



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 08 NOVEMBER 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s), Representative(s):

Cherrod Development, LLP and Rod Luddington as Applicant (alternatively "Developer") with Riley Planning Services, LLC as representative

File(s): ANN 044-16 & SUB 15-16

Analyst: Robert Hobbs

Requested Action Approval(s)/Recommendation(s) and Involved Property:

1. **Annexation and Zoning assignment to RS 6** (Single-Family Residential, 6,000 sq. ft. min. bldg.. lot size) zoning of and for 38.085 acres of land located on the south side of W. Flamingo Avenue west of N. Middleton Road in a portion of the W ½ of the E ½ of the SE ¼ of Section 18, T3N, R2W, Boise Meridian; comprising two (2) parcels: County Assessor Parcel/Acct. nos. R314380000 and R3144200000); and,

(Decision Required: *Recommendation*)

2. **Preliminary Plat Approval for Eagle Stream Subdivision** (135 single-family residential lots and 10 common lots – hereinafter, variously, the "Project", "Plat", "Eagle Stream Subdivision", the "Subdivision" or the "Development") on the Property listed above...

(Decision Required: *Decision*)

History:

N/A

ANNEXATION/[RE]ZONING CONCLUSIONS OF LAW

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.

ANNEXATION/[RE]ZONING FINDINGS OF FACT

PERTAINING TO THE 38.085 ACRES OF LAND REQUESTED TO BE ZONED RS 6, Staff finds:

1. Surrounding Zoning:

That City RS 6 zoned properties lie kitty-corner from the Property at its northwestern and southwestern extremes, that County parcels abut the Property on its western and eastern sides, and that City RML zoning (overlying apartments) lies directly north of the Property (see attached Vicinity Map); and,

2. Surrounding Land Uses:

That single-family detached residences of varying land and house sizes, four-plex apartments and open land most immediately surround the Property; and,

3. Reasonable:

That it may be variously argued that annexation of the Property is reasonable given that the Property is already located within the City of Nampa Impact Area in an area expanding with or expected to contain residential subdivisions; that City utility and emergency services are, or may be made, available to the Property; that the Property is a large section of relatively flat open ground located in such a way as to be readily developed into a housing development and given other factors bearing on the Property (e.g. location), not easily made marketable for commercial or industrial uses, that the City's adopted Comprehensive Plan supports residential development on the Property as proposed, and, adjoining City residentially zoned land contains houses; and,

4. Public Interest:

That Nampa has determined that it is in the public interest to provide a variety of housing products for its citizens and acknowledges the marketing attempts and studies conducted by developers of housing suggesting demand for the same as well as suitable locations for such development – in accordance with City endorsed locations and densities. Expressions of that policy are made in Nampa's adopted Comprehensive/Master Plan as well as embodied in its decisions to date regarding similar applications; and,

5. Promotion of Zoning Purpose(s):

That one of the multiple purposes of zoning strives to preserve and protect single-family home property values. Another aims to ensure orderly, systematic development and patterns thereof which promote public health, safety and welfare. Included in the regulations therefore governing subdivision development are standards appertaining to housing density, building setbacks, building heights, provision of parking for housing, yard landscaping maintenance, street dimensions and composition standards, street lighting regulations, etc. We find that the Project proposes an orderly development plan – some details of the same to be iterated hereafter; and,

6. Comprehensive Plan:

That the currently adopted (Feb. 2012) Comprehensive Plan Future Land Use Map designates the Property as being within, and suitable for, "Medium Density Residential" (4-9 du/a) development. An area of "Community Mixed Use" is overlaid on land north of,

and abutting to, the Property. The “Medium Density Residential” setting has been deemed as supporting of, and harmonious with, single-family residential zones’ allowed land uses and directly with City RS 6, RS 7 and RS 8.5 Zones’ allowed densities (i.e., dwelling units per acre [du/a]); The Project proposes detached single-family houses, one per lot, in a multi-lot subdivision arrangement at a density of approximately 3.545 du/a (net density – excludes area devoted to [and to be devoted to] public rights-of-way) or 3.965 du/a; and,

In summary, the Property may be zoned RS 6, but nothing will [ultimately] force the Council to do as it acts in its quasi-judicial capacity to decide on the proper land use zone/district to assign to the Property. Given the findings noted above, however, RS 6 zoning is certainly an “entertainable” zone...

Public/Agency/City Department Comments:

Any correspondence from agencies or the citizenry regarding this application package [received by noon October 26, 2016] is hereafter attached to this report. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request. Synopsis of principal comments from agencies or departments that responded to this application and the public hearing notice(s) associated therewith are as follows:

- a. City Engineering has no objection(s) to the Project and has provided recommended requirements in the event Eagle Stream Subdivision is approved; and,
- b. The City Parks and Recreation Department has no objection(s) to the Project; and,
- c. The Planning and Zoning Department, long term planning section, has no objection(s) to the requested Project; and,
- d. Pioneer Irrigation District has no objection(s) to the Project and has provided recommended requirements in the event Eagle Stream Subdivision is approved; and,
- e. The Nampa and Meridian Irrigation District has no objection(s) to the requested Project; and,
- f. The Nampa Highway District has no objection(s) to the Project or its annexation; and,
- g. The Community Planning Association of Southwest Idaho has provided comments appertaining to the Project; and,
- h. No written correspondence either supporting or opposing the Project has been received by the citizenry, including neighbors surrounding the Property; and,
- i. A TIS (traffic impact study) has been provided in conjunction with the application paperwork package for the Subdivision...

Note: The recommended requirements alluded to above will be manifest in the recommended Conditions of Approval presented by Staff in this report hereafter...

SILVER STAR SUBDIVISION STATISTICS AT A GLANCE

Overall Platted Site Area-	38.085 acres
Total, Project Lot Count-	145
Total, Res. Bldg., Lot Count-	135
Total Common Lot Count-	10
Project Density-	~ 3.965 du/a gross; 3.545 du/a net

Regarding "RS 6 Residential Building Lots" *:

Min. Allowed RS 6 Bldg. Lot Size-

6,000 sq. ft. (N.C.C. § 10-8-6)

Min. Proposed RS 6 Bldg. Lot Size-

6,044 sq. ft.

Min. Allowed Avg. RS 6 Bldg. Lot Size-

8,000 sq. ft. (N.C.C. § 10-27-6.F(2))

Proposed Avg. RS 7 Bldg. Lot Size-

8,163.40 sq. ft. per plat application narrative

Periphery Compatibility Applicability-

Applicable at southwest corner of the Plat where a portion of the same is juxtaposed against Westminster Subdivision (N.C.C. § 10-27-6.F(2))

Periphery Compatibility Compliance-

N/A (effectually achieved according to the subdivision code section that appertains to "RS6 and RS7 Zones; Residential Lot Compatibility")

Min. Req. St. Frontage RS 6 Zone-

22' (N.C.C. § 10-8-6)

Min. Allowed RS 6 Bldg. Lot Widths-

50' @ 20' front setback line (N.C.C. § 10-8-6)

Min. Allowed RS 6 Bldg. Lot Depths-

60' (N.C.C. § 10-8-6)

Plat Development Data/Notes: See plat sheets

* Note that per 10-27-4.A.3. the above referenced standards may be deemed non-applicable to 20% of the Subdivision's building lots upon Developer request and proper plat labeling (during preliminary plat design and entitlement phase). It appears the Applicant is not using the allowance in their Plat's design.

FINDINGS OF FACT & NOTES REGARDING PLAT

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 § 10-8, Nampa City Code § 10-33, 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 [new] Plat proposal, Zoning Staff finds:

1. **Minimum Lot Areas:**

No issues; All building lots appear to meet or exceed minimum sizing required...therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**

No issues; According to the Project engineer, the Subdivision appears to meet or exceed minimum lot average sizing required...therefore, the Plat is deemed compliant in this regard; and,

3. **Lot Compatibility:**

No issues; The Subdivision appears to meet or exceed cross subdivision boundary minimum lot sizing required (7,296 sq. ft.) which applies to Lot 8 of Block 9...therefore, the Plat is deemed compliant in this regard; and,

4. **Landscaping:**

A landscape plan was submitted for the Project. Per the plan, Project entrances and common areas (including along W. Orchard Avenue and W. Flamingo Avenue) are proposed to be landscaped. Landscaping layout, material(s), and quantity of elements appear to substantially meet code requirements. Landscape plan revisions are/will be required based on any City Forester comments; and,

6. **Internal Street Design:**

City Engineering has deemed the proposed street sections and design acceptable; and,

7. **Path/Trailway(s):**

Neither the Parks Department nor our long range planning Staff has noted the need for a pathway in association with Project build-out; and,

8. **Misc./Correspondence:**

Any correspondence from agencies or the citizenry regarding the Project is hereafter attached to this report as already noted above. Agency comments are primarily geared towards recommending conditions for the Project should it be approved.

RECOMMENDED CONDITION(S) OF APPROVAL

Table for revisions and re-submittal (see Condition # 5 below)...However, should the Commission vote to recommend to the City Council that they approve the requested Annexation and Zoning Assignment to RS 6 for/on the Property, as desired by the Applicant, as well as approve the Preliminary Plat Approval request for Eagle Stream Subdivision, then Staff would recommend that the Commission consider imposing the following Conditions of Approval against their plat approval:

Generally:

1. Applicant(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlements granted by virtue of the City's approvals of the requested Annexation, Zoning and Preliminary Plat do not, and shall not have, the affect of abrogating requirements from those agencies in connection with entitlement of the Property; and,

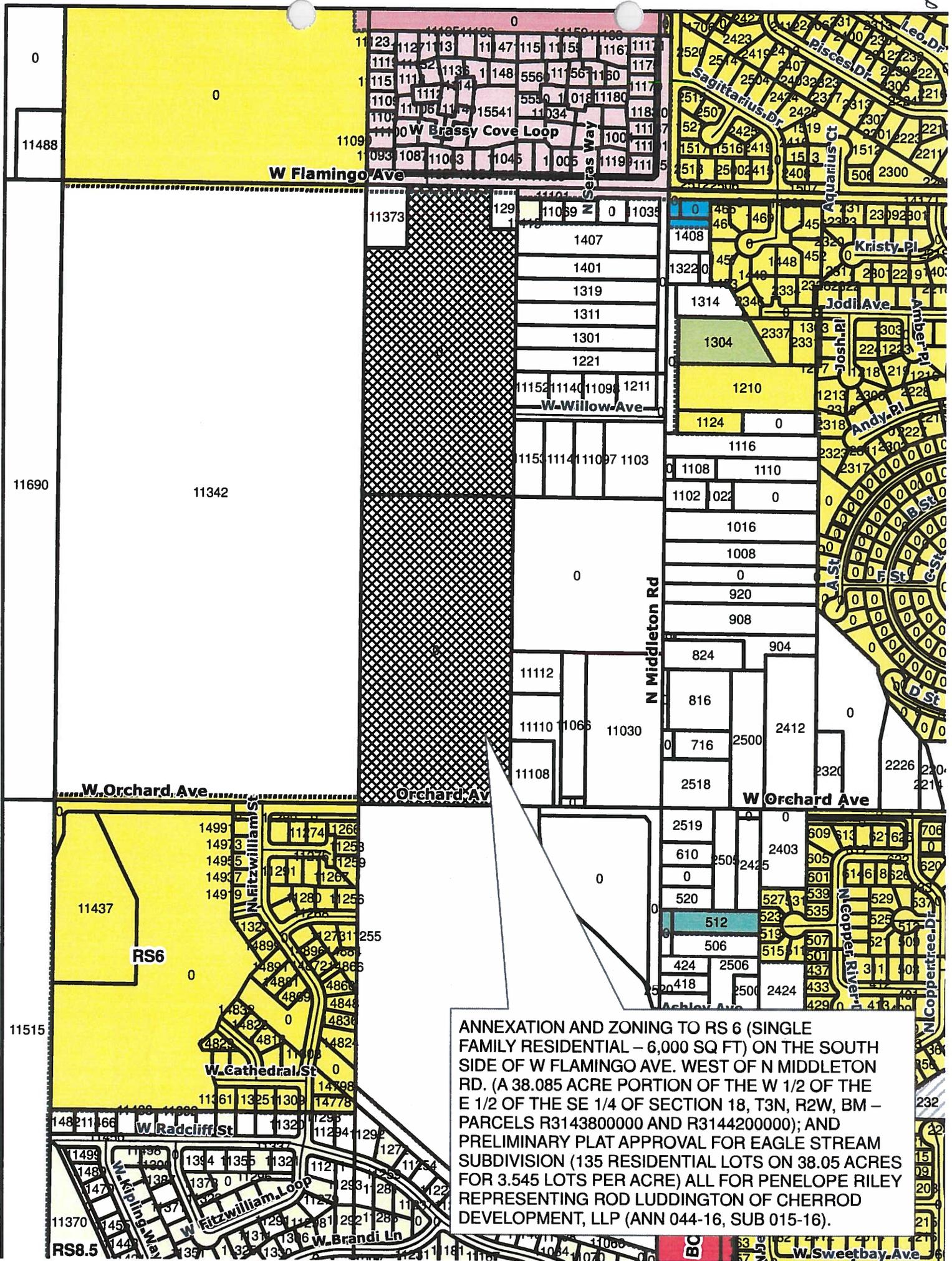
Specifically:

2. The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter including, specifically the following:
 - a. The Developer/Development shall comply with requirements listed in the October 21 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page -- copy hereto attached); and,
 - b. The Developer/Development shall comply with relevant requirements listed in the September 14, 2016 and October 20, 2016 letters from Pioneer Irrigation District authored by Mark Zirschky (6 pages total, copies hereto attached); and,
3. 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,
4. 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 submitted to the City prior to final plat submittal including:
 - a. The plat shall be revised prior to submittal of a final plat such that Lots 12 and 32 of Block 9 and 6 respectively are a full 25' wide as suggested by the landscape plan for the subdivision. Any building lots along the north side of those common lots shall be required to be maintained compliant with code in order to be eligible for building permits; and,
 - b. By plat note callout/identify the common lots by lot and block and assign their maintenance to the homeowners' association to be incorporated for this Project; and,

- c. Revise plat narrative and application (submit new copies) to account for seven (7) common lots *if* there are only seven (7) such lots as it appears in review of the preliminary plat -- vs. the ten (10) indicated.
5. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...
6. Developer/Development shall comply with those recommendations and requirements listed in the [revised] August 12, 2016 Traffic Impact Study supplied to the City save as may be required otherwise by the City's Engineering Division...

ATTACHMENTS

- Copy of Annexation/Plat Vicinity Map (page/Exhibit 8)
- Copy of Annexation/Zoning Application (pages/Exhibits 9-10)
- Copy of Applicant's representative's Project narrative [letter] (pages/Exhibits 11-13)
- Copy of Comprehensive Plan Map snip page appertaining to the Property and surrounds (page/Exhibit 14)
- Copy of plat page (page/Exhibit 15)
- Copy of Project landscape plan (page/Exhibit 16)
- Copies of TIS pages (i.e., cover, exec. summary, etc.) (pages/Exhibits 17-20)
- Copy of [responding] agency correspondence (page/Exhibits 21+)



0
11488

11690

11342

11515

ANNEXATION AND ZONING TO RS 6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQ FT) ON THE SOUTH SIDE OF W FLAMINGO AVE. WEST OF N MIDDLETON RD. (A 38.085 ACRE PORTION OF THE W 1/2 OF THE E 1/2 OF THE SE 1/4 OF SECTION 18, T3N, R2W, BM – PARCELS R3143800000 AND R3144200000); AND PRELIMINARY PLAT APPROVAL FOR EAGLE STREAM SUBDIVISION (135 RESIDENTIAL LOTS ON 38.05 ACRES FOR 3.545 LOTS PER ACRE) ALL FOR PENELOPE RILEY REPRESENTING ROD LUDDINGTON OF CHERROD DEVELOPMENT, LLP (ANN 044-16, SUB 015-16).

W Orchard Ave

Orchard Ave

W Orchard Ave

RS6

RS8.5

W Flamingo Ave

W Brassy Cove Loop

W Willow Ave

N Middleton Rd

W Cathedral St

W Radcliff St

W Fitzwilliam Loop

W Brandi Ln

W Sweetbay Ave

BC

A. GENERAL INFORMATION

Subdivision Name Eagle Stream Subdivision

Total Acres 38.085 A

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

Property Address(es) N/A

Legal Description See attached.

Canyon County Parcel Account Number(s) 314380000; 314420000

Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) AG

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	Mountain West IRA, Inc. FBO Robert Bass IRA
Address	10096 W. Fairview Avenue STE 160
City	Boise
State	ID
Telephone	
Email	
Fax	

Applicant

Name	Cherrod Development, ATTN: Rod Luddington
Address	112 Breinholt Street
City	Meridian
State	ID 83646
Telephone	208.908.1609
Email	
Fax	

Engineer/Surveyor/Planner

Name	Penelope Riley, Riley Planning Services LLC
Address	1602 West Hays Street, Suite 102
City	Boise
State	ID 83702
Telephone	(208) 908-1609
Email	penelope@rileyplanning.com
Fax	

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential	135	34.045 A
Dwelling units per acre (gross /net)	3.545 / 3.965	
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)	10	4.04 A
Open Space		
Total		38.085

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 Penelope Riley Date 8/31/14

For City Office Use Only

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

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

P.O. Box 405
Boise, ID 83701
1602 West Hays Street,
Suite 102
208.908.1609

August 31, 2016

Mr. Robert Hobbs, Assistant Planning Director
City of Nampa Planning and Zoning Department
411 3rd Street South
Nampa, ID 83651

CORRECTED COPY
RECEIVED
SEP 20 2016

**RE: EAGLE STREAM SUBDIVISION
ANNEXATION AND ZONING APPLICATION
PRELIMINARY PLAT APPLICATION**

Dear Mr. Hobbs:

On behalf of Mr. Rod Luddington of Cherrod Development, LLP, please accept the attached Annexation and Zoning, and Preliminary Plat Applications for Eagle Stream Subdivision. The subject site is located west of Middleton Road and spans the area between Flamingo Avenue and Orchard Avenue. Eagle Stream Subdivision is a 145 lot subdivision with 135 buildable lots and 10 common lots.

The map below shows the location of the site and its proximity to the City of Nampa City Limits.



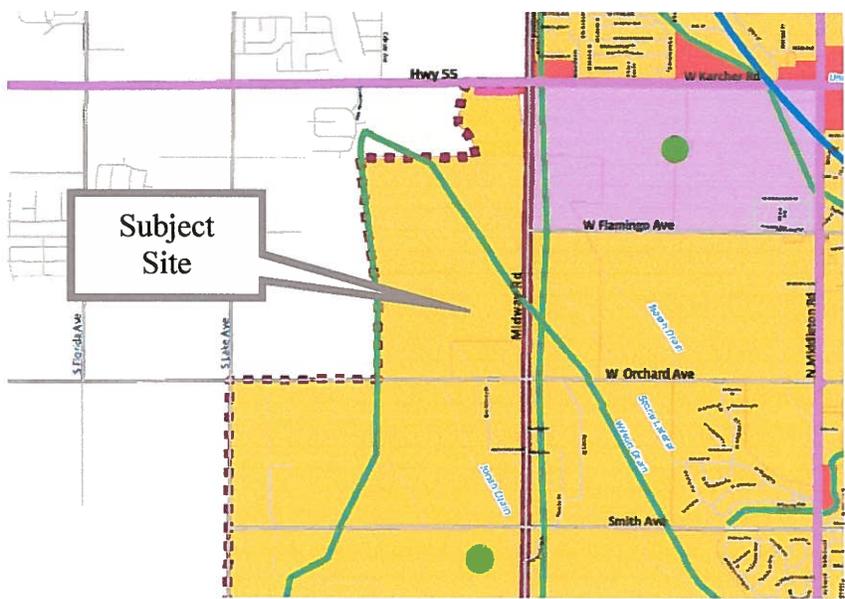
At a pre-application meeting at the City of Nampa on April 15, 2016, City staff reviewed the proposed development. Staff provided details on requirements and supplemental submittals that would be required.

An on-site neighborhood meeting was held on Saturday, August 13th and neighbors within 300-feet of the subject area were invited. The proposed subdivision plat was presented to the neighbors at the meeting. Comments from the neighbors included concerns about the increased traffic on Willow Lane and their preference that the connection to Willow Lane be restricted to emergency access only.

A copy of the mailing labels, neighborhood meeting notice and sign-in sheet are included in the application packet.

ANNEXATION AND ZONING

Annexation into the City of Nampa with a zoning designation of RS6 is requested. Below is a snapshot of the City of Nampa *Proposed Future Land Use Map* and shows the future land use designated for this site by the City of Nampa as Medium Density Residential (MD_R).



Medium Density Residential allows for 4-9 units per acre. Eagle Stream Subdivision proposes a gross density of 3.545 units per acre, and a net density of 3.965 units per acre – slightly under the standards for the future land use designation. This lower density buffers the low density residential area to the east from the higher density on the north side of Flamingo and matches the other medium density development in the vicinity of the site.

An annexation exhibit map, closure sheet and land description are included in the application packet.

EAGLE STREAM SUBDIVISION PRELIMINARY PLAT

The average lot size in the proposed subdivision is 8,163.4 square feet with the smallest lot at 6,044 sq. ft. and the largest lot is 12,735 sq. ft. Lots adjacent to Vaughn Estates and Lyle Horn Subdivision are sized to meet the Residential Lot Compatibility standard in the City of Nampa Zoning Code.

Sewer and water services are available and water will be stubbed to Willow Lane as a part of the subdivision development. Pressurized irrigation will be connected to the existing system in Flamingo Avenue, routed through Eagle Stream Subdivision and stubbed to Orchard Avenue.

To complement Flamingo and Orchard Avenues, a landscape buffer will be installed to meet the City of Nampa Standards. Common lots along the eastern property boundary and a portion of the west property line are used for the irrigation facilities and to provide open space. Fencing will be provided per the Nampa Code for abutting residential properties and the irrigation facilities.

Public streets are proposed to provide access to Eagle Stream Subdivision and will be constructed to meet the required standards. Access for a small portion of the lots will be via shared driveways in Blocks 5, 6 and 9. These short sections are shown on the plat as public ROW. It is the applicant's intent to utilize a common lot / shared driveway at these locations. Storm water facilities are interspersed throughout the subdivision. Reports included with the application are a geotechnical report, a drainage report and a traffic impact study. Public streets are stubbed in two locations to the agricultural parcel to the west.

Draft CCR's are also included in the application materials and will provide for the maintenance of common lots through the creation of a Home Owner's Association. There are no special development areas associated with this subdivision.

OTHER REQUIREMENTS

Based on the pre-application meeting, the applicant understands that a development agreement may be required and that a subdivision improvement agreement with the City of Nampa Engineering Division is standard.

There was discussion of a possible design exception for Eagle Stream Subdivision. We believe that with the common buffer lots for the irrigation facilities, this will not be necessary. If this additional item is needed, we would be happy to provide staff with the necessary materials.

In conclusion, the proposed Eagle Stream Subdivision, with annexation into the City of Nampa with a zoning designation of RS6, is compatible with the surrounding land uses and complements the existing residential development in the vicinity.

Please do not hesitate to contact me or the other project team members if you have any questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC

P. Riley
Penelope Riley
Principal

Re

Community Mixed Use

MD_Res

14

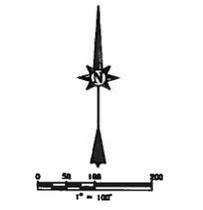
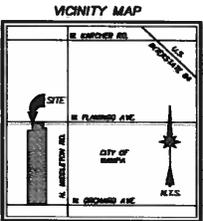
PRELIMINARY PLAT

PRELIMINARY PLAT OF EAGLE STREAM SUBDIVISION
 A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF
 THE SOUTHEAST 1/4 OF SECTION 16, T.3N., R.2W., BLM.
 CITY OF NAMPA — CANYON COUNTY — STATE OF IDAHO

DEVELOPER
 CHANDLER DEVELOPMENT LLP
 112 BROADWAY ST.
 BIRMINGHAM, OHIO 43004

OWNER
 ROBERT WOLF III FOR THE
 BENEFIT OF ROBERT & BLAKE
 P.L.S. BOX 1028
 BIRMINGHAM, OHIO 43004

SURVEYOR
 NATHAN J. DANG
 ACCURATE SURVEYING &
 MAPPING, P.C.
 1602 W. HAYS ST. SUITE 308
 BOISE, IDAHO 83726
 208-485-4327



LEGEND

- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EDGE OF DIRT ROAD
- EDGE OF PAVEMENT
- CONCRETE SEWER
- STORM DRAIN
- OVERHEAD UTILITY
- FENCE
- CONCRETE
- BUILDING
- DIRT LINE
- DRAINAGE AREA

- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP
- ⊙ FOUND 5/8" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- △ CALCULATED POINT
- ORIGINAL PLATED LOT NO.
- ⊙ STORM DRAIN MANHOLE
- ⊙ SAFETY SEWER MANHOLE
- ⊙ IRRIGATION MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ LIGHT
- ⊙ UTILITY MARKER WITH TYPE
- ⊙ TELEPHONE RESER
- ⊙ ELECTRIC METER
- ⊙ MAIL BOX
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

BASIS OF BEARING
 S 89°33'30" E BETWEEN THE CENTER
 1/4 AND THE EAST 1/4 OF SECTION
 16, T. 3 N., R. 2 W., BLM.

- PROPOSED UTILITY METHODS**
- SEWAGE: CONNECTION TO THE EXISTING NAMPA SEWER SYSTEM — NEW MAINS AND LATERALS
 - WATER SUPPLY: CONNECTION TO THE EXISTING NAMPA WATER SYSTEM — NEW MAINS AND SERVICES
 - STORM WATER DISPOSAL: COMBINATION OF CIRCLES/SWALLOW PONDS AND SEEPAGE BEDS IF GROUNDWATER ALLOWS
 - IRRIGATION SYSTEM: CONNECTION TO THE EXISTING PRESSURE IRRIGATION SYSTEM IN FLAMINGO

- NOTES:**
- MAP PREPARED ON 06/27/2016
 - CURRENTLY ZONED AS AGRICULTURAL (A); RE-ZONE TO NAMPA RS-5
 - UTILITY EASEMENTS FOR ALL PROPOSED LOTS INCLUDE A 5 FOOT EASEMENT ALONG THE INTERIOR BOUNDARIES, AND 10 FEET ALONG EXTERIOR BOUNDARIES AND RIGHT-OF-WAY OF SAID PROPOSED LOTS.

GENERAL SITE NOTES:

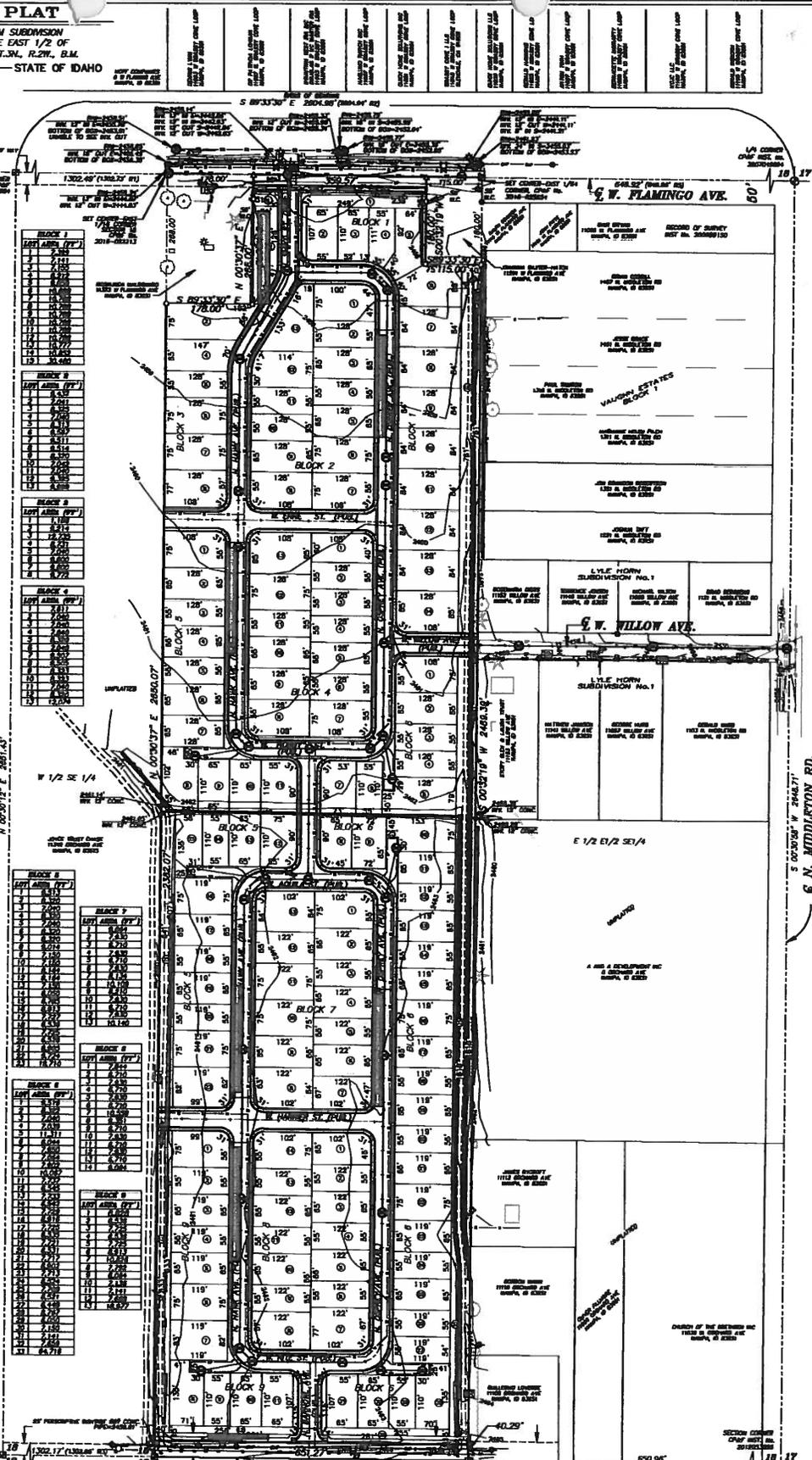
PROPERTY SIZE: LESSOR'S S.E. 2
 36.05 ACRES ±

INTENDED USE: RESIDENTIAL

SEE RECORDS: 9 IN FLAMINGO AVE.
 PARCEL ID NO: 8714300000

REVISION BLOCK

REVISION	DESC.	DATE

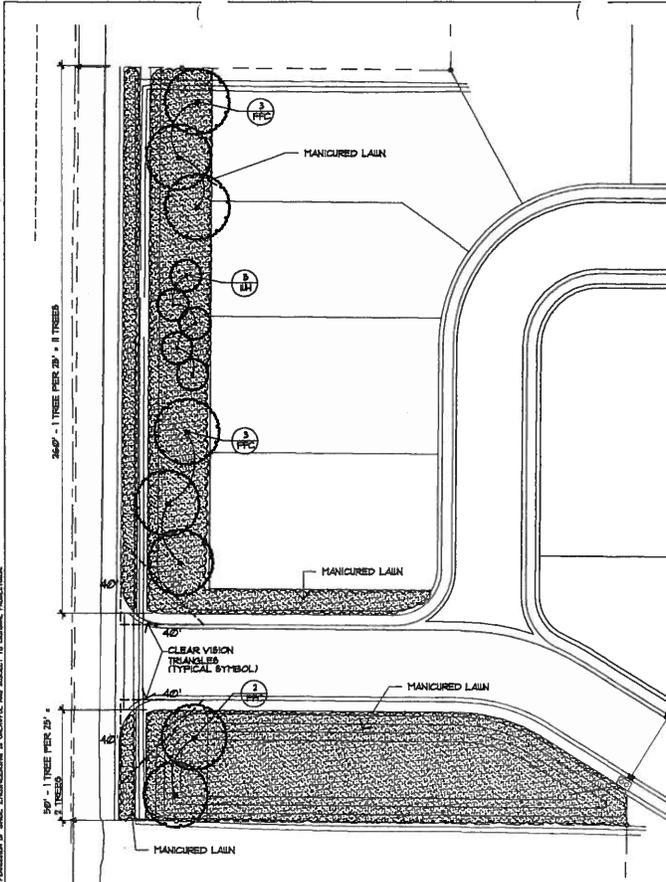


Accurate Surveying & Mapping

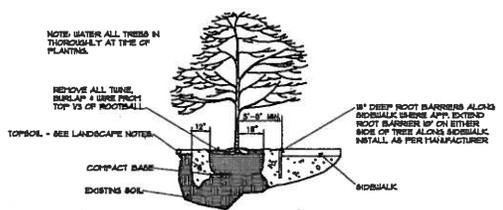
1602 W. HAYS ST., Suite 308
 Boise, Idaho 83726
 (208) 485-4327
 www.accuratesurveyors.com

Nathan J. Dang
 Nathan J. Dang
 P.L.S. 11463

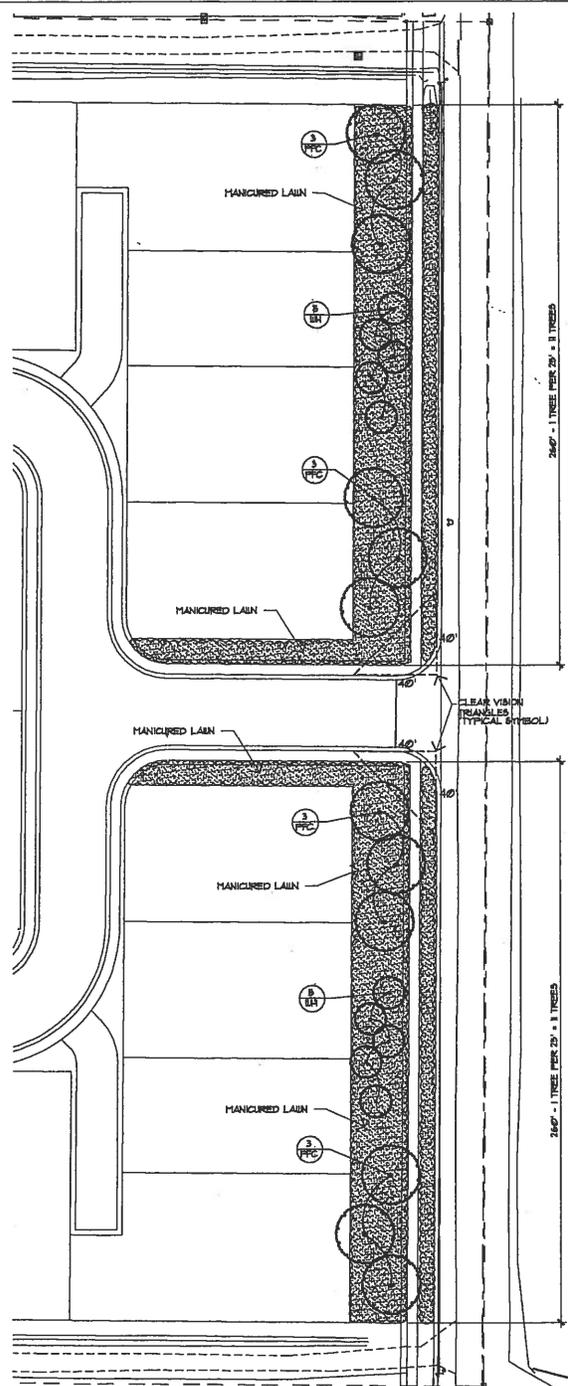
JOB NO. 16-188
 DRAWN BY: PCL
 SHEET: 1 OF 1



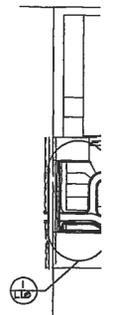
1. LANDSCAPE PLANTING PLAN
SCALE: 1"=30'



3. DECIDUOUS TREE PLANTING DETAIL
NTS (SIMILAR FOR EVERGREENS/CONIFERS) (FOR GENERAL REFERENCE ONLY)



2. LANDSCAPE PLANTING PLAN
SCALE: 1"=30'



4. LAND SCALE: N1

5.

PLAT
SYTL
PPC
LN

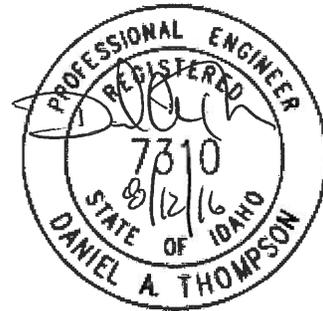
6. LAND: (CONSULT)
- 1. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES AND MARK THEM PRIOR TO ANY CONSTRUCTION.
 - 2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY UTILITIES ARE LOCATED WITHIN THE PLANTING AREA.
 - 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS AND THE ILLINOIS PLANTING SPECIFICATIONS.
 - 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING TREES ARE LOCATED WITHIN THE PLANTING AREA.
 - 5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOTS AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING ROOTS ARE LOCATED WITHIN THE PLANTING AREA.
 - 6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOIL AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING SOIL IS LOCATED WITHIN THE PLANTING AREA.
 - 7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIDEWALKS AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING SIDEWALKS ARE LOCATED WITHIN THE PLANTING AREA.
 - 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING DRIVEWAYS ARE LOCATED WITHIN THE PLANTING AREA.
 - 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING FENCES ARE LOCATED WITHIN THE PLANTING AREA.
 - 10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE REQUIRED TO STOP WORK IMMEDIATELY IF ANY EXISTING UTILITIES ARE LOCATED WITHIN THE PLANTING AREA.

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Traffic Impact Study

Eagle Stream Subdivision

Nampa, Idaho



Prepared For:

Sage Engineering
 1693 S. Coronado Ave.
 Boise, ID 83709

July 28, 2016

Revised August 12, 2016

Thompson  **Engineers**
Traffic and Civil *Inc.*
 181 East 50th St
 Garden City, ID 83714
 (208) 484-4410



INTRODUCTION AND SUMMARY

Purpose of Report and Study Objectives

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the Eagle Stream development. The development consists of 135 single family dwelling units. It is located in Nampa, Idaho between Flamingo Avenue and Orchard Avenue, west of Middleton Road. The purpose of this study is to evaluate the anticipated traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development
- Intersection treatment of the site access points

Executive Summary

Site Location and Area of Influence

The site is located in Nampa, Idaho between Flamingo Avenue and Orchard Avenue, approximately as shown in **Figure A** in the main body of this report.

The area of influence is anticipated to be within Canyon County, Idaho as shown in **Figure B** in the main body of this report. The primary impact will be along W. Flamingo Avenue and Orchard Avenue, and will include the following intersections:

- Flamingo Avenue and Shiko Way
- Flamingo Avenue and Sera Way
- Flamingo Avenue and Middleton Road
- Middleton Road and Willow Lane
- Middleton Road and Orchard Avenue
- Orchard Avenue and Barn Owl Way (site entrance)

Development Description

The development consists of 135 single family dwelling units. A preliminary site plan is shown in **Figure C** in the main body of this report. The project is proposed to be constructed in multiple phases.

Types of Study

The scope of work for this study was determined in a meeting with the City of Nampa on July 14, 2016. Minutes from the meeting are in the appendix of this report.

This study will assess the change in level of service of the project intersections using the methods described in the Highway Capacity Manual. As required by the City of Nampa, this study will review background and total traffic conditions for the build out year (2021).



Principal Findings

The proposed project will generate 1295 trips per day. 102 of the trips will occur in the AM peak hour and 136 will occur in the PM peak hour.

Under total traffic conditions, the intersection of Flamingo Avenue and Middleton Road will operate at LOS D, however the northbound approach will operate at LOS F, however, HCS 2010 warns that it is not programmed to handle this lane configuration, so these results may be viewed with caution. Other analysis programs may provide different results. The primary factor in this level of service is the addition of off site traffic from Sunnyvale development.

North and south bound left turn lanes are required to improve the operation of Flamingo Avenue and Middleton Road to an acceptable level of service. Without the traffic from Sunnyvale, the intersection will operate at LOS D or better on all approaches.

All other intersections in the study are anticipated to operate at LOS D or better under build out year conditions.

A left turn lane is warranted on northbound Middleton Road at the intersection with Willow Lane under existing conditions due to the large volume on Middleton Road. This project will add additional left turning vehicles to the intersection.

This project will result in some cut through traffic on Willow Lane. This can be mitigated by the construction of a constricting island at the entrance to the subdivision and installation of painted lane lines with narrow lanes and bike lanes.

All internal roads will carry less than 1,000 vpd and will function as local roads.

Recommendations

The Eagle Stream subdivision should be approved. If the Sunnyvale subdivision begins the construction process, or the approval of construction process, this development should participate in improvements to the intersection of Middleton Road and Flamingo Avenue. Adding lanes to the intersection will require acquisition of right-of-way from property not under the control of this developer or that of Sunnyvale. Without additional right-of-way, improvements cannot be completed.

The frontages of the project along Flamingo Avenue and Orchard Avenue should be improved per City requirements.



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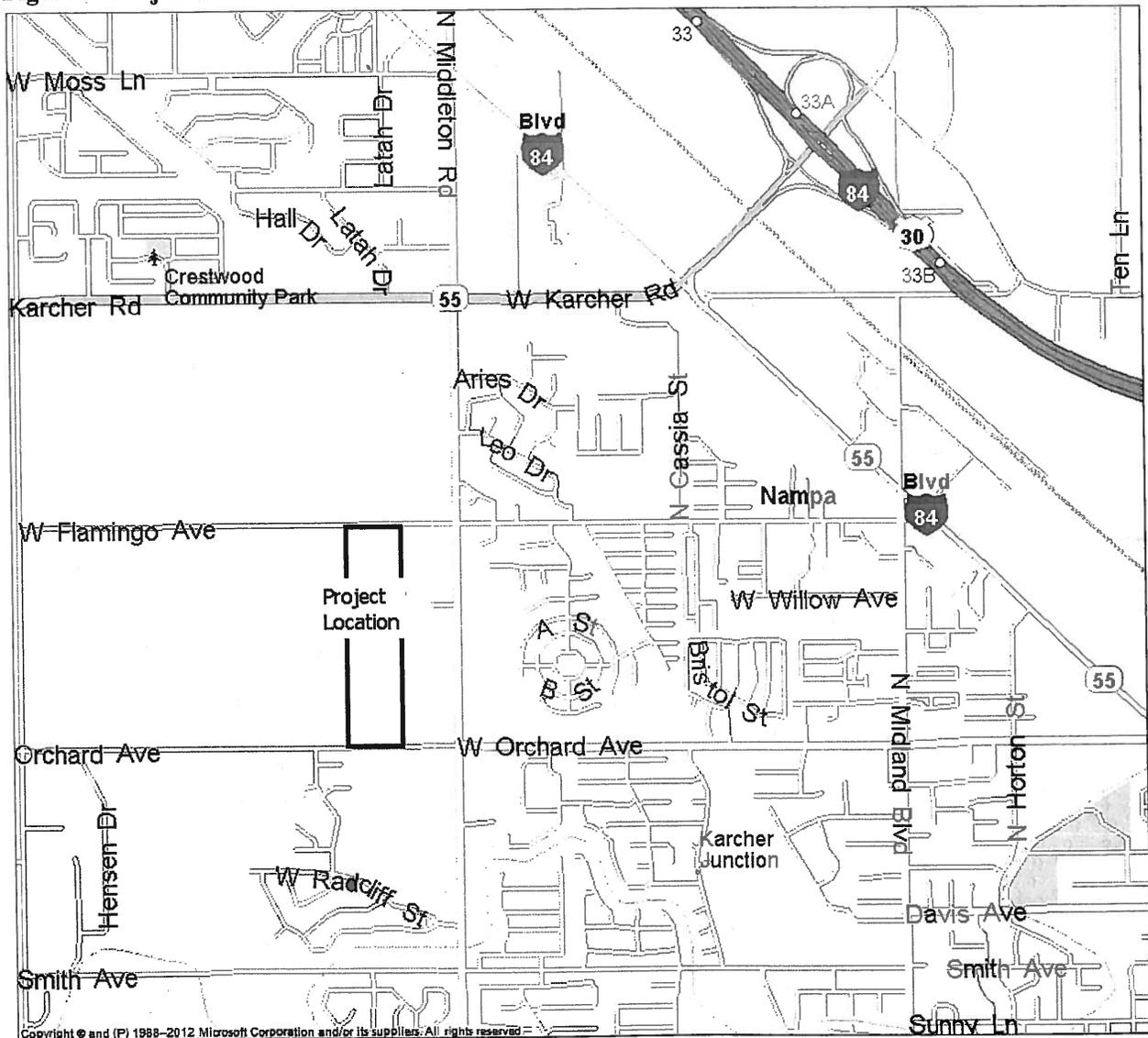
PROPOSED DEVELOPMENT

Site Location

The site is located in Nampa, Idaho between W. Flamingo Avenue and Orchard Avenue, west of Middleton Road, approximately as shown in **Figure A**.

The site is expected to access the transportation system primarily via W. Flamingo Avenue and Orchard Avenue, but will have an additional access to Middleton Road via Willow Lane.

Figure A Project Location



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City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5444

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

DATE: October 21, 2016

TO: Planning and Zoning Commission

CC: Tom Points, P.E., Nampa City Engineer

FROM: Daniel Badger, P.E. 

SUBJECT: Eagle Stream Subdivision, Subdivision Preliminary Plat

Recommendation: The Engineering does not oppose approval of the preliminary plat with the following conditions:

Preliminary Plat & Layout

1. Show book and page numbers for adjacent plats.
2. Provide a stub street to the 10 acre parcel on the east side of the development.
3. You are showing attached sidewalks on Orchard, Flamingo and the two entrance roads. The City requires detached walk in these areas revise accordingly.
4. Note the proposed front, side, and rear easements.

Reports

1. The stormwater calculations provided to not comply with the City's Drainage and Stormwater Design Policy, revise them to evaluate the t_c to 24 hour storm.
2. The Transportation Impact Study calls for a traffic calming device on Willow Lane, revise the plat to show this.
3. Submit a copy of the headgate report for the property and for any gravity irrigation facilities running through the site.

Utilities

1. Pressure Irrigation
 - a. Show the pressure irrigation lines and where they will tie into the City's existing system.
 - b. In order to provide adequate looping through the site provide 3 connection points to the City's pressure irrigation system.
2. Water
 - a. In order to provide adequate looping through the site provide 3 connection points to the City's domestic water system.
3. Storm Drain
 - a. Seepage beds are not allowed under the ballast section of the roadway; relocate the proposed storm drain facilities outside of the roadway.
4. Sewer
 - a. Extend the sewer to the western boundary along the two stub streets.

Sylvia Mackrill

From: Cody Swander
Sent: Wednesday, September 14, 2016 9:24 AM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Preliminary Plat for Eagle Stream Subdivision Project: SPF-00015-2016

Hi Sylvia,

Nampa Parks has reviewed the preliminary plat for Eagle Stream Subdivision Project No. SPF-00015-2016. We have no requests at this time.

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.

Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: October 24, 2016
Re: Eagle Stream Subdivision Preliminary Plat

Nampa's Safe Routes to School program does not oppose the Eagle Stream Subdivision Preliminary Plat. The Subdivision is in Vallivue School District and none of the associated schools are within walking distance.

Associated Schools:

Lakevue Elementary School – The subdivision is 2.5 miles from the Elementary School which is not within walking distance.

Sage Valley Middle School – The subdivision is 3.7 miles from the Middle School which is not a reasonable walking distance.

Ridgevue High School – The subdivision is not within walking distance at 6.5 miles from the High School. Currently, there are no good routes for bikes.



Pioneer Irrigation District

24

P.O. BOX 426 • CALDWELL, IDAHO 83606
(208) 459-3617
www.pioneerirrigation.com

October 20, 2016

City of Nampa Planning and Zoning Department
Attn: Norman Holm
Email – mackrill@cityofnampa.us

Re: ANN 044-16 and SUB 015-16 (Eagle Stream Subdivision) Annexation and Zoning

TO WHOM IT MAY CONCERN:

Please be advised that the irrigation delivery point for the subject property is from **Headgate 2 – Stevens East Lateral**. Pioneer Irrigation District's main concern is that all water rights within the District are honored, and that access to irrigation water be provided to every parcel of land.

All irrigation water distribution and drainage facilities, together with their corresponding easements and rights-of-way, must be protected and retained. It is imperative that no one disrupt the delivery and/or drainage of irrigation water to/from Pioneer patrons.

Pioneer Irrigation District's water rights are specific in the method in which the water is used; the water rights are for irrigation use only. The water may not be used for any other application including but not limited to industrial uses and watering livestock.

The easements and rights-of-way of all laterals, canals, drains and other facilities used to deliver or drain irrigation water, must be kept clear of all encroachments and obstructions at all times. No fences, structures, or other encroachments are allowed on any of the District's easements or rights-of-ways. Further, all irrigation easements and rights-of-ways must be recorded on the final plat. **The Stevens East and West Laterals have a 16 foot easement from top of bank along each side of the lateral. There are two Laterals within this development.**

There are to be no encroachments within Pioneer Irrigation District easements unless specifically authorized by the District in writing as determined on a case-by-case basis.

A Land Use/Encroachment Application must be completed and submitted to Pioneer Irrigation District prior to engineering review or the drafting of any agreements permitting the reconfiguration, relocation, or modification of, encroachment upon Pioneer Irrigation District

facilities or their corresponding easements and rights-of-way. A Land Use/Encroachment Application can be obtained at Pioneer's District office.

Please be advised that NO change to/or crossing of a District facility can take place unless a License or Crossing Agreement between the District and the owner/developer of the property has been signed and recorded.

Pioneer Irrigation District will recommend disapproval of the final plat approval, until the pertinent agreement has been executed and recorded. If construction begins without the required agreement, Pioneer Irrigation District will seek judicial relief to stop the construction.

Pioneer Irrigation District requests that plans be received by November 1st, 2016. All construction which may impact District facilities must be completed prior to the March 1st, 2017 deadline. The construction time-frame which Pioneer Irrigation District allows is November 1st of the current year to March 1st of the following year. See Pioneer Irrigation District Standards and Specifications.

Any proposed development upstream of water users dependent upon gravity flow-based irrigation methods must be designed in a manner that protects and maintains the existing downstream irrigation facilities and methods of irrigation. All Proposed pressurized irrigation systems must be separate from the existing gravity flow based irrigation system to the extent possible (with the exceptions of diversion intake structures and return flow/bypass structures).

Please be advised the developer shall submit detailed engineering drawings of any proposed relocations or modifications of Pioneer Irrigation District facilities, **prior to preliminary plat approval**. All facility relocations or modifications are subject to the prior approval of the Superintendent and/or the Board of Directors of Pioneer Irrigation District.

If construction is not completed by March 1st in a manner which allows for adequate delivery of water, Pioneer shall perform or cause whatever work is necessary to allow adequate delivery of water to patrons. This work will be performed at the convenience and discretion of Pioneer Irrigation District. The developer/landowner shall pay the costs of this remedial work. See Pioneer's Standards and Specifications.

Any encroachment upon, or discharge of water into, a federal drain must meet the prior written approval of Lupe Rodriguez of the Bureau of Reclamation. Pioneer Irrigation District does not assume any responsibility for such an approval. Her telephone number is 383-2221. As with Pioneer Irrigation District facilities, there shall be no encroachments or obstructions constructed or placed within the federal facility rights-of-way absent the prior written permission of the Bureau of Reclamation.

Any construction impacting Waters of the United States may require a Clean Water Act Section 404 permit from the United States Army Corps of Engineers. Greg Martinez of the Army Corps of Engineers can be contacted at 345-2154.

Prior to finalization of any agreements with Pioneer Irrigation District, Pioneer must receive a copy of a Section 404 permit that has been properly executed. If the Army Corps of Engineers determine that a Section 404 permit is not necessary for the proposed project, Pioneer Irrigation District must be notified in writing by the Army Corps of Engineers that the Section 404 permit is not required.

NOTE: This letter does not authorize any construction to commence until all the necessary agreements with Pioneer Irrigation District have been executed and recorded.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Mark Zirschky
Superintendent



Pioneer Irrigation District

27

P.O. BOX 426 • CALDWELL, IDAHO 83606
(208) 459-3617
www.pioneerirrigation.com

September 14, 2016

City of Nampa Planning and Zoning Department
Attn: Sylvia Mackrill
Email – mackrill@cityofnampa.us

Re: SPF-00015-2016 (Eagle Stream Subdivision) Preliminary Plat Review

TO WHOM IT MAY CONCERN:

Please be advised that the irrigation delivery point for the subject property is from **Headgate 2 – Stevens East Lateral**. Pioneer Irrigation District's main concern is that all water rights within the District are honored, and that access to irrigation water be provided to every parcel of land.

All irrigation water distribution and drainage facilities, together with their corresponding easements and rights-of-way, must be protected and retained. It is imperative that no one disrupt the delivery and/or drainage of irrigation water to/from Pioneer patrons.

Pioneer Irrigation District's water rights are specific in the method in which the water is used; the water rights are for irrigation use only. The water may not be used for any other application including but not limited to industrial uses and watering livestock.

The easements and rights-of-way of all laterals, canals, drains and other facilities used to deliver or drain irrigation water, must be kept clear of all encroachments and obstructions at all times. No fences, structures, or other encroachments are allowed on any of the District's easements or rights-of-ways. Further, all irrigation easements and rights-of-ways must be recorded on the final plat. **The Stevens East Lateral has a 16 foot easement from top of bank along each side of the lateral.**

There are to be no encroachments within Pioneer Irrigation District easements unless specifically authorized by the District in writing as determined on a case-by-case basis.

A Land Use/Encroachment Application must be completed and submitted to Pioneer Irrigation District prior to engineering review or the drafting of any agreements permitting the reconfiguration, relocation, or modification of, encroachment upon Pioneer Irrigation District

facilities or their corresponding easements and rights-of-way. A Land Use/Encroachment Application can be obtained at Pioneer's District office.

Please be advised that NO change to/or crossing of a District facility can take place unless a License or Crossing Agreement between the District and the owner/developer of the property has been signed and recorded.

Pioneer Irrigation District will recommend disapproval of the final plat approval, until the pertinent agreement has been executed and recorded. If construction begins without the required agreement, Pioneer Irrigation District will seek judicial relief to stop the construction.

Pioneer Irrigation District requests that plans be received by November 1st, 2016. All construction which may impact District facilities must be completed prior to the March 1st, 2017 deadline. The construction time-frame which Pioneer Irrigation District allows is November 1st of the current year to March 1st of the following year. See Pioneer Irrigation District Standards and Specifications (January 2016 Edition). A current copy of Pioneer's Standards and Specifications can be downloaded from pioneerirrigation.com.

Any proposed development upstream of water users dependent upon gravity flow-based irrigation methods must be designed in a manner that protects and maintains the existing downstream irrigation facilities and methods of irrigation. All Proposed pressurized irrigation systems must be separate from the existing gravity flow based irrigation system to the extent possible (with the exceptions of diversion intake structures and return flow/bypass structures).

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Any encroachment upon, or discharge of water into, a federal drain must meet the prior written approval of Lupe Rodriguez of the Bureau of Reclamation. Pioneer Irrigation District does not assume any responsibility for such an approval. Her telephone number is 383-2221. As with Pioneer Irrigation District facilities, there shall be no encroachments or obstructions constructed or placed within the federal facility rights-of-way absent the prior written permission of the Bureau of Reclamation. **The Isaiah Drain has a 110 foot federal right of way, 55 feet from center of drain along each side.**

Any construction impacting Waters of the United States may require a Clean Water Act Section 404 permit from the United States Army Corps of Engineers. Greg Martinez of the Army Corps of Engineers can be contacted at 345-2154.

Prior to finalization of any agreements with Pioneer Irrigation District, Pioneer must receive a copy of a Section 404 permit that has been properly executed. If the Army Corps of Engineers determine that a Section 404 permit is not necessary for the proposed project, Pioneer Irrigation District must be notified in writing by the Army Corps of Engineers that the Section 404 permit is not required.

NOTE: This letter does not authorize any construction to commence until all the necessary agreements with Pioneer Irrigation District have been executed and recorded.

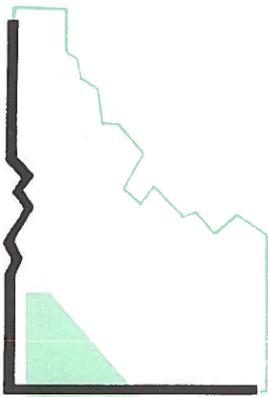
If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Mark Zirschky
Superintendent

cc: Carl Hayes – Pioneer Irrigation District via email
Lupe Rodriguez – Bureau of Reclamation via email
Roger Smith – Sage Engineering via email



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

September 15, 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: SPF00015-2016/ Eagle Stream Subdivision

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

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



Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, October 19, 2016 3:42 PM
To: Norm Holm
Subject: ANN44-16

Good Afternoon Norman,

The Nampa Highway District #1 has no objection to Annexation and Zoning to RS 6 (Single Family Residential – 6,000 sq ft) on the south side of W Flamingo Ave. west of N Middleton Rd. (A 38.085 acre portion of the W 1/2 of the E 1/2 of the SE 1/4 of Section 18, T3N, R2W, BM - Parcels R3143800000 and R3144200000); and Preliminary Plat Approval for Eagle Stream Subdivision (135 residential lots on 38.05 acres for 3.545 lots per acre) all for Penelope Riley representing Rod Luddington of Cherrod Development, LLP (ANN 044-16, SUB 015-16) subject to the development MOU between the City and the Highway District.

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

Thank you,

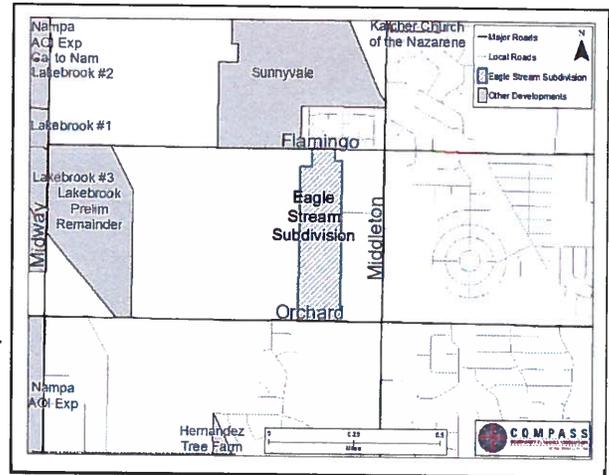
Eddy

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

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**.

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](#).



[Click here for detailed map.](#)

Name of Development: Eagle Stream--135 residential unit subdivision on 38 acres

Summary: A 135-unit residential subdivision north of Orchard Avenue between Middleton Road and Midway Road. Two developments comprising 951 residential units and 140 jobs have been proposed in the area. The CSLOS analysis indicates improvement in bike and ped LOS with bicycle lanes and sidewalks. The proposal supports 4 CIM 2040 checklist items and does not support 15 CIM 2040 checklist items. While no planned bicycle and pedestrian improvements are in the area, consider a pathway along the adjacent canal linking Orchard Ave to Dale Ln.

Land Use

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

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

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

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
20	7	156	7	136	26

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

TAZ: 448,449,843,846,941,942,944,945,950

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
1,791	440	2,878	580	2,911	1,453

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
 Email: 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 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: No future public transportation services are proposed near the development.

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**)

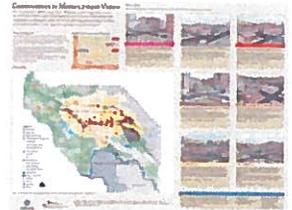
Open Space

- 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 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing	With bicycle lane and sidewalk
		Link LOS	Link LOS
Orchard Avenue	Transit	F	F
Middleton Road to Midway Road	Bike	D	B
	Ped	E	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 38 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

More information on COMPASS and *Communities in Motion 2040* can be found at:



www.compassidaho.org



35

Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, September 14, 2016 7:54 AM
To: Sylvia Mackrill
Subject: SPF-00015-2016 Eagle Stream Subdivision

Good Morning Sylvia,

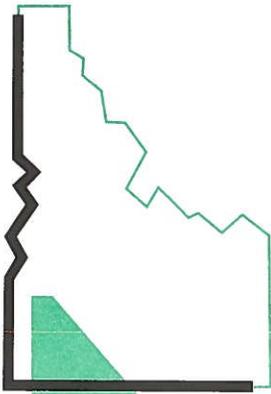
The Nampa Highway District #1 will defer to City Standards for the Eagle Stream Subdivision pertaining to access to Willow Ln and Orchard Ave. and frontage requirements along Orchard Ave.

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
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

October 26, 2016

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

RE: ANN044-16 & SUB015-16/ Eagle Stream Subdivision

Dear Norm:

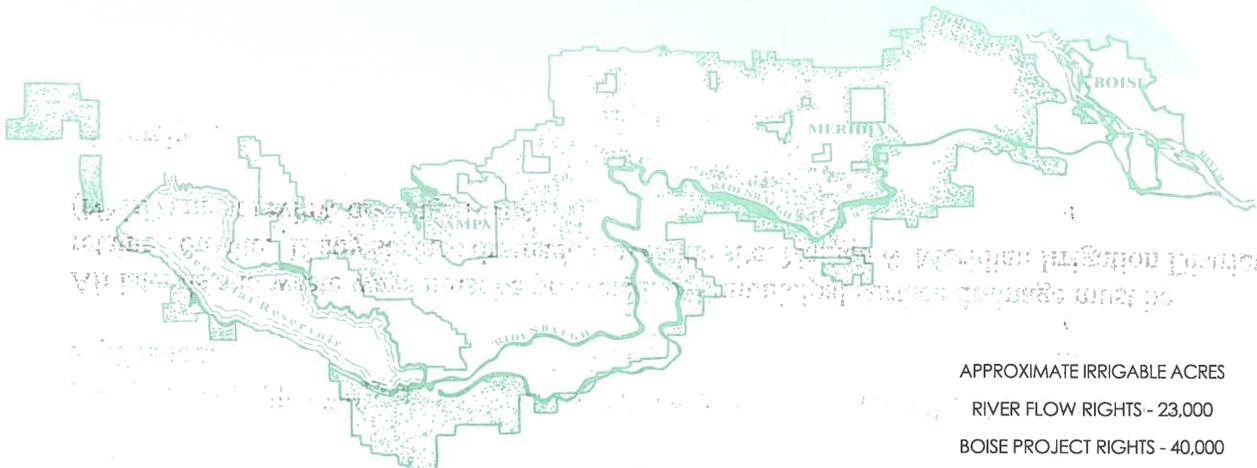
Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

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

Sincerely,

Andy Madsen
Asst. Water Superintendent
Nampa & Meridian Irrigation District
AM/gnf

PC: Office/File
Pioneer Irrigation District



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