILTMORECO.COM</b>

<b>Applicant</b>	<b>BILTMORE CO</b>
<b>Address</b>	<b>1548 W CAYUSE WAY STE 100 MERIDIAN ID 83646</b>
<b>Phone</b>	<b>208-895-0500</b>
<b>FAX</b>	
<b>E-Mail</b>	<b>JEREMY@BILTMORECO.COM</b>

<b>Engineer/Surveyor/Planner</b>	<b>CK ENG/GREG CARTER/ KENT BROWN</b>
<b>Address</b>	<b>3161 E SPRINGWOOD DR MERIDIAN ID 83642</b>
<b>Phone</b>	<b>871-6842</b>
<b>FAX</b>	
<b>E-Mail</b>	<b>KENTLKB@GMAIL.COM</b>

**FINAL PLAT INFORMATION**

Total Acreage 3.54  
 Total Number of Lots: 13 Buildable: 12 Common: 1  
 Gross Density per Acre: 2.9 2.9 (Number of units per acre of total land to be developed)  
 Net Density per Acre 2.9 (Number of units per acre of land excluding roads)  
 Zoning District (s) - Zoning Within Nampa City Limits RML  
 If Applicable: Zoning Within the Area of Impact \_\_\_\_\_

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○ KENT BROWN ○  
PLANNING SERVICES

December 7, 2015

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

**RE: Final Plat for Hines Creekside Subdivision (SUB 657-15)**

Dear Staff and Council:

On behalf of Hines Investments and Builtmore Company, please accept our request for Final Plat Approval for phase first of Hines Creekside Subdivision. This phase of Hines Creekside development is located, on the northside of S Edgewater Circle which is approximately 440 feet east of Stanford and Iowa intersection. The applicant is requesting final plat approval of 12 multi-family lots and 1 common lot on 5.54 acres.

OVERVIEW, CONDITIONS OF COMPLIANCE:

**Condition 1.** At time of property development Applicants and/or other parties shall comply with all applicable requirements (including obtaining proper permits) as maybe imposed by City agencies appropriately involved in the review of construction of improvements or structures within the scope of the property and as affected by its entitlement requests as the entitlements granted by virtue of the City's approval of the requested Rezone does not and shall not have the affect of abrogating requirements from those agencies or City departments levied in connection with entitlement and development of the Property; and

**All of these requirements are being complied with the attached construction plans.**

**Condition 2.** The Applicant, as Owner/ Developer, shall enter into a Development Agreement with the city of Nampa. The Agreement shall contain such conditions, terms restriction, representation, exhibits, acknowledgements and timelines as necessary to facilitate development of the property as contemplated by the applicant and agreed to and conditioned by the City through its Council or executive departments or outside agencies properly involved in the review of the Applicant's requests. Inclusively the agreement shall contain any the concept development plans proposed by virtue of this application submittal as accepted, or accepted with required changes by the City Council...

**The developer understand and will comply.**

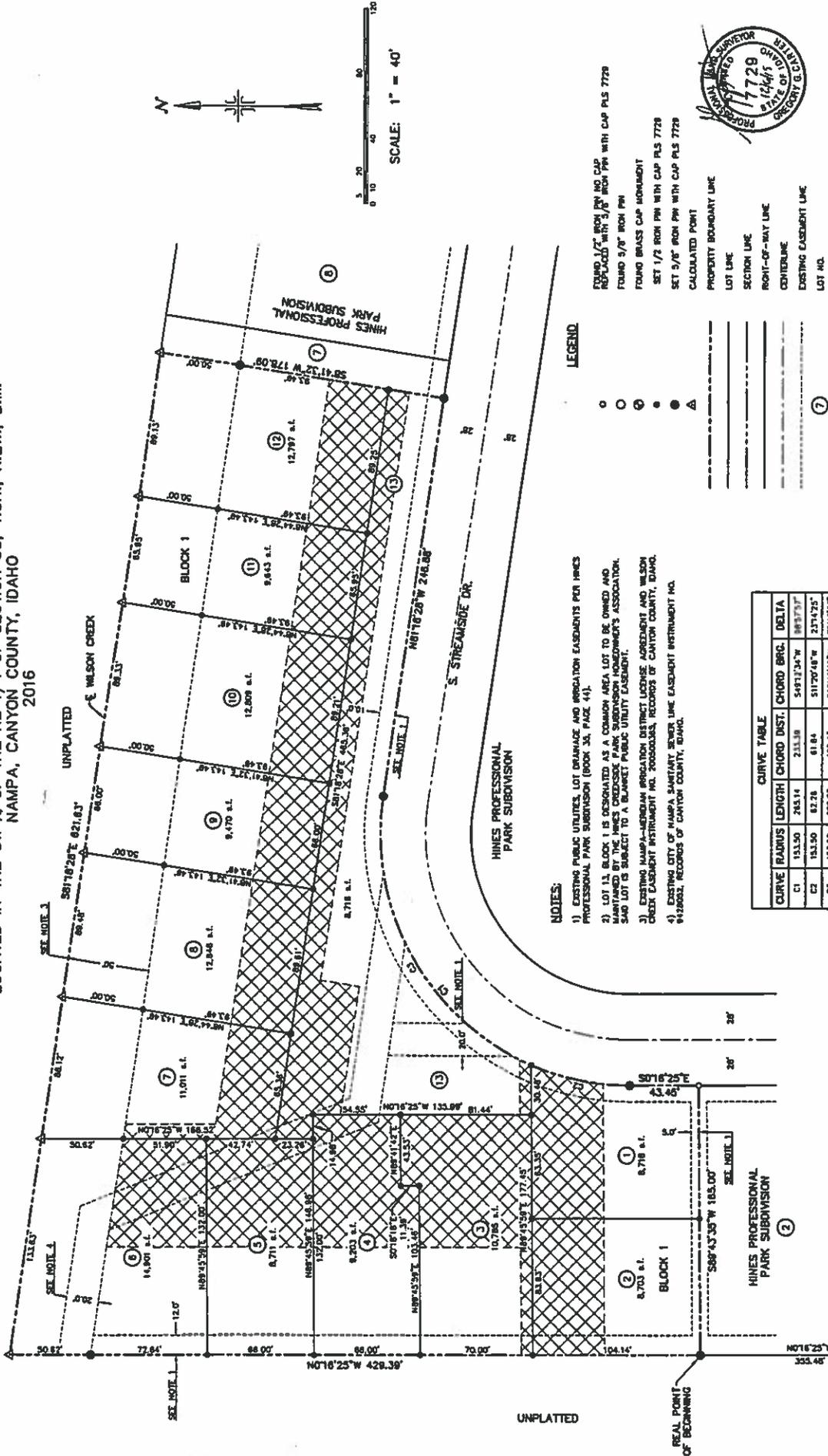
Please contact me if you have any questions regarding this application.

Sincerely,



# HINES CREEKSIDE PARK SUBDIVISION

PLAT SHOWING  
 A RE-SUBDIVISION OF LOTS 3-6 AND A PORTION OF LOT 7, BLOCK 1  
 OF HINES PROFESSIONAL PARK SUBDIVISION  
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 33, T.3N., R.2W., B.M.  
 NAMPA, CANYON COUNTY, IDAHO  
 2016



- NOTES:**
- EXISTING PUBLIC UTILITIES, LOT DEBRASH AND IRRIGATION EASEMENTS PER HINES PROFESSIONAL PARK SUBDIVISION (BOOK 33, PAGE 41).
  - LOT 13 BLOCK 1 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE HINES CREEKSIDE PARK SUBDIVISION HOMEOWNERS ASSOCIATION. SAID LOT IS SUBJECT TO A BLUESKY PUBLIC UTILITY EASEMENT.
  - EXISTING NAMPA-MERIDIAN IRRIGATION DISTRICT LICENSE AGREEMENT AND WILSON CREEK EASEMENT INSTRUMENT NO. 200800045, RECORDS OF CANYON COUNTY, IDAHO, 9149002, RECORDS OF CANYON COUNTY, IDAHO.
  - EXISTING CITY OF NAMPA, SANITARY SEWER LINE EASEMENT INSTRUMENT NO. 9149002, RECORDS OF CANYON COUNTY, IDAHO.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BRG.	DELTA
C1	153.50	263.14	233.38	S49T23W	88T37P
C2	153.50	82.28	61.84	S11T20W	23T42P
C3	153.50	202.87	188.43	S60T49W	75T33P

- LEGEND**
- FOUND 1/2" IRON PIN NO. CAP REPLACED WITH 3/8" IRON PIN WITH CAP PLS 7728
  - FOUND 5/8" IRON PIN
  - FOUND BRASS CAP MONUMENT
  - SET 1/2" IRON PIN WITH CAP PLS 7728
  - SET 5/8" IRON PIN WITH CAP PLS 7728
  - △ CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EXISTING EASEMENT LINE
  - LOT NO.
  - EXISTING CROSS ACCESS EASEMENT INSTRUMENT NO.



**RECEIVED**  
 11/21/16  
 BOOK PAGE

SHEET 1 OF 3  
 LAMBE WATERFLOWER ST.  
 SUITE 130  
 MERIDIAN, IDAHO 83642  
 PH: (208) 844-8270  
 FAX: (208) 844-5080

IDAHO  
 SURVEY  
 GROUP, P.C.

C-51/16  
 S 33

E. W. IOWA AVE.

1044.85'  
 S87W30E T31E15  
 BASES OF BEARING

C1/A  
 S 33

# HINES CREEKSIDE PARK SUBDIVISION

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT \_\_\_\_\_ AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THE PROPERTY DESCRIBED AS FOLLOWS:  
 A RE-SUBDIVISION OF LOTS 3-6 AND A PORTION OF LOT 7, BLOCK 1 OF HINES PROFESSIONAL PARK SUBDIVISION FILED IN BOOK 35 OF PLATS AT PAGE 44, RECORDS OF CANYON COUNTY, IDAHO LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 33, T.34N., R.24W., B.L.M., NAUPA, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE C1/4 CORNER OF SAID SECTION 33, FROM A BRASS CAP MONUMENT MARKING THE C-1/16 CORNER OF SAID SECTION 33 BEARS SOUTH 89°04'50" EAST, 1316.15 FEET;

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 33 SOUTH 89°04'50" EAST, 271.20 FEET TO THE SW CORNER OF SAID HINES PROFESSIONAL PARK SUBDIVISION;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID HINES PROFESSIONAL PARK SUBDIVISION NORTH 00°16'25" WEST, 355.48 FEET TO THE SW CORNER OF SAID LOT 3, SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST BOUNDARY LINE NORTH 00°16'25" WEST, 429.39 FEET TO THE NW CORNER OF SAID HINES PROFESSIONAL PARK SUBDIVISION;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID HINES PROFESSIONAL PARK SUBDIVISION SOUTH 81°18'28" EAST, 621.63 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY LINE SOUTH 08°41'32" WEST, 176.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF BLOCK 1 OF SAID HINES PROFESSIONAL PARK SUBDIVISION;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING 3 COURSES AND DISTANCES:

THENCE NORTH 81°18'28" WEST, 246.86 FEET;

THENCE 265.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 153.50 FEET, A CENTRAL ANGLE OF 98°57'57" AND A LONG CHORD OF 233.38 FEET WHICH BEARS SOUTH 49°12'34" WEST;

THENCE SOUTH 00°16'25" EAST, 43.45 FEET TO THE SE CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3 SOUTH 89°43'35" WEST, 165.00 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 3.54 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT INTERESTS ARE HEREBY RESERVED. THE UNDERSIGNED HAVE PAID ALL TAXES DUE ON THIS PROPERTY AND SHALL BE LIABLE TO RECEIVE WATER SERVICE FROM AN EXISTING CITY OF NAUPA. I HAVE LOCATED THE ADJACENT TO THE SUBJECT SUBDIVISION, AND CITY OF NAUPA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

## CERTIFICATE OF SURVEYOR

I, GREGORY G. CARTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



GREGORY G. CARTER

P.L.S. NO. 7729

## ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.  
 COUNTY OF CANYON }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF \_\_\_\_\_ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO  
 RESIDING AT: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

SHEET 2 OF 3  
 1440 E. WATERTOWER BL.  
 SUITE 130  
 MERIDIAN, IDAHO 83642  
 PH. (208) 668-6570  
 FAX (208) 668-6399

IDAHO  
 SURVEY  
 GROUP, P.C.

# HINES CREEKSIDE PARK SUBDIVISION

## APPROVAL OF SOUTHWEST DISTRICT HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING CITY OF NAMPA PUBLIC WORKS, AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONSTRUCTION OF THE SANITARY SYSTEMS AND SEWER BUTER IS CAUTIONED THAT CONSTRUCTION OF ANY SANITARY SYSTEMS OR WATER EXTENSIONS OR SEWER PERMITS, IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS, IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES, IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, REHS \_\_\_\_\_ DATE \_\_\_\_\_

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, \_\_\_\_\_ NAMPA, IDAHO

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



## APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, IDAHO.

CHAIRMAN, NAMPA PLANNING & ZONING COMMISSION SECRETARY, NAMPA PLANNING & ZONING COMMISSION

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT IN ACCORDANCE WITH IDAHO CODE, TITLE 50, CHAPTER 13 RELATING TO PLATS AND VACATIONS.

CANYON COUNTY SURVEYOR

## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C.50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

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### FINAL PLAT – MEMO DISTRIBUTION LIST

- ✓ **Engineering Department Review (Daniel Badger – Water/Sewer Model)** - Memo, 2 Plats, 2 Soils, 2 Storm Water, 2 Traffic Studies (if available)  
- 6 copies Improvement/Construction Drawings with Landscape Plan attached (Cliff)
- ✓ **Nate Runyan, Public Works** - Memo – 1 Plat
- ✓ **Craig Tarter, Engineering Dept GIS** - Memo, 1 Plat, CD
- ✓ **Patrick Sullivan** - Memo, 1 Plat
- ✓ **Neil Jones** - Memo, 1 Plat – 1 Improvement/Construction, 1 Soils
- ✓ **Karla Nelson** - Long Range Planner
- ✓ **Nampa Fire Dept** - Memo, 1 Plat (inter office)
- ✓ **Nampa Police Dept (Eric Skoglund)** - Memo, 1 Plat (inter office)
- ✓ **Darrin Johnson - Parks** - Memo, 1 Improvement/Construction & 1 Plat (Rec Center mailbox)
- ✓ **Cody Swander/Earl Moran** - Memo, 1 Landscape Plan (inter office) & 1 copy Improvement/Construction/w plat (Parks Dept mailbox)
- ✓ **Don Barr - Supervisor – Streets** - Memo, 1 Plat, 1 Traffic Study (inter office)
- ✓ **Nampa Highway District** - Memo, 1 Plat (mail)
- ✓ **Canyon Highway District** - Memo, 1 plat (mail)
- ✓ **Randy Dewey – NSD #131** - Memo, 1 small plat (mail)
- ✓ **Alison Westfall – NSD #131** - Memo, 1 small plat (mail)
- ✓ **Wallivue School District # 139** - Memo, 1 small plat (mail)
- ✓ **Brent Carpenter – Brown Bus** - Memo, 1 small plat (mail)
- ✓ **South West Health District** - Memo, 1 Plat (mail)
- ✓ **Tina Fuller – Compass** - E-mail – final plat and general info
- cc: Robert Hobbs** - Memo – 1 small plat

NAMPA HWY DIST  
 NAMPA MERIDIAN IRRIG.  
 NAMPA SCHOOL DIST



# City of Nampa

ENGINEERING DIVISION

CITY HALL 411 THIRD STREET S

NAMPA, IDAHO 83651

OFFICE (208) 468-5458

FAX (208) 465-2261

January 8, 2016

**RE: Hines Creekside Park Subdivision - Final Plat**

To: Hines Investments, LLC

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- Propose new, unique street names for S Streamside Dr to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
  - Should remain S Edgewater Cir
- S Streamside Dr should be S Edgewater Cir

Sincerely,

Amanda Morse  
GIS Technician  
Engineering Division  
City of Nampa  
(208) 468-5475

**Sylvia Mackrill**

---

**From:** Cody Swander  
**Sent:** Wednesday, December 23, 2015 1:57 PM  
**To:** Sylvia Mackrill  
**Cc:** Darrin Johnson  
**Subject:** Hines Creekside Park No. 1 Project: SUB 667-15 Final Plat

Hi Sylvia,

Nampa Parks has reviewed the final plat for Hines Creekside Park No. 1 Project SUB 667-15 and have no requests.

Thank you,

Cody Swander  
Nampa Parks Superintendent



Nampa Parks Department  
312 1st Street South  
Nampa, ID 83651  
208.468.5890

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**Sylvia Mackrill**

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**From:** Tanya Gaona  
**Sent:** Wednesday, December 30, 2015 9:58 AM  
**To:** Sylvia Mackrill  
**Subject:** Project: SUB 667-15

Sylvia,

In regards to the final plat review for Hines Creekside Park, no. 1, it is approved as presented, per Earl Moran, City Forester.

*Tanya Gaona*  
Administrative Assistant II  
City of Nampa, Forestry Department  
468-5748

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## Sylvia Mackrill

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**From:** Neil Jones  
**Sent:** Monday, January 04, 2016 9:07 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: SUB667-15 Hines Creekside Park No. 1 Final Plat

Building Department has no conditions on this plat.

Neil Jones  
Assistant Building Official

**From:** Sylvia Mackrill  
**Sent:** Wednesday, December 30, 2015 3:41 PM  
**To:** Amanda Morse <[morsea@cityofnampa.us](mailto:morsea@cityofnampa.us)>; Beth Ineck <[ineckb@cityofnampa.us](mailto:ineckb@cityofnampa.us)>; Brent Hoskins <[hoskinsb@cityofnampa.us](mailto:hoskinsb@cityofnampa.us)>; Carl Miller <[CMiller@compassidaho.org](mailto:CMiller@compassidaho.org)>; Compass ([tlaws@compassidaho.org](mailto:tlaws@compassidaho.org)) <[tlaws@compassidaho.org](mailto:tlaws@compassidaho.org)>; Craig Tarter <[tarterc@cityofnampa.us](mailto:tarterc@cityofnampa.us)>; Daniel Badger <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>; Don Barr <[barrd@cityofnampa.us](mailto:barrd@cityofnampa.us)>; Jeff Barnes <[barnesi@cityofnampa.us](mailto:barnesi@cityofnampa.us)>; Jennifer Yost <[yostj@cityofnampa.us](mailto:yostj@cityofnampa.us)>; Jim Brooks <[brooksji@cityofnampa.us](mailto:brooksji@cityofnampa.us)>; Kent Lovelace <[lovelacek@cityofnampa.us](mailto:lovelacek@cityofnampa.us)>; Marlen Salinas <[salinasm@cityofnampa.us](mailto:salinasm@cityofnampa.us)>; Michael Fuss <[fussm@cityofnampa.us](mailto:fussm@cityofnampa.us)>; Neil Jones <[jonesn@cityofnampa.us](mailto:jonesn@cityofnampa.us)>; Patrick Sullivan <[sullivanw@cityofnampa.us](mailto:sullivanw@cityofnampa.us)>; Ray Rice <[ricer@cityofnampa.us](mailto:ricer@cityofnampa.us)>; Robin Collins <[collinsrr@cityofnampa.us](mailto:collinsrr@cityofnampa.us)>; Tina Fuller <[tfuller@compassidaho.org](mailto:tfuller@compassidaho.org)>; Vickie Holbrook <[holbrookv@cityofnampa.us](mailto:holbrookv@cityofnampa.us)>  
**Subject:** SUB667-15 Hines Creekside Park No. 1 Final Plat

SUB 667-15:

Hines Investments, LLC, with Kent Brown representing, has submitted a Final Plat for Hines Creekside Park No. 1, a 13 lot residential development located on 3.54 acres as a resubdivision of Lots 3 - 7 of Hines Professional Park, located on the north side of W Iowa Ave, west of 12th Ave Rd (formerly 1328, 1336, 1344, 1352, and 1404 S Edgewater Circle, within the RML (Limited Family Residential) zoning district. the property was previously zoned RP and is now going through the rezoning process.

The final plat is scheduled as a business item on the Planning and Zoning Commission agenda of January 26, 2016. Please review and return any comments to my attention prior to January 15, 2016.

Thank you,

Sylvia Mackrill  
City of Nampa Planning Department  
208-468-5484  
[mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)

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# Memo

To: Planning and Zoning Commission  
From: Karla Nelson, Community Planner  
Date: December 29, 2015  
Re: Hines Creekside Park Subdivision

---

Nampa's Safe Routes to School program does not oppose the Final Plat for Hines Creekside Park Subdivision. Close proximity to shopping, the Wilson Pathway and schools will encourage residents of the proposed multi-family development to walk or bike.

## Associated Schools:

Iowa Elementary School – The subdivision is within easy walking distance of the Elementary School. Students could walk the .3 miles along a stretch of Iowa Avenue with sidewalks.

South Middle School – The subdivision is about one mile from the Middle School which is within walking and biking distance for most students. Students who do chose to walk or bike could travel on Stanford Street or 12<sup>th</sup> Avenue. Many students will likely walk along the Wilson Pathway; however a portion of the pathway just south of Iowa is not developed.

Skyview High School – The subdivision is 1.8 miles from the high school which is within biking and walking distance for some students. Students who choose to bike or walk would likely travel along Iowa Avenue, Constitution Way, Maine Avenue and Chestnut Street. These streets have sidewalks but lack bike lanes.



# City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: January 20, 2016  
TO: Planning and Zoning Commission  
FROM: Daniel Badger, P.E.   
SUBJECT: Hines Creekside Park Subdivision # 1, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for Hines Creekside Park Subdivision # 1 and recommends approval with the following comments:

#### General:

- Are you utilizing existing PI connections?

#### Plan:

- Sheet C1.0
  - Remove Nampa Highway District from general note 19.
- Sheet C3.0
  - The curb drain symbol in the legend and the plan sheet do not match.
- Sheet C3.1
  - The sand layer in the swales should be 3' thick.
  - Revise the note regarding over excavation to match the recommendations in the Geo-tech Report.
- Sheet C4.0
  - All taps to the sewer shall be with saddles per the City standards.
  - Relocate the service going to building 5 so it does not run under the water fittings.
- Sheet C4.1
  - The City allows the fire sprinklers to be feed through the domestic meter revise accordingly.
  - Identify the meter service size.
  - Move the valve in stream side out of the curb and gutter line or add a note that the valve is to be located outside of the curb and gutter.

#### Reports:

- Revise the drainage calculations to use 4" per hour as recommended in the Geo-tech report and revise the ponds accordingly.