



PLANNING & ZONING DEPARTMENT

**Before the Planning & Zoning Commission
Meeting of 28 JUNE 2016**

BUSINESS ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s):

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

File(s): SPF 09-16

Analyst: Robert Hobbs

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

1. **Final plat approval for:**
River Meadows No. 4 (hereinafter the "Development"; alternatively, "River Meadows No. 4" or the "Project")

Totaling 52 building lots and two (2) common lots [54 total] in an area encompassing some 13.51 acres of land in a RS 6 (Single-Family Residential, 6,000 sq. ft. min. lot size) Zone on land (hereinafter the "Property") located on the west side of S. Happy Valley Road north of E. Locust Lane within a portion of the SE ¼ of Section 01, T2N, 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 a development 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/for River Meadows Subdivision No. 4 conforms, or substantially conforms within acceptable limits, to, the approved preliminary plat of/for River Meadows Subdivision, and, complies with relevant RS 6 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 River Meadows Subdivision No. 4 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 River Meadows Subdivision No. 4 final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) 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 Granite Basin 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:

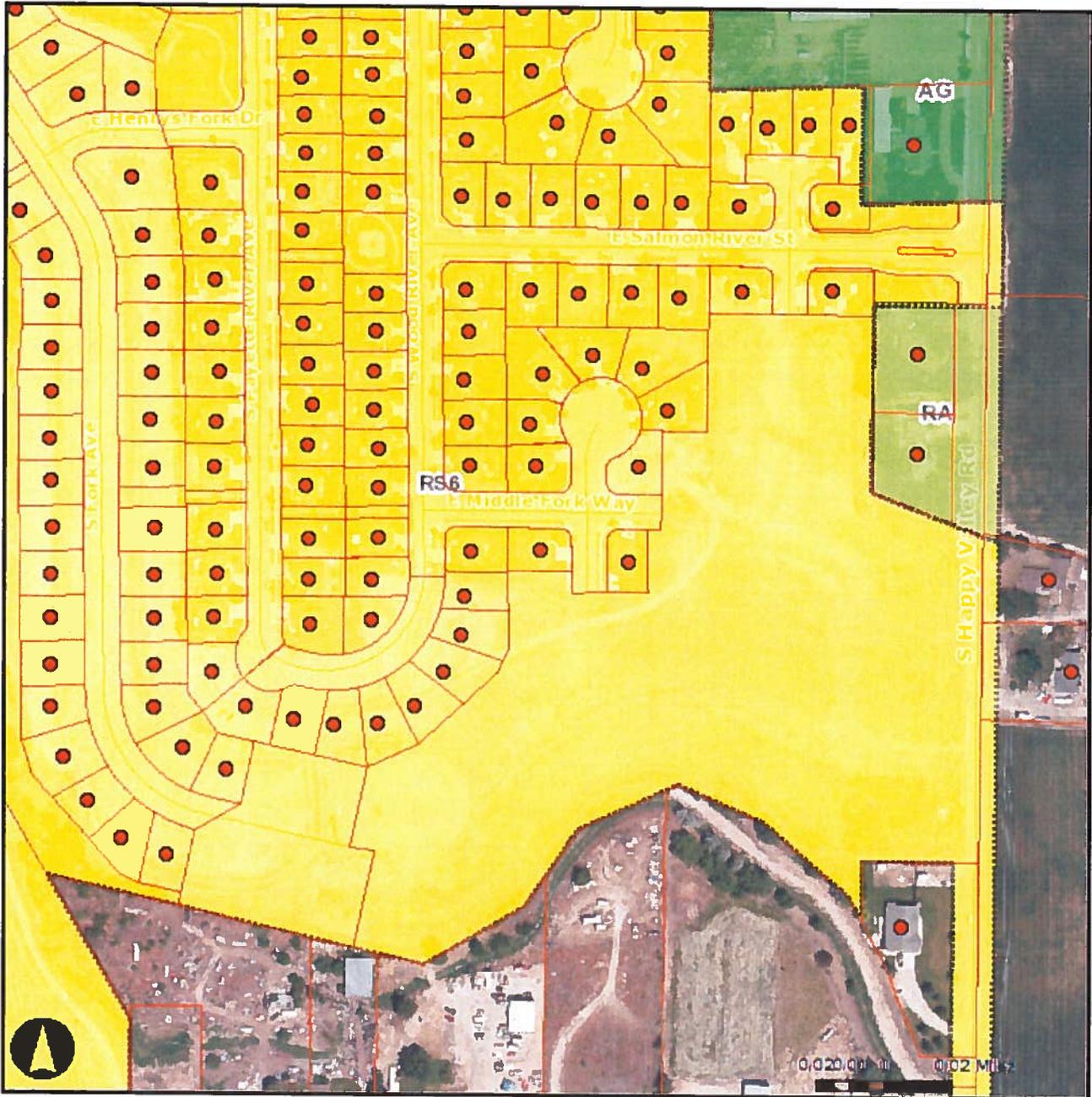
- a. Comply with the requirement(s) listed in the June 20, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
 - b. Comply with the requirement(s) listed in the June 08, 2016 email printout from the Nampa Parks Department authored by Cody Swander (including deeding and dedication to the City of a specified portion of the Project for a pathway -- copy hereto attached)...
2. The water system for the Project 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 Project plat development notes; and,
 4. Developer/Development shall comply City of Nampa landscape standards as applicable to the subdivision, to include internal street tree planting and periphery landscape corridor landscape requirements.

ATTACHMENTS

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

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Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels





Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels



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**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 River Meadows Subdivision No. <u>8</u> <u>4</u>
Location of Subdivision is 600ft north of Happy Valley Rd and Locust Ln intersection.

Owner Heartland Townhomes Property Management
Address 9839 Cable Car St STE 101 Boise, Idaho 83709
Phone 208-895-8858
FAX
E-Mail SHAWN@TRILOGYIDAHO.COM

Applicant TRILOGY IDAHO
Address 9839 Cable Car St STE 101 Boise ID 83709
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 13.51 ^{Approved}
 Total Number of Lots: 54 Buildable: 52 Common: 2
 Gross Density per Acre: 3.84 (Number of units per acre of total land to be developed)
 Net Density per Acre 5.17 (Number of units per acre of land excluding roads)
 Zoning District (s) - Zoning Within Nampa City Limits RS-6
 If Applicable: Zoning Within the Area of Impact _____

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KENT BROWN PLANNING SERVICES

April 30, 2016

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

RE: Final Plat for River Meadows Subdivision No 4

Dear Staff and Council:

On behalf of Heartland Townhomes Property Management LLC, please except our request for Final Plat Approval for phase three of River Meadows Subdivision. This development is located, on the east side of Elijah Drain north and west of Locust Lane and Happy Valley Road. The applicant is requesting final plat approval of 52 single-family lots and 2 common lots on 13.51 acres.

OVERVIEW, CONDITIONS OF COMPLIANCE:

Condition 1. Comply with all applicable requirements of those authorities/agencies appropriately involved in the review of this request(e.g., dedication of right-of-way, street naming and addressing requirements, landscaping and fencing, design of utility systems, etc.,)

- See attached construction plans

Condition 2 Submit a revised preliminary plat review

- Done with prior to phase one addressing all concerns.

Condition 3. Need a Landscape plan.

- See attached landscape plan.

Condition 4. Create a HOA

- Done with prior to phase one addressing all concerns. Also see attached CC&RS

Condition 5. Fencing along Happy Valley Road.

- See landscape plans

Condition 6. Correction of spelling, grammar and punctuation and numbering errors.

- Done see plat

Condition 7. The water system for the development.

- Done with phase one.

Condition 8. TFence the Elijah Drain and Wilson Drain with 6" chain link fencing.

- See landscape plan.

Condition 8a.& b Provide a gates or access points to the drain pathway..

- Done see access points on the plat.

Condition 8c; d, e, f & g. Work with the irrigation district dealing with the maintenance of top of bank between the drain and back of lots.

- The Developer has a license agreement with the irrigation District and has CC&R'S in place to maintain the common area along the drain.

Condition 9. Create a common area along Happy Valley Road to buffer the development.

- Does not apply to these phase.

Condition 10. Enter into a Development Agreement with the city of Nampa to ensure continuation of proposed layout and lot sizes.

- Done the Development Agreement was done prior to phase one.

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

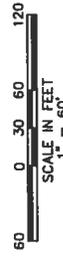
Sincerely,



Kent Brown
Planner

PLAT SHOWING
RIVER MEADOWS SUBDIVISION NO. 4

- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - EASEMENT LINE (SEE NOTE 1)
 - DISTINGUISHING EASEMENT LINE
 - STREET CENTERLINE
 - LOT LINE
 - DISTINGUISHING PARCEL LINE
 - LOT NUMBER
 - FOUND BRASS OR ALUM. CAP SURVEY POINT
 - FOUND 3/4" IRON PIN WITH PLASTIC CAP PLS 5481 UNLESS OTHERWISE NOTED
 - SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
 - FOUND 1/2" IRON PIN, PLS 5418
 - SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
 - △ CALCULATED POINT

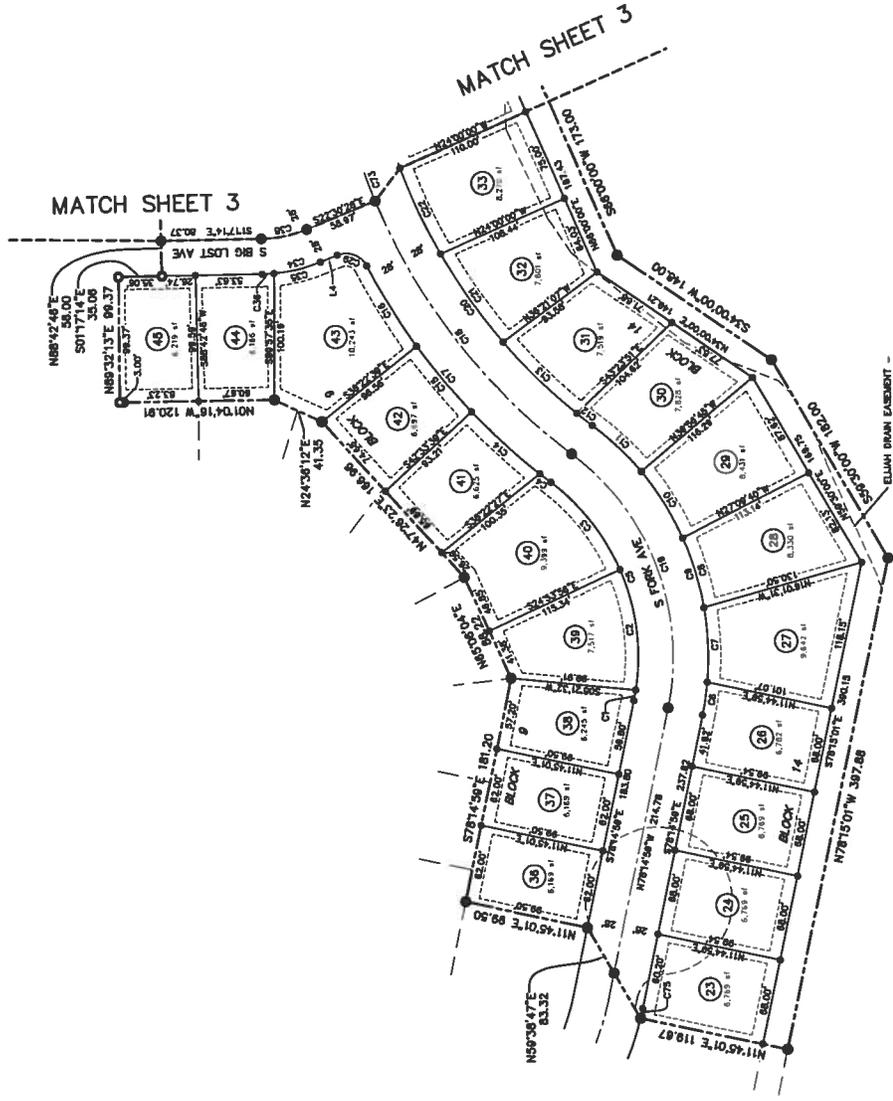


GREGORY G. CARTER, PLS 7729
 1450 E. WATER TOWER STREET, STE. 130
 MERRIMAN, OH 43042

SHEET 2 OF 5

Balley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1450 E. WATER TOWER STREET, STE. 130
 MERRIMAN, OH 43042
 www.balleysurvey.com

NOTE: REFER TO SHEET 1 OF 5 FOR NOTES AND CURVE TABLE.



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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)
- ✓ **Give to Cliff to log in** - 6 copies Improvement/Construction Drawings with Landscape Plan attached (Cliff)
- ✓ **Nate Runyan, Public Works** - Memo - 1 Plat - In Wastewater Cubby
- ✓ **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** - Memo, 1 Plat
- ✓ **Nampa Fire Dept (Brent Hoskins)** - 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 small 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
TOM BOWTS - memo - 1 small plat

NAMPA HWY DIST.
 NAMPA MERIDIAN IRRIG. DIST.
 NAMPA SCHOOL DIST.



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

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DATE: June 20, 2016
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E. 
SUBJECT: River Meadows Subdivision No. 4, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for River Meadows Subdivision No. 4 and recommends approval with the following comments:

Plat:

- Sheet 2
 - Reference on the plat the note regarding the temp easement vacation.

Plan:

- Sheet 1.0
 - Revise all references to the ISPWC to the 2012 edition.
- Sheet 4.3
 - Key note 5 should callout C-900 pipe
- Sheet 4.6
 - Revise the Happy Valley road section to have detached sidewalk
- Sheet 5.1
 - Why are you burying grade on the sewer? Revise to maintain maximum cover at the end of the line.
- Sheet 5.3
 - Extend the water and pressure irrigation to connect to the existing pipes at the north entrance to the subdivision.
 - Water in Happy Valley should be 12"
- Sheet 5.5
 - Provide sewer stubs to the two properties east of the project along the property lines as redlined.
- Sheet 6.1
 - Add valves as redlined.
- General
 - You show the pathway along the south boundary but do not have any construction callouts on it. Provide information regarding the construction of the pathway.

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Sylvia Mackrill

From: Cody Swander
Sent: Wednesday, June 08, 2016 7:13 AM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: River Meadows Subdivision No. 4 Project: SPF 09-2016

Hi Sylvia,

Nampa Parks has reviewed the final plat for River Meadows Subdivision No. 4 Project: SPF 09-2016 and requests that 20 feet from the top of bank of the north side of Elijah Drain be deeded and dedicated to the City of Nampa for the Elijah Pathway to be constructed by the developer. Currently 10 foot wide pathways are required for Nampa's pathway standard. However, in this instance in order to match the existing phases of River Meadows Subdivision, Nampa Parks is okay with the 8 foot wide pathway as indicated in the final plat.

Thank you,



Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
[Nampa Parks – Facebook Page](#)



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Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, June 07, 2016 7:24 AM
To: Sylvia Mackrill
Subject: RE: River Meadows Subdivision No. 4, SPF 09-2016

Follow Up Flag: Follow up
Flag Status: Flagged

Building Department has no conditions.

Neil Jones
Plans Examiner Supervisor
P: 208.468.5492 F: 208.468.4494
Department of Building Safety, Like us on Facebook

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

From: Sylvia Mackrill
Sent: Monday, May 23, 2016 10:50 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>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Kent Lovelace <lovelacek@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>; Soyla Reyna <reynas@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: River Meadows Subdivision No. 4, SPF 09-2016

The Final Plat for River Meadows Subdivision SPF09 2016, for 54 lots on 13.51 acres, on the west side of S Happy Valley Rd, south of River Meadows No. 1 and No. 3, within the RS-6 (Single Family Residential - 6000 sq ft minimum lot size) has been submitted by Kent Brown Planning Services, representing Trilogy Development. The final plat is scheduled as a business item on the Planning and Zoning Commission agenda of June 28, 2016. Please review and return any comments to my attention prior to June 17th. Thank you,

Sylvia Mackrill, Administrative Operations Manager
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: 8R589

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Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, May 26, 2016 7:16 AM
To: Sylvia Mackrill
Subject: River Meadows Sub #4

Good Morning Sylvia,

The Nampa Highway District #1 has no objection to the Final Plat for the River Meadows Sub #4 as it is not within our Jurisdiction.

If you have any questions feel free to contact us.

Thank you,

Eddy

Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: June 16, 2016
Re: River Meadows Subdivision No. 4

Nampa Safe Routes to School does not oppose approval of the Final Plat for River Meadows Subdivision No. 4. The associated segment of the Elijah Drain pathway builds on the City's pathway network. The subdivision is within walking distance of two schools.

Associated Schools:

Ronald Reagan Elementary – The Elementary School is within walking distance of the subdivision. Students could walk along the new pathway, through Osborne Park and down Avondale road to the school with the total trip being just over one mile.

East Valley Middle School – The subdivision is approximately 1.5 miles from the Middle School which is within walking or biking distance for most students. The route is entirely along residential roads and pathways.

Columbia High School – The subdivision is approximately 2.5 miles from the High School which is not a reasonable walking distance for most students. Students who bike would have to travel along Happy Valley Road.

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Sylvia Mackrill

From: Tina Fuller <tfuller@compassidaho.org>
Sent: Monday, May 23, 2016 1:59 PM
To: Sylvia Mackrill
Subject: RE: River Meadows No. 4 Final Plat, Nampa SPF 09-2016

COMPASS has no comment.

Thank you!

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

From: Sylvia Mackrill [mailto:mackrill@cityofnampa.us]
Sent: Monday, May 23, 2016 10:06 AM
To: Tina Fuller <tfuller@compassidaho.org>
Subject: River Meadows No. 4 Final Plat, Nampa SPF 09-2016

Tina,
Attached please find the Final Plat information for River Meadows No. 4.
Please review and return any comments to my attention prior to June 17th.
Thank you,

Sylvia Mackrill, Administrative Operations Manager
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
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