

## PLANNING & ZONING DEPARTMENT

### Before the PLANNING AND ZONING COMMISSION Meeting of May 14, 2024

#### PUBLIC HEARING ITEM STAFF REPORT

Parker Bodily, AICP  
Senior Planner

**Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision** located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres) in the NE 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024).

Original Concept: 10 buildable lots for duplex dwelling units and 1 common lots.

(Action: [Approval or Denial](#))

---

#### PROPERTY DETAILS

---

Surrounding Zoning:

**North:** RS6 – Single-family residence – Kurtz Addition

**South:** RS6 – Single-family residence – College Manor Sub

**East:** RS6 – Single-family residence – Kurtz Addition

**West:** RS6 – Attached Single-family residences – Northern Lights

#### HISTORY:

**August 2022:** Pre-application meeting held with staff

**June 2023:** Property Boundary Adjustment approved by staff

**September 2023:** Pre-application meeting held with staff

---

#### APPLICABLE REGULATIONS

---

##### Conditional Use Permits:

10-25-1: DESCRIPTION AND PURPOSE: Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to typically possess such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts defined within this title. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit (CUP). The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in surrounding areas,



and for stipulating such conditions as may be reasonable so that the basic purposes of the chapter shall be served. Nothing construed herein shall be deemed to require the Commission to grant a CUP.

**10-25-4.A:** A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows:

**10-25-4.A.1:** That the proposed use is supported by the Nampa Comprehensive Plan.

**10-25-4.A.2:** That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

**10-25-4.A.3:** That the proposed use will be served adequately by essential public facilities and services.

**10-25-4.A.4:** That the proposed use will not be detrimental to the economic welfare of the community.

**10-25-4.A.5:** That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

Whether the Commission votes to deny or approve the Conditional Use permit request, the statements cited in this report as being from 10-25-4.A above must be found and supported by facts in order to approve the Conditional Use Permit in a reason statement as required by state law. A decision to deny the request must also conclude that at least one of those criteria are not met and also supported by facts.

**10-27-1.A: Establishment and Enforcement:** Establishment, interpretation, application and enforcement of the land division regulations found in this chapter by the city of Nampa and its authorized personnel is sanctioned by Idaho Code title 50, chapter 13 and title 67, chapter 65, and article 12, section 2 of the Idaho Constitution, as amended or subsequently codified. These standards or regulations shall apply to all land contained within the limits of the city of Nampa as presently constituted or as may be subsequently incorporated. They also shall apply to the area of City impact per agreement with Canyon County, and shall be in force as allowed according to the city of Nampa and Canyon County's "Joint Exercise of Power Agreement for Area of City Impact", and as each jurisdiction's impact legislation may allow.

**10-27-1.B: Idaho State Code:** Idaho State code notes that a division of a tract of land into "five or more lots, parcels, or site for the purpose of sale or building development, whether immediate or future" constitutes a subdivision. Nevertheless, State code allows for individual cities or counties to "adopt their own definition of subdivision" in lieu of the State's.

**10-27-1.C: Subdivision:** Nampa has defined a "subdivision" as one that creates three (3) or more lots from an original lot or parcel. No person or party shall subdivide any zoned property that is located wholly or in part in the City after June 11, 2002, into more than two (2) parcels, unless he shall first have made, or cause to have made, a subdivision plat thereof as required by Idaho code title 50, chapter 13, and as set forth within this chapter, save where allowed otherwise in this chapter.

**10-26-1: Planned Unit Development (PUD):** The intent of PUD regulations is to permit greater but limited flexibility to: lot sizes, bulk requirements, setbacks, building height, and placement of structures that are typically required in zoning districts, and consequently, more creative design for development than generally is possible under conventional zoning regulations or subdivision regulations as affected by zoning regulations. Density allowance is increased by 20% over standard subdivision development. It is further intended to promote more economical and efficient use of land while facilitating a harmonious variety of neighborhood development, a higher level of urban amenities, and preservation of natural scenic qualities of open spaces.

**10-26-4.B: Bulk Requirements (i.e., Setbacks, Property Depth, Property Width, Building Height, Density, and Street Frontage):** Bulk requirements that would otherwise be applicable to a project developed in a given zone wherein a PUD or MPC is proposed/allowed may be altered by the



Commission as part of a PUDs or MPCs review and approval process. The Commission may allow deviations from the setback, lot sizes, property depth, property width, building height, and street frontage requirements without one or more variance application permits being required provided that they conclude that any code required bulk requirement exceptions allowed comply with the following standards by assuring that:

**10-26-4.B.1: Building Separation:** Shall meet current adopted International Building Codes.

**10-26-4.B.2: Parking Space Clearance:** Garages and carports shall be no closer to the street or alley than 20'. Off street parking pads and driveways shall be paved for 2 vehicles and at least 20' deep. All other parking shall comply with parking requirements as stated in chapter 10-22 'Off Street Parking.'

**10-26-4.B.3: Access:** Access to a public street is assured to each and every building lot/parcel by direct access, recorded easement or shared parking/cross-access agreement.

**10-26-4.B.4: Setback:** Shall conform to the zoning district setback requirements wherein the structures are placed. RS and RD side and rear yard setbacks may be reduced to 4' or from the easement, whichever is greater, or to a distance required by building and fire codes. Structures that are 4' from the property line shall be allowed a one-foot (1') maximum eve encroachment into the setback.

**10-26-4.B.5: Height of Buildings:** Building Heights in a PUD and MPC development may extend up to two stories above the limitation of the zone in which it is located only when the zone does not abut a single-family residence, residential subdivision, residential zoning district or a Low- or Medium-Density Residential land use designation on the City of Nampa's Future Land Use Map on the side(s) of the PUD or MPC. Structures on the PUD property adjacent to residential land uses, zones and land use designations shall not exceed the height limitation of those residential zones, or 30' if undefined, extending 100' into the PUD or MPC.

**10-26-4.C: Density and Lot Size:**

**10-26-4.C.1:** Planned Unit Developments and Master Planned Communities shall adhere to the applicable residential zoning district density and lot size limitations with the option of increasing the density by 20% and reducing the minimum lot size by 20% (see 10-27-3.C.2 for lot sizes allowed per zoning district and product type)

**10-26-4.C.2:** Buildable Lot Size and Density Requirements: New lots created on or after October 4, 2021 by an administrative lot split or through a subdivision of the land must conform to the minimum and maximum lot size and density requirements established for the zoning district assigned to that parcel in order to be considered a 'buildable' lot.

**10-26-7: Criteria For Approval:** The Commission in making its determination shall consider the following:

**10-26-7.A - Proposed Development:** The proposed development is consistent in all respects to the spirit and intent of this chapter, is in general conformance with the comprehensive plan, that the area surrounding the development can be planned and zoned in coordination and substantial compatibility with the PUD or MPC and that the benefits and improved design of the development will have a beneficial effect which would not be achieved under standard district regulations.

**10-26-7.B - Project Design:**



**10-26-7.B.2: No Periphery Requirements:** PUDs and MPCs shall be exempt from the subdivision periphery lot compatibility requirements stated in subsection 10-27-6.F of this title.

**10-26-7.B.3: Project Design Elements:** for PUDs and MPCs:

**10-26-7.B.3.a: Landscaping:** Streetscape, open spaces, plazas, use of existing landscape, pedestrian way and recreational areas.

**10-26-7.B.3.b: Siting:** Visual focal points, use of existing physical features such as topography, view, solar access orientation according to the provisions of the specifications in chapter 27 of this title, sun and wind orientation, circulation patterns, physical environment, variation in building setbacks and building grouping.

**10-26-7.B.3.c: Design Features:** Street sections, architectural styles, harmonious use of materials, varied use of building types and parking areas broken by landscaping.

**10-8-5.A: 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 rear setbacks	15 feet

**10-8-5.B: Density Requirements and Lot sizes:**

Residential Zoning Districts - Lot Size and Density - Standard Subdivision						
Future Land Use Designation	Zoning District	Min Lot Size per DU	Max Lot Size per DU	Gross Density Range in Comp Plan	Minimum Property Width (feet)	Required Mean Property Depth (feet)
MDR	RS-8.5	8,500	17,000	2.51 - 8 DU/acre	50	80
MDR	RS-7	7,000	14,000		40	70
MDR	RS-6	6,000	12,000		30	60
MDR	RS-4	4,000	8,000		30	50

NOTE: MDR and RMU subdivision development proposals with a density greater than 5.1 DU per acre are required to be a Planned Unit Development or part of a Master Planned Community.

**10-8-5.C: Access:** All lots/parcels developed/"built out" or proposed to be developed/"built out" with structures thereon shall have, or be demonstrated to have, legal access to a public street, before the City may issue or approve construction of any structures on that lot/parcel (as iterated in the definition of "property" in § 10-1-2, "Definitions," and subsection 10-1-7.B.1 of this title). Lots/parcels developed in this zone do not have to have direct lot/parcel frontage on a public street however, only legal access to the same.

---

## 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 April 8, 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.

**Addressing:** Add the street name S Almond St to the road that runs from Lot 1 to Lot 6 as this portion of road is a continuation of the preexisting S Almond St.

**Landscaping:** Various landscape plan corrections. An irrigation plan is required, and the plan shall be stamped by an Idaho registered Landscape Architect.

**Nampa Fire District:** The Nampa Fire District does not support approval of the original submitted plat as it does not meet the requirements for fire turnaround. The turnaround shall not be a driveway for one of the duplex units. The current design shows the turnaround extending to the garage doors of lot 5, which would most likely lead to occupants unlawfully parking in the turnaround.

A revised plat was submitted. The Fire District does not oppose this application subject to compliance with all the Fire Department code requirements. The property is located approximately 1.3 miles from Nampa Fire Station #2 with an approximate response time of 4 minutes. Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$31,340.

**Engineering:** The preliminary plat as submitted is incomplete. Information should be added to the plat per the Preliminary Plat checklist in Appendix A of the 2023 Nampa Development & Policy Manual as noted in the engineering memo attached. Also refer to the attached memo for comments on access, traffic, and utilities.

---

## ANALYSIS OF PRELIMINARY PLAT

---

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-11, 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:

1. **Bulk Requirements:** That because the proposed Development is slated for development in conjunction with RS6 zoning as a PUD, this requirement applies...all master or standard building lots are:
  - a. not smaller than 4,800 sq. ft., the smallest buildable lot proposed is 6,224 s.f.;
  - b. not larger than 14,400 sq. ft., the largest duplex lot proposed is 8,944 s.f.;
  - c. lot widths shall measure equal to or greater than 30', the smallest lot width proposed is 51';
  - d. The number of residential units equals 20 on 2.08 acres, which creates a gross density of 9.62 which is above the 9.6 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan with the 20% increased allowance for a Planned Unit Development.
2. **Landscaping:** A landscape plan was reviewed by City staff and revisions are requested.



3. **Open Space:** For developments with a gross acreage of 2-4.99 acres: At least ten percent (10%) of the total gross acreage shall be retained as Qualified Open Space. The proposed development has 9.5% in open space.
4. **Parking provided:** The specific number of parking spaces required shall be reviewed at time of building permit. Code requires 1.5 parking spaces per 1 bedroom dwelling unit (one covered space), and 2 per dwelling unit per dwelling unit with 2 or more bedrooms (one covered space), plus .25 spaces per dwelling unit for guest parking. The development appears to provide at least 6 guest parking spaces outside of the garages and driveways for each unit.

### **Engineering Preliminary Plat Comments**

1. The preliminary plat as submitted is incomplete. The following information should be added to the plat per the Preliminary Plat checklist in Appendix A of the 2023 Nampa Development & Policy Manual:
  - Gravity irrigation head gate report and evidence that gravity irrigation water rights are active to the property.
  - Property address and parcel number identification of development property.
  - Information regarding the purpose of the PUD application and any requested zoning code variances.
  - Boundary basis of bearing referenced to a Section or Quarter Section corner monument of the Idaho Public Land Survey System.
  - Name, book, and page numbers of any recorded adjacent subdivision.
  - Block numbers with lots numbers specific to the blocks.
  - Topography within 100-ft of the property including location of any structures, utilities, and other features.
  - Identification of existing utilities and how proposed utilities propose to connect. I.E. it appears the water is proposed to extend east of the property boundary, but there is no indication where it is going.
  - Location of fire hydrants and street lights.
  - Clear identification of the emergency turnaround and any easement protecting the turnaround.
  - Identification of 10-ft wide public utility easement along street frontages.
  - Note 11 appears incorrect only identifying one lot and one block.

Conclusion: The proposed preliminary plat has provided a subdivision layout that does not comply with adopted city codes with issues specifically in relation to density and open space requirements. The proposed plat could meet the minimum requirements with the removal of at least 1 dwelling unit and a slight increase to the qualified open space.

---

## **PROPOSED FINDINGS**

---

### **Findings for CUP approval:**

- **That the proposed use is supported by the Nampa Comprehensive Plan.**
  - Chapter 5 of the Nampa 2040 Comprehensive Plan, encourages Smart Growth principles to “avoid sprawl,” among other purposes. Smart Growth Principles listed in Section 5.16.1 & 3 of the Plan include:
    - “Mixed-use with live/work, local retail, services, and residential”
    - “Range of housing opportunities, affordability, and choices”



- “include some form of a generous and functional open space with recreational features.
- The proposed use provides housing opportunities that are in high demand but not accessible in the area.
- Strategy 1 of Objective 2 within Chapter 5 of the Nampa 2024 Comprehensive Plan states “Prioritize infill development and redevelopment.”
- The property is zoned as RS6 (Single-Family Residential) and is adjacent to other attached and detached residences which are compatible in scale, bulk, and coverage to the proposed development.

Conclusion: The proposed development is supported by the Nampa Comprehensive Plan because the Comprehensive Plan encourages infill, the project follows several smart growth principles outlined in the plan and the development design fits within the area.

- **That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.**

- Future development will be subject to RS6 zoning district regulations which provides residential district standards.
- Parking will be provided as required for each unit according to two-family development standards in NCC 10-22-6.B.

Conclusion: The proposed development will not adversely impact the character and appearance of the general vicinity because they will provide parking as required by code and the buildings will be constructed to meet City requirements.

- **That the proposed use will be served adequately by essential public facilities and services.**

- City water and sewer currently serve the property.
- The City’s wastewater treatment plan currently has adequate capacity to serve this development.
- The City’s water system has adequate capacity to serve this property.
- The City’s pressure irrigation system has adequate capacity to serve this property.
- The Developer will be required to construct utilities to and through the property at the time of development.
- The City police department currently serves the property.
- Other services such as city parks, library, and streets, etc. are currently serving the property.
- The development will be subject to typical utility impact fees as mitigation for its demand on the systems and the need for future regional improvements.

Conclusion: The proposed development will be served adequately by essential public facilities and services because there is adequate capacity for City utilities, and all other services are currently being provided to the property and will continue.

- **That the proposed use will not be detrimental to the economic welfare of the community.**

- The proposed development provides housing opportunities in an area already served by public utilities and services.

Conclusion: The proposed development will not be detrimental to the economic welfare of the community because it will provide housing opportunities in an area that is more beneficial to the City.



- **That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.**
  - The proposed development will be adding four dwelling units to an area adequately served for transportation needs.
  - The project does not meet the threshold for requiring a Traffic Impact Study (TIS) per City of Nampa policy.
  - The project will be subject to standard traffic impact fees as mitigation for its contribution to regional traffic.

Conclusion: The proposed development will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors because it will be subject to traffic impact fees and be subject to standard nuisance ordinances in City code.

#### **Findings for CUP denial:**

- **That the proposed use is not supported by the Nampa Comprehensive Plan.**
  - Chapter 5 of the Nampa 2040 Comprehensive Plan, describes Medium Density Residential as “With a gross density of 2.51 to 8 dwelling units per acre (gross)”
  - The proposed development has a gross density of 9.62 dwelling units per acre.

Conclusion: The proposed development is not supported by the Nampa Comprehensive Plan because the proposed development exceeds the density defined for Medium Density Residential in the Comprehensive Plan.

- **That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.**
  - The proposed development exceeds the density described in the Comprehensive Plan for Medium Density Residential which covers the surrounding area.
  - The Northern Lights subdivision has a gross density of 8.6 dwelling units per acre
  - The adjacent lots range in sizes from 13,748 sq. ft. to 55,818 sq. ft.

Conclusion: The proposed development will adversely impact the character and appearance of the general vicinity because the density is above that of neighboring properties and exceeds the limit of Medium Density Residential as described in the Comprehensive Plan which is intended to create compatibility between nearby properties.

---

## **CONDITIONS OF APPROVAL**

---

Should the Commission vote to recommend approval of the annexation and zoning, then staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may add, subtract and/or modify conditions as it deems appropriate):

1. Developer shall remove at least one dwelling unit to bring the gross density below 9.6 dwelling units per acre.
2. Developer shall modify the common lot (lot 11) to be at least 10% of the gross development acreage.
3. Developer shall submit an Irrigation Plan and revised Landscape Plan according to NCC Title 10 Chapter 33 standards.



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 applicable City services.
5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. 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 to support annexation into the District. If water rights have lapsed, the Developer shall reestablish water rights prior to submitting for final plat application.
6. An 8" water main shall be looped back to Powerline Rd with the development to accommodate adequate fire flow. The Developer shall be responsible to procure any onsite public utility easements required per City policy to support the water main looping.
7. Emergency vehicle turnarounds shall be clearly marked and signed for "No Parking" until such time S Almond St is extended north, and a permanent turnaround is established.
8. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
9. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
10. Developer shall address all preliminary plat comments described in the memo from Nampa Engineering Division dated March 26, 2024 and submit an updated Preliminary Plat prior to Final Plat submittal.

---

## POTENTIAL MOTIONS for PRELIMINARY PLAT

---

### APPROVE:

I move to recommend approval of **Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision** located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024) 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 **Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision** located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024) and to adopt the proposed findings of denial as stated in the staff report.

---

## ATTACHMENTS

---

- Applications
- Project narrative
- Neighborhood Meeting
- Zoning Map
- Future Land Use Map
- Preliminary Plat



- Open Space
- Landscape Plans
- Revised Plat for fire turnaround
- Inter-departmental/agency/citizen correspondence





## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Almond Cove

File Number: SPP-00142-2024

Related Applications: CUP-00331-2024; PUD-00015-2024

#### Type of Application

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation                              | <input checked="" type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal                                  | <input type="checkbox"/> RV Park                                 |
| <input type="checkbox"/> Building & Site Design                  | <input checked="" type="checkbox"/> Subdivision                  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Short                                   |
| <input type="checkbox"/> Conditional Use Permit                  | <input checked="" type="checkbox"/> Preliminary                  |
| <input type="checkbox"/> Development Agreement                   | <input type="checkbox"/> Final                                   |
| <input type="checkbox"/> Modification                            | <input type="checkbox"/> Condo                                   |
| <input type="checkbox"/> Home Occupation                         | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Daycare                                 | <input type="checkbox"/> Fireworks Stand                         |
| <input type="checkbox"/> Kennel License                          | <input type="checkbox"/> Vacation                                |
| <input type="checkbox"/> Commercial                              | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Mobile Home Park                        | <input type="checkbox"/> Zoning Map/Ordinance Amendment          |
| <input type="checkbox"/> Legal Non-Conforming Use                | <input type="checkbox"/> Other: _____                            |

**You must attach any corresponding checklists with your application or it will not be accepted**

Applicant Name: Haven Idaho Phone: 208-504-1140

Applicant Address: 521 N 10th St #4 Email: almond@havenidaho.com

City: Caldewell State: ID Zip: 83605

Interest in property: ☐ Own ☐ Rent ☐ Other: \_\_\_\_\_

Owner Name: NPA Almond LLC Phone: 208-504-1140

Owner Address: 521 N 10th St #4 Email: almond@havenidaho.com

City: Caldewell State: ID Zip: 83605

Contractor Name (e.g., Engineer, Planner, Architect): Kurt Smith - Civil

Firm Name: Intermountain Engineering, Phone: 208-941-124

Contractor Address: 2587 Southside Email: \_\_\_\_\_

City: Melb State: ID Zip: 8364



## Subject Property Information

Address: 0 S Powerline Rd 0 S Powerline Rd

Parcel Number(s): R11448010 0, R11450010 0 Total acreage: 2.067 Zoning: RS-6

Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_

Project/Subdivision Name: Almond Cove

Description of proposed project/request: The Almond Cove Subdivision is a 2.1 acre development in an RS-6 zone at the north end of Almond Street in the city of Nampa. The project includes (10) residential lots and (1) common amenity lot. The duplex homes are intended to creatively support both multi-generational living.

Proposed Zoning: RS-6 Acres of each proposed zone: 2.067

## Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	10	1.546
Commercial		
Industrial		
Common (Landscape, Utility, Other)		
Open Space	1	0.198
<b>Total</b>	11	2.067

### Please answer all questions that are relevant to your project

Minimum square footage of structure: 3102 Maximum building height: 18'-5" to top of upper floor ceiling

Minimum property size (s.f.): 6000 Average property size (s.f.): 6695

Max Lot Size: 8944 sf

Gross density: 20/(1.744+0.332) = 9.63 units/acre Net density: 20/1.744 = 11.47 units/acre

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached

☒ Duplex ☐ Multi-family ☐ Condo ☐ Other: \_\_\_\_\_

Proposed number of units: 20

Total number of parking spaces provided: 40+12=52

Dedicated ROW: 0.332

% of open space/common area: 0.198 ac

Completed applications and checklists can be sent to: [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)

## Authorization

Print applicant name: David Meyers

Applicant signature:  Date: 2024-02-14

## City Staff

Received by: CF Received date: 2/15/2024



Q: Narrative fully describing the scope of the project.

The Almond Cove Subdivision is a 2.1 acre development in an RS-6 zone at the north end of Almond Street in the city of Nampa. The development includes extension of Almond Street and utilities to support it. The project includes (10) residential lots and (1) common amenity lot. The duplex homes are intended to creatively support both multi-generational living and extra rental income for homeowners.



## Neighborhood Meeting Notice

1/11/24

Dear Resident,

Prior to the submission of an application for a Preliminary Plat, Nampa city code requires a meeting between the applicant and neighbors within 300 feet of the subject property. This is your notice that a meeting is scheduled at the time and place below to review the proposal for the Almond Cove subdivision, located at the north end of Almond Street, near Dakota and Powerline.

This is not a public hearing, and public officials will not be present. If you have questions regarding neighborhood meeting requirements, please contact the City of Nampa Planning and Zoning Department at 208-468-4430.

### Neighborhood Meeting Information:

**When:**

Monday 1/22/24 at 5pm

**Where:**

North Dead-End of Almond Street off of Dakota and Powerline.

**Project Description:**

This project is located at TBD Almond St. This proposed project is known as the Almond Cove Subdivision. The project is a 2.1 acre development in an RS-6 zone at the north end of Almond Street in the city of Nampa. The project includes (10) residential lots and (1) common amenity lot. The duplex homes are intended to creatively support multi-generational living and provide more varied housing options for Nampa residents.

A site Plan has been included for reference.

If you have questions about the meeting or proposed development project, please contact Haven Idaho at 208-504-1140, [almond@havenidaho.com](mailto:almond@havenidaho.com), or by mail at 521 N 10th Ave. #4 Caldwell, ID 83605.

Please note: Attendance is not mandatory, nonetheless, to track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet and a copy of this letter with their application.

Sincerely,



### The Haven Idaho Team

208-504-1140

[almond@HavenIdaho.com](mailto:almond@HavenIdaho.com)

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



ALMOND COVE SUBDIVISION  
PART OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 34, T. 3 N., R. 2 W., B.M.  
CITY OF NAMPA, CANYON COUNTY, IDAHO  
2023



VICINITY MAP

SCALE 1:200



# Neighborhood Meeting Sign-In Sheet

Date of Meeting: 1-22-24 Time of Meeting: 5:00 pm

Location of Meeting: North dead end of Almond St. off Dakota & Powerline

Name of Project: Almond Cove

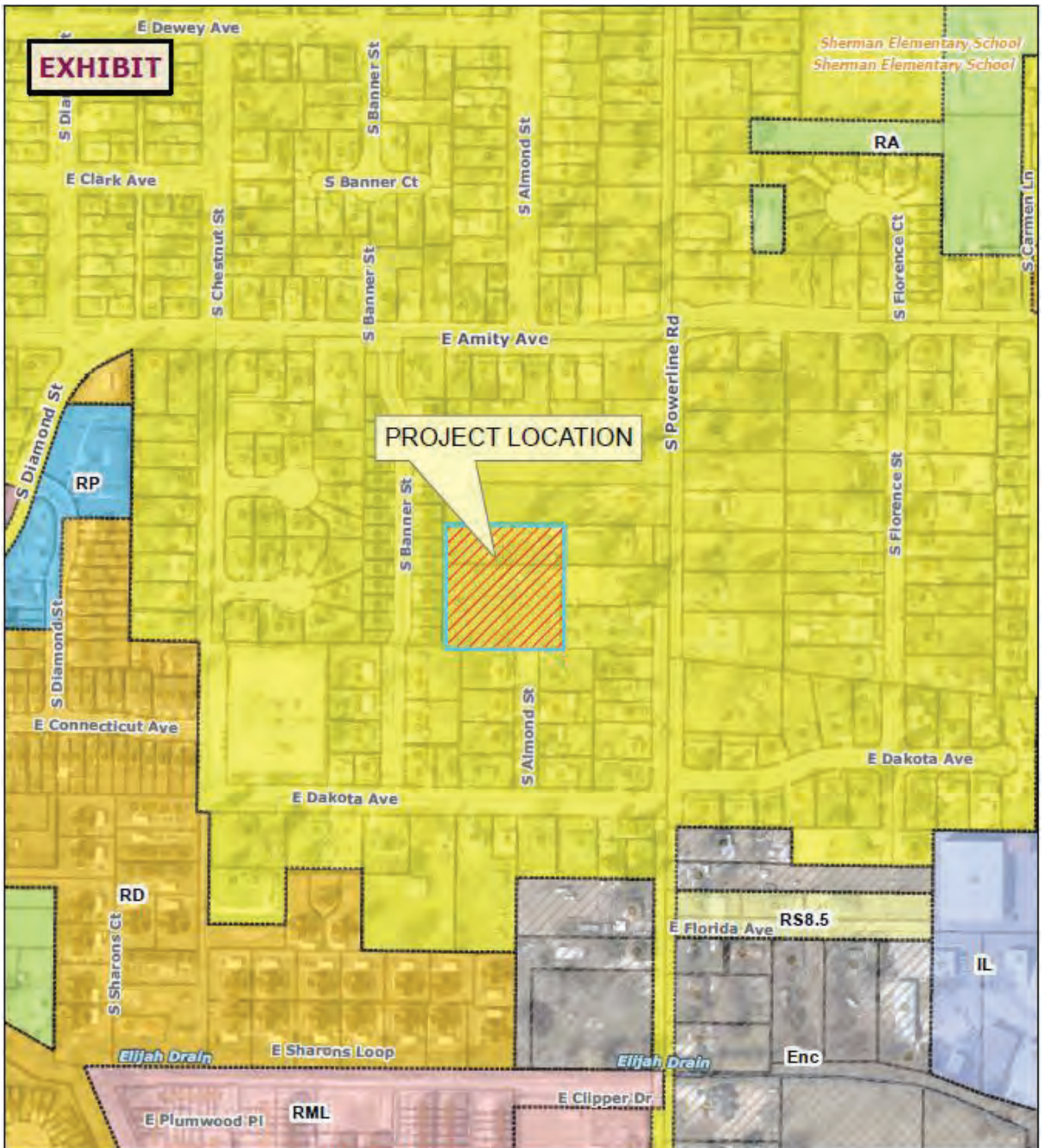
Those in attendance please print your name and address. If no one attended, applicant, please write across this form "no one attended."

Printed Name

Address, City, State, Zip

1. Sharon Dulinski 920 S. Banner St. 83686
2. Jan Romanski 965 S. Banner St. 83686
3. Becky Tsern 980 Banner St 83686
4. Swan McLagan 935 S. Banner 83686
5. Sandra Sollie 940 S Banner 83686
6. Yanette Nolting 1401 E Amity Ave. Nampa 83686
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_





**NAMPA** *Proud*

**0 S POWERLINE RD**  
**CONDITIONAL USE PERMIT FOR TWO**  
**UNIT SINGLE FAMILY ATTACHED**  
**DWELLING UNITS IN AN RS 6**  
**(SINGLE FAMILY RESIDENTIAL) ZONE,**  
**PLANNED UNIT DEVELOPMENT FOR**

**9.63 DWELLING UNITS/ACRE AND SUBDIVISION**

**PRELIMINARY PLAT FOR ALMOND COVE**  
**CONDITIONAL USE PERMIT, PLANNED UNIT**

**DEVELOPMENT & SUBDIVISION PRELIMINARY PLAT**  
**CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

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



**5/14/2024**

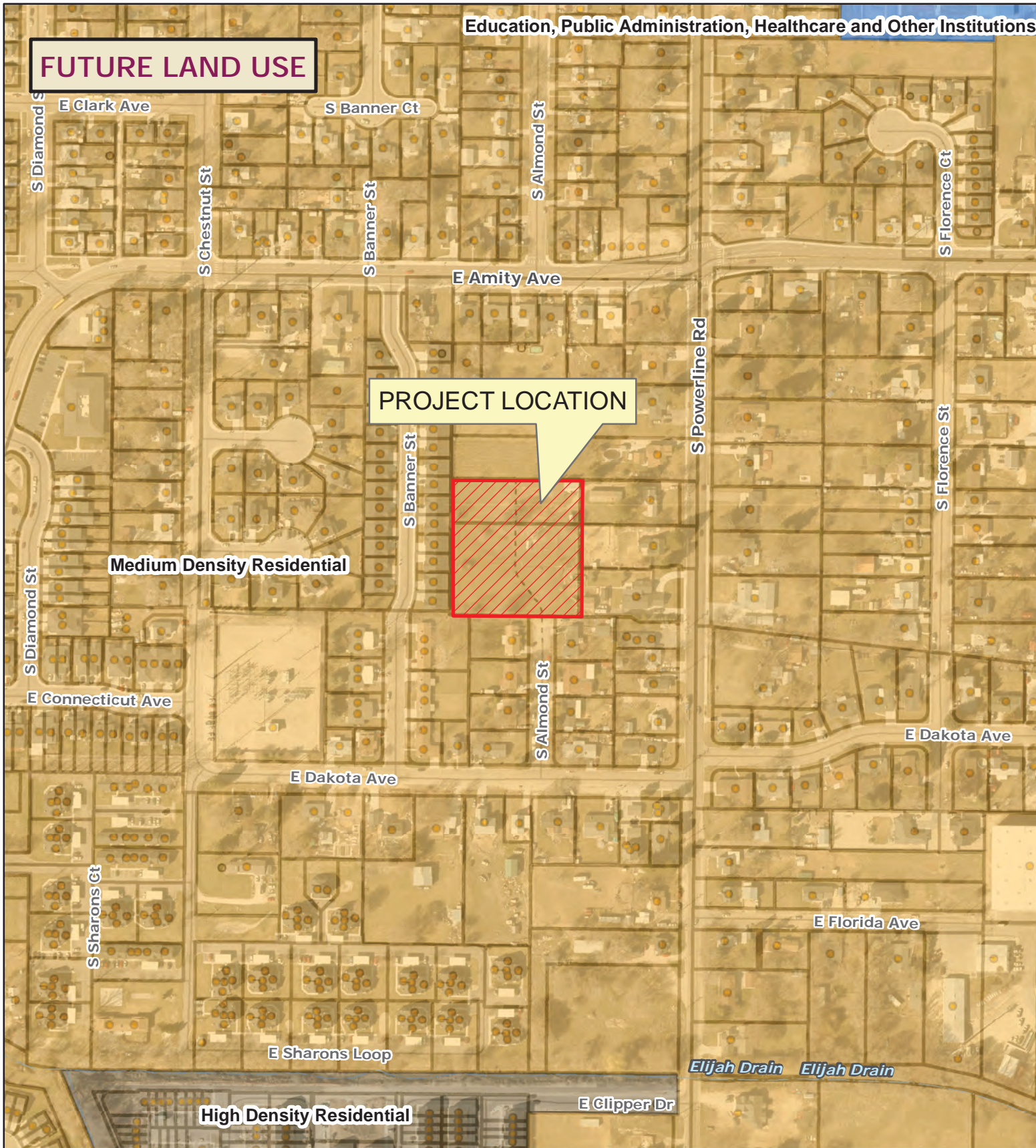
AG	GB2	RD_PUD	RS8.5
BC	GEE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IL	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RO	RS7_PUD	U
			UnZoned

0 75 150 225 300 Feet

*For illustrative purposes only.*



# FUTURE LAND USE



PROJECT LOCATION

Medium Density Residential

High Density Residential



**NAMPA**Proud

**0 S POWERLINE RD  
CONDITIONAL USE PERMIT FOR TWO  
UNIT SINGLE FAMILY ATTACHED  
DWELLING UNITS IN AN RS 6  
(SINGLE FAMILY RESIDENTIAL) ZONE,  
PLANNED UNIT DEVELOPMENT FOR  
9.63 DWELLING UNITS/ACRE AND SUBDIVISION  
PRELIMINARY PLAT FOR ALMOND COVE**

CONDITIONAL USE PERMIT, PLANNED UNIT  
DEVELOPMENT & SUBDIVISION PRELIMINARY PLAT

**CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

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



0 70 140 210 280 Feet

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

**5/7/2024**

For illustrative purposes only.



[illegible]

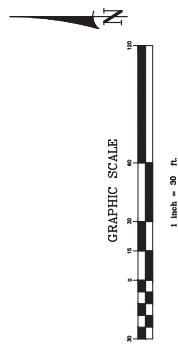
- DEVELOPMENT AREA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.42	50.00	31°17'27"	26.80	N10° 05' 25"W
C2	33.46	50.00	30°29'46"	32.84	S19° 03' 46"E
C3	48.21	72.00	38°25'47"	47.31	N10° 03' 15"W
C4	5.36	88.00	10°59'22"	5.35	N38° 44' 58"W
C5	13.38	88.00	27°29'24"	13.25	N33° 34' 35"W
C6	6.6	114.9	7°08'31"	11.48	S4° 27' 38"E
C7	48.19	72.00	30°29'46"	47.31	N10° 03' 46"W
C8	19.11	88.00	39°06'34"	18.74	S18° 40' 38"E

## PARKING SPACES

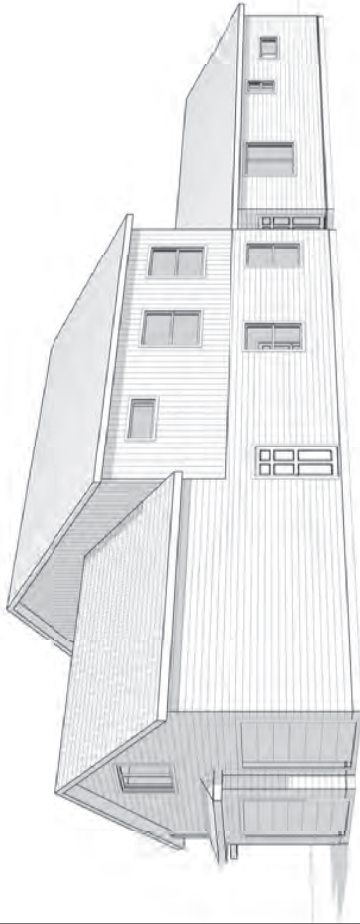
PROJECT DATUM

All efforts were derived from an Ortel cell solution using Station 02011-022 and GPS observations and are on NAD 83 datum.  
Project: Temporary Benchmark. Elevation was established by GPS observations.  
- TBM #1 is 5.6' Pin east side of project near middle of property.  
E1 = 25.08 11'  
TBM #2 = 5.8' Pin west side of project near middle of property.

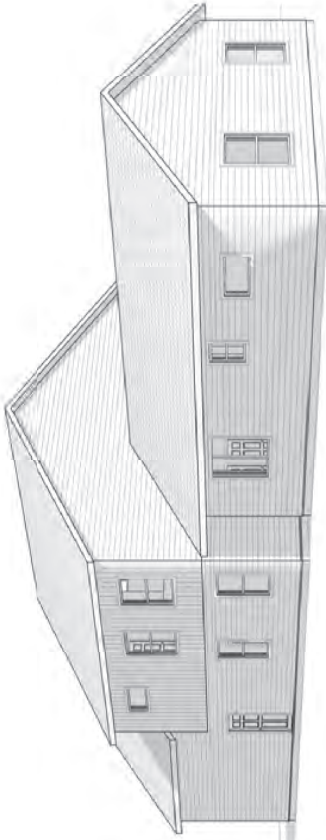


1 inch = 30 ft.

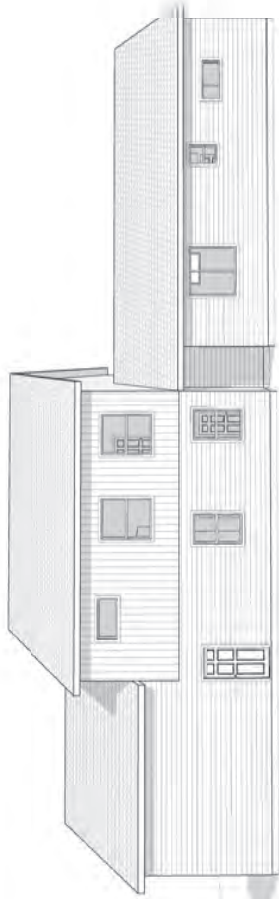




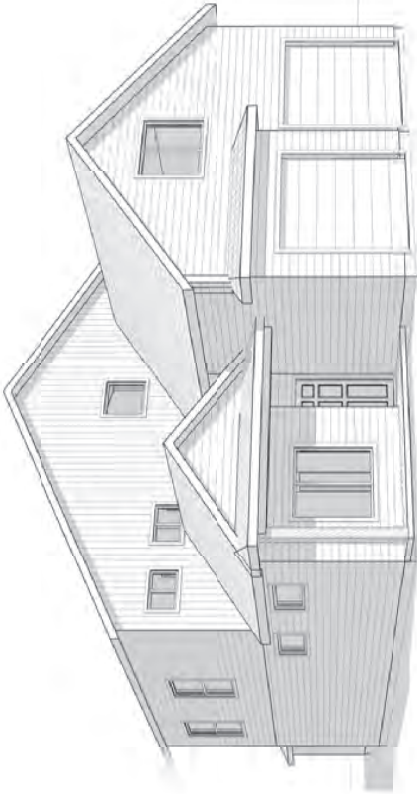
1 FRONT LEFT



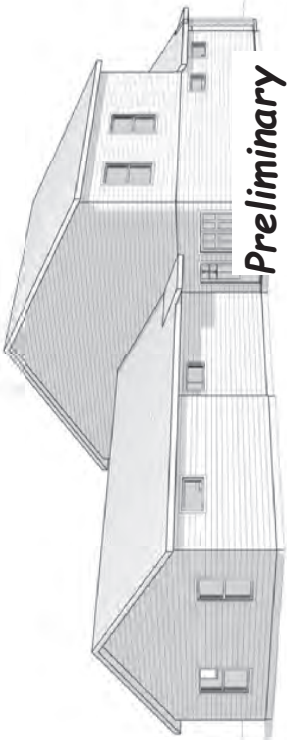
2 FRONT RIGHT



5 FRONT CENTER



3 REAR LEFT



Preliminary

Not For Construction



DATE: 11 Oct 2023  
DRAWN BY: RRS  
PROJECT: 2310129

TOWNHOUSE DWELLING  
FOR: NPA Almond LLC  
Haven Orchard  
Nampa, Idaho

3D  
PERSPECTIVE  
A7

These plans have been prepared under the direction of a Licensed Architect and Owner. Final Plans are accepted as is.  
Services will not perform any services reserved for an architect or engineer.  
of structural engineering for the project, unless explicitly noted. B+R Drafting  
Drawing Services has no involvement in the Civil, Structural, Mechanical  
have been provided by the customer and has been accepted as is. B+R  
Drawing to approved drafting practices. All information contained in these plans  
is not to be reproduced or used for any construction except by express written consent by one of the owning parties. B+R Drafting assumes no liability by the production of these plans. All information contained has been exclusively provided by the client and are accepted as is.





# Preliminary

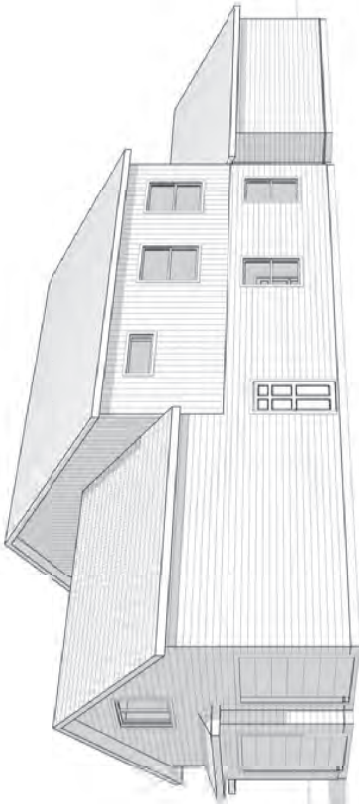
**Not For Construction**

TOWNHOUSE DWELLING		FOR		NPA Almond LLC	
DATE: 11 Oct 2023		DRAWN BY: RRS		Haven Orchard - Bldg A (right)	
PROJECT: 23101/29				Nampa, Idaho	
				3D PERSPECTIVE	
				A7	

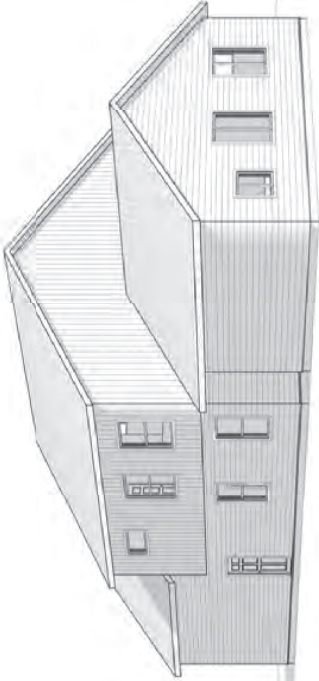
The plans are the joint property of B/H/Drafting and the Client. They are not to be reproduced or to be used for any construction except by express written consent by one of the owning parties. B/H/Drafting assumes no liability beyond the production of these plans. All information contained has been exclusively provided by the client and are accepted as is.

These plans have been prepared under the direction of a **ASDA** Certified Engineer to approved drafting practices. All information contained in these plans has been provided by the customer and has been accepted as is. **B.R. Duffing** Services has had no involvement in the Civil, Structural, Mechanical or Electrical Engineering for this project unless explicitly noted. **B.R. Duffing** Services will not perform any services reserved for an Architect or Engineer. All liability for this project remains solely with the contractor, subcontractors and Owner. Final Plans are accepted **AS**.

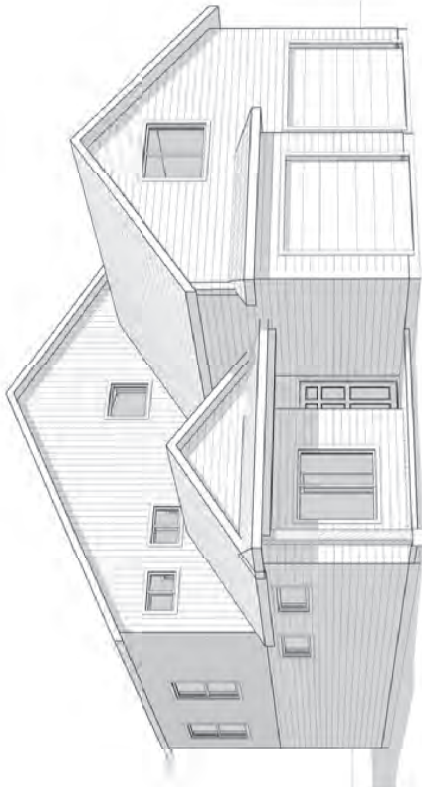




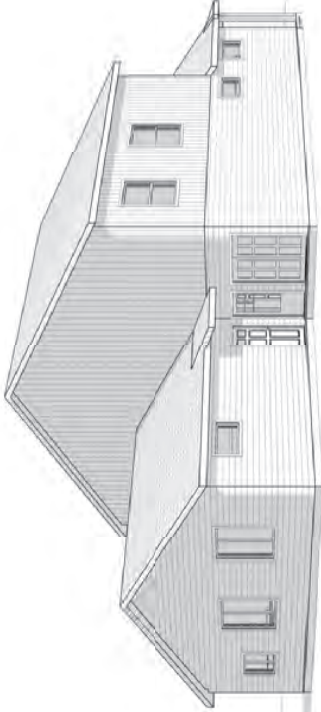
1 FRONT RIGHT



2 REAR RIGHT



3 FRONT LEFT



4 REAR LEFT

# Preliminary Not For Construction



1925 N. 37th E.  
Tulsa, OK 74107  
208-568-8383  
services@brdrafting.com

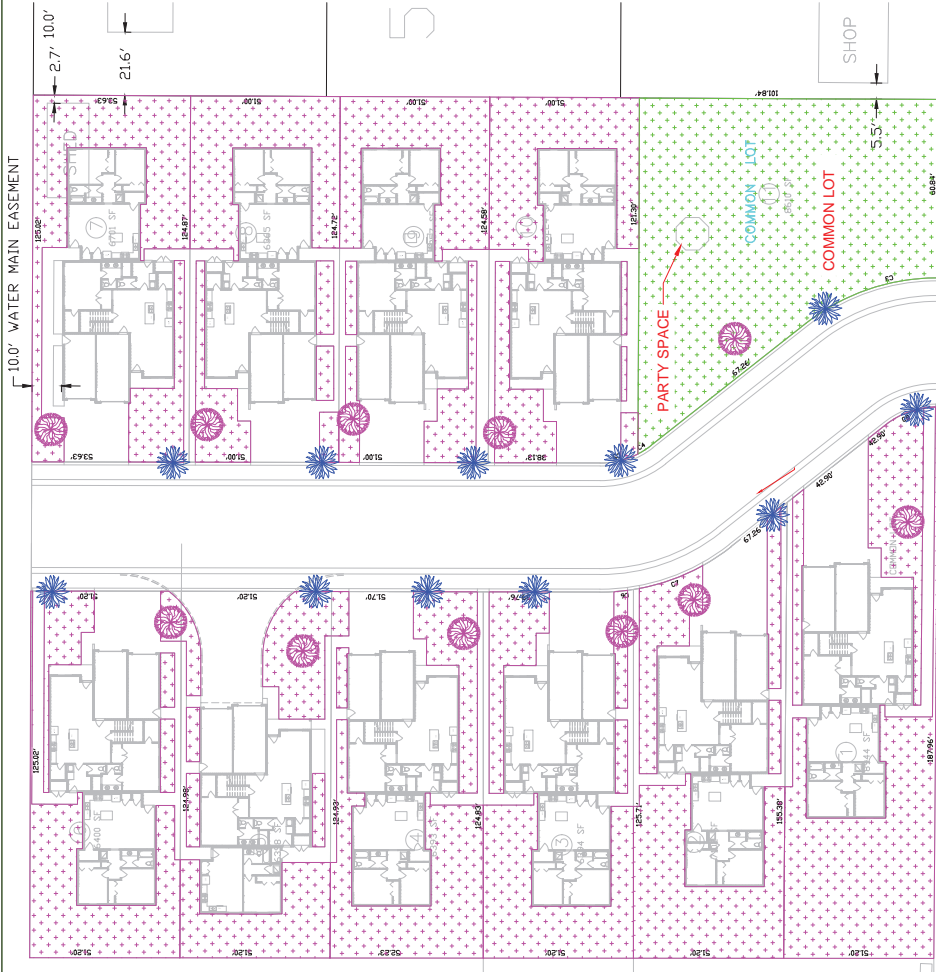
DATE: 11 Oct 2023	FOR: NPA Almond LLC	3D PERSPECTIVE
DRAWN BY: RRS	Haven Orchard Bldg B/C - right	
PROJECT: 2310129	Nampa, Idaho	A7

REV	DATE	DESCRIPTION

These plans have been prepared under the direction of a Licensed Architect and Owner. Final Plans are accepted as is.  
Services will not be performed for any project unless reviewed by an architect or engineer.  
of structural engineering for the project unless explicitly noted. B+R Drafting  
Drafting Services has no involvement in the Civil, Structural, Mechanical  
have been provided by the customer and has been acquired as a third  
Drafting to approved drafting practices. All information contained in these plans  
and Owner. Final Plans are accepted as is.

The plans are the joint property of B+R Drafting and the Client. They are not to be reproduced or to be used for any construction except by express written consent by one of the owning parties. B+R Drafting assumes no liability for the production of these plans. All information contained has been exclusively provided by the client and are accepted as is.





LEGEND:

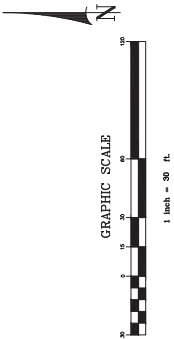
- LOT OPEN SPACE
- QUALIFIED OPEN SPACE



LANDSCAPE PLAN  
FOR  
COVE  
PART OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 34, T. 3 N., R. 2 W., B.M.  
CITY OF NAMPA, CANYON COUNTY, IDAHO  
2023

- Notes
- ONE (1) COMMON LOT, LOCATED IN SOUTH EAST CORNER OF DEVELOPMENT.
  - THE COMMON LOT WILL BE PLANNED WITH A PARTY SPACE TO ALLOW PEOPLE TO GATHER OUTDOORS AND SPEND QUALITY TIME TOGETHER.

QUALIFIED OPEN SPACE		
COMMON LOT	8610	SQFT
	0.198	ACRES
	11.355	% OF BUILDABLE AREA



SHEET NO. CI OF CI		Rev 1	DRAWING NO.	HAVER COVE LANDSCAPING	OPEN SPACE PLAN
FIELD BOOK NO.		SCALE: HORIZONTAL	SCALE: VERTICAL	HAVER COVE	HAVER COVE
DAVID MEYERS		HAVER HOMES	P.D. BOX 77	NAMPA, ID 83653	77
DESIGNED BY: DDM		12/01/23	CHECKED BY: DDM	APPROVED BY: DDM	12/01/23
NO.		BY	DATE	DESCRIPTION	













3/27/2024

**RE: Almond Cove**

To: David Meyers

cc: Caleb LaClair, P.E., 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.

- Add the street name S Almond St to the road that runs from Lot 1 to Lot 6 as this portion of road is a continuation of the preexisting S Almond St.

Sincerely,

Donald Brown  
GIS Tech I  
Engineering Division  
City of Nampa



## Candace Fry

---

**From:** Carol Shackelford  
**Sent:** Monday, March 18, 2024 1:22 PM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024  
**Attachments:** SPP-00142-2024\_Almond Cove\_Application Updated.pdf; SPP-00142-2024\_Almond Cove\_Prelim Plat with Elevations Updated.pdf; SPP-00142-2024\_Almond Cove\_Legal Descriptions - Word.docx; SPP-00142-2024\_Almond Cove\_Landscape Plans.pdf; SPP-00142-2024\_Almond Cove\_Narrative.docx

I found no code violations at this property.

Properties that in the city must be maintained in accordance with City of Nampa code. Weeds should be kept cut, and noxious weeds destroyed. Miscellaneous debris should be removed. If the property is not kept in accordance with city code, it could lead to abatement and possible tax lien.

---

**From:** Soyla Reyna <reynas@cityofnampa.us>  
**Sent:** Monday, March 18, 2024 10:43 AM  
**To:** Carol Shackelford <shackelfordc@cityofnampa.us>  
**Cc:** Kent Lovelace <lovelacek@cityofnampa.us>  
**Subject:** FW: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

Crm created

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to May 3, 2024.

---

**From:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 10:17 AM  
**Subject:** Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

Good Morning,

**RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

I have attached for your review the applications for Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres) in the NE 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024). Original Concept: 10 buildable lots for duplex dwelling units and 1 common lots.

This application will go before the Planning and Zoning Commission as a public hearing item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to May 3, 2024.



## Candace Fry

---

**From:** Cody Swander  
**Sent:** Tuesday, March 19, 2024 1:44 PM  
**To:** Candace Fry; Planning-Zoning Staff  
**Cc:** Darrin Johnson; Adam Mancini; Carolynn Murray  
**Subject:** RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024 (Parks ID# 801)

Hi Candace,

Nampa Parks has reviewed the preliminary plat for Almond Cove Subdivision, Project: SPP-00142-2024. 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:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 10:17 AM  
**Subject:** Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

Good Morning,

**RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

I have attached for your review the applications for Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres) in the NE 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024). Original Concept: 10 buildable lots for duplex dwelling units and 1 common lots.

This application will go before the Planning and Zoning Commission as a public hearing item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to May 3, 2024.

Thanks,  
*Candace*





DATE: March 26, 2024

TO: Nampa Planning & Zoning Department

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

CC: Tom Points, P.E. – Public Works Director

**SUBJECT: SPP-00142-2024 – Almond Cove Subdivision  
Engineering Review Memo**

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

### **Review Comments**

#### **General:**

1. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on August 3, 2022 and then again September 6, 2023.
2. The property is currently annexed RS6. The subject property was split from the parcels fronting Powerline Rd via Parcel Boundary Adjustment application PBA-00057-2023 in June 2023.

#### **Preliminary Plat:**

3. The preliminary plat as submitted is incomplete. The following information should be added to the plat per the Preliminary Plat checklist in Appendix A of the 2023 Nampa Development & Policy Manual:
  - Gravity irrigation head gate report and evidence that gravity irrigation water rights are active to the property.
  - Property address and parcel number identification of development property.
  - Information regarding the purpose of the PUD application and any requested zoning code variances.
  - Boundary basis of bearing referenced to a Section or Quarter Section corner monument of the Idaho Public Land Survey System.
  - Name, book, and page numbers of any recorded adjacent subdivision.
  - Block numbers with lots numbers specific to the blocks.
  - Topography within 100-ft of the property including location of any structures, utilities, and other features.
  - Identification of existing utilities and how proposed utilities propose to connect. I.E. it appears the water is proposed to extend east of the property boundary, but there is no indication where it is going.
  - Location of fire hydrants and street lights.



- Clear identification of the emergency turnaround and any easement protecting the turnaround.
- Identification of 10-ft wide public utility easement along street frontages.
- Note 11 appears incorrect only identifying one lot and one block.

**Access/Layout:**

4. The project is located southwest of the S Powerline Rd and E Amity Ave intersection. There are no fronting public streets or associated public right-of-way dedications required for this project.
5. The development proposed to extend S Almond St for access with a stub to the north to support future extension. The development proposes to use the Reduced Local Road (2) public street section which has a 44' wide public right-of-way and 32-ft from curb to curb. "No Parking" signage shall be placed on one side of the street at time of development.
6. A fire code compliant emergency vehicle turnaround is required to be constructed with the development because the dead-end S Almond St will exceed 150-ft. The preliminary plat appears to reflect this turnaround on Lot 5. It should be noted this turnaround will prevent the parking of vehicles within the driveway of this parcel. The turnaround area should be clearly marked and signed as "No Parking – Emergency Vehicle Access".

**Traffic:**

7. The project does not meet the threshold for requiring a Traffic Impact Study (TIS) per City of Nampa policy.
8. There are no transportation Capital Improvement Projects identified in the general vicinity of the development.
9. The project will be subject to standard traffic impact fees as mitigation for its contribution to regional traffic. The total traffic impact fee at buildout based on the current impact fee rate would be approximately \$34,500.

**Utilities:**

10. The City maintains the following utilities in the vicinity of the project:
  - 8" gravity sewer main in S Almond St.
  - 6" water main in S Almond St.
  - 8" pressure irrigation main in S Almond St.
11. The City's wastewater treatment plant currently has adequate capacity to serve this development.
12. The City's water system has adequate capacity to serve this property. The property is in the City's water pressure Zone 2, which has a service hydraulic grade of approximately 2,640-feet. Static water pressures should be on the order of 55-psi based on ground elevations.
13. Due to the 6" water main size it will be necessary to loop the water main back to S Powerline Rd to achieve adequate fire flow. The preliminary plat appears to reflect this intent showing a line extending along the north property boundary to the east. The plat should be revised to reflect the full pipe extension out to S Powerline Rd and any required onsite and offsite easement. The



easement shall be 10-ft wide minimum centered on the pipe in accordance with City of Nampa Engineering Policy.

14. The City's pressure irrigation system has sufficient capacity to serve this property.
15. A portion of the property has yet to be annexed into the Nampa Municipal Irrigation District. The Developer shall provide documentation to the Nampa Engineering Division verifying irrigation water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District. If water rights have lapsed, the Developer shall reestablish water rights prior to submitting for final plat application.
16. The project shall be required to construct utilities to and through the property at the time of development with utility stubs at the north property boundary.
17. Street lights shall be provided at street intersections, cul-de-sac ends, sharp curves, and at 400' maximum spacing on all local roads. The City is in the process of adopting street lighting standards for arterial and collector roads.
18. Fire hydrants shall be provided at 400' maximum spacing internal to the site or as required by the Nampa Fire District.
19. The development will be subject to typical utility impact fees as mitigation for its demand on the systems and the need for future regional improvements. The approximate total impact fees at buildout based on the current impact fee rate would be:
  - Wastewater – \$24,300
  - Water – \$3,600
  - Pressure Irrigation – \$16,300

**Drainage:**

20. The property is not located within a 100-year floodplain.
21. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development and Policy Manual (Drainage Policy).
22. All runoff from residential lots shall be either retained on the lot or directed to the public road or a common area, and not be allowed to cross into an adjacent residential lot. Refer to the Nampa Engineering Development and Policy Manual, Section 101, Section 106, and Appendix F for more information.
23. Drainage facilities that are located in areas intended to be counted toward qualified open space shall be designed in accordance with Nampa City Code Section 10-27-6.M.8.a as multi-use facilities.
24. Developer shall account for any historic drainage from adjacent properties in accordance with Nampa Drainage Policy.

**Gravity Irrigation:**

25. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties if they exist in accordance with Idaho state statute.

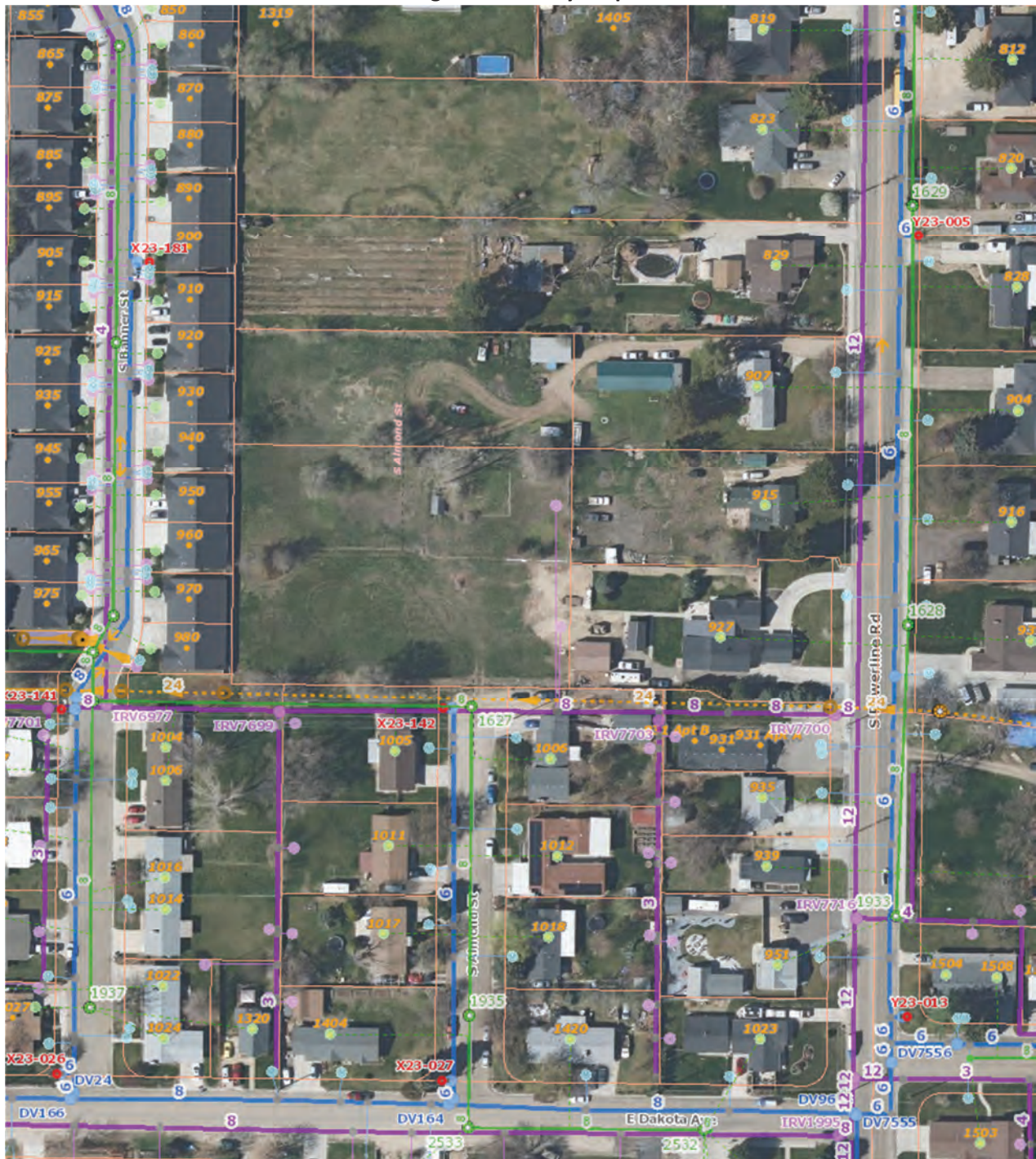


**Conditions of Approval**

1. 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 applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. 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 to support annexation into the District. If water rights have lapsed, the Developer shall reestablish water rights prior to submitting for final plat application.
3. An 8" water main shall be looped back to Powerline Rd with the development to accommodate adequate fire flow. The Developer shall be responsible to procure any offsite public utility easements required per City policy to support the water main looping.
4. Emergency vehicle turnarounds shall be clearly marked and signed for "No Parking" until such time S Almond St is extended north, and a permanent turnaround is established.
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. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.



Figure 1 – Utility Map







EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

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

208.468.5770

**DATE:** May 2, 2024

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

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

**APPLICANT:** Haven Idaho

**OWNER:** Haven Idaho

**PROJECT ADDRESS:** 0 Almond Ln. Parcel# R114480100 and R114500100

**RE:** Almond Cove Subdivision. SPP-00331-2024

This application is for a subdivision with 10 residential duplex lots and 1 common lot on 2.1 acres.

The Nampa Fire Department does not oppose approval of 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:*

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)

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)





EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

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

208.468.5770

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)

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

### 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 1.3 miles from Nampa Fire Station 2 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$31,340.



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 56 residents to 20 residential units on 10 lots, with an increased personnel demand of 0.06 firefighter positions.

### Exhibits

#### "No Parking" Signs

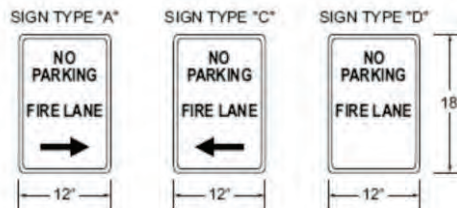
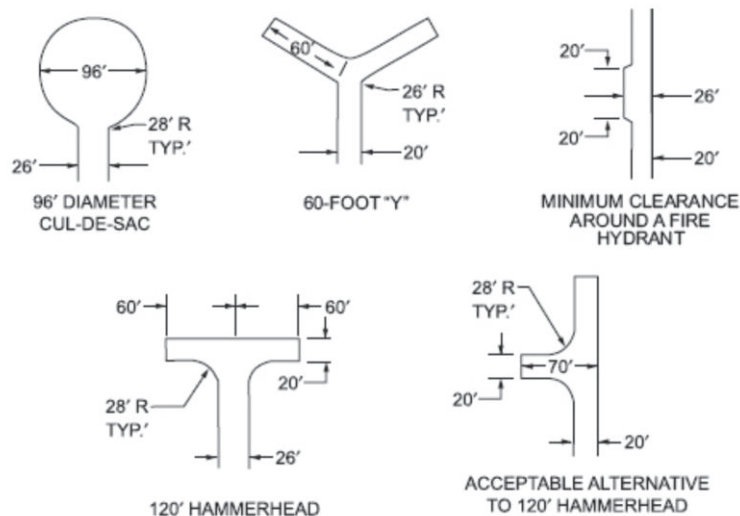


FIGURE D103.6 FIRE LANE SIGNS

#### Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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





EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

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

208.468.5770

**DATE:** April 30, 2024

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

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

**APPLICANT:** Haven Idaho

**OWNER:** Haven Idaho

**PROJECT ADDRESS:** 0 Almond Ln. Parcel# R114480100 and R114500100

**RE:** Almond Cove Subdivision. SPP-00331-2024

This application is for a subdivision with 10 residential duplex lots and 1 common lot on 2.1 acres.

The Nampa Fire Department **does not support approval** of 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:

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) **The turnaround shall not be a driveway for one of the duplex units. The current design shows the turnaround extending to the garage doors of lot 5, which would most likely lead to occupants unlawfully parking in the turnaround.**





EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

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

208.468.5770

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)

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 note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

### 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 1.3 miles from Nampa Fire Station 2 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$31,340.



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 56 residents to 20 residential units on 10 lots, with an increased personnel demand of 0.06 firefighter positions.

### Exhibits

#### "No Parking" Signs

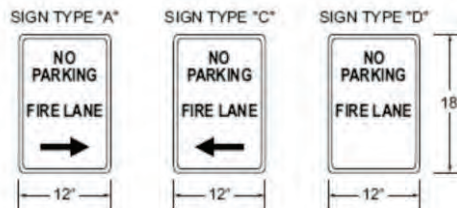
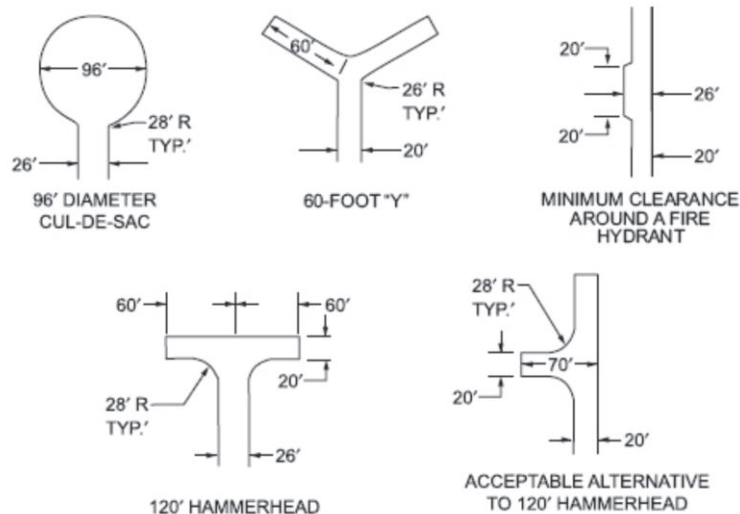


FIGURE D103.6 FIRE LANE SIGNS

#### Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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



## Candace Fry

---

**From:** Adam Mancini  
**Sent:** Monday, March 18, 2024 4:56 PM  
**To:** Candace Fry  
**Cc:** Doug Critchfield;Carolynn Murray  
**Subject:** RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024  
**Attachments:** SPP-00142-2024\_Almond Cove\_Landscape Plans.pdf; TREE DETAIL (002) for Developers.pdf

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

Hi Candace,

After reviewing the landscape plans for Almond Cove, Forestry requests for the developer to specify the species of trees to be planted. In addition, Forestry would like the developer to provide a tree planting detail for balled and burlap trees (such as the attachment).

Please let me know if you have any questions.

Thank you,

Adam



**Adam Mancini**  
City Forester  
ISA Certified Arborist #PN-8251A  
ISA Tree Risk Assessor Qualified  
O: 208.468.5890, C: 208.284.3247  
[Nampa Parks – Facebook Page](#)



---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Monday, March 18, 2024 10:17 AM  
**Subject:** Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

Good Morning,

**RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

I have attached for your review the applications for Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling



From: [Niki Benyakhlef](#)  
To: [Planning-Zoning Staff](#)  
Cc: [Candace Fry](#)  
Subject: RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024  
Date: Monday, March 25, 2024 2:38:40 PM

---

**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.

Hello -

After careful review of the transmittal submitted to ITD on March 18, 2024, regarding Almond Cove – CUP-003331-2024, PUD-00015-2024 & SPP-00142-2024, the Department has no comments or concerns to make at this time. This development is only proposing 10 residential units and is one mile east of SH-45 with multiple collectors to disperse the traffic and not cause an impact.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 10:17 AM  
**Subject:** Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

---

Good Morning,

**RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

I have attached for your review the applications for Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000



**From:** [Doug Critchfield](#)  
**To:** [Candace Fry](#)  
**Subject:** RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024  
**Date:** Tuesday, March 26, 2024 9:07:40 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[TREE DETAIL - City of Nampa Approved.pdf](#)

---

Candace – Please add the following comments for the Almond Cove landscape plan. Thanks – Doug

1. The final plat landscape plan for this subdivision shall identify the genus species, common name, caliper (1.5" minimum), and class of trees bordering the street and in common areas.
2. Trees shall be selected from the Treasure Valley Tree Selection Guide.
3. If any shrubs or groundcovers are included in common areas, the genus species, common name and height/width at maturity shall be specified.
4. Please use the approved City of Nampa Tree Detail (attached) on the landscape plan.
5. Turf species shall be specified. Nampa City Code requires the use of a drought tolerant species, such as Rhizomatous Tall Fescue.
6. If any rock mulch, natural mulch, or other ground cover is utilized, it shall be specified on the landscape plan.
7. The subdivision exceeds one acre in area. Per Nampa City Code, an irrigation plan is required and the plan shall be stamped by an Idaho registered Landscape Architect. The common landscape area controller shall be a WaterSense- labeled controller. A flow sensor is required.
8. Nampa City Code Chapter 33 standards shall be utilized to develop the landscape and irrigation plans.



**Doug Critchfield, Principal Planner**  
O: 208.468.5406, F: 208.468.5439  
500 12<sup>th</sup> Ave. S., Nampa, ID 83651  
[Planning and Zoning - Like us on Facebook](#)  
**NAMPA** Ready

---

**From:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 10:17 AM  
**Subject:** Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024

Good Morning,

**RE: Almond Cove- CUP-00331-2024, PUD-00015-2024 & SPP-00142-2024**

I have attached for your review the applications for Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000