



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 APRIL 2016

PUBLIC HEARING ITEM NO. 6 STAFF REPORT

Applicant(s)/Engineer(s): LDS Church with Gene Ulmer, AIA representing/Land Group as engineer(s)

Analyst: Robert Hobbs

File(s): SUB. 672-16

REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY

1. **Short (Combined Preliminary and Final) Plat Approval for (2 residential building lots to be known as the):**

Linden Ridgevue Subdivision

(hereinafter the "Project"; alternatively, the "Plat, "Linden Ridgevue Subdivision", the "Subdivision", or the "Development")

Appertaining to:

Some 22.358 acres of land (proposed as a .86 acre lot and a companion 21.69 acre lot) located at the southeast corner of the intersection of Linden Road and Madison Road within a portion of the NE ¼ of Section 34, T4N, R2W, Boise Meridian, Canyon County on land zoned RS 8.5 (Single-Family Residential, 8,500 sq. ft. min. lot size) in Nampa (hereinafter the "Property")...

History:

Land divisions of a parcel or lot executed post June of 2002 in Nampa that create more than two (2) subsequent properties require filing for subdivision plat approval (vs. use of simple record of survey split process). Correspondingly, land splits executed since June 11, 2002 or date of annexation of a property are tolled such that upon the creation of (from either parcel of a prior split via survey) a third parcel, a plat is required to used to officially create the third (or more) [new] "buildable" lots.

The master parcel from which the two (2) lots involved in this matter are being derived was annexed into the City and zoned RS 8.5 post 2002. As the one-time split option for the

Property and its "parent parcel" has already been exhausted, a plat is required to effectuate the land division herewith associated. Fortuitously for small divisions, a recent subdivision rule change [actually a re-introduction] in Nampa allows the processing of subdivisions of seven (7) or fewer lots to be processed as "short plats" whereby a preliminary and final plat are combined to expedite application handling time and to consolidate (reduce) the intake/processing fees associated with a basic platting process.

2016 SUBDIVISION STATISTICS

Overall Site Area-	22.358 acres
Total, RS 8.5 Lot Count-	2
Total Common Lot Count-	0
Total Building Lot Count-	2

Regarding "RS 8.5 Building Lots":

Min. Allowed RS 8.5 Bldg. Lot Size-
8,500 sq. ft.

Min. Proposed RS 8.5 Bldg. Lot Size-
37,462 sq. ft.

Min. Allowed Avg. RS 8.5 Bldg. Lot Size-
N/A in this instance but satisfied if considered...

Periphery Compatibility Applicability
N/A

Min. Req. St. Frontage RS 8.5 Zone-
22'

Min. Allowed RS 8.5 Bldg. Lot Widths-
50' @ 20' front setback mark

Min. Allowed RS 8.5 Bldg. Mean Lot Depths-
80'

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 short plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-08, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

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

Regarding the Plat, Zoning Staff finds:

1. **Minimum Lot Area(s) (N.C.C. § 10-08-6):**
No issues; Both building lots meet or exceed minimum sizing requirements; and,
2. **Average Lot Size (N.C.C. § 10-27-6.F(2)):**
No issues; Both building lots meet or exceed minimum average sizing requirements; and,
3. **Lot Compatibility (N.C.C. § 10-27-6.F(2)(b)):**
N/A
4. **Lot Width:**
No issues; Both building lots meet or exceed minimum lot width requirements; and,
5. **Lot Depth:**
No issues; Both building lots meet or exceed minimum lot depth requirements; and,
6. **Right-Of-Way Dedication(s)/Improvements:**
N/A; Property access is, at the least, proposed to be via service drive connection Linden Road. No new street frontage dedication/provision is associated with this matter; and,
7. **Landscaping:**
To be developed in at time of building construction, with requisite corridor beautification (front setback) landscape strip and relevant parking lot landscaping to be made a part of [any] building Certificate of Occupancy sign-off; and,
9. **Path/Trailway(s):**
No waterways affect the Project (in terms of invoking a requirement to provide a path or trailway alongside the same); and,
10. **Misc./Correspondence:**
Any correspondence from agencies or the citizenry regarding this part of the application is hereafter attached to this report. (Agency comments, when provided, are usually geared towards recommending conditions for the Project should it be approved.)

Recommendation:

Both Staff and the Engineering Division recommend approval of this Short Plat with a few Conditions of Approval recommended for Commission imposition against the requested entitlement as noted hereafter.

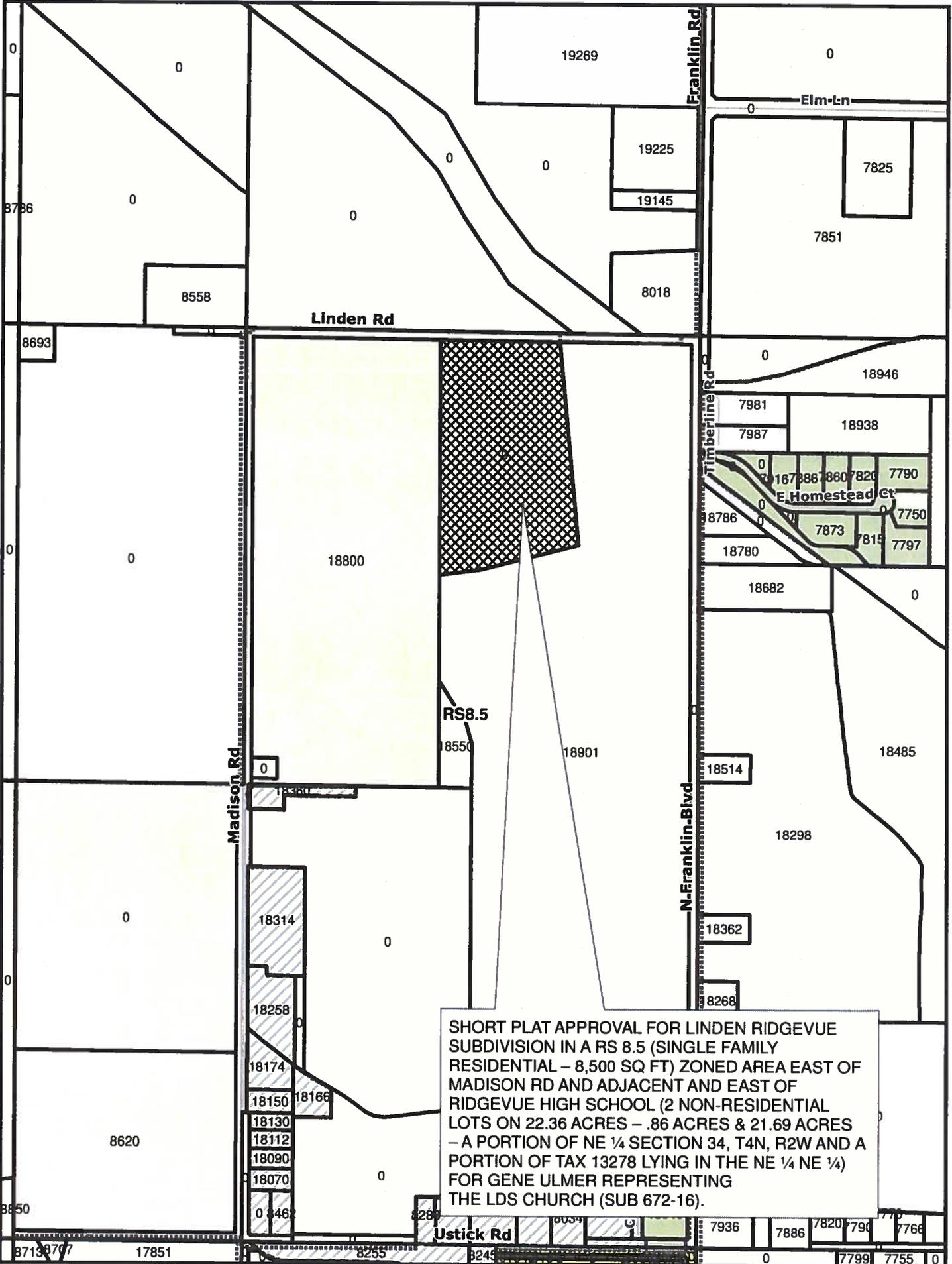
RECOMMENDED CONDITION(S) OF APPROVAL

In the event that the Commission wishes to vote to recommend approval of the Short Plat as presented, then Staff would recommend that the Commission consider, correspondingly, suggesting to the City Council that they impose the following Conditions of Approval on/against the Development/Developer:

1. The Project's engineer shall comply with the requirement listed in the April 01, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (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. Developer's engineer shall correct any spelling, grammar, punctuation and/or and 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 to be provided to the City; and,
4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

ATTACHMENTS

- Copy of Vicinity Map
(page/Exhibit 5)
- Copy of plat application pages
(pages/Exhibits 6-7)
- Copy of Applicant's representative's Project narrative
(page/Exhibit 8)
- Copy of proposed, preliminary plats drawing/sheet
(page/Exhibit 9)
- Copy of agency/department notification/plans distribution checklist
(page/Exhibit 10)
- Copy of any agency/any citizen correspondence/etc.
(pages/Exhibits 11-18)



SHORT PLAT APPROVAL FOR LINDEN RIDGEVUE SUBDIVISION IN A RS 8.5 (SINGLE FAMILY RESIDENTIAL - 8,500 SQ FT) ZONED AREA EAST OF MADISON RD AND ADJACENT AND EAST OF RIDGEVUE HIGH SCHOOL (2 NON-RESIDENTIAL LOTS ON 22.36 ACRES - .86 ACRES & 21.69 ACRES - A PORTION OF NE 1/4 SECTION 34, T4N, R2W AND A PORTION OF TAX 13278 LYING IN THE NE 1/4 NE 1/4) FOR GENE ULMER REPRESENTING THE LDS CHURCH (SUB 672-16).

A. GENERAL INFORMATION

Subdivision Name LINDEN RIDGEVUE SUBDIVISION
 Total Acres 22.358
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
 Property Address(es) NA
 Legal Description SEC 34 TRS T4N R2W 34
 Canyon County Parcel Account Number(s) 34366016 0
 Existing Zoning. (Circle one) RA RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) _____

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	VALLIVUE SCHOOL DISTRICT #139
Address	5207 S. MONTANA AVE.
City	CALDWELL
State	IDAHO 83607
Telephone	(208)454-0445
Email	pat.charlton@vallivue.org
Fax	(208)459-7114

Applicant

Name	GENE C. ULMER ARCHITECT
Address	1506 SOUTH SECRETARIAT WAY
City	NAMPA
State	IDAHO 83686
Telephone	(208)899-0874
Email	gculmerarch@g.com
Fax	(208)442-1283

Engineer/Surveyor/Planner

Name	THE LAND GROUP, INC.
Address	462 EAST SHORE DRIVE, SUITE 100
City	EAGLE
State	IDAHO 83616
Telephone	(208)939-4041
Email	russ@thelandgroupinc.com
Fax	(208)939-4445

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential		
Dwelling units per acre (gross /net)		
Commercial	2	21.698/.66
Industrial		
Common (Landscape, Utility, Other)		
Open Space		
Total		22.358

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 George C. Ulmer Date 3/1/2016

For City Office Use Only

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

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

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GENE C. ULMER
ARCHITECT

March 1, 2016

G. Robert Hobbs
Assistant Director
Nampa Planning and Zoning
411- 3rd St. S.
Nampa, ID 83651

Re: Nampa ID Ridgevue Sr. Seminary – Short and Final Plat Submittal

Dear Robert,

From my previous conversation with you and Daniel Badger you indicated I should write a letter on behalf of the owner regarding requesting a shorter review time for the platting process. The Ridgevue Seminary for the LDS Church will be trying to complete the construction process for occupancy before school starts at the new Ridgevue High School in late August of this year. Anything that can be done to help with speeding up the review and approval process would be greatly appreciated to help make this schedule. Thank you for consideration with this issue.

Regards,



Gene C. Ulmer, AIA
Architect

RECEIVED

MAR 01 2016

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SUB672-16
SHORT PLAT
LINDEN RIDGEVUE SUB

Short Plat – Memo Distribution Check List

- ✓ **Engineering Department Review – Daniel Badger – Staff Engineer** - **Memo, 2 Plats, Soils, Storm Water, 2 Traffic Studies (if available). + CONSTRUCTION**
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) + CONSTRUCTION**
- ✓ **Don Barr - Supt – Streets/Traffic Div** - **Memo, 1 Plat, 1 Traffic Study**
- X ✓ **Chris Hopper – Canyon Highway District** - **Memo, 1 Plat**
- ✓ **Director – Nampa Highway District** - **Memo, 1 Plat, 1 Traffic Study**
- X ✓ **Tim Wright – SWDH** - **Memo, 1 Plat**
- ✓ **Tina Fuller – COMPASS** - **E-mail – plat and general info**
- ✓ **Randy Dewey – NSD #131** - **Memo, 1 Plat**
- ✓ **Allison Westfall – NSD #131** - **Memo, 1 Plat**
- X ✓ **Brent Carpenter – Brown Bus Co** - **Memo, 1 Plat**
- X ✓ **Vallivue School District #139** - **Memo, 1 Plat**
- ✓ **Boise Kuna Irrigation District** - **Memo, 1 Plat**
- ✓ **Nampa Meridian Irrigation District** - **Memo, 1 Plat**
- X ✓ **Pioneer Irrigation District** - **Memo, 1 Plat**
- cc: **Robert Hobbs – Assist Planning Dir** - **Memo**

Vallivue School District
Pioneer Irrigation District
Canyon Highway District No. 4



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5444

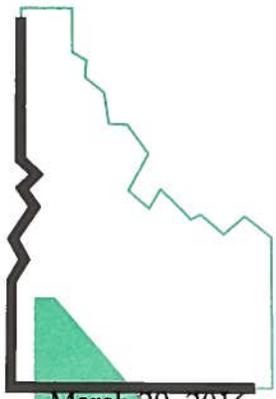
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: April 1, 2016
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E. 
SUBJECT: Linden Ridgevue Subdivision Short Plat

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

Utilities:

- Revise the plans to show how you are addressing the vertical separation of the Gravity irrigation and the water meter and hydrant crossing.



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: SUB67216/ Linden Ridgevue Subdivision

Dear Norm:

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

All private laterals and waste ways **must** be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

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

PC: Office/File
Pioneer



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

Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: March 29, 2016
Re: Linden Ridgevue Subdivision Short Plat

Nampa Safe Routes to School does not oppose the Linden Ridgevue Subdivision Short Plat. Ridgevue High School students will be able to walk to building(s) associated with this subdivision. Otherwise the subdivision is not expected to impact walking or bicycling.

Sylvia Mackrill

From: Kent Lovelace
Sent: Wednesday, March 16, 2016 3:39 PM
To: Sylvia Mackrill
Subject: SUB672-16 Linden Ridgevue Subdivision Short Plat

No violations seen at this time

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Sylvia Mackrill

From: Tanya Gaona
Sent: Tuesday, March 15, 2016 10:04 AM
To: Sylvia Mackrill
Subject: Linden Ridgevue Subdivision, Short Plat Review

Hi Sylvia,

Earl wanted me to let you know that there were no landscape plans included with the Linden Ridgevue Subdivision, short plat review. Therefore, he is unable to review and approve or deny.

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

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Sylvia Mackrill

From: Cody Swander
Sent: Monday, March 14, 2016 2:08 PM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Linden Ridgevue Subdivision Project No. SUB 672-16

Hi Sylvia,

Nampa Parks has reviewed the short plat for Linden Ridgevue Subdivision Project No. 672-16. From the submitted material I cannot determine if the 21.69 acre lot has Tenmile Creek running through it. If so, I would like to note that the future Tenmile Creek Pathway is planned along that waterway. However until that lot is platted for development, Parks has no comments.

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

From: Neil Jones
Sent: Friday, March 11, 2016 8:10 AM
To: Sylvia Mackrill
Subject: RE: SUB672-16 Linden Ridgevue Subdivision Short Plat

Building Department has no conditions at this time. Will need permit when they get ready to build.

Neil Jones

-----Original Message-----

From: Sylvia Mackrill
Sent: Wednesday, March 09, 2016 9:43 AM
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: SUB672-16 Linden Ridgevue Subdivision Short Plat

SUB672-16:

Attached please find for your review the short Plat for Linden Ridgevue Subdivision, for two lots, submitted by Gene C Ulmer Architect, and the Land Group, Inc., representing Vallivue School District and the Church of Jesus Christ of Latter Day Saints. The development is located on the south side of Linden Road, east of Madison Road, and east of the new Ridgevue High School, on 22.358 acres (one 21.69 acre lot and on .66 acre lot), within the RS-8.5 (Single Family Residential - 8,500 sq ft minimum lot size) zoning district.

The Short 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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Christopher Daly

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 30, 2016 1:56 PM
To: Christopher Daly
Subject: SUB 672-16

Good Afternoon Christopher,

The Nampa Highway District #1 has no objection to the Short Plat Approval for Linden Ridge Sub., SUB 672-16, in a RS 8.5 zoned area east of Madison Rd and adjacent and east of Ridgevue High School for Gene Ulmer representing the LDS Church, as it is not within the Highway District's 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

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