



## **PLANNING & ZONING DEPARTMENT**

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

### **PUBLIC HEARING ITEM NO. 1 STAFF REPORT**

**Applicant(s)/Engineer(s):** Winco Foods LLC as Applicant/Km Engineering, Kirsti Grabo as representative(s)

**Analyst:** Robert Hobbs

**File(s):** SPS 004-16

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### **REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY**

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- 1. Short (Combined Preliminary and Final) Plat Approval for (3 commercial building lots to be known as the):**

#### **WinCo Place Subdivision**

(Hereinafter: the "Project"; alternatively, "WinCo Place Subdivision", the "Subdivision", or the "Development")

#### **Appertaining to:**

Some 10.094 acres of land addressed as 1175 N. Happy Valley and located within a portion of the NE ¼ of the SE ¼ of Section 13, T3N, R2W, Boise Meridian, Canyon County on land zoned BC (Community Business) 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 three (3) lots involved in this matter are being derived was created 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.

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## 2016 SUBDIVISION STATISTICS

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|                                  |              |
|----------------------------------|--------------|
| <b>Overall Site Area-</b>        | 10.094 acres |
| <b>Total, BC Lot Count-</b>      | 3            |
| <b>Total Common Lot Count-</b>   | 0            |
| <b>Total Building Lot Count-</b> | 3            |

**Regarding "BC Building Lots":**

**Min. Allowed BC Bldg. Lot Size-**  
N/A

**Min. Proposed BC Bldg. Lot Size-**  
27,357 sq. ft.

**Min. Allowed Avg. BC Bldg. Lot Size-**  
N/A

**Periphery Compatibility Applicability**  
N/A

**Min. Req. St. Frontage BC Zone-**  
N/A

**Min. Allowed BC Bldg. Lot Widths-**  
N/A

**Min. Allowed BC Bldg. Mean Lot Depths-**  
N/A

**Plat Development Data/Notes:** See plat sheets

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## FINDINGS OF FACT & NOTES REGARDING PLAT

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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 § 10-16, 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/A
2. **Average Lot Size (N.C.C. § 10-27-6.F(2)):**  
N/A
3. **Lot Compatibility (N.C.C. § 10-27-6.F(2)(b)):**  
N/A
4. **Lot Width:**  
N/A
5. **Lot Depth:**  
N/A
6. **Right-Of-Way Dedication(s)/Improvements:**  
Per plat, some 4,140 sq. ft. of ground in an area abutting the east side of Garrity Boulevard
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....

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## RECOMMENDED CONDITION(S) OF APPROVAL

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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 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,
2. 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,
3. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

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## ATTACHMENTS

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- Copy of Vicinity Map  
(page/Exhibit 5)
- Copy of Applicant's representative's file letter  
(page/Exhibit 6)
- Copy of plat application  
(pages/Exhibits 7-8)
- Copy of proposed, preliminary plats drawing/sheets  
(pages/Exhibits 9-11)
- Copy of agency/department notification/plans distribution checklist  
(page/Exhibit 12)
- Copy of any agency/any citizen correspondence/etc.  
(pages/Exhibits 13+)





June 13, 2016  
Project No.: 15-138

Mr. Robert Hobbs  
City of Nampa  
411 3<sup>rd</sup> Street South  
Nampa, ID 83651

**RE: WinCo Place – Nampa, ID  
Short Plat Application**

Dear Mr. Hobbs:

On behalf of WinCo Foods, LLC, attached please find the application and required supplements for the short plat of WinCo Place Subdivision located at 1175 North Happy Valley Road in Nampa.

As you have discussed with the project architect, the attached plat proposes to subdivide 10.094 acres into 3 buildable commercial lots, which is commensurate with the underlying BC zoning. The project will also involve a right-of-way dedication which, per our discussions with the architect and Daniel Badger, will take place via recording of the final plat. Further, the necessary sewer and water easements are proposed to be dedicated via the final plat and are shown accordingly. Should you require those easements to be dedicated via another method, please let us know.

Should you have questions or require further information in order to process this application, please let me know as soon as possible. When the Planning & Zoning hearing date is determined, please notify our office so that we may coordinate with the architect and owner, one of whom will be representing the project at the hearing.

Sincerely,  
KM Engineering, LLP

A handwritten signature in black ink, appearing to read 'K Grabo', written in a cursive style.

Kirsti Grabo  
Development Coordinator

cc: WinCo Foods, LLC  
Tait & Associates

**A. GENERAL INFORMATION**

Subdivision Name WinCo Place

Total Acres 10.094

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

Property Address(es) 1175 North Happy Valley Road

Legal Description NE 1/4 of SE 1/4, Section 13, T3N, R2W

Canyon County Parcel Account Number(s) R3108700000

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      | WinCo Foods, LLC          |
| Address   | 650 North Armstrong Place |
| City      | Boise                     |
| State     | Idaho 83704               |
| Telephone |                           |
| Email     |                           |
| Fax       |                           |

**Applicant**

|           |       |
|-----------|-------|
| Name      | Owner |
| Address   |       |
| City      |       |
| State     |       |
| Telephone |       |
| Email     |       |
| Fax       |       |

**Engineer/Surveyor/Planner**

|           |                                    |
|-----------|------------------------------------|
| Name      | KM Engineering, LLP - Kirsti Grabo |
| Address   | 9233 West State Street             |
| City      | Boise                              |
| State     | Idaho 83714                        |
| Telephone | 208.639.6939                       |
| Email     | kgrabo@kmengllp.com                |
| Fax       | 208.639.6930                       |

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| <b>C. SUBDIVISION INFORMATION</b>    |                       |               |
|--------------------------------------|-----------------------|---------------|
| <i>Lot Types</i>                     | <i>Number of Lots</i> | <i>Acres</i>  |
| Residential                          |                       |               |
| Dwelling units per acre (gross /net) |                       |               |
| Commercial                           | 3                     | 10.094        |
| Industrial                           |                       |               |
| Common (Landscape, Utility, Other)   |                       |               |
| Open Space                           |                       |               |
| <b>Total</b>                         | <b>3</b>              | <b>10.094</b> |

**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 6.13.16

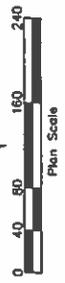
**For City Office Use Only**

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

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

# PLAT OF WinCo Place Subdivision

A PORTION OF THE NORTHEAST 1/4 OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF NAMPA, CANTON COUNTY, IDAHO.  
2016



### LEGEND

- FOUND 5/8" REBAR MARKED "PLS 7876" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12159"
- △ CALCULATED POINT
- 3 LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT LOT LINE
- ROAD CENTERLINE
- EASEMENT LINE

### NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. THIS SUBDIVISION IS ZONED BC - COMMUNITY BUSINESS.
3. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. 2016-... RECORDS OF CANTON COUNTY, IDAHO.
4. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED AS INSTRUMENT No. 2010001984 AND ANY FUTURE AMENDMENTS THAT ARE TO BE FILED FOR RECORD AT THE CANTON COUNTY RECORDER'S OFFICE.
5. THIS SUBDIVISION IS WITHIN THE NAMPA AND MERRIMAH IRRIGATION DISTRICT. HOWEVER, IRRIGATION WATER WILL BE PROVIDED FROM NAMPA MUNICIPAL WATER SUPPLY SYSTEM. THE IRRIGATION WATER RIGHTS ARE WITHIN THIS SUBDIVISION AND WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR. THIS REBAR OR WAS CONSTRUCTED FOR THE PURPOSES OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTED OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

### REFERENCES

- R1. RECORD OF SURVEY PER INSTRUMENT No. 200325031, RECORDS OF CANTON COUNTY, IDAHO.
- R2. RECORD OF SURVEY PER INSTRUMENT No. 200334544, RECORDS OF CANTON COUNTY, IDAHO.
- R3. RECORD OF SURVEY PER INSTRUMENT No. 2007044866, RECORDS OF CANTON COUNTY, IDAHO.
- R4. PLAT OF NAMPA GATEWAY CENTER SUBDIVISION, BOOK 42, PAGE 49, RECORDS OF CANTON COUNTY, IDAHO.

OWNER  
**WinCo Foods, LLC**  
BOISE, IDAHO

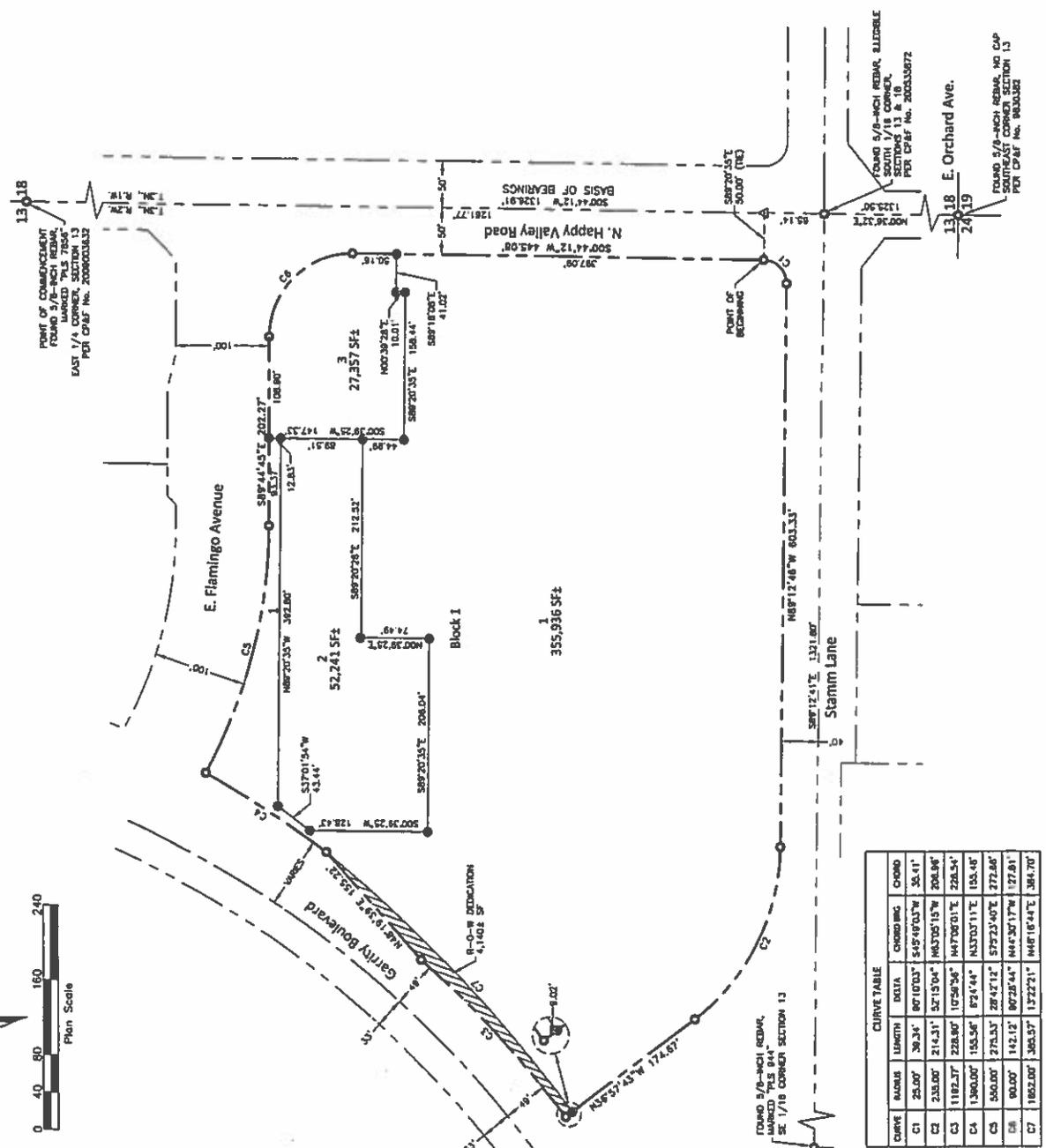
**km**  
K&M ENGINEERING  
ENGINEERS, SURVEYORS, PLANNERS  
813 WEST STATE STREET  
BOISE, IDAHO 83724  
PHONE: 208-333-8888  
FAX: 208-333-8900

REGISTERED PROFESSIONAL ENGINEER  
STATE OF IDAHO  
NO. 12459  
EXPIRES 12/31/2018

JUN 13 2016

6.13.2016

SHEET 1 OF 3





# PLAT OF WinCo Place Subdivision

## CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A TRACT OF LAND BEING ALL OF PARCEL E1 AS SHOWN ON A RECORD OF SURVEY RECORDED AS INSTRUMENT No. 200704486A, RECORDS OF CANYON COUNTY, IDAHO, SAID TRACT BEING SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T40N, R18W, B1E, BOISE MERIDIAN, CITY OF HAMP, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 9/8-INCH BEARING THE EAST 1/4 CORNER OF SAID SECTION 13, WHICH BEARS N064°11'17"E A DISTANCE OF 1324.81 FEET FROM A POINT 9/8-INCH BEARING THE SOUTH 1/8 CORNER COMMON TO SAID SECTION 13 AND SECTION 10 (E. 30N., R. 18W.), THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, S00°44'17"W A DISTANCE OF 1,281.77 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY LINE, N69°20'30"W A DISTANCE OF 50.00 FEET TO A POINT 9/8-INCH BEARING ON THE WESTERLY RIGHT-OF-WAY LINE OF N. HAPPY VALLEY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE, 38.34 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET; A DELTA ANGLE OF 28°42'17"; A CHORD BEARING OF S04°00'00"W A CHORD DISTANCE OF 35.11 FEET TO A POINT 5/8-INCH BEARING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAMBA LANE.

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:

1. N08°12'45"W A DISTANCE OF 603.33 FEET TO A POINT 5/8-INCH BEARING;
2. 214.31 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 233.00 FEET, A DELTA ANGLE OF 27°15'04"; A CHORD BEARING OF N02°05'15"W AND A CHORD DISTANCE OF 204.98 FEET TO A POINT 5/8-INCH BEARING;
3. 174.07 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 138.00 FEET, A DELTA ANGLE OF 02°41'44"; A CHORD BEARING OF N42°01'17"E AND A CHORD DISTANCE OF 128.48 FEET TO A POINT 5/8-INCH BEARING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. FLAMINGO AVENUE;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:

1. 228.00 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1192.37 FEET, A DELTA ANGLE OF 10°29'36"; A CHORD BEARING OF S47°09'01"E AND A CHORD DISTANCE OF 228.54 FEET TO A POINT 5/8-INCH BEARING;
2. N48°19'29"E A DISTANCE OF 153.22 FEET TO A POINT 5/8-INCH BEARING;
3. 143.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 90°28'44"; A CHORD BEARING OF S44°30'17"E AND A CHORD DISTANCE OF 127.81 FEET TO A POINT 5/8-INCH BEARING ON THE WESTERLY RIGHT-OF-WAY LINE OF N. HAPPY VALLEY ROAD;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. 273.53 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 28°42'17"; A CHORD BEARING OF S72°24'00"E AND A CHORD DISTANCE OF 273.53 FEET TO A POINT 5/8-INCH BEARING;
2. 50.00 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 90°00'00"; A CHORD BEARING OF S44°30'17"E AND A CHORD DISTANCE OF 127.81 FEET TO A POINT 5/8-INCH BEARING ON THE WESTERLY RIGHT-OF-WAY LINE OF N. HAPPY VALLEY ROAD;

THENCE FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE, S00°44'17"W A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.084 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY AUTHORIZE SAID LAND IN THIS PLAT, THE EASEMENTS THEREON ON THIS DATE ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE YEAR \_\_\_\_\_ A.D., BEING AS THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID L. BUTLER, KNOWN AND IDENTIFIED TO ME TO BE AN AUTHORIZED SIGNATORY OF WINCO FOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC 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.

DAVID L. BUTLER  
STATE OF IDAHO } SS  
ADA COUNTY }

ACKNOWLEDGMENT  
ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE YEAR \_\_\_\_\_ A.D., BEING AS THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID L. BUTLER, KNOWN AND IDENTIFIED TO ME TO BE AN AUTHORIZED SIGNATORY OF WINCO FOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF SURVEYOR  
I, ARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF WINCO PLACE SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE POINTS PLATTED THEREON, AND IS IN COMPLIANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ARON L. BALLARD, P.L.S. 12459  
6-13-2016

## APPROVAL OF COUNTY SURVEYOR

THE UNDERSIGNED COUNTY SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT I HAVE CHECKED THIS SURVEY PLAT AND THAT IT IS IN COMPLIANCE WITH STATE OF IDAHO CODE, TITLE 58, CHAPTER 14, RELATING TO PLATS AND SURVEYS.

SURVEYOR NAME \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

## APPROVAL PLANNING AND ZONING COMMISSION

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

CURRENT PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY, HAMP PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

## APPROVAL OF HAMP CITY COUNCIL

WE, THE MAYOR AND CITY CLERK ON AND FOR THE CITY OF HAMP, 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.

MAYOR, CITY OF HAMP, IDAHO \_\_\_\_\_ DATE \_\_\_\_\_

CLERK, CITY OF HAMP, IDAHO \_\_\_\_\_ DATE \_\_\_\_\_

## APPROVAL OF HAMP CITY ENGINEER

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

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

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 58, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (CPE) REPRESENTING THE CITY OF HAMP, AND THE CPE APPROVAL OF THE RESTRICTIONS HAS BEEN FILED WITH THE CITY ENGINEER. THE CITY ENGINEER HAS REVIEWED THE SANITARY RESTRICTIONS AND SANITARY RESTRICTIONS WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES IDENTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 58-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 58, CHAPTER 13, SECTION 58-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES, CHIEFLY THOSE INCURRED BY THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

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

## OWNER

WinCo Foods, LLC  
BOISE, IDAHO



ENGINEERING SURVEYORS/PLANNERS  
8233 WEST STATE STREET  
BOISE, IDAHO 83725  
PHONE (208) 639-8279  
FAX (208) 639-8281

#12

**Short 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**
- ✓ **Nate Runyan – Public Works** - **Memo, 1 Plat**
- **Craig Tarter – GIS Department** - **Memo, 1 Plat, CD**
- ✓ **Patrick Sullivan - Building Dept Review** - **Memo, 1 Plat**
- ✓ **Neil Jones – Building Department Review** - **Memo, 1 Plat, Geo Soils Report**
- ✓ **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** - **E-mail – plat and general info**
- ✓ **Randy Dewey – NSD #131** - **Memo, 1 Plat**
- ✓ **Allison Westfall – NSD #131** - **Memo, 1 Plat**
- ✓ **Brent Carpenter – Brown Bus Co** - **Memo, 1 Plat**
- ✓ **Wallivue 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 and small plat**
- ✓ **cc: Tom Points – City Engineer** - **Memo and small plat**

**Nampa Highway District  
Nampa Meridian Irrigation District  
Nampa School District**



# City of Nampa

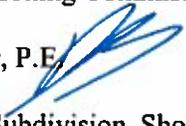
ENGINEERING DIVISION

OFFICE (208) 468-5458

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

DATE: July 19, 2016

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E. 

SUBJECT: Winco Place Subdivision, Short Plat

The Engineering Division has reviewed the short plat and construction drawings for Winco Place Subdivision and recommends approval.

14

**Sylvia Mackrill**

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**From:** Cody Swander  
**Sent:** Tuesday, June 21, 2016 2:33 PM  
**To:** Sylvia Mackrill  
**Cc:** Darrin Johnson  
**Subject:** Winco Place Subdivision Short Plat Project: SPS-00004-2016

Hi Sylvia,

Nampa Parks has reviewed the short plat for Winco Place Subdivision Project: SPS-00004-2016 and have no requests.

Thank you,



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



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

---

**From:** Amanda Morse  
**Sent:** Thursday, July 07, 2016 8:28 AM  
**To:** Sylvia Mackrill  
**Subject:** WinCo Place Subdivision Short Plat review

Greetings,

There are no comments on the WinCo Place Subdivision Short Plat.

Thanks,



**Amanda Morse**  
GIS Tech I, Engineering  
O: 208.468.5475, F: 208.465.2261  
[Nampa GIS, Like us on Facebook](#)  
**NAMPA** Proud

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## Sylvia Mackrill

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, June 20, 2016 1:05 PM  
**To:** Sylvia Mackrill  
**Subject:** Project #SPS-00004-2016 Winco Place Sub.

Good Afternoon Sylvia,

The Nampa Highway District #1 has no objection to the Short Plat for Winco Place Sub 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](mailto: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*



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ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

June 30, 2016

Phones: Area Code 208

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

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

**RE: SPS00004-2016/ Winco Place Subdivision; 1175 N Happy Valley Road**

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has reviewed and approved plans for this project. The developer is in the process of obtaining a License Agreement for the encroachment to the Dewey Lateral. NMID has no further comments on the above-referenced application at this time.

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

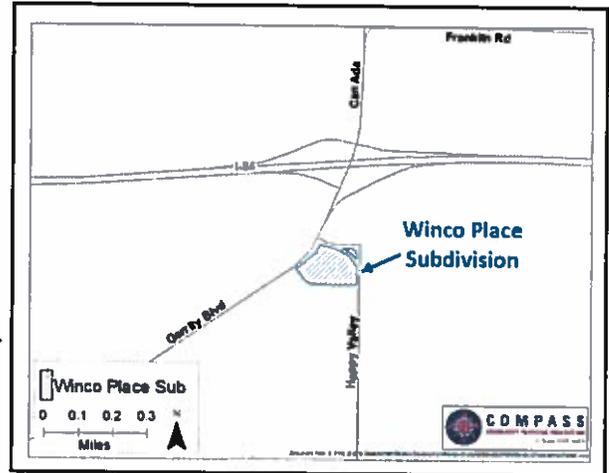
PC: Office/File



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

## Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click here to view enlarged map](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** Winco Place Subdivision - Three commercial lots (est 180 employees) on 10.09 acres

**Summary:** Located to the south of Flamingo Ave between Garry Blvd and Happy Valley Rd, the proposed development is not near any other active developments. Bicycle and pedestrian improvements already exist for this area so no Complete Streets Level of Service was conducted.

The proposal supports 10 CIM 2040 checklist items and does not support 10 CIM 2040 items.

**Land Use**

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown                       Employment Center             Existing Neighborhood             Foothills
- Future Neighborhood             Mixed Use                             Prime Farmland                       Rural
- Small Town                         Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

**Neighborhood (Transportation Analysis Zone) Demographics**

TAZ: 2382

| Existing   |      | Existing TAZ + Proposal |      | 2040 Forecast |      |
|------------|------|-------------------------|------|---------------|------|
| Households | Jobs | Households              | Jobs | Households    | Jobs |
| 0          | 411  | 0                       | 591  | 160           | 730  |

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

**Area (Adjacent Transportation Analysis Zone) Demographics**

TAZs: 2359, 2380, 2384, 2386, 2401, 2419, 2440

| Existing   |       | Existing TAZs + Net Proposed |       | 2040 Forecast |       |
|------------|-------|------------------------------|-------|---------------|-------|
| Households | Jobs  | Households                   | Jobs  | Households    | Jobs  |
| 596        | 2,325 | 596                          | 2,505 | 1,645         | 6,745 |

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



**More information on COMPASS and *Communities in Motion 2040* can be found at:**  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

# Communities in Motion 2040 Development Checklist

## Transportation

- Attached  N/A An Area of Influence Travel Demand Model Run is attached.
- Yes  No  N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

### Comments:

- Yes  No  N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: No site plan was provided

- Yes  No  N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: Future primary services are proposed near the development. See valleyconnect for details.

The Complete Streets Level of Service (LOS) scoring based on the proposed development will be provided on an separate worksheet (Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)):

- Attached  N/A Complete Streets LOS scorecard is attached.
- Yes  No  N/A The proposal maintains or improves current automobile LOS.
- Yes  No  N/A The proposal maintains or improves current bicycle LOS.
- Yes  No  N/A The proposal maintains or improves current pedestrian LOS.
- Yes  No  N/A The proposal maintains or improves current transit LOS.
- Yes  No  N/A The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes  No  N/A The proposal adds [compact housing](#) over seven residential units per acre. (Goal [2.3](#))
- Yes  No  N/A The proposal is a mixed-use development or in a mixed-use area. (Goal [3.1](#))
- Yes  No  N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (Goal [3.1](#))
- Yes  No  N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (Goal [3.1](#))

## Community Infrastructure

- Yes  No  N/A The proposal is infill development. (Goals [4.1](#), [4.2](#))
- Yes  No  N/A The proposal is within or adjacent to city limits. (Goals [4.1](#), [4.2](#))
- Yes  No  N/A The proposal is within a city area of impact. (Goals [4.1](#), [4.2](#))

## Health

- Yes  No  N/A The proposal is within 1/4 mile of a transit stop. (Goal [5.1](#))
- Yes  No  N/A The proposal is within 1/4 mile of a public school. (Goal [5.1](#))
- Yes  No  N/A The proposal is within 1/4 mile of a grocery store. (Goal [5.1](#))
- Yes  No  N/A The proposal is within 1 mile of a park and ride location. (Goal [5.1](#))

## Economic Development

- Yes  No  N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (Goal [3.1](#))
- Yes  No  N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (Goal [6.1](#))

## Open Space

- Yes  No  N/A The proposal is within a 1/4 mile of a public park. (Goal [7.1](#))
- Yes  No  N/A The proposal provides at least 1 acre of parks for every 35 housing units. (Goal [7.1](#))

## Farmland

- Yes  No  N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (Goals [4.1](#), [8.2](#))
- Yes  No  N/A The proposal is outside prime farmland. (Goal [8.2](#))

# Communities in Motion 2040 Checklist User Guide

**C**ommunity Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

**C**IM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

**H**ighlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

**Y**es and no answers to each of the 6 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#).

**Q**R Codes (or Quick Response Codes) can be scanned with personal electronic device, such as a cell phone or tablet, to open a web page. The QR code on the CIM 2040 land development checklist will take the user to the COMPASS home page ([www.compassidaho.org](http://www.compassidaho.org)).

### Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land development is consistent with the goals of Communities in Motion 2040 (CIM 2040) regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on July 31, 2014.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide to assist the user and more information about the CIM 2040 vision can be found [here](#) and information on the CIM 2040 vision can be found [here](#).

Name of Development: \_\_\_\_\_  
 Summary: \_\_\_\_\_

Land Use in which development is proposed? (Goal 2.1.1)  
 Commercial  Employment Center  Existing Neighborhood  Feasible  
 Future Neighborhood  Mixed Use  Prime Farmland  Rural  
 Small Town  Transit Oriented Development

Yes  No  N/A The development is within a CIM 2040 Major Activity Center. (Goal 2.1.2)

Neighborhood (Transportation Analysis Zone) Demographics

| Existing   |      | Existing + Proposed |      | 2040 Forecast |      |
|------------|------|---------------------|------|---------------|------|
| Households | Jobs | Households          | Jobs | Households    | Jobs |
|            |      |                     |      |               |      |

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in the neighborhood. (Goal 2.1.3)

Area (Adjacent Transportation Analysis Zone) Demographics

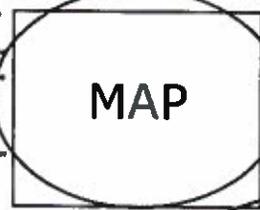
| Existing   |      | Existing + Proposed |      | 2040 Forecast |      |
|------------|------|---------------------|------|---------------|------|
| Households | Jobs | Households          | Jobs | Households    | Jobs |
|            |      |                     |      |               |      |

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in the area. (Goal 2.1.4)

More information on COMPASS and Communities in Motion 2040 can be found at: [www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2279

 COMPASS  
 Community in Motion 2040  
 Planning for a Better Future

(Page 1 of 2)



**L**ocation map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functional street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

**C**IM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

**M**ajor Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

**T**raffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact on the broader area. More information about the regional travel demand model can be found [here](#).

**C**OMPASS staff welcome the opportunity to discuss Communities in Motion, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).



# Communities in Motion 2040 Vision

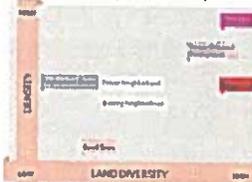
The *Communities in Motion 2040 Vision* illustrates a preferred growth scenario for the Treasure Valley, specifically Ada and Canyon Counties. Defined by local stakeholders, including the public, the Vision will help guide development of the *Communities in Motion 2040* regional long-range transportation plan.

## Vision Statement

The *Communities in Motion 2040 Vision* provides new housing and job opportunities in a way that is consistent with the region's long-term goals and objectives. The Vision is a preferred growth scenario that is consistent with the region's long-term goals and objectives. It is a vision of a future that is sustainable, equitable, and resilient.

This Vision is a preferred growth scenario that is consistent with the region's long-term goals and objectives. It is a vision of a future that is sustainable, equitable, and resilient. The Vision is a preferred growth scenario that is consistent with the region's long-term goals and objectives. It is a vision of a future that is sustainable, equitable, and resilient.

## Land Use Density and Diversity



## Vision Areas

Below are possible interpretations of how the land use types included in *Communities in Motion 2040* could look.



## Vision Map

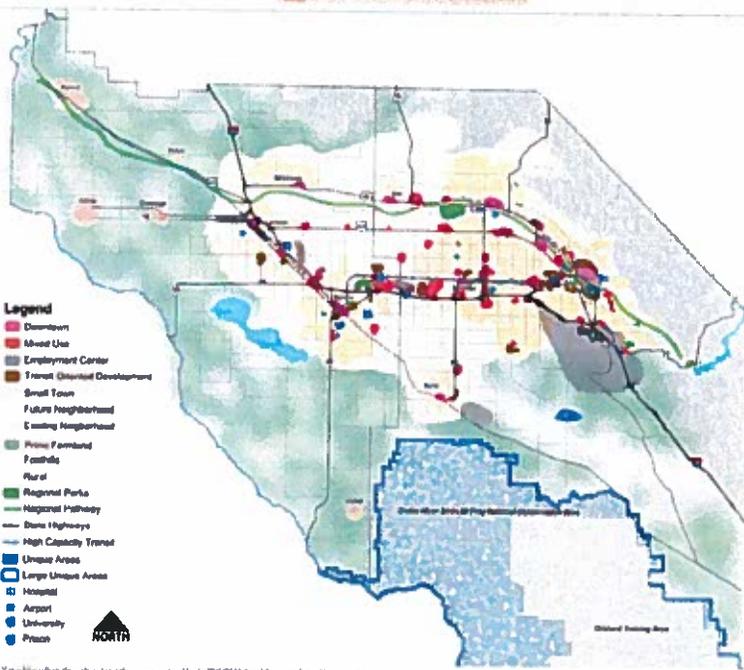
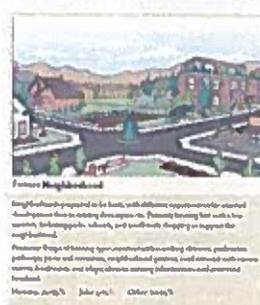
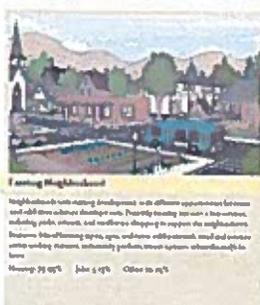


Figure 1. The Vision Map shows the preferred growth scenario as defined by the *Communities in Motion 2040 Vision*. It is a vision of a future that is sustainable, equitable, and resilient.



- Areas for special consideration, including regional higher education centers and regional medical centers, that have not been included in the Vision. These areas will differ in type of land use, density, and form. They include:
  - Boise State University
  - College of Idaho
  - Idaho State University
  - College of Western Idaho
  - Boise State Medical Center
  - Idaho State Medical Center
  - Boise State Medical Center
  - Boise State Medical Center



The *Communities in Motion 2040 Vision* is a preferred growth scenario that is consistent with the region's long-term goals and objectives. It is a vision of a future that is sustainable, equitable, and resilient.

