



PLANNING & ZONING DEPARTMENT
Before the Mayor & City Council
NOVEMBER 4, 2024

PUBLIC HEARING ITEM
STAFF REPORT

Rodney Ashby, AICP
Director

Annexation and Zoning to RD (Two-Family Residential), potential development agreement, and **Subdivision Short Plat** approval for Cornerstone subdivision at 1500 W Orchard Ave, a 1.23 acre parcel #R3137300000 located in the SE 1/4 of Section 17, T3N, R2W, BM, for William Mason/Mason & Associates Inc. representing Jose Hernandez (ANN-00309-2024, SPS-00060-2024).

Original Concept: Five buildable lots for two-family attached dwelling units and two common lots.

(Action: *Recommend or Denial*)

Nampa Planning & Zoning Commission Recommendation

On September 10, 2024, after reviewing the staff report, conducting a scheduled public hearing, and deliberation, the Nampa Planning & Zoning Commission recommended approval of the application with the Proposed Conditions and adopted the Proposed Findings of Fact.

Based upon the Commission's recommendations and the analysis that was completed utilizing the conclusions of law, Nampa Comprehensive Plan and Nampa City Code, coupled with the findings and conditions listed in the staff report, the project appears to meet all requirements. Staff can reasonably recommend to the Council that the project be approved.

PROPERTY DETAILS

Comprehensive Plan FLUM: Medium Density Residential

Current Jurisdiction: The Property is currently in Canyon County and zoned R1

Surrounding Zoning & Uses:

North: RS6 – Goldcrest Estates Subdivision Phase 1 (Single-Family Detached Homes)

South: RS6 – The Pines Subdivision (Single-Family Detached Homes)

East: County R1 – Single-Family Detached Home

- 260' to the east = RD zoning district - Jacks Orchard Park Subdivision (mix of single family, duplex, and triplex)

West: County R1 – Single-Family Detached Home

History:

- **April 2023:** Preapplication meeting for 11 duplexes (22 units)
- **September 2023:** Preapplication meeting for 5 duplexes (10 units)
- **September 2024:** Nampa Planning & Zoning Commission Recommended Approval

Utilities:

- City water, sewer, and pressure irrigation are available to the properties.

APPLICABLE REGULATIONS

Annexation:

Idaho State Code Title 50-222(3) and Nampa City Code Title 10 Chapter 2(4.C.1) outline the Conclusions of Law required for approval of Annexation as a category A annexation, specifically:

- Be contiguous with the city limits or be enclaved by other properties so annexed.
- The area can reasonably be assumed to be available for the orderly development of the city.
- The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

Either:

- a. All involved private landowners raise no objection to annexation; and/or,
- b. They entail or are composed of enclaved property, regardless of surface area, which are surrounded on all sides by a land within Nampa city limits; and/or,
- c. They entail property that is bounded on all sides by lands within Nampa and by lands for which owner approval must be given pursuant to subsection D2d of NCC 10-2-4; and/or,
- d. They entail property that is/are bounded on all sides by lands either within the city and by the boundary of the Nampa city impact area.

Zoning/Rezoning:

10-2-3.C: Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: The Commission shall conclude the following conclusions of law before recommending to City Council approval of an amendment to the City's official zoning map; City Council shall conclude the following conclusions of law before approving an amendment to the City's official zoning map:

- 10-2-3.C.1: The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;
- 10-2-3.C.2: 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;
- 10-2-3.C.3: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

10-10-1: DESCRIPTION AND PURPOSE

The RD Two-Family (duplex) Residential District is intended to provide a variety of housing types by transitioning between single-family dwellings and higher density land uses. This results in the more efficient and economic use of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc).

In the Comprehensive Plan Future Land Use map, there are two designations that potentially “fit” the RD Zoning parameters: Medium Density Residential (MDR) and High Density Residential (HDR). Single-family dwelling unit on its own lot, two (2) attached dwelling units (duplex) on its own lot and townhouses that are created from three (3) and four (4) attached dwelling unit structures, are allowed within the MDR designation. Three (3) and four (4) attached dwelling unit structures that are not subdivided into townhouses are allowed within the HDR designation.

10-10-5.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 setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Required rear setbacks for corner lot that has been split	5 feet
Minimum property width	30 feet
Required accessory structure front setback	Side or rear yard behind the front plane the principal structure or 20 feet whichever is greater
Required accessory structure side and rear setback	5 feet
Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet

10-10-5.D: Density Requirements and Lot Sizes: Developments created through a short plat or property boundary adjustment or show no change to the base lot size may exceed the Comprehensive Plan gross density requirements of 2.51 – 8 dwelling units per acre in the Medium Density Residential and Residential Mixed Use designated areas.

Developments created via Preliminary/Final Plat shall meet the Comprehensive Plan gross density requirements of 2.51 – 8 dwelling units per acre in the Medium Density Residential designated areas and 8+ dwelling units per acre in the High Density Residential designated areas.

Base lot: The cumulative area of the parcel(s) where the multi-unit structure resides. When developing townhouses the base lot shall be a lot size within the minimum and maximum range on the chart. From this proposed base lot the townhouse units can be subdivided according to the product type to provide single-family housing units.

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
MDR	RD	6,000	12,000	2.51 - 8 DU/acre

NCC § 10-27-1: General Subdivision Policy:

- A. 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. Nampa has defined a "subdivision" as one that creates three (3) or more lots from an original lot or parcel.
- B. Subdivision: No person or party shall subdivide any zoned property that is located wholly or in part in the city after June 11, 2002, or subdivide land within the area of city impact after June 14, 1977, 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.

NCC § 10-27-4.F: Short Plats:

Proposed land divisions wherein either it is proposed to create three (3) properties or more from a parent lot or parcel, or, wherein a simple property split is no longer deemed to be available to a property may be executed by filing for a short plat permit in accordance with the following standards:

10-27-4.F.1: A neighborhood meeting shall be conducted as outlined in § 10-2-2.B: Planning Application Neighborhood Meeting of this title.

10-27-4.F.2: The short plat shall be for no more than seven (7) building lots (partitioned from an original lot or parcel) or eight (8) individual (derived from 4 "master" townhouse lots); and

10-27-4.F.4: A short plat's drawings shall portray all features required to be shown on standard preliminary and final plat drawings; and short plats will be processed as combination preliminary and final plats requiring a public hearing before the City's Planning and Zoning Commission and approval by the City Council. The time frame for review and processing of short plats shall be the same as for standard preliminary plats. Short plat approvals shall be valid for eighteen (18) months.

10-27-4.F.5: Short plats are exempt from open space requirements.

Parking

10-22-6.B: Number of Spaces Required: The number of off-street/on- property (site) parking spaces required and/or provided for land and structure uses shall be no less than as set forth as follows for all zones save the DH and GBE districts. Where fractional number results, round to the next highest whole amount. Thus, 2.6 spaces needed for a project means that three (3) spaces are/will be actually required. ADA spaces required by ANSI Standards shall be installed in addition to the following parking calculations:

Property's/Structure's Principal Use Type	Parking Spaces Required
Dwelling, two-family or multiple-family developments	<p>1 Bed – 1.5 per dwelling unit with one covered space</p> <p>2+ Beds – 2 per dwelling unit with one covered space</p> <p>.25 spaces per dwelling unit for guest parking</p> <p>Leasing tenants shall not be charged a separate fee for any required parking.</p> <p>Covered spaces shall be reserved for each specified dwelling unit.</p> <p>Garages may be used in the calculation for required parking only if the lease states that a garage space must be used for parking a vehicle. The management company for the rental units shall be responsible for ensuring compliance.</p>

CORRESPONDENCE

Agency/City department comments have been received regarding both the entitlement request and platting approval 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 September 4, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns/violations will not be listed here but are attached to this staff report.

- **Nampa Code Compliance:** The listed property at 1500 W ORCHARD AVE currently has weeds and debris throughout property.

- **Nampa Engineering Division:**

General:

1. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on September 20, 2023.
2. Nampa Engineering Division has reviewed the legal description for annexation and zoning and has the following comments for correction:
 - The precision is too low, and the error distance is greater than we allow.
 - i. Precision: 1 part in 3,705.538'
 - ii. Error Distance: 0.266'

Plat Comments:

3. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.
4. Future right of way widths shall be shown in the plat for the following roads:
 - Orchard Ave – 50' from section line
5. Include Book/ Page numbers for all adjacent land.
6. Note all lanes shall be fire lanes and include/ callout proper signage. Coordinate requirements with Nampa Fire District.

7. Include pavement tapers back out to Orchard Ave right of way. Include taper dimensions in accordance with current MUTCD.

Traffic:

8. A traffic impact study (TIS) is not a requirement for this project.

Access:

9. The project is located on the north side of Orchard Ave with frontage on the following public roads:
 - Orchard Ave – classified as “Minor Arterial”, speed limit 35-mph.
10. The following public right-of-way dedication is required for this property:
 - Orchard Ave – 50-ft from Section Line
11. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - Orchard Ave – 10-ft side path and drainage; refer to Nampa Standard Drawing N-822B.
12. Site access shall adhere to the City of Nampa Access Management Policy.
13. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - Orchard Ave – Bike lane.

Utilities:

14. The City maintains the following utilities in the vicinity of the project:
 - 8” gravity sewer main in Orchard Ave, approx. depth +/- 15’
 - 12” water main in north side of Orchard Ave; and,
 - 8” irrigation main in south side of Orchard Ave.
15. The City’s sewer, water, and pressure irrigation systems have adequate capacity to serve this property.
16. The project will be required to extend utilities into the property to serve the planned lots at the time of development.

Drainage:

17. Future development shall account for site drainage in accordance with the City of Nampa Drainage Policy.

Irrigation:

18. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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 to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
19. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties in accordance with Idaho state statute.

Conditions of Approval

1. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - Orchard Ave – 50-ft from Section Line
 2. Frontage road improvements along all frontage roads shall be constructed in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawings at the time of property development.
 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 applicable City services.
 4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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 to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
 5. Extend utilities into the property to serve the planned lots 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.
- **Nampa Fire District:** Comments highlighted code requirements related, to access roads, International Building Codes, bollard standards, signage and turnarounds, gates, etc. (see the attached comments) for details).

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive at 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 1.6 miles from Nampa Fire Station 4 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 \$15,670.

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 28 residents to 10 residential units, with an increased personnel demand of .03 firefighter positions.

- **Nampa Police Department:**

NPD is recommending a commitment to fund 0.03 additional officers and 0.02 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 \$4,710 and additional support staff is \$1,714 for the first year of employment.

- **Building Department:** The Building Safety Department has reviewed the [application] for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-

00309-2024, SPP-00060-2024), with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance - Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code. All properties as depicted on elevation and plat drawings are considered a two-family dwelling and will be required to meet all separation requirements required per IRC R302.3 and all other applicable provisions of the IRC.

STAFF ANALYSIS ANNEXATION/ZONING/SHORT PLAT

Land Uses: This is an enclaved property that is in an area that has developed into the city, with the exception of a few single-family enclaved county parcels.

Comprehensive Plan: The future land use designation is Medium Density Residential. The proposed RD zoning district fits within this designation.

**Nampa 2040 Comprehensive Plan 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 (multifamily 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.

Public Interest: The property is enclaved and would be considered infill. Services are available within the street and would not need to be extended.

PLATTING

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code, including: §10-27, §10-12, §10-33, and, in cooperation with the City’s currently adopted Engineering Design and Specification manuals. Accordingly, plat review was done to analyze the Project’s compliance to code.

Overall Site Area- 1.23 acres

Total, Proposed Lot Count- 7

Lot sizes:

Lot Description	Square Feet
Lot 1, Block 1 (Common Lot)	2,192 sq. ft.
Lot 2, Block 1 (Buildable Lot)	6,282 sq. ft.
Lot 3, Block 1 (Buildable Lot)	9,975 sq. ft.
Lot 4, Block 1 (Buildable Lot)	6,266 sq. ft.
Lot 5, Block 1 (Buildable Lot)	6,088 sq. ft.
Lot 6, Block 1 (Buildable Lot)	6,343 sq. ft.
Lot 7, Block 1 (Common Lot)	1,599 sq. ft.

Qualified open space required: Short Plats are exempt from the Open Space Requirements

Minimum Lot Areas: Minimum buildable lot property area required shall be 6,000 sq. ft. The smallest buildable lot size is 6,088 sq. ft.; therefore, the Plat is deemed compliant in this regard.

Maximum Lot Areas: Maximum property area required shall be 12,000 sq. ft. The largest lot size is 9,975; therefore, the Plat is deemed compliant in this regard.

Density: The density range required is between 2.51 and 8 dwelling units per acre. The project will have a density of 4.06 du/acre; therefore, the Plat is deemed compliant in this regard.

Lot Width: Minimum buildable lot property width is thirty linear feet (30'). The smallest buildable lot property width is 68 linear feet; therefore the Plat is deemed compliant in this regard.

Parking: Parking will be evaluated at time of building permit and shall meet standards identified in city code. The preliminary plat shows 9 conceptual locations for guest parking spots between the five buildable lots. In addition, the conceptual renderings indicate at least one (appears to be 2) enclosed space per unit (garage) and another uncovered space in front of the garage (driveway). If the project develops as 2+ bedrooms per unit, the maximum number of owner and guest parking spaces required would be 13. If the project develops as proposed, the total number of spaces will be between 19 and 39. Six to 26 more parking spaces than is required by code. Therefore, the Plat is deemed compliant in this regard.

Setbacks: Zoning, Building, and Fire setbacks shall be evaluated through the building permit review process and shall be required to meet city and fire district codes. Therefore, staff finds that the Plat is deemed compliant in this regard.

Landscaping: A landscape plan is not required for this plat.

PROPOSED CONDITIONS

1. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - a. Orchard Ave – 50-ft from Section Line
2. Frontage road improvements along all frontage roads shall be constructed in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawings at the time of property development.
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 applicable City services.
4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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 to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
5. Developer shall extend utilities into the property to serve the planned lots 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.
7. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be

approved by the Building Official per section R401.3 of the 2018 International Residential Code.

8. All properties as depicted on elevation and plat drawings are considered a two-family dwelling and will be required to meet all separation requirements required per IRC R302.3 and all other applicable provisions of the IRC.

PROPOSED FINDINGS OF FACT

Annexation & Zoning Proposed Findings for Approval:

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

- The property is a part of a larger enclaved area.
- Directly to the north and south are city annexed properties zoned RS6 (Single-Family Residential).

Conclusion: The property is contiguous with city limits on the North and South sides of the property.

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

- The following utilities are available in the area:
 - 8" gravity sewer main in Orchard Ave, approx. depth +/- 15'
 - 12" water main in north side of Orchard Ave; and,
 - 8" irrigation main in south side of Orchard Ave.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out.
- Emergency services, parks, and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

Conclusion: The area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a fully developed area and utilities and services are available or are already being provided to the property.

C. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

- Title 10 Chapter 10 Two-Family Residential lists the RD zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.

Conclusion: The proposed RD (Two-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of Medium Density Residential for this area.

D. The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;

- Title 10 Chapter 10 Two-Family Residential lists the RD zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.
- The property is enclaved and would be considered infill which is encouraged in the 2040 Comprehensive Plan.

Conclusion: The proposed map amendment is in harmony with the City's currently adopted comprehensive plan and map because the proposed RD (Two-Family Residential) zoning district is an allowed use and provides the densities listed in the comprehensive plan for the specific MDR designation, and as an infill project, is consistent with the plan narrative and goals.

E. 10-2-3.C.2: 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;

- The Comprehensive Plan states that the use is compatible with single-family housing in the immediate area...

"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 (multifamily 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."

- The Jacks Orchard Park Subdivision is also zoned RD (Two-Family Residential), and was developed 260' to the east and includes a mix of single family, duplex, and triplex buildings.

Conclusion: The proposed map amendment provides for a proposed use that will be reasonably compatible with existing, adjoining property uses because the land use is identified in the Comprehensive Plan as compatible with single-family detached housing and is similar to other RD zoned developments in the area.

F. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

- The Comprehensive Plan includes several objectives to provide greater housing options and a diversity of housing types...

"Chapter Three Housing Objectives and Strategies:

OBJECTIVE 1: Add innovative housing options in the Zoning Code

OBJECTIVE 5: Welcome diversity in housing"

- Nampa recently completed a housing needs assessment and determined that the city has "an existing shortfall of approximately 2,440 units." By 2040, the assessment determined that we will need an additional 14,500 housing units.
- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and residential development...

3.13.1 Infill Development

Infill development is the process of developing vacant or under-used parcels within the City. Infill development allows the utilization of existing community services, such as sewer and water rather than constructing new facilities in areas that have not been developed

in City limits. Police and fire services areas wouldn't need to be extended. In addition, infill development can:

- Reduce the consumption of land and resources;
- Fully utilizing existing facilities and services rather than extending costly services to outlying areas, thus offers savings for local government budgets;
- Increase the housing supply;
- Renew investment in the City and
- Provide energy and environmental savings.
- Infill development could limit sprawl and protect the natural surroundings of Nampa.

Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because housing is an essential component of city needs and interests and is supported by the comprehensive plan, including infill.

<And any other findings determined by the Council>

Short Plat Subdivision Proposed Findings for Approval:

1. As outlined in the staff analysis, this plat complies or substantially complies with all relative city codes and development policies and standards.

POTENTIAL MOTIONS – SHORT PLAT

APPROVE:

I move to approve the **Annexation and Zoning** to RD (Two-Family Residential) and **Subdivision Short Plat** approval for Cornerstone subdivision at 1500 W Orchard Ave, a 1.23 acre, for William Mason/Mason & Associates Inc. representing Jose Hernandez (**ANN-00309-2024, SPS-00060-2024**) and adopt the proposed findings in the staff report.

DENY:

I move to deny the **Annexation and Zoning** to RD (Two-Family Residential) and **Subdivision Short Plat** approval for Cornerstone subdivision at 1500 W Orchard Ave, a 1.23 acre, for William Mason/Mason & Associates Inc. representing Jose Hernandez (**ANN-00309-2024, SPS-00060-2024**)...

...because the project fails to comply with _____ (state relevant city codes or development standards or policies), because... _____ (state your reasoning/"findings" for denial).

ATTACHMENTS

- Application
- Project Narrative
- Preliminary Plat
- Final Plat
- Landscape Plan
- Renderings
- Vicinity Map
- Comp Plan FLUM
- Zoning Map
- Utility Map/Aerial View
- Correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Cornerstone
 File Number: SPS-00060-2024
 Related Applications: ANN-00309-2024

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input checked="" type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

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

Applicant Name: Mason & Associates Inc Phone: 208-454-0256
 Applicant Address: 924 3rd Streets Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651
 Interest in property: Own Rent Other: _____

Owner Name: Jose Hernandez Phone: 208-250-2024
 Owner Address: 12896 Smith Ave Email: jose@starlandscapingid.com
 City: Nampa State: ID Zip: 83651

Contractor Name (e.g., Engineer, Planner, Architect): William Mason
 Firm Name: Mason & Associates, Inc Phone: 208-454-0256
 Contractor Address: 924 3rd Streets Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651

Subject Property Information

Address: 1500 W Orchard Ave, Nampa ID 83651
Parcel Number(s): R 31373 00000 Total acreage: 1.23 Zoning: R1
Type of proposed use: Residential Commercial Industrial Other: _____
Project/Subdivision Name: Cornerstone Subdivision
Description of proposed project/request: Residential duplex housing
Proposed Zoning: RD Acres of each proposed zone: 1.23

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	5	0.8
Commercial	0	0
Industrial	0	0
Total Common Area	2	0.1
Internal Roadways	Provide acres only	0.1
Frontage ROW to be dedicated	Provide acres only, if applicable	0.23
Total	7	1.23

Development Project Information (if applicable)

Minimum residential lot size (s.f.): ~~6,087~~ 8 Maximum residential lot size (s.f.): 9,975
Gross density: 4.06 (# of lots divided by gross plat/parcel area)
Subdivision Qualified Open Space: NA % of gross area NA acres
Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)
 Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: _____ Max building height: _____ Gross Floor Area: _____
Proposed number of residential (multi-family) units: _____
Total number of parking spaces provided : _____

Print applicant name: Angie Cuellar
Applicant signature: Angie Cuellar Date: 6-18-24

City Staff	
Received by: <u>JKW</u>	Received date: <u>6/21/2024</u>



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Cornerstone
 File Number: SPS-00060-2024
 Related Applications: ANN-00309-2024

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input checked="" type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

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

Applicant Name: Mason & Associates Inc Phone: 208-454-0256
 Applicant Address: 924 3rd Streets Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651
 Interest in property: Own Rent Other: _____

Owner Name: Jose Hernandez Phone: 208-250-2024
 Owner Address: 12896 Smith Ave Email: jose@starlandscapingid.com
 City: Nampa State: ID Zip: 83651

Contractor Name (e.g., Engineer, Planner, Architect): William Mason
 Firm Name: Mason & Associates, Inc Phone: 208-454-0256
 Contractor Address: 924 3rd Streets Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651

Subject Property Information

Address: 1500 W Orchard Ave, Nampa ID 83651
Parcel Number(s): R 31373 00000 Total acreage: 1.23 Zoning: R1
Type of proposed use: Residential Commercial Industrial Other: _____
Project/Subdivision Name: Cornerstone Subdivision
Description of proposed project/request: Residential duplex housing
Proposed Zoning: RD Acres of each proposed zone: 1.23

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	5	0.8
Commercial	0	0
Industrial	0	0
Total Common Area	2	0.1
Internal Roadways	Provide acres only	0.1
Frontage ROW to be dedicated	Provide acres only, if applicable	0.23
Total	7	1.23

Development Project Information (if applicable)

Minimum residential lot size (s.f.): ~~6,087~~ 8 Maximum residential lot size (s.f.): 9,975
Gross density: 4.06 (# of lots divided by gross plat/parcel area)
Subdivision Qualified Open Space: NA % of gross area NA acres
Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)
 Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: _____ Max building height: _____ Gross Floor Area: _____
Proposed number of residential (multi-family) units: _____
Total number of parking spaces provided : _____

Print applicant name: Angie Cuellar
Applicant signature: Angie Cuellar Date: 6-18-24

City Staff	
Received by: <u>JKW</u>	Received date: <u>6/21/2024</u>



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651

Ph (208) 454-0256

Email: wmason@masonandassociates.us

NARRATIVE
CORNERSTONE SUBDIVISION
SHORT PLAT APPLICATION

This subject property is currently zoned R-1 in Canyon County. The desire is to annex the property into the City with an RD zone for duplexes and subdivide the property into 5 residential lots with two common lots.

The property is located within a part of the SW 1/4 , SE 1/4 , Section 17, T3N, R2W, Boise Meridian, Canyon County, Nampa, Idaho. The property is located at 1500 W Orchard Avenue between North Boundary Street and West Sterling Street.

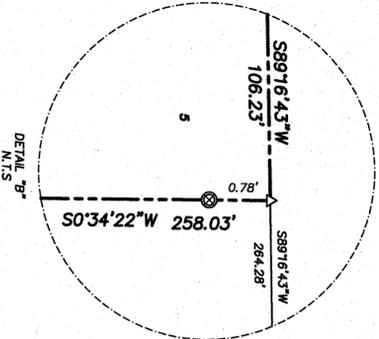
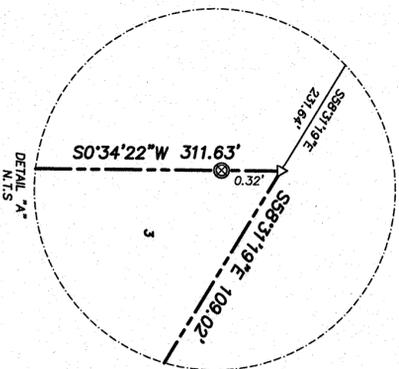
A Short Plat is being requested that will observe the Nampa Planning and Zoning Division application requirements.

A total of 7 lots are proposed; five residential sites for duplex dwellings with two common lots. The residential lots will range from 6,087 Sq Ft to 9,975 Sq Ft in size. Each lot shows area that can be dedicated to two guest parking spaces per lot in addition to the duplex driveway/garage offsite parking.

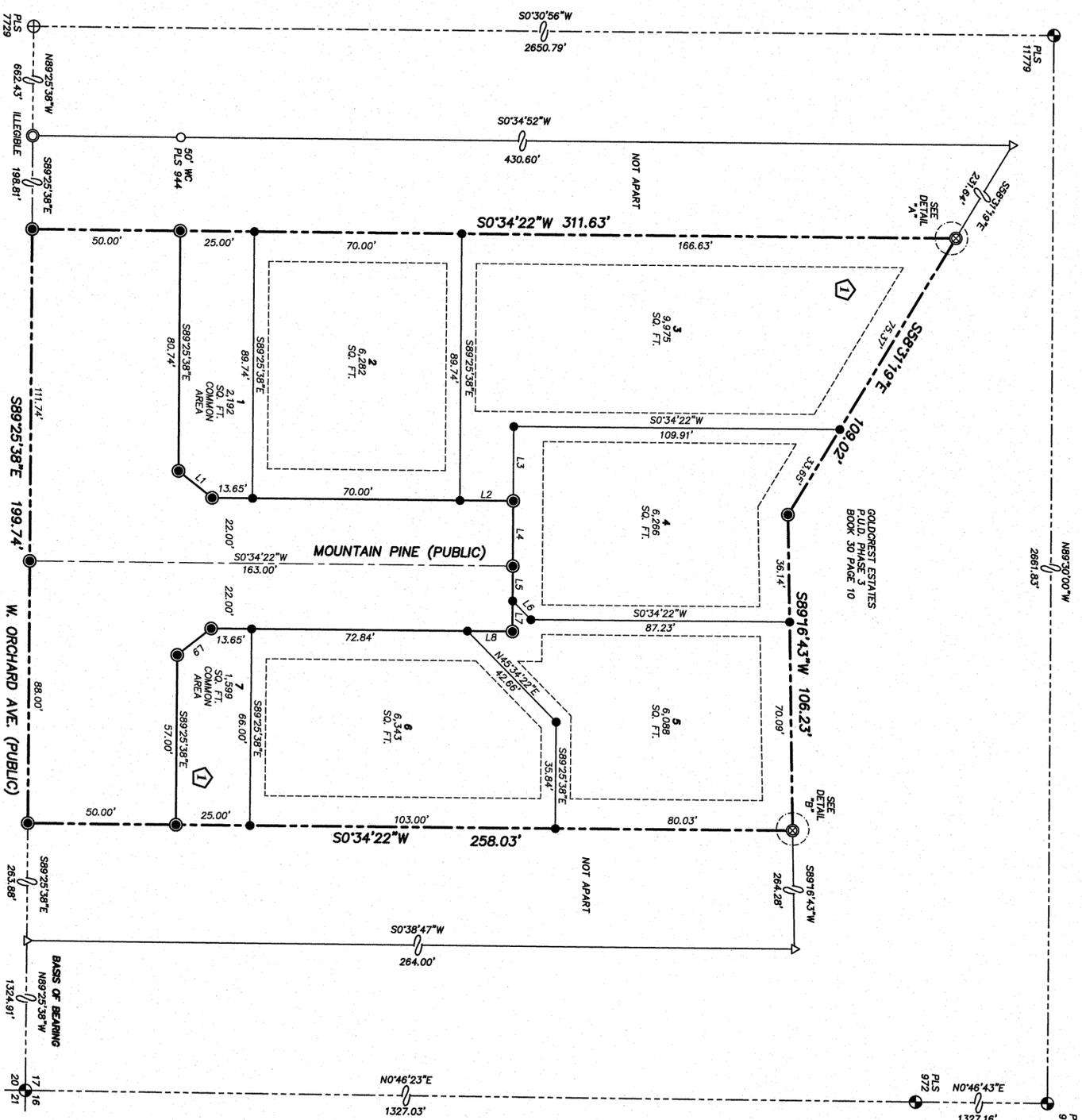
Frontage Right-of-Way along Orchard will be dedicated to the City and full improvements will be made.

CORNERSTONE SUBDIVISION

A PART OF THE SW 1/4 SE 1/4, SECTION 17, T. 3 N., R. 2 W., B.M.,
 NAMPA, CANYON COUNTY, IDAHO
 2024



Line #	Direction	Length
L1	S89°25'38\"/>	
L2	S0°34'22\"/>	
L3	S89°25'38\"/>	
L4	S89°25'38\"/>	
L5	S89°25'38\"/>	
L6	N45°34'22\"/>	
L7	S89°25'38\"/>	
L8	S0°34'22\"/>	
L9	S17°50'43\"/>	



NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. UNLESS OTHERWISE APPROVED BY THE CITY OF NAMPA, ALL BUILDING SETBACKS SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
3. IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
4. EASEMENTS - UNLESS OTHERWISE SHOWN NOTICES SHALL BE:
 10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY
 5 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE
 5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES
5. SANITARY SEWER SHALL BE PROVIDED BY CITY OF NAMPA.
6. DOMESTIC WATER SHALL BE PROVIDED BY CITY OF NAMPA.
7. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
8. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
9. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
10. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
11. LOTS 1 & 7 BLOCK 1, IS A COMMON LANDSCAPE BUFFER LOT SUBJECT TO A BLANKET PUBLIC UTILITY, IRRIGATION & DRAINAGE AND LANDSCAPE EASEMENT. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

GOLDCREST ESTATES
 P.L.D. PHASE 3
 BOOK 30 PAGE 10

THE PINES
 BOOK 27
 PAGE 27

LEGEND

- ◻ BLOCK NUMBER
- △ CALCULATED POINT
- FOUND BRASS CAP MONUMENT
- ⊕ SET ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN
- W/ PLASTIC CAP PLS 9366
- SET 1/2" X 24" IRON PIN
- W/ PLASTIC CAP PLS 9366
- FOUND 1/2" IRON PIN
- FOUND 1/2" PIPE
- ⊙ WITNESS CORNER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINE
- DETAIL LINE

RECORD DATA

GOLDCREST ESTATES P.L.D. PHASE 3 BOOK 30 PAGE 10
 THE PINES BOOK 27 PAGE 27

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.



Mason & Associates
 Professional Engineers,
 Land Surveyors
 & Planners
 921-301 S. Main, Nampa, ID 83851
 (208) 454-0255

CORNERSTONE SUBDIVISION

OWNERS CERTIFICATE

WE, Jose Manuel Hernandez & Claudia Inez Hernandez, being first duly sworn, depose and say we are the owners of CORNERSTONE SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from the City of Nampa Water Department, and that the City has agreed in writing to serve all of the lots in this subdivision.

A parcel of land being a portion of the SW1/4 of the SE1/4 of Section 17, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 SE1/4, said corner being N 89° 25' 39" W, 1324.86 feet from the southeast corner of the SW1/4 SE1/4;

Thence S 89° 25' 38" E, 861.24 feet along the south boundary of the SW1/4 SE1/4 to the POINT OF BEGINNING;

Thence N 00° 34' 22" E, 311.63 feet to a point on the southerly boundary of Goldcrest Estates P.U.D., Phase 3 recorded in Book 30 at Page 10 in the Canyon County Recorder's Office;

Thence along the southerly boundary of Goldcrest Estates P.U.D., Phase 3 the following courses and distances:

Thence S 58° 31' 19" E, 109.02 feet;

Thence N 89° 16' 43" E, 106.23 feet;

Thence leaving the southerly boundary of Goldcrest Estates P.U.D., Phase 3 S 00° 34' 22" W, 258.03 feet to a point on the south boundary of the SW1/4 SE1/4;

Thence N 89° 25' 38" W, 199.74 feet along the south boundary of the SW1/4 SE1/4 to the POINT OF BEGINNING.

CORNERSTONE SUBDIVISION contains 1.235 acres more or less.

Jose Manuel Hernandez

Claudia Inez Hernandez

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared JOSE MANUEL HERNANDEZ, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
Residing at _____
Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared CLAUDIA INEZ HERNANDEZ, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.

Darin Holzhey

P.L.S. License No. 9366



CORNERSTONE SUBDIVISION

APPROVAL OF CITY ENGINEER

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

Nampa City Engineer _____

Date _____

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

The foregoing plat was accepted and approved by the Planning and Zoning Commission of the City of Nampa on the _____ day of _____, 20__.

Chairman _____

Date _____

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20__ this plat was accepted and approved.

City Clerk, City of Nampa, Idaho _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and vacations.

Canyon County Surveyor _____

Date _____

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS _____

Date _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for Canyon County, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

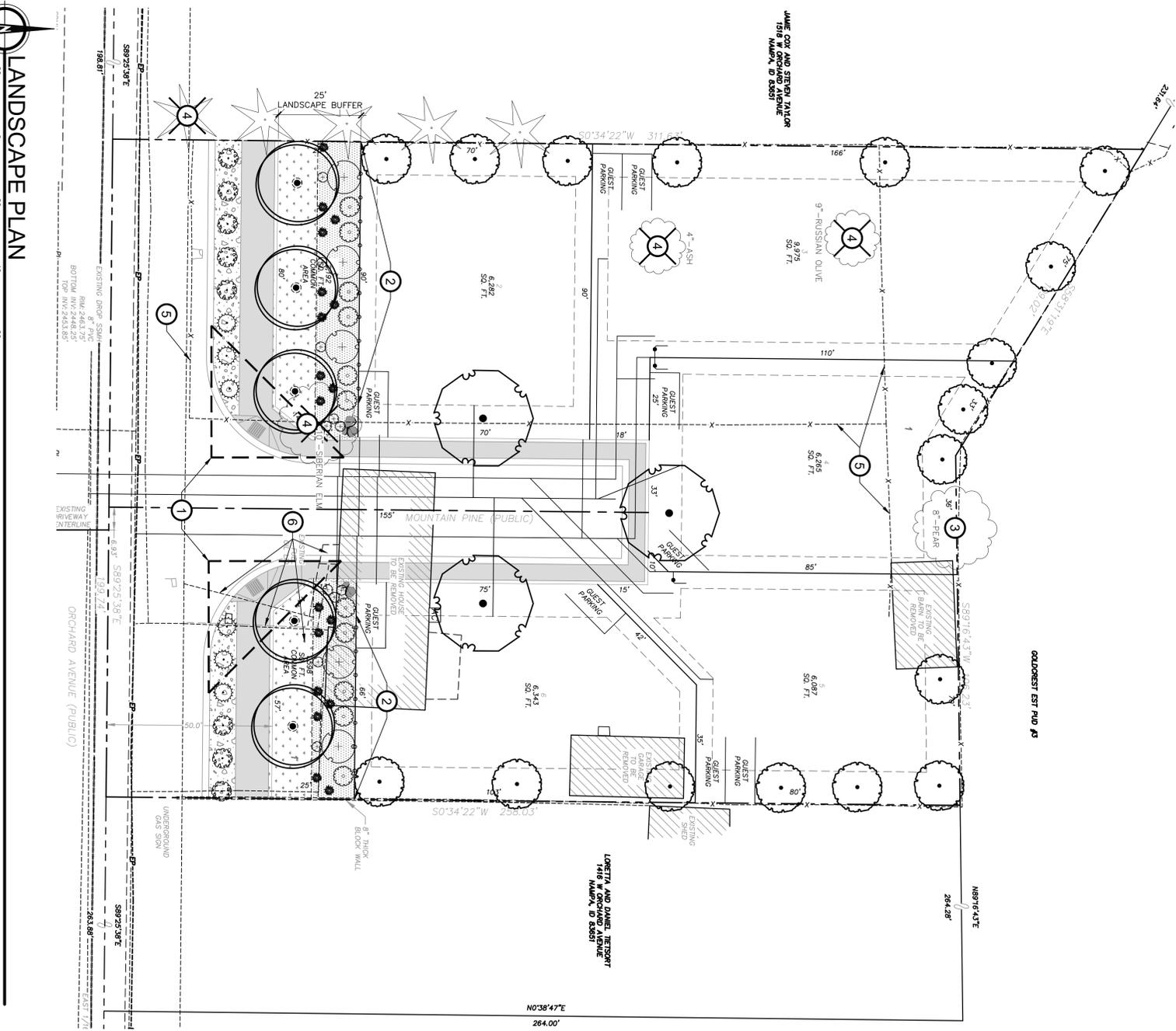
County Treasurer _____

Date _____

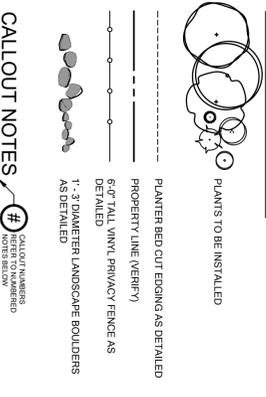


LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PRESENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. UNLESS OTHERWISE SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT CONTRACTORS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- PLANTING MATERIALS SHALL BE INSTALLED AS PER DETAILS. NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOL NUMBERS SHALL BE USED TO DETERMINE QUANTITIES AND CALL OUT SYMBOL.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH OR 3/4" MINUS BLACK AND TAN PERMAROCK APPROXIMATELY OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. PLANTING MATERIALS SHALL BE INSTALLED IMMEDIATELY WITH THE SAME SIZE AND SPECIES AS NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH APPROVED EXISTING GRADES.
- VARIES OF APPROVED COMPOST PER 1000 SQUARE FEET. PHOTO-FILL FERTILIZER ALL TREES AND SHRUBS WITH AGRICULTURAL PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOA AREAS, AND 1" BELOW REUSE EXISTING TOPSOIL STOCKPILES ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT.
- VERIFY SOIL STABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GLASS OR OTHER FOREIGN MATERIALS. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE SOIL TESTS. CONTRACTOR SHALL BE RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - AMEND EXISTING TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, RESPONSIBLY OBTAINED, AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GLASS OR OTHER FOREIGN MATERIALS, AND OTHER EXTREMES OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4" B). REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE RESULTS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MOIST CONDITION. ACIDITY RANGES: PH: 5.5 TO 7.8. SITE AMENDMENTS SHALL BE CONDUCTED TO CORRECT ACIDITY OR ALKALINITY. CREATED FROM LANDSCAPE OPERATIONS AND DISPOSED OF PROPERLY OFF-SITE.
- FRESH SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL PLANTING BEDS. PLANTS SHALL BE PLANTED WITHIN 4'-0" OF THE PLANTING BEDS. SEE PAGE BEGS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- IRRIGATION NOTES:
 - ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL VALVES. TO HAVE SEPARATE HYDROZONES, POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
 - AT LAWN AREAS AND 18" AT PLANTER BEDS.
 - AT PLANTER BEDS, THE IRRIGATION SYSTEM OR POP-UP SPRAY SHALL HAVE A POP-UP SPRAY SYSTEM.
 - PROVIDE WATER DISTRIBUTION/TIMING CONTROLLERS AS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES.
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE.
 - REPORTING TIME LOGS TO THE LANDSCAPE ARCHITECT.
 - WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDROZONES.
 - PROVIDE VALVE TO BE INSTALLED AT EACH HYDROZONE. VALVE SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE HYDROZONE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
 - SPRINKLER HEADS SHALL BE COULDED (RETRACTABLE), DRIVEN IN, AND SPRING-UP AREAS) SPRINKLER HEADS (BUSHINGS, SPRING, AND SPRING) AREAS) PROVIDE MINIMUM (1) QUICK-COOLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE O.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.



LANDSCAPE LEGEND



- CALL OUT NOTES**
- VISION TRIANGLE
 - TO BE DETERMINED BY OWNER.
 - EXISTING TREE TO BE REMOVED.
 - EXISTING FENCE TO BE REMOVED.
 - EXISTING IMPROVEMENTS TO BE REMOVED OR RELOCATED WITH NEW DEVELOPMENT.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
DECIDUOUS TREES					
(Symbol)	3	Common Hackberry	1.5' Cal. B&B	45' H x 35' W	Class II
(Symbol)	3	Celtis occidentalis	1.5' Cal. B&B	40' H x 30' W	Class II
(Symbol)	5	Greenaple Littleleaf Linden	1.5' Cal. B&B	40' H x 30' W	Class II
(Symbol)	5	Tilia cordata Greenspire	1.5' Cal. B&B	40' H x 30' W	Class II
FLOWERING TREES					
(Symbol)	17	Canada Red Chokecherry	1.5' Cal. B&B	25' H x 20' W	Class I
(Symbol)	17	Prunus virginiana Canada Red	1.5' Cal. B&B	25' H x 20' W	Class I
SHRUBS					
(Symbol)	6	Blue Rug Juniper	2 gal.	0.5' H x 6' W	
(Symbol)	6	Juniperus horizontalis Wiltonii	2 gal.	0.5' H x 6' W	
(Symbol)	5	Vinary Golden Privet	5 gal.	8' H x 10' W	
(Symbol)	5	Ligustrum x vicaryi	5 gal.	8' H x 10' W	
(Symbol)	8	Go-Low Fragrant Sunrac	2 gal.	2' H x 6' W	
(Symbol)	8	Rhus aromatica Go-Low	2 gal.	2' H x 6' W	
(Symbol)	8	Golden Currant	2 gal.	2' H x 6' W	
(Symbol)	11	Ribes aureum	5 gal.	6' H x 6' W	
ORNAMENTAL GRASSES					
(Symbol)	18	Blonde Ambition Blue Grama	1 gal.	3' H x 3' W	
(Symbol)	18	Bouteloua gracilis Blonde Ambition	1 gal.	3' H x 3' W	
PERENNIALS					
(Symbol)	11	Walker's Low Camellia	1 gal.	2' H x 3' W	
(Symbol)	11	Nepeta x baseanillii Walker's Low	1 gal.	2' H x 3' W	
GROUND COVERS					
(Symbol)	1,937 sq ft	Phloxstratus Tall Fescue	---	---	---
MULCH					
(Symbol)	2,051 sq ft	1" minus Small Bark Mulch	---	---	---
(Symbol)	1,080 sq ft	3/4" Black and Tan Perma Bark Rock Mulch	---	---	---

PROJECT INFORMATION

LANDSCAPE REQUIREMENTS
 LANDSCAPE REQUIREMENTS PER NAMA CITY CODE
 TOTAL PROPERTY SIZE = 63,578 S.F. - 1.23 ACRES
 PROPOSED ZONING DISTRICT = RD
 LANDSCAPE COVERAGE = 16,567 S.F.

LANDSCAPE BUFFER REQUIREMENTS:
 NORTH LANDSCAPE BUFFER (RESIDENTIAL): 215.25 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 SOUTH LANDSCAPE BUFFER (RESIDENTIAL): 215.25 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 WEST LANDSCAPE BUFFER (RESIDENTIAL): 317.83 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 EAST LANDSCAPE BUFFER (RESIDENTIAL): 258.03 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 TOTAL LANDSCAPE BUFFER AREA 3,799 S.F.
 1 CLASS II TREE PER 36 L.F. AND/OR 1 CLASS I TREE PER 28 L.F. OF BUFFER AREA (MIN. 90% OF TOTAL LANDSCAPE AREA)
 REQUIRED TREES - 5
 PROVIDED TREES - 5
 REQUIRED SHRUBS - 48
 PROVIDED SHRUBS - 48
 EAST LANDSCAPE BUFFER (RESIDENTIAL): 258.03 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 WEST LANDSCAPE BUFFER (RESIDENTIAL): 317.83 LIN. FT.
 EXISTING PRIVACY FENCE TO REMAIN FROM ADJACENT PROPERTY) LANDSCAPE BUFFER PROVIDED (0' FT. LANDSCAPE BUFFER REQUIRED)
 PROVIDED TREES - 0
 PROVIDED SHRUBS - 0
 RESIDENTIAL DEVELOPMENT REQUIREMENTS:
 25% OF TOTAL LANDSCAPE BUFFER AREA TO BE PROVIDED ON EACH LOT (UNITS) PROPOSED
 PROVIDED TREES - 20
 PROVIDED SHRUBS - 20

NO.	REVISION/ISSUE	DATE
1. <td>RE-ISSUE</td> <td>6/18/24</td>	RE-ISSUE	6/18/24

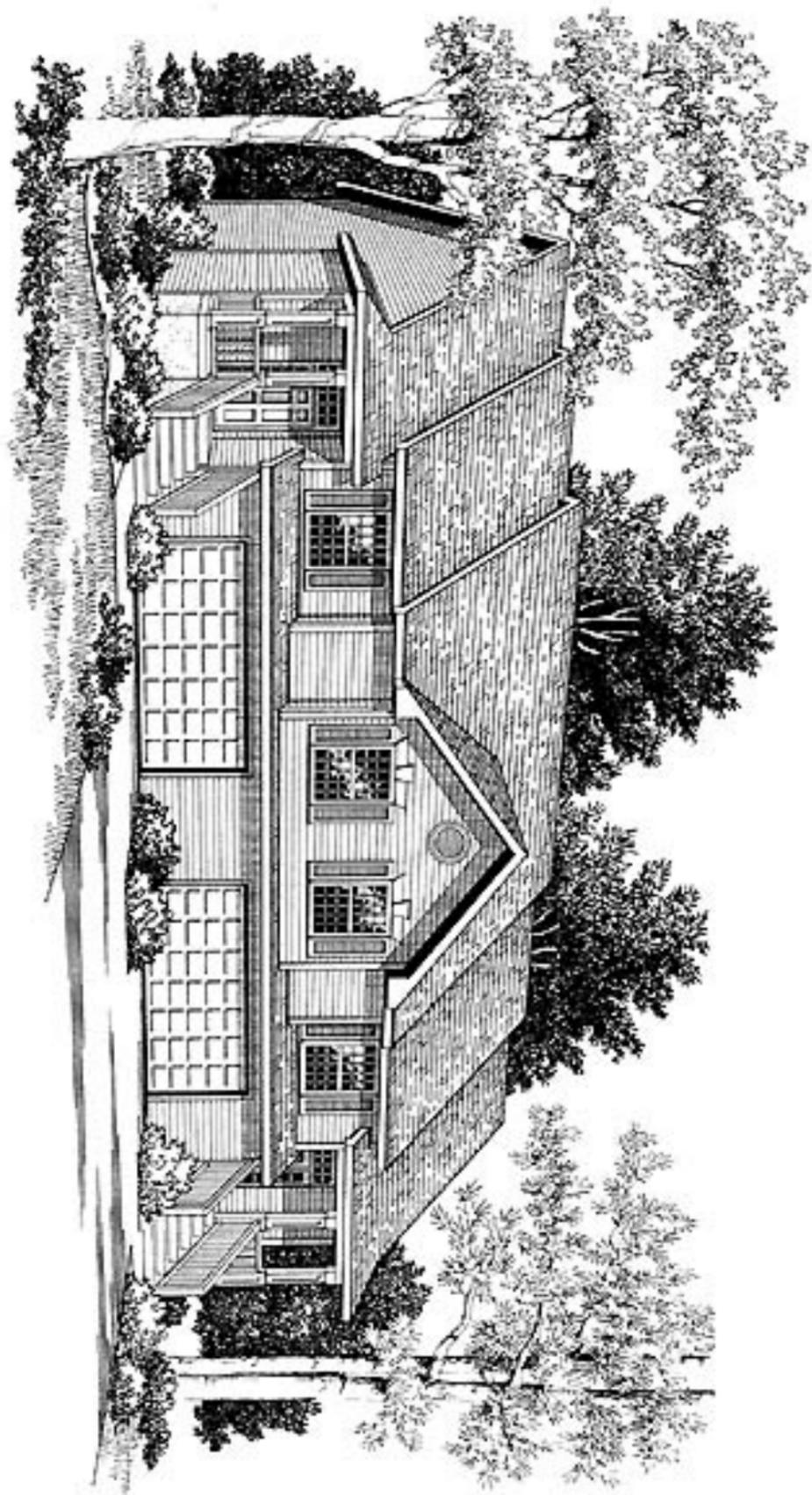


RODNEY EVANS + PARTNERS
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 LAND PLANNING
 GRAPHIC COMMUNICATION
 PROJECT MANAGEMENT

1000 W. HARRIS STREET, SUITE 200
 RALEIGH, NC 27601
 PHONE: 919.876.1800 | FAX: 919.876.1801
 WWW.REVANS.COM

DATE: 6/18/24
 SHEET: L1.1
 DRAWN BY: [Name]
 CHECKED BY: [Name]





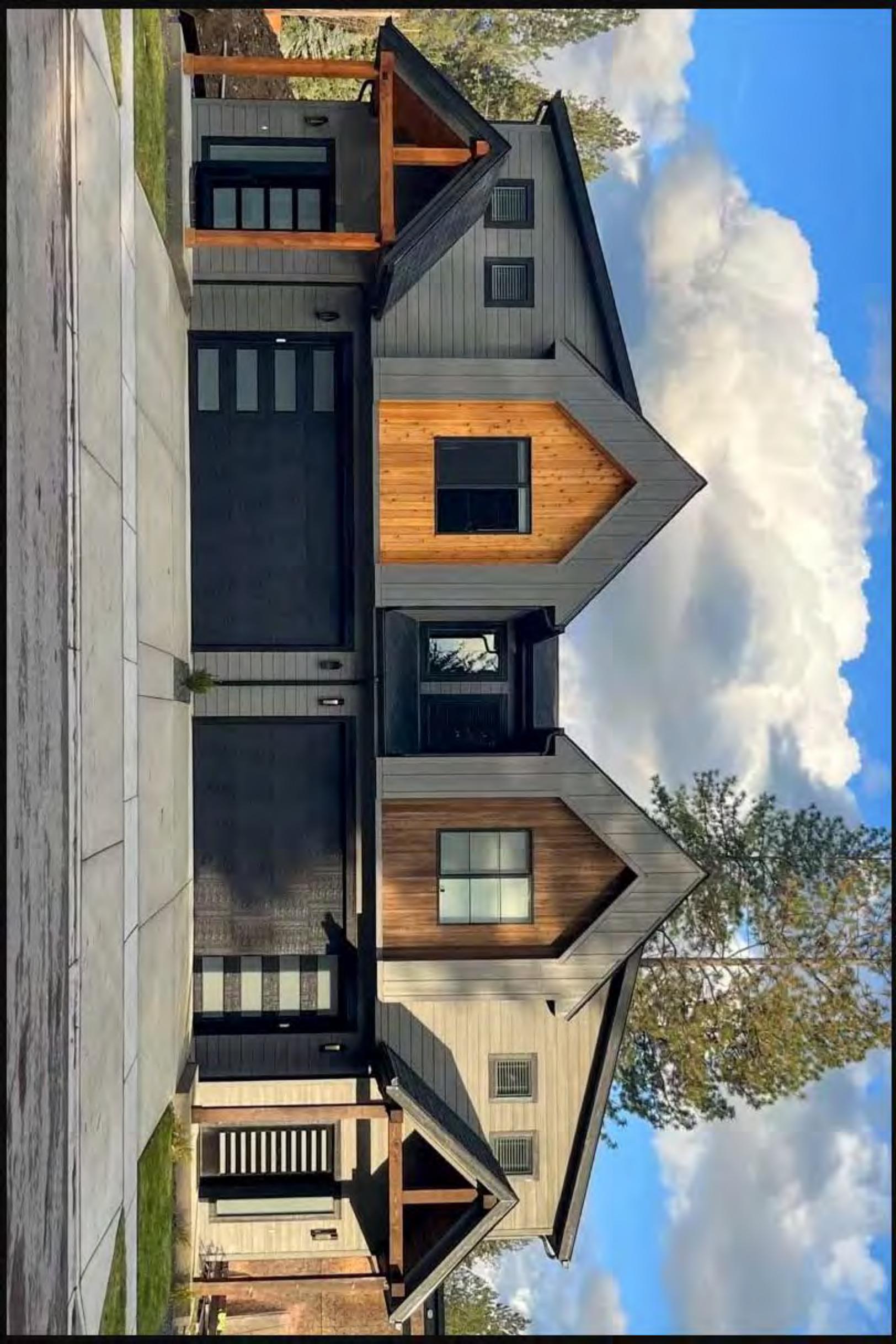




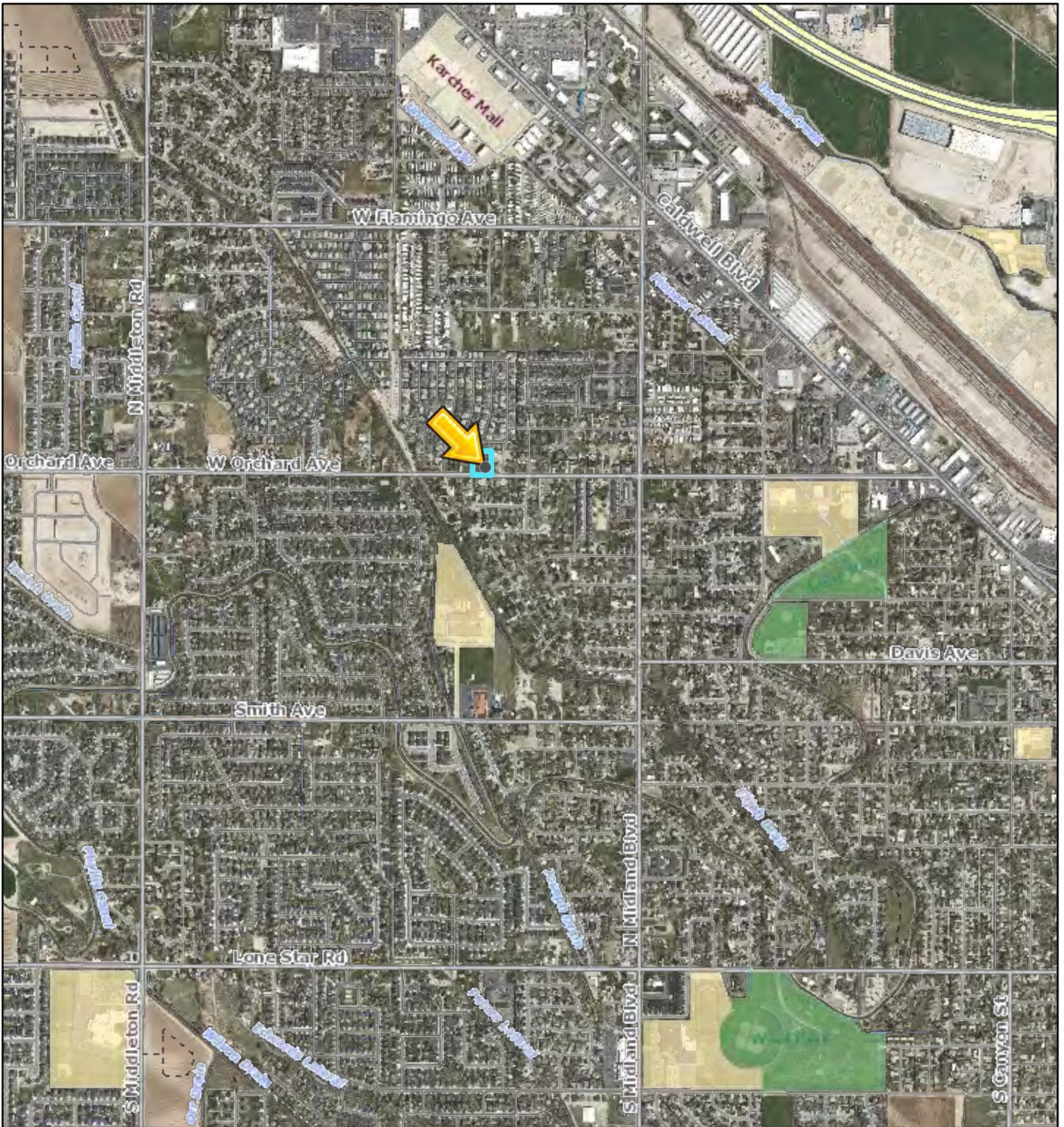






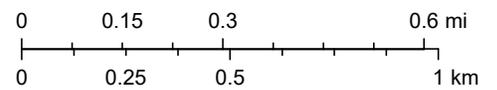


Vicinity Map



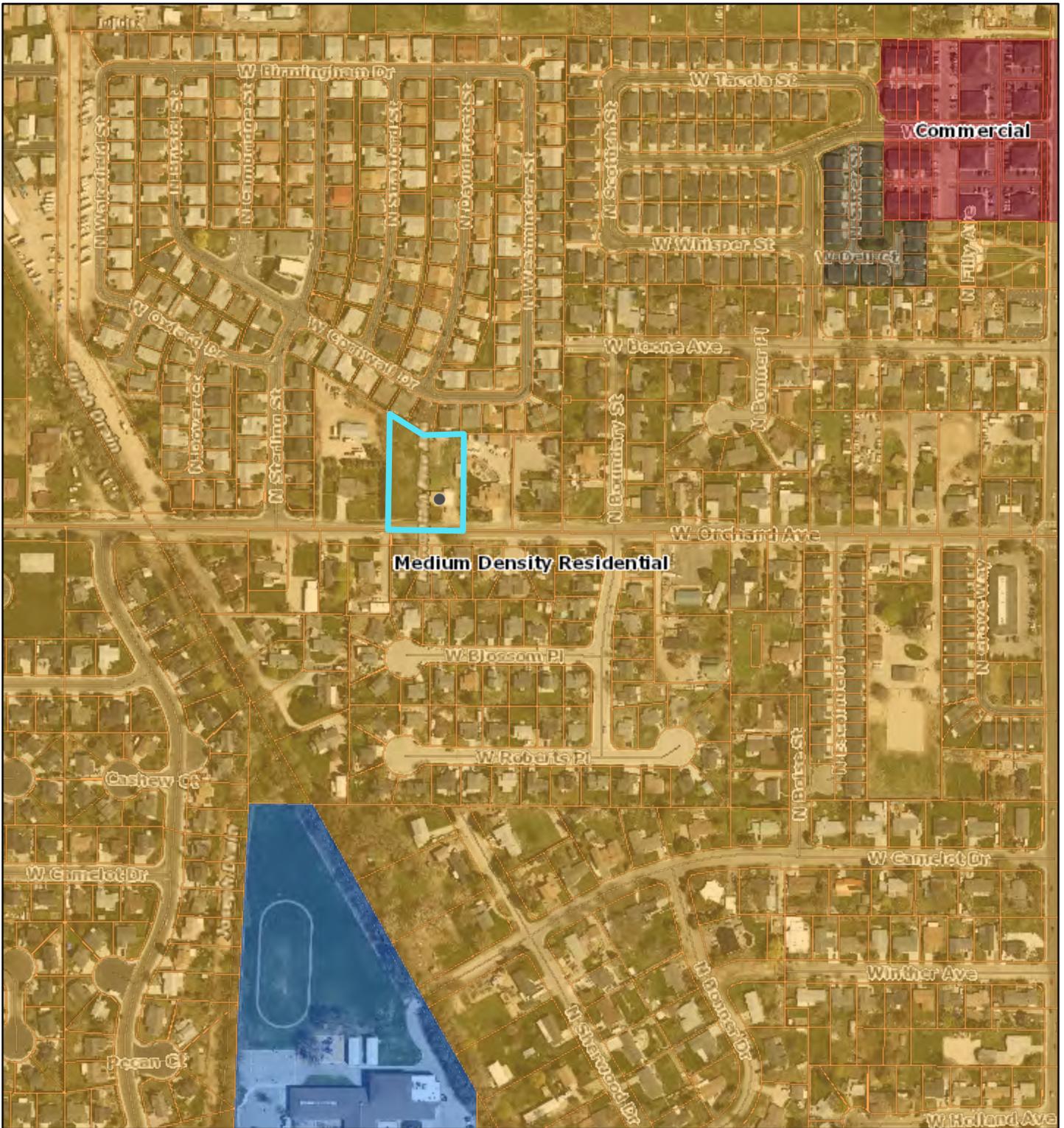
9/3/2024, 3:38:41 PM

1:18,056



GeoTerra, Inc.

Comp Plan FLUM



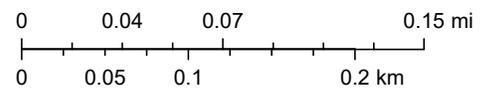
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Comp Plan

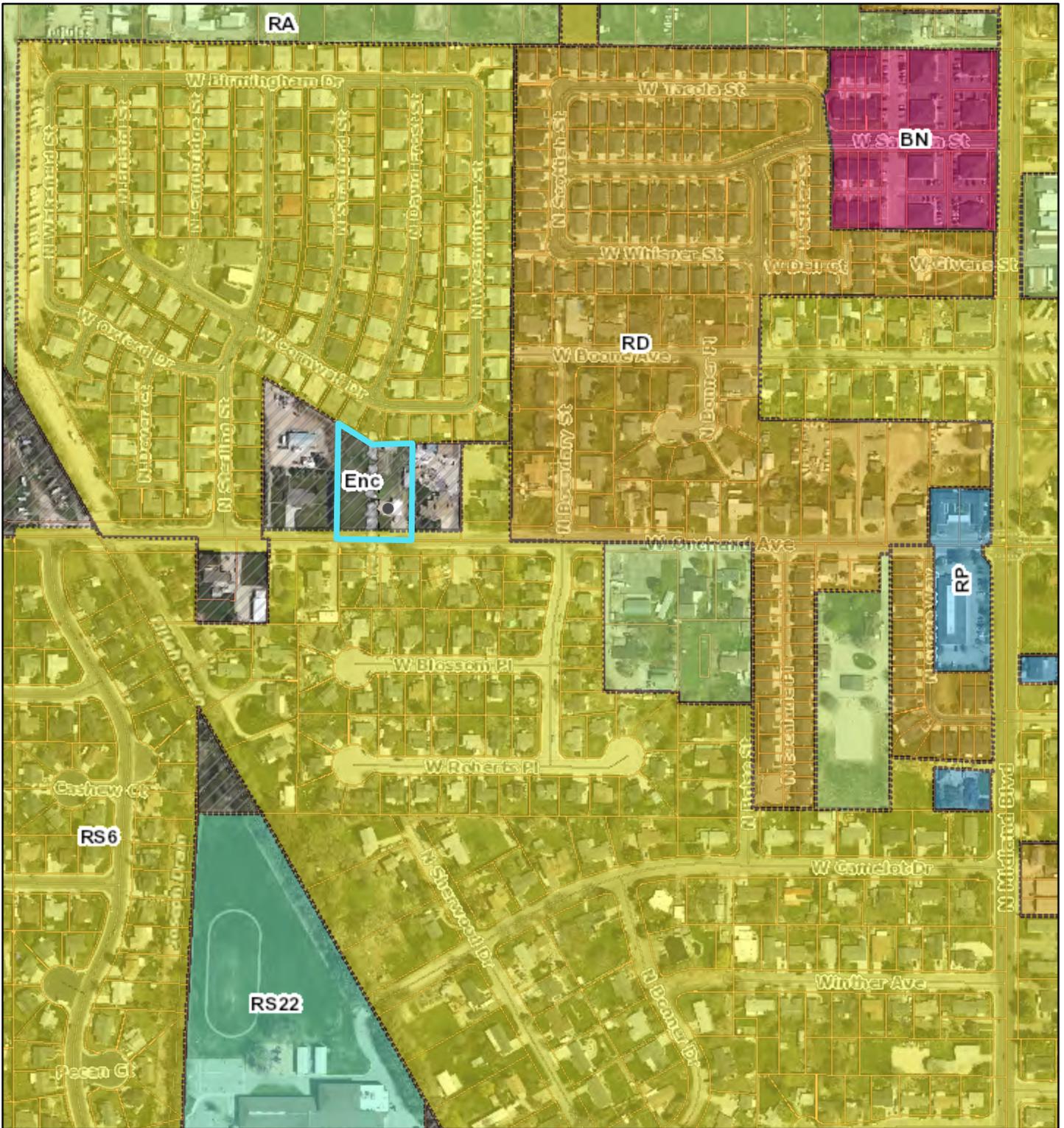
-  Airport
-  Commercial
-  Downtown
-  Education, Public Administration, Healthcare and Other Institutions
-  Industrial
-  Parks

-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential Mixed Use
-  Community Mixed Use
-  County Parcels



Canyon County Assessor, CCSO, GeoTerra, Inc.

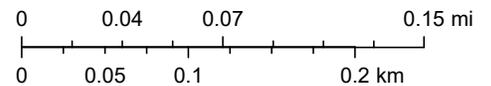
Zoning Map



9/3/2024, 3:30:43 PM

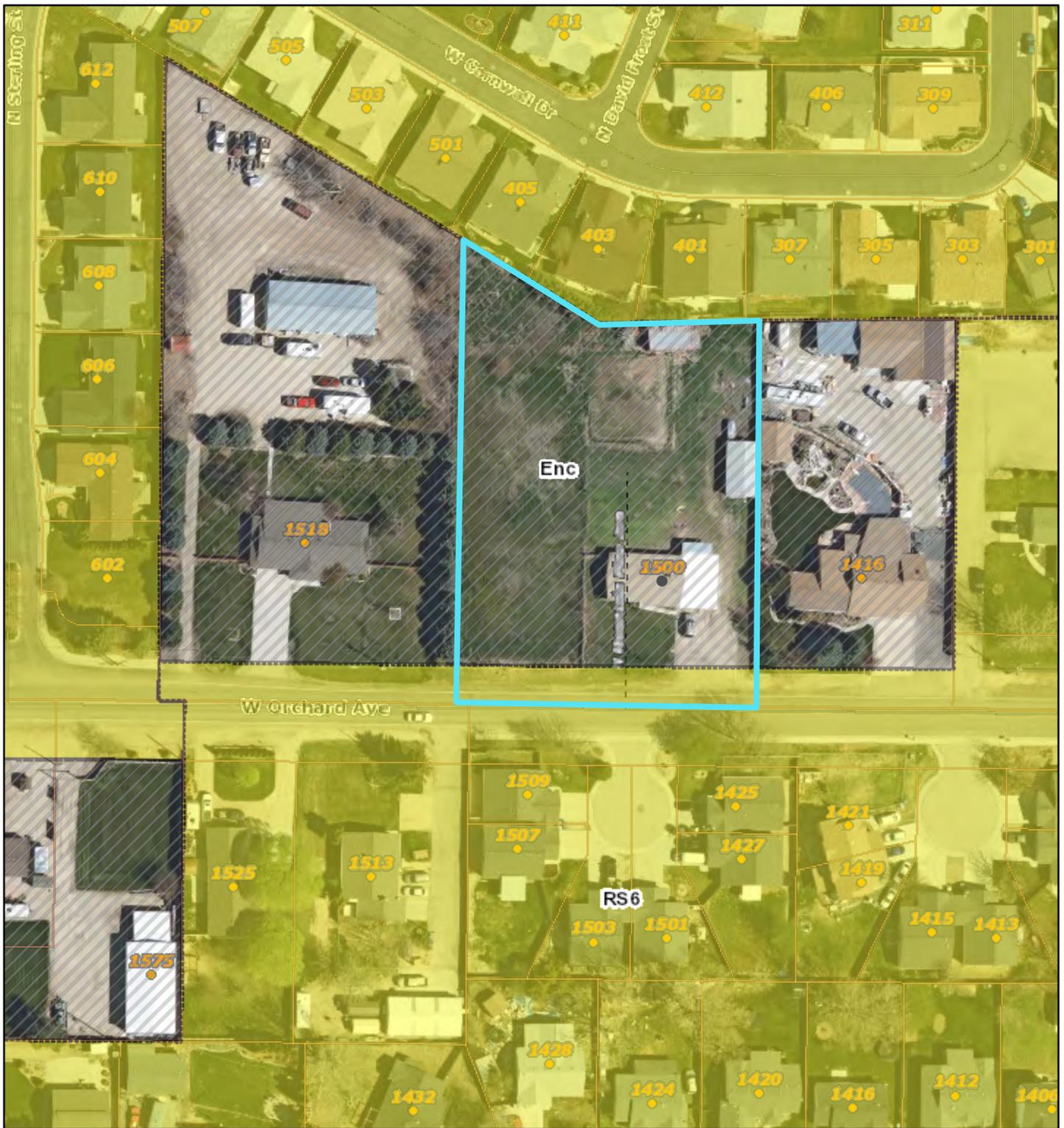
1:4,514

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



Canyon County Assessor, CCSO, GeoTerra, Inc.

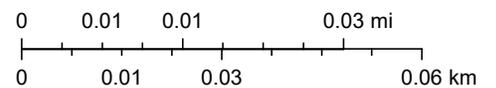
Zoning Map - Close



9/3/2024, 3:31:53 PM

1:1,128

Zoning		Address Points	
AG	DV	IL_RS	Active
BC	Enc	IP	Hold
BC_PUD	GB1	IP_RS	Proposed
BF	GB2	RA	Retired
BN	GBE	RD	Other
BN_PUD	HC	RD_PUD	
DB	IH	RMH	
DH	IL	RML	
	IL_PUD	RML_PUD	
	RP	RS4	
	RP_PUD	RS6	
	RS4	RS6_PUD	
	RS6	RS7	
	RS6_PUD	RS7_PUD	
	RS7	RS8.5	
	RS7_PUD	RS8.5_PUD	
	RS8.5	RS12	
	RS12_PUD	RS12_PUD	
	RS15	RS15_PUD	
	RS15_PUD	RS18	
	RS18	RS18_PUD	
	RS18_PUD	RS22	
	RS22	RS22_PUD	
	RS22_PUD	U	
	UnZoned		
	County Parcels		



Canyon County Assessor, CCSO, GeoTerra, Inc.

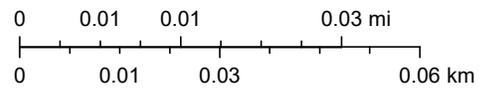
Utility Map



9/3/2024, 3:33:54 PM

1:1,128

- | | |
|---|------------------|
| Irrigation Line | — Sewer (Active) |
| --- Pressure Irrigation (Inactive, Private, etc.) | ▭ County Parcels |
| — Pressure Irrigation (Active) | Address Points |
| Domestic Line | ● Active |
| --- Domestic Water (Inactive, Private, etc.) | ● Hold |
| — Domestic Water (Active) | ● Proposed |
| ⊕ Domestic Hydrant | ● Retired |
| Sewer Main | ● Other |
| --- Sewer (Inactive, Private, etc.) | |



Canyon County Assessor, CCSO, GeoTerra, Inc.



Planning & Zoning (PZ) Property Inquiry Notes

Date of Meeting: Wednesday, September 20, 2023 at 1pm

Project Name: Cornerstone Subdivision

Address and/or Parcel No: 1500 W Orchard (R3137300000)

Acreage: 1.23 acres

Project Description: 6 duplex lots (12 units)

Zone = County (RD requested)

Comp Plan Designation = Medium Density Residential

PZ Staff Contact: Parker Bodily, Senior Planner, 208-468-5446, bodilyp@cityofnampa.us

These notes are not intended to reiterate the City Code in its entirety. Please see the code sections referenced for a complete detail of the zoning code requirements.

This is NOT an approval of the proposed project and does not guarantee approval from the Commission or Council should any entitlements be required.

.....
RD zone (NCC §10-10):

Setbacks

Front: W Orchard Ave = 25’ for subdivision landscape buffer

Front: Each Lot = 20’ to garage 15’ to living

Sides: Each lot = 5’

Rear: Each lot = 15’

Density: See chart below for lot size requirements.

Other Zoning Districts – Lot Size – Standard Subdivision				
FUTURE LAND USE DESIGNATION		Zoning District Product Type	MINIMUM BASE LOT SIZE	MAXIMUM BASE LOT SIZE
MDR	RMU	RML & RP Single Family	6,000 s.f.	8,000 s.f.
		RD Single-Family	6,000 s.f.	10,000 s.f.
		RD Two-Family (Duplex)	6,000 s.f.	12,000 s.f.
		RD Two-Unit Townhouse	6,000 s.f.	12,000 s.f.
		RD Three-Unit Townhouse	9,000 s.f.	15,000 s.f.
		RD Four-Unit Townhouse	12,000 s.f.	18,000 s.f.

Landscaping (NCC §10-33):

Any area unencumbered by a structure or parking area shall be landscaped.
 25' landscape buffer shall be landscaped in accordance with arterial landscaping requirements.

10-33-2.C: Land Between ROW and Property Line: Any land within the right-of-way, between the property line (or future right of way where known or determined by the City Engineer) and the developed roadway shall be landscaped with crushed rock/gravel and low growing shrubs and flowers selected from the City of Nampa Approved Water-Wise Plant List (CNAWPL). No more than 50% of this area may be planted in turf grass. Turf grass is prohibited in landscape areas less than 5' wide, and on slopes steeper than 3:1. In all cases, landscape and irrigation plans for any proposed planting within public rights of way are required. Plans shall be designed and stamped by an Idaho licensed landscape architect, or if the entire parcel is under once acre, the plans may be signed by a professional landscape designer or qualified nursery professional. Plans shall be approved by the Planning and Zoning Director or his/her designee.

5-2-27: TREE MITIGATION FOR NEW DEVELOPMENT:

Purpose: The standards of this section are intended to preserve and protect existing "desirable" trees that are four- inch caliper or greater from damage or destruction during land development.

5-2-27.A.6. Forester Review:

- a. Contact the Nampa City Forester's office to schedule an on-site visit.
- b. Upon review of the project are, the Forester will issue a letter outlining mitigation measures, if necessary or approval of the site conditions.
- c. This letter shall be included in the application documents submitted to the Planning Department for development approval.

Parking (NCC §10-22): Any area where a vehicle travels shall be paved

Dwelling, two-family or multiple-family developments	<p>See 10-15-7.G: for an exceptions & standards in the DH zone.</p> <p>1 Bed – 1.5 per dwelling unit with one covered space</p> <p>2+ Beds – 2 per dwelling unit with one covered space</p> <p>.25 spaces per dwelling unit for guest parking</p> <p>Leasing tenants shall not be charged a separate fee for any required parking.</p> <p>Covered spaces shall be reserved for each specified dwelling unit.</p> <p>Garages may be used in the calculation for required parking only if the lease states that a garage space must be used for parking a</p>
---	---

	vehicle. The management company for the rental units shall be responsible for ensuring compliance.
--	--

Planning and Zoning Applications and Processes:

Annexation and Zoning:

- Neighborhood Meeting
- Submittal Materials according to checklists
 - Master application
 - Annexation checklist (and all items)
- Planning and Zoning Commission Public Hearing
- City Council Public Hearing
- \$950

Short Plat:

- Neighborhood Meeting (if done separately from annexation)
- Submittal materials according to checklists
 - Master Application
 - Short Plat Checklists
- Planning and Zoning Commission Public Hearing for Preliminary
- City Council consent item for Final
- Fees are based on number of lots

Zoning Map



Comprehensive Plan Future Land Use Map



From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 1500 W ORCHARD AVE
Date: Tuesday, August 13, 2024 12:12:27 PM
Attachments: [image001.png](#)

Good Afternoon

The listed property at 1500 W ORCHARD AVE currently has weeds and debris throughout property.

Thank you

Joshua Evans
Code Compliance & Community Relations
O: 208.468. 5473 208 468 5705
2112 W. Flamingo Rd., Nampa, ID 83651
[City of Nampa](#) – [Like us on Facebook](#)



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DATE: August 14, 2024
TO: Nampa Planning & Zoning Department
FROM: Peter Nielsen – Civil Eng. Plans Examiner
CC: Daniel Badger, P.E. – City Engineer
CC: Mark Steuer, P.E. – Development Services Director
**SUBJECT: ANN-00309-2024, SPS-00060-2024 – Cornerstone Subdivision
Engineering Review Memo**

The Engineering Division has completed a review of the Annexation & Preliminary Plat application for the Cornerstone Subdivision property 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 September 20, 2023.
2. Nampa Engineering Division has reviewed the legal description for annexation and zoning and has the following comments for correction:
 - The precision is too low, and the error distance is greater than we allow.
 - i. Precision: 1 part in 3,705.538'
 - ii. Error Distance: 0.266'

Plat Comments:

3. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.
4. Future right of way widths shall be shown in the plat for the following roads:
 - Orchard Ave – 50' from section line
5. Include Book/ Page numbers for all adjacent land.
6. Note all lanes shall be fire lanes and include/ callout proper signage. Coordinate requirements with Nampa Fire District.
7. Include pavement tapers back out to Orchard Ave right of way. Include taper dimensions in accordance with current MUTCD.

Traffic:

8. A traffic impact study (TIS) is not a requirement for this project.

Access:

9. The project is located on the north side of Orchard Ave with frontage on the following public roads:
 - Orchard Ave – classified as “Minor Arterial”, speed limit 35-mph.
10. The following public right-of-way dedication is required for this property:
 - Orchard Ave – 50-ft from Section Line
11. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - Orchard Ave – 10-ft side path and drainage; refer to Nampa Standard Drawing N-822B.
12. Site access shall adhere to the City of Nampa Access Management Policy.
13. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - Orchard Ave – Bike lane.

Utilities:

14. The City maintains the following utilities in the vicinity of the project:
 - 8” gravity sewer main in Orchard Ave, approx. depth +/- 15’
 - 12” water main in north side of Orchard Ave; and,
 - 8” irrigation main in south side of Orchard Ave.
15. The City’s sewer, water, and pressure irrigation systems have adequate capacity to serve this property.
16. The project will be required to extend utilities into the property to serve the planned lots at the time of development.

Drainage:

17. Future development shall account for site drainage in accordance with the City of Nampa Drainage Policy.

Irrigation:

18. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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 to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
19. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties in accordance with Idaho state statute.

Conditions of Approval

1. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - Orchard Ave – 50-ft from Section Line

2. Frontage road improvements along all frontage roads shall be constructed in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawings at the time of property development.
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 applicable City services.
4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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 to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
5. Extend utilities into the property to serve the planned lots 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





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

208.468.5770

DATE: August 30, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Mason & Associates Inc

OWNER: Jose Hernandez

PROJECT ADDRESS: 1500 W. Orchard Ave

RE: ANN-00309_Cornerstone Sub

This application is for annexation and short plat of a subdivision with 5 residential duplex lots and two common lots on 1.23 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:

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)



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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. 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)

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.



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

208.468.5770

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive at 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 1.6 miles from Nampa Fire Station 4 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 \$15,670.

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 28 residents to 10 residential units, with an increased personnel demand of .03 firefighter positions.

Exhibits

"No Parking" Signs

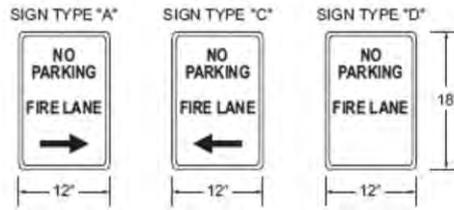
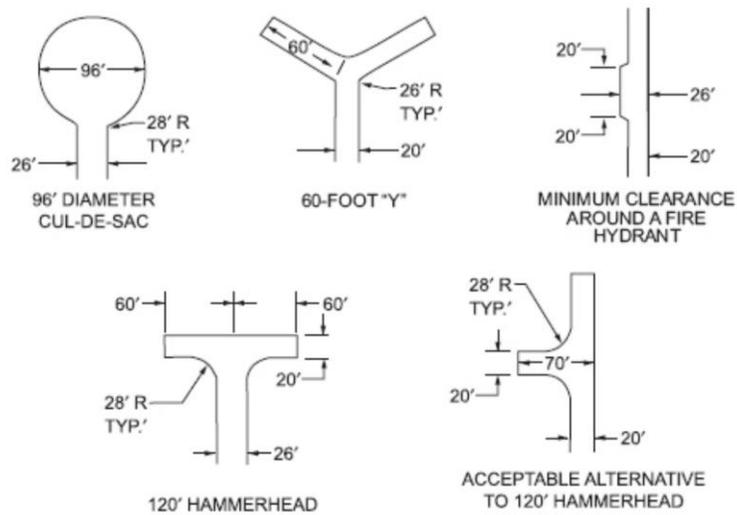


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

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



Collapsibles

MCSW-SS2-EZ

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



Collapsibles

MCSW-SS1-EZ

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

From: [Adam Mancini](#)
To: [Teri Friend](#)
Cc: [Carolynn Murray](#); [Cody Swander](#); [Doug Critchfield](#)
Subject: RE: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024)
Date: Tuesday, July 23, 2024 7:15:30 AM
Attachments: [SPS-00060-2024 Cornerstone Landscape Plans.pdf](#)
[image003.png](#)
[image005.png](#)

Hi Teri,

After reviewing the landscape plans for Cornerstone Subdivision, Forestry has no requests.

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](#)

NAMPA Proud

From: Teri Friend <friendt@cityofnampa.us>

Sent: Monday, July 22, 2024 4:40 PM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@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>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Ken Nutt

From: [D3 Development Services](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024)
Date: Wednesday, July 31, 2024 8:36:32 AM
Attachments: [image004.png](#)
[image001.png](#)

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Hello,

After careful review of the transmittal submitted to ITD on July 22, 2024 regarding Annexation to RD & Short Plat for Cornerstone Subdivision, the Department has no comments or concerns to make at this time.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, July 22, 2024 4:40 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidah.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@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>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024)
Date: Tuesday, July 23, 2024 6:53:04 AM
Attachments: [image001.png](#)
[ANN-00309-2024_Cornerstone_Application_Updated.pdf](#)
[ANN-00309-2024_Cornerstone_Legal_Description.pdf](#)
[ANN-00309-2024_Cornerstone_Narrative.pdf](#)
[ANN-00309-2024_Cornerstone_Preliminary_Plat.pdf](#)
[SPS-00060-2024_Cornerstone_Final_Plat.pdf](#)
[SPS-00060-2024_Cornerstone_Landscape_Plans.pdf](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, July 22, 2024 4:40 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>;Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas

From: [Cody Swander](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Darrin Johnson](#); [Adam Mancini](#); [Carolynn Murray](#)
Subject: RE: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024) Parks ID# 819)
Date: Monday, July 22, 2024 5:02:56 PM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the short plat for Cornerstone Subdivision, Project: SPP-0060-2024. 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](#)

NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>

Sent: Monday, July 22, 2024 4:40 PM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckee@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@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>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: September 4, 2024

SUBJECT: Annexation & Short Plat Approval for Cornerstone Subdivision – ANN-00309-2024, SPP-00060-2024

HEARING DATE: September 10, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Cornerstone Subdivision. This development is for 5 Duplex lots resulting in 10 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Cornerstone Subdivision is projected to add 27 new residents to the City of Nampa’s current population.

Therefore, NPD is recommending a commitment to fund 0.03 additional officers and 0.02 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 \$4,710 and additional support staff is \$1,714 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 2.20 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 901 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	131
2	Directed Patrol	24
3	Follow Up	23
4	Abandoned Veh	16
5	Susp Vehicle	15
6	K-9 Assist	5
7	Traffic Hazard	4
8	Radar Trailer	2
9	Subject On Foot	1
10	Subject On Bike	1

Rank	Reactive Calls for Service	Total
1	PD Accident	65
2	Fraud	50
3	Disturbance	30
4	Suspicious	24
5	Attempt-Locate	23
6	Theft	22
7	Follow Up	21
8	Agency Assist	18
9	AC Animal at Lg	17
10	Domestic Violen	16

From: [Shaun Nichols](#)
To: [Rodney Ashby](#)
Subject: RE: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024)
Date: Wednesday, September 4, 2024 11:10:21 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

Rodney,

Without seeing what kind of Duplexes they are, I will use these comments. We seem to have a few ADU vs. Duplex arguments coming down the line.

The Building Safety Department has reviewed the for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024), with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code. All properties as depicted on elevation and plat drawings are considered a two-family dwelling and will be required to meet all separation requirements required per IRC R302.3 and all other applicable provisions of the IRC.

Thanks



Shaun Nichols

Assistant Building Official

500 12th Ave S, Nampa, ID 83651

Office Line: 208.468.5435

Cell: 208.965.0284

Building Email: buildingpermits@cityofnampa.us

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

NAMPAReady

From: Rodney Ashby <ashbyr@cityofnampa.us>

Sent: Wednesday, September 4, 2024 10:33 AM

To: Shaun Nichols <nicholss@cityofnampa.us>

Subject: RE: Request for Agency/Dept comments for Annexation to RD & Short Plat for Cornerstone subdivision at 1500 W Orchard Ave (ANN-00309-2024, SPP-00060-2024)

Shaun,