

**PLANNING & ZONING DEPARTMENT**  
**Before the PLANNING AND ZONING COMMISSION**  
**Meeting of 10 DECEMBER, 2024**

**PUBLIC HEARING ITEM**  
**STAFF REPORT**

Kristi Watkins, Principal Planner

- 1) **Annexation and Zoning of a total of 134.57 acres:**
  - a. 81.8 acres to RS4 (Single-Family Residential),
  - b. 22.878 acres to RMH (Multiple-Family Residential),
  - c. 17.07 acres to IL (Light Industrial),
  - d. 12.83 acres to BC (Community Business)
- 2) **Subdivision Preliminary Plat approval for mixed-use development for East Ranch Subdivision,...**

...on five parcels #R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 located at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd in the SE 1/4 of Section 05, T3N, R2W, BM, for John Bottles of Idaho Holdings LLC representing Nampa 137, LLC, (ANN-00306-2024, SPP-00148-2024).

**Original Concept:** 363 single-family detached dwelling lots with 43 common lots, 1 lot for 396 multi-family attached dwelling units, 1 lot for light industrial flexspace development with 1 common lot, 3 commercial lots which include 4.53 acres potentially for a self-storage facility and 8.3 acres for general commercial development with 1 common lot.

(Action: *Recommendation to City Council*)

---

**ENGINEERING DETAILS**

---

**Traffic:**

1. A Traffic Impact Study has been submitted and is under review, Developer/Engineer shall address all comments on the TIS.
2. The TIS identifies the following project triggered impacts:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    1. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.

**Access/Layout:**

3. The project is located southeast of the intersection of Middleton Road and Laster Lane. The following roads provide access to the property:
  - Middleton Road – classified as “Principal Arterial”, speed limit 35-mph.
  - Laster Lane – classified as “Collector”, speed limit 20-mph.

- i. With the buildout of Laster Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
- Cherry Lane – classified as “Collector”, speed limit 45-mph.
  - i. With the realignment of Cherry Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
- 4. The location of street “A”’s connection to Cherry Lane is to close to the intersection of Cherry Lane and Laster Lane. Relocate the entrances to the subdivision south a minimum of 500’ south of the Cherry Lane and Laster Lane intersection.
- 5. The side paths currently shown on the plans are 8’ wide, revise to be 10’ wide.
- 6. You are currently showing two private drives connecting to and providing access to public roads, this situation is not acceptable to the City, revise those the private drives to be public roads.
- 7. The following streets are long, straight, and only have “T” intersections, either revise the layout or provide traffic calming for those roadways:
  - Steet “A” west section
  - Street “C” west section
  - Street “I”
  - Street “J” both sections
  - Street “O”

It is anticipated that East Ranch will be built in six (6) phases. The anticipated timing for the final platting of each phase is as follows:

Phasing Timing Projections	
Phase 1 – RS4 & re-routed Cherry Ln	2025
Phase 2 – RS4	2026
Phase 3 - IL	2027
Phase 4 - RMH	2028
Phase 5 – BC (Storage)	2029
Phase 6 - BC	2029

---

## CORRESPONDENCE

---

**Comments** have been received regarding the entitlement request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon December 4, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

1. **GIS:** Requires new unique street names for a number of streets within the proposed platted area of the development. See attached memo for the list of changes required.
2. **Lumen (Centurylink):** Potential conflicts exist on Laster and Middleton Rd for the subdivision entries. If the developer determines relocations are needed, they will need to contact Lumen for a customer paid relocation.
3. **Vallivue School District #139:** Concerned about capacity at the schools that will support this development.

4. **Engineering:** For details regarding construction, access, drainage, irrigation, water, sewer etc... see attached comments.
5. **Nampa Fire:** Does not oppose this application subject to compliance with all the Fire Department code requirements in-regards to Water Supply, Fire Apparatus Access, and potential IBC & IRC code requirements for future structures. The property is located approximately 2.4 miles from Nampa Fire Station #4 with an approximate response time of 8 minutes. Build out of the residential area will provide the Fire District with \$1,186,219 in impact fees and the industrial and commercial will be determined by the square footage of each building at the time of building permit.  
  
The Overall Concept Plan shows potential addition of 2,120 residents to 757 potential single-family and multi-family residential units, with an increased personnel demand of 2.1 firefighter positions.
6. **Nampa Police:** The development is projected to add 2,026.53 new residents to the area. NPD recommends a commitment to fund 2.53 additional officers and 1.32 additional support staff (\$357,475 & \$130,127 annually respectively).

---

## FINDINGS FOR ANNEXATION

---

The following is staff findings based on facts, analysis, and conclusions of law:

**A. All private landowners have consented to annexation.**

- The applicant, John Bottles with Idaho Holdings, LLC, represents the property owner(s) Mark Bottles with Nampa 137, LLC, as evidenced by the attached Affidavit of Legal Interest.

**Conclusion:** The property (parcels # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000), proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-2.22 because the property owner has given consent to annex the property, as stated above, for the proposed use.

**B. Property shall be contiguous with the city limits or be enclaved by other properties so annexed.**

- The Property is currently contiguous to the city limits of Nampa where it borders the Stiehl Falls Subdivision, zoned RS 8.5 on the east and a religious facility, zoned BC on the south.

**Conclusion:** The property (parcels # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000), proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-2.22 because it is contiguous to the city limits as stated above.

**C. The area can reasonably be assumed to be available for the orderly development of the city.**

- The Property is currently contiguous to the city limits of Nampa where it borders the Stiehl Falls Subdivision, zoned RS 8.5 on the east and a religious facility, zoned BC on the south.
- **SURROUNDING ZONING:**
  - North:** Caldwell, Single-Family Residential Subdivision
  - South:** BC – Religious Facility
  - East:** RS 8.5 – Stiehl Falls Subdivision
  - West:** Canyon County – Ag land

- Developer shall dedicate the following right of way to the City:
  - Middleton Road – 50' from section line.
  - Laster Lane – 33' from ¼ section line.
- 10' sidepaths will be required to be installed along Laster Ln & Cherry Ln.
- The TIS identifies the following project triggered impacts:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    - 1. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.

**Conclusion:** The proposed annexation for parcels # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 can be reasonably assumed to be available for orderly development because it meets the requirements for annexation and proposes a zone and development that will address the goals listed in the Comprehensive Plan with future development, it complies with adopted city codes, it will install needed infrastructure and will utilize existing utilities that serve the area that surrounds the project.

---

## FINDINGS FOR ZONING TO RS4, RMH, IL and BC

---

- D. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts.**
- Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential) purpose statement: The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.
  - Nampa City Code, Title 10, Chapter 12 RMH Zoning District (Multiple-Family Residential) purpose statement: The RMH Multiple-Family Residential District provides for high density, multiple-family housing. It is intended to be situated near major commerce areas, campus locations, and major thoroughfare intersections and around the downtown districts.
  - Nampa City Code, Title 10, Chapter 16 BC Zoning District (Community Business) purpose statement: The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.
  - Nampa City Code, Title 10, Chapter 19 IL Zoning District (Light Industrial) purpose statement: The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.



- The Property is currently contiguous to the city limits of Nampa where it borders the Stiehl Falls Subdivision, zoned RS 8.5 on the east and a religious facility, zoned BC on the south.
- SURROUNDING ZONING:
  - North:** Caldwell, Single-Family Residential Subdivision
  - South:** BC – Religious Facility
  - East:** RS 8.5 – Stiehl Falls Subdivision
  - West:** Canyon County – Ag land
- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
  - a. OBJECTIVE 1: Add innovative housing options in the Zoning Code
  - b. OBJECTIVE 2: Locate housing in areas that improve employment and educational opportunities.
    - i. STRATEGY 1: Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.
  - c. OBJECTIVE 5: Welcome diversity in housing
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
  - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.
- There are a variety of sizes of single-family and multi-family homes and lots available in a range of prices in the area.
- Density:
  - a. Single Family Residential: There are two areas of single-family residential. The 39.28 acre portion has a density of 4.863 and the 42.52 acre portion has a density of 4.045, both of which falls within the 2.51 to 8.00 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.

- b. Multi-Family Residential: The area zoned for multi-family is 22.878 acres. The density for this portion is proposed to be 17.3 dwelling units per acre. This matches the density of 8+ dwelling units per acre required in the Community Mixed Use designation in the Comprehensive Plan.
- The property is located on in an area that is designated as Community Mixed Use and adjacent to the Medium Density Residential designation on the Future Land Use Map in the Comprehensive Plan. The purpose of these designations are described as follows:
- a. 81.8 acres to RS4 (Single-Family Residential) – Stretch of the Medium Density Residential;
  - b. 22.878 acres to RMH (Multiple-Family Residential) = 17% of the gross area of the development for Community Mixed Use;
  - c. 17.07 acres to IL (Light Industrial) = 13% of the gross area of the development for Community Mixed Use;
  - d. 12.83 acres to BC (Community Business) = 9% of the gross area of the development for Community Mixed Use.

#### **5.6.7 Community Mixed Use (8.01+ Dwelling Units Per Acre [Gross])**

The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least 5 - 50% of the gross parcel area should be in high-density residential.

Land uses could include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc.

Zoning districts that would fit in this land use designation include RD (3-4 Dwelling unit buildings), RML, RMH, RP, BC, GB1, GB2, IP, IL, HC, and U.

**5.8.1.1 Neighborhood Commercial** is typically adjacent to a local and collector or classification of roadway. This supports small-scale commercial uses which could be directly connected to or within proximity of residential development. The transition from residential to commercial should include well-designed landscaping with building orientations that enhance quiet residential neighborhoods. Access to these types of commercial developments from residential neighborhoods should be by internal access from a residential dwelling unit, walking, biking or short vehicular trips. Commercial building and environmental footprints will be small in comparison to a larger commercial building complex.

Commercial development near neighborhoods should include groupings of services (barber shops, hair stylist, day care, etc.), professional offices and services (administrative, accounting, clerical, insurance, real estate sales offices, neighborhood markets, banks, restaurants, and other types of services). This land use could also be designed to act as a transitional buffer between other more intense non-residential uses and high-density residential uses.

### **5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multi- family with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium- Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property.

### **5.6.1 Goals for Mixed-Use Development**

- To build neighborhoods with reasonable access to services.
- To encourage innovative design, creative placement, and sustainable function of structures
- To conserve open space and agricultural land
- To encourage uses that are compatible with each other and surrounding land uses
- To provide opportunities for quality affordable housing and transit-friendly development
- To beautify the community in a cohesive design
- To promote efficient use of resources
- To encourage smart-growth development

### **5.6.3 Mixed-Use Types**

Residential Mixed Use, which has a lower density residential focus with existing neighborhood commercial services available within one quarter (1/4)-mile walking distance. Residential Mixed Use should be arranged in neighborhood settings with commercial along collectors and arterials.

### **5.6.4 Characteristics of Mixed-Use Development Land Use**

Mixed Use development should be well designed with a variety of elevations and materials. It should contain internal access routes to services. Commercial and light industrial structures should be designed to complement residential development. The architecture, bulk, spacing and community design elements of the entire development should improve the look and feel of the area.

### **5.6.5 Nampa's Mixed-Use Elements**

Mixed-use development should contain a variety of elements that make them an attractive asset to the community. A few of many possible features are listed below:

- a variety of housing types and pricing levels
- professional residential uses such a live/work, retail with residential above, offices that blend within residential settings
- easy access to services and job centers
- a neighborhood marketplace with a mix of commercial/services
- central gathering areas
- • access to recreational elements, parks, pathways, and open space for residents
- safe transportation/street system
- aesthetically pleasing architecture, streetscapes, and landscaping
- attractive signage and community artwork
- high-quality design
- business campus with amenities for workers
- connectivity

8.1 Building Design: Building design should seek compatibility with adjoining structures and the character of the area. For example, if a building is overly elevated above or out of character with surrounding buildings it can overwhelm and create a sense of dominance. If a building is recessed in comparison to neighboring buildings or structures, it can create an undesirable gap in the streetscape and/or skyline. The scale and massing of buildings and structures should be complimentary to surrounding area. **Compatibility in the built environment does not necessarily mean conformity.** It does not stifle creativity or individuality. Rather, **compatibility means there is a visual relationship between adjacent and nearby buildings, the skyline, and the immediate streetscape.** Compatibility contributes to the health, safety and welfare of the community. Compatibility in building design recognizes that each neighborhood has special and unique characteristics. It acknowledges that what is considered visually compatible in one location may not be appropriate in another location. Building designs should incorporate as much variety as possible and avoid large expanses of blank walls or monotonous facades. They should seek to be compatible, but unique and interesting.

### 3.1.4 Density

Density is often feared by the community, especially in area like Nampa with a strong agricultural history and connection to open vistas and privacy. Dense housing often engenders visions of large block buildings, paving, a loss of privacy and minimal landscaping. In order to have a 'fit' in the community, housing must be well designed and appropriately set into a site. It must have appropriate setbacks, variation in fenestration, architectural interest, well-designed streetscapes, open space, gathering areas, abundant landscaping, adequate parking, and other features that blend it into the fabric of the community. Streets must provide adequate capacity to handle the increased use, and there should be walking and biking access to pathways and commercial areas. The incorporation of dense development in strategic locations requires collaboration between City leaders, the development community and community at large. Standards and guidelines should provide direction without stifling creativity or impacting personal property rights.

### 4.4 Economic Development Strategies

The economic development strategy for the City of Nampa, Idaho is based on three fundamental economic development principles: (1) business retention and expansion; (2) business recruitment; and (3) entrepreneurial development. Nampa uses these strategies to help develop and maintain a strong local economy by creating an environment that supports current businesses while encouraging entrepreneurship and the start-up of new business.

- The proposed RMH, IL & BC zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Community Mixed Use. With a stretch of the Medium Density Residential designation from the east, the RS 4 zoning district is a permitted zone within that designation.
- 15% open space is required. Qualified open space is provided on 17.39 acres, which is 21.25% of the gross project area. Amenities include parks with open grassy play areas, a playgrounds, picnic tables/benches, and pathways and landscaping.
- Homes built in this development will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- Structures located in the RMH, IL and BC Zoning Districts will be subject to city Design Review standards.

- A 25' landscape buffer is required along Laster Ln, Middleton Rd and Cherry Lane.

**Conclusion:** The proposed zoning map amendment(s) for parcels # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 is compatible with adjoining zoning districts because it establishes an area of RS 4, RMH, IL & BC zoning that are the same as or compatible with immediately adjoining districts and because the RS 4, RMH, IL & BC zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Community Mixed Use and Medium Density Residential, which also requires a small amount of commercial uses which are proposed as well. The Future Land Use Map was established after thoroughly analyzing land uses for compatibility.

**E. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses.**

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential) purpose statement: The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.
- Nampa City Code, Title 10, Chapter 12 RMH Zoning District (Multiple-Family Residential) purpose statement: The RMH Multiple-Family Residential District provides for high density, multiple-family housing. It is intended to be situated near major commerce areas, campus locations, and major thoroughfare intersections and around the downtown districts.
- Nampa City Code, Title 10, Chapter 16 BC Zoning District (Community Business) purpose statement: The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.
- Nampa City Code, Title 10, Chapter 19 IL Zoning District (Light Industrial) purpose statement: The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.
- The Property is currently contiguous to the city limits of Nampa where it borders the Stiehl Falls Subdivision, zoned RS 8.5 on the east and a religious facility, zoned BC on the south.
- Uses within a 1 mile of the proposed development include:
  - a. A middle and an elementary school
  - b. Large county residential lots
  - c. Agricultural land

- d. Medium density subdivisions
  - e. Religious Facility
  - f. Storage Units
  - g. Future Commercial Development
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
  - a. OBJECTIVE 1: Add innovative housing options in the Zoning Code
  - b. OBJECTIVE 2: Locate housing in areas that improve employment and educational opportunities.
    - i. STRATEGY 1: Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.
  - c. OBJECTIVE 5: Welcome diversity in housing
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
  - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.
- There are a variety of sizes of single-family and multi-family homes and lots available in a range of prices in the area.
- Density:
  - a. Single Family Residential: There are two areas of single-family residential. The 39.28 acre portion has a density of 4.863 and the 42.52 acre portion has a density of 4.045, both of which falls within the 2.51 to 8.00 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.
  - b. Multi-Family Residential: The area zoned for multi-family is 22.878 acres. The density for this portion is proposed to be 17.3 dwelling units per acre. This matches the density of 8+ dwelling units per acre required in the Community Mixed Use designation in the Comprehensive Plan.
- The property is located on in an area that is designated as Community Mixed Use and adjacent to the Medium Density Residential designation on the Future Land Use Map in the Comprehensive Plan. The purpose of these designations are described as follows:
  - a. 81.8 acres to RS4 (Single-Family Residential) – Stretch of the Medium Density Residential;
  - b. 22.878 acres to RMH (Multiple-Family Residential) = 17% of the gross area of the development for Community Mixed Use;

- c. 17.07 acres to IL (Light Industrial) = 13% of the gross area of the development for Community Mixed Use;
- d. 12.83 acres to BC (Community Business) = 9% of the gross area of the development for Community Mixed Use.

#### **5.6.7 Community Mixed Use (8.01+ Dwelling Units Per Acre [Gross])**

The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least 5 - 50% of the gross parcel area should be in high-density residential.

Land uses could include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc.

Zoning districts that would fit in this land use designation include RD (3-4 Dwelling unit buildings), RML, RMH, RP, BC, GB1, GB2, IP, IL, HC, and U.

**5.8.1.1 Neighborhood Commercial** is typically adjacent to a local and collector or classification of roadway. This supports small-scale commercial uses which could be directly connected to or within proximity of residential development. The transition from residential to commercial should include well-designed landscaping with building orientations that enhance quiet residential neighborhoods. Access to these types of commercial developments from residential neighborhoods should be by internal access from a residential dwelling unit, walking, biking or short vehicular trips. Commercial building and environmental footprints will be small in comparison to a larger commercial building complex.

Commercial development near neighborhoods should include groupings of services (barber shops, hair stylist, day care, etc.), professional offices and services (administrative, accounting, clerical, insurance, real estate sales offices, neighborhood markets, banks, restaurants, and other types of services). This land use could also be designed to act as a transitional buffer between other more intense non-residential uses and high-density residential uses.

#### **5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multi- family with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium- Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property.



#### 5.6.1 Goals for Mixed-Use Development

- To build neighborhoods with reasonable access to services.
- To encourage innovative design, creative placement, and sustainable function of structures
- To conserve open space and agricultural land
- To encourage uses that are compatible with each other and surrounding land uses
- To provide opportunities for quality affordable housing and transit-friendly development
- To beautify the community in a cohesive design
- To promote efficient use of resources
- To encourage smart-growth development

#### 5.6.3 Mixed-Use Types

Residential Mixed Use, which has a lower density residential focus with existing neighborhood commercial services available within one quarter (1/4)-mile walking distance. Residential Mixed Use should be arranged in neighborhood settings with commercial along collectors and arterials.

#### 5.6.4 Characteristics of Mixed-Use Development Land Use

Mixed Use development should be well designed with a variety of elevations and materials. It should contain internal access routes to services. Commercial and light industrial structures should be designed to complement residential development. The architecture, bulk, spacing and community design elements of the entire development should improve the look and feel of the area.

#### 5.6.5 Nampa's Mixed-Use Elements

Mixed-use development should contain a variety of elements that make them an attractive asset to the community. A few of many possible features are listed below:

- a variety of housing types and pricing levels
- professional residential uses such as live/work, retail with residential above, offices that blend within residential settings
- easy access to services and jobs
- a neighborhood marketplace with a mix of commercial/services
- central gathering areas
- transit-friendly design
- access to recreational elements, parks, pathways, and open space for residents
- safe transportation/street system
- aesthetically pleasing architecture, streetscapes, and landscaping
- high-quality design
- connectivity

8.1 Building Design: Building design should seek compatibility with adjoining structures and the character of the area. For example, if a building is overly elevated above or out of character with surrounding buildings it can overwhelm and create a sense of dominance. If a building is recessed in comparison to neighboring buildings or structures, it can create an undesirable gap in the streetscape and/or skyline. The scale and massing of buildings and structures should be complimentary to surrounding area. **Compatibility in the built environment does not necessarily mean conformity.** It does not stifle creativity or individuality. Rather, **compatibility means there is a visual relationship between adjacent and nearby buildings, the skyline, and the immediate streetscape.** Compatibility contributes to the health, safety and welfare of the community. Compatibility in building design recognizes that each neighborhood has special and unique characteristics. It acknowledges that what is considered visually compatible in one location may not be appropriate in another location. Building designs should incorporate as much variety as possible and avoid large expanses of blank walls or monotonous facades. They should seek to be compatible, but unique and interesting.

### **3.1.4 Density**

Density is often feared by the community, especially in area like Nampa with a strong agricultural history and connection to open vistas and privacy. Dense housing often engenders visions of large block buildings, paving, a loss of privacy and minimal landscaping. In order to have a 'fit' in the community, housing must be well designed and appropriately set into a site. It must have appropriate setbacks, variation in fenestration, architectural interest, well-designed streetscapes, open space, gathering areas, abundant landscaping, adequate parking, and other features that blend it into the fabric of the community. Streets must provide adequate capacity to handle the increased use, and there should be walking and biking access to pathways and commercial areas. The incorporation of dense development in strategic locations requires collaboration between City leaders, the development community and community at large. Standards and guidelines should provide direction without stifling creativity or impacting personal property rights.

### **4.4 Economic Development Strategies**

The economic development strategy for the City of Nampa, Idaho is based on three fundamental economic development principles: (1) business retention and expansion; (2) business recruitment; and (3) entrepreneurial development. Nampa uses these strategies to help develop and maintain a strong local economy by creating an environment that supports current businesses while encouraging entrepreneurship and the start-up of new business.

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS 4 (Single-Family Residential) zoning district, retail and service businesses are allowed in the BC (Community Business) and IL (Light Industrial) zoning district(s) and apartments/multi-family structures are allowed in the RMH (Multiple-Family Residential) zoning district when it is affected by the Community Mixed Use designation and the Medium Density Residential designation.
- Uses within a 1 mile of the proposed development include:
  - a. A middle and an elementary school
  - b. Large county residential lots
  - c. Agricultural land
  - d. Medium density subdivisions
  - e. Religious Facility
  - f. Storage Units
  - g. Future Commercial Development
- The City of Nampa 2040 Comprehensive Plan defines "Residential Area" as "A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted."
- Home built in this development will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- Structures located in the RMH, IL and BC Zoning Districts will be subject to city Design Review standards.
- A 25' landscape buffer is required along Laster Ln, Middleton Rd and Cherry Lane.
- 15% open space is required. Qualified open space is provided on 17.39 acres, which is 21.25% of the gross project area. Amenities include parks with open grassy play areas, a playgrounds, picnic tables/benches, and pathways and landscaping.

**Conclusion:** The proposed annexation and zoning map amendment(s) for parcel # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 provides a set of uses that would be reasonably compatible with adjoining properties because the proposed residential development will match the existing residential development and it creates a transition to a higher density and commercial uses that will provide needed services and jobs in the area.

**F. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.**

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS 4 (Single-Family Residential) zoning district, retail and service businesses are allowed in the BC (Community Business) and IL (Light Industrial) zoning district(s) and apartments/multi-family structures are allowed in the RMH (Multiple-Family Residential) zoning district when it is affected by the Community Mixed Use designation and the Medium Density Residential designation.
- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because any further development or redevelopment of the property will be required to meet City standards for development and shall install appropriate site improvements upon development.
- City services and utilities are available to this property.
- Developer shall dedicate the following right of way to the City:
  - Middleton Road – 50' from section line.
  - Laster Lane – 33' from ¼ section line.
- 10' sidepaths will be required to be installed along Laster Ln & Cherry Ln.
- The TIS identifies the following project triggered impacts:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    - 1. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.
- Uses within a 1 mile of the proposed development include:
  - a. A middle and an elementary school
  - b. Large county residential lots
  - c. Agricultural land
  - d. Medium density subdivisions
  - e. Religious Facility
  - f. Storage Units
  - g. Future Commercial Development
- Vallivue Schools:
  - a. Desert Springs Elementary = .83 miles
  - b. Sage Valley Middle School = .66 miles
  - c. Ridgevue High School = 3.7 miles

**Conclusion:** The proposed zoning map amendment(s) for parcel # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 is in the public interest and reasonably necessary because it has proposed a development that will provide a variety of housing types and neighborhood services and a residential subdivision layout that complies with adopted city codes, has city services and utilities readily available and traffic infrastructure improvements are required to be completed and it is compatible with surrounding uses as identified by the adopted Comprehensive Plan and surrounding zoning.

## ANALYSIS RMH, IL & BC AREAS

Review of the uses, site layout, landscaping and parking within the RMH, IL & BC zoned areas will occur upon submittal of a building permit, should these areas be zoned according to the request.

All structures within these zoning districts will require design review according to NCC 10-34.

See the attached use charts for each of these zones to see what may be allowed within the zoning districts.

### 10-12-4.A: RMH Spatial and Bulk Requirements for Principal Structures and Accessory Structures:

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks (less than 30' in height)	15 feet
Required side and rear setbacks (greater than 30' in height)	For every 10' over 30' in height add 5 feet to the 15 foot setback.
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Minimum property width	30 feet
Required landscape buffer on all City local, collector and arterial roads (Subdivisions only)	25 feet

**10-16-4.C: BC Front Yard/Street Side (Building and Parking Setback):** Setbacks shall be measured from the property line (or future right of way where known or determined by the City Engineer).

Use	Property Line Location	Minimum Setback				
		Adjacent to Private Street or Service Drive	Adjacent to Local Road*	Adjacent to Collector or Arterial Road	Adjacent to commercial or industrial zoned property	Adjacent to RS or RD zoned property
Commercial or Commercial/Residential	Front	0'	15'	20'	0'	10'
Commercial or Commercial/Residential	Side or Rear	0'	15'	15'	0'	10'

**10-19-6.A: IL Spatial and Bulk Requirements for Principal Structures and Accessory Structures:**

Setbacks are measured from the property line or future right of way as known or determined by the City Engineer.

Minimum Property Area	None Required
Minimum Property Width	None Required
Street Frontage	None Required
Front setbacks	15 feet 10 feet, if abutting a private drive
Front setbacks when building height exceeds thirty-five feet (35')	1 foot setback for each 1 foot of building height over 35 feet
Required side or rear setback abutting public right of way (Street Side)	15 feet 10 feet, if abutting a private drive
Required side or rear setbacks abutting commercial or industrially zoned property	0 feet
Required side or rear setbacks for standard buildable lot when adjacent to existing residential zones	30 feet

- ❖ The determination of the **Public Self-Storage Facility** use will be requested via Conditional Use Permit and setback Variance from City Council, should this annexation and zoning request be recommended for approval by the Planning and Zoning Commission.

**10-1-16: PROFESSIONAL, PUBLIC SELF-STORAGE FACILITY DESIGN REGULATIONS**

These site and building design standards shall apply to public self-storage facilities proposed to be: newly constructed or otherwise developed, converted from open ground, converted from another use, converted from an existing storage facility to a public facility, and existing storage unit facilities that expand. A conditional use permit shall be required from the City Council and shall follow all application procedures as outlined in Section 10-34. Design standards shall comply with the following:

**10-1-16.A: General Regulations of Storage Units:**

10-1-16.A.1: These site and building design standards shall apply to public self-storage facilities proposed to be newly constructed or otherwise developed, converted from open ground, converted from another use, converted from an existing storage facility to a public facility, and existing storage unit facilities that expand. A Conditional Use Permit shall be required from the City Council.

10-1-16.A.1.a: Locations Allowed: Public storage facilities shall be located on property that abuts a public street. The service drive(s) in a storage facility may remain private.

10-1-16-A.1.b: Setback: A conditional use permit shall require that at least twenty five percent (25%) of the property be used for something other than public storage facilities or public storage offices, said uses still being required to be consistent with the underlying zone. Said other use shall be located between the public storage facilities and the public road onto which the property fronts. The percentage of the property used for non-public storage uses may be reduced for properties with a depth in excess of seven hundred and fifty feet (750'), however, in no such case shall the setback required by this subsection be more than one hundred and fifty feet (150').

Exception for Interstate/Freeway: Public storage facility buildings shall be placed a minimum of two-hundred-fifty feet (250') from the interstate freeway right of way.

10-1-16.A.1.c: Public storage facility buildings shall be located a minimum distance of one hundred feet (100') from any RS (Single Family Residential) or RD (Residential Duplex) zoning district, from any low or medium density designation on the Comprehensive Plan Future Land Use Map not annexed into the city, and one hundred feet (100') from any existing residential building.

10-1-16.A.2: Setback from Residential District: Public storage facility buildings shall be located a minimum distance of one hundred feet (100') from any RS (Single Family Residential) or RD (Residential Duplex) zoning district, from any low or medium density designation on the Comprehensive Plan Future Land Use Map not annexed into the City, and one hundred feet (100') from any existing residential building.

1. A Variance will be requested from City Council for this setback requirement.

10-1-16.A.3: Buffer from other Storage: No new public storage facility or conditioned multi-level storage building shall be allowed within two thousand, five hundred feet (2500') of the property line of any existing storage facility or multi-level storage building, regardless of the jurisdiction in which the existing storage facility or multi-level storage building is located. The foregoing limitation shall not apply to the location of storage facilities/units inside of a preexisting, temperature-controlled building. Expansion of storage facilities existing as of September 8, 2020, shall be limited to the property boundaries existing at date of securing Planning & Zoning entitlement; storage facilities having obtained a building permit for construction of a storage facility as of September 8, 2020, shall be permitted to expand within the boundaries of the property/properties as those property boundaries existed on September 8, 2020.

2. The portion of this property proposed for use as a Public Storage facility is not located within 2,500' of another storage facility.

---

## PRELIMINARY PLAT ANALYSIS

---

- 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. An application with submittal materials was received by the Planning and Zoning Department and was reviewed to provide the following facts in accordance with City Code:
- **Total Residential Units: 763 Units**
  - Single Family = 363 Lots
  - Multi Family = 396 Units
  - Commercial = 3 Lots
  - Industrial = 1 Lot
- Density:
  - Single Family Residential: There are two areas of single-family residential. The 39.28 acre portion has a density of 4.863 and the 42.52 acre portion has a density of 4.045, both of which falls within the 2.51 to 8.00 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.

- **Multi-Family Residential:** The area zoned for multi-family is 22.878 acres. The density for this portion is proposed to be 17.3 dwelling units per acre. This matches the density of 8+ dwelling units per acre required in the Community Mixed Use designation in the Comprehensive Plan.

	<b>Smallest Allowed</b>	<b>Smallest Proposed</b>	<b>Largest Allowed</b>	<b>Largest Proposed</b>
<b>RS 4</b>	4,000 s.f.	4,139 s.f.	8,000 s.f.	6,465 s.f.

- a. Lot widths and lot depth meet current code requirements.

**10-8-5.A: RS 4 Spatial and Bulk Requirements for Principal Structures and Accessory Structures:**

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet

➤ **Qualified Open Space:**

15% open space is required. Qualified open space is provided on 17.39 acres, which is 21.25% of the gross project area. Amenities include parks with open grassy play areas, a playgrounds, picnic tables/benches, and pathways and landscaping.

- **Landscaping:** A 25' landscape buffer is required along Laster Ln, Middleton Rd and Cherry Lane. A landscape plan will be reviewed by the city Forester and landscape architect for compliance with city code and water wise regulations.

**Engineering Review:** The Engineering Division has completed a review of the Preliminary Plat application for the East Ranch Subdivision property and provides the following comments and recommended conditions.

**Preliminary Plat:**

- 2. Plat currently calls out proposed zoning as CMU this is a Future Lane Use Map designation not zoning, revise accordingly.

**Traffic:**

- 3. A Traffic Impact Study has been submitted and is under review, Developer/Engineer shall address all comments on the TIS.
- 4. The TIS identifies the following project triggered impacts:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    - 1. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.



- Midland Boulevard and Cherry Lane
  - i. Add eastbound right-turn Lane and Optimize Signal Timing.

**Access/Layout:**

5. The project is located southeast of the intersection of Middleton Road and Laster Lane. The following roads provide access to the property:
  - Middleton Road – classified as “Principal Arterial”, speed limit 35-mph.
  - Laster Lane – classified as “Collector”, speed limit 20-mph.
    - i. With the buildout of Laster Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
  - Cherry Lane – classified as “Collector”, speed limit 45-mph.
    - i. With the realignment of Cherry Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
6. The location of street “A”’s connection to Cherry Lane is to close to the intersection of Cherry Lane and Laster Lane. Relocate the entrances to the subdivision south a minimum of 500’ south of the Cherry Lane and Laster Lane intersection.
7. The side paths currently shown on the plans are 8’ wide, revise to be 10’ wide.
8. You are currently showing two private drives connecting to and providing access to public roads, this situation is not acceptable to the City, revise those the private drives to be public roads.
9. The following streets are long, straight, and only have “T” intersections, either revise the layout or provide traffic calming for those roadways:
  - Street “A” west section
  - Street “C” west section
  - Street “I”
  - Street “J” both sections
  - Street “O”

**Utilities:**

10. The City’s water and pressure irrigation systems have adequate capacity to serve this property.
11. The City’s sewer system has adequate capacity to serve the development with the following improvements which are the responsibility of the project:
  - Upgrades to the Stiehl Lift Station.
12. The project will be required to construct utilities to and through the property at the time of development.
  - A 12” water and pressure irrigation line are required in the Middleton Road frontage
  - A 12” water and pressure irrigation line are required from the relocated Cherry Lane to Middleton Road
  - Sewer is required to be extended out to Middleton Road to serve the property at the southwest corner of Middleton and Laster and sewer access to the outparcel is required.
13. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.

**Drainage:**

14. The property is not located within a defined floodplain.
  - The Preliminary Drainage Report does not utilize the IDF values from Section 106 of the Engineering Development and Policy Manual. The values are relatively close to those in the manual. Upon submittal of the Final Drainage Reports with each phase the manual values shall be used.

**Irrigation:**

15. The gravity irrigation relocations shall provide boxes on each side of the public rights of way where they cross.

**Conclusion:** The proposed Preliminary Plat for parcels # R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 complies with adopted city codes, has city services

and utilities readily available and traffic/pathway and infrastructure improvements are required to be installed at the time of construction.

---

## CONDITIONS OF APPROVAL

---

Should the Commission vote to recommend approval of the Annexation and Zoning and Preliminary Plat request, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Provide a development agreement with the approved concept plan and list of uses for the BC and IL zoned portions.
2. Prior to the 3<sup>rd</sup> reading of the annexation ordinance developer shall dedicate the following right of way to the City:
  - Middleton Road – 50' from section line.
  - Laster Lane – 33' from ¼ section line.
3. Developer shall address the following mitigation measures identified in the approved Traffic Impact Study at the time of property development:
  - a. Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - b. Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    - i. All-way Stop
  - c. Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - d. Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - e. Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.
4. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
5. Any and all irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal.
6. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
7. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
8. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.

<.. and any others the commission or council chooses to impose...>

---

## POTENTIAL MOTIONS for ANNEXATION & ZONING TO RS4, RMH, IL and BC, and PRELIMINARY PLAT

---

### APPROVE:

I move to recommend approval of:

**1) Annexation and Zoning of a total of 134.57 acres:**

- a. 81.8 acres to RS4 (Single-Family Residential),
- b. 22.878 acres to RMH (Multiple-Family Residential),
- c. 17.07 acres to IL (Light Industrial),
- d. 12.83 acres to BC (Community Business)

**2) Subdivision Preliminary Plat approval for mixed-use development for East Ranch Subdivision,...**

...on five parcels at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd, for John Bottles of Idaho Holdings LLC representing Nampa 137, LLC, (ANN-00306-2024, SPP-00148-2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

### DENY:

I move to recommend denial of the **Annexation and Zoning of a total of 134.57 acres** on five parcels at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd, for John Bottles of Idaho Holdings LLC representing Nampa 137, LLC, (ANN-00306-2024, SPP-00148-2024) because \_\_\_\_\_ does not meet the following criteria \_\_\_\_\_.

---

## ATTACHMENTS

---

- Narrative
- Affidavit of Legal Interest
- Neighborhood Meeting Information
- City Current Zoning Map
- Future Land Use Map
- Legal Description of the Annexation Boundary
- Preliminary Plat
- Landscape Plan
- BC Use Chart
- IL Use Chart
- RMH Use Chart
- Inter-departmental/agency/citizen correspondence



June 6, 2024

*Revised 9/5/2024*

City of Nampa Planning & Zoning  
500 12<sup>th</sup> Ave. S.  
Nampa ID, 83651

**RE: East Ranch Project Description – Annexation, Zoning, Preliminary Plat,  
Development Agreement and Conditional Use Permit**

Dear Planning Staff, Mayor, City Council, and Planning & Zoning Commission:

On behalf of Nampa 137, LLC (“Applicant”) we are pleased to present you with the applications for the annexation, initial rezoning, preliminary plat, conditional use permit, and variance for the East Ranch mixed-use community (the “Project”). Our team has designed East Ranch in careful consideration of the City’s recent comprehensive plan changes to the CMU guidelines, the neighboring subdivisions, its I-84 border, and other surrounding uses. East Ranch is an interconnected, highly amenitized development that will benefit not just the residents and commercial tenants of East Ranch, but the surrounding Nampa community as well.

We believe that East Ranch will be a one-of-a-kind mixed-use development and appreciate your review of the enclosed applications. Please feel free to contact us with any questions or for additional information.

Sincerely,

Mark Bottles

John Bottles

**Idaho  
Holdings**

[www.idahoholdings.com](http://www.idahoholdings.com)

## Property Overview

East Ranch is located on approximately 134.57-acres of vacant property located east of I-84 between Cherry Ln. and Laster St. consisting of Canyon County parcel nos. R3087400000, R3087601000, R3087301100; R3087301000 and R3087300000 (the “Property”). The Property is currently zoned Agricultural (AG) in Canyon County and located within the City of Nampa’s comprehensive planning area. Figure 1 below shows the Property.

*Figure 1 – Vicinity Map*

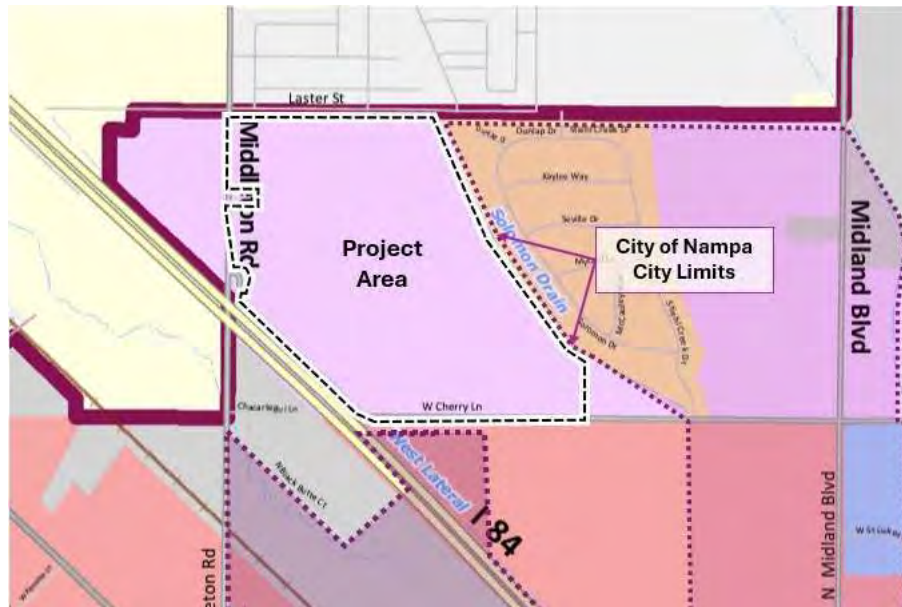


## Annexation

Applicant requests annexation of the Property into the City of Nampa under Idaho Code Section 50-222 and Nampa City Code 10-2-4. The Property is annexable because the owner has consented to annexation, the Property is contiguous to the current city limits and is in the City’s comprehensive plan future land use map (“FLUM”) planning area, as shown in Figure 2 below. Annexation of the Property is also appropriate because City services are extended to the Property via Laster St. and the City has planned for annexation of the Property by including the land in the FLUM. The proposed annexation constitutes orderly development in accordance with the City’s Planning documents.

The Property is designated for Community Mixed Use (CMU) development in the City of Nampa Comprehensive Plan (see Figure 2). Consistent with that designation, we are requesting mixed use zoning of the Property to BC, IL, RS4, and RMH zones with a Development Agreement. Our application package also includes requests for approval of a Preliminary Plat and a Conditional Use Permit with a setback variance for an enclosed self-storage storage facility.

**Figure 2 – Nampa FLUM**



## Comprehensive Plan

The City of Nampa’s recently updated Comprehensive Plan (the “Comp Plan”) envisions the type of Community Mixed Use development offered by East Ranch as highlighted in the following goals:

- **Comp Plan Section 5.6.7.** The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least 5 - 50% of the gross parcel area should be in high-density residential.

*East Ranch is a complete mixed-use project providing local community needs, including flexible light industrial space, storage, and general community business/commercial. In accordance with Comp Plan Section 5.6.7, approximately 17% of East Ranch consists of high-density residential housing.*

- **Comp Plan Section 5.6.7.1.** Community Mixed Use Design Principles include: Located on major transportation corridors, arterials, collectors, and gateways with commercial elements oriented to the corridor, a frontage road or local access road. Developments should have interconnected circulation systems with convenient and easily interpreted access and egress for automobiles, pedestrians, and public transportation.

*East Ranch is located along I-84 between Cherry Ln and Laster St. The Light Industrial use borders I-84, and the Commercial uses are oriented along the Cherry corridor. East Ranch will be re-routing Cherry Ln. to promote better vehicular circulation in and through the mixed-use community. East Ranch features over 4.5 miles of pathways and 8 miles of detached sidewalks.*



- Comp Plan Section 5.16 Smart Growth or a “Compact City” is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

*East Ranch is infill development and constitutes smart and orderly growth. It is surrounded by I-84, the Stiehl Falls Subdivision (City of Nampa), Eagle Christian Church (City of Nampa), and Monarch Subdivision (City of Caldwell). East Ranch streetscapes have been designed to include landscape buffers between the roadway and pedestrian paths and landscaped islands running throughout the re-routed Cherry Ln. East Ranch has been designed with overarching signage themes to integrate a variety of uses into one holistic, thoughtfully designed community. With over 4.5 miles of pathways and 8 miles of detached sidewalks, East Ranch will be a pedestrian and cycle-friendly development, not just for its residents, but for the surrounding Nampa area.*

## Zoning

East Ranch is requesting zoning of the Property to RS4, RMH, IL and BC as outlined in *Table 1* and depicted in *Figure 3* and below.

*Table 1*

Requested Zoning	Acres	Description
RS4	81.8 acres	Single Family detached housing.
RMH	22.87 acres	1 Lot for multifamily development.
IL	17.07 acres	1 Light Industrial parcel located along I-84.
BC	12.83 acres	3 BC lots located along Cherry Blvd.

*Figure 3 – Requested Zoning*





Each of the four (4) requested zones are appropriate because they are consistent with the Property's CMU designation in the FLUM and because they are compatible with zoning and uses in the area. Specifically, the RS4 zone is appropriate along the Property's eastern and northern boundaries, which border the single family Stiehl Falls (City of Nampa) and Monarch Subdivisions (City of Caldwell). The RMH zone is appropriate because the Comprehensive Plan requires that at least 5 – 50% of the gross parcel area be in high-density residential.<sup>1</sup> East Ranch provides approximately 17%. Finally, East Ranch's IL and BC zones address the Comprehensive Plan's focus on providing communitywide needs and services and low-impact industrial. In total, the four requested zones provide a complete mixed-use community.

The parcel lines follow Applicant's requested zoning, with one (1) parcel for RS4; (1) parcel for RMH; (1) parcel for IL; one (1) parcel for the Storage Site (BC); and one (1) parcel for the commercial business site (BC).

### **Preliminary Plat**

East Ranch is a mixed-use community with residential, commercial, and light industrial/flex business opportunities, transitioned across the site to complement neighboring uses, depicted in Figure 4 below.

*Figure 4*



The details of the preliminary plat include:

---

<sup>1</sup> Comprehensive Plan Section 5.6.7.

Preliminary Plat Details					
Requested Zoning	Gross Acreage	Lots	Common Lots	Qualified Open Space %	Zoning % of Project
RS4	81.8 acres	363	43	21.25%	60.783%
RMH	22.878 acres	1	0	N/A	17.000%
IL	17.07 acres	1	1	N/A	12.684%
BC	12.83 acres	3	1	N/A	9.534%
<b>TOTAL</b>	134.578 acres	368	45	21.25%	100%

General Project Details	
Single Family Gross Density	4.43 du/acre
Multi Family Gross Density	17.30 du/acre
Total Gross Density	5.66 du/acre
RS4 Qualified Open Space	17.39 acres (21.25%)
Average Lot Size -Single Family	5,312 sf

It is anticipated that East Ranch will be built in six (6) phases. The anticipated timing for the final platting of each phase is as follows:

Phasing Timing Projections	
Phase 1 – RS4 & re-routed Cherry Ln	2025
Phase 2 – RS4	2026
Phase 3 - IL	2027
Phase 4 - RMH	2028
Phase 5 – BC (Storage)	2029
Phase 6 - BC	2029

#### Cherry Lane

In its current location, Cherry Lane runs along the southern boundary of the Property and veers northwest, running parallel to I-84 before connecting to Middleton Rd. As requested by City staff, and to mitigate historic safety concerns with Cherry Ln's current alignment and intersection with Middleton Road, Applicant proposes to re-construct and re-route Cherry Ln through the middle of the Property. This major infrastructure investment will be completed in Phase 1 of the subdivision and significantly improve the safety conditions of the area. As set forth in the proposed Development Agreement, Applicant requests that, upon completion of Cherry Lane, the City work with ITD and Nampa Highway District #1 to have the existing Cherry Lane right of way vacated and conveyed to Applicant in exchange for the land provided for the relocated roadway. Applicant further requests that any qualifying road improvements or associated land

contributions (over and above land exchanged for vacated right of way) are credited against impact fees pursuant to a written impact fee reimbursement agreement and consistent with Nampa City Code § 3-7-9.

#### Single Family Housing – Commons and Village at East Ranch

The Single Family Residential (RS4) portion of the Project, referred to as “Village at East Ranch” and “Commons at East Ranch,” will provide 363 single-family detached homesites. Featuring all detached sidewalks, ample open space and common area, the single-family homes provide a transitional buffer to the neighboring Stiehl Falls and Monarch Subdivisions to the east and north. In further consideration of the Stiehl Falls subdivision, the Project’s eastern border features a ten (10’) foot wide pedestrian and bicycle pathway, with five (5’) feet of landscaping on both sides, further buffering East Ranch from the neighboring subdivision by 100’. Character elevations of the single-family homes are included in Schedule 1.

#### Multi Family Apartments - Lofts at East Ranch

The Apartment portion of East Ranch is referred to as the “Lofts at East Ranch.” The Lofts will consist of no more than 396 dwelling units. Lofts at East Ranch will feature first class amenities including a pool, clubhouse, and children’s play area. The multifamily homes, together with the single-family homes, provide diverse housing options near employment. Character elevations of the Lofts at East Ranch are included on Schedule 1.

#### Light Industrial – Commerce at East Ranch

The Light Industrial portion of East Ranch, referred to as “Commerce at East Ranch,” will provide adaptable commercial spaces to cater to a variety of businesses. Designed to include demisable walls, flex buildings can be purposed for a wide range of users, including light industrial manufacturing space, local retail and community uses such as a local fitness facility or restaurant, and office users. Character elevations of the Commerce at East Ranch are included on Schedule 1.

#### Community Business – Storage and Business at East Ranch

The Community Business area of East Ranch is proposed to include a self-storage facility on approximately 4.53 acres and general commercial uses on approximately 8.3 acres to be developed in accordance with the requested BC zoning. The storage and business developments will have complementary signage and landscape design with the neighboring residential uses and will contribute to a sense of place within the mixed-use community. After discussions with the Stiehl Falls neighbors, Applicant is proposing to restrict the BC property from being developed with any of the following uses: (i) Alcohol sales establishment (primary use) as defined in Nampa City Code Section 10-1-2; (ii) a tobacco shop; (iii) a vape shop, (iv) any Adult Business, as defined in Nampa City Code 5-12-18, of any kind; or (v) a Hookah lounge/bar as set forth in the Development Agreement. Character elevations of the Storage and Business are included on Schedule 1.

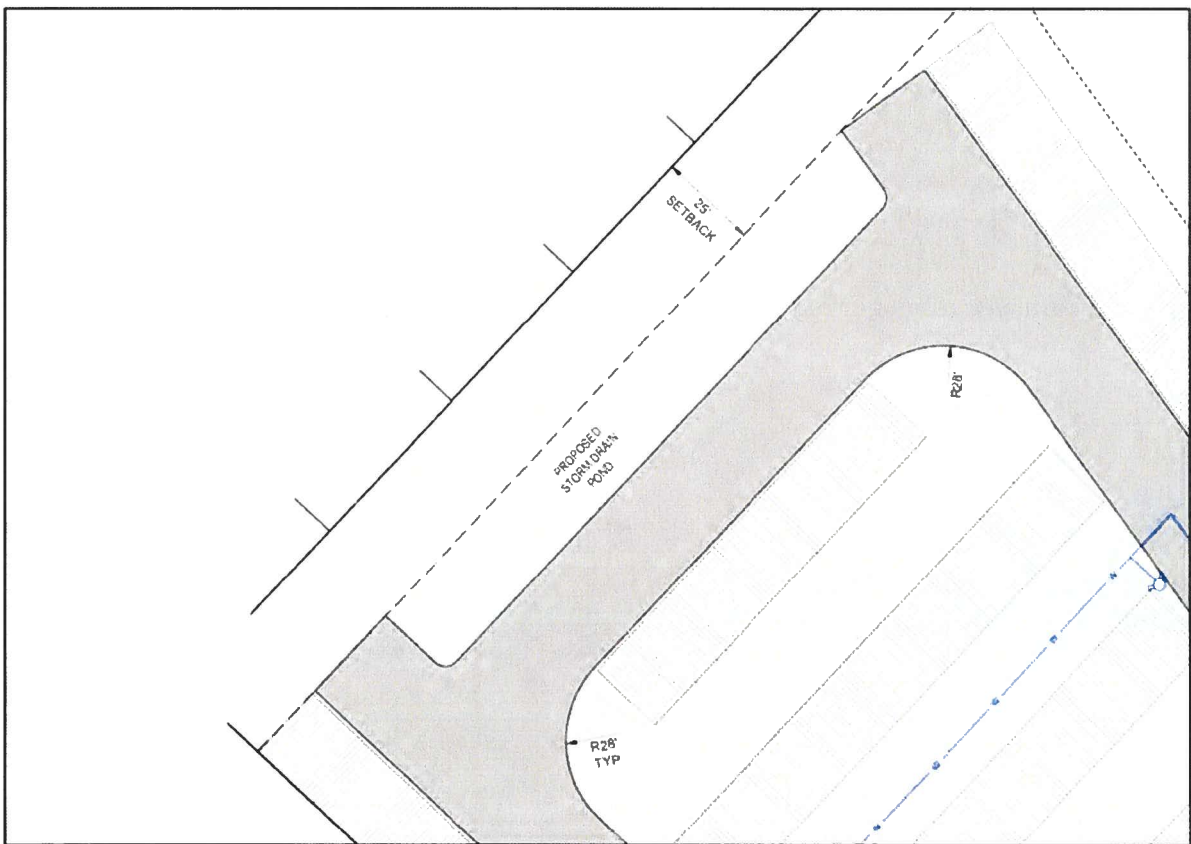
#### **Conditional Use Permit – Self-Storage Facility with Variance**

East Ranch includes a Conditional Use Permit application for a 4.53-acre self-storage facility on Lot 48, Block 9 (the “Storage Site”). A low intensity use that generates little vehicular traffic and minimal noise, the proposed storage facility is strategically positioned as a buffer between the commercial uses situated along Cherry Ln and the Stiehl Falls neighborhood to the east. Specifically, the Storage Site complies with the following sections of Nampa City Code:

- Section 10-1-16.A1.b. The BC portion of East Ranch consists of 35% Storage and 65% Other Commercial Uses. Such Commercial uses are located between the storage site and the public road.
- Section 10-1-16.A.3. The Storage site is not within 2,500' of the property line of any existing storage facility or multi-level storage building.

Applicant requests a variance to Nampa City Code Section 10-1-16.A.2, which requires that storage facility buildings be located one hundred feet (100') from any RS zoning district. Applicant requests this setback be reduced from 100' to 25'. The variance is requested only as to the western boundary of the Storage Site and the RS4 zoning within East Ranch, depicted in *Figure 5* below.

***Figure 5***



The variance is appropriate to mitigate the unique feature of this site, including, specifically, the shape and size of the storage site resulting from Applicant's willingness to relocate Cherry Ln. By relocating Cherry Ln. through the middle of the Project, the area in which storage can be constructed is narrow and awkwardly

shaped. In re-aligning Cherry Ln and meeting the other requirements of Nampa City Code Sections 10-1-16.A.1.b<sup>2</sup> and 10-1-16.A.3<sup>3</sup> the area available for storage becomes extremely narrow.

As the owner of the neighboring RS4 district, we believe that self-storage—a low intensity use—is an excellent neighboring use to residential development. Conceptual renderings of the storage project are included on Schedule 1. Applicant will proceed through Design Review to meet all other design requirements set forth in the Nampa City Code.

### **Development Agreement**

In order to guide the future development of the East Ranch community, we are proposing a development agreement be entered into in connection with the rezone of the Property. A draft development agreement on the City's standard form with Applicant's additional proposed terms is included with the East Ranch application package.

### **Conclusion**

Thank you for your time and consideration of the enclosed applications. Our team has thoughtfully designed East Ranch as a first-class complete mixed-use community that will provide excellent housing, recreation, and commercial opportunities for both current and future residents of the City of Nampa. We look forward to the opportunity to bring this community to the City. Please do not hesitate to contact us with any questions.

---

<sup>2</sup> Requiring 25% of the site be used for non-storage uses, and that such uses shall be placed in between the storage and the public roadway

<sup>3</sup> Requiring that no storage facility be constructed within 2,500 feet of another storage facility.



## Schedule 1

### Character Renderings of Single Family (RS4)



### Character Renderings of Multi Family (RMH)



## Character Rendering of Light Industrial (IL)



## Character Renderings of Commercial (BC)





Character Renderings of Storage (BC)





# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 )SS  
COUNTY OF CANYON )

- A. I, MARK BOTTES, Manager of Idaho Holdings, LLC, whose address is Nampa 137, LLC 839 S. Bridgeway Pl. Eagle ID 83614, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Idaho Holdings, LLC / John Bottes, whose address is 839 S. Bridgeway Pl. Eagle ID 83614, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 28 day of May, 2024.

Mark Bottes  
Signature

SUBSCRIBED AND SWORN to before me the 28 day of May, 2024.



[Signature]  
Notary Public for Idaho  
Residing at: Canyon County  
Commission Expires: 3/25/2027

## Notice of Neighborhood Meeting

June 28, 2023

Dear Neighbor,

Nampa 137, LLC is preparing to submit an application for Annexation, Zoning, and Preliminary Plat to the City of Nampa. One of the requirements necessary prior to submitting the applications is to hold a “neighborhood meeting” and provide information about the project to our surrounding neighbors.

This is NOT a public hearing, and public officials will not be present. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from the City of Nampa regarding the Public Hearing.

### **The In-Person Neighborhood Meeting details are as follows:**

**WHEN:** 6:00 PM Tuesday July 11, 2023

**WHERE:** 10595 Cherry Lane, Nampa, ID 83687 (Eagle Christian Church)

**FORMAT:** This meeting is intended to give neighbors an opportunity to learn more about the project before the public hearing, including information on the development plan, proposed land uses, densities, and features of the proposed development. Project team members will be present to answer questions and receive feedback.

**PROJECT LOCATION:** 137 Acres at TBD Cherry Lane, Parcel Numbers R3087300000, R3087601000, R3087400000 (See Vicinity Map on Back of Page)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have. Please do not call the City of Nampa regarding this meeting. This is a pre-Application requirement and we have not submitted applications for consideration at this time. If you have any questions, please contact me using the information below.

Respectfully,



Emily Mueller

[Emily@markbottles.com](mailto:Emily@markbottles.com)

(208)-377-5700



### VICINITY MAP



JULY 7, 2023 - NEIGHBORHOOD MEETING SIGN IN SHEET

NAMPA MIXED USE PROJECT

	NAME
1	Charles Mount HOA BOB
2	IRENE MOUNT
3	Leslie Wietzschig
4	Mari Arnold
5	Karen Southard
6	Don Southard
7	Dick & Bobbie Fuller
8	Alan & Michelle Kindall
9	Thomas Hine
10	LoriAnn Hine
11	Franklin Gilbert
12	Bud and Marjorie Monroe
13	Gian & Pam Rossini
14	Corey & Kay Doil
15	Lyle & Gwen Sample
16	Charles Deukham
17	Gary & Beckie Jordan
18	Gerry & Nancy Hupp
19	Tim & Louise Carey
20	

## JULY 7, 2023 - NEIGHBORHOOD MEETING SIGN IN SHEET

## NAMPA MIXED USE PROJECT

	NAME
1	Marigane Jensen
2	Edith Stephenson
3	Christine Calkins
4	William L. Calkins
5	Marl + Kathy Vanderslice
6	Bob + Kathy Silva
7	Dor + Linda Pope
8	Sheryl Wood
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

## JULY 7, 2023 - NEIGHBORHOOD MEETING SIGN IN SHEET

## NAMPA MIXED USE PROJECT

	NAME
1	Debbie Jensen
2	Alice Marsey & Blake Marsey
3	Dean & LYNN DIAZ
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	





**0,0,0, 0 Cherry Ln and 0 Middleton Rd Annexation and Zoning of a total of 134.57 acres to 81.8 Acres RS 4 (Single Family Residential), RMH (Multiple-Family Residential), IL (Light Industrial), & BC (Commercial Business), potential development agreement and Subdivision Preliminary Plat approval for East Ranch**

Annexation, Subdivision Preliminary Plat

**NAMPA** Proud

ANN-00306-2024, SPP-00148-2024, 11/25/2024

For illustrative purposes only.

Visit Planning & Zoning at [cityofnampa.us](http://cityofnampa.us) for more info.



0 220 440 660 880 Feet

Subject Area		Zoning	
AG	BC	BF	BN
DB	DH	DV	Enc
GB1	GB2	GBE	HC
IH	IL	IL_RS	IP
IP_RS	RA	RD	RMH
RML	RP	RS4	RS6
RS7	RS8.5	RS12	RS15
RS18	RS22	U	Unzoned

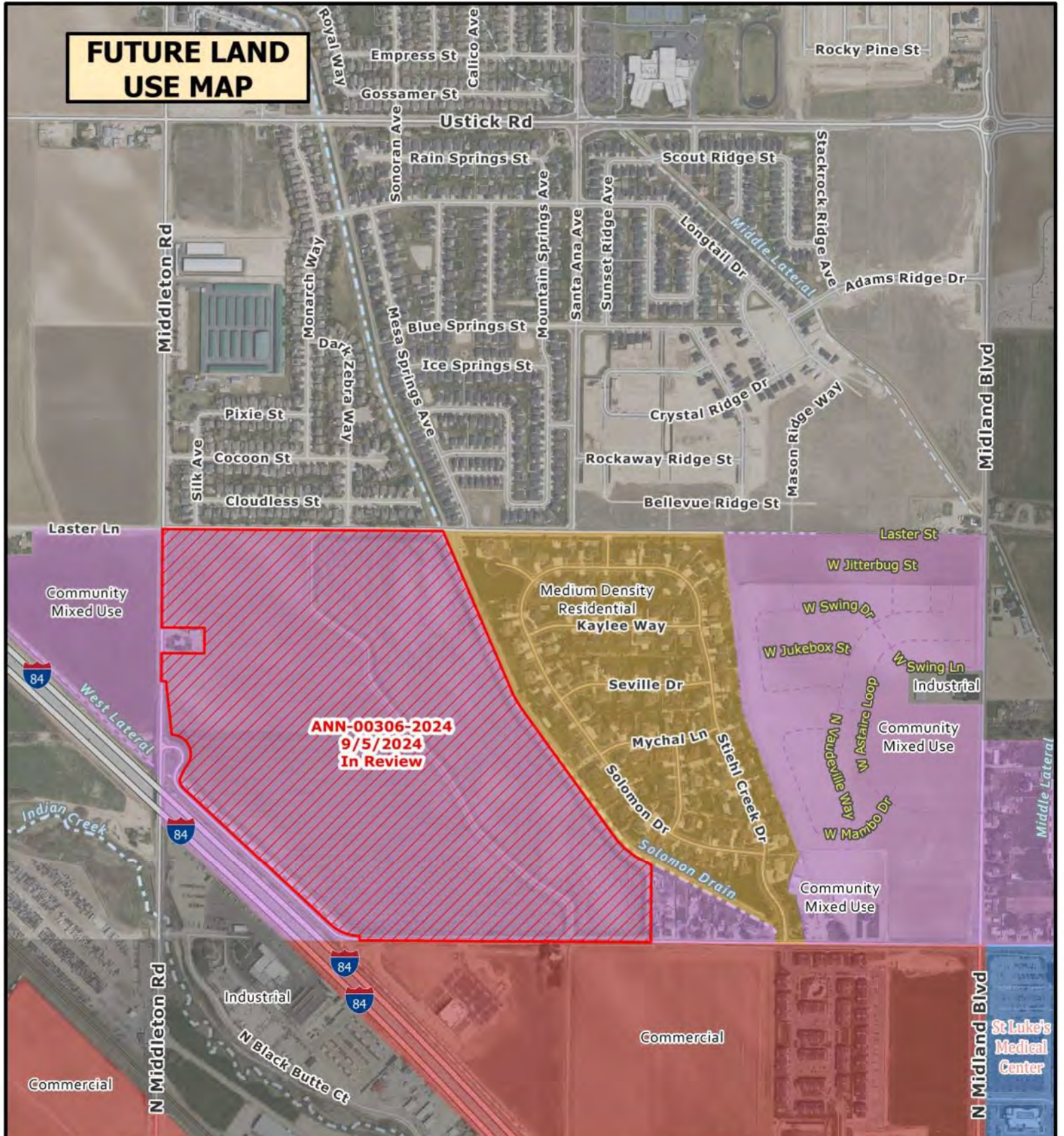


# Areas of Zoning Requested





# FUTURE LAND USE MAP



## EAST RANCH SUB CHERRY, MIDDLETON, LASTER

Annexation and Zoning to  
RS4, RMH, BC & IL and  
Preliminary Plat

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



### Comp Plan

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

**NAMPA** Proud ANN-306-2024

12/4/2024

For illustrative purposes only.





September 4, 2024  
Project : ID-5974-22  
Page: 1 of 2

**EAST RANCH PHASE 1  
BOUNDARY  
LEGAL DESCRIPTION**

A parcel of land located in the southwest 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**BEGINNING** at an aluminum cap marking the South 1/4 corner of said Section 5, from which the southeast corner of said Section 5 lies S89°28'00"E 2648.95 feet along the southerly section line of said Section 5;

Thence S89°28'00"E 519.95 feet along the south section line of said Section 5;

Thence N00°30'13"E 499.25 feet along the westerly line of Driftwood Subdivision as recorded in Plat Book 12 Page 11 of Records in Canyon County, to the northwest corner of said Driftwood Subdivision;

Thence along the centerline of Solomon Drain, and the westerly boundary of Stiehl Subdivision Phases 1 through 3, the following six (6) courses:

- 1) N60°36'52"W 120.42 feet;
- 2) N51°44'45"W 82.94 feet;
- 3) N44°05'52"W 76.42 feet;
- 4) N35°53'54"W 1059.95 feet;
- 5) N30°28'36"W 88.06 feet;
- 6) N23°13'50"W 1151.29 feet to a point on the centerline of Laster Lane, also being the Latitudinal Centerline of said Section 5;

Thence N89°36'19"W 1806.68 feet along said centerline to an aluminum cap marking the northwest corner of said Section 5;

Thence S00°28'36"W 634.80 feet along the West line of said Section 5;

Thence S89°31'24"E 275.44 feet along the North line of the parcel described in Quitclaim Deed No. 9947938 as recorded in Canyon County;

Thence S00°28'36"W 165.00 feet along the east line of the aforementioned parcel;

Thence N89°31'24"W 275.44 feet along the south line said parcel, returning to the West line of said Section 5;

Thence S00°28'36"W 180.98 feet along said West line;

Thence S89°26'09"E 29.96 feet to the easterly right-of-way of Middleton Road;



Thence S06°10'21"E 347.18 feet along said right-of-way to a point, also being the northeasterly right-of-way of Cherry Lane;

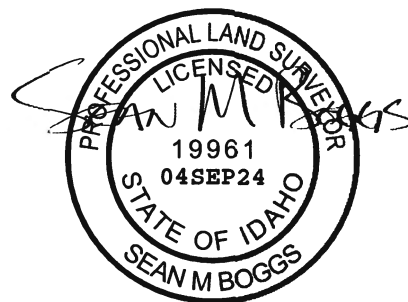
Thence along said right-of-way the following six (6) courses:

- 1) S89°24'54"E 9.99 feet to a non-tangent curve to the right;
- 2) Along said curve an arc-length of 281.84 feet (RADIUS=125.00'; DELTA=129°11'01'; CHORD=S19°40'59"E 225.82');
- 3) S25°32'30"W 84.73 feet to a non-tangent curve left;
- 4) Along said curve an arc-length of 62.50 feet (RADIUS=80.00'; DELTA=44°45'32"; CHORD=S24°29'41"E 60.92');
- 5) S46°59'56"E 1294.15 feet to a curve left;
- 6) Along said curve an arc-length of 208.53 feet (RADIUS=280.00'; DELTA=42°40'14"; CHORD=S68°20'03"E 203.74');

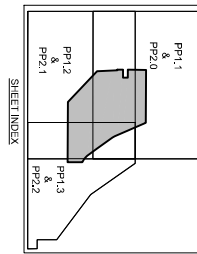
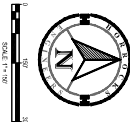
Thence S00°12'33"E 29.28 feet to the centerline of Cherry Lane, also being the South line of said Section 5;

Thence S89°43'06"E 1356.03 feet along said South line to the **POINT OF BEGINNING**.

Said parcel contains 134.574 acres, more or less.



PRELIMINARY PLAT  
FOR  
**EAST RANCH SUBDIVISION**  
LOCATED IN THE SW 1/4 OF SECTION 5  
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
CANNYON COUNTY, IDAHO  
-2024-



- LEGEND**
- ▲ CALCULATED POINT
  - PASS CORNER
  - BOUNDARY LINE
  - LOT LINE
  - STREET CENTERLINE
  - SECTION LINE
  - TE LINE
  - PHASE LINE
  - EXISTING IRIGATION EASEMENT
  - PUBLIC UTILITIES EASEMENT (P.U.E.)
  - PRELIMINARY EASEMENT
  - CONVEYANCE/PERMANENT EASEMENT
  - LANDSCAPE SETBACK
  - POINT OF BEGINNING
  - P.O.B.
  - P.O.C.
  - PUBLIC RIGHT-OF-WAY

CURVE TABLE				
CURVE #	ARC LENGTH	CHORD	Δ	DIRECTION
C1	260.00	260.00	0°00'00" W	260.00
C2	260.00	260.00	0°00'00" W	260.00
C3	260.00	260.00	0°00'00" W	260.00
C4	260.00	260.00	0°00'00" W	260.00

- NOTES**
- ALL BUILDING SETBACKS, DISTANCES AND DIMENSIONS SHOWN IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF MAPLE ZONING REGULATIONS.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

LINE TABLE		
LINE #	DISTANCE	DIRECTION
L1	260.00	0°00'00" W
L2	260.00	0°00'00" W
L3	260.00	0°00'00" W
L4	260.00	0°00'00" W
L5	260.00	0°00'00" W
L6	260.00	0°00'00" W
L7	260.00	0°00'00" W
L8	260.00	0°00'00" W
L9	260.00	0°00'00" W
L10	260.00	0°00'00" W
L11	260.00	0°00'00" W
L12	260.00	0°00'00" W
L13	260.00	0°00'00" W
L14	260.00	0°00'00" W

**CONVEYANCE/PERMANENT EASEMENT**

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

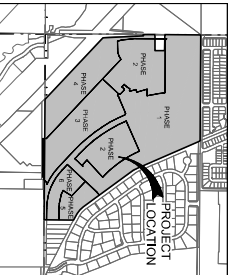
ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOT LINES SHALL BE SHOWN AS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

LOT SUMMARY				
LOT NO.	BLOCK	Area	NO. UNITS	Grass
1	1	1.00	1	1.00
2	1	1.00	1	1.00
3	1	1.00	1	1.00
4	1	1.00	1	1.00
5	1	1.00	1	1.00
6	1	1.00	1	1.00
7	1	1.00	1	1.00
8	1	1.00	1	1.00
9	1	1.00	1	1.00
10	1	1.00	1	1.00
11	1	1.00	1	1.00
12	1	1.00	1	1.00
13	1	1.00	1	1.00
14	1	1.00	1	1.00
15	1	1.00	1	1.00
16	1	1.00	1	1.00
17	1	1.00	1	1.00
18	1	1.00	1	1.00
19	1	1.00	1	1.00
20	1	1.00	1	1.00
21	1	1.00	1	1.00
22	1	1.00	1	1.00
23	1	1.00	1	1.00
24	1	1.00	1	1.00
25	1	1.00	1	1.00
26	1	1.00	1	1.00
27	1	1.00	1	1.00
28	1	1.00	1	1.00
29	1	1.00	1	1.00
30	1	1.00	1	1.00
31	1	1.00	1	1.00
32	1	1.00	1	1.00
33	1	1.00	1	1.00
34	1	1.00	1	1.00
35	1	1.00	1	1.00
36	1	1.00	1	1.00
37	1	1.00	1	1.00
38	1	1.00	1	1.00
39	1	1.00	1	1.00
40	1	1.00	1	1.00
41	1	1.00	1	1.00
42	1	1.00	1	1.00
43	1	1.00	1	1.00
44	1	1.00	1	1.00
45	1	1.00	1	1.00
46	1	1.00	1	1.00
47	1	1.00	1	1.00
48	1	1.00	1	1.00
49	1	1.00	1	1.00
50	1	1.00	1	1.00
51	1	1.00	1	1.00
52	1	1.00	1	1.00
53	1	1.00	1	1.00
54	1	1.00	1	1.00
55	1	1.00	1	1.00
56	1	1.00	1	1.00
57	1	1.00	1	1.00
58	1	1.00	1	1.00
59	1	1.00	1	1.00
60	1	1.00	1	1.00
61	1	1.00	1	1.00
62	1	1.00	1	1.00
63	1	1.00	1	1.00
64	1	1.00	1	1.00
65	1	1.00	1	1.00
66	1	1.00	1	1.00
67	1	1.00	1	1.00
68	1	1.00	1	1.00
69	1	1.00	1	1.00
70	1	1.00	1	1.00
71	1	1.00	1	1.00
72	1	1.00	1	1.00
73	1	1.00	1	1.00
74	1	1.00	1	1.00
75	1	1.00	1	1.00
76	1	1.00	1	1.00
77	1	1.00	1	1.00
78	1	1.00	1	1.00
79	1	1.00	1	1.00
80	1	1.00	1	1.00
81	1	1.00	1	1.00
82	1	1.00	1	1.00
83	1	1.00	1	1.00
84	1	1.00	1	1.00
85	1	1.00	1	1.00
86	1	1.00	1	1.00
87	1	1.00	1	1.00
88	1	1.00	1	1.00
89	1	1.00	1	1.00
90	1	1.00	1	1.00
91	1	1.00	1	1.00
92	1	1.00	1	1.00
93	1	1.00	1	1.00
94	1	1.00	1	1.00
95	1	1.00	1	1.00
96	1	1.00	1	1.00
97	1	1.00	1	1.00
98	1	1.00	1	1.00
99	1	1.00	1	1.00
100	1	1.00	1	1.00

**EAST RANCH SUBDIVISION**

NAMPA, ID  
PRELIMINARY PLAT  
OVERALL SITE AND SURVEY DATA



**PP1.0**

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

DRAWING INFO	
DATE	04/03/24
DESIGNED	MDK
DRAWN	MDK
CHECKED	MDK
PROJECT	MDK

REVISIONS	
REV #	DATE
1	04/03/24

**WARNING**

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

**HORROCKS ENGINEERS**

2775 West Navigator Dr., Suite 210  
Meridian, ID 83642

(208) 895-2520  
www.horrocksonline.com



# EAST RANCH SUBDIVISION

NAMPA, ID

PRELIMINARY PLAT LANDSCAPE PLAN



INSPIRATION IMAGERY:



EAST RANCH SUBDIVISION

AMENITY ENLARGEMENT 1



INSPIRATION IMAGERY:



EAST RANCH SUBDIVISION

NAMPA, ID

AMENITY ENLARGEMENT 2



INSPIRATION IMAGERY:



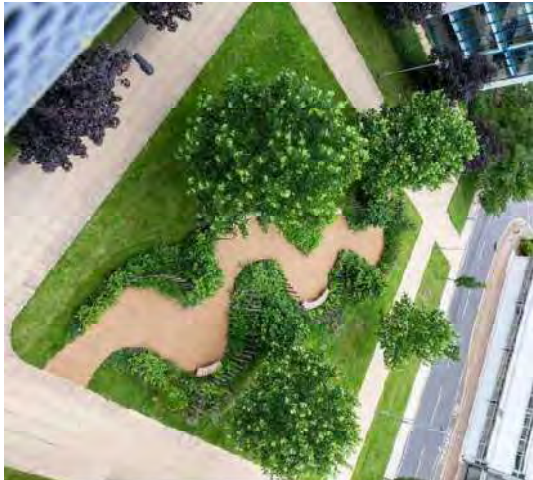
EAST RANCH SUBDIVISION

NAMPA, ID

AMENITY ENLARGEMENT 3



INSPIRATION IMAGERY:





INSPIRATION IMAGERY:



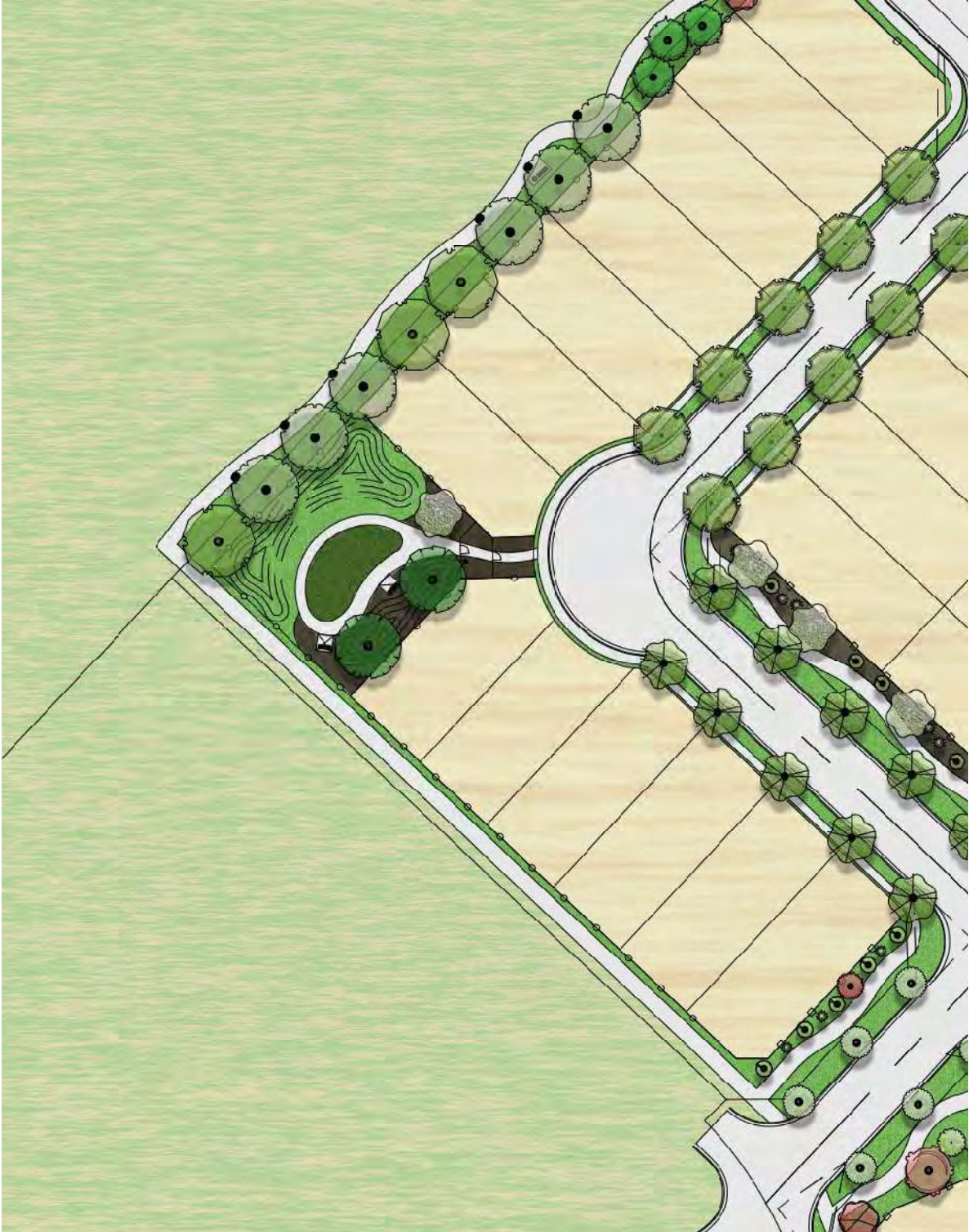


INSPIRATION IMAGERY:





INSPIRATION IMAGERY:



EAST RANCH SUBDIVISION

NAMPA, ID

AMENITY ENLARGEMENT 7





LEGEND:

- 1 'LOFTS AT EAST RANCH' MONUMENT SIGN
- 2 'FACE CHRISTIAN CHURCH' MONUMENT SIGN (ARROW POINTING TO ST. P)
- 3 'COMMERCE AT EAST RANCH' MONUMENT SIGN
- 4 'COMMONS AT EAST RANCH' MONUMENT SIGN
- 5 'VILLAGE AT EAST RANCH' MONUMENT SIGN
- 6 'EAST RANCH' MONUMENT SIGN

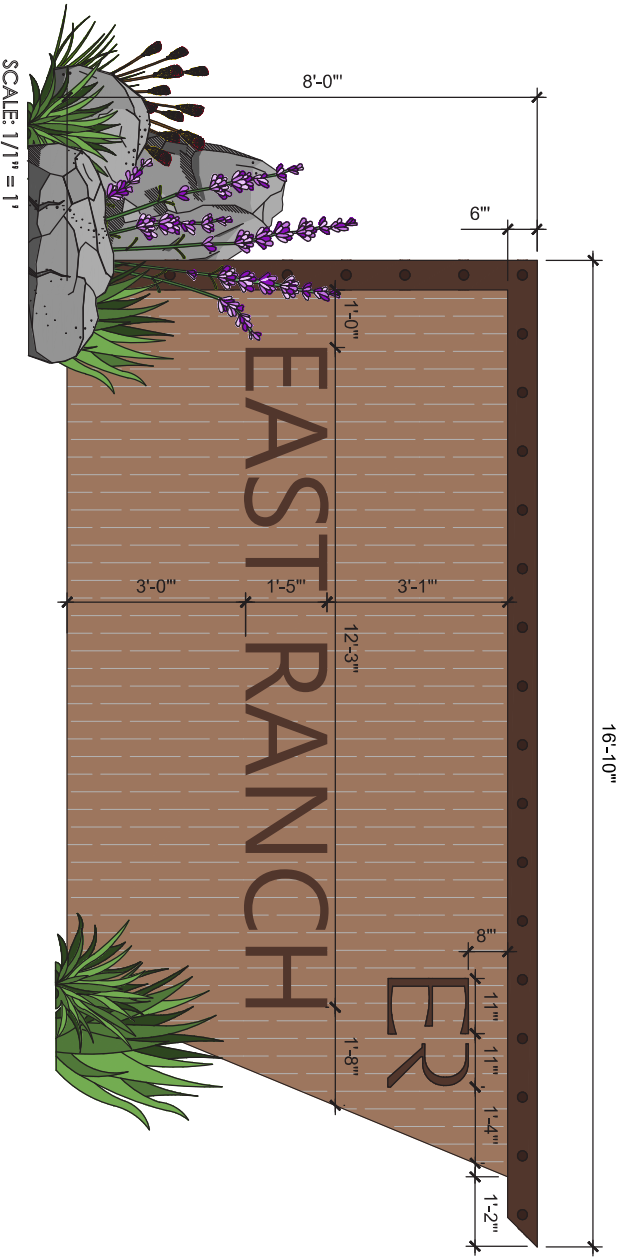


# EAST RANCH SUBDIVISION

NAMPA, ID

SIGNAGE DIAGRAM

INSPIRATION IMAGERY:



EAST RANCH SUBDIVISION

NAMPA, ID

SIGNAGE ELEVATION



Community Business (BC) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Plant nurseries	Dwelling, multiple-family - up to 3 stories <sup>3</sup>
Bed and breakfast	Dwelling, multiple-family - 4+ stories <sup>3</sup>
Dwelling (combined with a business)	Transition home (as defined by chapter 1 of this title)
Manufactured/mobile home park (subject to chapters 28 and 29 of this title)	Ambulance service
Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)	Truck, taxicab, and bus parking lot
Automobile parking lot/garage, private <sup>1</sup>	Utility owned building, structure or use
Freight transfer point	Carnivals, circuses, amusement parks (over 2 weeks long)
Telephone/telegraph center or station/call center	Go-cart track
Botanical garden/Arboretum	Golf driving range
Golf course and country club	Racetrack or drag strip
Park, playground or open space (subject to chapter 1 of this title)	Riding stable, commercial <sup>1</sup>
Recreational, entertainment, and amusement establishments, indoor (less than or equal to 4,000 square feet)	Zoo
Recreational, entertainment, and amusement establishments, indoor (greater than 4,000 square feet)	Auction sales (no livestock in BC)
Recreational, entertainment, and amusement establishments, outdoor	Alcohol Sales Establishment, Primary Use <sup>1</sup>
Sports arena	Swap meet facility/yard (including parking lot areas no longer in regular use as such)
Automobile or truck sales, new	Animal shelter
Automobile or truck sales, used	Automobile or truck repair
Automobile parts and accessories	Crematorium
Electrical and electronic supply	Equipment rental
Farmer's Market	Hospital
Firearm sales	Hospital, animal
Fuel sales or service station	Kennel, commercial
Greenhouse	Kennel, noncommercial <sup>4</sup>
Hookah lounge/bar	Laboratory
Homeless Shelter	Prison, jail, etc.
Hotel/Motel	Storage (including for RVs) space rental (open to the general public for business, and not exclusively for residents therein as an amenity, not open to the general public for business, and not exclusively for residents therein as an amenity)
Liquor store, package	Storage (including for RVs) space (used exclusively inside an approved subdivision or PUD for residents therein as an amenity, not open to the general public for business, and not exclusively for residents therein as an amenity)
Meat market <sup>3</sup>	Automobile body, paint shop
Mobile home, manufactured home and RV sales	Machine shop
Restaurant (not drive-in, drive-through or walk-up)	Manufacture, assembly or packaging of products from previously prepared materials
Restaurant (with drive-in, drive-through or walk-up) <sup>4</sup>	
Retail, general	
Retail, bulky	
Tobacco shop	
Upholstery, automobile and furniture	
Vape shop	
Apparel, repair or alteration	
Appliance repair	
Bank/credit union	
Barber or beauty shop, day spa, nail salon	
Blood bank	
Car wash	
Church or religious facility	
Construction trade/sales office (indoor storage only)	
Construction, showroom	
Daycare/day nursery/pre-school (commercial) <sup>1</sup>	

Dry cleaner, coin operated, custom and self-service, laundromat
Dry cleaner, coin operated, custom and self-service, laundromat
Furniture refinishing
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)
Governmental office building or facility
Governmental water, pressure irrigation and/or sewer lift
Grooming establishment, animal
Horticultural services
Laundry, commercial plant
Library
Lockers, cold storage, retail use only
Medical/dental (or similar) clinic and related services
Mortuary and funeral
Newspaper printing
Office, general
Post Office
Printing and publishing
School, academic/vocational, for profit (subject to chapter 1 of this title)
School, public/nonprofit (subject to chapter 1 of this title)
Shoe repair
Tattoo Parlor
Taxidermy
Veterinary
Wedding chapel, etc.
Welfare and charitable distribution
Lumberyard, retail
Monument works, stone
Petroleum storage <sup>3</sup>
Research facility

**Footnotes:**

**Automobile parking lot/garage, private<sup>1</sup>**

1. No vehicle or storage areas in BN or IP zones.

**Riding stable, commercial<sup>1</sup>**

1. Provided the lot area shall be no less than 10 acres.

**Alcohol Sales Establishment, Primary Use<sup>1</sup>**

1. Alcohol sales establishment, as a primary use shall be prohibited in or on any parcel or lot that fronts or is otherwise within 300 feet of Garrity Boulevard.

**Kennel, noncommercial<sup>4</sup>**

4. A kennel license is required to operate a noncommercial kennel.

**Meat market<sup>3</sup>**

3. A meat market that includes a "kill floor" is not permitted.

**Daycare/day nursery/pre-school (commercial)<sup>1</sup>**

1. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.

**Petroleum storage<sup>3</sup>**

3. See § 10-19-3.B of this title.

**Restaurant (with drive-in, drive-through or walk-up)<sup>4</sup>**

4. Drive-throughs shall be permitted for new buildings in the DH zoning district, provided they are replacing an existing building that has a drive-through and provided the land use remains the same.

**Dwelling, multiple- family- up to 3 stories**

3. (Multi-Family Development – BC and DV zones):

a. Multi-Family Residential/Commercial Development in the DV (Downtown Village) or a BC (Community Business) Zoning District Within Three-Hundred Feet (300') of Idaho Transportation Department right-of-way, Caldwell Blvd., Garrity Blvd., 12th Ave S, 12th Ave. Rd., Idaho Center Blvd., Franklin Blvd., Northside Blvd. and Karcher Rd. right-of-way:

i. Any multi-family development with buildings exceeding thirty feet (30') in height:

1. Shall provide a minimum of 5% of the gross floor space of the proposed building(s) in commercial, on the first floor of the building(s) that is/are closest to the right of way. Additional floors may contain residential, office or commercial. Alternatively, a stand-alone commercial/office building can be proposed. The stand-alone commercial pad shall be at least 25% of the gross floor space of the proposed building(s), not required to exceed 15% of the total development area.

ii. Multi-family residential development in BC (Community Business) zoning district that is NOT within three-hundred feet (300') of Caldwell Blvd., Garrity Blvd., 12th Ave S, 12th Ave. Rd., Idaho Center Blvd., Franklin Blvd., Northside Blvd. and Karcher Rd. shall be limited to a height of thirty 30' maximum.

b. Multi-family residential structures in a BC (Community Business) or DV (Downtown Village) zoning district that exceeds sixty-five feet (65') in height

**Dwelling, multiple- family- 4+ stories**

3. (Multi-Family Development – BC and DV zones):

~~Storage (including for RVs) space (used exclusively~~

~~for storage and not for other purposes)~~

3. Multi-level conditioned public self-storage facilities, or those with a building height twenty-two feet (22') in height or higher, shall require a conditional use permit in the DB, DV, BC, GB1, and GB2 zoning districts and 50% of the ground floor square footage shall be provided for retail, office, or restaurant space not related to the operation of the storage facilities. Excepting height restrictions, multi-level conditioned self-storage facilities

~~Storage (including for RVs) space (used exclusively~~

~~for storage and not for other purposes)~~

2. Public storage facilities shall require a conditional use permit from the City Council and shall be further required to comply with the design review process, pursuant to Title 10, Chapter 34, and the regulations found in § 10-1-16 of this title. Public mini-/self-storage facilities' units shall not be used for business operations (e.g., retail sales, car repairs, etc.); nor shall they be used to store illegal, highly flammable or combustible materials/chemicals in quantities not allowed by the Fire code; nor shall they be used for residential dwelling

Light Industrial (IL) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Accessory use or building	Airport, heliports, landing fields, etc.
Agricultural supply	Alcohol Sales Establishment, Primary Use <sup>1</sup>
Agricultural, general (no slaughterhouses in GB, IL or IP zone)	Asphalt plant
Ambulance service	Bank/credit union
Animal shelter	Crematorium
Animals, agricultural <sup>4</sup>	Daycare/day nursery/pre-school (commercial) <sup>1</sup>
Apiaries (Beehives)	Dry cleaner, coin operated, custom and self-service, laundromat
Appliance repair	Fairground
Auction sales (no livestock in BC)	Fish farm or hatchery
Automobile body, paint shop	Go-cart track
Automobile or truck repair	Golf driving range
Automobile or truck sales, new	Hookah lounge/bar
Automobile or truck sales, used	Hotel/Motel
Automobile parking lot/garage, private <sup>1</sup>	Impound/storage yard, vehicle
Automobile parts and accessories	Kennel, commercial
Blood bank	Kennel, noncommercial <sup>4</sup>
Car wash	Laboratory
Cemetery or mausoleum	Liquor store, package
Church or religious facility	Livestock sales
Construction trade/sales office (indoor storage only)	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Construction trade/sales office (with outdoor storage)	Meat market <sup>3</sup>
Construction, showroom	Mineral resources, natural (subject to state law provisions)
Electrical and electronic supply	Prison, jail, etc.
Equipment or implement sales, large or heavy equipment	Racetrack or drag strip
Equipment rental	Restaurant (not drive-in, drive- through or walk-up)
Freight transfer point	Restaurant (with drive-in, drive- through, or walk-up) <sup>4</sup>
Fuel sales or service station	Retail, bulky
Furniture refinishing	Tobacco shop
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Transition home (as defined by chapter 1 of this title)
Governmental office building or facility	Upholstery, automobile and furniture
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Vape shop
Grain/feed and seed processing and sales	Veterinary
Greenhouse	Zoo
Horticultural services	
Hospital, animal	
Laundry, commercial plant	
Lumberyard, retail	
Machine shop	
Manufacture, assembly or packaging of products from previously prepared materials	
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products	

Light Industrial (IL) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of the following products: textile, apparel and related items, building materials, furniture and fixtures, paper, chemicals and chemical products, petroleum, electronic, concrete, rubber, plastic, metal, professional and scientific, or any combination thereof of items, materials or goods	
Mobile home, manufactured home and RV sales	
Monument works, stone	
Newspaper printing	
Office, general	
Orchards, tree crops, plant, or tree farm	
Park, playground or open space (subject to chapter 1 of this title)	
Petroleum storage <sup>3</sup>	
Plant nurseries	
Printing and publishing	
Railroad buildings and equipment	
Research facility	
Retail, general	
Telephone/telegraph center or station/call center	
Truck, taxicab, and bus parking lot	
Trucking yard or terminal	
Utility owned building, structure or use	
Warehouse, distribution and wholesale <sup>2</sup>	
Welfare and charitable distribution	

Footnotes:

**Animals, agricultural<sup>4</sup>**

4. Refer to chapter 21 of this title for regulations governing keeping certain agricultural animals as pets.

**Automobile parking lot/garage, private<sup>1</sup>**

1. No vehicle or storage areas in BN or IP zones.

**Petroleum storage<sup>3</sup>**

3. See § 10-19-3.B of this title.

**Warehouse, distribution and wholesale<sup>2</sup>**

2. See § 10-18-7 of this title for warehouse, distribution and wholesale within the IP zone. In IL and GB zones all items shall be enclosed within sight obscuring walls or fences.

**Alcohol Sales Establishment, Primary Use<sup>1</sup>**

1. Alcohol sales establishment, as a primary use shall be prohibited in or on any parcel or lot that fronts or is otherwise within 300 feet of Garrity Boulevard.

**Daycare/day nursery/pre-school (commercial)<sup>1</sup>**

1. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.

**Kennel, noncommercial<sup>4</sup>**

## Light Industrial (IL) Land Uses

### Permitted Uses

### Conditional Uses (CUP Required)

4. A kennel license is required to operate a noncommercial kennel.

#### **Meat market<sup>3</sup>**

3. A meat market that includes a "kill floor" is not permitted.

#### **Restaurant (with drive-in, drive-through, or walk-up)<sup>4</sup>**

4. Drive-throughs shall be permitted for new buildings in the DH zoning district, provided they are replacing an existing building that has a drive-through and provided the land use remains the same.



Multiple-Family Residential (RMH) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Accessory dwelling, detached <sup>1</sup>	Bed and breakfast
Accessory use or building	Botanical garden/Arboretum
Animals, agricultural kept as pets <sup>2,4,5</sup>	Firearm Sales
Automobile parking lot/garage, private <sup>1</sup>	Governmental office building or facility
Church or religious facility	Hospital
Construction trade/sales office (indoor storage only)	Kennel, noncommercial <sup>4</sup>
Cottage/Cluster Subdivision	Library
Daycare/day nursery/pre-school (commercial) <sup>1</sup>	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Dwelling (combined with a business)	Transition home (as defined by chapter 1 of this title)
Dwelling, as place of occupancy for no more than 2 registered sex offenders living therein	Utility owned building, structure or use
Dwelling, duplex (two-family)	Welfare and charitable distribution
Dwelling, fourplex (four-family)	
Dwelling, multiple-family – 4+ stories	
Dwelling, multiple-family – up to 3 stories	
Dwelling, single-family <sup>10</sup>	
Dwelling, triplex (three-family)	
Fraternity, sorority, dormitory, residence hall	
Golf course and country club	
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	
Home occupation daycare (1 - 6 children)	
Home occupation daycare (7 - 12 children)	
Homeless Shelter	
Hospice, group care home (up to 8 beds) <sup>2</sup>	
Manufactured home (subject to chapter 29 of this title)	
Medical/dental (or similar) clinic and related services	
Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)	
Park, playground or open space (subject to chapter 1 of this title)	
School, public/nonprofit (subject to chapter 1 of this title)	
Storage (including for RVs) space (used exclusively inside an approved subdivision or PUD for residents therein as an amenity, not open to the general public for business, and not held/operated as a private business enterprise by a developer or other party)	
Tiny house, accessory structure <sup>7</sup>	
Tiny house, principal residence <sup>6</sup>	
Townhouse 2 unit	

Townhouse 3 - 4 unit  
Townhouse, 5 or more units  
Veterinary

---

Footnotes:

**Accessory dwelling, detached<sup>1</sup>**

1. Uses normal and incidental to the uses permitted in each respective zoning district. Specific regulations governing certain accessory uses in residential zones are as follows:

- a. See definition of ACCESSORY DWELLING (RESIDENTIAL), DETACHED in chapter 1 of this title.
- b. In all residential (R) zones, detached accessory structures must comply with § 10-1-7.D.3 of this title and the detached accessory residential structure footprint shall not exceed the principal structure (i.e., a house) footprint area on the same lot/parcel.
- c. Height and quantity regulations pertaining to accessory structures

**Animals, agricultural kept as pets<sup>2,4, 5</sup>**

2. Potbellied pigs are only allowed when kept as "pets" as outlined in § 10-21-3 of this title.
4. Refer to chapter 21 of this title for regulations governing keeping certain agricultural animals as pets.
5. Only allowed on properties with a single-family dwelling unit.

**Automobile parking lot/garage, private<sup>1</sup>**

1. No vehicle or storage areas in BN or IP zones.

**Cottage/Cluster Subdivision<sup>12</sup>**

12. Cottage/Cluster subdivisions in the RS zoning district shall only be within RS4.

**Daycare/day nursery/pre-school (commercial)<sup>1</sup>**

1. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.

**Hospice, group care home (up to 8 beds)<sup>2</sup>**

2. A home occupation registration is required.

**Tiny house, principal residence<sup>6</sup>**

6. Tiny Houses as a principal residence shall only be permitted in Cottage/Cluster subdivisions. Subdivisions with tiny houses are subject to a Conditional Use Permit or Planned Unit Development. See §10-27-4.A.5.I. of this title

**Tiny house, accessory structure<sup>7</sup>**

7. Only one tiny house as an accessory structure shall be permitted per residential lot. They are subject to the 'Accessory Dwelling (Residential)' regulations in this chapter.
7. A caregiver's children under age 6 count against the number of daycare children allowed.

**Kennel, noncommercial<sup>4</sup>**

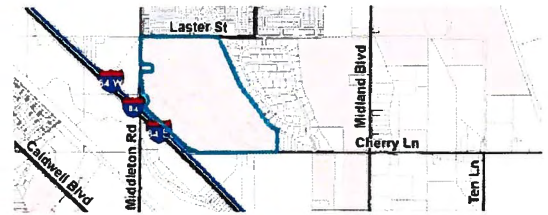
4. A kennel license is required to operate a noncommercial kennel.

**Dwelling, single family<sup>10</sup>**

Existing single family uses in the RML and RMH zones are permitted. New single family detached residential development shall not be permitted.

# Communities in Motion (CIM) Development Review Checklist

**Development Name:** East Ranch  
**CIM Vision Category:** Existing Neighborhood  
**Consistent with CIM Vision?** NO  
**New Households:** 716 **New Jobs:** ±185



## Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Cherry Lane

Pedestrian level of stress



Bicycle level of stress



## Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



## Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

## Comments:

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

**Who we are:** The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide for more information on the red, yellow, and green checklist thresholds.

Sent: 11/25/24



<https://compassidaho.org/>



[info@compassidaho.org](mailto:info@compassidaho.org)



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

## ***Complete Network Appendix***

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

**Corridor Name:** Cherry Lane

**Primary Use:** N/A

**Secondary Use:** Freight

### **Access Management**

- ✓ Separate freight movement from customer movement by locating loading bays on the back side rather than the street side
- ✓ Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses

More information is available in the [COMPASS Access Management Toolkit](#) and the [COMPASS Access Management Business Guide](#).

### **Parking Management**

- ✓ Promote vigorous enforcement of 'no parking' zones in loading bays and near alleys and access points

## ***Fiscal Impact Analysis***

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

### **Net Fiscal Impact by Agency**



City



County



Highway District



School District

Breakeven point across all agencies: 1 Year

*Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:*

*<https://compassidaho.org/fiscal-impact-tool/>*

## ***Long-Term Funded and Unfunded Capital Projects***

**CIM Priority Corridor:** Cherry Lane (Middleton Road to Black Cat Road)

Widening Cherry Lane (Middleton Road to Black Cat Road) to 3 lanes with a possible realignment is the local system priority 2 project in *Communities in Motion 2050*. It is unfunded.

**CIM Priority Corridor:** Middleton Road (Cherry Lane to State Highway 44)

Widening Middleton Road (Cherry Lane to State Highway 44) to 5 lanes is the local system priority 1 project in *Communities in Motion 2050*. It is unfunded.

More information on transportation needs and projects based on forecasted future growth is available at: <https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/>





DATE: November 22, 2024  
TO: Nampa Planning & Zoning Department  
FROM: Daniel Badger, P.E. – City Engineer  
CC: Mark Steuer, P.E. – Senior Director of Development Services  
CC: Tom Points, P.E. – Public Works Director  
SUBJECT: **SPP-00148-2024, ANN-00306-2024, CUP-00348-2024, and VAR-00163-2024– East Ranch Subdivision Engineering Division Review Memo**

The Engineering Division has completed a review of the Preliminary Plat application for East Ranch Subdivision and provide the following comments and recommended conditions.

#### **Review Comments**

##### **Preliminary Plat:**

1. Plat currently calls out proposed zoning as CMU this is a Future Lane Use Map designation not zoning, revise accordingly.

##### **Traffic:**

2. A Traffic Impact Study has been submitted and is under review, Developer/Engineer shall address all comments on the TIS.
3. The TIS identifies the following project triggered impacts:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    1. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.

##### **Access/Layout:**

4. The project is located southeast of the intersection of Middleton Road and Laster Lane. The following roads provide access to the property:
  - Middleton Road – classified as “Principal Arterial”, speed limit 35-mph.

- Laster Lane – classified as “Collector”, speed limit 20-mph.
    - i. With the buildout of Laster Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
  - Cherry Lane – classified as “Collector”, speed limit 45-mph.
    - i. With the realignment of Cherry Lane the engineer or record shall complete a speed limit analysis and make recommendation for a revised speed limit.
5. The location of street “A”’s connection to Cherry Lane is to close to the intersection of Cherry Lane and Laster Lane. Relocate the entrances to the subdivision south a minimum of 500’ south of the Cherry Lane and Laster Lane intersection.
  6. The side paths currently shown on the plans are 8’ wide, revise to be 10’ wide.
  7. You are currently showing two private drives connecting to and providing access to public roads, this situation is not acceptable to the City, revise those the private drives to be public roads.
  8. The following streets are long, straight, and only have “T” intersections, either revise the layout or provide traffic calming for those roadways:
    - Steet “A” west section
    - Street “C” west section
    - Street “I”
    - Street “J” both sections
    - Street “O”

**Utilities:**

9. The City’s water and pressure irrigation systems have adequate capacity to serve this property.
10. The City’s sewer system has adequate capacity to serve the development with the following improvements which are the responsibility of the project:
  - Upgrades to the Stiehl Lift Station.
11. The project will be required to construct utilities to and through the property at the time of development.
  - A 12” water and pressure irrigation line are required in the Middleton Road frontage
  - A 12” water and pressure irrigation line are required from the relocated Cherry Lane to Middleton Road
  - Sewer is required to be extended out to Middleton Road to serve the property at the southwest corner of Middleton and Laster and sewer access to the outparcel is required.
12. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.

**Drainage:**

13. The property is not located within a defined floodplain.

- The Preliminary Drainage Report does not utilize the IDF values from Section 106 of the Engineering Development and Policy Manual. The values are relatively close to those in the manual. Upon submittal of the Final Drainage Reports with each phase the manual values shall be used.

**Irrigation:**

14. The gravity irrigation relocations shall provide boxes on each side of the public rights or way where they cross.

**Conditions of Approval**

1. Prior to the 3<sup>rd</sup> reading of the annexation ordinance developer shall dedicate the following right of way to the City:
  - Middleton Road – 50' from section line.
  - Laster Lane – 33' from ¼ section line.
2. Developer shall address the following mitigation measures identified in the approved Traffic Impact Study at the time of property development:
  - Middleton Road and Laster Lane
    - i. Install Signal or Roundabout
  - Dark Zebra Way/Laster Lane/ Cherry Lane intersection
    - i. All-way Stop
  - Midland Boulevard and Laster Lane
    - i. Additional southbound lane
    - ii. Additional northbound lane
  - Middleton Road & New Access (Old Cherry Lane)
    - i. Install update traffic signal with dedicated left and right turn lanes.
  - Midland Boulevard and Cherry Lane
    - i. Add eastbound right-turn Lane and Optimize Signal Timing.
3. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
4. Any and all irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal.
5. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
6. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

7. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.



**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)  
**Date:** Thursday, November 21, 2024 4:57:08 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

---

Building has no comment



**Michael Underwood**  
Plans Examiner Supervisor  
P: (208) 250-4192  
[underwoodm@cityofnampa.us](mailto:underwoodm@cityofnampa.us)  
[Department of Building Safety, Like us on Facebook](#)  
**NAMPA Ready**

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Monday, October 14, 2024 5:01 PM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPAnalysis <npanalysis@cityofnampa.us>; Pam



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** October 24, 2024

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Idaho Holdings LLC.

**OWNER:** Nampa 137, LLC.

**PROJECT ADDRESS:** TBD Cherry Ln & Middleton Road., Parcel #'s: R3087601000, R3087300000, R3087400000, R3087301100, & R3087301000.

**RE:** ANN-00306-2024 & SPP-00148.2024; East Ranch Subdivision

This application is for a mixed-use project that includes Annexation, Zoning, Preliminary Plat, and a Conditional Use Permit with Variance and Development agreement. The development includes 363 single family lots, 1 RMH lot, 3 commercial lots, 1 Industrial lot and 45 common lots on 134.5 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

When a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A





EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, **“ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY”**. The language below in smaller font is as follows: **“Violating Vehicle Will Be Towed; IFC Sec. 503”**. See exhibit below.

No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

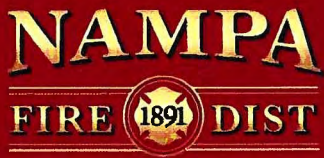
#### General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

#### Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 2.4 miles from Nampa Fire Station 4 with an approximate response time of 8 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each residential unit (single-family & multi-family) at the time of individual building



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

permit applications will total approximately \$1,186,219. Commercial and Industrial impact fees are currently \$0.63/square foot.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 2120 residents to 757 single-family and multi-family units, with an increased personnel demand of 2.1 additional firefighter positions.

### Exhibits

#### "No Parking" Signs

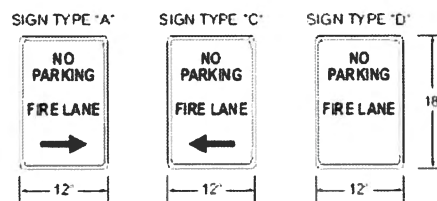
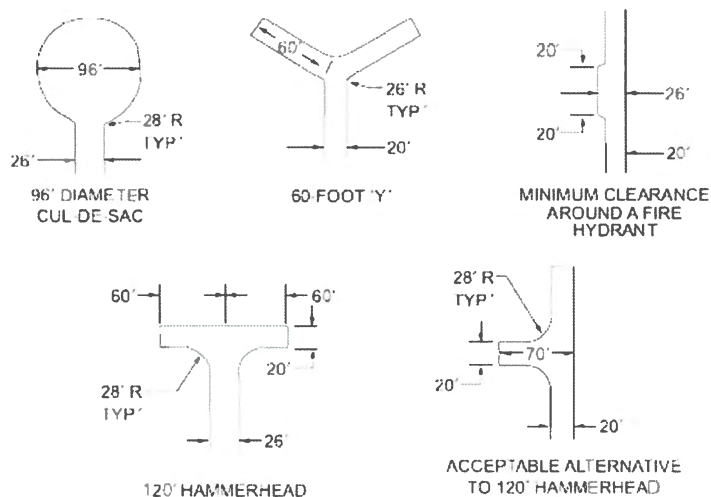


FIGURE D103.6 FIRE LANE SIGNS

"No Parking" signs for developments with parking stalls. Post at entrances.



## Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

## Approved Bollards by Maxiforce



Collapsible

**MCSW-SS3-EZ**

Operation: Wrench  
Height Style: Std. Style 3  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsible

**MCSW-SS2-EZ**

Operation: Wrench  
Height Style: Std. Style 2  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsible

**MCSW-SS1-EZ**

Operation: Wrench  
Height Style: Std. Style 1  
Body Style: Std. Rectangular  
Base Style: EZ

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT  
POLICE DEPARTMENT

DATE: December 3, 2024

SUBJECT: Annexation, Subdivision Preliminary Platt, Conditional Use Permit, Variance for East Ranch  
– ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024

HEARING DATE: December 10, 2024

---

The Nampa Police Department (NPD) has reviewed the proposal for East Ranch. This development is for 364 Single Family Residential, Multi-Family Residential lots resulting in 759 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. East Ranch is projected to add 2026.53 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 2.53 additional officers and 1.32 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$357,475 and additional support staff is \$130,127 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 5.00 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 3858 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	678
2	K-9 Assist	77
3	Follow Up	67
4	Directed Patrol	66
5	Susp Vehicle	59
6	Imminent Danger	22
7	Motorist Assist	18
8	Agency Assist	18
9	PD Accident	15
10	Burglary	11

Rank	Reactive Calls for Service	Total
1	PD Accident	493
2	Attempt-Locate	167
3	Hit and Run	147
4	Shoplifter	131
5	Theft	114
6	Alarm	95
7	Suspicious	84
8	1050 Unknown	82
9	Disturbance	81
10	Fraud	71





**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

October 16, 2024

City of Nampa Planning & Zoning  
500 12th Ave S.  
Nampa, ID 83651

**VIA EMAIL**

<b>Development Application</b>	<b>ANN-00306-2024; SPP-00148-2024; CUP-00348-2024; VAR-00163-2024</b>
<b>Project Name</b>	<b>East Ranch Mixed Use Community</b>
<b>Project Location</b>	NEC of Middleton Rd and Cherry Ln. Approx .75 miles North of I-84B
<b>Project Description</b>	363 Buildable Single Family Residential/396 Multi-Family Residential Units 17.07 Acres of Light Industrial & 12.83 acres of Community Business
<b>Applicant</b>	Idaho Holdings, LLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. Traffic Generation and Distribution (TG&D) numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. Depending on the findings of the TG&D a Traffic Impact Study (TIS) may be required.
3. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov) or (208)334-8337.

Sincerely,

*Niki Benyakhlef*

Niki Benyakhlef  
Development Services Coordinator  
ITD District 3  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)

---

**From:** [Timothy Jensen](#)  
**To:** [Teri Friend](#)  
**Subject:** Re: Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)  
**Date:** Wednesday, October 16, 2024 9:07:27 AM

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good Morning Teri,

Kuna School District has no official comment on this application as it doesn't lie within our boundaries.

**Tim Jensen** Ed.S  
KSD Planning & Development Coordinator  
Principal-Fremont MS  
IMLA President

On Mon, Oct 14, 2024 at 5:00 PM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:  
RE: Bottles ANN, SPP, CUP, & VAR for East Ranch multi-use community at Cherry Ln & Middleton Rd (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)

Good Afternoon,

I have attached for your review the applications for the Annexation and Zoning of a total of 134.57 acres to 81.8 acres RS4 (Single-Family Residential), RMH (Multiple-Family Residential), IL (Light Industrial), and BC (Community Business), potential development agreement, Subdivision Preliminary Plat approval for mixed-use development, Conditional Use Permit to construct and operate a public storage facility on a 4.53 acre parcel, and a Variance from NCC 10-1-16.A.2 requirement requiring a minimum distance of 100' from RS (Single Family Residential) zoning district in order to construct and operate a public storage facility, all for East Ranch, a mixed-use community, on five parcels #R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 located at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd in the SE 1/4 of Section 05, T3N, R2W, BM, for John Bottles of Idaho Holdings LLC representing Nampa 137, LLC, (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024). Original Concept: 363 single-family detached dwelling lots with 43 common lots, 1 lot for 396 multi-family attached dwelling units, 1 lot for light industrial flexspace development with 1 common lot, 3 commercial lots which include 4.53 acres for a self-storage facility and 8.3 acres for general commercial development with 1 common lot.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

SPP-00148-2024\_East Ranch\_Application Revised 9-6-

**From:** [PlatReview](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Garrett, James](#)  
**Subject:** FW: Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)  
**Date:** Tuesday, October 22, 2024 10:52:01 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Requester,

Our engineer has reviewed this plat and their comments are as follows: "Potential conflicts exist on Laster and Middleton for sub entries. If the developer determines relocations are needed they will need to contact Lumen for a customer paid relocation."

If you require signatures or have any further questions, please contact the engineer directly at [James.Garrett@lumen.com](mailto:James.Garrett@lumen.com).

Thank you!

**LUMEN**

**Lumen Plat Review**  
[platreview@lumen.com](mailto:platreview@lumen.com)

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Monday, October 14, 2024 7:01 PM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera

**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Nick Lehman](#); [Noble Lafferty](#)  
**Subject:** FW: Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)  
**Date:** Tuesday, October 15, 2024 7:30:40 AM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good Morning,

Nampa Highway District #1 has no objection to the applications for the Annexation and Zoning of a total of 134.57 acres to 81.8 acres RS4 (Single-Family Residential), RMH (Multiple-Family Residential), IL (Light Industrial), and BC (Community Business), potential development agreement, Subdivision Preliminary Plat approval for mixed-use development, Conditional Use Permit to construct and operate a public storage facility on a 4.53 acre parcel, and a Variance from NCC 10-1-16.A.2 requirement requiring a minimum distance of 100' from RS (Single Family Residential) zoning district in order to construct and operate a public storage facility, all for **East Ranch**, a mixed-use community, on five parcels #R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 located at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd in the SE 1/4 of Section 05, T3N, R2W, BM, for John Bottles of Idaho Holdings LLC representing Nampa 137, LLC, (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024). Original Concept: 363 single-family detached dwelling lots with 43 common lots, 1 lot for 396 multi-family attached dwelling units, 1 lot for light industrial flexspace development with 1 common lot, 3 commercial lots which include 4.53 acres for a self-storage facility and 8.3 acres for general commercial development with 1 common lot, subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686



**From:** [Cody Swander](#)  
**To:** [Teri Friend](#); [Planning-Zoning Staff](#)  
**Cc:** [Darrin Johnson](#); [Adam Mancini](#); [Carolynn Murray](#)  
**Subject:** RE: Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024) Parks ID# 836  
**Date:** Wednesday, October 16, 2024 8:42:55 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

---

Hi Teri,

Nampa Parks has reviewed the preliminary plat for East Ranch Subdivision, Project: SPP-00148-2024. We have no requests.

Thank you,



**Cody Swander**  
Assistant Parks and Rec Director  
O: 208.468.5890, F: 208.318.2270  
[Nampa Parks – Facebook Page](#)  
**NAMPA Ready**

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Monday, October 14, 2024 5:01 PM  
**Subject:** Request for Agency/Dept comments by 11/25/2024 for East Ranch mixed-use community (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)

**RE: Bottles ANN, SPP, CUP, & VAR for East Ranch multi-use community at Cherry Ln & Middleton Rd (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)**

Good Afternoon,

I have attached for your review the applications for the Annexation and Zoning of a total of 134.57 acres to 81.8 acres RS4 (Single-Family Residential), RMH (Multiple-Family Residential), IL (Light Industrial), and BC (Community Business), potential development agreement, Subdivision Preliminary Plat approval for mixed-use development, Conditional Use Permit to construct and operate a public storage facility on a 4.53 acre parcel, and a Variance from NCC 10-1-16.A.2 requirement requiring a minimum distance of 100' from RS (Single Family Residential) zoning district in order to construct and operate a public storage facility, all for **East Ranch**, a mixed-use community, on five parcels #R3087400000, R3087601000, R3087301100, R3087301000, and R3087300000 located at 0, 0, 0, 0, Cherry Ln and 0 Middleton Rd in the SE 1/4 of Section 05, T3N, R2W,



Lisa Boyd, Superintendent

5207 S. Montana Avenue  
Caldwell, ID 83607  
Phone (208) 454-0445  
Fax (208) 454-0293

October 18, 2024

Re: Bottles ANN, SPP, CUP, & VAR for East Ranch multi-use community at Cherry Ln & Middleton Rd (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024)

Dear Nampa Planning and Zoning,

The Vallivue School District is concerned about the significant number of housing developments that have been approved, including new proposals such as the East Ranch mixed-use community, which includes 363 single-family homes and 396 apartment units—totaling 759 units.

As you know, Warhawk Elementary is set to open in fall 2025 to help relieve overcrowding at our elementary schools on the east side of the district. However, the ongoing approval of new developments, combined with those already in progress, will push all our elementary schools within Nampa city limits beyond capacity by 2029. At that point, we will again rely on voters to approve another bond for a new elementary school to accommodate the growth driven by developments approved by the City of Nampa.

Additionally, Ridgevue High School, which serves the east side, is also facing capacity challenges. It was built for 1,800 students, and this year's enrollment has already reached 1,704. With 3,000 more homes projected to be built within a 1.5-mile radius of the school, the addition of 759 units from East Ranch will further strain our efforts to maintain safe and balanced class sizes.

On behalf of the school district and concerned citizens, we urge you to consider the rate of growth and its significant impact on our ability to provide quality educational services to the children in our community.

Sincerely,

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

Joseph Palmer  
Assistant Superintendent



10/23/2024

**RE: East Ranch Subdivision**

To: Emily Mueller

cc: City of Nampa Engineering; City of Nampa P&Z

The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering GIS staff reflecting these changes prior to final plat application submittal.

- Streets that are disconnected by one or more lots should have different street names.
- Propose 24 new unique street names for East Ranch Subdivision
  - Street A should be W (New Name) St
  - Street B will require two different names, these two roads will be named N (New Name) Ave
  - Street C will require two different names, these two roads will be named W (New Name) St
  - Street D will require two different names, these two roads will be named W (New Name) St
  - Street E should be named W (New Name) St
  - Street F should be named N (New Name) Way
  - Street G should be named N (New Name) Way
  - Street H will require two different names. The section of road that runs from Lot 7, Block 10 to Lot 5, Block 6 should be named W (New Name) Dr. The section of road that runs from Lot 20, Block 10 to Lot 27, Block 10 should be named W (New Name) St
  - Street I should be named W (New Name) Ave
  - Street J will require two different names, these two roads will be named N (New Name) Ave
  - Street K should be named W (New Name) St
  - Street L should be named W (New Name) St
  - Street M should be named W (New Name) St
  - Street N Should be named W (New Name) St
  - Street O should be named N (New Name) Ave
  - Street P should be named W (New Name) St
  - The section of road between Lot 1, Block 1 and Lot 1, Block 8 should be named N (New Name) Ave

- The section of road between Lot 9, Block 2 and Lot 15, Block 5 should be named W (New Name) Ln
- The section of road that runs between Lot 1, Block 6 and Lot 17 Block 5 should be named W (New Name) Ln

Sincerely,

Donald Brown  
GIS Tech I  
Engineering Division  
City of Nampa