



## PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission  
Meeting of 09 AUGUST 2016  
(continued from June 28, 2016)

### BUSINESS ITEM NO. 1 STAFF REPORT

**Applicant(s)/Engineer(s):**

Evans Trust with Horrocks Engineers, Wendy Shrief as representative(s)

**File(s):** SPF 10-16

**Analyst:** Robert Hobbs

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

1. **Final plat approval for:**  
**Timbercreek Subdivision** (hereinafter the "Development"; alternatively, "Timbercreek" or the "Project")

Comprising 140 lots (136 buildable and 4 common) slated for emplacement of 34 4-plex townhome buildings, three garages, and developed open space on some 11.01 total acres of land located within the NE ¼ of Section 34, Township 3 North, Range 2 W, BM addressed as 1149 S. Powerline in a RML (Limited Multiple-Family Residential) Zone in Nampa (see attached "Vicinity Map")

**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 its presently revised form, the proposed residential subdivision final plat of/for Timbercreek Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for River Meadows Subdivision, and, complies with relevant RML

zoning code and City of Nampa subdivision standards appertaining to the proposed Project. Furthermore, the plat appears to be in conformance with the Development Agreement assigned to the Property. 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 Timbercreek Subdivision be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter....

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### SUGGESTED CONDITIONS OF APPROVAL

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Should the Planning and Zoning Commission vote to recommend approval of the Timbercreek Subdivision 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 Timbercreek 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 08, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (3 pages – copy hereto attached); and,
  - b. Comply with the requirement(s) listed in the May 27, 2016 email printout from the Nampa Parks Department authored by Cody Swander (including deeding and dedication to the City of specified portions of the Project for (a) pathway(s) - - 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. Correct plat note number 3 so that it [only] reads: "Minimum building setbacks shall be in accordance with City of Nampa's adopted zoning and building codes."; and,

5. Developer/Development shall comply City of Nampa landscape standards applicable to the subdivision -- to include internal street tree planting and periphery landscape corridor landscape requirements; and,
6. Developer/Development shall comply with all provisions/conditions (e.g., to include berming, fencing, pathway development, RML setback adherence, cattle access, phasing plan(s), irrigation drainage works, etc.) specified in the Development Agreement Ordinance 4129 (passed 21 July 2014) and any amendments thereto that are appropriately associated with the build-out of the Project.

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#### **ATTACHMENTS**

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- Copy of Vicinity/zoning maps, application, plat pages, agency/department & citizen correspondence, etc.  
(pages/Exhibits 5+)

My Home Favorites Recent Cases My Links GIS Search Personal My Calendar Alerts Contacts Notifications

Home Plan Search SPF-00010-2016

Manage Plan SPF-00010-2016 Address 1147 S Powerline Rd

Menu Workflow Details

Plan Details

- Application Review v.1
- Completeness Check v.1
- Agency-City Department Review/Comm
- Assess Fees (Subdivision) v.1
- Public Hearing Preparation & Notification
  - Set Date for Public Hearing v.1
  - Agency-City Department Review/Comm
  - Staff Report Preparation v.1
  - P&Z Commission Decision/Action Letter v.1
- City Council Approval v.1
  - Set Date for Consent Agenda Business Item
  - Consent Agenda Business Item Review v.1
  - City Council Decision/Action Letter v.1

Activity Type Set Date for Public Hearing Activity Name Timbercreek Activity Number PH/PACT-000015-05-2016

Activity Comments Final Plat Approval P&Z Created By Hahn, Norm Created On 5/18/2016

Additional Info

General Information

*rescheduled to 7/12/16*

Public Hearing Date ~~6/28/2016~~ Public Hearing Type Final Plat

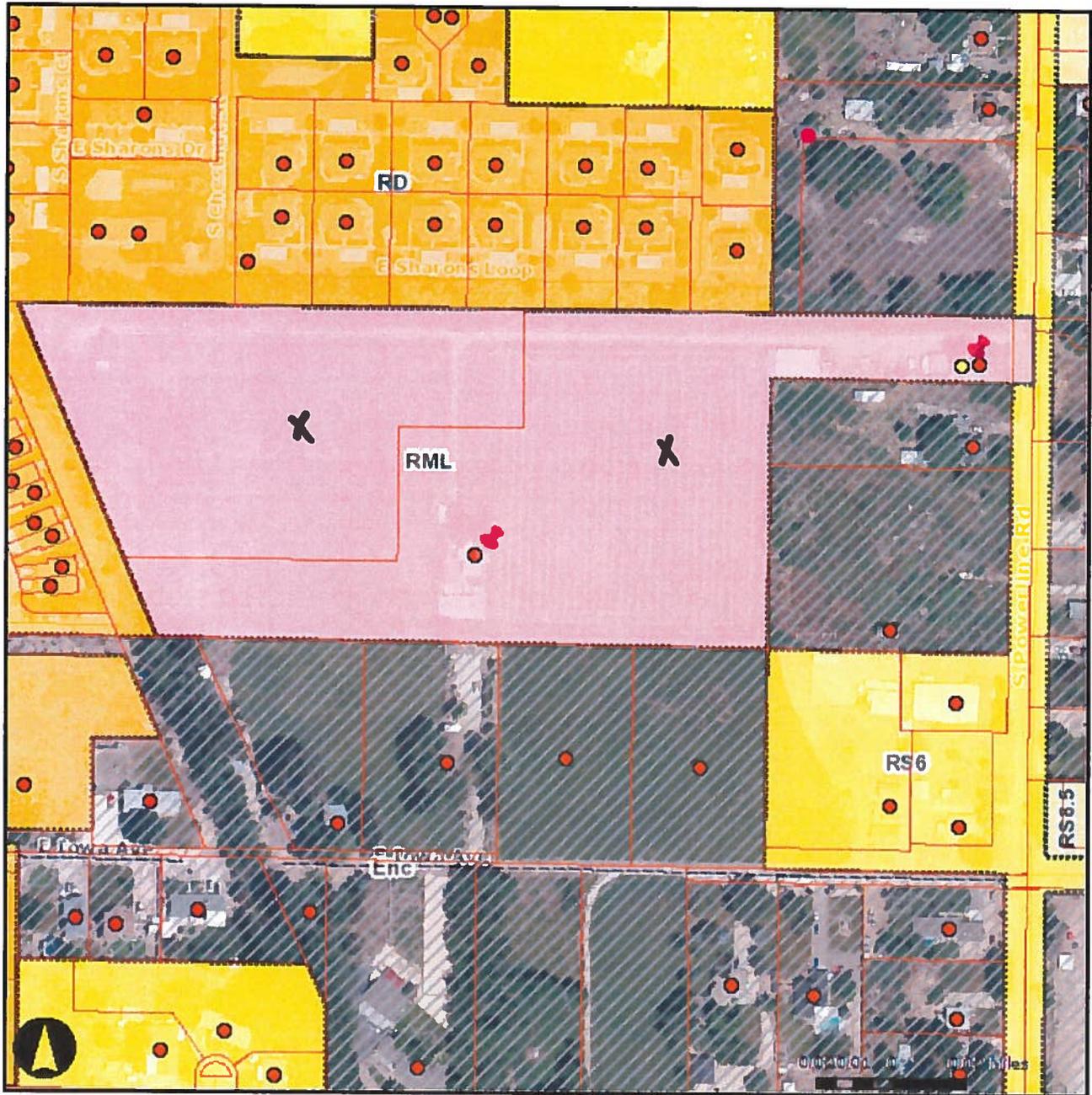
Not a public hearing. A business item before the P&Z Commission for approval.

Public Hearing Purpose

Add Step Reorder Workflow

Last changed by Macivill, Sylvia on Thursday, May 19, 2016 9:29 AM

# Map



Address Candidates



Address Points

● Active

● Hold

● Proposed

● Retired

● Other

County Parcels



# Map



Address Candidates



Address Points

● Active

● Hold

● Proposed

● Retired

● Other

County Parcels



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

<b>Name of Subdivision</b>	Timbercreek Subdivision
<b>Location of Subdivision</b>	S. Powerline Road

<b>Owner</b>	Timbercreek Partners, LLC
<b>Address</b>	PO Box 122 Freedom, WY
<b>Phone</b>	(307) 413-5703
<b>FAX</b>	(307) 654-3254
<b>E-Mail</b>	Dennis@elitatileusa.com

<b>Applicant</b>	Wendy Shrief / Horrocks Engineers
<b>Address</b>	5700 E. Franklin Rd., Ste 160 Nampa, ID 83687
<b>Phone</b>	(208) 463-4197
<b>FAX</b>	
<b>E-Mail</b>	WendyS@horrocks.com

<b>Engineer/Surveyor/Planner</b>	Fritz Brownell, PLS/Horrocks Engineers
<b>Address</b>	5700 E Franklin Rd., Ste. 160 Nampa, ID 83687
<b>Phone</b>	(208) 463-4197
<b>FAX</b>	
<b>E-Mail</b>	FritzB@horrocks.com

**FINAL PLAT INFORMATION**

(136 residential)

Total Acreage 11.11 Ac.

Total Number of Lots: 148 Buildable: 139 Common: 9

Gross Density per Acre: 12.24 DU/AC (Number of units per acre of total land to be developed)

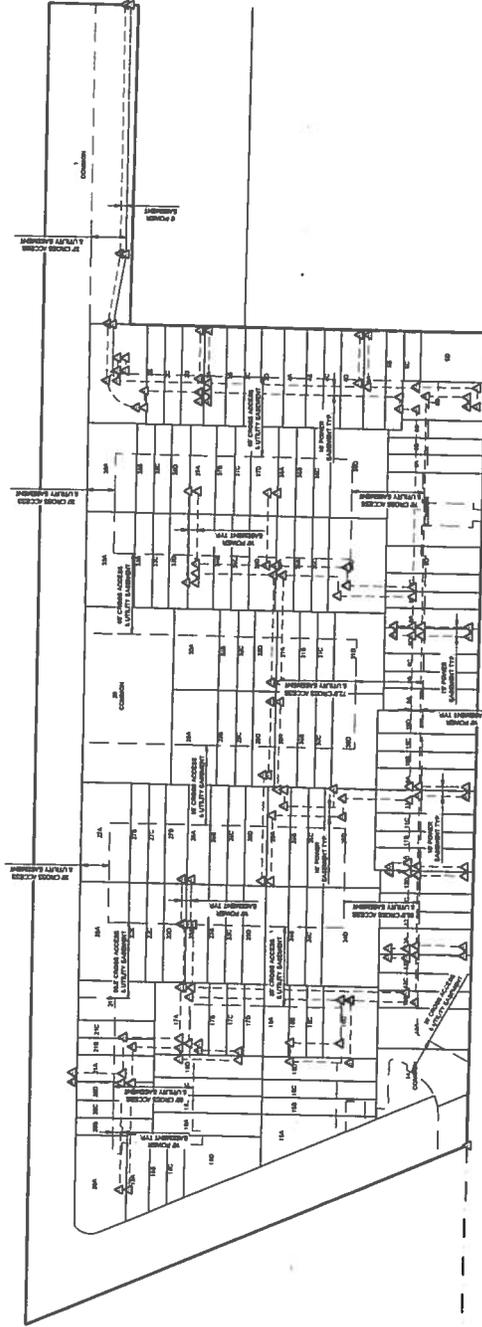
Net Density per Acre \_\_\_\_\_ (Number of units per acre of land excluding roads)

Zoning District (s) - Zoning Within Nampa City Limits RML

If Applicable: Zoning Within the Area of Impact N/A

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FINAL PLAT  
FOR  
**TIMBERCREEK SUBDIVISION**  
A PORTION OF NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 2 WEST, B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2016-



ELDER ST  
E HAWAII AVE

**LEGEND**

- ◆ FOUND BRASS CAP
- ◻ FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- ▲ SET 5/8" REBAR W/PLASTIC CAP, L.S. 8000
- △ CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP, L.S. 8000
- 1 LOT NUMBER
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER
- M.O.C. POINT OF COMMENCEMENT
- R.M. REFERENCE MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING DRAIN EASEMENT
- SECTION LINE
- TIE LINE



5700 East Franklin Road  
Suite 160  
Nampa, ID 83857  
(208) 463-4197

**HORROCKS**  
ENGINEERS

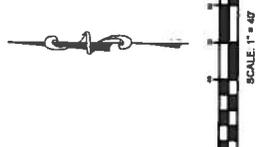
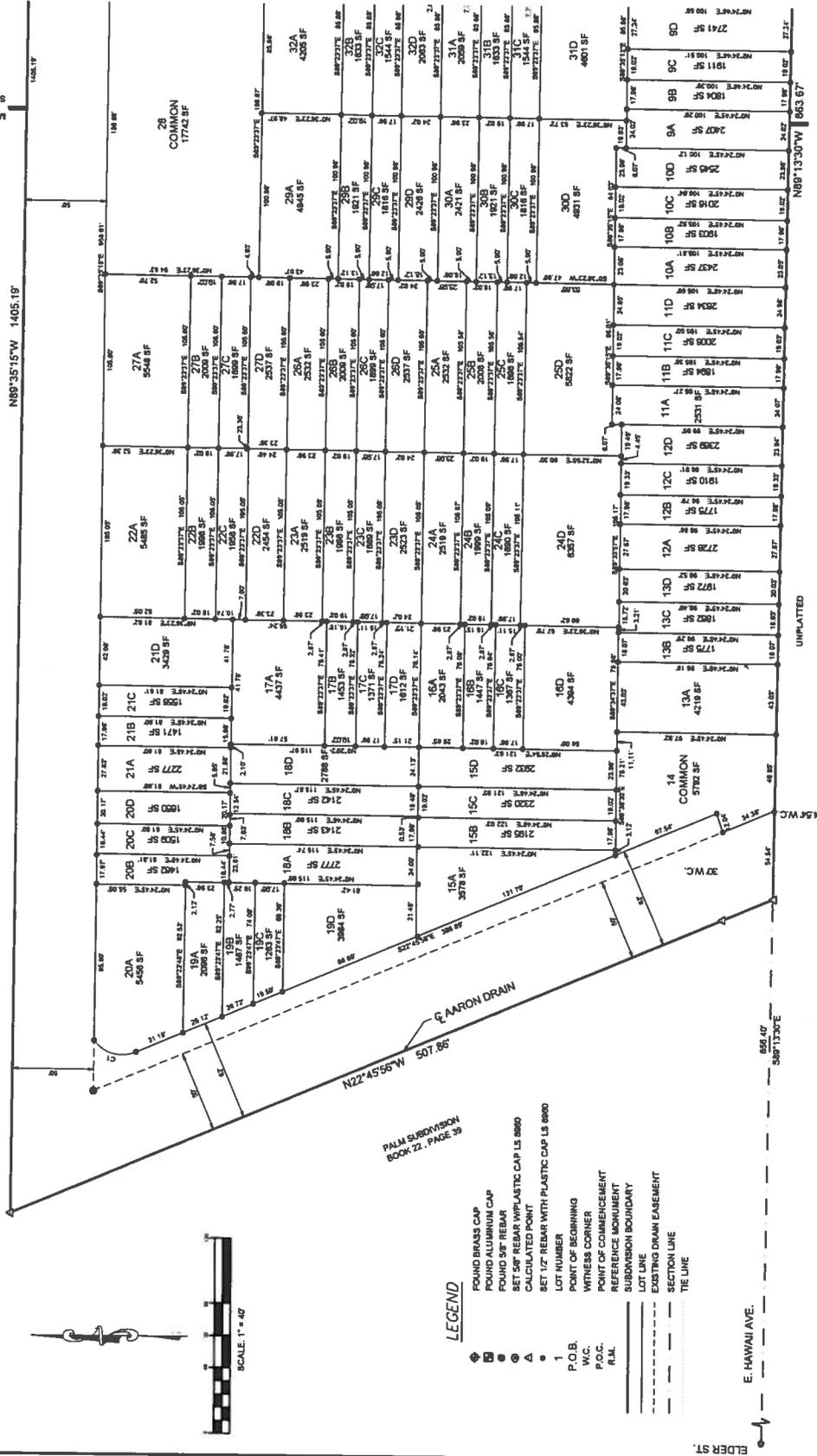


FINAL PLAT  
FOR

**TIMBERCREEK SUBDIVISION**

A PORTION OF NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 2 WEST, B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2016-

SHARON BROOKS  
ESTATES SUBDIVISION  
BOOK 34, PAGE 29



PALM SUBDIVISION  
BOOK 22, PAGE 39

**LEGEND**

- ◆ FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8\" REBAR
- SET 5/8\" REBAR WITH PLASTIC CAP LS 0860
- △ CALCULATED POINT
- SET 1/2\" REBAR WITH PLASTIC CAP LS 0860
- 1 LOT NUMBER
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER
- P.O.C. POINT OF COMMENCEMENT
- R.M. REFERENCE MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING DRAIN EASEMENT
- SECTION LINE
- TIE LINE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.01	22.00	75°32'27"	N15°00'46\" E	26.96



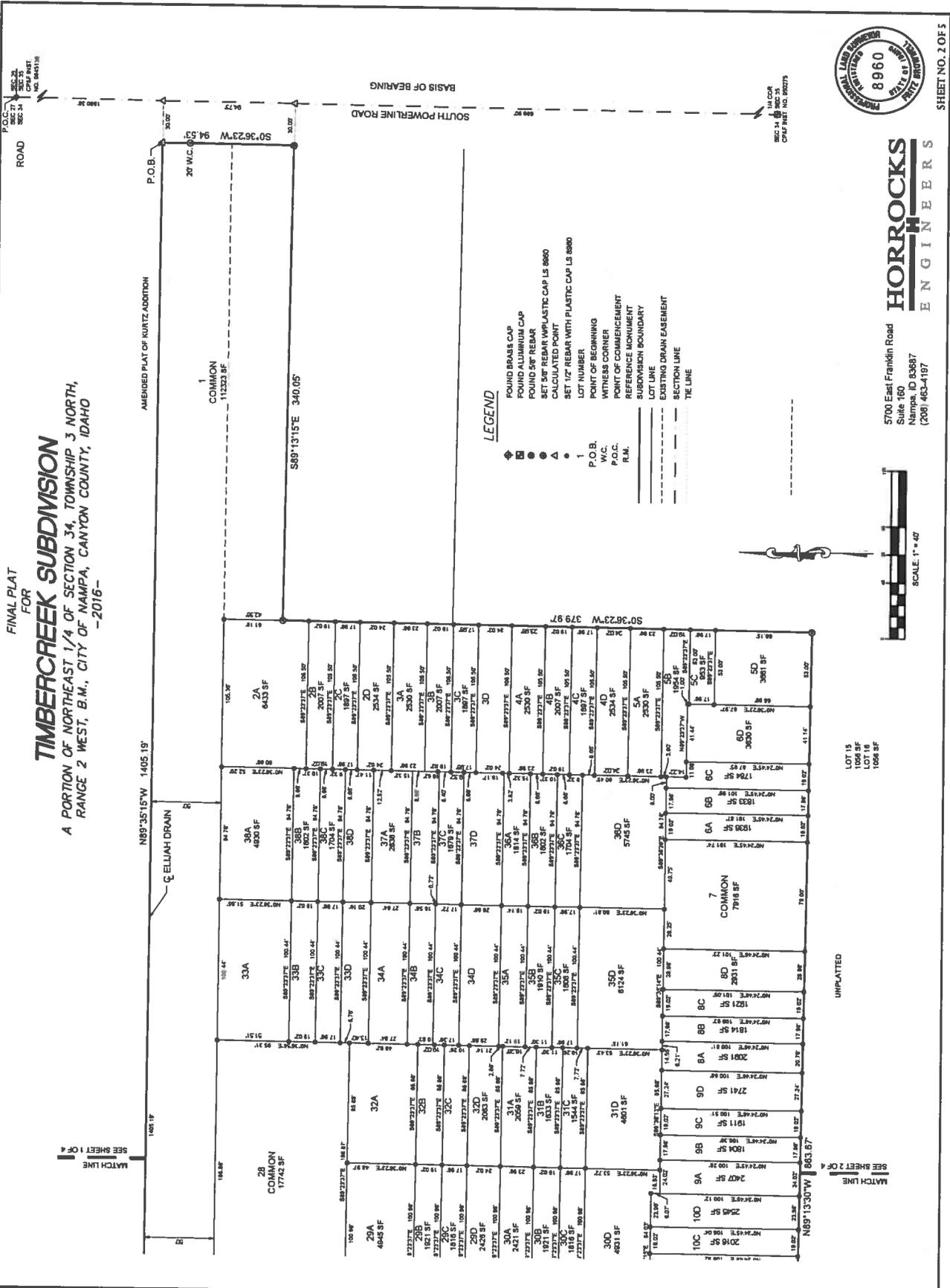
**HORROCKS**  
ENGINEERS

5700 East Franklin Road  
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(208) 463-4197

FINAL PLAT  
FOR

# TIMBERCREEK SUBDIVISION

A PORTION OF NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 2 WEST, B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2016-



- LEGEND**
- ◆ FOUND BRASS CAP
  - FOUND BRASS CAP
  - FOUND 5/8" REBAR
  - ▲ SET 5/8" REBAR (PLASTIC CAP IS 8860)
  - △ CALCULATED POINT
  - SET 1/2" REBAR WITH PLASTIC CAP IS 8860
  - 1 LOT NUMBER
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - REFERENCE MONUMENT
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - EXISTING DRAIN EASEMENT
  - TIE LINE



**HORROCKS**  
ENGINEERS

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UNPLATTED

LOT 15  
1066 SF  
LOT 16  
1066 SF  
LOT 17  
1066 SF  
LOT 18  
1066 SF

SEE SHEET 1 OF 4  
MATCH LINE

SEE SHEET 2 OF 4  
MATCH LINE

FINAL PLAT  
FOR

**TIMBERCREEK SUBDIVISION**

A PORTION OF NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 2 WEST, B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2016-

**CERTIFICATE OF OWNERS**

Know all men by these presents, that Timbercreek Partners, LLC is the owner of the real property hereafter described:

THIS PARCEL IS SITUATED IN A PORTION OF THE N.E. 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE ROCKE MERIDIAN, CANYON COUNTY, IDAHO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) 5,007'36"31"W., 1860.38 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID N.E. 1/4,
- 2) N 87° 55' 15"W., 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY SOUTH POWELL LANE ROAD AND THE POINT OF BEGINNING;
- THENCE ALONG SAID RIGHT-OF-WAY,
- THENCE ALONG SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE,
- 2) N 87° 55' 15"W., 340.05 FEET TO A POINT ON THE CENTERLINE OF VACATED OREGON AVENUE,
- THENCE PARALLEL WITH THE EAST BOUNDARY OF SAID N.E. 1/4 AND ALONG SAID CENTERLINE,
- 3) S 00° 36' 27"W., 379.97 FEET TO A POINT ON THE CENTERLINE OF VACATED HAWAII AVENUE,
- THENCE ALONG SAID CENTERLINE,
- 4) N 87° 13' 30"W., 863.67 FEET TO A POINT ON THE CENTERLINE OF THE AARON DRAIN;
- THENCE ALONG SAID CENTERLINE,
- 5) N 32° 45' 25"W., 507.86 FEET TO A POINT ON THE CENTERLINE OF THE ELIJAH DRAIN;
- THENCE ALONG SAID CENTERLINE,
- 6) S 29° 35' 15" E., 1,005.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.12 ACRES, MORE OR LESS

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public the public streets as shown on this plat. This assurance as shown on this plat are not dedications of public streets. The undersigned hereby reserves for public utilities and such other uses as designated within this plat, and no easements or interests are to be created within the three of said easements. All lots within this plat will be eligible to receive water services from City of Nampa, which has agreed in writing to serve all the lots in this subdivision.

In witness whereof, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at Nampa, Idaho.

Timbercreek Partners, LLC.

Deena Houray \_\_\_\_\_ Managing Member  
**ACKNOWLEDGMENT**  
STATE OF IDAHO \_\_\_\_\_ J.S.S.  
COUNTY OF ADAM \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Steven Hartman, known as \_\_\_\_\_, who acknowledged to me that he executed the foregoing instrument and acknowledged to me he executed such instrument for and on behalf of said Limited Liability Company and said Limited Liability Company executed the same.

ROTARY PUBLIC FOR IDAHO \_\_\_\_\_  
Residing in \_\_\_\_\_, Idaho  
My Commission expires on \_\_\_\_\_

**APPROVAL OF SOUTHWEST DISTRICT HEALTH**

Sanitary restrictions are required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed (QLE) representing the City of Nampa and the QLE approval of the design plans and specifications and the conditions imposed on the sanitary restrictions. Plans and specifications have been reviewed and approved by the District Health Department and a certificate of approval is hereby issued. Sanitary restrictions may be reimposed, if incorporated with Section 50-1305, Idaho Code, by the issuance of a certificate of disapproval.

DISTRICT HEALTH DEPARTMENT, REHS \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF CITY OF NAMPA CITY ENGINEER**

I, the Undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho do hereby approve this plat.

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

**CERTIFICATE OF SURVEYOR:**

I, Fritz Brownell, Professional Land Surveyor No. 8890, licensed by the State of Idaho, do hereby certify that the plat of Timbercreek Subdivision described in the Owners Certificate, was drawn from a survey conducted by me and accurately represents the points called thereon, and is in conformance with Idaho code relating to plats and surveys.



FRITZ BROWNELL P.L.S. 8890

**APPROVAL OF CITY COUNCIL**

I, the Undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, the plat was duly accepted and approved.

CITY CLERK, NAMPA, IDAHO \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF CITY OF NAMPA PLANNING & ZONING COMMISSION**

This plat is hereby approved by the City of Nampa, Planning and Zoning Commission.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY SURVEYOR**

I, the Undersigned, Professional Land Surveyor for Canyon County, Idaho, hereby certify that I have examined this plat and find that it complies with the State of Idaho code, Title 50, Chapter 13 relating to Plats, Surveys and Condominiums.

CANYON COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I, the Undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1302, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in the proposed condominium have been paid in full.

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

5700 East Franklin Road  
Suite 160  
Nampa, ID 83687  
(208) 463-4197

**HORROCKS**  
**ENGINEERS**

FINAL PLAT  
FOR

# TIMBERCREEK SUBDIVISION

A PORTION OF NORTH-EAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 2 WEST, B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2018-

## MASTER LOT TABLE

1	112318 SQ.FT.
2	12871 SQ.FT.
3	8488 SQ.FT.
4	8098 SQ.FT.
5	8182 SQ.FT.
6	7914 SQ.FT.
7	8881 SQ.FT.
8	8881 SQ.FT.
9	8941 SQ.FT.
10	8941 SQ.FT.
11	8941 SQ.FT.
12	8941 SQ.FT.
13	8941 SQ.FT.
14	8941 SQ.FT.
15	8941 SQ.FT.
16	8941 SQ.FT.
17	8941 SQ.FT.
18	8941 SQ.FT.
19	8941 SQ.FT.
20	8941 SQ.FT.
21	8941 SQ.FT.
22	8941 SQ.FT.
23	8941 SQ.FT.
24	8941 SQ.FT.
25	8941 SQ.FT.
26	8941 SQ.FT.
27	8941 SQ.FT.
28	8941 SQ.FT.
29	8941 SQ.FT.
30	8941 SQ.FT.
31	8941 SQ.FT.
32	8941 SQ.FT.
33	8941 SQ.FT.
34	8941 SQ.FT.
35	8941 SQ.FT.
36	8941 SQ.FT.
37	8941 SQ.FT.
38	8941 SQ.FT.

## NOTES

1. ANY RE SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE SUBDIVISION.
2. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF NAMPA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3605 (B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF NAMPA.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING CODE ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. PER NAMPA CITY CODE, BUILDING SETBACK LINES WERE ESTABLISHED THROUGH THE TIMBERCREEK SUBDIVISION PRELIMINARY PLAT INSTRUMENT # 2018-02-8893. RECORD DOCUMENTING TIMBERCREEK SUBDIVISION BUILDING SETBACK LINES. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL SETBACKS IN THE CITY OF NAMPA ZONING CODE.
4. MAINTENANCE OF ANY TRENCH OR DITCH CROSSING A RESIDENTIAL LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN EASEMENT OR DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
5. PRIVATE DRENCHES AND DRAINAGE WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
6. COMMON UTILITY LINES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SAID COMMON LOTS HAVE A BLANKET PUBLIC UTILITY, CROSS ACCESS, DRAINAGE AND TRUNCATED EASEMENT PARAPHRASES CONTAIN A 10 FOOT EASEMENT.
7. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF NAMPA SPEC.
8. PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
  - 10 FEET WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND PUBLIC RIGHT-OF-WAY. ANY LOTS ADJACENT TO UNPLATTED PARCELS WILL HAVE A 12 FEET WIDE EASEMENT.
  - ALL OTHER EASEMENTS ARE AS SHOWN
9. COMMON LOTS 1, 2, 5, & 8 BLOCK 1 CONTAIN A BLANKET DRAINAGE EASEMENT. SAID EASEMENT IS GRANTED TO NAMPA-MERIDIAN IRRIGATION DISTRICT FOR THE MAINTENANCE AND OPERATION OF THE ELIANT DRAIN AND ARSON CANAL.
10. NO PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
11. A 20' WIDE STRIP OF LAND HAS BEEN DEDICATED TO THE CITY OF NAMPA ALONG THE ELIANT DRAIN (FROM THE TOP OF DITCH BANK) FOR THE EXTENT OF THE PROPERTY'S ABUTMENT ALONG THE DRAIN THROUGH INSTRUMENT # \_\_\_\_\_.
12. A 20' WIDE STRIP OF LAND HAS BEEN DEDICATED TO THE CITY OF NAMPA ALONG THE ARSON DRAIN (FROM THE TOP OF DITCH BANK) FOR THE EXTENT OF THE PROPERTY'S ABUTMENT ALONG THE DRAIN THROUGH INSTRUMENT # \_\_\_\_\_.
13. RIGHT OF WAY NECESSARY FOR THE EXTENSION OF HAWAII AVENUE ACROSS THE ARSON DRAIN HAS BEEN DEDICATED TO THE CITY OF NAMPA THROUGH INSTRUMENT # \_\_\_\_\_.
14. THE BASIS OF BEARING IN THE EAST BOUNDARY OF THE NE 1/4 OF SECTION 34 PER WARRANTY DEED INST. NO. 2014-02-8893 FOR ADDITIONAL SURVEY DATA.
15. SEE RECORD OF SURVEY INST. NO. 2014-02-8893 FOR ADDITIONAL SURVEY DATA.



**HORROCKS**  
ENGINEERS

5700 East Franklin Road  
Suite 180  
Nampa, ID 83687  
(208) 463-4187

Timbercreek Sub Final Plat  
SPF 10-2016

FINAL PLAT – MEMO DISTRIBUTION LIST

- ~~large~~ Engineering Department Review (Daniel Badger – Water/Sewer Model) - Memo, 2 Plats, 2 Soils, 2 Storm Water, 2 Traffic Studies (if available)  
- 6 copies Improvement/Construction Drawings with Landscape Plan attached (Cliff)  
Give to Cliff to log in
- ~~large~~ Nate Runyan, Public Works - Memo – 1 Plat – In Wastewater Cubby
- ~~large~~ Craig Tarter, Engineering Dept GIS - Memo, 1 Plat, CD
- ~~small~~ Patrick Sullivan - Memo, 1 Plat
- ~~large~~ Neil Jones - Memo, 1 Plat – 1 Improvement/Construction, 1 Soils
- ~~large~~ Karla Nelson-Long Range Planner - Memo, 1 Plat
- ~~large~~ Nampa Fire Dept (Brent Hoskins) - Memo, 1 Plat (inter office)
- ~~large~~ Nampa Police Dept (Eric Skoglund) - Memo, 1 Plat (inter office)
- ~~large~~ Darrin Johnson - Parks - Memo, 1 Improvement/Construction & 1 Plat (Rec Center mailbox)
- ~~large~~ Cody Swander/Earl Moran - Memo, 1 Landscape Plan (inter office) & 1 copy Improvement/Construction w plat (Parks Dept mailbox)
- ~~large~~ Don Barr - Supervisor – Streets - Memo, 1 Plat, 1 Traffic Study (inter office)
- ~~large~~ Nampa Highway District - Memo, 1 Plat (mail)
- ~~large~~ Canyon Highway District - Memo, 1 small plat (mail)
- ~~large~~ Randy Dewey – NSD #131 - Memo, 1 small plat (mail)
- ~~large~~ Alison Westfall – NSD #131 - Memo, 1 small plat (mail)
- ~~large~~ Vallivue School District # 139 - Memo, 1 small plat (mail)
- ~~large~~ Brent Carpenter – Brown Bus - Memo, 1 small plat (mail)
- ~~large~~ South West Health District - Memo, 1 Plat (mail)
- ~~large~~ Tina Fuller – Compass - E-mail – final plat and general info
- ~~small~~ cc: Robert Hobbs - Memo – 1 small plat

NAMPA MERIDIAN  
IRRIGATION  
NAMPA HIGHWAY 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

DATE: June 8, 2016

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E. 

SUBJECT: Timbercreek Subdivision, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for Timbercreek Subdivision and recommends approval with the following comments:

Plat:

- Add a note that all common lots have a no build easement on them, or provide a 6 foot no build easement around the building lots.

Plan:

- Sheet C3.5 and C3.6
  - These plans should be labeled the same
  - Key note 4 should reference the City's approved truncated domes. Section 706.2.5.B in the City Standard construction specifications.
  - Revise the approach out to Hawaii this is to be an emergency access only; you previously submitted a detail of this approach revise to match that approach.
- Sheet C3.8
  - Add valves on the domestic system as noted
  - Why are you using a 2" meter setter for these units? A 1" meter is typical. Revise accordingly.
  - Revise valves at South Powerline to be 1 8" valve
  - Extend the PI along the entire frontage of the property are redlined
  - Provide adequate separation between the water and PI on Powerline
  - Consider requesting from the Building Department permission to run a single sewer service for each building group this will allow for less congestion of the sewer and water services
  - Consider putting two meters in a single tub based on your dual meter setters
  - You do not appear to be allowing any room for Joint Trench where these utilities by will able to be located.
- Sheet C4.0 and C4.1
  - There is a conflict between the PI and the trash enclosure. Provide a minimum 5' separation between the two.
  - Show the slope of the sewer main.



# City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

- Sheet C4.2
  - Move the fire hydrant to the east side of the drive aisle
  - Provide a minimum of 6' separation between the water and sewer services
  - Call out the slope of the sewer line
- Sheet C4.3
  - Call out slope of the sewer line
  - Provide 10' separation from services to public mains
- Sheet C4.4
  - Move the fire hydrant to the west side of the drive aisle
  - Call out the slope of the sewer line
- Sheet C4.5
  - Call out the slope of the sewer line
- Sheet C4.6
  - There is a conflict between the PI and the trash enclosure. Provide a minimum 5' separation between the two.
  - Locate the blow off outside of the pavement per the City's detail
  - Call out the slope of the sewer line
  - Provide 10' separation between the water and PI
  - Depths of water and PI dimensions are not showing correctly
  - Clean out needs to be a manhole and provide the 10' separations from mains and services
- Sheet C4.7
  - Call out the slope of the sewer line
- Sheet C4.8
  - Call out the slope of the sewer line
  - Locate the blow off outside of the pavement per the City's detail
  - Clean out needs to be a manhole and provide the 10' separations from mains and services
  - Revise the approach out to Hawaii this is to be an emergency access only; you previously submitted a detail of this approach revise to match that approach.
  - Where sewer services have angle points in them call out for inspection and permitting by the City of Nampa Building Department.
  - What class RCP are you using?
  - Revise the callout to show Aaron Drain rather than canal.
  - Provide NMID approval of the crossings and culvert for the Aaron Drain
- Sheet C5.1 and C5.2
  - Verify all plan and detail elevation on the ponds match



# City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

- Sheet C6.0
  - Show the PI line crossing in the profile of the storm drain pipe in detail A
  
- Sheet C9.0
  - Maintain 10' separation between water and irrigation main on Powerline
  - Why are you putting a tee at a 1" services tap?
  - Upsize the PI in Hawaii to 8"
  - Maintain 5' separation between mainlines and trash enclosures
  - Extend the mainline along the entire frontage and add valves as redlined.

## Sylvia Mackrill

---

**From:** Neil Jones  
**Sent:** Tuesday, June 07, 2016 7:07 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: Timbercreek Subdivision Final Plat SPF 10-16

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Building Department has no additional conditions.

### Neil Jones

Plans Examiner Supervisor

P: 208.468.5492 F: 208.468.4494

[Department of Building Safety](#), [Like us on Facebook](#)

**From:** Sylvia Mackrill  
**Sent:** Thursday, May 19, 2016 9:54 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:** Timbercreek Subdivision Final Plat SPF 10-16

Horrocks Engineers, representing Timbercreek Partners, LLC, has submitted a Final Plat for a 148 lot development located on 11.11 acres, on the west side of S Powerline Rd, within the RML (Limited Multiple Family Residential) zoning designation.

The application is scheduled as a business item on the June 28, 2016 Planning and Zoning Commission Agenda. Please review and return any comments to my attention prior to June 17<sup>th</sup>.

Thank you,



**Sylvia Mackrill, Administrative Operations Manager**

O: 208.468.5484, F: 208.468.5439

411 3<sup>rd</sup> Street South, Nampa, ID 83651

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## Sylvia Mackrill

---

**From:** Carolynn Murray  
**Sent:** Tuesday, June 07, 2016 10:04 AM  
**To:** Sylvia Mackrill  
**Subject:** Timbercreek Subdivision - Project SPF 10-2016

Sylvia,

In regards to the final plat review for Timbercreek Subdivision, Project SPF 10-2016 per Earl Moran the City Forester, it is approved as presented.



**Carolynn Murray**  
Administrative Coordinator  
O: 208.468.5890, C: 208.371.4877  
[Nampa Parks – Facebook Page](#)

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## Sylvia Mackrill

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**From:** Neil Jones  
**Sent:** Friday, June 03, 2016 10:44 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: Request for Preliminary Plat Extension for Timberlake Sub Preliminary Plat SUB643 15

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](#)

**From:** Sylvia Mackrill

**Sent:** Tuesday, May 17, 2016 10:33 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:** Request for Preliminary Plat Extension for Timberlake Sub Preliminary Plat SUB643 15

Donald Newell of Cambridge Homes has requested extension of Preliminary Plat Approval for Timberlake Subdivision (SUB643-15), a 44 lot development located in an RS-8-5 (single family residential – 8,500 sq ft minimum lot size) zoning district on 16.26 acres at the northeast corner of Ustick Rd and Madison Rd, for Ustick Road Subdivision, LLC.

The request will be heard as a business item on the Planning and Zoning Commission meeting of June 14, 2016.

Please review and forward any comments to my attention prior to June 3<sup>rd</sup>.

Thank you,



**Sylvia Mackrill, Administrative Operations Manager**

O: 208.468.5484, F: 208.468.5439

411 3<sup>rd</sup> Street South, Nampa, ID 83651

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## Sylvia Mackrill

---

**From:** Cody Swander  
**Sent:** Friday, May 27, 2016 9:24 AM  
**To:** Sylvia Mackrill  
**Cc:** Darrin Johnson  
**Subject:** Timbercreek Subdivision Project No. SPF 10-2016

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sylvia,

Nampa Parks has reviewed the final plat for Timbercreek Subdivision Project No. SPF 10-2016. We request that the property along the south bank of Elijah Drain, 20 feet from the top of bank, be deeded and dedicated to the City of Nampa for the future Elijah Pathway as indicated on the Nampa Pathway Masterplan.

Additionally, Parks requests that the designed pathway on the east side of Aaron Drain be indicated that maintenance responsibilities for the pathway and landscaping be the responsibility of the property management company or HOA of Timbercreek Subdivision as this pathway is not on the City of Nampa Pathway Masterplan.

Thank you,



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

**NAMPA** Proud

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## Sylvia Mackrill

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, May 23, 2016 2:33 PM  
**To:** Sylvia Mackrill  
**Subject:** Project SPF 10-2016 Timbercreek Sub Final Plat Review

Good Afternoon Sylvia,

The Nampa Highway District #1 has no objection to the Final Plat for Timbercreek Subdivision, as it is not within our Jurisdiction.

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

Thank you,

Eddy

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**Eddy Thiel**

ROW

[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)

4507 HIGHWAY 45. • NAMPA, ID 83686

TEL 208.467.6576 • FAX 208.467.9916

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# Memo

To: Planning and Zoning Commission  
From: Karla Nelson, Community Planner  
Date: June 16, 2016  
Re: Timbercreek Final Plat

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Nampa's Safe Routes to School program supports the Timbercreek Final Plat. The Elijah drain pathway section associated with this project will eventually create a safe off-road bicycle and pedestrian pathway connection to Northwest Nazarene University, 12<sup>th</sup> Avenue and northwest Nampa. It will also connect to the Stoddard Pathway which will eventually lead to Downtown Nampa.

## Associated Schools:

Sherman Elementary School – If a crossing were made over the Elijah Drain at Chestnut, students could walk one mile to the Elementary School. This route would include a portion of Amity Avenue and Powerline Road that has sidewalks. Alternatively, students could walk 1.2 miles to the Elementary school along Elder, Diamond, Amity and Powerline.

West Middle School – The subdivision is 2.9 mile from the Middle School which is not a reasonable walking distance for most students. If the Elijah Drain Pathway were complete, the route would be shorter at 2.4 miles and much safer for students who choose to bike to school. Without the pathway, students could still bike along primarily residential streets, Elder Street and 9<sup>th</sup> Street South. The route would also include Lone Star Road.

Skyview High School– The high school is 1.3 miles away from the subdivision which is a reasonable walking or biking distance. Students would travel on Hawaii Avenue, Sunnyridge Road, Maine Avenue, and Chestnut Street.

Nampa High School – Students living in the western end of Timbercreek subdivision would attend Nampa High School. The school is within walking and biking distance at 1.4 miles from the subdivision. Students could walk or bike primarily along Hawaii Avenue, they would cross 12<sup>th</sup> Avenue Road.