



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 11 OCTOBER 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s): John Low as Applicant/JJ Howard Surveying as representative(s)
Analyst: Robert Hobbs
File(s): SPS 005-16

REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY

1. **Short (Combined Preliminary and Final) Plat Approval for 43 residential building lots to be known as the):**

Low Angle Subdivision

(Hereinafter: alternatively the "Project" or "Low Angle Subdivision" or the "Subdivision", or the "Development")...

Appertaining to:

Some 7.693 acres of land located on the west side of Star Road, north of Cherry Lane and south of Ustick Road in the SW ¼ of the SE ¼ of Section 6, T3N, R1W in a RA (Suburban Residential) Zone 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 four (4) lots involved in this matter are being derived was created pre-2002. As the Applicant proposes to form four (4) parcels from a/the parent parcel, a plat is required to effectuate the land division herewith associated. Fortuitously for small divisions, a recent subdivision rule change [actually a re-introduction] in Nampa allows the

processing of subdivisions of seven (7) or fewer lots to be processed as “short plats” whereby a preliminary and final plat are combined to expedite application handling time and to consolidate (reduce) the intake/processing fees associated with a basic platting process.

2016 SUBDIVISION STATISTICS

Overall Site Area- 7.693 acres

Total, RA Lot Count- 4

Total Common Lot Count- 0

Total Building Lot Count- 4

Regarding “RA Building Lots”:

Min. Allowed RA Bldg. Lot Size-
30,000 sq. ft.

Min. Proposed RA Bldg. Lot Size-
57,514.25 sq. ft. sq. ft.

Min. Allowed Avg. RA Bldg. Lot Size-
N/A

Periphery Compatibility Applicability
N/A

Min. Req. St. Frontage RA Zone-
N/A

Min. Allowed RA Bldg. Lot Widths-
150'

Min. Allowed RA Bldg. Mean Lot Depths-
N/A

Plat Development Data/Notes: See plat sheets

FINDINGS OF FACT & NOTES REGARDING PLAT

This matter before the Commission is to determine whether or not the short plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-7, 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)

All proposed lots are compliant (i.e. they exceed 30,000 sq. ft. in area)

2. **Average Lot Size:**
N/A
3. **Lot Compatibility:**
N/A
4. **Lot Width:**
All proposed lot are compliant (i.e. they exceed 30,000 sq. ft. in area)
5. **Lot Depth:**
N/A
6. **Right-Of-Way Dedication(s)/Improvements:**
The RA Zone does not require that lots, in order to be "buildable" front on/about a public right-of-way. Access to the lots will be via a previously approved common driveway.
7. **Landscaping:**
N/A (proposed lots do not front a right-of-way and no common lots are involved in this case)
9. **Path/Trailway(s):**
The Parks Department is requiring that the Applicant deed and dedicate twenty feet (20') of land from the top of bank along the Ten Mile Creek to facilitate the future emplaced of a section of the Ten Mile Creek Pathway as intended by the City's Pathway Master Plan; 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 contingent on Developer/Development compliance with certain Conditions of Approval recommended for Commission and Council imposition against the requested Project entitlement as noted hereafter....

RECOMMENDED CONDITION(S) OF APPROVAL

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

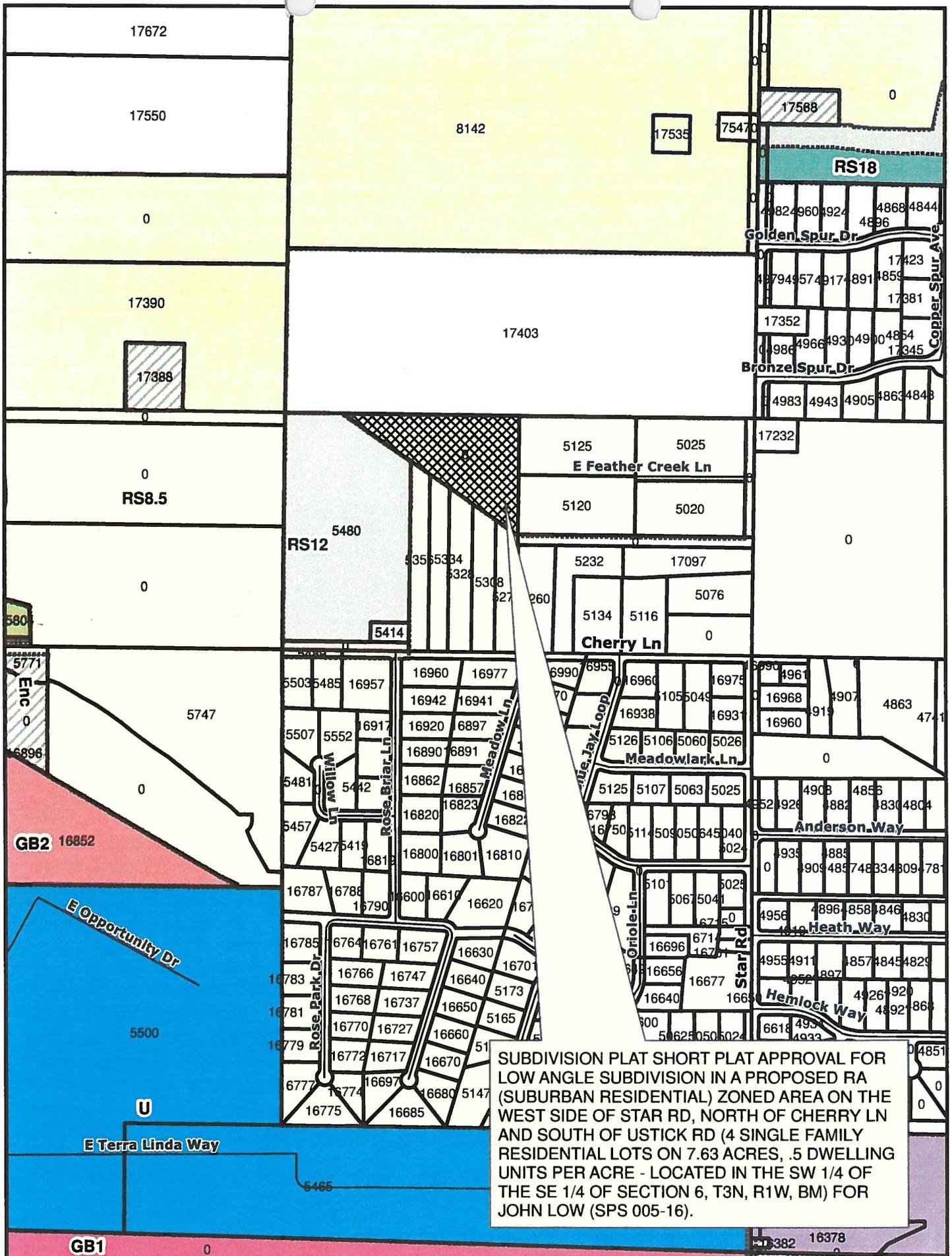
1. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with 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; and,
4. That the Applicant shall cause the existing common driveway that provides access to the Property, and, its proposed extension that will provide access to the lots from Star Road be paved in compliance with City standards prior to commencement of construction of any houses upon/within the Property; and,
5. Applicant/Project shall comply with the requirement(s) iterated in the memorandum dated September 30, 2016 from the City's Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
6. Applicant/Project shall comply with the requirement(s) listed in the memorandum dated September 07, 2016 from the City's Engineering Division, GIS section, authored by Craig Tarter (1 page – copy hereto attached)...

ATTACHMENTS

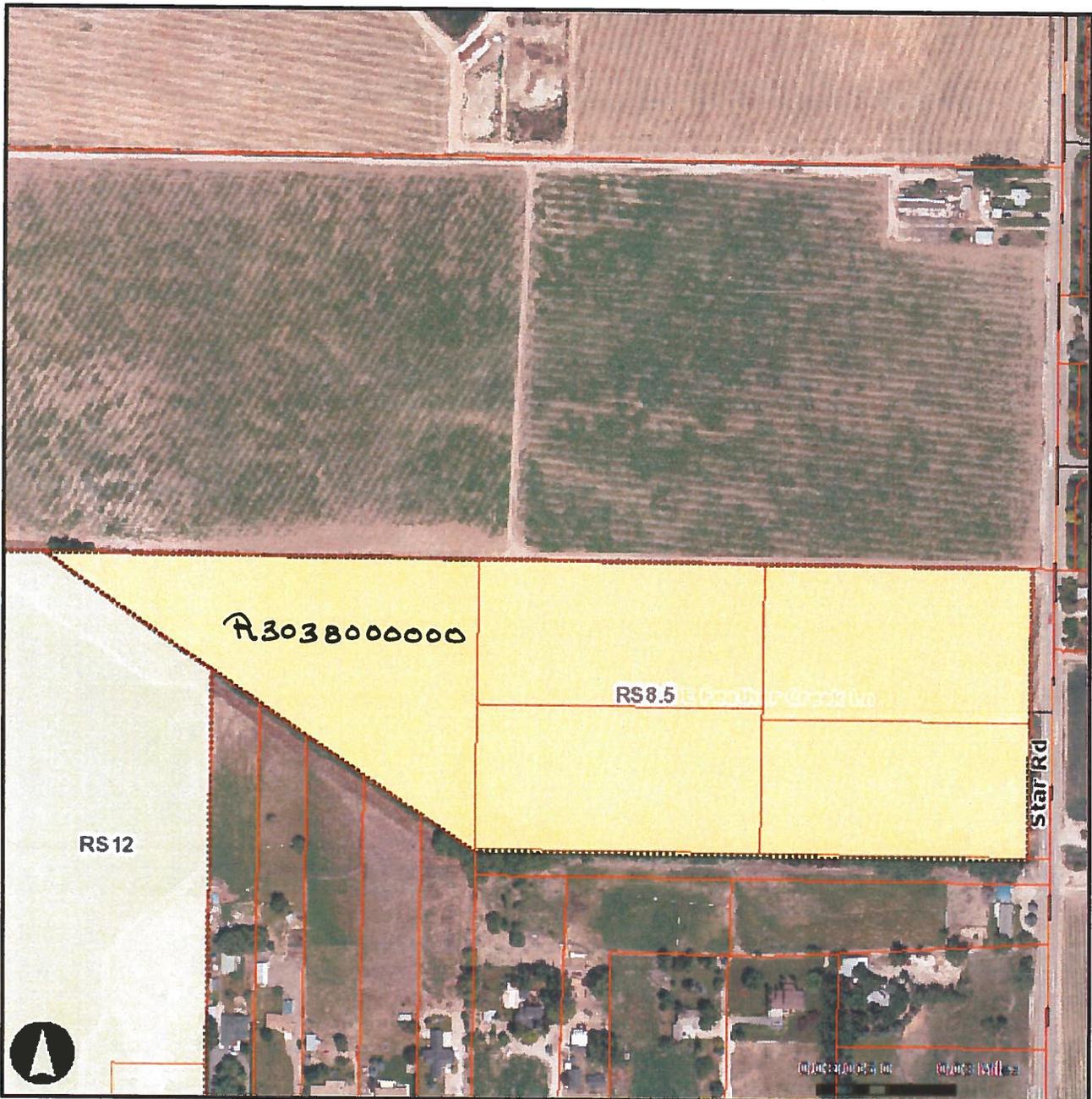
- Copy of Vicinity Map
(page/Exhibit 5)
- Copy of aerial photos of Property
(pages/Exhibits 6-7)
- Copy of plat application
(pages/Exhibits 8-9)
- Copy of proposed, preliminary/final plats drawing/sheets
(pages/Exhibits 10-14)
- Copy of any agency/any citizen correspondence/etc.
(pages/Exhibits 15+)



SUBDIVISION PLAT SHORT PLAT APPROVAL FOR LOW ANGLE SUBDIVISION IN A PROPOSED RA (SUBURBAN RESIDENTIAL) ZONED AREA ON THE WEST SIDE OF STAR RD, NORTH OF CHERRY LN AND SOUTH OF USTICK RD (4 SINGLE FAMILY RESIDENTIAL LOTS ON 7.63 ACRES, .5 DWELLING UNITS PER ACRE - LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, T3N, R1W, BM) FOR JOHN LOW (SPS 005-16).

6

Map



County Parcels



Copyright

Basemap_wAerial

- Centerline_Regional_15k_to_o: Community Planning Association of Southwest Idaho (COMPASS)
- Centerline_Regional_40k_to_15k: Community Planning Association of Southwest Idaho (COMPASS)
- Centerline_Regional_Full_to_40k: Community Planning Association of Southwest Idaho (COMPASS)

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Map



County Parcels



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 Centerline_Regional_Full_to_40k: Community Planning Association of Southwest Idaho (COMPASS)

**CITY OF NAMPA
SHORT PLAT APPLICATION**

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

A. GENERAL INFORMATION	
Subdivision Name	<u>Low Angle Subdivision</u>
Total Acres	<u>7.63</u>
Intended Land Uses	Circle (residential) single-family, multi-family, commercial, industrial)
Property Address (es)	
Legal Description	<u>SW 1/4 of the SE 1/4 of Section 6, T.3N, R.1W, B.M., Canyon County, Idaho.</u>
Existing Zoning: (Circle one)	RA (RS) RSM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning)	

B. OWNER/ APPLICANT INFORMATION	
Owner of Record	
Name	<u>John Low</u>
Address	<u>4921 Cresthaven Dr.</u>
City	<u>Boise</u>
State	<u>ID</u>
Telephone	<u>891-6436</u>
Email	<u>Johnlow15c@yahoo.com</u>
Fax	<u>-</u>
Applicant	
Name	
Address	
City	<u>Same</u>
State	
Telephone	
Email	
Fax	
Engineer /Surveyor/Planner	
Name	<u>JJ Howard Engineering & Surveying, LLC</u>
Address	<u>5983 W. State St., Ste. D, Boise, ID, 83703</u>
Telephone	<u>(208) 846 8937</u>
Email	
Fax	

**CITY OF NAMPA
SHORT PLAT APPLICATION**

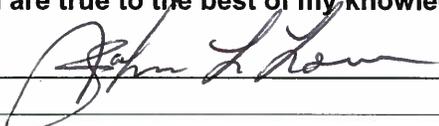
9

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential	4	
Dwelling units per acre (gross /net)	0.5	
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)		
Open Space		
Total		7.63

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 8-9-16

For City Office Use

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

DATE RECEIVED _____ RECEIVED BY _____ HEARING DATE _____

John Low - johnlowisc@yahoo.com
cell 208-891-6434
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LOW ANGLE SUBDIVISION

LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 6, T.3N., R.1W., B.M., CANYON COUNTY, IDAHO.

Book _____ Page _____

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CP&P NO. 200255788

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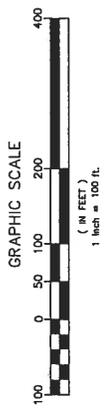
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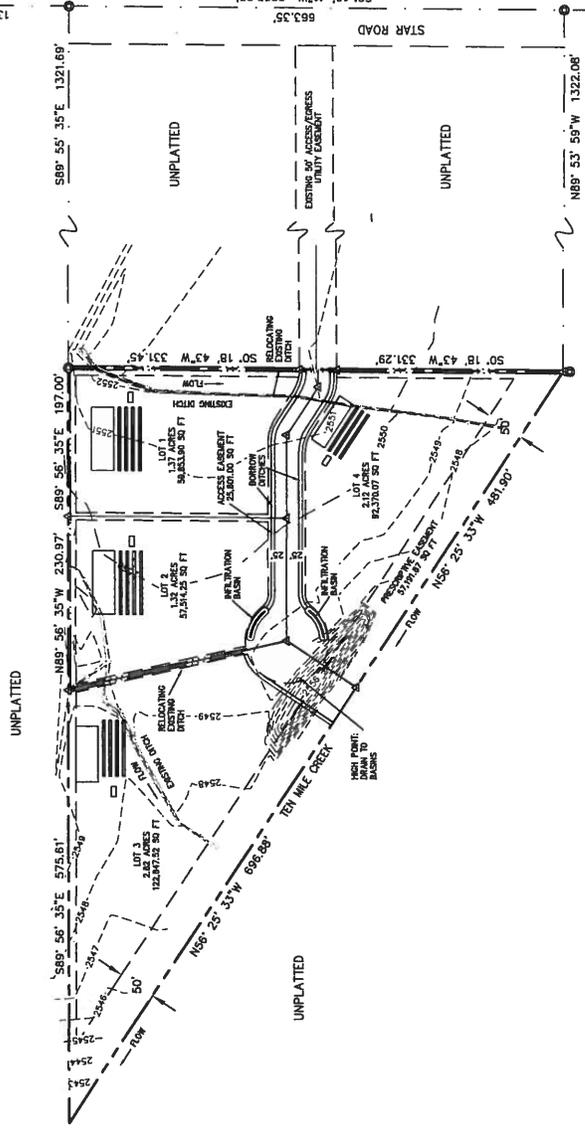
PRELIMINARY



LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- PROPOSED DITCH
- FOUND BRASS CAP
- FOUND 3/8" IRON PIN
- FOUND 1/2" IRON PIN
- CALCULATED POINT-NOT SET
- BROKEN LINE
- PROPOSED CHANNEL, REPLENISHMENT AREA, AND SEPTIC TANK
- 100 YEAR FLOODPLAIN

CP&F NO. 200255788
SECTION 6
E 1/4 CORNER



VICINITY MAP

LOT #	TOTAL AREA		USABLE AREA	
	ACRES	SQUARE FEET	ACRES	SQUARE FEET
1	1.37	59,853.90	1.25	54,807.07
2	1.32	57,514.25	1.19	51,960.74
3	2.82	122,847.52	2.73	119,188.85
4	2.12	92,370.07	1.86	81,017.52
ACCESS EASEMENT	0.59	25,801.00		
EASEMENT	1.31	57,191.87		

PRELIMINARY PLAT FOR JOHN LOW

A PARCEL OF LAND LYING IN THE SW 1/4 SE 1/4 OF SECTION 6, T.3N., R.1W., B.M., CANYON COUNTY, IDAHO.

J.J. HOWARD
ENGINEERING & SURVEYING
6831 W. STATE ST. S. / Boise, ID 83703
PHONE: (208) 486-8837 FAX: (208) 486-8822

DATE: 5/25/16
DRAWN BY: CLS
INDEX NO.: 314-06-2-2

OWNER/DEVELOPER: JOHN LOW
4921 CRESTHAVEN BOISE, ID 83704
PHONE: 208.891.6436

CP&F NO. 200255787

LOW ANGLE SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, T.3N., R.1W., B.M.,
CANYON COUNTY, IDAHO.

Book _____ Page _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.

A parcel of land lying in the SW 1/4 of the SE 1/4 of Section 6, T.3N., R.1W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows:
 Commencing at a Brass Cap marking the SE corner of said Section 6; Thence N.00°16'41"W. 1326.70 feet along the East line of Section 6 to a 5/8" Iron pin marking the S1/16 corner of Section 6; PLOT Thence N.89°55'35"E. 1321.69 along the North line of the SE 1/4 of the SE 1/4 to a 5/8" Iron pin marking the SE 1/16 corner of Section 6, said 5/8" Iron pin being the POINT OF BEGINNING;
 Thence N.89°55'27"W. 1003.65 feet along the North line of the SW 1/4 of the SE 1/4 to a 5/8" Iron pin;
 Thence S.56°24'53"E. 1200.44 feet to a point on the East line of the SW 1/4 of the SE 1/4 to a 5/8" Iron pin;
 Thence N.00°18'43"E. 662.74 feet along the East line of the SW 1/4 of the SE 1/4 to the POINT OF BEGINNING.

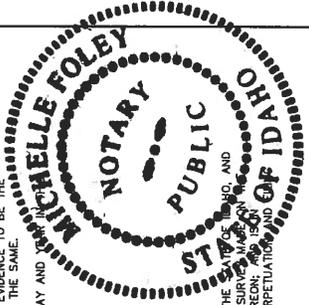
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 2016.

John Low
JOHN LOW

ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF CANYON) SS
 ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED _____, a single person that executed the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE FIRST ABOVE WRITTEN.
Michelle Foley
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT: _____
 MY COMMISSION EXPIRES: 2/12/19



CERTIFICATE OF SURVEYOR

I, ERIC J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND ACT.



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LOW ANGLE SUBDIVISION

LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 6, T.3N., R.1W., B.M.,
CANYON COUNTY, IDAHO.

Book _____ Page _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DO HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF NAMPA CITY HAVE BEEN SATISFIED.

NAMPA CITY ENGINEER _____ DATE _____

APPROVAL OF THE CITY OF NAMPA

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 _____, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

NAMPA CITY CLERK _____ DATE _____

CERTIFICATE OF CANYON COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT THE PLAT OF LOW ANGLE SUBDIVISION IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE CANYON COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

COUNTY SURVEYOR, P.L.S. No. _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____
STATE OF IDAHO }
COUNTY OF CANYON } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____ OF PLATS AT _____ PAGES _____ THROUGH _____ IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____

DEPUTY _____ EX-OFFICIO RECORDER _____
FEE: _____

CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____ DATE _____

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PROPERTY DESCRIPTION

FOR

JOHN LOW

12

A parcel of land lying in the SW1/4 of the SE1/4 of Section 6, T.3N., R.1W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the SE corner of said Section 6;

Thence N.00°16'41"W. 1326.70 feet along the East line of Section 6 to a 5/8 iron pin marking the S1/16 corner of Section 6;

Thence N.89°55'35"E. 1321.69 along the North line of the SE1/4 of the SE1/4 to a 5/8" iron pin marking the SE1/16 corner of Section 6, said 5/8" iron pin being the POINT OF BEGINNING;

Thence N.89°55'27"W. 1003.65 feet along the North line of the SW1/4 of the SE1/4 to a 5/8" iron pin;

Thence S.56°24'53"E. 1200.44 feet to a point on the East line of the SW1/4 of the SE1/4 to a 5/8" iron pin;

Thence N.00°18'43"E. 662.74 feet along the East line of the SW1/4 of the SE1/4 to the POINT OF BEGINNING.



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

DATE: September 30, 2016

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E. 

SUBJECT: Low Angle Place Subdivision, Short Plat

The Engineering Division has reviewed the short plat for the Low Angle Subdivision and has the following recommended conditions of approval:

- Submit engineered drawings for the asphalt roadway and drainage swales
- Revise drainage calculation as follows:
 - Evaluate required storage from the time of concentration storm to 24 hours per City requirements
 - Revise the c-values to reflect an asphalt roadway

The Engineering Division recommends approval of an exception to the block length standards based on the size and number of lots on the roadway.

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City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

September 7, 2016

RE: Low Angle Subdivision - Short Plat

To: J.J. Howard Engineering & Surveying

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- The private street name for the access/egress easement should be shown as E Feather Creek Ln per ordinance 4269.

Sincerely,

Craig Tarter
GIS Supervisor
Engineering Division
City of Nampa
(208) 468-5463

NAMPA*Proud*

Sylvia Mackrill

From: Cody Swander
Sent: Tuesday, August 30, 2016 7:13 AM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Low Angle Subdivision Project No: SPS-00005-2016

Hi Sylvia,

Parks has reviewed the Short Plat for Low Angle Subdivision Project No: SPS-00005-2016. We request that 20 feet from the top of bank along the Tenmile Creek be deeded and dedicated to the City of Nampa for location of the future Tenmile Creek Pathway as indicated 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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Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: September 26, 2016
Re: Low Angle Subdivision Short Plat

In accordance with Nampa’s Bicycle and Pedestrian Master Plan and Nampa Code 10-27-6(H) a pathway should be included along Ten Mile Creek. The future pathway will someday continue along Ten Mile Creek all the way into Meridian, thereby providing safe inter-city bicycle travel. Providing transportation alternatives and quality of life enhancements are goals of Nampa’s Comprehensive Plan.

The Low Angle Subdivision is in Vallivue School District and none of the associated schools are within walking distance of the subdivision.

Associated Schools:

East Canyon Elementary School – The subdivision is 9 miles from the Elementary School which is not within walking distance.

Sage Valley Middle School – The subdivision is 11 miles from the Middle School which is not a reasonable walking or biking distance.

Ridgevue High School – The subdivision is not within walking distance at 5 miles from the High School. Currently, there are no good routes for bikes.

Sylvia Mackrill

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From: Neil Jones
Sent: Tuesday, August 30, 2016 4:56 PM
To: Sylvia Mackrill
Subject: RE: Low Angle Subdivision Short Plat SPS-00005-2016

Building Department has no conditions at this time.

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: Thursday, August 18, 2016 3:40 PM
To: Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Bret Caulder <caulderb@cityofnampa.us>; Carl Miller - Compass of Idaho (cmiller@compassidaho.org) <cmiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Eric R Shannon <eric@nampahighway1.com>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@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>; Tom Points <pointst@cityofnampa.us>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Low Angle Subdivision Short Plat SPS-00005-2016

SUB: SPS-00005-2016

John Low has submitted a short plat subdivision for Low Angle Subdivision, for four lots. The development is located on the west side of Star Road, north of Cherry Ln and south of Ustick Rd, on 7.63 acres, currently within the RS-8.5 (single Family Residential - 8,500 sq ft minimum lot size) zoning district, but the applicant is scheduled to go before City Council on September 6th with the request for a Rezone to RA (Suburban Residential - 30,000 sq ft minimum lot size) zoning district.

The Short Plat is scheduled for the Planning and Zoning Commission meeting of October 11, 2016, as a public hearing item.

Please review and forward any comments to my attention prior to September 30, 2016.

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

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

From: Xerox Scanning



August 24, 2016

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

Phones: Area Code 208

OFFICE: Nampa 466-7861

SHOP: Nampa 466-0663

Sylvia Mackrill
Nampa Planning Department
411 Third Street South
Nampa, ID 83651

RE: SPS00005-2016/ Low Angle Subdivision

Dear Sylvia:

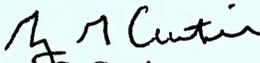
Nampa & Meridian Irrigation District (NMID) requires that a Land Use Change Application be filed, for review, prior to final platting. Please contact Suzy Hewlett at 466-7861 for further information.

The District's Ten Mile Drain borders this project on its south side and must be protected. The District's easement for the Ten Mile Drain at this location is a minimum of one hundred feet (100'); fifty feet (50') from the centerline each direction.

The easement must be protected. Any encroachment; without a signed License Agreement and approved plan before any construction; is started is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,


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

PC: Office/File



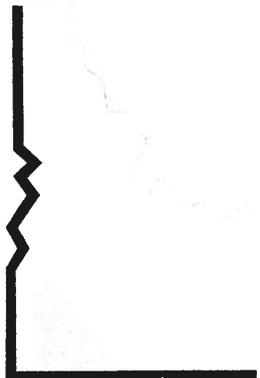
APPROXIMATE IRRIGABLE ACRES

RIVER FLOW RIGHTS - 23,000

BOISE PROJECT RIGHTS - 40,000

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Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

01 September 2016

John Low
4921 Cresthaven
Boise, ID 83704

RE: Land Use Change Application – Low Angle Subdivision
Please note the District now requires three (3) sets of plans

Dear Mr. Low,

Enclosed please find a Land Use Change Application for your use to file with the Irrigation District for its review on the above-referenced development. If this development is under a "rush" to be finalized, I would recommend that you submit a **cashier's check, money order or cash as payment** of the fees in order to speed the process up. If you submit a company or personal check, it must clear the bank before processing the application.

If you have any questions concerning this matter, please feel free to call on Greg G. Curtis, District Water Superintendent, at the District's shop telephone number listed above.

Sincerely,

Suzette G. Hewlett, Asst. Secretary/Treasurer
NAMPA & MERIDIAN IRRIGATION DISTRICT

SGH/cmg

cc: File
Water Superintendent
Nampa Planning Department 411 Third Street South Nampa, ID 83651
J.J. Howard Engineering & Surveying 5983 W. State St. Ste D Boise, ID 83703

enc.



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ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

September 13, 2016

Phones: Area Code 208

Sylvia Mackrill
Nampa Planning Department
411 Third Street South
Nampa, ID 83651

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

RE: SPS00005-2016/ Low Angle Subdivision

Dear Silvia:

This letter is in response to further information obtained in regards to Low Angle Subdivision. Nampa & Meridian Irrigation District (NMID) has previously requested a Land Use Change Application be filed with the District. However, information and discussions with the Lows indicate there will be no encroachment into the District's easement for the Ten Mile Drain. The easement for the Ten Mile Drain is one hundred feet (100'); fifty feet (50') from centerline each direction at this location.

At this time NMID will not require a Land Use Change Application. However, at the time of construction of houses or encroachments, a Land Use Change will be required at that time.

Should you have any further questions regarding this letter, please feel free to give me a call.

Sincerely,

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

CC: Office/ File
A Madsen, Asst. Water Superintendent
~~Attorney Farris~~
Nampa Planning Department
John & Jodi Low



APPROXIMATE IRRIGABLE ACRES

RIVER FLOW RIGHTS - 23,000

BOISE PROJECT RIGHTS - 40,000

Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, September 22, 2016 11:22 AM
To: Norm Holm
Subject: SPS 005-16

Good Morning Norman,

The Nampa Highway District has no objection to the Short Plat Approval for Low Angle Sub in a proposed RA zoned area on the west side of Star Rd north of Cherry Ln and south of Ustick Rd for John Low as no new points of access are requested onto Star Rd and the existing approach meets Highway District Standards.

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

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

24

Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, August 22, 2016 4:26 PM
To: Sylvia Mackrill
Subject: SPS-00005-2016 Low Angle Sub. Short Plat

Good Afternoon Sylvia,

The Nampa Highway District #1 has no objection to the Low Angle Subdivision Short Plat as no new points of access have been requested and the existing access is to Highway District Standards for approaches serving 3 or more residences.

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

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

September 28, 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: SPS05-16/ Low Angle Subdivision

Dear Norm:

Developers have indicated there will be no encroachment into the easement of the Ten Mile Drain. Therefore, Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

The easement for the Ten Mile Drain at this location is a minimum of one hundred feet (100'); fifty feet (50') from centerline each direction.

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. The developer must comply with Idaho Code 31-3805.

Sincerely,

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

PC: Office/File



APPROXIMATE IRRIGABLE ACRES

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