

PUBLIC HEARING
Before the Planning & Zoning Commission
Meeting of May 14, 2024

PUBLIC HEARING ITEM
STAFF REPORT

Parker Bodily, AICP
Senior Planner

Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district (located in the SE 1/4 of the NE 1/4 of Section 35, T3N, R2W, BM) for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023).

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

Original concept: 36 single-family attached dwelling units in 10 buildings (four 3-unit townhouses and six 4-unit townhouses) and 4 common lots.

STAFF RECOMMENDATION

Staff finds that the proposed subdivision substantially with City Codes and adopted development standards and policies aside from the qualified open space requirement which is below the required 15%.

PROPERTY DETAILS

Comprehensive Plan FLUM: Medium Density Residential

Current Jurisdiction:

The Property is currently within City limits and zoned RD (Two-Family Residential)

Surrounding Zoning:

North: County (Single-family residence)

South: RD (Single-family residence)

East: RML (Autumn Leaf Subdivision)

West: RS6 (Eagleclaw Subdivision)

History:

July 2004 – Southern parcel (#R3230601000) was annexed and zoned to RD

March 2023 – Northern parcel (#R3230800000) was annexed and zoned to RD

June 2023 – Staff approved a property boundary adjustment the split the property into two lots.

APPLICABLE REGULATIONS

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:

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.

FUTURE LAND USE DESIGNATION		ZONE/TYPE	MINIMUM BASE LOT SIZE	MAXIMUM BASE LOT SIZE
MDR	RMU	RD Single-Family	6,000 s.f.	10,000 s.f.
MDR	RMU	RD Two-Family (Duplex)	6,000 s.f.	12,000 s.f.
MDR	RMU	RD Two-Unit Townhouse	6,000 s.f.	12,000 s.f.
MDR	RMU	RD Three-Unit Townhouse	9,000 s.f.	15,000 s.f.
MDR	RMU	RD Four-Unit Townhouse	12,000 s.f.	18,000 s.f.
HDR		RD Two-Unit on one parcel (or townhouse)	6,000 s.f.	12,000 s.f.
		RD Three-Units on one parcel (or townhouses)	9,000 s.f.	15,000 s.f.
		RD Four-Units on one parcel (or townhouses)	12,000 s.f.	18,000 s.f.

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.

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 May 8, 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 Engineering Division: Lists utility availability, frontage improvements, and lists conditions of approval. See attached.

Nampa Fire District: The attached letter addresses the location of fire hydrants, the height of structures, the length and width of access roads (width of turning radius), and signage for the subdivision. Comments also include the following statement:

"The City of Nampa 2040 comprehensive plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 2.1 miles from Nampa Fire Station 2 with an approximate response time of 6 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 will total \$56,412.

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 101 residents to 36 dwelling units, with an increased personnel demand of .02 firefighter positions."

Nampa Police Department: Recommends a commitment to fund 0.12 officers and .06 support staff. (\$16,955 & \$6,172 respectively for the first year). NPD is currently authorized to have 144 sworn personnel and 66 non-sworn personnel.

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

Code Compliance: Property has the following violations:

3-4-7 Solid Waste Accumulation Pile of tree limbs and other miscellaneous items (possible a roll of fencing and some wood)

3-4-8 Weeds to be destroyed Weeds throughout the property to include along the property lines, in the corners of the property and in the ROW

Nampa Meridian Irrigation District: The Langdon Lateral courses through this property. The easement for the Langdon Lateral at this location is a minimum of thirty feet (30') total, fifteen feet (15') each side.

STAFF ANALYSIS of the PRELIMINARY PLAT

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, §10-10, §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 and the established development agreement.

Overall Site Area-	5.15 acres
Total, Proposed Lot Count -	40
Total Common Lot Count -	4
Total Building Lot Count -	36 (in 10 buildings)

Regarding "RD Building Lots":

Min. Allowed Townhouse Bldg. Lot Size-

9,000 s.f. (total for 3 units)
12,000 s.f. (total for 4 units)

Min. Proposed Townhouse Bldg. Lot Size-

11,000 s.f. (total for 3 units)
13,910 s.f. (total for 4 units)

Max Allowed Townhouse Bldg. Lot Size-

15,000 s.f. (total for 3 units)
18,000 s.f. (total for 4 units)

Max. Proposed Townhouse Bldg. Lot Size-

11,713 s.f. (total for 3 units)
15,553 s.f. (total for 4 units)

Plat Development Data/Notes:

Per plat sheets

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-8, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Minimum/Maximum Lot Areas: That because a portion of the Development is slated for development in conjunction with RD zoning, this requirement applies...all three-unit townhouse base lots shall be between 9,000 s.f. and 15,000 s.f. All four-unit townhouse base lots shall be between 12,000 s.f. and 18,000 s.f.. The proposed base lots are within the required ranges; therefore, the Plat is deemed compliant in this regard.

Lot Width & Depth: That because a portion of the Development is slated for development in conjunction with RD zoning, this requirement applies...all base lots shall be at least 30' in width. The proposed base lots are within the required ranges; therefore, the Plat is deemed compliant in this regard.

Qualified open space required: Developments with a gross acreage of 5 acres or greater: At least fifteen percent (15%) of the total gross parcel area shall be retained as Qualified Open Space. The applicant indicates that they are proposing 21% in open space, however, a portion of these lots would not be classified as qualified open space due to the size and nature of the lots. Both Lot 1, Block 1 and Lot 1, Block 2 are not large enough to qualify. A portion of Lot 10, Block 2 would not qualify due to it being utilized as emergency access and parking. The amount that could be classified as qualified open space is about 0.6 acres which is about 11.7%.

Parking provided: For 36 townhouse units, 18 parking spaces are required. The development proposes 18 parking spaces.

Landscaping: The landscape plan has been reviewed and revisions are requested. An irrigation plan is also required.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. Developer shall submit a revised landscape plan and irrigation plan per Nampa City Code Title 10 Chapter 33 prior to final plat approval.
2. Developer shall modify open space to meet the 15% qualified open space requirement per Nampa City Code Title 10 Chapter 27.
3. The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering GIS staff reflecting requested addressing changes prior to final plat application submittal
4. Developer shall dedicate 40-ft of public right-of-way from Section Line along the property frontage with Final Plat.
5. Developer shall construct frontage road improvements along Southside Blvd in accordance with Nampa City Code Section 9-3-1 and currently adopted Nampa Standards and Policies.
6. Developer shall convert the northerly drive aisle to a standard half section public road to support shared access for the property to the north.
7. 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.
8. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
9. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following improvements:
 - Extend 6" pressure irrigation main to the north property line to support future extension.
 - Loop 8" water main back to Southside Blvd along the north property line.
10. Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development.

RECOMMENDED FINDINGS FOR APPROVAL

Findings for Prelim Plat **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 – PRELIM PLAT and CUP

APPROVE:

I move to approve the **Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd**, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district, for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023) with recommended conditions and adopt the potential findings in the staff report.

DENY:

I move to deny the **Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd**, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district, for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023) because the project fails to comply with qualified open space requirements and would not meet City codes and standards.

CONTINUE:

I move to continue the **Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd**, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district, for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023) to date certain of...

ATTACHMENTS

- Application
- Project Narrative
- Zoning Map
- Neighborhood meeting
- Preliminary Plat
- Open Space Exhibit
- Landscape Plan
- Elevations
- Correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: The Laurels

File Number: SPP-00141-2023

Related Applications: _____

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input 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 type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" 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: David Crawford - Centurion Engineers, Inc. Phone: (208) 343-3381

Applicant Address: 2323 South Vista Ave, #206

Email: dacrawford@centengr.com

City: Boise

State: ID Zip: 83705

Interest in property: ☒ Own

☐ Rent

☐ Other: _____

Owner Name: SSM2 Company

Phone: (208) 939-1000

Owner Address: 885 West Rush Rd

Email: hopedevloppmentidaho@gmail.com

City: Eagle

State: ID Zip: 86316

Contractor Name (e.g., Engineer, Planner, Architect): Joseph D. Canning

Firm Name: Centurion Engineers, Inc

Phone: (208) 343-3381

Contractor Address: 2323 South Vista Ave, #206

Email: jdcanning@centengr.com

City: Boise

State: ID Zip: 83705

Subject Property Information

Address: 0 Southside Blvd 0 Southside Blvd

Parcel Number(s): R3230601000 & R3230800000 Total acreage: 5.15 Zoning: RD

Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____

Project/Subdivision Name: Laurels Townhomes

Description of proposed project/request: A new subdivision of townhomes.

Proposed Zoning: RD Acres of each proposed zone: 5.15

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	36	3.01
Commercial		
Industrial		
Common (Landscape, Utility, etc.)	4	1.14
Right of Way (internal roadways, ROW to be dedicated, etc.)	Staff Use Only	.99
Qualified Open Space	Staff Use Only	1.14 Included in common space
Total	40	5.14

Please answer all questions that are relevant to your project

Minimum square footage of structure: _____ Maximum building height: _____

Minimum residential lot size (s.f.): 3206 Maximum residential lot size (s.f.): 4546

Gross density: 6.99

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached
☐ Duplex ☐ Multi-family ☐ Condo ☒ Other: Townhomes

Proposed number of units: 36

Total number of parking spaces provided: 19

% of qualified open space: 22

Additional information may be requested after submittal.**Authorization**

Print applicant name: David Crawford

Applicant signature:  Date: 12/21/2023**City Staff**

Received by: JKW Received date: 12/21/2023

SSM 2 Company

885 West Rush State Street, Eagle, Idaho 83616
Telephone (208) 939-1000

email: hopedevloppmentidaho@gmail.com

February 27, 2024

Re: narrative for 1121 Southside Blvd. Nampa, The Laurels Subdivision

The undersigned is the secretary/treasurer of SSM2 Company, the record owner of parcels subject to this development. The new subdivision will have 36 home sites consisting of townhouses sites which are defined in the building envelope, to wit: (4) 3-unit buildings and (6) 4-unit buildings. Thomas Maile, secretary-treasurer, will be appearing on behalf of SSM 2 Company and will answer any questions raised at the public hearings.

This property is described as a parcel that constitutes an infill under Nampa Municipal Code, which is located on the west side of Southside Blvd. The east end of the Laurels borders Southside Blvd., and is surrounded to the south and west by existing subdivisions. To the east across from Southside Blvd., is a development which is in the process of becoming fully developed. The city of Nampa allows for enhanced building lots to be issued as an incentive to develop infill properties. The location of the proposed townhouses is set forth in the application packet (preliminary plat). This increased density for an infill is not a large increase from the current zoning classification and it makes sense to build townhouses along Southside Blvd., which is ideal for residential development, being near shopping and pedestrian walkways. The entire parcel is envisioned to be occupied by homeowners using Southside Blvd., to commute to Nampa, Meridian, and Boise. The Laurels will be designed to include a 25-foot fire lane on the north side of the Laurels, thereby creating ingress and egress for emergency and fire equipment vehicles.

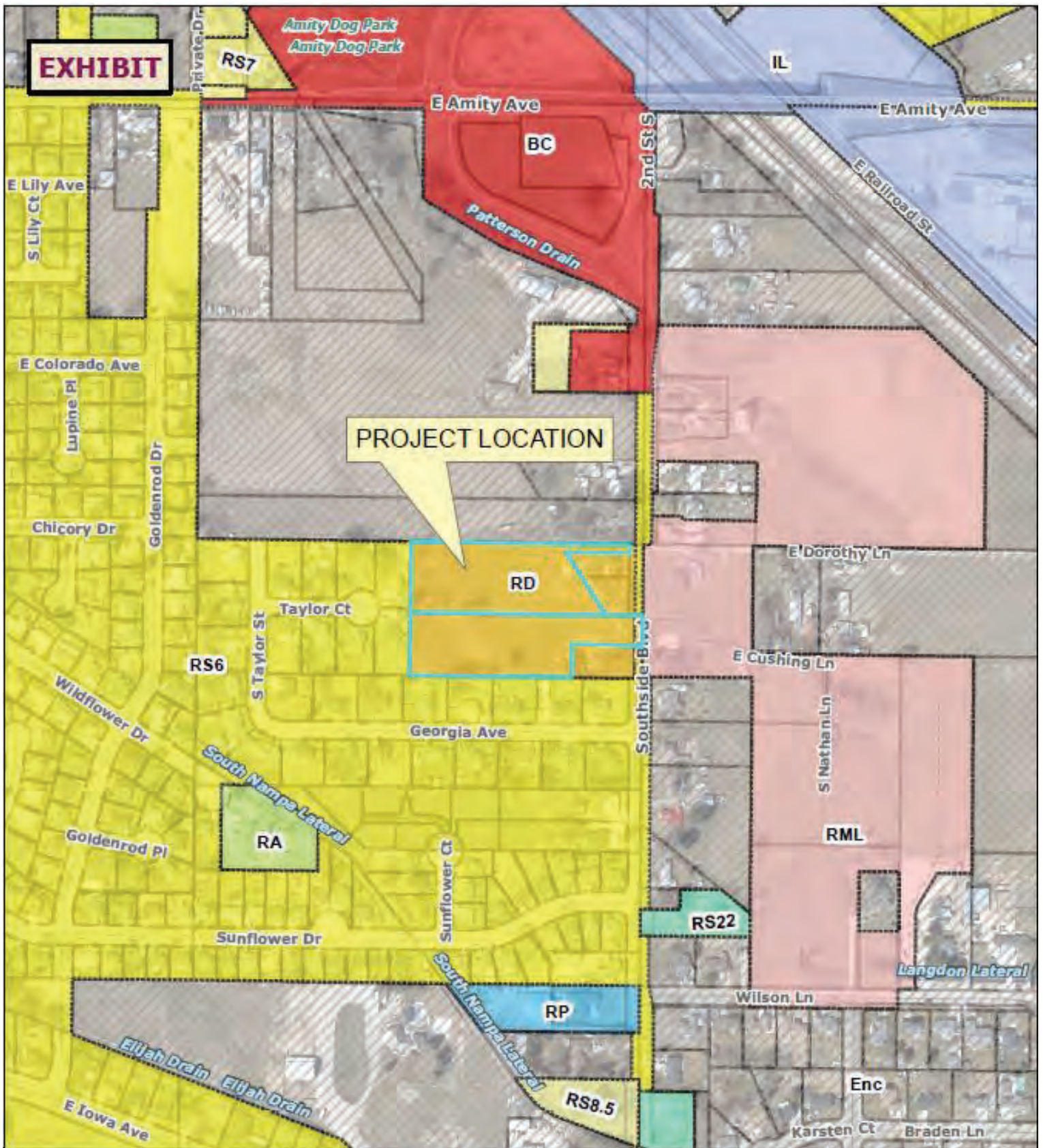
The Laurels Subdivision is on a smaller scale consisting of 5.15 acres. The anticipated square footage of the townhouses will be between 1600 square feet to 2200 square feet. These gorgeous townhomes will feature an upscale, modern contemporary exterior with outside patio space offering great entertainment options. Highlights include two spacious primary suites, dual-toned contemporary cabinetry in the kitchen with stainless steel appliances, and a cozy corner fireplace in the great room. The Laurels will have ingress and egress with a dedicated street on the south side of the Laurels on Southside Blvd

Sincerely,

Thomas Maile

Thomas G. Maile, IV, Secretary/Treasurer for
SSM2 COMPANY

EXHIBIT



NAMPA*Proud*

0 SOUTHSIDE BLVD SUBDIVISION PRELIMINARY PLAT APPROVAL FOR THE LAURELS SUBDIVISION FOR 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND 10 COMMON LOTS

SUBDIVISION PRELIMINARY PLAT

SPP-00141-2023

4/9/2024

Visit Planning & Zoning
at cityofnampa.us
for more info.



0 90 180 270 360 Feet

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

For illustrative purposes only.

Neighborhood Meeting Sign-In Sheet

Date of Meeting: SEPTEMBER 26, 2023

Time of Meeting: 6:00 p.m.

Location of Meeting: 1121 Southside Blvd., Nampa, Idaho

Name of Project: The Laurels Subdivision

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

<u>Printed Name</u>	<u>Address, City, State, Zip</u>
1. George Porter	3008 E. Georgia Av.
2. MAGGIE MODLER	2800 Taylor Ct. Nampa
3. WALT MODLER	2800 TAYLOR Ct Nampa
4. John Chapman	2817 Taylor Ct Nampa
5. Nicole Swindell	2817 Taylor Court Nampa, ID
6. LESLEY NELSON	2816 Taylor Ct Nampa, ID
7. Christa Brempler	2902 E Georgia Ave. Nampa
8. David Sorgentei	2816 E Georgie Ave Nampa
9. Marilyn ANDRASEK	2912 Georgia 83686
10. Amanda Bennett	2905 E Georgia Ave 83686
11. Patrick Bennett	2905 E Georgia Ave 83686
12. Trevor Evans	2811 Taylor Ct 83686
13. Lanita Canabese	2810 Taylor Ct 83686
14.	
15.	
16.	
17.	
18.	
19.	
20.	

September 9, 2023

NEIGHBOR HOOD MEETING ANNOUNCEMENT

Residents within 300 feet of the proposed development of real property owned by SSM 2 Company which owns 5.15 acres all of which is located at 1121 Southside Boulevard, and the 5.15 acres is south and west of the address all of which is in the City of Nampa, Idaho 83651

Re: Proposed Southside Boulevard Townhouses (Approximately 5.15 acres total being proposed for development in the City of Nampa)
Canyon County legal descriptions see attached documents
Located at 1121 Southside Boulevard, Nampa, Canyon County, Idaho

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that a public neighborhood meeting will be held on September 26, 2023, at 6:00 p.m., at the east end of the subject property (at 1121 Southside Boulevard, Nampa, Idaho), concerning the property described above and as shown in the enclosed site plan, Nampa, Idaho. The property is described below and is reflected on the enclosed vicinity map. The purpose of this public meeting is to provide information and receive input and comments concerning a proposal to develop the above-described real property in the City of Nampa, State of Idaho, and to develop the property (such area is annexed as an exhibit to this letter) and to provide a preliminary plat for future Land Use as depicted in the enclosures allowing townhouse. Approximately 39 sites consisting of townhouse sites are anticipated within the subdivision on this real property owned by SMM2 Company. Thomas Maile, secretary-treasurer, will be appearing on behalf of SSM 2 Company and will answer any questions raised at the meeting. The property subject to the development is described in the attachments to this letter.

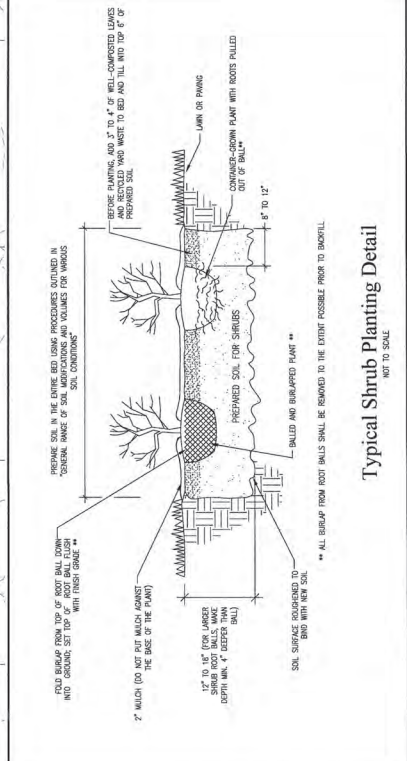
A vicinity map is enclosed for your review.

DATED: This 9th day of September, 2023.

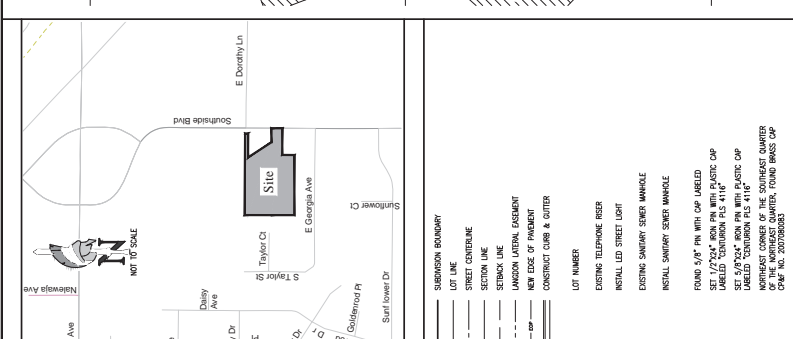
SSM2 Company, an Idaho Corporation

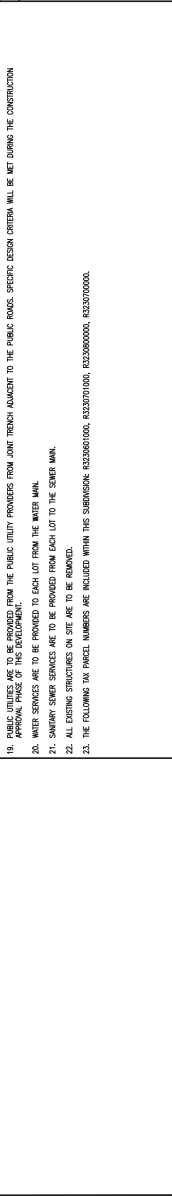
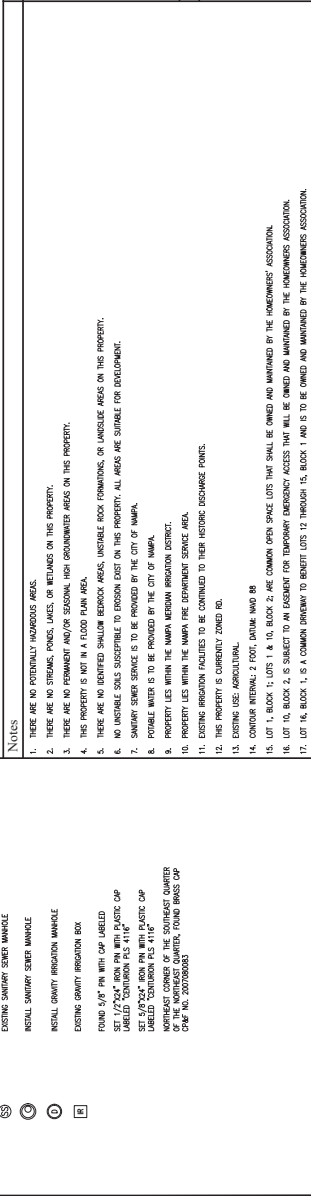
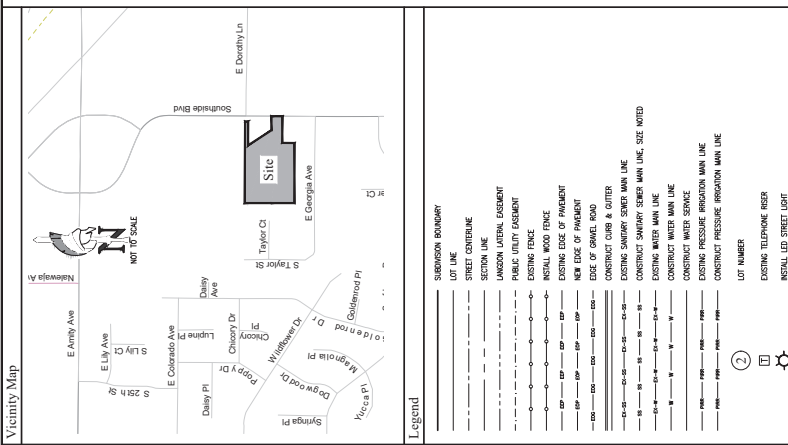
Thomas Maile

Thomas G. Maile, Secretary/Treasurer



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REVISION	DATE

PROPOSED REMODEL
CUSTOM TOWNHOMES

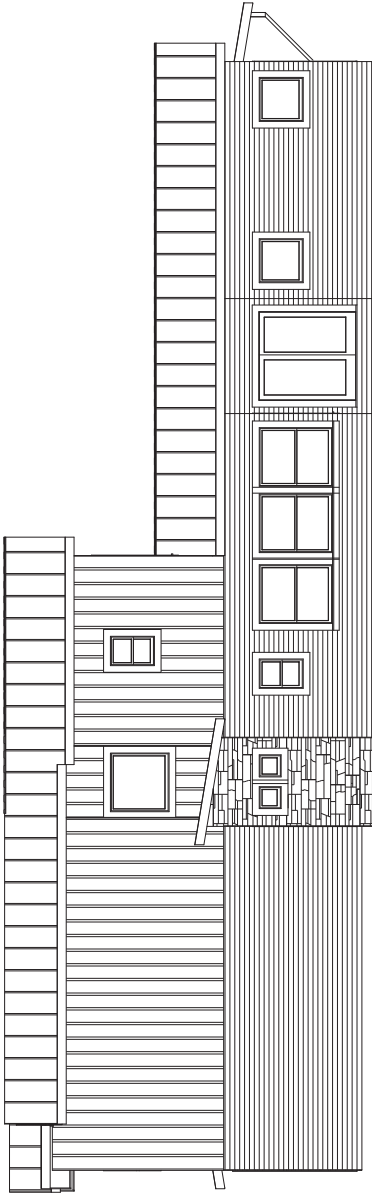
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PROJECT DESCRIPTION:
LAUREL SUBDIVISION NAMP#, IDAHO

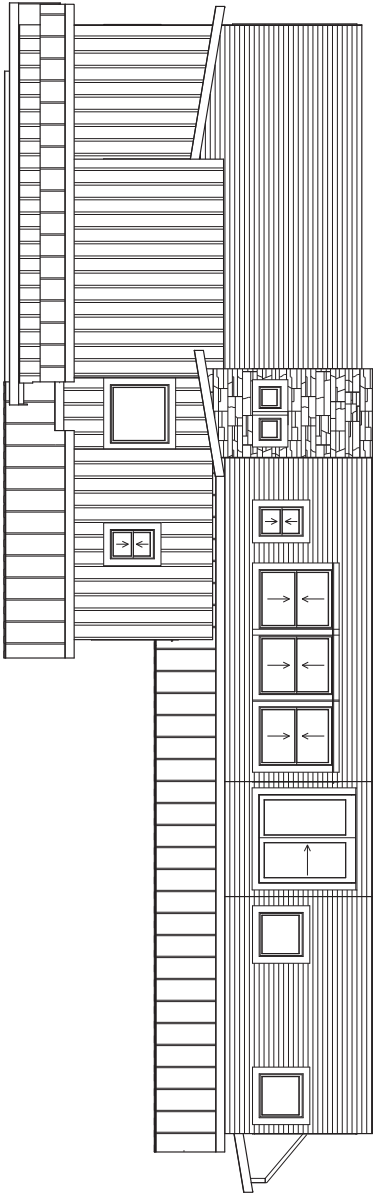
DRAWINGS PROVIDED BY:
BLUEPRINT DESIGN AND DEVELOPMENT, INC.
780 W. WILLOWBROOK RD.
MERIDIAN, ID 83646

SHEET TITLE:
DATE: 11/13/2023
SCALE: 1/4" = 1'-0"
PERMIT NO:

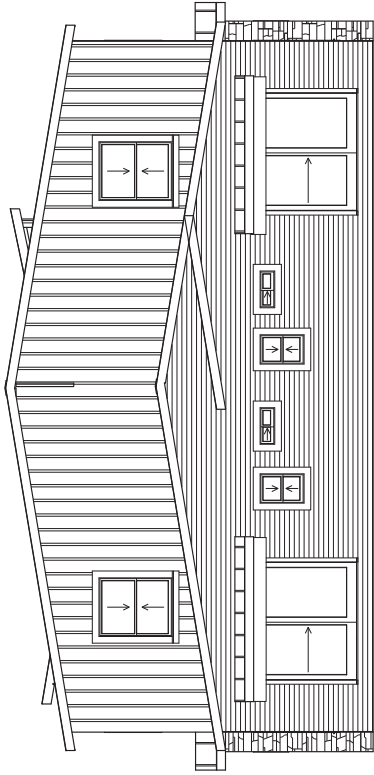
SHEET:
A-1



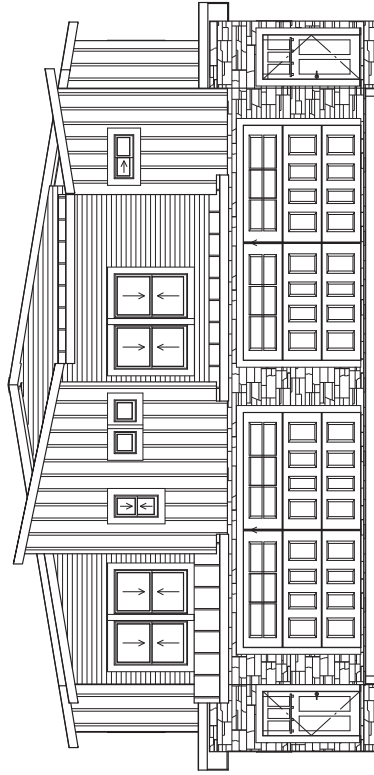
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISION	DATE

CUSTOM TOWNHOMES

PROPOSED REMODEL

SHEET TITLE:

PROJECT DESCRIPTION:

LAUREL SUBDIVISION NAMP, IDAHO

DRAWINGS PROVIDED BY:
BLUEPRINT DESIGN AND DEVELOPMENT, INC.
780 W. WILLOWBROOK RD.
MERIDIAN, ID 83646

SHEET TITLE:
DATE: 11/13/2023
SCALE: 1/4" = 1'-0"
PERMIT NO:

SHEET:
A-2



DATE: April 5, 2024
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
CC: Tom Points, P.E. – Public Works Director
**SUBJECT: SPP-00141-2023 – The Laurels Subdivision
Engineering Review Memo**

The Engineering Division has completed a review of the Rezone and Preliminary Plat applications for Chicago Street Townhomes Subdivision and provide the following comments and recommended conditions.

Review Comments

General:

1. The property was previously annexed and zoned as RD in 2004 via application 13-0464 and March 2023 via application ANN-00259-2022. The development is subject to all conditions of approval established with those entitlements.
2. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on May 11, 2022, June 29, 2022 and September 6, 2023.
3. The City has adopted an updated 2023 Standard Construction Specifications and Engineering Development & Policy Manual. Final design and construction drawing preparation for this development will be subject to these updated documents.

Preliminary Plat:

4. The preliminary plat as submitted is deemed complete with all required information per the Nampa Engineering Development & Policy Manual.
5. If approved, Nampa Engineering Division requests the following additional revisions be made to the preliminary plat:
 - Convert the northerly drive aisle to a standard half section public road to support shared access for the property to the north.
 - Extend the pressure irrigation main to the north property line to support future extension.
 - Loop water main back to Southside Blvd in the road along the north property line.

Access & Streets:

6. The project is located north and east of Chicago St and E Iowa Ave with frontage on the following public roads:
 - Southside Blvd – classified as “Collector”, speed limit 34-mph, three lane section.

7. 40-ft of public right-of-way along the northerly parcel was deeded to the City at the time of annexation. 40-ft of public right-of-way is still yet to be deeded to the City for the southerly parcel. This shall be created via the Final Plat.
8. The developer shall be required to construct frontage road improvements along Southside Blvd in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawing N-821B. Nampa City Code requires development to construct full frontage improvements including curb, gutter, 10-ft sidepath, and full pavement widening for roads classified Local and Collector.
9. The proposed site accesses on Southside Blvd meet the City's Access Management Policy for spacing. Sight distance appears to be adequate at the accesses.
10. The owners of 1111 Southside Blvd to the north of the property has expressed interest in developing. Given the narrow width of that parcel it would be advantageous for the two parcels to share an access along the property line. The Nampa Engineering recommends converting the proposed private drive aisle and emergency access along the northerly property line to be a public street to be constructed at a half width. The road could then be widened when the property to the north develops.

Traffic:

11. At 36 residential lots, the development does not meet the threshold to require a traffic impact study (TIS) in accordance with the City of Nampa TIS Policy. The project will be completing frontage improvements along Southside Blvd, which already includes a center-turn lane.
12. The project will be subject to standard traffic impact fees as mitigation for its contribution to regional traffic. The total traffic impact fee at buildout based on the current impact fee rate and proposed land uses would be approximately \$127,000.

Utilities:

13. The City maintains the following utilities in the vicinity of the project:
 - 8" gravity sewer main in Southside Blvd
 - 12" water main in Southside Blvd.
 - 10" pressure irrigation main in Southside Blvd.
14. The City's wastewater treatment plant and collection system currently has adequate capacity to serve this development.
15. The City's water system has adequate capacity to serve this property. The property is in the higher end of the City's water pressure Zone 2, which has a service hydraulic grade of approximately 2,640-feet. Static water pressures should be on the order of 50-psi based on ground elevations. It will be necessary to loop the water back to Southside Blvd along the north property line for redundancy and fire flow.
16. The City's pressure irrigation system has adequate capacity to serve this development. The property is located in the South-Downtown Pressure Zone and will generally be served by the Oakhurst pump stations. Pressure irrigation main should be extended to the north property boundary to support future extension to the north.

17. The Developer will be required to construct utilities to and through the property at the time of development.
18. Street lights shall be provided along public road frontages in accordance with City of Nampa Engineering Development & Policy Manual.
19. Fire hydrants shall be provided at 400' maximum spacing internal to the site or as required by the Nampa Fire District.
20. The development will be subject to typical utility impact fees as mitigation for its demand on the systems and the need for future regional improvements. The approximate total impact fees at buildout based on the land uses and the current impact fee rate would be:
 - Wastewater – \$67,000
 - Water – \$10,000
 - Pressure Irrigation – \$59,000

Drainage:

21. The property is not located within a 100-year floodplain.
22. The geotechnical report submitted with the application indicates partially cemented silt with sand and sandy lean clay layers with limited infiltration capacity. It is recommended to perform long-term groundwater monitoring and site specific infiltration testing to support the proposed underground seepage bed design.
23. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual (Drainage Policy) and address the following comments:
 - Provide inlet and pipe capacity, pre-treatment sizing, and street conveyance calculations.
 - Provide design for frontage road drainage facilities.
 - Design to be based on final Geotechnical Report recommendations with site specific infiltration testing and long-term groundwater monitoring data.
24. Developer shall account for any historic drainage from adjacent properties in accordance with Nampa Drainage Policy.

Irrigation:

25. A private gravity irrigation ditch runs through the property and is shown to be piped along the boundary. Applicant shall attempt notify all ditch users of the proposed ditch modification and obtain their approval prior to modifying the ditch in accordance with State Code.
26. The property shall be annexed into the Nampa Municipal Irrigation District at the time of Final Plat recording. The Developer shall provide evidence of surface water rights for the entire property and any associated headgate report. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
27. 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. Developer shall dedicate 40-ft of public right-of-way from Section Line along the property frontage with Final Plat.
2. Developer shall construct frontage road improvements along Southside Blvd in accordance with Nampa City Code Section 9-3-1 and currently adopted Nampa Standards and Policies.
3. Developer shall convert the northerly drive aisle to a standard half section public road to support shared access for the property to the north.
4. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
6. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following improvements:
 - Extend 6" pressure irrigation main to the north property line to support future extension.
 - Loop 8" water main back to Southside Blvd along the north property line.
7. Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development.



4/5/2024

RE: The Laurels

To: Tamee Crawford

cc: Caleb LaClair, P.E., City of Nampa Engineering; City of Nampa P&Z

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

- Propose new, unique street name for Laurel Ln to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
 - Laurel Ln should be E (New Name) Ln
- Add a street name to the section of road the runs from Lot 17 Block 1 to Lot 24 Block 1. This section of road should be named S (New Name) Ln

Sincerely,

Donald Brown
GIS Tech I
Engineering Division
City of Nampa

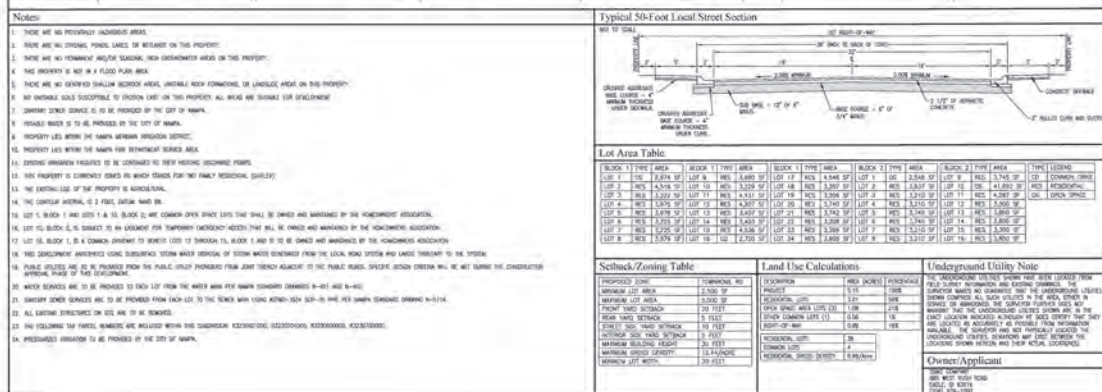
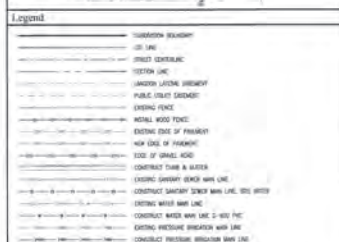


Diagram of a Typical 50-Foot Local Street Section. The diagram shows a cross-section of a street with various components and dimensions. Key features include:

- Overall Width:** 50' (Total Street Width)
- Components (from left to right):**
 - Grass Strip:** 5' (Left), 5' (Right)
 - Concrete Sidewalk:** 5' (Left), 5' (Right)
 - Shoulder:** 5' (Left), 5' (Right)
 - Travel Lane:** 12' (Left), 12' (Right)
 - Center Line:** 1' (Left), 1' (Right)
 - Median:** 5' (Left), 5' (Right)
 - Driveway:** 5' (Left), 5' (Right)
 - Grass Strip:** 5' (Left), 5' (Right)
- Dimensions and Notes:**
 - Grass Strip: 5' (Left), 5' (Right)
 - Concrete Sidewalk: 5' (Left), 5' (Right)
 - Shoulder: 5' (Left), 5' (Right)
 - Travel Lane: 12' (Left), 12' (Right)
 - Center Line: 1' (Left), 1' (Right)
 - Median: 5' (Left), 5' (Right)
 - Driveway: 5' (Left), 5' (Right)
 - Grass Strip: 5' (Left), 5' (Right)

Block	Type	Area	Block	Type	Area	Block	Type	Area	Block	Type	Area	Type	Legend
101	1	1,451.00	102	1	1,451.00	103	1	1,451.00	104	1	1,451.00	105	1
101	2	1,451.00	102	2	1,451.00	103	2	1,451.00	104	2	1,451.00	105	2
101	3	1,451.00	102	3	1,451.00	103	3	1,451.00	104	3	1,451.00	105	3
101	4	1,451.00	102	4	1,451.00	103	4	1,451.00	104	4	1,451.00	105	4
101	5	1,451.00	102	5	1,451.00	103	5	1,451.00	104	5	1,451.00	105	5
101	6	1,451.00	102	6	1,451.00	103	6	1,451.00	104	6	1,451.00	105	6
101	7	1,451.00	102	7	1,451.00	103	7	1,451.00	104	7	1,451.00	105	7
101	8	1,451.00	102	8	1,451.00	103	8	1,451.00	104	8	1,451.00	105	8
101	9	1,451.00	102	9	1,451.00	103	9	1,451.00	104	9	1,451.00	105	9
101	10	1,451.00	102	10	1,451.00	103	10	1,451.00	104	10	1,451.00	105	10
101	11	1,451.00	102	11	1,451.00	103	11	1,451.00	104	11	1,451.00	105	11
101	12	1,451.00	102	12	1,451.00	103	12	1,451.00	104	12	1,451.00	105	12
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101	14	1,451.00	102	14	1,451.00	103	14	1,451.00	104	14	1,451.00	105	14
101	15	1,451.00	102	15	1,451.00	103	15	1,451.00	104	15	1,451.00	105	15
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101	34	1,451.00	102	34	1,451.00	103	34	1,451.00	104	34	1,451.00	105	34
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101	38	1,451.00	102	38	1,451.00	103	38	1,451.00	104	38	1,451.00	105	38
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101	44	1,451.00	102	44	1,451.00	103	44	1,451.00	104	44	1,451.00	105	44
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101	46	1,451.00	102	46	1,451.00	103	46	1,451.00	104	46	1,451.00	105	46
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101	70	1,451.00	102	70	1,451.00	103	70	1,451.00	104	70	1,451.00	105	70
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101	73	1,451.00	102	73	1,451.00	103	73	1,451.00	104	73	1,451.00	105	73
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101	78	1,451.00	102	78	1,451.00	103	78	1,451.00	104	78	1,451.00	105	78
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101	80	1,451.00	102	80	1,451.00	103	80	1,451.00	104	80	1,451.00	105	80
101	81	1,451.00	102	81	1,451.00	103	81	1,451.00	104	81	1,451.00	105	81
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101	86	1,451.00	102	86	1,451.00	103	86	1,451.00	104	86	1,451.00	105	86
101	87	1,451.00	102	87	1,451.00	103	87	1,451.00	104	87	1,451.00	105	87
101	88	1,451.00	102	88	1,451.00	103	88	1,451.00	104	88	1,451.00	105	88
101	89	1,451.00	102	89	1,451.00	103	89	1,451.00	104	89	1,451.00	105	89
101	90	1,451.00	102	90	1,451.00	103	90	1,451.00	104	90	1,451.00	105	90
101	91	1,451.00	102	91	1,451.00	103	91	1,451.00	104	91	1,451.00	105	91
101	92	1,451.00	102	92	1,451.00	103	92	1,451.00	104	92	1,451.00	105	92
101	93	1,451.00	102	93	1,451.00	103	93	1,451.00	104	93	1,451.00	105	93
101	94	1,451.00	102	94	1,451.00	103	94	1,451.00	104	94	1,451.00	105	94
101	95	1,4											

Schack/Zoning Table	Land Use Calculations	Underground Utility Note
<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>	<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>	<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>
<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>	<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>	<p>1. Impervious Surface 1.1. Impervious Area 1.2. Impervious Ratio 1.3. Impervious Ratio 1.4. Impervious Ratio 1.5. Impervious Ratio 1.6. Impervious Ratio 1.7. Impervious Ratio 1.8. Impervious Ratio 1.9. Impervious Ratio 2.0. Impervious Ratio</p>

DATE: 4/1/01 DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] IN CHARGE: [Signature] PROJECT NO.: 0101 SHEET NO.: 1		REVISIONS NO. DATE DESCRIPTION 1 04/01/01 [Signature]		PRELIMINARY PLAN THE LAURELS SUBDIVISION A PORTION OF THE UNINCORPORATED QUARTERLY OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE 6TH MERIDIAN, CITY OF HAWAII, COUNTY OF HAWAII				CENTURION ENGINEERS, INC. 2113 S. WILSON AVE., 2ND FLOOR, SUITE 200 HONOLULU, HAWAII 96819 (808) 542-1381 / www.centurion.com	
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EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

DATE: May 2, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: David Crawford – Centurion Engineers, Inc.

OWNER: SSM2 Company

PROJECT ADDRESS: 0 Southside BLVD., Parcel # R32306010000 & R3230800000

RE: SPP-00141-2024; The Laurels Subdivision

This application is for Subdivision with 36 Townhome units on 5.15 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:

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

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)



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

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

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

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

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

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.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 2.1 miles from Nampa Fire Station 2 with an approximate response time of 6 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 \$56,412.

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 101 residents to 36 residential units, with an increased personnel demand of .02 firefighter positions.

Exhibits

"No Parking" Signs

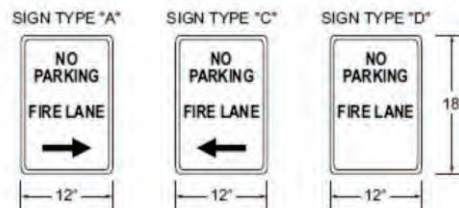


FIGURE D103.6 FIRE LANE SIGNS



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

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



Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

April 11, 2024

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: SPP-00141-2023/ The Laurels; 1121 Southside Blvd

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. The Districts Langdon Lateral courses through this property. The Districts easement for the Langdon Lateral at this location is a minimum of thirty feet (30') total, fifteen feet (15') each side.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD /eol

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant



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

Candace Fry

From: Doug Critchfield
Sent: Friday, April 5, 2024 8:58 AM
To: Candace Fry
Cc: Kristi Watkins
Subject: RE: The Laurels- SPP-00141-2023
Attachments: TREE DETAIL - City of Nampa Approved.pdf

Candace – I have a few comments below. Thank you. Doug

1. Per Nampa City Code, the landscape plan set must be designed and stamped by an Idaho registered Landscape Architect.
2. The landscape plan set must include an irrigation plan (per NCC 10-33)
3. Replace the tree detail with the City of Nampa Tree Detail (attached)
4. The landscape plan set must include the elements delineated in NCC 10-33
5. Please replace the Freeman Maple with an alternate species as these have a high mortality rate in Nampa
6. When the final plat is submitted a landscape plan set review will be completed.



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

[Planning and Zoning](#) - [Like us on Facebook](#)

NAMPAReady

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 2, 2024 11:51 AM
Subject: The Laurels- SPP-00141-2023

Good Morning,

RE: The Laurels – SPP-00141-2023

I have attached for your review the application for Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district (located in the SE 1/4 of the NE 1/4 of Section 35, T3N, R2W, BM) for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023). Original concept: 36 single-family attached dwelling units in 10 buildings (four 3-unit townhouses and six 4-unit townhouses) and 4 common lots. **(Continued from 4/9/2024 P&Z meeting)**

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

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

Candace Fry

From: Carol Shackelford
Sent: Wednesday, April 3, 2024 1:03 PM
To: Planning-Zoning Staff
Subject: FW: The Laurels- SPP-00141-2023
Attachments: SPP-00141-2023_Laurels The_Application.pdf; SPP-00141-2023_Laurels The_Landscape Plans.pdf; SPP-00141-2023_Laurels The_Legal Description - Word.docx; SPP-00141-2023_Laurels The_Narrative-UPDATED 02-27-2024.pdf; SPP-00141-2023_Laurels The_Prelim Plat.pdf

P&Z WORDING

Both of the listed properties, **0 Southside**, have the following violations.

3-4-7 Solid Waste Accumulation Pile of tree limbs and other miscellaneous items (possible a roll of fencing and some wood)

3-4-8 Weeds to be destroyed Weeds throughout the property to include along the property lines, in the corners of the property and in the ROW

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

From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Tuesday, April 2, 2024 1:24 PM
To: Carol Shackelford <shackelfordc@cityofnampa.us>
Cc: Kent Lovelace <lovelacek@cityofnampa.us>
Subject: FW: The Laurels- SPP-00141-2023

CRM created

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 2, 2024 11:51 AM
Subject: The Laurels- SPP-00141-2023

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Candace Fry

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, April 11, 2024 7:55 AM
To: Planning-Zoning Staff
Cc: Candace Fry
Subject: RE: The Laurels- SPP-00141-2023

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

After careful review of the transmittal submitted to ITD on April 2, 2024, regarding The Laurels – SPP-00141-2023, the Department has no comments or concerns to make at this time. The development is greater than 2.5 miles east of SH-45 and the proposed amount of developments is not great enough to anticipate a major impact.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 2, 2024 11:51 AM
Subject: The Laurels- SPP-00141-2023

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

Good Morning,

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Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, April 2, 2024 1:01 PM
To: Planning-Zoning Staff
Subject: FW: The Laurels- SPP-00141-2023
Attachments: SPP-00141-2023_Laurels The_Application.pdf; SPP-00141-2023_Laurels The_Landscape Plans.pdf; SPP-00141-2023_Laurels The_Legal Description - Word.docx; SPP-00141-2023_Laurels The_Narrative-UPDATED 02-27-2024.pdf; SPP-00141-2023_Laurels The_Prelim Plat.pdf

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Good Afternoon,

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: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 2, 2024 11:51 AM
Subject: The Laurels- SPP-00141-2023

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

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

Candace Fry

From: Cody Swander
Sent: Tuesday, April 2, 2024 5:09 PM
To: Candace Fry; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini;Carolynn Murray
Subject: RE: The Laurels- SPP-00141-2023 (Parks ID# 805)

Hi Candace,

Nampa Parks has reviewed the preliminary plat for The Laurels Subdivision, Project: SPP-00141-2023. We have no requests.

Thank you,



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

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 2, 2024 11:51 AM
Subject: The Laurels- SPP-00141-2023

Good Morning,

RE: The Laurels – SPP-00141-2023

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

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

Thanks,
Candace

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: April 15, 2024

SUBJECT: Preliminary Plat for The Laurels – SPP-00141-2023

HEARING DATE: May 14, 2024

The Nampa Police Department (NPD) has reviewed the proposal for The Laurels. This development is for 10 townhomes lots resulting in 36 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. The Laurels is projected to add 96 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.12 additional officers and 0.06 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 144 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$16,955 and additional support staff is \$6,172 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 2.80 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 1034 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	126
2	Abandoned Veh	20
3	Follow Up	19
4	K-9 Assist	13
5	Directed Patrol	10
6	Susp Vehicle	9
7	Sex Offense	7
8	Child Abuse	7
9	Motorist Assist	3
10	Subject On Foot	2

Rank	Reactive Calls for Service	Total
1	Disturbance	66
2	Battery	58
3	PD Accident	57
4	Fraud	47
5	Theft	26
6	Suspicious	23
7	Attempt-Locate	22
8	AC Barking Dog	21
9	Domestic Violen	20
10	Trespassing	19