



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 APRIL 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s): Trilogy Development as Applicant with JUB Engineers and Scott Wonders as engineers/representatives

Analyst: Robert Hobbs

File(s): SUB 670-16 (using latest plans dated received February 08, 2016)

REQUESTED ACTION APPROVAL(S), LOCATION, AND HISTORY

1. Preliminary Plat Approval for:

Sonata Subdivision

(hereinafter the "Project", alternatively the "Plat", "Sonata Pointe Subdivision", the "Subdivision", or the "Development")

A single-family residential development slated for "buildout" in a in an existing RS 7 Zoned area;

Appertaining to:

Some 43.41 acres of land situated south of Lone Star Road, North of W. Roosevelt Avenue and west of Middleton Road within a portion of the NE ¼ of Section 30, T3N, R2W, Boise Meridian, Canyon County (hereinafter the "Property")...

The Property was formerly made the subject of a Development Agreement; however, the terms of the Agreement, its conditions and commitments addressed specifically the development of Lone Star Middle School on a portion of the Property and appeared to have no real bearing on the remnant land now being incorporated into the Sonata Pointe plat. Accordingly, the City has not invoked a/the requirement to modify the Development Agreement recorded against the Property in order to facilitate plat review of the proposed Development.

SUBDIVISION STATISTICS

Overall Site Area-	43.41 acres
Total Lot Count-	163
Total Building Lot Count-	149
Total Common Lot Count-	14
Gross Density-	3.43 du/a

Regarding "RS 7 Residential Building Lots":

Min. Allowed RS 7 Bldg. Lot Size-
7,000 sq. ft.

Min. Proposed Bldg. Lot Size-
7,295 sq. ft. per Applicant's engineer

Min. Allowed Avg. RS 7 Bldg. Lot Size-
8,000 sq. ft. adjusted average

Min. Proposed RS 7 Avg. Bldg. Lot Size-
8,488 sq. ft. per Applicant's engineer

Periphery Compatibility Applicability

At southeast corner of Property in area abutting Morningside Subdivision

Min. Req. St. Frontage RS 7 Zone-
22'

Min. Allowed RS 7 Bldg. Lot Widths-
50' @ 20' front setback line

Plat Development Data/Notes: See plat sheets

FINDINGS OF FACT & NOTES REGARDING PLAT

This matter before the Commission is to determine whether or not the preliminary Plat, as proposed is compliant with relevant subdivision and zoning codes in order to assess its viability for plat approval.

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 § 10-08, Nampa City Code § 10-33, and, in cooperation with the City's currently adopted Engineering Design and Specification Manuals.

Accordingly, plat plan review was done to analyze the Project's compliance with code in the context of this Property having already been annexed and zoned.

The Plat features connection to W. Roosevelt Avenue and Lone Star Road, provision of City utilities and introduction of site improvements required to be developed in accordance with a subdivision of the type and layout under consideration.

Regarding the [new] Plat proposal, Zoning Staff finds:

1. **Minimum Lot Area(s) (N.C.C. § 10-08-6):**
No issues; All building lots appear to meet or exceed minimum sizing requirements; and,
2. **Average Lot Size (N.C.C. § 10-27-6.F(2)):**
No issues; All building lots appear to meet or exceed minimum average sizing requirements; and,
3. **Lot Compatibility (N.C.C. § 10-27-6.F(2)(b)):**
No issues; All building lots appear to meet or exceed minimum subdivision periphery sizing requirements where they are juxtapositioned up against Morningside Subdivision No. 2 building lots; and,
4. **Right-Of-Way Dedication(s):**
City Engineering has made no further exactions beyond the original right-of-way provided for at the time the Property was annexed; and,
5. **Landscaping:**
Landscaping along both Lone Star and W. Roosevelt roads (where those roadways adjoin Sonata Pointe Subdivision) is proposed to be contained in five (5) common area lots dimensioned in compliance with code requirements. The Applicant's narrative indicates there will be 3.73 acres of open space associated with the Project.
6. **Internal Street Design:**
Proposed to comply with City standards...City Engineering has noted a need to adjust the sidewalk configuration along the entry road (i.e., to use detached vs. attached sidewalk); and,
7. **Path/Trailway(s):**
No waterways affect the Project in terms of invoking a requirement to provide a path or trailway alongside the same. The developer is proposing internal sidewalks with connection to Lone Star and Roosevelt. Connection via micro-path from the Project to Lone Star Middle School is proposed/provided. The Planning Department's Safe Routes Coordinator has commented she has no objection to the Project and has provided comment regarding access between the Subdivision and nearby schools that would service the Project (see attached correspondence); and,
8. **Misc./Correspondence:**
Any correspondence from agencies or the citizenry regarding this part of the application is hereafter attached to this report. Agency or City department comments are primarily geared towards recommending conditions for the Project should it be approved.

Recommendation:

Approve with conditions...

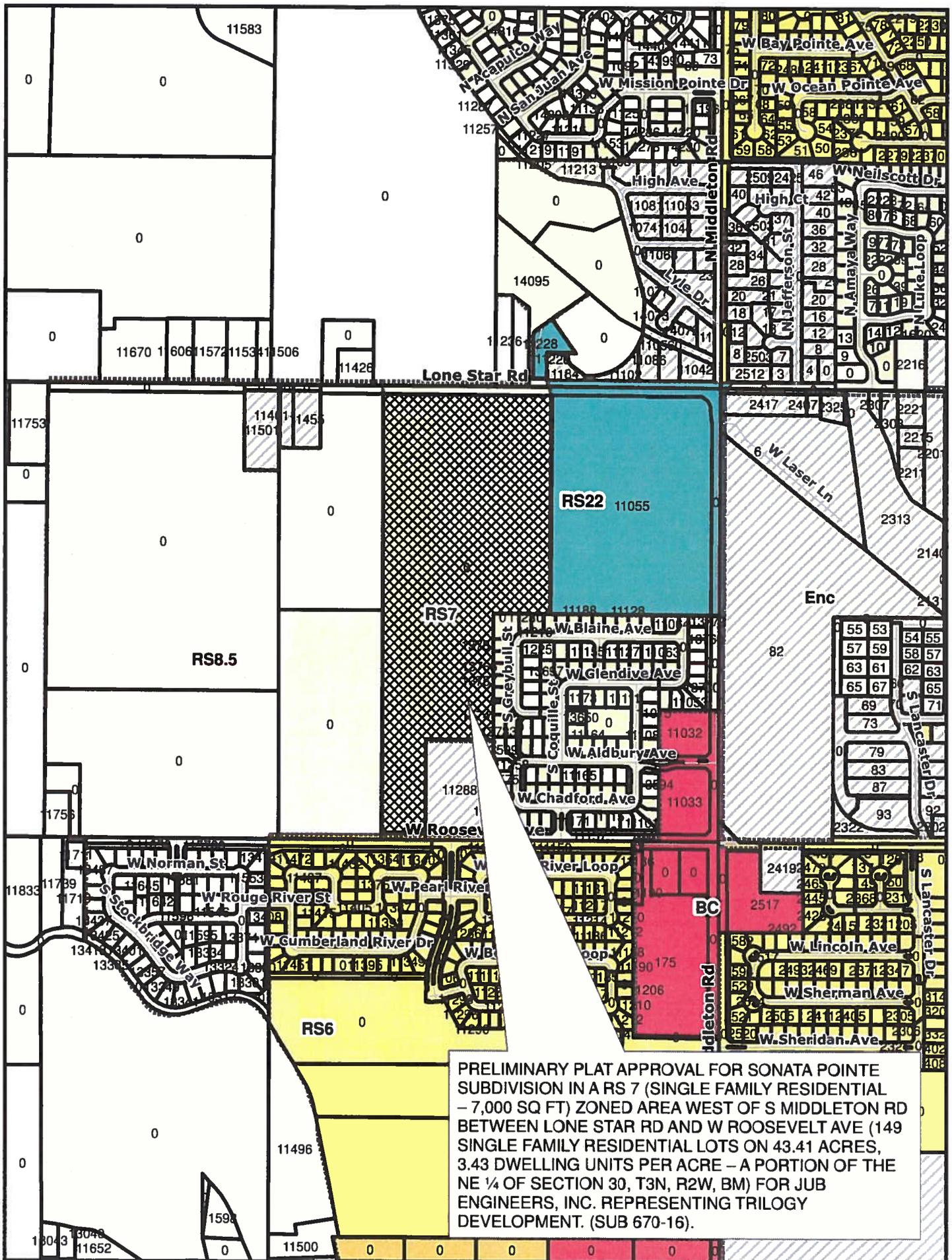
RECOMMENDED CONDITION(S) OF APPROVAL

Should the Commission vote to approve the presented preliminary Plat, Staff would recommend that the Commission then consider, correspondingly, imposition of the following Condition(s) of Approval on the development/developer:

1. Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter;
2. Also, specifically:
 - a. The Developer/Development shall comply with requirements listed in the April 01, 2016 memorandum from the Nampa Engineering Department authored by Daniel Badger (1 page – copy hereto attached); and,
 - b. The Developer/Development shall comply with requirements listed in the February 23, 2016 email printout from the Nampa Building Department save that the elevations required by said department shall be shown on the grading plan submitted in conjunction with the final plat versus having the elevation numbers inscribed on each lot shown on the final plat page(s) (1 page – copy hereto attached) authored by Neil Jones; and,
3. 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,
4. 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; and,
5. CCRs, bylaws and articles shall be established, registered, recorded et al and one or more property/homeowners' association(s) shall be established (incorporated) to manage the common areas associated with [the] Sonata Pointe Subdivision; and,
6. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council; and,
7. The Developer and those developing/building within the Project shall abide by the City's adopted landscape standards appertaining to subdivision development, including interior street tree planting and corridor street tree planting along Lone Star and Roosevelt...

ATTACHMENTS

- Copies of Vicinity Maps and aerial photo
(pages/Exhibits 6-7)
- Copy of Preliminary Plat Application form
(pages/Exhibits 8-9)
- Copies of proposed preliminary plat drawings
(pages/Exhibits 10-13)
- Copy of agency/department transmittal list
(page/Exhibit 14)
- Copies of agency/citizen correspondence, etc.
(pages/Exhibits 15-21)



PRELIMINARY PLAT APPROVAL FOR SONATA POINTE SUBDIVISION IN A RS 7 (SINGLE FAMILY RESIDENTIAL - 7,000 SQ FT) ZONED AREA WEST OF S MIDDLETON RD BETWEEN LONE STAR RD AND W ROOSEVELT AVE (149 SINGLE FAMILY RESIDENTIAL LOTS ON 43.41 ACRES, 3.43 DWELLING UNITS PER ACRE - A PORTION OF THE NE 1/4 OF SECTION 30, T3N, R2W, BM) FOR JUB ENGINEERS, INC. REPRESENTING TRILOGY DEVELOPMENT. (SUB 670-16).

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Map



County Parcels



A. GENERAL INFORMATION

Subdivision Name Sonata Pointe Subdivision

Total Acres 43.41

Intended Land Uses Circle (residential) (single-family) multi-family, commercial, industrial)

Property Address(es) 0 Lone Star Rd, Nampa, ID

Legal Description Section 30, T3N, R2W, BM - NW 1/4

Canyon County Parcel Account Number(s) R3204100000

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

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	Viper Investments, LLC
Address	1977 E Overland Rd
City	Meridian
State	Idaho, 83642
Telephone	208-895-8858
Email	shawn@trilogyidaho.com
Fax	

Applicant

Name	Trilogy Development
Address	2358 S Titanium Pl
City	Meridian
State	Idaho, 83642
Telephone	208-895-8858
Email	shawn@trilogyidaho.com
Fax	

Engineer/Surveyor/Planner

Name	JUB Engineers, Inc. - Scott Wonders, P.E.
Address	250 S Beechwood Ave, Suite 201
City	Boise
State	Idaho, 83709
Telephone	208-376-7330
Email	swonders@jub.com
Fax	208-323-9336

C. SUBDIVISION INFORMATION

Lot Types	Number of Lots	Acres
Residential	149	39.68
Dwelling units per acre (gross /net)	3.43/3.75	
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)	14	3.73
Open Space	8.59%	
Total	163	43.41

DEADLINES FOR SUBMITTALS

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

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

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

I understand:

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

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

Signature _____ Date _____

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____

DATE: 04.10.2014
DRAWN BY: JUB
CHECKED BY: JUB
SCALE: AS SHOWN

PROJECT: SONATA PONTE SUBDIVISION
NAMPA, IDAHO

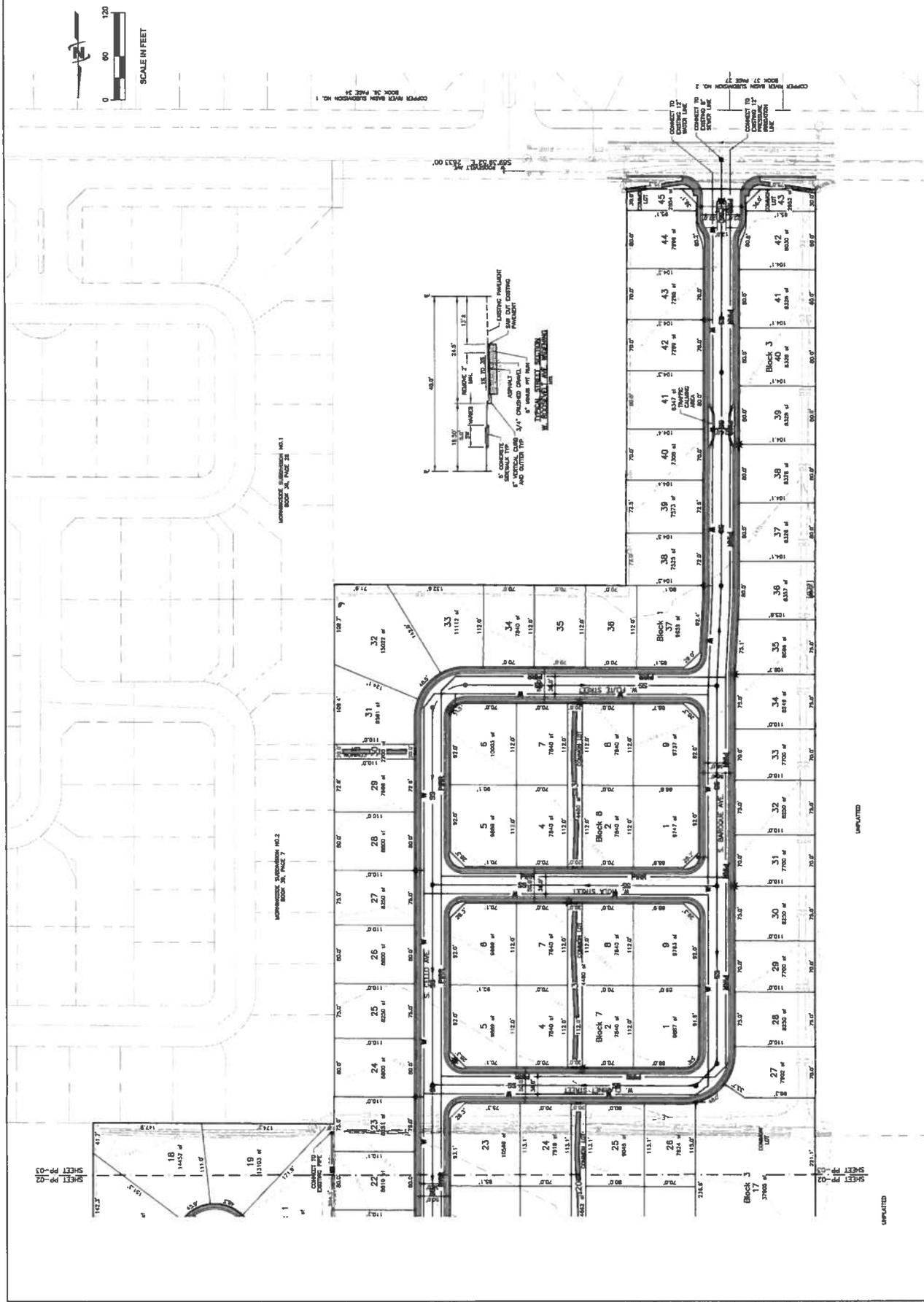
PREPARED BY: JUB ENGINEERS, INC.

EXISTING AND PROPOSED CONDITIONS

THIS DOCUMENT AND THE PLANS AND SPECIFICATIONS HERETOIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

NO.	DESCRIPTION	BY (DATE)	DATE

JUB ENGINEERS, INC.
250 S. Beachwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.328.9336
Fax: 208.328.9336
www.jub.com



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Preliminary Plat – Memo Distribution Check List

- ✓ **Engineering Department Review – Daniel Badger – Staff Engineer** - **Memo, 2 Plats, Soils, Storm Water, 2 Traffic Studies (if available).
To Cliff to log in**
- ✓ **Patrick Sullivan - Building Dept Review** - **Memo, 1 Plat**
- ✓ **Neil Jones – Building Department Review** - **Memo, 1 Plat, Geo Soils Report**
- ✓ **Craig Tarter – GIS Department** - **Memo, 1 Plat, CD**
- ✓ **Nate Runyan – Public Works** - **Memo, 1 Plat**
- ✓ **Karla Nelson – Long Range Planner** - **Memo, 1 Plat**
- ✓ **Robin Collins – Economic Development** - **Memo, 1 Plat**
- ✓ **Eric Skoglund - Nampa Police Dept** - **Memo, 1 Plat**
- ✓ **Brent Hoskins – Nampa Fire Dept** - **Memo, 1 Plat**
- ✓ **Ray Rice – Environmental Compliance** - **Memo, 1 Plat**
- ✓ **Darrin Johnson – Nampa Parks Dept** - **Memo, 1 Plat (Rec Center mailbox)**
- ✓ **Cody Swander/Earl Moran – Parks Dept** - **Memo, 1 Plat and Landscape Plan (Parks Dept Mailbox)**
- ✓ **Don Barr - Supt – Streets/Traffic Div** - **Memo, 1 Plat, 1 Traffic Study**
- ✓ **Chris Hopper – Canyon Highway District** - **Memo, 1 Plat**
- ✓ **Director – Nampa Highway District** - **Memo, 1 Plat, 1 Traffic Study**
- ✓ **Tim Wright – SWDH** - **Memo, 1 Plat**
- ✓ **Tina Fuller – COMPASS** - **Memo, 1 Plat**
- ✓ **Randy Dewey – NSD #131** - **Memo, 1 Plat**
- ✓ **Allison Westfall – NSD #131** - **Memo, 1 Plat**
- ✓ **Brent Carpenter – Brown Bus Co** - **Memo, 1 Plat**
- ✓ **Vallivue School District #139** - **Memo, 1 Plat**
- ✓ **Boise Kuna Irrigation District** - **Memo, 1 Plat**
- ✓ **Nampa Meridian Irrigation District** - **Memo, 1 Plat**
- ✓ **Pioneer Irrigation District** - **Memo, 1 Plat**
- cc: **Robert Hobbs – Assist Planning Dir** - **Memo**

EMAIL + Plat + general info

NAMPA HWY DIST
NAMPA - MERIDIAN IRRIG.
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: April 1, 2016

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E. 

SUBJECT: Sonata Pointe Subdivision Preliminary Plat

Recommendation: The Engineering does not oppose approving this request with the following conditions:

Plat and Layout:

- Add commons lots to encompass the islands in the entrance roads.

Utilities:

- Add fire hydrants along Lone Star.
- Verify maximum 400' spacing on all interior fire hydrants.
- Revise the plat to show water and pressure irrigation connections in Trio.

Streets:

- The sidewalks on the entrance roads need to be detached.
- Add a street light at the intersection of Trio and Quartet.
- Street lights in entrance islands need relocated where they are over sewer lines.

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Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: March 18, 2016
Re: Sonata Pointe Subdivision

Nampa's Safe Routes to School program does not oppose the Preliminary Plat for Sonata Pointe Subdivision. Close proximity to the Wilson Pathway and Lone Star Middle School will encourage residents of the proposed development to walk or bike.

The included pedestrian access from Sonata Pointe Subdivision to Lone Star Middle School is appreciated.

Associated Schools:

Roosevelt Elementary School – Students living in Sonata Pointe Subdivision could walk approximately 1 mile to Roosevelt Elementary School. However students would need to walk on Roosevelt Avenue and cross Middleton Road. There are sidewalks along Roosevelt Avenue.

Lone Star Middle School – The subdivision is directly adjacent to the Middle School. Students could easily walk or bike through the common lot connection.

Nampa High School – The subdivision is approximately 2.8 miles from the high school which is within biking distance for many students. Students who choose to bike would likely travel along Roosevelt Avenue and the Wilson Pathway.

Sylvia Mackrill

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From: Cody Swander
Sent: Monday, February 29, 2016 4:05 PM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Sonata Pointe Subdivision Project No. SUB 670-16

Hi Sylvia,

Nampa Parks has reviewed the preliminary plat for Sonata Pointe Subdivision Project Number SUB 670-16. We have no requests.

Thank you,

Cody Swander
Nampa Parks Superintendent



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

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Sylvia Mackrill

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, February 25, 2016 7:33 AM
To: Sylvia Mackrill
Subject: Sonata Pointe Sub SUB 670-16

Good Morning Sylvia,

The Nampa Highway District #1 has no objection to the Preliminary Plat of the Sonata Pointe Sub., SUB 670-16, as it is not within our Jurisdiction.

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

Thank you,

Eddy

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 HIGHWAY 45. • NAMPA, ID 83686

TEL 208.467.6576 • FAX 208.467.9916

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation

Sylvia Mackrill

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From: Greg Goodman
Sent: Tuesday, February 23, 2016 10:18 AM
To: Sylvia Mackrill
Subject: Preliminary Plat application for Sonata Pointe Subdivision

No Code Violations at this time.

Gregory Goodman
Code Compliance & Community Relations Officer
208-468-5464
City of Nampa, ID

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GA
70

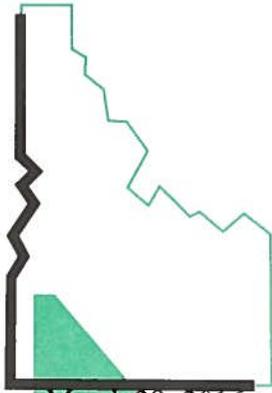
ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663



March 29, 2016

Norman L. Holm
City of Nampa
411 3rd St.
Nampa, ID 83651

RE: SUB670-16/ Sonata Pointe Subdivision

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as storm drainage is shown to be retained on-site, and no facilities are being impacted.

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.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

PC: Office/File



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, February 23, 2016 11:41 AM
To: Sylvia Mackrill
Subject: RE: Sonata Pointe Subdivision SUB 670-16

Building Department will ask that the final plat has Elevation for the top of the foundation on every lot.

Neil Jones
Assistant Building Official

From: Sylvia Mackrill
Sent: Monday, February 22, 2016 4:11 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; 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>; Kent Lovelace <lovelacek@cityofnampa.us>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Sonata Pointe Subdivision SUB 670-16

SUB 670-16:

Attached please find the Preliminary Plat application for Sonata Pointe Subdivision, for 163 lots, submitted by Trilogy Development and JUB Engineers, Inc. The development is located on the south side of Lone Star Rd, to the west of Lone Star Middle School and S Middleton Rd, on 39.68 acres, within the RS-7 (Single Family Residential – 7000 sq ft minimum lot size) zoning district.

The Preliminary Plat is scheduled for the Planning and Zoning Commission meeting of April 12, 2016 as a public hearing item.

Please review and forward any comments to my attention prior to April 1, 2016.

Thank you,

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

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