



PLANNING & ZONING DEPARTMENT

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

BUSINESS ITEM NO. 3 STAFF REPORT

Applicant(s)/Engineer(s):

Trilogy Idaho as Applicant and Developer/Bailey Engineering and Kent Brown as representative(s)

File(s): SUB 668-15

Analyst: Robert Hobbs

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

1. **Final plat approval for:**
Fall Creek Subdivision No. 1 (hereinafter the "Development"; alternatively, "Fall Creek Subdivision No. 1")

Totaling 54 building lots and 6 common lots in an area encompassing some 17 acres of land in a RS 8.5 (Single-Family Residential, 8,500 sq. ft. min. lot size) Zone on property located on the east side of Madison Road (a portion of Government Lot 2 and a portion of the SW ¼ of the NE ¼ of Section 03, T3N, R2W, BM), 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 residential subdivision final plat of/Fall Creek Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to, the approved preliminary plat of/for Fall Creek Subdivision, and, complies with relevant RS 8.5 zoning code and City of Nampa subdivision standards appertaining to the proposed project. 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.

Accordingly, Staff recommends that Fall Creek Subdivision No. 1 be approved, contingent on Applicant/Developer/Development compliance with various conditions of approval as iterated hereafter.

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of Fall Creek Subdivision No. 1 final plat 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, Applicant/Development 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 Red Hawk 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:

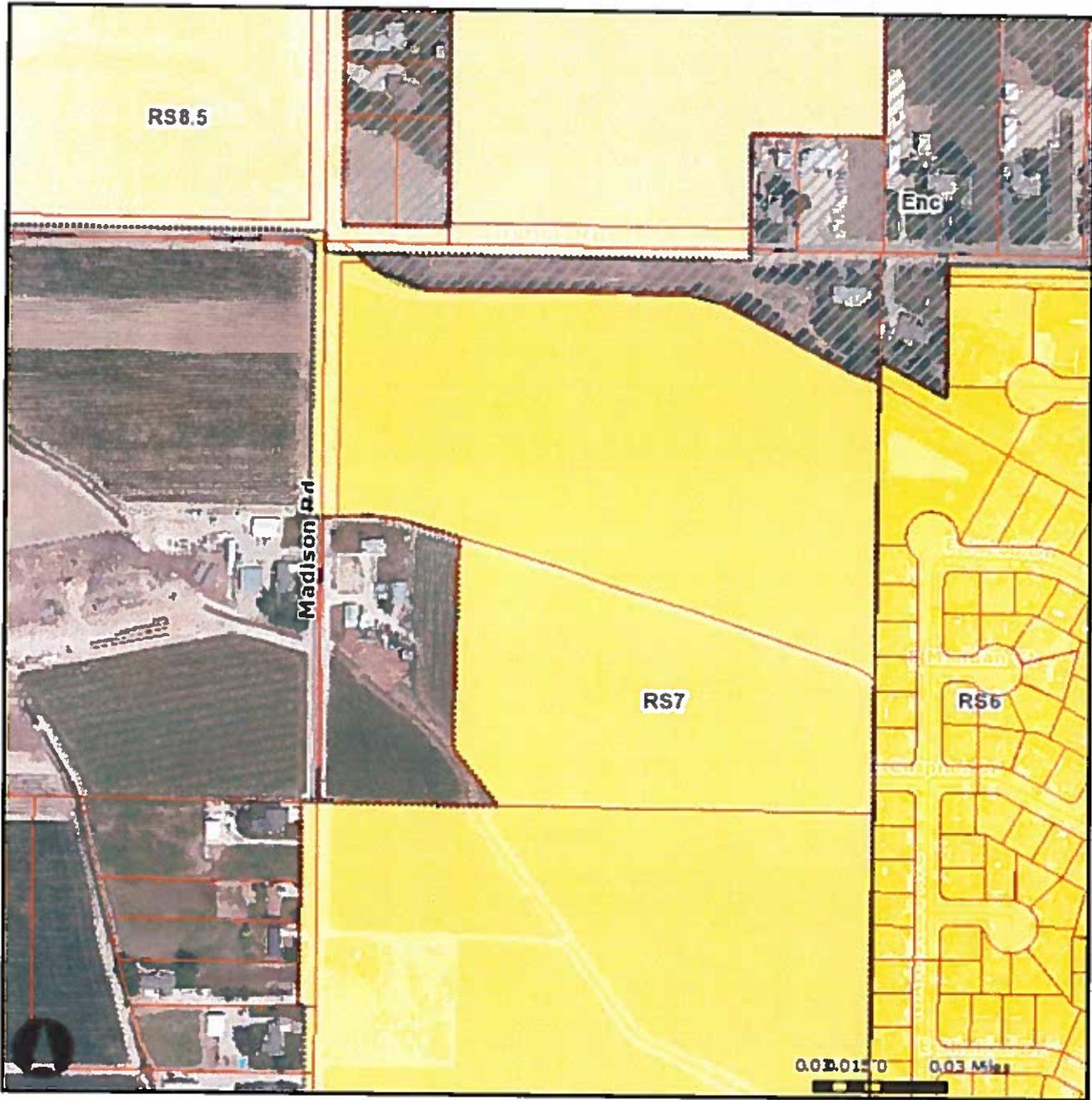
- a. Comply with requirements listed in the January 20, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
 - b. Comply with requirements listed in the January 08, 2016 memorandum from the Nampa Engineering Division, GIS Section, authored by Amanda Morse (1 page – copy hereto attached); and,
 - c. Comply with requirements listed in the December 29, 2015 email printout from the Nampa Parks Department authored by Cody Swander (1 page – copy hereto attached); and,
2. 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,
 3. 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. Developer/development shall comply City of Nampa landscape standards as applicable to the Development, to include internal street tree planting and periphery landscape corridor landscape requirements.

ATTACHMENTS

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

4

Map



County Parcels



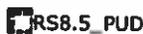
Zoning



Zoning (continued)



Zoning (continued)



Zoning (continued)



5
SUB 068-15

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

Name of Subdivision Fall Creek Subdivision No 1
Location of Subdivision is on the South east corner of Madison Road and Ustick Road.

Owner JRL Properties LP
Address 2358 S Titanium Place Meridian ID 83642
Phone 208-895-8858
FAX
E-Mail SHAWN@TRILOGYIDAHO.COM

Applicant TRILOGY IDAHO
Address 2358 S TITANIUM PLACE MERIDIAN ID 83642
Phone 208-895-8858
FAX
E-Mail SHAWN@TRILOGYIDAHO.COM

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

FINAL PLAT INFORMATION

Total Acreage 17.00 AC
 Total Number of Lots: 60 Buildable: 54 Common: 6
 Gross Density per Acre: 3.17 (Number of units per acre of total land to be developed)
 Net Density per Acre 3.8 (Number of units per acre of land excluding roads)
 Zoning District (s) - Zoning Within Nampa City Limits RS-8.5
 If Applicable: Zoning Within the Area of Impact _____

FALL CREEK SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That JRL Properties LLC an Idaho Limited Liability Company is the owner of the property described as follows:

A portion of Government Lot 2 and a portion of the SW 1/4 of the NE 1/4 of Section 3, T.3N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 3, from which the Northeast corner of said section bears South 89°30'18" East, 2849.17 feet;

Thence along the North boundary line of said Section 3 South 89°30'18" East, 42.88 feet to a point on the centerline of the Purdam Drain;

Thence landing said North boundary line and along said centerline of the Purdam Drain South 48°40'27" East, 78.47 feet to the REAL POINT OF BEGINNING;

Thence continuing along the centerline of the Purdam Drain the following 9 courses and distances:

- Thence South 48°40'27" East, 18.33 feet;
- Thence 135.79 feet along the arc of a curve to the left, said curve having a radius of 188.31 feet, a central angle of 41°18'00" and a long chord of 132.87 feet which bears South 89°19'57" East;
- Thence South 89°59'27" East, 244.59 feet;
- Thence South 89°21'37" East, 192.89 feet;
- Thence South 89°00'19" East, 192.09 feet;
- Thence 82.31 feet along the arc of a curve to the right, said curve having a radius of 199.25 feet, a central angle of 28°32'42" and a long chord of 91.49 feet which bears South 75°43'59" East;
- Thence South 82°27'38" East, 189.27 feet;
- Thence South 82°07'23" East, 146.77 feet;
- Thence South 88°17'51" East, 72.31 feet to a point on the West boundary line of Astoria Park No. 2 Subdivision as filed in Book 33 of Page 20, records of Canyon County, Idaho;
- Thence along said West boundary line South 00°26'04" West, 1,015.88 feet to the NE 1/18 corner of said Section 3;
- Thence continuing along the West boundary line of said Astoria Park No. 2 Subdivision South 00°26'15" West, 24.39 feet;

Thence landing said West boundary line North 89°33'45" West, 173.00 feet;

Thence North 00°28'04" East, 28.22 feet;

Thence North 89°33'58" West, 117.00 feet;

Thence North 00°28'15" East, 410.75 feet;

Thence North 27°32'22" East, 124.01 feet;

Thence 22.89 feet along the arc of a non-tangent curve to the right, said curve having a radius of 128.00 feet, a central angle of 10°09'28" and a long chord of 22.86 feet which bears North 67°32'22" West;

Thence North 27°32'22" East, 58.00 feet;

Thence North 82°27'38" West, 69.25 feet;

Thence North 27°32'22" East, 117.00 feet;

Thence North 82°27'38" West, 188.48 feet;

Thence 212.88 feet along the arc of a curve to the left, said curve having a radius of 453.00 feet, a central angle of 26°53'59" and a long chord of 210.73 feet which bears North 75°54'38" West;

Thence North 89°21'37" West, 404.16 feet;

Thence South 00°38'23" West, 173.00 feet;

Thence South 21°43'35" East, 51.67 feet;

Thence North 74°00'20" West, 143.39 feet;

Thence 68.70 feet along the arc of a curve to the left, said curve having a radius of 232.95 feet, a central angle of 17°08'32" and a long chord of 69.44 feet which bears North 82°34'38" West;

Thence South 88°51'09" West, 82.24 feet to a point on the East right-of-way line of Madison road;

Thence along said East right-of-way line North 00°25'18" East, 801.79 feet to a point on the South right-of-way line of Usick road;

Thence along said South right-of-way line South 89°30'18" East, 60.88 feet to the REAL POINT OF BEGINNING, containing 17.00 acres, more or less.

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 plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT
State of Idaho)
County of Ada) s.s.

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared John R. Laude, known or identified to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

My commission expires _____

Notary Public for Idaho
Residing in _____ Idaho

CERTIFICATE OF OWNERS...CONTINUED

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 structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Nampa main line located adjacent to the subject subdivision, and City of Nampa has agreed in writing to serve all the lots in this subdivision.

JRL Properties LLC, an Idaho Limited Liability Company

John R. Laude Member

FALL CREEK SUBDIVISION NO. 1

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 (QLPE) representing City of Nampa Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction 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.

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.

Date _____

County Treasurer _____

BOOK _____ PAGE _____

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)
- ✓ **Vallivue 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 School Dist*



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: Fall Creek Subdivision Phase 1, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for Fall Creek Subdivision Phase 1 and recommends approval with the following comments:

Plan:

- Sheet 1.0
 - Water note 2 calls for 42" cover, revise to 48".
 - Water note 4, and sewer note 12 have an incorrect reference.
- Sheet 4.1
 - Catch basins shall be type IV (all locations).
- Sheet 4.2
 - Is there a reason to have valley gutter cross drains? If not revise to catch basins and pipe (all locations).
- Sheet 4.7
 - The minimum pipe size allowed on the storm drain system is 12" revise accordingly.
- Sheet 5.1, and 5.5
 - Swap the PI and water in Ashton to minimize crossings.
- Sheet 5.4
 - Either add a valve at the south end of Newdale or move the services north of the valve cluster at Caspian for lots 6 and 7 and to Caspian for Lot 1.



City of Nampa

ENGINEERING DIVISION

CITY HALL 411 THIRD STREET S

NAMPA, IDAHO 83651

OFFICE (208) 468-5458

FAX (208) 465-2261

January 08, 2016

RE: Fall Creek Subdivision - Final Plat

To: Bailey Engineering, Inc.

cc: Sylvia Mackrill

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

- Propose new, unique street names for N Ashton Ave 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).*
 - Onaway (from Preliminary plat) is in general alignment with Ashton and could be utilized for the street name and would be N Onaway Ave.
- Include areas of all individual lots, in square feet, listed in lot and/or table.

Sincerely,

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

14

Sylvia Mackrill

From: Cody Swander
Sent: Wednesday, December 30, 2015 1:24 PM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Fall Creek Subdivision No. 1 Project: SUB 668-15

Hi Sylvia,

Nampa Parks has reviewed the final plat for Fall Creek Subdivision No. 1 Project SUB 668-15 and requests that the property along the south bank of Purdam Drain, 20 feet from the top of bank, be deeded and dedicated to the City of Nampa for the future Purdam Pathway. This future pathway is indicated on the Pathway Masterplan.

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.

Memo

To: Planning and Zoning Commission
From: Karla Nelson, Long Range Planner
Date: December 29, 2015
Re: Fall Creek Subdivision Final Plat

Purdam Drain makes up the northern boundary of Fall Creek Subdivision. The final plat shows a pathway easement along this drain. The Purdam pathway is meant to be developed along this drain as the surrounding land develops. Eventually it will form an important east/ west bicycle and pedestrian connection and will certainly add value for Fall Creek Subdivision residents.

With the Purdam Drain pathway development, Nampa's Safe Routes to School program does not oppose the Final Plat for Fall Creek Subdivision.

Associated Schools:

Snake River Elementary – The subdivision is not within walking distance of the Elementary School (3.6 miles).

East Valley Middle School – The subdivision is not within walking distance of the Middle School (7.6 miles).

Columbia High School – The subdivision is not within walking distances of the High School (6.6 miles).

Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, December 29, 2015 7:01 AM
To: Sylvia Mackrill
Subject: RE: SUB668 15 Fall Creek Subdivision No. 1

Building Department has no conditions.

Neil W. Jones
Assistant Building Official

From: Sylvia Mackrill
Sent: Monday, December 28, 2015 4:42 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Compass (tlaws@compassidaho.org) <tlaws@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Jonathan O'Brien <obrienj@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: SUB668 15 Fall Creek Subdivision No. 1

SUB 668-15:
Trilogy Idaho, with Kent Brown representing, has submitted the final plat for Fall Creek Subdivision No. 1, a 60 lot development located on 17 acres on the south side of Ustick Rd and east of Madison Rd , in the NE 1/4 Section 3 T3N R2W BM, within the RS-7 zoning designation.
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 15th.

Sylvia Mackrill
City of Nampa Planning Department
208-468-5484
mackrill@cityofnampa.us

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