

PLANNING & ZONING DEPARTMENT
Before the PLANNING AND ZONING COMMISSION
Meeting of 12 NOVEMBER, 2024

PUBLIC HEARING ITEM
STAFF REPORT

Kristi Watkins, Principal Planner

- 1) **Annexation and Zoning** of a total of 259.95 acres into 144.14 acres AG (Agricultural), 20.6 acres BC (Community Business), ~~10.26 acres RA (Suburban Residential)~~, 12.64 acres RS4 (Single-Family Residential), 2.88 Acres RS7 (Single-Family Residential), 26.62 acres RS8.5 (Single-Family Residential), 9.16 acres RS15 (Single-Family Residential), and ~~33.65~~ 44.13 acres RS22 (Single-Family Residential) zoning districts;
- 2) **Master Planned Community** and development agreement;
- 3) **Subdivision Preliminary Plat approval for Deer Flat Ranch Subdivision...**

...on 8 parcels R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011, addressed as 0, 2715, & 2923 S Midland Blvd, 0, 0, 0, & 10375 E Locust Ln, and 10255 Locust Ln (located in the NE 1/4 of Section 08, T2N, R2W, BM); for Scott Kido representing Lovelace Kido Lakeside Venues, LLC (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024).

Original Concept: ~~489~~ 161 single-family detached lots, 7 commercial lots, 3 agricultural lots, 25 common lots, and city pathway along Midland Blvd.

(Action: *Recommendation to City Council*)

ENGINEERING DETAILS

Traffic:

1. A Traffic Impact Study has been submitted and is under review, Developer/Engineer shall address all comments on the TIS.
 - The TIS as submitted does not identify any project triggered impacts, however required revisions to the TIS may show project triggered impacts and the Developer shall be required to complete any identified impacts in the final approved TIS.

Access/Layout:

2. The project is located west of Midland Boulevard between Greenhurst Road and Locust Lane. The following roads provide access to the property:
 - Midland Boulevard – classified as “Principal Arterial”, speed limit 35-mph.
 - Locust Lane – classified as “Principal Arterial”, speed limit 35-mph.The proposed accesses meet the spacing requirements of the City’s Access Management Policy.
3. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing including,
 - Midland Boulevard – 10-foot concrete side path, drainage, and any widening required by the final TIS.

4. There is adequate room to put a full street access out to Midland between Dooley and the north boundary of the project rather than just an emergency access only. Revise the plat to do so.
5. Revise the right of way width on Dooley from Midland to Pipit to be 80' to allow for future intersection improvements if it becomes necessary.
6. Corner lot lines are currently show squared off in most instances on the plat revise to rounds or chamfers to provide room for needed improvements at the intersections.
7. Some roads exceed the allowable block lengths, note proposed traffic calming measures, see plat redlines.
8. The east end of Pintail needs to be revised to provide a cul-de-sac.
9. How is Lot 22 Block 6 proposed to get access.
10. How is access to be provided to the proposed lots in the pit?
11. Provide the grades for the roadways coming in off of Dooley based on the grading exhibit it appear they exceed the allowable centerline grade of 10%.

Utilities:

12. The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
 - 8" sewer main in Midland Boulevard at the north end of the project;
 - 12" water main in Midland Boulevard north of Dooley Lane,
 - 12" pressure irrigation main in Midland Boulevard at the north end of the project, and an 8" main stub to Midland from the Raintree Village Subdivision.
13. The project will be required to construct utilities to and through the property at the time of development.
14. The property is in the City's water pressure Zone 3, which has a service hydraulic grade of approximately 2,730-feet. The project ground elevations vary from approximately 2,530 to 2,610 feet. As a result, portions of the project may experience static water pressures greater than 80-psi due to ground elevations being lower than 2,545-feet. Pressure reducing valves shall be installed on individual water service line where the finish floor elevation is below 2,545-feet.
15. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.
16. It appears that portions of the project are proposed to be sewerred by a low-pressure sewer system to the homes. Identify the area's proposed to utilize not standard gravity sewer on the preliminary plat.
17. The draft Pressure Irrigation Master Plan calls for a new source at this location in the future, developer to provide a site for a new irrigation pumpstation to be installed in the future by the City.

APPLICANT'S REQUEST

Excerpts from the Applicant's Narrative (see attached narrative for full details):

The combined area of this Project proposed for annexation, including right of way and an adjacent portion of the property to the south is 259.95 acres. The portion to the west almost entirely contains Lake Lowell. The annexed properties are proposed to be zoned AG, BC, RS4, RS7, RS8.5, RS15 and RS22 (within an MPC overlay).

The single-family portion of this project is proposed to be constructed and platted at this time.

The commercial and agricultural portions will be developed at a later time.

This project is designed to provide a large amount of open space/habitat areas between the residential portions of the development and the National Wildlife Refuge near Lake Lowell. These large buffer/habitat areas help to protect the wildlife habitat and waterways from future development that will be placed along major arterials like Midland Blvd.

The residents in this neighborhood will enjoy a quiet neighborhood, with the benefit of excellent access to the Lake Lowell pathway system, incredible views of the Owyhee Mountain range, commercial and recreational uses in the Bowmen Pit area as well as a short trip to downtown Nampa.

CORRESPONDENCE

Comments have been received regarding the entitlement request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon November 6, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

1. **Public Input:** Dan Tweedy and Jana Campos, concerned about traffic, road widening, signalization of intersections, and existing neighborhoods character, safety and quality of life.
2. **Boise Kuna Irrigation District & Boise Project Board of Controls:** Indicates that not all of the proposed property has surface irrigation water rights and that per Idaho State Statutes, no land without a surface water right can have surface irrigation water spread to it. Piping of any lateral, canal or drain with their jurisdiction must be reviewed and approved and a warrantee agreement must be secured prior to any disturbance of the facility.
3. **Nampa Building:** The project is subject to all required building codes and related permits based on the requirements of City Ordinance – Title 4 – Building Regulations.
4. **Deer Flat Wildlife Refuge:** States concerns with the references to Lake Lowell and the language shown in Nampa's Comprehensive Plan. Any access onto Refuge land shall be reviewed and approved through appropriate application processes between the applicant and the Refuge. They advise against constructing a storm drain system near the Refuge due to potential threats to the ecosystems.
 - a. While the letter states that the Refuge has had no formal discussions with the landowners, the landowners, respectfully disagree and indicate that they have had conversations about this project with the Refuge director (see attached).
5. **Lumen (Centurylink):** The developer may need to work with Lumen to relocate their facilities that are located along E Lake Ave, Ginger Ln, W Harrison Ln and Locust Ln.

6. **Idaho Transportation Department:** Depending on traffic generation data, ITD reserves the right to review the intersections of SH-45 and W Greenhurst Rd, Dooley Ln and W Locust Ln. Impact mitigation shall be the responsibility of the developer.
7. **Nampa Parks:** Request connection to the Kingfisher Trail within the Refuge.
8. **Engineering:** For details regarding construction, access, drainage, irrigation, water, sewer etc... see attached comments.
9. **Nampa Fire:** Does not oppose this application subject to compliance with all the Fire Department code requirements in-regards to Water Supply, Fire Apparatus Access, and potential IBC & IRC code requirements for future structures. The property is located approximately 2.7 miles from Nampa Fire Station #2 with an approximate response time of 7 minutes. Build out will provide the Fire District with \$296,163 in impact fees.

The Overall Concept Plan shows potential addition of 530 residents to 189 residential lots, with an increased personnel demand of .53 firefighter positions.
10. **Nampa Police:** The proposal is projected to add 505 new residents to the area. NPD recommends a commitment to fund .63 additional officers and .33 additional support staff (\$89,015 & \$32,403 annually respectively).

FINDINGS FOR ANNEXATION

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

A. All private landowners have consented to annexation.

- The Engineer, Andrew Newell with Blaine A Womer Civil Engineering, makes this application on behalf of the property owner(s), Scott Kido with Lovelace Kido Lakeside Venues, LLC and Lance Thueson with Triple Crown Investments, as evidenced by the attached Affidavit of Legal Interest.

Conclusion: The property parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011, proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-2.22 because the property owner has given consent to annex the property, as stated above, for the proposed use.

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

- The property is contiguous with city limits on the north, and east where it abuts RS6 (Single-Family Residential) zoned properties.

Conclusion: The property parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011, proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-222 because it is contiguous to the city limits as stated above.

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

- Surrounding properties contain the wildlife refuge, Lake Lowell, single-family county parcels and single-family city parcels.
- City utilities and services are available to this property.

- Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing including:
 - Midland Boulevard – 10-foot concrete side path, drainage, and any widening required by the final TIS.

Conclusion: The proposed annexation for parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011 can be reasonably assumed to be available for orderly development because it meets the requirements for annexation and proposes a zone and development that will address the goals listed in the Comprehensive Plan with future development, it complies with adopted city codes, it will install needed infrastructure and will utilize existing utilities that serve the area that surrounds the project.

FINDINGS FOR ZONING TO AG, BC, RS4, RS7, RS8.5, RS 15 and RS22

D. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts.

- Nampa City Code, Title 10, Chapter 6 AG Zoning District (Agricultural) purpose statement: “Most Agricultural activity on a large scale occurs outside the city limits. Agricultural land use within the city may be viewed as open space with “rural uses”, such as large residential lots, community gardens, low impact recreation, and preservation of natural areas. It may also include: local produce production, livestock activities, small to medium volume crop production, and farmers markets. Uses proposed in this zone can provide a transition between traditional agricultural and urban land uses.”
- Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential) purpose statement: “The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.
- Nampa City Code, Title 10, Chapter 16 BC Zoning District (Community Business) purpose statement: The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.
- The proposed AG zoning district is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Very Low Density Residential.
- The proposed RS4, RS7, and RS8.5 zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential that can be stretched onto the northeast portion of this project from the east or are allowed through the Master Planned Community provisions for ‘other’ uses outlined in NCC §10-26.
- BC, RS15, and RS22 are allowed through the Master Planned Community provisions for ‘other’ uses outlined in NCC §10-26.

- Uses within a 1 mile of the proposed development include:
 - a. Lake Lowell & Deer Flat Wildlife Refuge
 - b. 12th Ave Rd
 - c. A middle school (.9 miles) and elementary school (.38 miles)
 - d. Large county residential lots
 - e. Agricultural land
 - f. Medium density subdivisions
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development within the project and in surrounding areas designated as commercial

➤ **SURROUNDING ZONING & USES:**

Northwest: Canyon County – Gravel Pit

Northeast: Canyon County – Single Family lots

North: RS 6 – Summit Ridge Subdivision

South, West & Southwest: Lake Lowell Wildlife Refuge

East & Southeast: RS6 – Raintree Village Subdivision (6,000-7,000 s.f. lots) and Canyon County – Wood View Acres Subdivision (1/2 acre lots)

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
 - a. OBJECTIVE 1: Add innovative housing options in the Zoning Code
 - b. OBJECTIVE 2: Locate housing in areas that improve employment and educational opportunities.
 - i. STRATEGY 1: Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.
 - c. OBJECTIVE 5: Welcome diversity in housing
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
 - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the

Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.

➤ Density:

- a. MPC: The number of buildable residential lots on the whole 259.95 acres equals 189, in a variety of single-family housing types. This creates a gross density of .73 dwelling units per acre which falls under the maximum of 1 dwelling unit per acre that is required by the Very Low Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.
- The property is located in an area that is designated as Very Low Density Residential on the Future Land Use Map in the Comprehensive Plan. The purpose of that designation is described in the Plan as....

5.5.1 Very Low Density Residential : Characterized as a single-family detached residential area with a density of 1 dwelling unit or less per acre (gross). This land use designation is typically in the outlying areas of the City. The landscape is more rural in nature. This land use designation contains agricultural and large lot residential parcels. City utility connections are often far from these parcels, which may necessitate the use of septic and domestic well water systems until utilities are available. This land use designation may allow low-density cluster development with large land tracts of open space. The density may be slightly increased to no more than 2.5 DU/acre, and some small commercial could be added to bring local services to cluster development areas. A PUD would be required for cluster development. Typically, duplexes, condominiums, townhomes, apartment buildings, other zero-lot-line or multi-family residential developments should not be allowed in this land use designation. In cluster development, a limited number of zero lot-line dwelling units may be allowed, however, each dwelling unit should be single- family.

- The property is located in an area that is adjacent to the Medium Density Residential designation on the Future Land Use Map in the Comprehensive Plan and can be stretched one parcel to the west or included as OTHER in the Master Planned Community. The purpose of these designations are described in the Plan as....

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

- The project proposes BC zoning in various locations, which are not outlined in the Future Land Use Map as allowed in the very low density residential designation. Through the Master Planned Community and intent of the Comprehensive Plan the proposal is to be able to provide services adjacent to the open agricultural areas, sports fields and for the residents. The comprehensive plan describes this use as follows:

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

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

- Chapter 12 of the 2040 Nampa Comprehensive Plan states the following:

“The City seeks to balance competing interests that include the desire to protect and preserve sensitive natural lands with the desire to accommodate future growth and development. Likewise, the City and Canyon County desire to prevent soil erosion and to protect ground and surface water from contamination caused by development and agriculture. (NCP 12.9)”

OBJECTIVE 3: Protect waterways and wildlife resources

STRATEGY 1 and ACTION ITEM #3: Develop appropriate buffers and mitigations to conserve local and regional natural ecosystems including Indian Creek, Lake Lowell and Deer Flat National Wildlife Refuge.”

- The 2040 Nampa Comprehensive Plan states the following:

- 12.8.3.3 Lake Lowell Wildlife Habitat

Deer Flat National Wildlife Refuge manages a wide range of wildlife habitats on Lake Lowell and shoreline that include open waters and wetland edges, sagebrush uplands, grasslands and riparian forests on the Snake River islands. Refuge staff use a variety of management techniques to restore and maintain wildlife habitat. With assistance from local growers, the refuge also cooperatively cultivates 240 acres to provide forage.

Several hundred acres of moist-soil plants (primarily smartweed) occupy the transition zone from the lake shoreline to the open water. Moist-soil plants are a valuable food source for migrating waterfowl during fall and spring. This emergent plant community provides habitat for nesting grebes and foraging habitat for pelicans and other water birds. In the fall, the smartweed seeds provide nutrition for migratory ducks heading south. The open water of Lake Lowell is vital for waterfowl as roosting and loafing habitat and as a place for the birds to forage for fish.

12.8.3.4 Lake Lowell Crop Lands

Approximately 240 acres of land within the Refuge is irrigated cropland managed to provide forage and cover for wildlife. Local cooperative farmers are generally required to leave 25 percent of the crop standing, leave six inches of green browse, or plant a winter cover crop prior to waterfowl season. Corn, beans, peas, wheat, and alfalfa are planted using minimal pesticides and fertilizers. Pheasants, deer, and other wildlife use the fields year-round.

12.8.3.4 Lake Lowell Riparian Forests

Cottonwood, Peachleaf Willow and Coyote Willow are the dominant tree species in the riparian habitat of Lake Lowell and the Snake River Islands. The riparian areas are key habitat for many native bird species.

12.8.3.4 Wetlands

There are three created seasonal/moist-soil wetlands on the Lake Lowell Unit. These wetlands provide unique local habitat. Vegetation that grows in the marsh wetlands provides food, nesting sanctuary and protection for such species as Mallards, Sora Rails and Yellow-Headed Blackbirds.

12.8.3.4 Uplands

The upland habitat of both Units includes several hundred acres of upland Sage Steppe habitat consisting of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye and Great Basin Wild Rye. The largest uninterrupted tracts of upland habitat found on Lake Lowell are just west of the Visitor Center and on several of the larger Refuge islands. Rabbits, gophers, badgers, mule deer and mourning dove feed on the upland plants and rely on them for cover and nesting. Predators such as foxes, coyotes, red-tailed hawks and American kestrels also inhabit the sage steppe habitat.”

- This project is designed to provide a large amount of open space/habitat areas between the residential portions of the development and the National Wildlife Refuge near Lake Lowell. These large buffer/habitat areas help to protect the wildlife habitat and waterways from future development that will be placed along major arterials like Midland Blvd.
- 15% open space is required in the platted areas with two Qualified Open Space Elements. Qualified open space calculates out to 15.5% of the platted area. However, when added to the overall area that will be left to agriculture and sports field uses the open space is ~ 60% of the gross project area. Amenities in the platted areas include playground area, benches, pergolas and gathering spaces.
- Home built in this development will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- Structures located in the BC Zoning District will be subject to city Design Review standards.
- A 25' landscape buffer is required along Midland Blvd.

Conclusion: The proposed zoning map amendment(s) for parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011 is compatible with adjoining zoning districts because it establishes an area of AG, BC, RS4, RS7, RS8.5, RS15, and RS22 zoning that provides buffering to the Wildlife Refuge, residential lots and zones near major arterials that are the same as or compatible with immediately adjoining districts and because the proposed zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Very Low Density Residential with a Master Planned Community and Medium Density Residential. The Future Land Use Map was established after thoroughly analyzing land uses for compatibility.

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

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of

material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.

- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
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- The proposed AG zoning district is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Very Low Density Residential.
- The proposed RS4, RS7, and RS8.5 zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential that can be stretched onto the northeast portion of this project from the east or are allowed through the Master Planned Community provisions for ‘other’ uses outlined in NCC §10-26.
- BC, RS15, and RS22 are allowed through the Master Planned Community provisions for ‘other’ uses outlined in NCC §10-26.
- Surrounding properties contain the wildlife refuge, Lake Lowell, single-family county parcels and single-family city parcels.
- Uses within a 1 mile of the proposed development include:
 - a. Lake Lowell & Deer Flat Wildlife Refuge
 - b. 12th Ave Rd
 - c. A middle school (.9 miles) and elementary school (.38 miles)
 - d. Large county residential lots
 - e. Agricultural land
 - f. Medium density subdivisions
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development within the project and in surrounding areas designated as commercial

- Uses proposed within the development include, but are not limited to:
 - a. Single Family detached housing
 - b. Bowmen Pit Area
 - i. Amphitheater
 - ii. Sports fields
 - iii. Playground/Park
 - iv. Charter School
 - v. Storage
 - c. Kido Event Space Area
 - i. Vineyards
 - ii. Pumpkin Patch
 - iii. Farmers Market
 - iv. Botanical Gardens
 - v. Horticulture
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
 - a. OBJECTIVE 1: Add innovative housing options in the Zoning Code
 - b. OBJECTIVE 2: Locate housing in areas that improve employment and educational opportunities.
 - i. STRATEGY 1: Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.
 - c. OBJECTIVE 5: Welcome diversity in housing
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
 - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.
- Density:
 - a. MPC: The number of buildable residential lots on the whole 259.95 acres equals 189, in a variety of single-family housing types. This creates a gross density of .73 dwelling units per acre which falls under the maximum of 1 dwelling unit per acre that is required by the Very Low Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.
- The property is located in an area that is designated as Very Low Density Residential on the Future Land Use Map in the Comprehensive Plan. The purpose of that designation is described in the Plan as....

5.5.1 Very Low Density Residential : Characterized as a single-family detached residential area with a density of 1 dwelling unit or less per acre (gross). This land use designation is typically in the outlying areas of the City. The landscape is more rural in nature. This land use designation contains agricultural and large lot residential parcels. City utility connections are often far from these parcels, which may necessitate the use of septic and domestic well water systems until utilities are available. This land use designation may allow low-density cluster development with large land tracts of open space. The density may be slightly increased to no more than 2.5 DU/acre, and some small commercial could be added to bring local services to cluster development areas. A PUD would be required for cluster development. Typically, duplexes, condominiums, townhomes, apartment buildings, other zero-lot-line or multi-family residential developments should not be allowed in this land use designation. In cluster development, a limited number of zero lot-line dwelling units may be allowed, however, each dwelling unit should be single- family.

- The property is located in an area that is adjacent to the Medium Density Residential designation on the Future Land Use Map in the Comprehensive Plan and can be stretched one parcel to the west. The purpose of these designations are described in the Plan as....

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

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

- The project proposes BC zoning in various locations, which are not outlined in the Future Land Use Map as allowed in the very low density residential designation. Through the Master Planned Community and intent of the Comprehensive Plan the proposal is to be able to provide services adjacent to the open agricultural areas, sports fields and for the residents. The comprehensive plan describes this use as follows:

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

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

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS (Single-Family Residential) zoning districts, retail and service businesses are allowed in the BC (Community Business) zoning district and ag fields/parks/sports fields are permitted uses in the AG (Agricultural) zoning district.
- The City of Nampa 2040 Comprehensive Plan defines “Residential Area” as “A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted.”
- Home built in this development will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- Structures located in the RD and BC Zoning Districts will be subject to city Design Review standards.
- A 25’ landscape buffer is required along Midland Blvd.
- 15% open space is required in the platted areas with two Qualified Open Space Elements. Qualified open space calculates out to 15.5% of the platted area. However, when added to the overall area that will be left to agriculture and sports field uses the open space is ~ 60% of the gross project area. Amenities in the platted areas include playground area, benches, pergolas and gathering spaces.

Conclusion: The proposed zoning map amendment(s) for parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011 provides a set of uses that would be reasonably compatible adjoining property because it the proposed uses will match the existing residential lots while also providing buffering to the Wildlife Refuge.

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

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS (Single-Family Residential) zoning districts, retail and service businesses are allowed in the BC (Community Business) zoning district and ag fields/parks/sports fields are permitted uses in the AG (Agricultural) zoning district.
- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because any further development or redevelopment of the property will be required to meet City standards for development and shall install appropriate site improvements upon development.
- City services and utilities are available to this property.
- Uses within a 1 mile of the proposed development include:
 - a. Lake Lowell & Deer Flat Wildlife Refuge
 - b. 12th Ave Rd
 - c. A middle school (.9 miles) and elementary school (.38 miles)
 - d. Large county residential lots
 - e. Agricultural land
 - f. Medium density subdivisions
 - g. Religious Facility
 - h. Storage Units

- i. Future Commercial Development within the project and in surrounding areas designated as commercial

Conclusion: The proposed zoning map amendment(s) for parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011 is in the public interest and reasonably necessary because it has proposed a master planned community that will provide a variety of housing types and neighborhood services and a residential subdivision layout that complies with adopted city codes, has city services and utilities readily available and traffic infrastructure improvements are either in place or required to be completed and it is compatible with surrounding uses.

MASTER PLANNED COMMUNITY & PRELIMINARY PLAT ANALYSIS

ANALYSIS OF THE MASTER PLANNED COMMUNITY (259.95 acres)

3.13.3 Master Planned Communities

Master Planned Communities include a variety of housing types, commercial, public facilities, recreational elements, open space and other options within a single development. A common vernacular or community character is generally reflected in the architecture; however, it can vary throughout the development in smaller divisions or phases. Streetscapes, landscaping, parking, anchor grocery and retail facilities, schools, churches, transit access and other amenities create a neighborhood core. Open space, parks and trails are provided as amenities. Housing types range from affordable to higher valued, all with a variety of architectural treatments. Lots include private, semi-private and public spaces. Housing can be front-, rear- or side-loaded. Parking for multi-family units can include covered parking areas and garage parking. Codes supporting this type of development support higher densities and open space elements, pedestrian-scale streets, commercial/residential zoning, complete utility systems and amenities for a large demographic cross-section. Samples of this type of master planned development include Orenco Station in Hillsboro, Oregon, Daybreak in South Jordan, Utah and Village Green in Rancho Cordova, CA.

Master Planned Communities encompass a large geographic area (at least 40 acres) and contain multiple zones, uses, densities and housing types.

- This Master Planned Community Concept includes 259.95 acres of developable land area.
- MPC's are required to meet standard building requirements (building code, fire code and other regulatory requirements).
- This development will be required to meet all applicable city and agency requirements at the time of construction.

The intent of a Master Planned Community is to allow a developer to use creativity and successful design principles that bring together multiple elements in a cohesive design utilizing Smart Growth principles that may otherwise not be permitted in the Nampa City Code. Bulk requirements that would otherwise be applicable to a project developed in a given zone wherein a MPC is proposed/allowed may be altered by the Commission as part of a MPCs review and approval process. The Commission may allow deviations from the setback, lot sizes, property depth, property width, building height, and street frontage requirements without one or more variance application permits being required. MPCs allow alterations to:

- This Master Planned Community is designed utilizing Smart Growth principles that provide opportunities for residences to live, work and recreate within walking/biking distance of their homes. MPCs are to be designed to integrate with the greater Nampa community. It provides:
 - A variety of housing types
 - Widely accessible open spaces
 - Commercial uses within its confines
 - Close proximity to a future high school and elementary school
- MPCs shall be exempt from the subdivision periphery lot compatibility requirements stated in subsection 10-27-6.F of this title.
- Uses within a 1 mile of the proposed development include:
 - a. Lake Lowell & Deer Flat Wildlife Refuge
 - b. 12th Ave Rd
 - c. A middle school (.9 miles) and elementary school (.38 miles)
 - d. Large county residential lots
 - e. Agricultural land
 - f. Medium density subdivisions
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development within the project and in surrounding areas designated as commercial

Ratio of Land Uses for MPC's, PUD's that are larger than 5 acres in a Mixed-Use land use designation: In the Residential Mixed-Use land use designation on the Future Land Use Map, over fifty percent (50%) of the proposed land use shall be residential with no less than 5% of the land use as commercial.

- The area designated as commercial zoning is ~8% based of the gross project area.

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 §10-26, §10-6, §10-7, §10-8, §10-16, § 10-33, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals. An application with submittal materials was received by the Planning and Zoning Department and was reviewed to provide the following facts in accordance with City Code:

Zone	Acres	# of Lots	Density Proposed du per ac	Lot Width	Lot Depth	Smallest Lot Allowed (-20%)	Smallest Lot Proposed	Largest Lot Allowed (+20%)	Largest Lot Proposed
AG	144.14	3		300	N/A	5 acres		N/A	
RS 22	44.13	49	1.11	80	80	22,000	22,080	43,560	46,548
RS 8.5	26.62	64	2.4	50	80	8,500	8,522	17,000	16,249
BC	20.6	7							
RS 4	12.64	24	2	30	50	4,000	4,120	8,000	5,423
RS 15	9.16	16	1.74	60	80	15,000	13,122	30,000	28,902
RS 7	2.88	8	2.77	40	70	7,000	8,299	14,000	13,990
TOTAL	259.95	161							

- MPCs allow alterations to: lot sizes (by 20%), bulk requirements, setbacks, building height, and placement of structures that are typically required in zoning districts. Densities may also be adjusted by 20% through the MPC allowances.

- The project proposes a variety of lot sizes available for many different styles of single-family housing.
- **Lot sizes:** All but two of the residential lots are compliant with bulk standards for the zoning districts in which they lie. In these two instances, the 20% increase/decrease allowed by the MPC was employed. In the RS 15, the smallest allowable lot, decreased by 20% is 12,000 s.f. (from 15,000), the smallest lot proposed is 13,122 s.f.. In the RS 22, the largest lot allowed, increased by 20%, is 52,272 s.f., the largest lot proposed is 46,548 s.f.
- **Lot width & depth:** All lots proposed meet the lot width and depth required by city code.
- Setbacks shall be measured from the property line (or future right of way where known or determined by the City Engineer).

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

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

10-16-4: BC - Spatial and Bulk Requirements for Commercial Uses:

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

- **Qualified Open Space Required Elements:** Each development over 5 acres (gross) or over shall contain at least two (2) Qualified Open Space elements.
 - a. 15% open space is required in the platted areas with two Qualified Open Space Elements. Qualified open space calculates out to 15.5% of the platted area. However, when added to the overall area that will be left to agriculture and sports field uses the open space is ~ 60% of the gross project area. Amenities in the platted areas include playground area, benches, pergolas and gathering spaces.
 - **10-26-7.B.3.c: Design Features:** Street sections, architectural styles, harmonious use of materials, varied use of building types and parking areas broken by landscaping.

- Homes built in this development will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- Commercial Structures will be subject to Design Review Standards in NCC §10-34.
- A 25' landscape buffer is required along Midland Blvd.

➤ **COMPASS:**

- MPC: The proposal exceeds job growth forecasted for this area by +/- 40 jobs. Transportation infrastructure may not be able to support the new transportation needs. Work to increase roadway connectivity to increase safe and efficient travel. This project has a positive impact on Farmland and use of City Services.

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

Engineering Review Comments

General:

1. The right of way for Harrison at the west end of the project that is not a part of the subdivision needs to be included in the annexation and zoning legal descriptions.
2. Provide verification of surface or groundwater rights to serve the entire property. If irrigation water rights do not exist for the property, they will be required to be established prior to that portion of the development commencing.

Preliminary Plat:

18. Proposed easements need to be shown or described by note.
19. Provide the topography for the property within 100' of the plat boundary.
 - Grading plan does not identify the scale.
20. Show the location of existing wells and septic systems on the property and within 100' feet of the plat boundary.
21. Note the flow direction for the Thacker Lateral.
22. Revise the plat to eliminate text overlaps.

Traffic:

23. A Traffic Impact Study has been submitted and is under review, Developer/Engineer shall address all comments on the TIS.
 - The TIS as submitted does not identify any project triggered impacts, however required revisions to the TIS may show project triggered impacts and the Developer shall be required to complete any identified impacts in the final approved TIS.

Access/Layout:

24. The project is located west of Midland Boulevard between Greenhurst Road and Locust Lane. The following roads provide access to the property:
 - Midland Boulevard – classified as “Principal Arterial”, speed limit 35-mph.
 - Locust Lane – classified as “Principal Arterial”, speed limit 35-mph.
 The proposed accesses meet the spacing requirements of the City’s Access Management Policy.
25. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing including,
 - Midland Boulevard – 10-foot concrete side path, drainage, and any widening required by the final TIS.

26. There is adequate room to put a full street access out to Midland between Dooley and the north boundary of the project rather than just an emergency access only. Revise the plat to do so.
27. Revise the right of way width on Dooley from Midland to Pipit to be 80' to allow for future intersection improvements if it becomes necessary.
28. Corner lot lines are currently show squared off in most instances on the plat revise to rounds or chamfers to provide room for needed improvements at the intersections.
29. Some roads exceed the allowable block lengths, note proposed traffic calming measures, see plat redlines.
30. The east end of Pintail needs to be revised to provide a cul-de-sac.
31. How is Lot 22 Block 6 proposed to get access.
32. How is access to be provided to the proposed lots in the pit?
33. Provide the grades for the roadways coming in off of Dooley based on the grading exhibit it appear they exceed the allowable centerline grade of 10%.

Utilities:

34. The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
 - 8" sewer main in Midland Boulevard at the north end of the project;
 - 12" water main in Midland Boulevard north of Dooley Lane,
 - 12" pressure irrigation main in Midland Boulevard at the north end of the project, and an 8" main stub to Midland from the Raintree Village Subdivision.
35. The project will be required to construct utilities to and through the property at the time of development.
36. The property is in the City's water pressure Zone 3, which has a service hydraulic grade of approximately 2,730-feet. The project ground elevations vary from approximately 2,530 to 2,610 feet. As a result, portions of the project may experience static water pressures greater than 80-psi due to ground elevations being lower than 2,545-feet. Pressure reducing valves shall be installed on individual water service line where the finish floor elevation is below 2,545-feet.
37. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.
38. It appears that portions of the project are proposed to be sewerred by a low-pressure sewer system to the homes. Identify the area's proposed to utilize not standard gravity sewer on the preliminary plat.
39. The draft Pressure Irrigation Master Plan calls for a new source at this location in the future, developer to provide a site for a new irrigation pumpstation to be installed in the future by the City.

Drainage:

40. The property is not located within a defined floodplain.
41. All drainage facilities need to be located in common lots to be owned by the HOA per section 106 of the Engineering Development and Policy Manual
42. The Preliminary Drainage Report needs to be revised to address the following comments/questions.
 - Provide a preliminary site plan reflecting the anticipated tributary areas and drainage facility locations.
 - Increase the size or number of S&G's for catchment H to meet the throat velocity requirements.

Irrigation:

43. Provide proposed routing for the relocation of gravity irrigation facilities through the site.

Conclusion: The proposed Master Planned Community and Preliminary Plat for parcels #R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011 complies with adopted city codes, has city services and utilities readily available and traffic/pathway infrastructure improvements are required to be installed at the time of construction.

CONDITIONS OF APPROVAL

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

1. Provide a development agreement with the approved concept plan and conditions of approval for The Deer Flat Ranch development.
2. Make corrections to the preliminary plat, prior to submittal of the final plat, including but not limited to:
 - a. Proposed Zoning – Add RA (Suburban Residential) to list of zones
 - b. Verify that building/product types can meet the 15' rear yard setback requirement on the proposed lots.
 - c. Proposed easements need to be shown or described by note.
 - d. Provide the topography for the property within 100' of the plat boundary.
 - i. Grading plan does not identify the scale.
 - e. Show the location of existing wells and septic systems on the property and within 100' feet of the plat boundary.
 - f. Note the flow direction for the Thacker Lateral.
 - g. Revise the plat to eliminate text overlaps.
3. Revise legal descriptions to include Harrison Right of Way.
4. Developer shall be required to complete any identified impacts in the final approved TIS.
5. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
6. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal. If irrigation water rights do not exist for the property, they will be required to be established prior to that portion of the development commencing.
7. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
 - a. Developer shall coordinate with the City to provide site for a new irrigation pumpstation to be installed in the future by the City.
8. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
9. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.

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

POTENTIAL MOTIONS for ANNEXATION & ZONING TO AG, BC, RS 4, RS 7, RS 8.5, RS 15 and RS 22, MASTER PLANNED COMMUNITY & PRELIMINARY PLAT

APPROVE:

I move to recommend approval of:

- 1) **Annexation and Zoning of a total of 259.95 acres** into 144.14 acres AG, 20.6 acres BC, 12.64 acres RS4, 2.88 Acres RS7, 26.62 acres RS8.5, 9.16 acres RS15, and 44.13 acres RS22 zoning districts;
- 2) **Master Planned Community** and development agreement;
- 3) **Subdivision Preliminary Plat approval for Deer Flat Ranch Subdivision...**

...on 8 parcels, addressed as 0, 2715, & 2923 S Midland Blvd, 0, 0, 0, & 10375 E Locust Ln, and 10255 Locust Ln; for Scott Kido representing Lovelace Kido Lakeside Venues, LLC (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024), with the conditions of approval and findings of fact as stated in the staff report.

DENY:

I move to recommend denial of the **Annexation and Zoning of a total of 259.95 acres, Master Planned Community and development agreement**; on 8 parcels, addressed as 0, 2715, & 2923 S Midland Blvd, 0, 0, 0, & 10375 E Locust Ln, and 10255 Locust Ln; for Scott Kido representing Lovelace Kido Lakeside Venues, LLC (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024), because _____ does not meet the following criteria _____.

ATTACHMENTS

- Narrative
- Affidavit of Legal Interest
- Neighborhood Meeting Information
- Zoning Map
- Future Land Use Map
- Legal Descriptions
- Proposed Zoning Exhibit
- Land Use Concept Plan
- Preliminary Plat
- Inter-departmental/agency/citizen correspondence



August 23, 2024
Project No.: K1422001

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

**RE: Deer Flat Ranch Subdivision – Canyon County, ID
Applications for Annexation, Master Planned Community/Planned Unit
Development and Preliminary Plat**

On behalf of Triple Crown Investments and Lovelace Kido Lakeside Ventures, we are pleased to submit the attached applications for the development of the Deer Flat Ranch Subdivision (Project), located southwest of the intersection of Midland Boulevard and Greenhurst Road in Canyon County, ID. More specifically, this Project is situated within all of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and all of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5, Township 2 North, Range 2 West, Boise Meridian, and also and including a portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8, Township 2 North, Range 2 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Our applications include: 1) Annexation of 259.95-acre site from Canyon County into the City of Nampa with a requested zoning of AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22; 2) Master Planned Community/Planned Unit Development of the single-family portion of preliminary plat, with an underlying zone request of RS and; 3) Preliminary Plat for a new residential subdivision consisting of roughly 189 single-family lots, 7 commercial lots, 3 agriculture lots, 25 common lots and a city pathway along Midland Boulevard.

Existing Use of the Property

The north portion of the property was previously used as a gravel/borrow pit, agricultural fields and an event center. There are two existing homes and roughly 8 existing structures on this property. The south portion of the property was previously used as agricultural fields. There is one existing home and roughly 6 existing structures on this property. A select few are scheduled to be protected and remain as development occurs. Lake Lowell is located west and adjacent to the property. The land generally slopes towards Lake Lowell.

Comprehensive Plan and Surrounding Land Uses

The Deer Flat Ranch community totals 259.95 acres. The City of Nampa's Future Land Use Map designates the area as Very Low Density Residential. The surrounding land uses within the immediate area are as follows: North, South, East and West – mix of natural wildlife refuge, agriculture and residential (East Lake Estates, Lakeside, Wood View Acres, Summit Ridge) (annexed and unannexed). The surrounding subdivisions are mainly zoned RS-6. The development of the Project is consistent with other approved projects within the area. The development of this Project will provide a fine housing product and mixed use that is desired in this location and current economy.

The conceptual plan shows future commercial lots, a mix of 189 residential single-family detached lots, and large agricultural lots. This mix of lot types and commercial opportunities will meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles.

The proposed Deer Flat Ranch Subdivision development is in an area that was recently approved for expansion within the Area of City Impact. The approved land use in this area is 'Agricultural'. The Nampa Comprehensive Plan gives the following definition of the Agricultural land use designation:

“5.5.1 Agricultural (1 or less Dwelling Unit Per Acre [Gross])

Characterized as a single-family detached residential area with a density of 1 dwelling unit or less per acre (gross). This land use designation is typically in the outlying areas of the City. The landscape is more rural in nature. This land use designation contains agricultural and large lot residential parcels.”

It is clear from this definition and assigned designation that the city envisions these parcels as open large lot residential areas.

The Deer Flat Ranch development proposes to stretch the adjacent future land use designation of Medium Density Residential over these parcels. The subdivision would be developed within 0.04 miles or approximately 200 feet from Lake Lowell and touches National Wildlife Refuge land (Parcel # R29296001).

The Nampa Comprehensive Plan gives the following definition of the Medium Density Residential land use designation:

“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.”

Chapter 12 of the 2040 Nampa Comprehensive Plan states the following:

“The City seeks to balance competing interests that include the desire to protect and preserve sensitive natural lands with the desire to accommodate future growth and development. Likewise, the City and Canyon County desire to prevent soil erosion and to protect ground and surface water from contamination caused by development and agriculture. (NCP 12.9)”

“Chapter 12, OBJECTIVE 3: Protect waterways and wildlife resources

STRATEGY 1 and ACTION ITEM #3: Develop appropriate buffers and mitigations to conserve local and regional natural ecosystems including Indian Creek, Lake Lowell and Deer Flat National Wildlife Refuge.”

This project is designed to provide a large amount of open space/habitat areas between the residential portions of the development and the National Wildlife Refuge near Lake Lowell. These large buffer/habitat areas help to protect the wildlife habitat and waterways from future development that will be placed along major arterials like Midland Blvd. The 2040 Nampa Comprehensive Plan states the following:

“12.8.3.3 Lake Lowell Wildlife Habitat

Deer Flat National Wildlife Refuge manages a wide range of wildlife habitats on Lake Lowell and shoreline that include open waters and wetland edges, sagebrush uplands, grasslands and riparian forests on the Snake River islands. Refuge staff use a variety of management techniques to restore and maintain wildlife habitat. With assistance from local growers, the refuge also cooperatively cultivates 240 acres to provide forage.

Several hundred acres of moist-soil plants (primarily smartweed) occupy the transition zone from the lake shoreline to the open water. Moist-soil plants are a valuable food source for migrating waterfowl during fall and spring. This emergent plant community provides habitat for nesting grebes and foraging habitat for pelicans and other water birds. In the fall, the smartweed seeds provide nutrition for migratory ducks heading south. The open water of Lake Lowell is vital for waterfowl as roosting and loafing habitat and as a place for the birds to forage for fish.

12.8.3.4 Lake Lowell Crop Lands

Approximately 240 acres of land within the Refuge is irrigated cropland managed to provide forage and cover for wildlife. Local cooperative farmers are generally required to leave 25 percent of the crop standing, leave six inches of green browse, or plant a winter cover crop prior to waterfowl season. Corn, beans, peas, wheat, and alfalfa are planted using minimal pesticides and fertilizers. Pheasants, deer, and other wildlife use the fields year-round.

12.8.3.5 Lake Lowell Riparian Forests

Cottonwood, Peachleaf Willow and Coyote Willow are the dominant tree species in the riparian habitat of Lake Lowell and the Snake River Islands. The riparian areas are key habitat for many native bird species.

12.8.3.6 Wetlands

There are three created seasonal/moist-soil wetlands on the Lake Lowell Unit. These wetlands provide unique local habitat. Vegetation that grows in the marsh wetlands provides food, nesting sanctuary and protection for such species as Mallards, Sora Rails and Yellow-Headed Blackbirds.

12.8.3.7 Uplands

The upland habitat of both Units includes several hundred acres of upland Sage Steppe habitat consisting of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye and Great Basin Wild Rye. The largest uninterrupted tracts of upland habitat found on Lake Lowell are just west of the Visitor Center and on several of the larger Refuge islands. Rabbits, gophers, badgers, mule deer and mourning dove feed on the upland plants and rely on them for cover and nesting. Predators such as foxes, coyotes, red-tailed hawks and American kestrels also inhabit the sage steppe habitat.”

Annexation and Zoning

The combined area of this Project proposed for annexation, including right-of-way (ROW) and an adjacent portion of the property to the south, is 259.95 acres. The portion to the west almost entirely contains Lake Lowell. The annexed properties are proposed to be zoned AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22 (with an MPC overlay).

Master Planned Community/Planned Unit Development & Preliminary Plat

The MPC/PUD described for this Project will consist of the single-family residential area and will carry with it an RS-4, RS-7, RS-8.5, RS-15, and RS-22 zone. The Project provides lots ranging in size from 4,120 square feet (sf) to 46,548 sf. This type of neighborhood was designed to meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles. The gross density of this Project is 0.73 du/acre ((189)/259.95=0.73 du/acre). The Project is intended to be developed in multiple phases.

The single-family residential portion of this project is proposed to be constructed and platted at this time. The commercial and agricultural portions are being developed at a later time.

Open Space and Amenities

The open spaces in Deer Flat Ranch exceed the City's code requirements. The city code for an MPC/PUD development requires 15% open space, or 9.62± acres. We are currently providing 15.5% open space, or 9.96± acres.

A landscape buffer along Midland Boulevard reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community. Detached sidewalks along roadways that connect to Midland Boulevard and Locust Lane allow for significant trees and shrubs in the planting strip and behind the sidewalk.

The City Pathway Map shows a proposed pathway along Midland Boulevard. It is the developer's intent to work closely with the city and relevant departments to provide any connections to existing pathways near Lake Lowell to provide a unique and wonderfully crafted green belt experience for the community to enjoy.

Amenities anticipated to be included with development could be playground area, benches, pergola, etc. We will work closely with staff to determine the appropriate number, location and type of amenity needed for this community.

All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the CCHD and City of Nampa standards. The frontage roads will be built out as required by the City of Nampa. Stub streets will be installed for future connection to the different lots proposed with this preliminary plat.

Potable water, sewer and pressurized irrigation are all readily available to the property and will be served by the City of Nampa. All utilities within the proposed development comply with the adopted master plans of the City of Nampa. Utilities will be stubbed to adjacent properties for future connection and extension.

Portions of the residential lots are proposed to be sewer by a low-pressure sewer system. The low-pressure sewer main will be routed through the neighborhood to an existing sewer main that will then gravity through the city system. The Bowmen pit area is proposed to be sewer by a regional lift station.

Irrigation water is provided to the Project by the Thacker Canal from the east and generally flows to the northwest and southwest via ditches and pipes. Certain portions of the waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

A large transmission power line runs through the middle of the north section of the property. these poles are not scheduled to be remove or relocated. The development will work around these poles as construction progresses. Special modifications outside of normal development are not anticipated at this time.

All storm water generated onsite will be handled and remained onsite. The current preliminary design shows retention ponds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Bowmen Pit Area

The Bowmen Pit Area is a very exciting development area for this Project. The end goal is to provide uses and activities that not just this community gets access to but the whole of Nampa. The prevailing intended uses in this area include, but are not limited to:

- Amphitheater
- Sports arena (soccer fields)
- Playground/Park
- Charter school (profit or non-profit)
- Storage

We will work closely with the City of Nampa to help identify any needs that the city may have and determine what the best use for this area is.

Kido Event Space Area

The other very exciting area of development is the Kido Event Space area. Currently, there is an event space located at this end of the Project. This event space will stay as is. the surrounding area will get a beautiful facelift. Plans for this area include, but are not limited to:

- Vineyards
- Pumpkin patch
- Farmers market
- Botanical gardens
- Horticulture

Again, we will work closely with the City of Nampa to help determine what the best use for this area is.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 6:00 pm on Friday, January 5, 2024. Attendees of the meeting were able to view the concept plans of the Project at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

The Traffic Impact Study is currently being completed and will be submitted to the city for review upon completion.

Landscape Plan

A landscape plan has been provided with this application. This plan has been designed per Chapter 10-27-6 and Chapter 33 of the Preliminary Plat Application form, Content and Process, Nampa City Code.

Waivers and Requests

A design exception will be requested to provide traffic calming measures on streets that require them.

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

No exception to the City of Nampa Policy standards for the RS zones regarding height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development are proposed, unless specified in the waivers and requests portion of this narrative.

Summary

The residents in this neighborhood will enjoy a quiet neighborhood, with the benefit of excellent access to the Lake Lowell pathway system, incredible views of the Owyhee Mountain range, commercial and recreational uses in the Bowmen pit area as well as a short trip to downtown Nampa for activities.

We are pleased to submit our applications that will provide a desirable product at this special location in Nampa. We look forward to working with you, your staff and Nampa's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By: Andrew Newell
Andrew Newell, Project Manager



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)SS
COUNTY OF CANYON)

A. I, Triple Crown Investments, LLC, whose address is 455 S. Kings Road, Nampa, ID, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to BAWCE, whose address is 4355 W. Emerald Street, Suite 145, Boise, ID, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 1 day of March 2024.

[Signature]
Signature

SUBSCRIBED AND SWORN to before me the 1 day of March, 2024.

Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 01/15/24





December 26, 2023

Project No.: K1422001

RE: Notice of Neighborhood Meeting – Friday, January 5th at 6:00 p.m.
Location: Deer Flat Ranch Event Center – 1003 West Locust Lane, Nampa, ID 83686

To Whom It May Concern:

On behalf of our client, Blaine A. Womer Civil Engineering is currently working with the City of Nampa on a new residential project located at 1003 West Locust Lane near Nampa, Idaho. As a part of the development entitlement approval process, the City has asked that a neighborhood meeting be held to provide an opportunity for you to provide input regarding the proposed project.

As a project, we will be submitting applications to the city requesting master plan community, annexation, zoning (BC, AG, RS-4, RS-7, RS-8.5, RS-12, RS-15, RS-18, RS-22) and preliminary plat approval for a master planned community and residential subdivision consisting of 196 buildable lots.

As a reminder, this is a neighborhood meeting intended only for discussion of the project design elements. This is not a public hearing and public officials will not be present. The meeting will be held on the date, time and location referenced above.

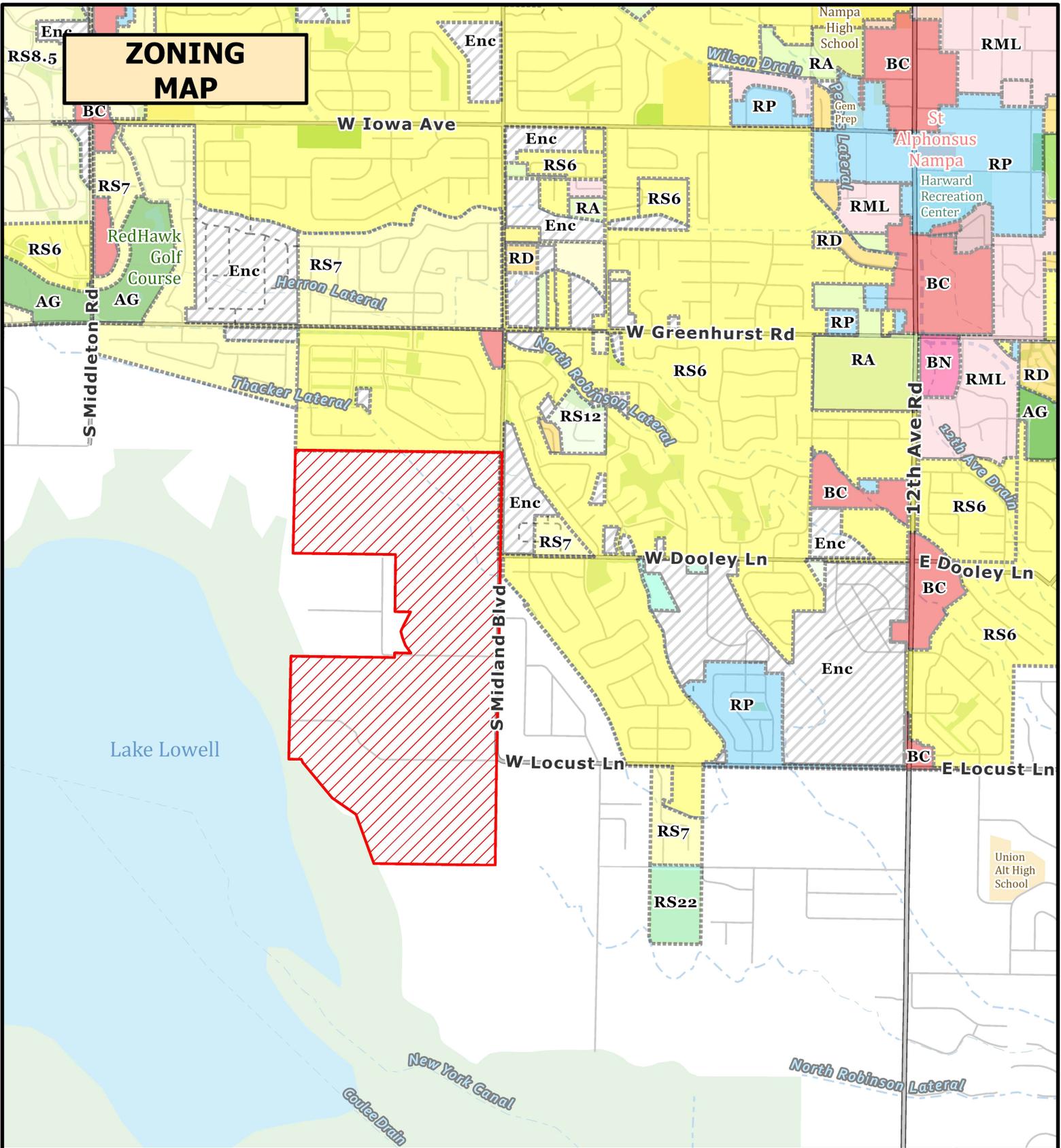
We look forward to seeing you there.

BLAINE A. WOMER CIVIL ENGINEERING

By: 

Andrew Newell, Project Manager

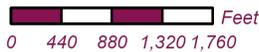
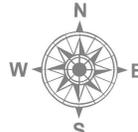
ZONING MAP



DEER FLAT RANCH MASTER PLANNED COMMUNITY S MIDLAND BLVD

Annexation, MPC, Preliminary Plat

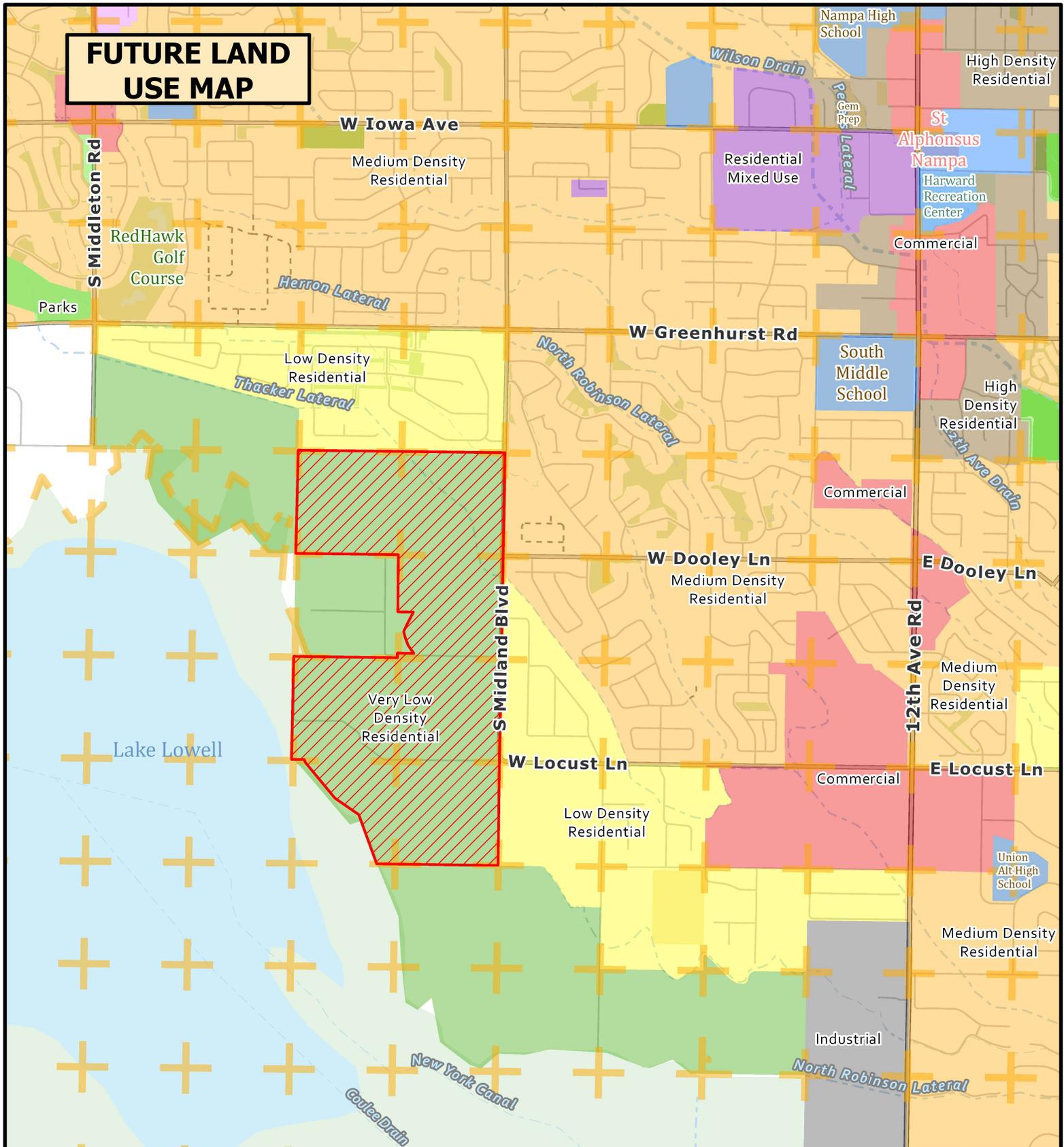
Visit Planning & Zoning
at cityofnampa.us
for more info.



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



FUTURE LAND USE MAP

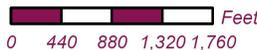
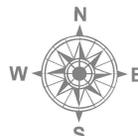


DEER FLAT RANCH MASTER PLANNED COMMUNITY S MIDLAND BLVD

Annexation, MPC, Preliminary Plat

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

- Subject Area
- PLSS
- Comp Plan**
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use



AERIAL



ANN-00301-2024
8/22/2024
In Review

Lake Lowell

City of Nampa imagery does not extend into this area.

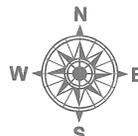


**DEER FLAT RANCH
MASTER PLANNED
COMMUNITY
S MIDLAND BLVD**

Annexation, MPC, Preliminary Plat

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

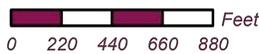
 Subject Area



NAMPAProud ANN-301-2024

11/6/2024

For illustrative purposes only.





Client: Lovelace - Kido
Date: March 20, 2024
Job No.: 6422
RE: Zone AG Part 1

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE AG**

A parcel of land being a portion of the S 1/2 NE 1/4 and NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found 5/8-inch iron pin Stamped "PLS 11118" Marking the Northwest corner of S1/2 NE1/4 of Section 5 (CN1/16 corner), said corner bears N 89°18'58" W a distance of 2649.67 feet from a found 1/2-inch iron pin with No Cap marking the Northeast corner of the S1/2 NE1/4 of Section 5, (N1/16 corner common to Section 4 and 5) to the **POINT OF BEGINNING**;

Thence, along the North line of the S1/2 NE1/4 of Section 5, S 89°18'58" E, a distance of 1,332.92 feet;

Thence, leaving said North line, S 42°06'12" E, a distance of 61.40 feet;

Thence, S 47°39'54" W, a distance of 70.93 feet;

Thence, S 42°20'06" E, a distance of 53.37 feet;

Thence, S 34°51'05" E, a distance of 56.47 feet;

Thence, S 29°59'19" E, a distance of 48.39 feet;

Thence, S 41°38'06" E, a distance of 48.39 feet;

Thence, S 29°36'09" E, a distance of 50.72 feet;

Thence, S 36°19'03" E, a distance of 48.05 feet;

Thence, S 71°25'31" E, a distance of 22.33 feet;

Thence, S 80°08'36" E, a distance of 49.91 feet;

Thence, S 55°35'52" E, a distance of 14.57 feet;

Thence, S 52°35'43" E, a distance of 49.46 feet;

Thence, S 45°36'28" E, a distance of 46.32 feet;

Thence, S 44°48'16" E, a distance of 43.49 feet;

Thence, S 08°01'02" E, a distance of 30.39 feet;

Thence, S 17°51'05" E, a distance of 57.22 feet;

Thence, S 48°47'27" E, a distance of 11.02 feet;

Thence, S 09°16'47" E, a distance of 19.32 feet;

Thence, S 00°35'31" W, a distance of 51.70 feet;

Thence, S 15°39'15" W, a distance of 8.36 feet;

Thence, S 11°49'40" E, a distance of 7.63 feet;

Thence, S 13°22'08" W, a distance of 16.09 feet;

Thence, S 02°57'57" E, a distance of 53.20 feet;

Thence, S 43°49'02" E, a distance of 51.06 feet;

Thence, S 06°37'15" E, a distance of 70.30 feet;

Thence, S 43°49'02" E, a distance of 58.02 feet;

Thence, S 78°16'46" E, a distance of 34.40 feet;

Thence, S 65°23'12" E, a distance of 107.29 feet;

Thence, S 63°13'28" E, a distance of 119.68 feet;

Thence, S 83°45'41" E, a distance of 51.73 feet;

Thence, N 88°35'19" E, a distance of 81.08 feet;

Thence, S 86°23'58" E, a distance of 34.08 feet;

Thence, S 35°42'46" E, a distance of 24.33 feet;

Thence, S 16°31'27" E, a distance of 89.62 feet;

Thence, S 13°37'13" E, a distance of 117.03 feet;

Thence, S 09°45'45" E, a distance of 126.38 feet;

Thence, S 14°48'29" E, a distance of 11.78 feet;

Thence, S 88°57'29" E, a distance of 14.95 feet;

Thence, S 01°02'31" W, a distance of 56.00 feet;

Thence, S 07°00'18" W, a distance of 51.67 feet;

Thence, S 29°14'18" E, a distance of 64.53 feet;

Thence, S 34°33'24" E, a distance of 65.64 feet;

Thence, S 50°37'17" E, a distance of 97.99 feet;

Thence, S 38°30'00" E, a distance of 64.98 feet;

Thence, S 31°21'20" E, a distance of 65.05 feet;

Thence, S 11°54'04" W, a distance of 92.16 feet;

Thence, S 12°25'22" W, a distance of 45.48 feet;

Thence, S 44°03'43" W, a distance of 27.80 feet;

Thence, S 66°18'58" W, a distance of 144.08 feet;

Thence, S 67°07'08" W, a distance of 46.45 feet;

Thence, S 77°41'50" W, a distance of 25.35 feet;

Thence, N 85°15'03" W, a distance of 21.82 feet;

Thence, N 83°06'16" W, a distance of 104.22 feet;

Thence, N 85°29'08" W, a distance of 60.90 feet;

Thence, S 88°11'51" W, a distance of 77.27 feet;

Thence, S 84°05'51" W, a distance of 104.69 feet;

Thence, S 83°12'11" W, a distance of 87.45 feet;

Thence, S 77°16'12" W, a distance of 63.18 feet;

Thence, S 73°12'51" W, a distance of 101.75 feet;

Thence, S 70°00'14" W, a distance of 88.17 feet;

Thence, S 62°00'47" W, a distance of 65.17 feet;

Thence, S 61°36'58" W, a distance of 61.62 feet;

Thence, N 27°28'18" E, a distance of 21.54 feet;

Thence, N 89°13'20" W, a distance of 200.00 feet to a point on the West line of the NE1/4 SE1/4 of Section 5;

Thence, along the West line of the NE1/4 SE1/4 of Section 5, N 00°34'27" E, a distance of 733.60 feet to a point on the South line of the S1/2 NE1/4 of Section 5;

Thence, along the South line of the S1/2 NE1/4 of Section 5, N 89°17'54" W, a distance of 1,315.28 feet to a point on the West line of the S1/2 NE1/4 of Section 5 from which a to a found 5/8-inch diameter iron pin stamped "PLS 9895" bears N 53°07'07" E, a distance of 2.02 feet ;

Thence, along the West line of the S1/2 NE1/4 of Section 5, N 01°20'26" E, a distance of 1,324.29 feet to the **POINT OF BEGINNING**.

EXCEPTING THERE FROM PART 1

A parcel of land being a portion of the S 1/2 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BEGINNING at a point from which a found 1/2 Iron Pin with No Cap marking the Northeast corner of the SE 1/4 NE 1/4 of said Section 5 (N1/16 corner common to Sections 4 and 5) bears N 72°30'28" E a distance of 1355.16 feet;

Thence, S 01°10'36" W, a distance of 257.94 feet to a point from which a found Brass cap stamped "PLS 627" marking the Southeast corner of the S 1/2 NE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears S 62°38'57" E, a distance of 1435.76;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THERE FROM PART 2

A parcel of land being a portion of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BEGINNING at a point from which a found Brass Cap Stamped "PLS 627" marking the Northeast corner of the NE 1/4 SE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears N 78°47'58" E, a distance of 448.82 feet;

Thence, S 01°10'36" W, a distance of 257.94 feet from which a found Aluminum Cap Stamped "PLS 9895" marking the Southeast corner of the NE 1/4 SE 1/4 of said Section 5 (S1/16 corner common to Sections 4 and 5) bears S 23°17'17" E, a distance of 1066.04 feet;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THERE FROM PART 3

A parcel of land being a portion of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BEGINNING at a point from which a found Brass Cap Stamped "PLS 627" marking the Northeast corner of the NE 1/4 SE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears N 85°57'54" E, a distance of 856.19 feet;

Thence, S 01°10'36" W, a distance of 257.94 feet from which a found Aluminum Cap Stamped "PLS 9895" marking the Southeast corner of the NE 1/4 SE 1/4 of said Section 5 (S1/16 corner common to Sections 4 and 5) bears S 39°41'56" E, a distance of 1307.65 feet;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING**.

This parcel contains 2,966,372 square feet or 68.10 acres, more or less.



ZONE AG EXHIBIT B

LOCATED IN THE S1/2 NE1/4 & THE NE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO

2024

BASIS OF BEARINGS

N11/16 Cor. Sec. 5/4
1/2" Iron Pin
"No Cap"

N89°18'58"W 2649.67'

S 89°18'58" E 1332.92'

1316.75'

S MIDLAND BLVD

POINT OF BEGINNING

N 01°20'26" E 1324.29'

ZONE AG

Area: 2,966,372 s.f. ±
68.10 acres ±

Scale: 1" = 400'

C1/4 Cor. Sec. 5
"PLS 9895"

Out of Position
Not Excepted

E1/4 Cor. Sec. 5
Brass Cap
"PLS 627"

LEGEND

- Calculated point
- Found 1/2 inch dia. iron pin
- ⊙ Found 5/8 inch dia. iron pin
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument

NOTE:

See Sheet 3 of 3 for the line table

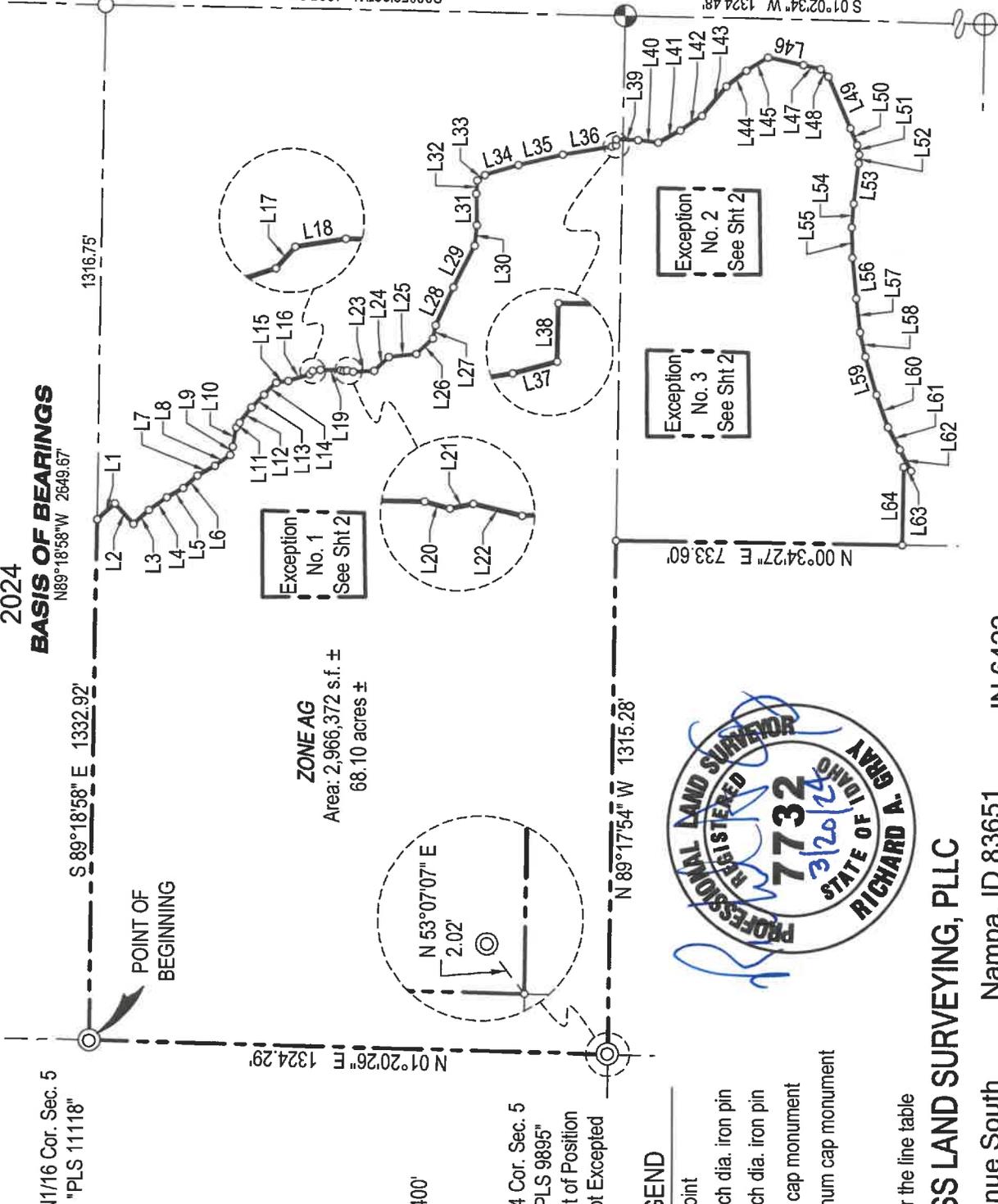
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone AG Part 1.dwg Sheet 1 of 3



S11/16 Cor. Sec. 5/4
"PLS 9895"

S 01°02'34" W 1324.48'

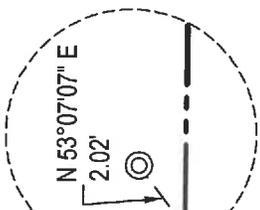
N 00°34'27" E 733.60'

S00°58'28"W 1325.05'

Exception No. 2
See Sht 2

Exception No. 3
See Sht 2

Exception No. 1
See Sht 2



ZONE AG EXHIBIT B

LOCATED IN THE S1/2 NE1/4 & THE NE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO

2024

BASIS OF BEARINGS

N89°18'58"W 2649.67'

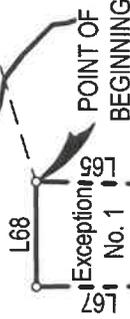
N1/16 Cor. Sec. 5/4
1/2" Iron Pin
"No Cap"

CN1/16 Cor. Sec. 5
"PLS 11118"

S MIDLAND BLVD

S00°58'28"W 1325.05'

N17°2'30"38"E 1355.19'



ZONE AG

Area: 2,966,372 s.f. ±
68.10 acres ±

Scale: 1" = 400'

C1/4 Cor. Sec. 5
BRASS CAP

"US DEPT INT. 1974"

POINT OF BEGINNING

E1/4 Cor. Sec. 5
Brass Cap
"PLS 627"

LEGEND

- Calculated point
- Found 1/2 inch dia. iron pin
- ⊙ Found 5/8 inch dia. iron pin
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument

NOTE:

See Sheet 3 of 3 for the line table



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651

Office: (208) 442-0115 Fax: (208) 327-2106

JN 6422

File: 6422 - Zone AG Part 1.dwg Sheet 2 of 3

S1/16 Cor. Sec. 5/4
"PLS 9895"

S 01°02'34" W 1324.48'

N78°47'58"E 448.82'

N85°57'54"E 856.19'

S82°38'57"E 1435.76'

S23°17'17"E 1066.04'

S39°41'56"E 1307.65'

POINT OF BEGINNING

Exception No. 2

Exception No. 3

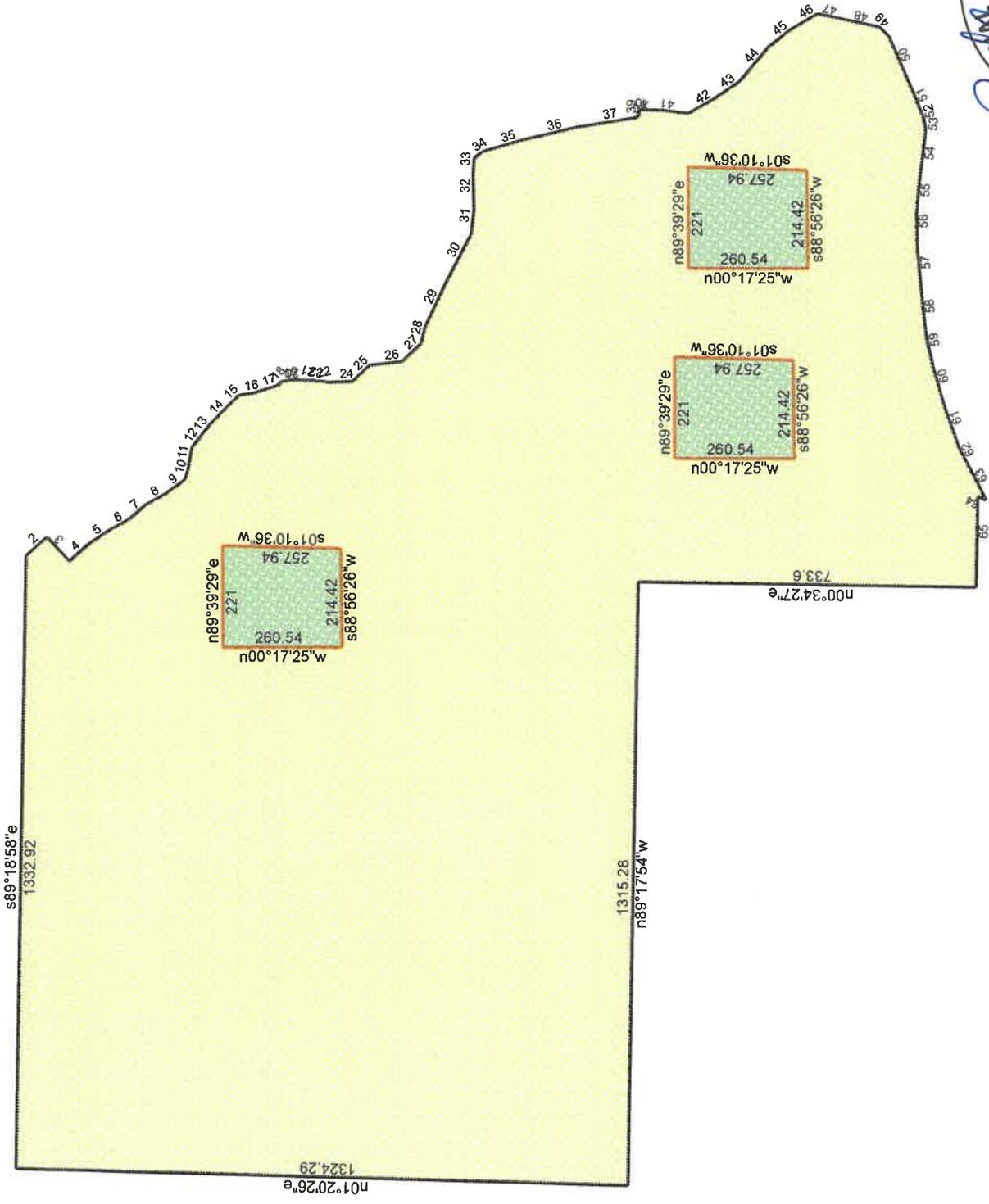
POINT OF BEGINNING

ZONE AG EXHIBIT B

LOCATED IN THE S1/2 NE1/4 & THE NE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 42°06'12" E	61.40'	L21	S 11°49'40" E	7.63'	L41	S 29°14'18" E	64.53'	L61	S 62°00'47" W	65.17'
L2	S 47°39'54" W	70.93'	L22	S 13°22'08" W	16.09'	L42	S 34°33'24" E	65.64'	L62	S 61°36'58" W	61.62'
L3	S 42°20'06" E	53.37'	L23	S 02°57'57" E	53.20'	L43	S 50°37'17" E	97.99'	L63	N 27°28'18" E	21.54'
L4	S 34°51'05" E	56.47'	L24	S 43°49'02" E	51.06'	L44	S 38°30'00" E	64.98'	L64	N 89°13'20" W	200.00'
L5	S 29°59'19" E	48.39'	L25	S 06°37'15" E	70.30'	L45	S 31°21'20" E	65.05'	L65	N 01°10'36" E	257.94'
L6	S 41°38'06" E	48.39'	L26	S 43°49'02" E	58.02'	L46	S 11°54'04" W	92.16'	L66	N 88°56'26" E	214.42'
L7	S 29°36'09" E	50.72'	L27	S 78°16'46" E	34.40'	L47	S 12°25'22" W	45.48'	L67	S 00°17'25" E	260.54'
L8	S 36°19'03" E	48.05'	L28	S 65°23'12" E	107.29'	L48	S 44°03'43" W	27.80'	L68	S 89°39'29" W	221.00'
L9	S 71°25'31" E	22.33'	L29	S 63°13'28" E	119.68'	L49	S 66°18'58" W	144.08'	L69	N 01°10'36" E	257.94'
L10	S 80°08'36" E	49.91'	L30	S 83°45'41" E	51.73'	L50	S 67°07'08" W	46.45'	L70	N 88°56'26" E	214.42'
L11	S 55°35'52" E	14.57'	L31	N 88°35'19" E	81.08'	L51	S 77°41'50" W	25.35'	L71	S 00°17'25" E	260.54'
L12	S 52°35'43" E	49.46'	L32	S 86°23'58" E	34.08'	L52	N 85°15'03" W	21.82'	L72	S 89°39'29" W	221.00'
L13	S 45°36'28" E	46.32'	L33	S 35°42'46" E	24.33'	L53	N 83°06'16" W	104.22'	L73	N 01°10'36" E	257.94'
L14	S 44°48'16" E	43.49'	L34	S 16°31'27" E	89.62'	L54	N 85°29'08" W	60.90'	L74	N 88°56'26" E	214.42'
L15	S 08°01'02" E	30.39'	L35	S 13°37'13" E	117.03'	L55	S 88°11'51" W	77.27'	L75	S 00°17'25" E	260.54'
L16	S 17°51'05" E	57.22'	L36	S 09°45'45" E	126.38'	L56	S 84°05'51" W	104.69'	L76	S 89°39'29" W	221.00'
L17	S 48°47'27" E	11.02'	L37	S 14°48'29" E	11.78'	L57	S 83°12'11" W	87.45'			
L18	S 09°16'47" E	19.32'	L38	S 88°57'29" E	14.95'	L58	S 77°16'12" W	63.18'			
L19	S 00°35'31" W	51.70'	L39	S 01°02'31" W	56.00'	L59	S 73°12'51" W	101.75'			
L20	S 15°39'15" W	8.36'	L40	S 07°00'18" W	51.67'	L60	S 70°00'14" W	88.17'			

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido - Zone AG Part 1 - Exhibit C

3/19/2024

Scale: 1 inch= 340 feet | File: 6422 Zone AG Part 1.ndp

- +Tract 1: 71.9844 Acres, Closure: s21.3446w 0.02 ft. (1/360693), Perimeter=8522 ft.
 - Tract 2: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
 - Tract 3: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
 - Tract 4: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
- Net Area= 68.0985 Acres, (2966372) Sq. Feet.

Tract Data and Deed Calls: File= 6422 Zone AG Part 1.ndp

+Tract 01: 71.9844 Acres, Closure: s21.3446w 0.02 ft. (1/360693), Perimeter=8522 ft.
--Tract 02: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
--Tract 03: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
--Tract 04: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.
Net Area= 68.0985 Acres, (2966372) Sq. Feet.

- 1: s89.1858e 1332.92
- 2: s42.0612e 61.4
- 3: s47.3954w 70.93
- 4: s42.2006e 53.37
- 5: s34.5105e 56.47
- 6: s29.5919e 48.39
- 7: s41.3806e 48.39
- 8: s29.3609e 50.72
- 9: s36.1903e 48.05
- 10: s71.2531e 22.33
- 11: s80.0836e 49.91
- 12: s55.3552e 14.57
- 13: s52.3543e 49.46
- 14: s45.3628e 46.32
- 15: s44.4816e 43.49
- 16: s08.0102e 30.39
- 17: s17.5105e 57.22
- 18: s48.4727e 11.02
- 19: s09.1647e 19.32
- 20: s00.3531w 51.7
- 21: s15.3915w 8.36
- 22: s11.4940e 7.63
- 23: s13.2208w 16.09
- 24: s02.5757e 53.2
- 25: s43.4902e 51.06
- 26: s06.3715e 70.3
- 27: s43.4902e 58.02
- 28: s78.1646e 34.4
- 29: s65.2312e 107.29
- 30: s63.1328e 119.68
- 31: s83.4541e 51.73
- 32: n88.3519e 81.08
- 33: s86.2358e 34.08
- 34: s35.4246e 24.33
- 35: s16.3127e 89.62
- 36: s13.3713e 117.03
- 37: s09.4545e 126.38
- 38: s14.4829e 11.78
- 39: s88.5729e 14.95



Client: Lovelace - Kido
Date: March 20, 2024
Job No.: 6422
RE: Zone AG Part 2

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE AG**

A parcel of land being a portion of the S1/2 SE1/4 of Section 5 and a portion of the N1/2 NE1/4 of Section 8, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found Aluminum Cap Stamped "PLS 9895" Marking the Southeast corner of the NE1/4 NE1/4 of Section 8 (N1/16 Corner common to Sections 8 and 9), said corner bears S 00°44'39" W a distance of 1322.58 feet from a found 5/8-inch Iron Pin with No Cap marking the Northeast corner of Section 8, (Section corner common to Section's 4, 5, 8 and 9);

Thence, along the South line of the NE1/4 NE1/4 of Section 8, N 89°11'36" W, a distance of 836.00 feet to the **POINT OF BEGINNING**;

Thence, continuing along said South line N 89°11'36" W, a distance of 497.94 feet to a found 5/8-inch diameter iron pin with No Cap marking the Southwest corner of the NE1/4 NE1/4 of Section 8 (NW1/16 corner);

Thence, leaving said Southwest corner of the NE1/4 NE1/4 of Section 8 and along the South line of the NW1/4 NE1/4 of said Section 8, N 89°11'36" W, a distance of 222.08 feet to a found 1/2-inch diameter iron pin stamped "PLS 9895";

Thence, leaving said South line, N 20°00'53" W, a distance of 672.43 feet;

Thence, N 55°26'54" W, a distance of 370.37 feet;

Thence, N 39°36'54" W, a distance of 590.45 feet to a found BLM Aluminum Cap;

Thence, N 23°18'33" W, a distance of 44.52 feet to a found 1-inch Iron Pipe marking a point on the South Line of the S1/2 SE1/4 of Section 5;

Thence, along said South line, N 89°09'06" W, a distance of 162.40 feet to a found BLM Aluminum Cap marking the Southwest corner S1/2 SE1/4 of Section 5 (S1/4 corner common to Section's 5 and 8);

Thence, leaving said Southwest corner and along the West line of the S1/2 SE1/4 of Section 5, N 01°10'45" E, a distance of 982.64 feet to a found 5/8-inch diameter iron pin stamped "PLS 9895";

Thence, leaving said West line, S 89°13'17" E, a distance of 1,319.42 feet;

Thence, S 89°15'32" E, a distance of 50.00 feet;

Thence, N 00°44'28" E, a distance of 148.44 feet;

Thence, S 89°13'17" E, a distance of 811.00 feet;
Thence, S 89°46'34" E, a distance of 103.31 feet;
Thence, S 00°44'28" W, a distance of 831.82 feet;
Thence, S 42°34'19" W, a distance of 162.39 feet;
Thence, S 00°44'28" W, a distance of 151.85 feet;
Thence, N 89°09'06" W, a distance of 806.00 feet;
Thence, N 00°44'28" E, a distance of 91.91 feet;
Thence, N 89°15'32" W, a distance of 184.36 feet;
Thence, N 60°02'21" W, a distance of 323.35 feet;
Thence, N 12°26'16" W, a distance of 106.61 feet;
Thence, N 75°32'10" W, a distance of 278.73 feet;
Thence, S 34°45'40" W, a distance of 79.21 feet;
Thence, S 48°01'08" E, a distance of 651.34 feet;
Thence, S 05°04'46" E, a distance of 166.50 feet;
Thence, S 64°31'07" E, a distance of 114.61 feet;
Thence, S 12°54'02" E, a distance of 386.44 feet;
Thence, N 73°07'21" E, a distance of 583.43 feet;
Thence, S 00°44'28" W, a distance of 866.15 feet to the **POINT OF BEGINNING**.

This parcel contains 3,307,476 square feet or 75.93 acres, more or less.



ZONE AG EXHIBIT B

LOCATED IN THE S1/2 SE1/4 OF SECTION 5 & N1/2 NE1/4 SECTION 8,
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

2024

ZONE AG

Area: 3,307.476 s.f. ±
75.93 acres ±

LEGEND

- Calculated point
- Found 1/2 inch dia. iron pin
- Found 5/8 inch dia. iron pin
- ⊕ Found 1" Iron pipe
- ⊕ Found aluminum cap monument



Scale: 1" = 400'

NOTE:

See Sheet 2 of 2 for the line table



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

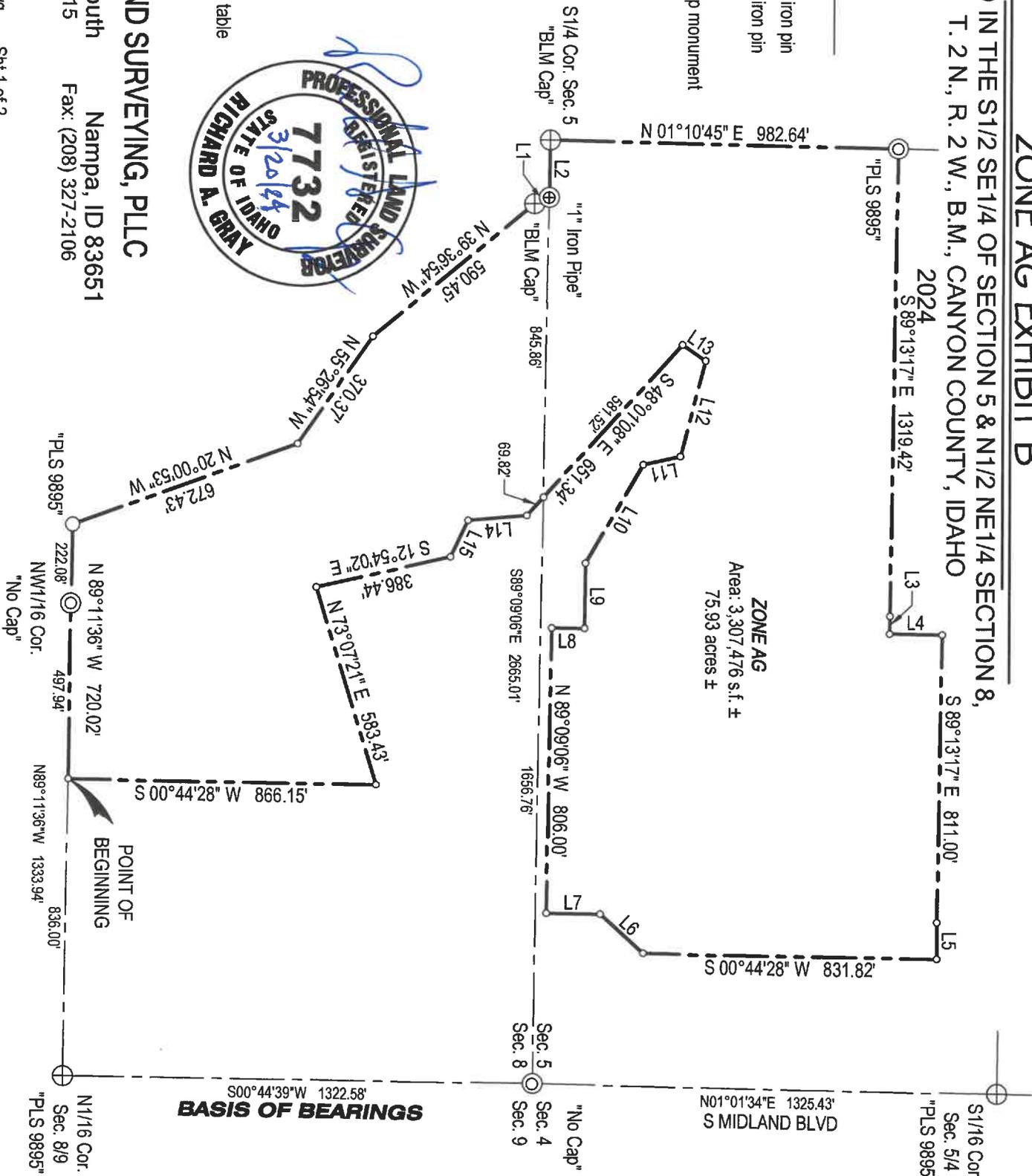
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone AG Part 2.dwg

Sht 1 of 2



BASIS OF BEARINGS

S00°44'39" W 1322.58'

N01°01'34" E 1325.43'
S MIDLAND BLVD

S1/16 Cor.
Sec. 5/4
"PLS 9895"

"No Cap"
Sec. 5
Sec. 4
Sec. 8

"PLS 9895"
N 89°11'36" W 720.02'
NW1/16 Cor.
"No Cap"
497.94'
N89°11'36" W 1333.94'
836.00'
N1/16 Cor.
Sec. 8/9
"PLS 9895"

ZONE AG EXHIBIT B

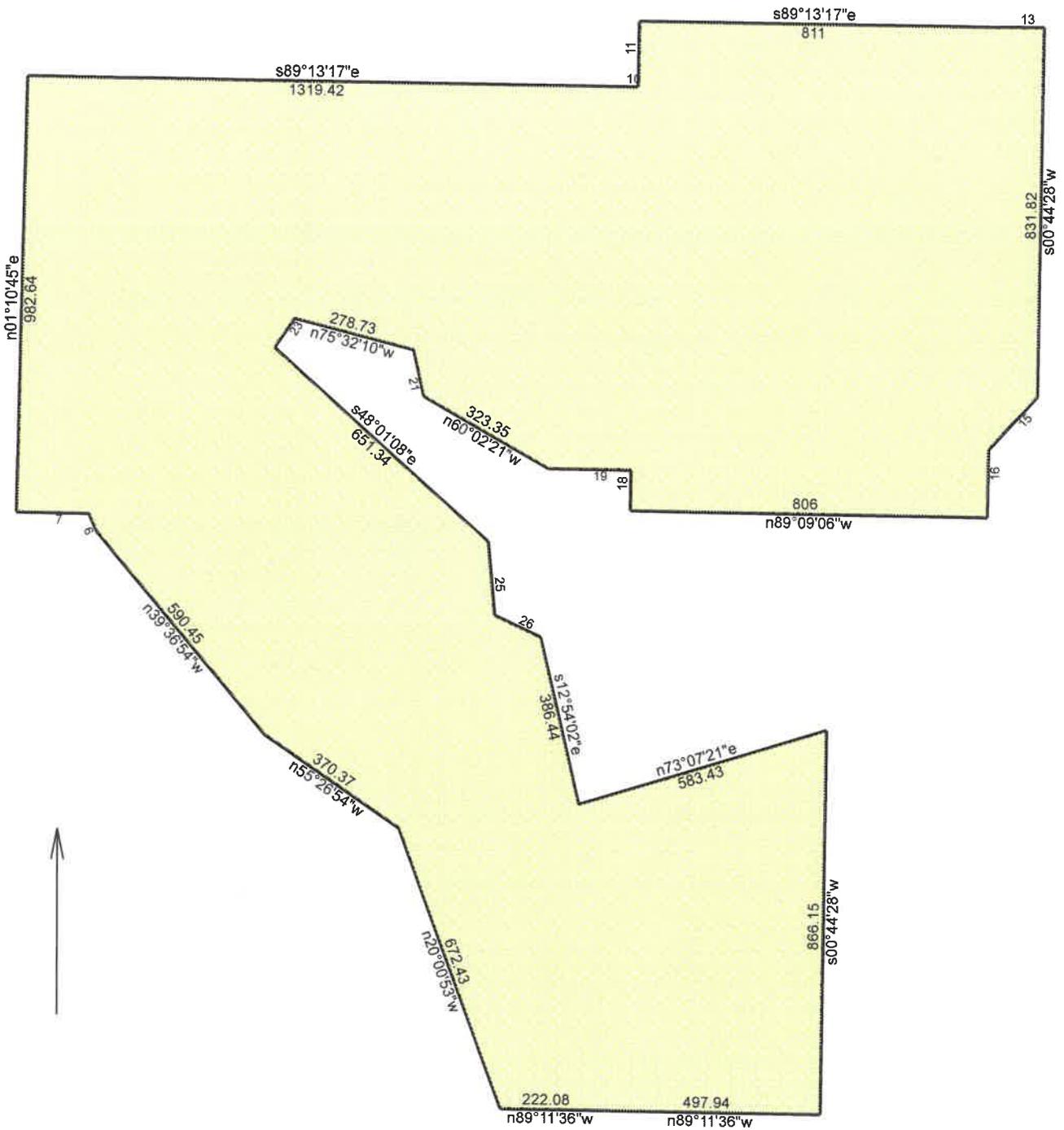
LOCATED IN THE S1/2 SE1/4 OF SECTION 5 & N1/2 NE1/4 SECTION 8,
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2024

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 23°18'33" W	44.52'
L2	N 89°09'06" W	162.40'
L3	S 89°15'32" E	50.00'
L4	N 00°44'28" E	148.44'
L5	S 89°46'34" E	103.31'
L6	S 42°34'19" W	162.39'
L7	S 00°44'28" W	151.85'
L8	N 00°44'28" E	91.91'
L9	N 89°15'32" W	184.36'
L10	N 60°02'21" W	323.35'
L11	N 12°26'16" W	106.61'
L12	N 75°32'10" W	278.73'
L13	S 34°45'40" W	79.21'
L14	S 05°04'46" E	166.50'
L15	S 64°31'07" E	114.61'



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido - Zone AG Part 2 - Exhibit C

3/19/2024

Scale: 1 inch= 350 feet

File: 6422 Zone AG Part 2.ndp

Tract 1: 75.9294 Acres, Closure: n07.5439e 0.01 ft. (1/918128), Perimeter=11760 ft.

- 01 n89.1136w 497.94
- 02 n89.1136w 222.08
- 03 n20.0053w 672.43
- 04 n55.2654w 370.37
- 05 n39.3654w 590.45
- 06 n23.1833w 44.52
- 07 n89.0906w 162.4
- 08 n01.1045e 982.64
- 09 s89.1317e 1319.42
- 10 s89.1532e 50
- 11 n00.4428e 148.44
- 12 s89.1317e 811
- 13 s89.4634e 103.31
- 14 s00.4428w 831.82
- 15 s42.3419w 162.39
- 16 s00.4428w 151.85
- 17 n89.0906w 806

- 18 n00.4428e 91.91
- 19 n89.1532w 184.36
- 20 n60.0221w 323.35
- 21 n12.2616w 106.61
- 22 n75.3210w 278.73
- 23 s34.4540w 79.21
- 24 s48.0108e 651.34
- 25 s05.0446e 166.5
- 26 s64.3107e 114.61
- 27 s12.5402e 386.44
- 28 n73.0721e 583.43
- 29 s00.4428w 866.15





Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone BC Part 1

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE BC**

A parcel of land being a portion of the S 1/2 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BASIS OF BEARING

The East line of the SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, taken as South 00°58'28" West and distance between monuments found to be 1325.05 feet.

BEGINNING at a point from which a found 1/2 Iron Pin with No Cap marking the Northeast corner of the SE 1/4 NE 1/4 of said Section 5 (N1/16 corner common to Sections 4 and 5) bears N 72°30'28" E a distance of 1355.16 feet;

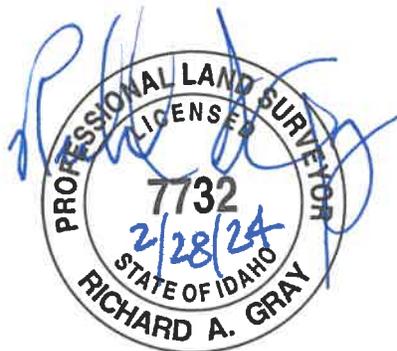
Thence, S 01°10'36" W, a distance of 257.94 feet to a point from which a found Brass cap stamped "PLS 627" marking the Southeast corner of the SE 1/4 NE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears S 62°38'57" E, a distance of 1435.76;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING**.

This parcel contains 56,423 square feet or 1.30 acres, more or less.



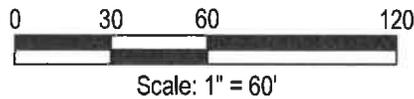
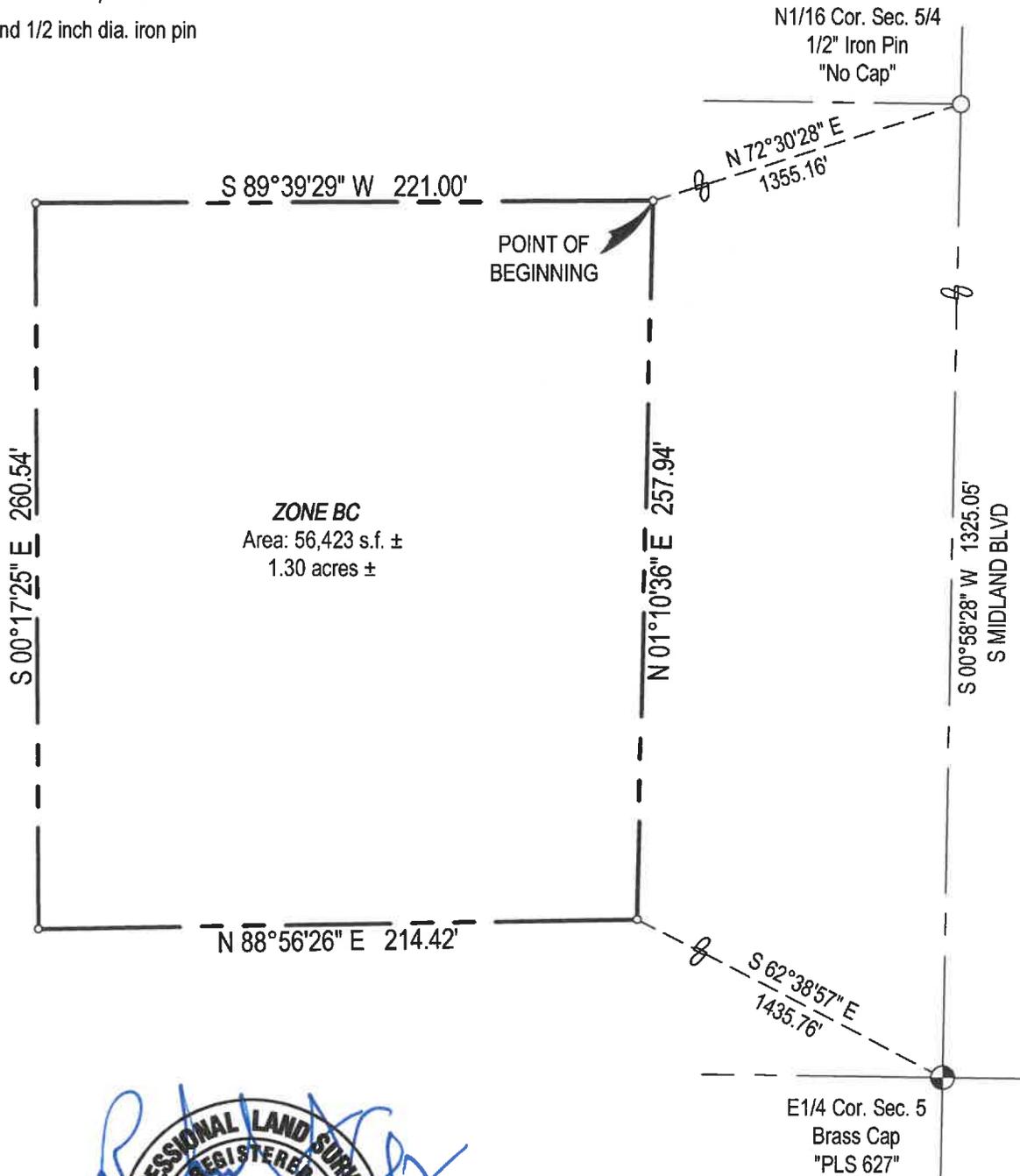
ZONE BC EXHIBIT B

LOCATED IN THE S1/2 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO

2024

LEGEND

- Calculated point
- ⊕ Found brass cap monument
- Found 1/2 inch dia. iron pin



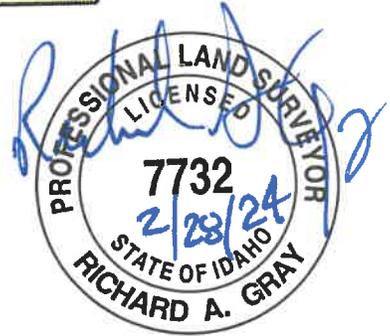
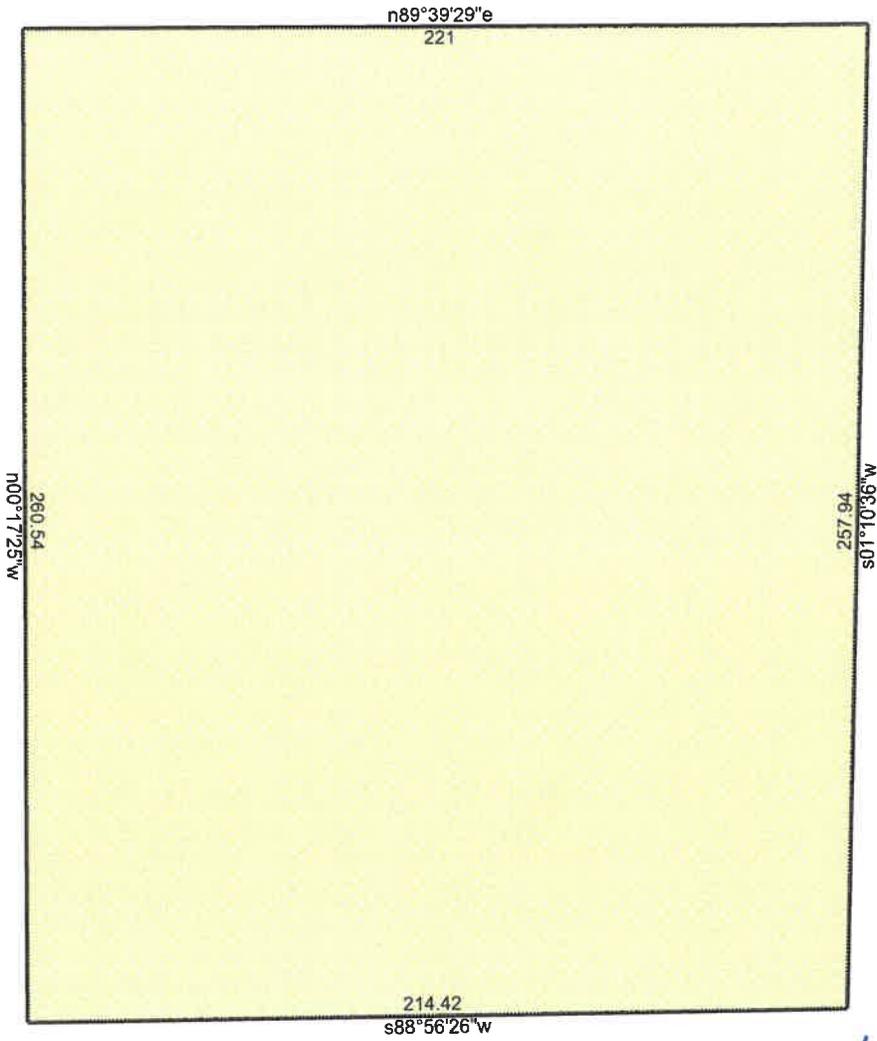
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone BC Part 1.dwg



6422 - Lovelace Kido Zone BC Par 1 Exhibit C

2/26/2024

Scale: 1 inch= 50 feet

File: 6422 Zone BC Part 1.ndp

Tract 1: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.

- 01 s01.1036w 257.94
- 02 s88.5626w 214.42
- 03 n00.1725w 260.54
- 04 n89.3929e 221



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone BC Part 2

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE BC**

A parcel of land being a portion of the NE 1/4 SE 1/4 and SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BASIS OF BEARING

The East line of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, taken as S 01°02'34" W and distance between monuments found to be 1324.48 feet.

BEGINNING at a found Brass Cap Stamped "PLS 627" Marking the Southeast corner of the SE 1/4 NE 1/4 said Section 5 (E1/4 corner common to Sections 4 and 5) from which a found Aluminum Cap Stamped "PLS 9895" bears S 01°02'34" W a distance 1324.48 feet,

Thence, along the East line of the NE 1/4 SE 1/4 of Section 5, S 01°02'34" W, a distance of 367.11 feet;

Thence, leaving said East line, N 88°57'29" W, a distance of 97.98 feet;

Thence, N 31°21'20" W, a distance of 65.05 feet;

Thence, N 38°30'00" W, a distance of 64.98 feet;

Thence, N 50°37'17" W, a distance of 97.99 feet;

Thence, N 34°33'24" W, a distance of 65.64 feet;

Thence, N 29°14'18" W, a distance of 64.53 feet;

Thence, N 07°00'18" E, a distance of 51.67 feet;

Thence, N 01°02'31" E, a distance of 56.00 feet;

Thence, N 88°57'29" W, a distance of 14.95 feet;

Thence, N 14°48'29" W, a distance of 11.78 feet;

Thence, N 09°45'45" W, a distance of 126.38 feet;

Thence, N 13°37'13" W, a distance of 117.03 feet;

Thence, N 16°31'27" W, a distance of 89.62 feet;

Thence, N 35°42'46" W, a distance of 24.33 feet;

Thence, S 89°01'35" E, a distance of 226.11 feet;

Thence, S 00°58'25" W, a distance of 74.48 feet to a point on a tangent curve to the right;

Thence along a curve to the right, with a radius of 150.00 feet and a central angle of 02°52'45" an arc length of 7.54 feet with a chord bearing of S 02°24'48" W and a chord distance of 7.54 feet;

Thence, S 89°01'35" E, a distance of 203.17 feet to the East line of the SE 1/4 NE 1/4 of Section 5;

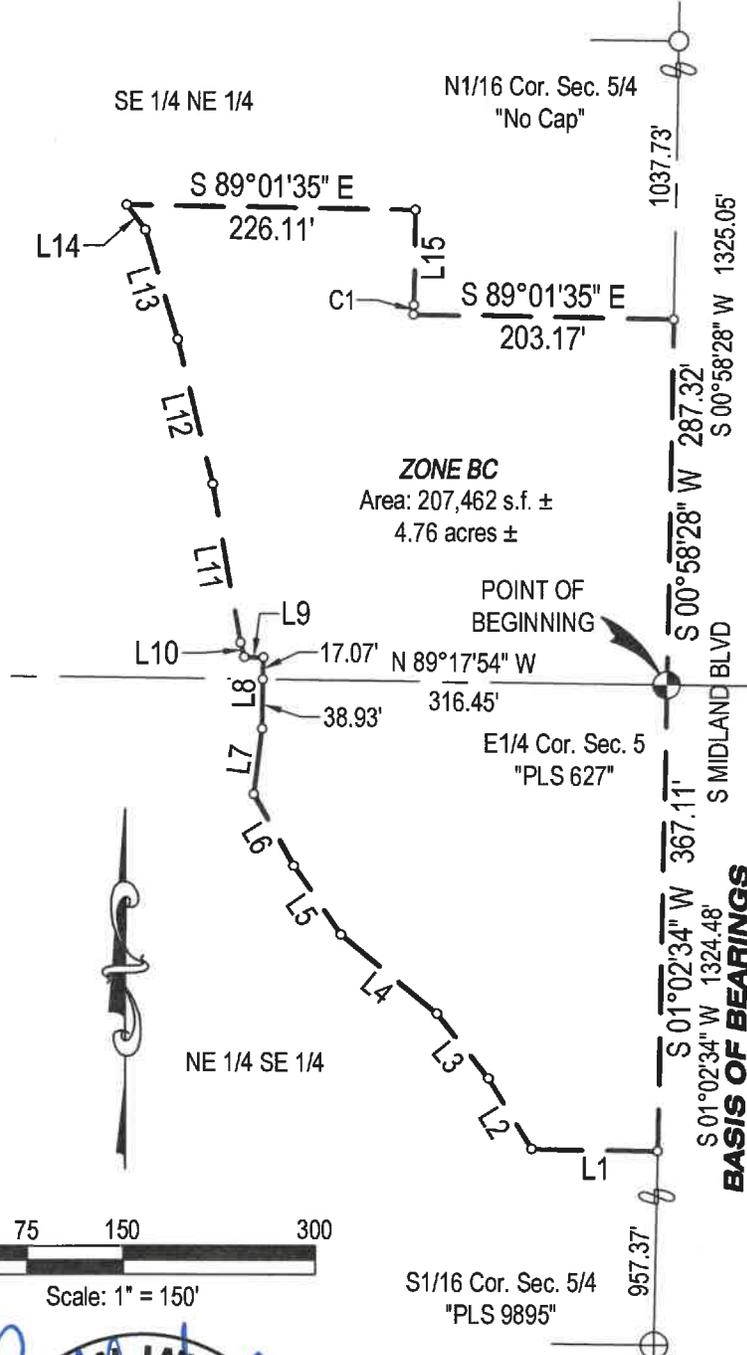
Thence, along said East line, S 00°58'28" W, a distance of 287.32 feet to the **POINT OF BEGINNING**.

This parcel contains 207,462 square feet or 4.76 acres, more or less.



ZONE BC EXHIBIT B

LOCATED IN THE NE1/4 SE1/4 & SE1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024



LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- Found 1/2 inch dia. iron pin

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 88°57'29" W	97.98'
L2	N 31°21'20" W	65.05'
L3	N 38°30'00" W	64.98'
L4	N 50°37'17" W	97.99'
L5	N 34°33'24" W	65.64'
L6	N 29°14'18" W	64.53'
L7	N 07°00'18" E	51.67'
L8	N 01°02'31" E	56.00'
L9	N 88°57'29" W	14.95'
L10	N 14°48'29" W	11.78'
L11	N 09°45'45" W	126.38'
L12	N 13°37'13" W	117.03'
L13	N 16°31'27" W	89.62'
L14	N 35°42'46" W	24.33'
L15	S 00°58'25" W	74.48'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	150.00'	002°52'45"	7.54'	S 02°24'48" W	7.54'



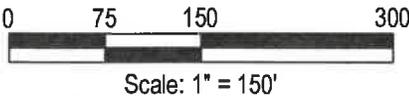
COMPASS LAND SURVEYING, PLLC

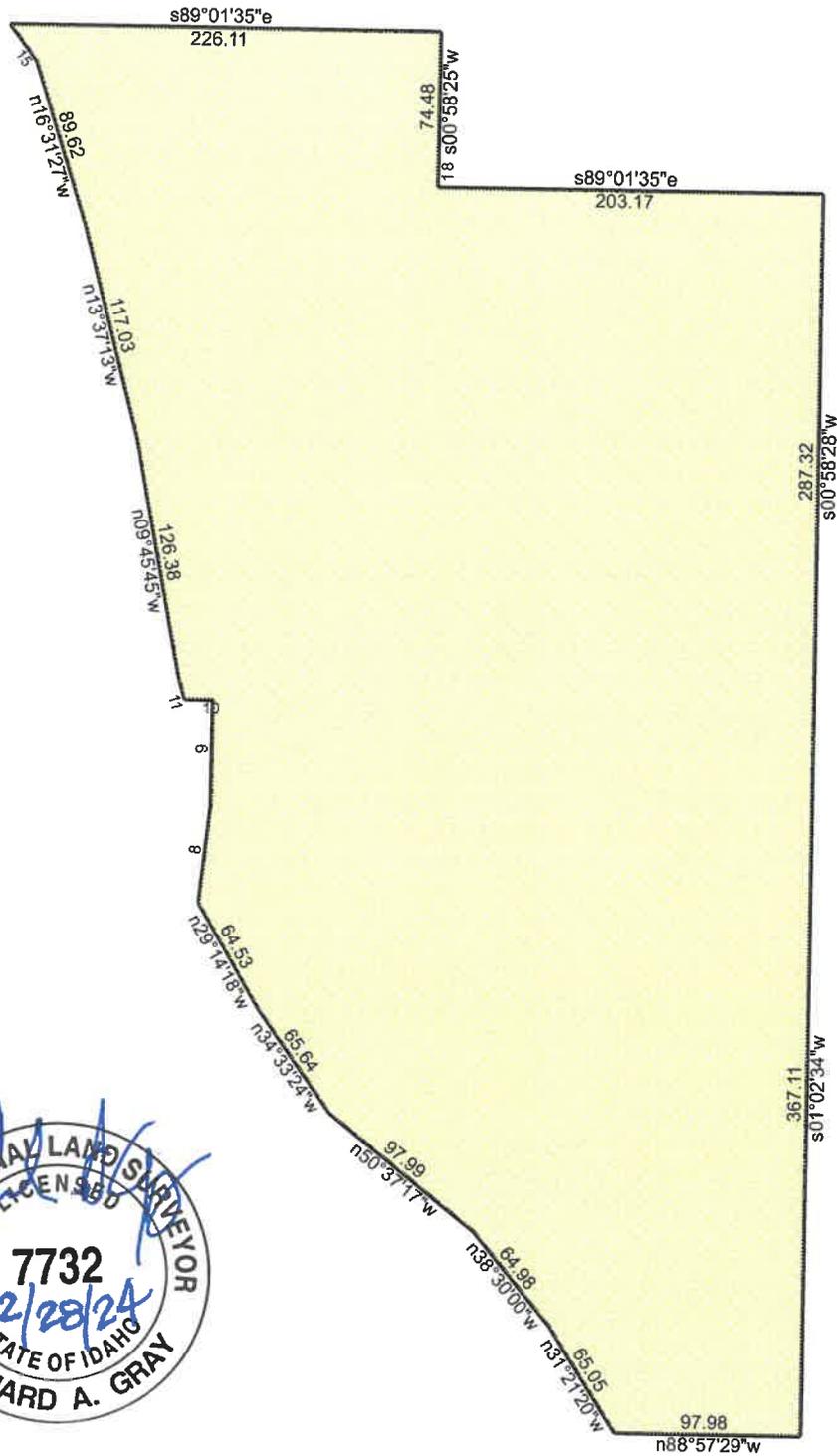
623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone BC Part 2.dwg





6422 - Lovelace Kido Zone BC Part 2 Exhibit C

2/26/2024

Scale: 1 inch= 100 feet

File: 6422 Zone BC Part 2.ndp

Tract 1: 4.7627 Acres (207462 Sq. Feet), Closure: n79.4207e 0.01 ft. (1/224450), Perimeter=2114 ft.

- 01 s01.0234w 367.11
- 02 n88.5729w 97.98
- 03 n31.2120w 65.05
- 04 n38.3000w 64.98
- 05 n50.3717w 97.99
- 06 n34.3324w 65.64
- 07 n29.1418w 64.53
- 08 n07.0018e 51.67
- 09 n01.0231e 56
- 10 n88.5729w 14.95
- 11 n14.4829w 11.78
- 12 n09.4545w 126.38
- 13 n13.3713w 117.03

- 14 n16.3127w 89.62
- 15 n35.4246w 24.33
- 16 s89.0135e 226.11
- 17 s00.5825w 74.48
- 18 Rt, r=150.00, delta=002.5245, arc=7.54, chord=s02.2448w 7.54
- 19 s89.0135e 203.17
- 20 s00.5828w 287.32



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone BC Part 3

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE BC**

A parcel of land being a portion of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BASIS OF BEARING

The East line of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, taken as South 01°02'34" West and distance between monuments found to be 1324.48 feet.

BEGINNING at a point from which a found Brass Cap Stamped "PLS 627" marking the Northeast corner of the NE 1/4 SE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears N78°47'58" E, a distance of 448.82 feet;

Thence, S 01°10'36" W, a distance of 257.94 feet from which a found Aluminum Cap Stamped "PLS 9895" marking the Southeast corner of the NE 1/4 SE 1/4 of said Section 5 (S1/16 corner common to Sections 4 and 5) bears S 23°17'13" E, a distance of 1066.09 feet;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING**.

This parcel contains 56,423 square feet or 1.30 acres, more or less.

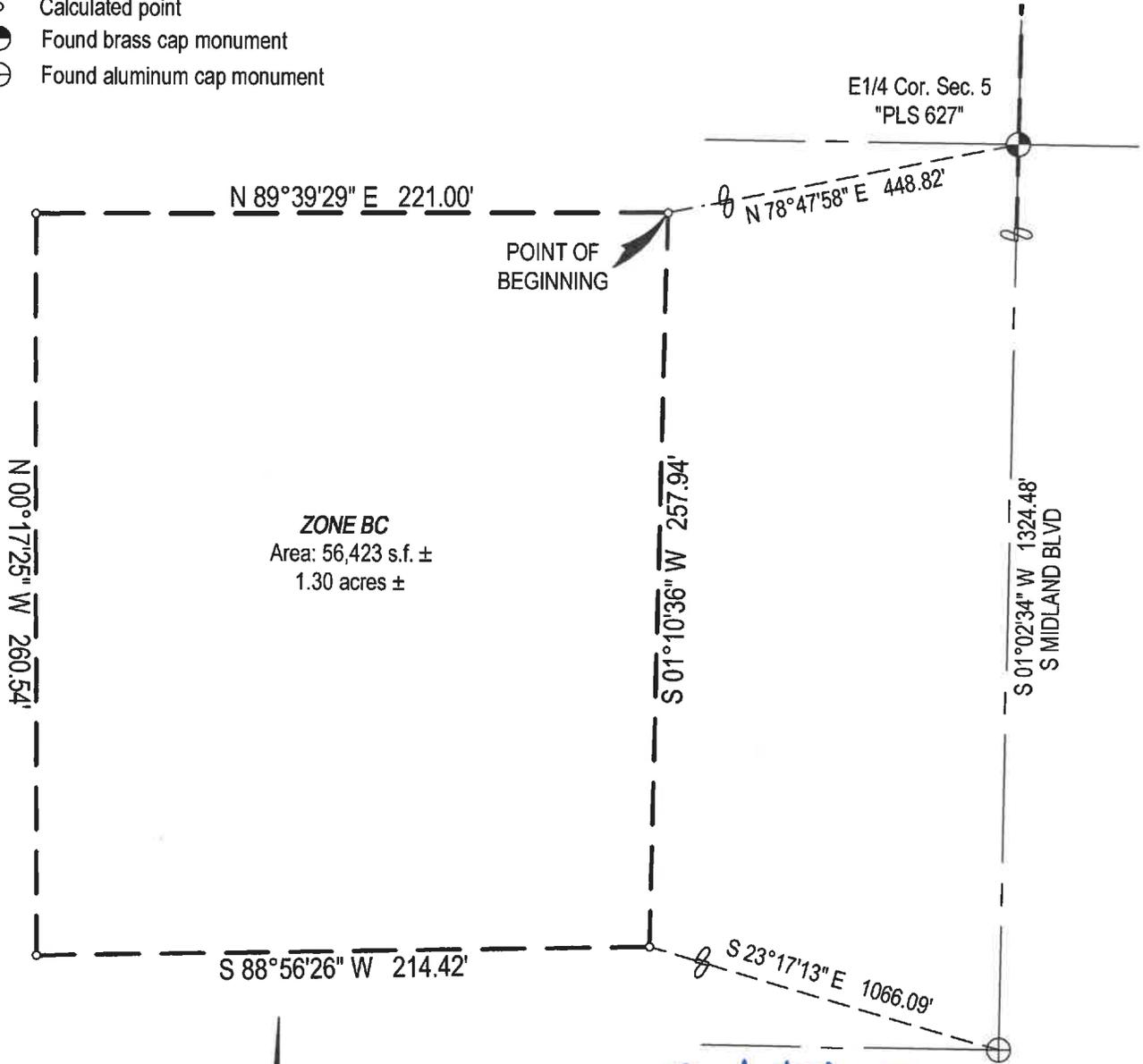


ZONE BC EXHIBIT B

LOCATED IN THE NE1/4 SE1/4 OF SECTION 5 T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument



Scale: 1" = 60'



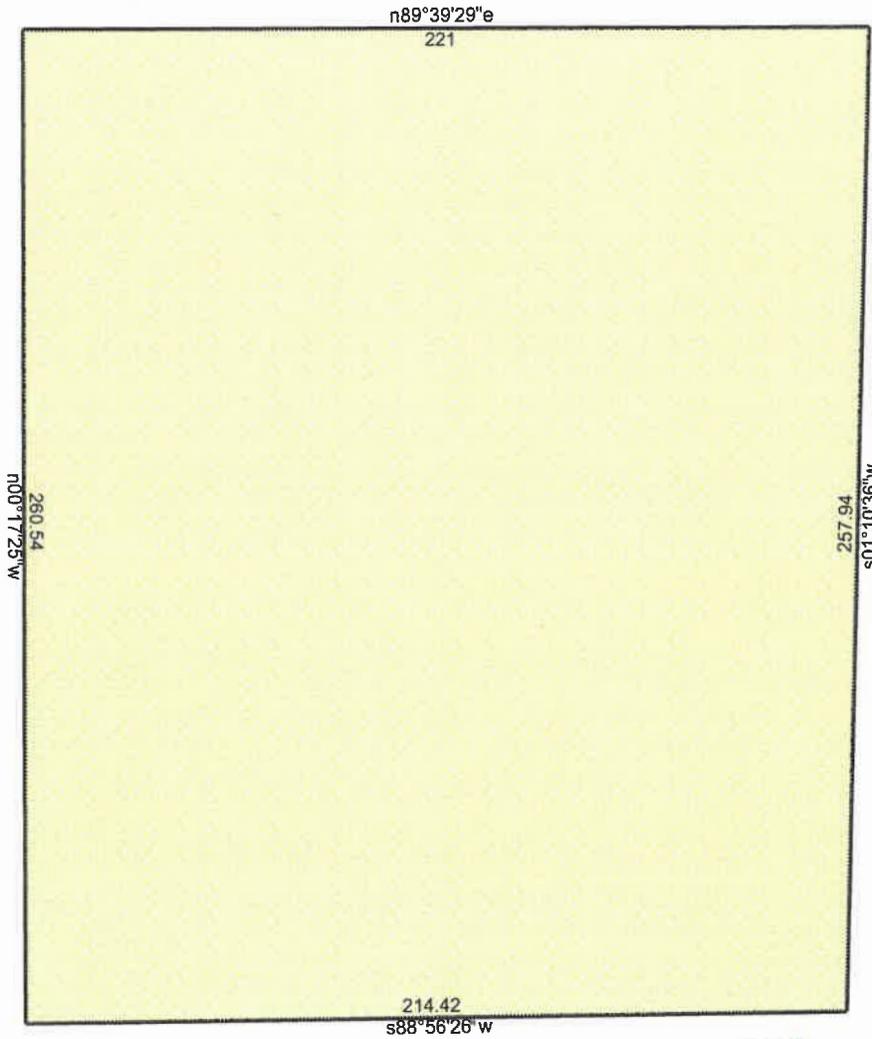
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone BC Part 3.dwg



6422 - Lovelace Kido Zone BC Part 3 Exhibit C

2/26/2024

Scale: 1 inch= 50 feet

File: 6422 Zone BC Part 3.ndp

Tract 1: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.

- 01 s01.1036w 257.94
- 02 s88.5626w 214.42
- 03 n00.1725w 260.54
- 04 n89.3929e 221



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone BC Part 4

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE BC**

A parcel of land being a portion of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian Canyon County Idaho, more particularly described as follows:

BASIS OF BEARING

The East line of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, taken as South 01°02'34" West and distance between monuments found to be 1324.48 feet.

BEGINNING at a point from which a found Brass Cap Stamped "PLS 627" marking the Northeast corner of the NE 1/4 SE 1/4 of said Section 5 (E1/4 corner common to Sections 4 and 5) bears N 85°57'54" E, a distance of 856.19 feet;

Thence, S 01°10'36" W, a distance of 257.94 feet from which a found Aluminum Cap Stamped "PLS 9895" marking the Southeast corner of the NE 1/4 SE 1/4 of said Section 5 (S1/16 corner common to Sections 4 and 5) bears S 39°41'51" E, a distance of 1307.69 feet;

Thence, S 88°56'26" W, a distance of 214.42 feet;

Thence, N 00°17'25" W, a distance of 260.54 feet;

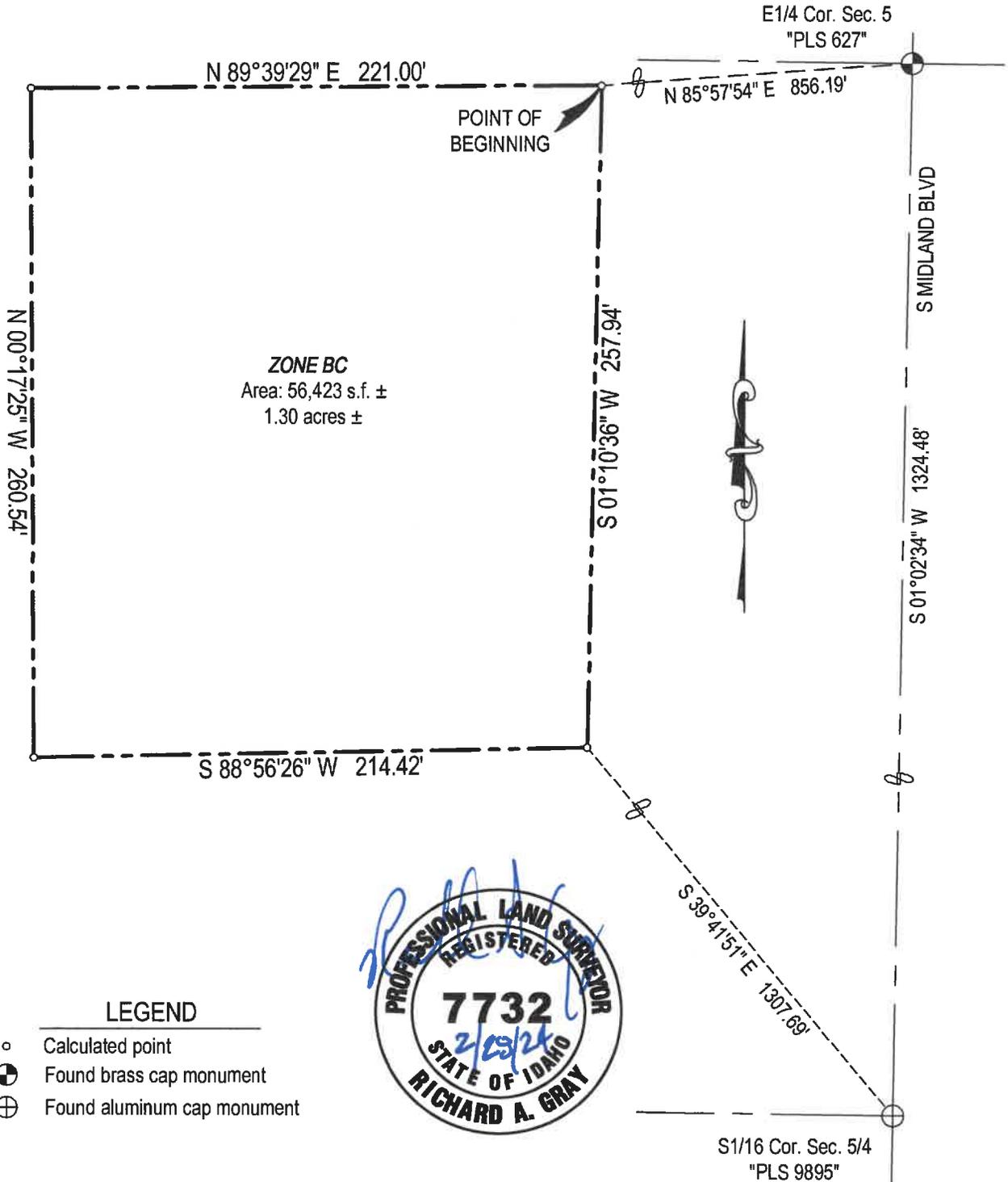
Thence, N 89°39'29" E, a distance of 221.00 feet to the **POINT OF BEGINNING.**

This parcel contains 56,423 square feet or 1.30 acres, more or less.



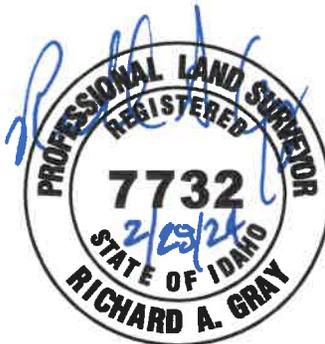
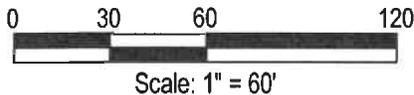
ZONE BC EXHIBIT B

LOCATED IN THE NE1/4 SE1/4 OF SECTION 5 T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024



LEGEND

- Calculated point
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument



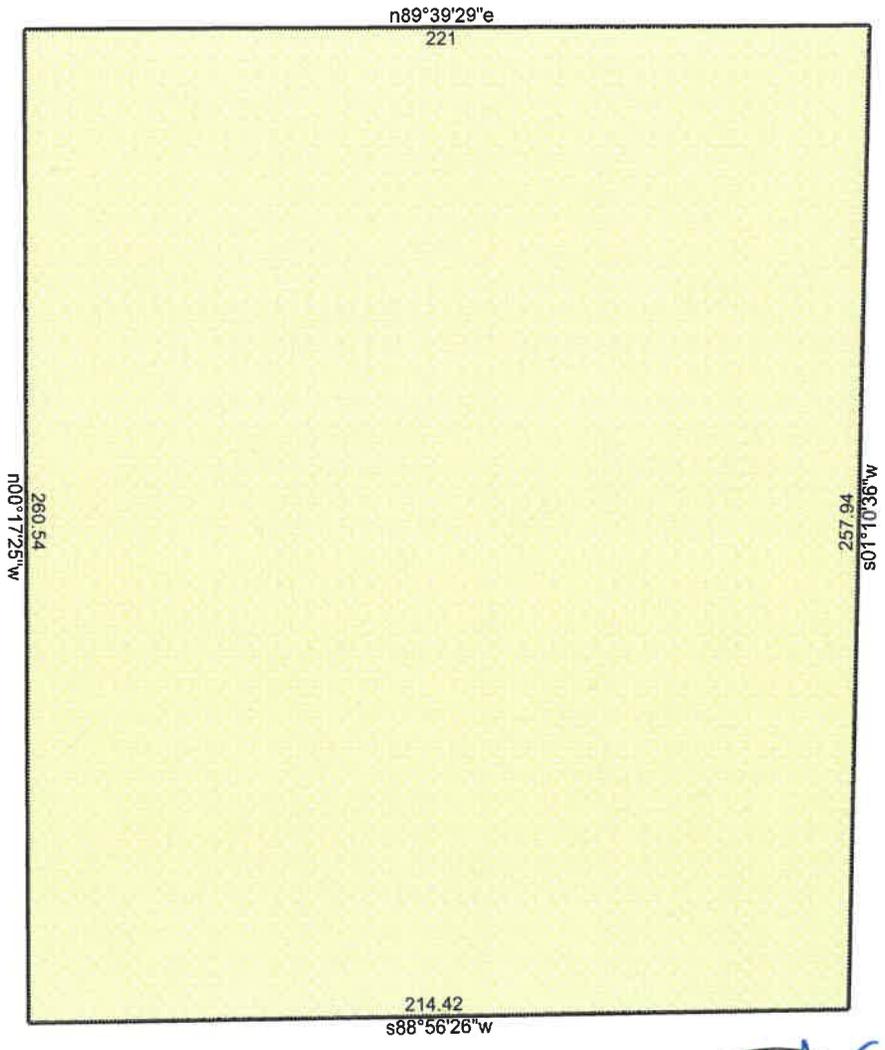
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone BC Part 4.dwg



6422 - Lovelace Kido Zone BC Part 4 Exhibit C

2/26/2024

Scale: 1 inch= 50 feet

File: 6422 Zone BC Part 4.ndp

Tract 1: 1.2953 Acres (56422 Sq. Feet), Closure: s37.1526e 0.01 ft. (1/140296), Perimeter=954 ft.

- 01 s01.1036w 257.94
- 02 s88.5626w 214.42
- 03 n00.1725w 260.54
- 04 n89.3929e 221



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone BC Part 5

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE BC**

A parcel of land being a portion of the S 1/2 SE 1/4 of Section 5 and the N1/2 NE 1/4 of Section 8, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch Iron Pin with No Cap marking the Southeast corner of the SE 1/4 of said Section 5 (Section corner common to Sections 4, 5, 8 and 9), said corner bears S 89°09'06" E, a distance of 2665.01 feet from a found BLM Aluminum Cap Monument marking the Southwest corner of the SE 1/4 of said Section 5, (S1/4 corner common to Sections 5 and 8);

Thence, along the South line of the SE1/4 of said Section 5, N 89°09'06" W, a distance of 836.07 feet to the **POINT OF BEGINNING**;

Thence, leaving said South line, S 00°44'28" W, a distance of 457.04 feet;

Thence, S 73°07'21" W, a distance of 583.43 feet;

Thence, N 12°54'02" W, a distance of 386.44 feet;

Thence, N 64°31'07" W, a distance of 114.61 feet;

Thence, N 05°04'46" W, a distance of 166.50 feet;

Thence, N 48°01'08" W, a distance of 651.34 feet;

Thence, N 34°45'40" E, a distance of 79.21 feet;

Thence, S 75°32'10" E, a distance of 278.73 feet;

Thence, S 12°26'16" E, a distance of 106.61 feet;

Thence, S 60°02'21" E, a distance of 323.35 feet;

Thence, S 89°15'32" E, a distance of 184.36 feet;

Thence, S 00°44'28" W, a distance of 91.91 feet;

Thence, S 89°09'06" E, a distance of 452.00 feet;

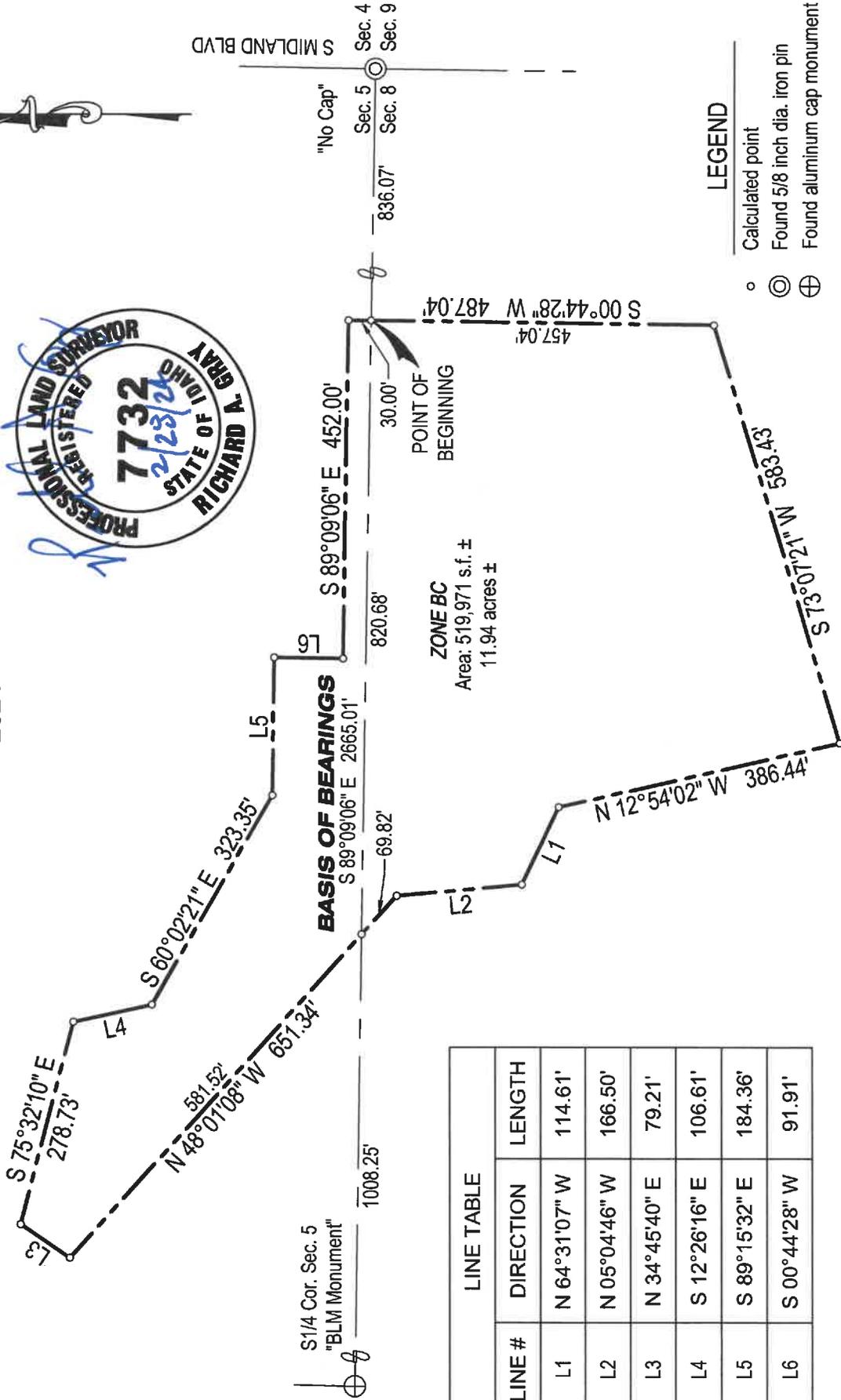
Thence, S 00°44'28" W, a distance of 30.00 feet to the **POINT OF BEGINNING**.

This parcel contains 519,971 square feet or 11.94 acres, more or less.



ZONE BC EXHIBIT B

LOCATED IN THE S1/2 SE1/4 OF SECTION 5 & THE N1/2 NE1/4 OF SECTION 8,
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2024

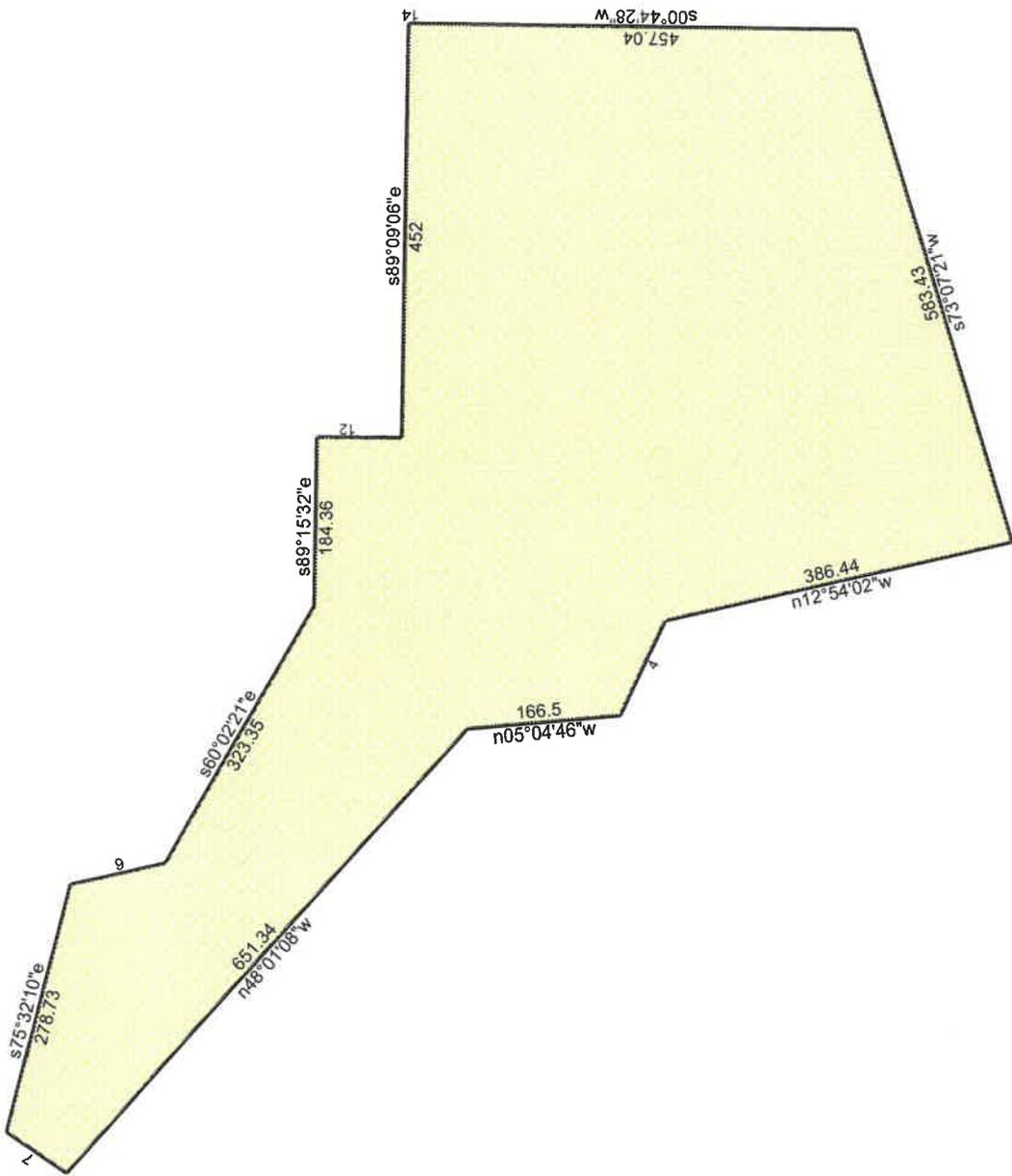


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 64°31'07" W	114.61'
L2	N 05°04'46" W	166.50'
L3	N 34°45'40" E	79.21'
L4	S 12°26'16" E	106.61'
L5	S 89°15'32" E	184.36'
L6	S 00°44'28" W	91.91'

- LEGEND**
- Calculated point
 - ⊙ Found 5/8 inch dia. iron pin
 - ⊕ Found aluminum cap monument



COMPASS LAND SURVEYING, PLLC
 623 11th Avenue South Nampa, ID 83651
 Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido Zone BC Part 5 Exhibit C	
Scale: 1 inch= 200 feet	File: 6422 Zone BC Part 5.ndp
Tract 1: 11.9369 Acres, Closure: s12.4749w 0.01 ft. (1/321208), Perimeter=3906 ft.	
01 s00.4428w 457.04	11 s89.1532e 184.36
02 s73.0721w 583.43	12 s00.4428w 91.91
03 n12.5402w 386.44	13 s89.0906e 452
04 n64.3107w 114.61	14 s00.4428w 30
05 n05.0446w 166.5	
06 n48.0108w 651.34	
07 n34.4540e 79.21	
08 s75.3210e 278.73	
09 s12.2616e 106.61	
10 s60.0221e 323.35	



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone RS-4

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-4**

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found 1/2-inch diameter iron pin with No Cap marking the Northeast corner of said SE 1/4 NE1/4 (N1/16 corner common to Sections 4 and 5), said corner bears N 00°58'28" E a distance of 1325.05 feet from a found Brass Cap stamped "PLS 627" marking the Southeast corner of said SE 1/4 NE1/4(E1/4 corner);

Thence, along the East line of the SE 1/4 NE1/4 of Section 5, S 00°58'28" W, a distance of 1,037.73 feet;

Thence, leaving said East line, N 89°01'35" W, a distance of 203.17 feet to a point on a non-tangent curve to the left;

Thence from a tangent which bears N 03°51'10" E, along curve to the left with a radius of 150.00 feet, and having a central angle of 02°52'45" an arc length of 7.54 feet with a chord bearing of N 02°24'48" E, and a chord distance of 7.54 feet;

Thence, N 00°58'25" E, a distance of 225.74 feet;

Thence, N 89°01'35" W, a distance of 328.14 feet to a point on a tangent curve to the right;

Thence along a curve to the right, with a radius of 110.00 feet and a central angle of 23°38'23" an arc length of 45.39 feet with a chord bearing of N 77°12'23" W and a chord distance of 45.06 feet;

Thence, N 65°23'12" W, a distance of 130.48 feet to a tangent curve to the right;

Thence along a curve to the right, with a radius of 100.00 feet and a central angle of 56°06'24" an arc length of 97.92 feet with a chord bearing of N 37°20'00" W and a chord distance of 94.06 feet;

Thence, N 09°16'47" W, a distance of 238.71 feet to a tangent curve to the left;

Thence along a curve to the left, with a radius of 100.00 feet and a central angle of 35°31'29" an arc length of 62.00 feet with a chord bearing of N 27°02'32" W and a chord distance of 61.01 feet;

Thence, N 44°48'16" W, a distance of 177.36 feet;

Thence, N 45°11'44" E, a distance of 28.24 feet to a tangent curve to the right;

Thence along a curve to the right, with a radius of 100.00 feet and a central angle of 74°07'43" an arc length of 129.38 feet with a chord bearing of N 82°15'35" E and a chord distance of 120.54 feet;

Thence, S 60°40'33" E, a distance of 432.14 feet to a point on a tangent curve to the left;

Thence along a curve to the left, with a radius of 150.00 feet and a central angle of 12°37'29" an arc length of 33.05 feet with a chord bearing of S 66°59'18" E and a chord distance of 32.98 feet;

Thence, N 28°47'08" E, a distance of 127.94 feet;

Thence, N 61°12'52" W, a distance of 316.12 feet;

Thence, N 60°59'56" W, a distance of 27.16 feet to a point on a non-tangent curve to the right;

Thence from a tangent which bears N 49°27'29" E, along curve to the right with a radius of 125.00 feet, and having a central angle of 41°13'30" an arc length of 89.94 feet with a chord bearing of N 70°04'14" E, and a chord distance of 88.01 feet;

Thence, S 89°19'01" E, a distance of 310.03 feet to a tangent curve to the right;

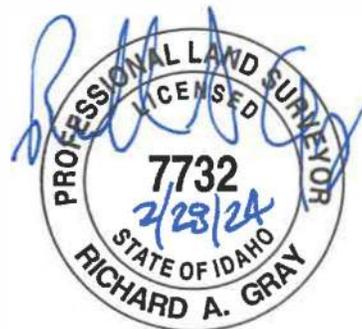
Thence along a curve to the right, with a radius of 50.00 feet and a central angle of 13°50'19" an arc length of 12.08 feet with a chord bearing of S 82°23'52" E and a chord distance of 12.05 feet;

Thence, N 14°31'18" E, a distance of 25.00 feet;

Thence, N 00°40'59" E, a distance of 105.22 feet to a point on the North line of the SE 1/4 NE 1/4 of Section 5;

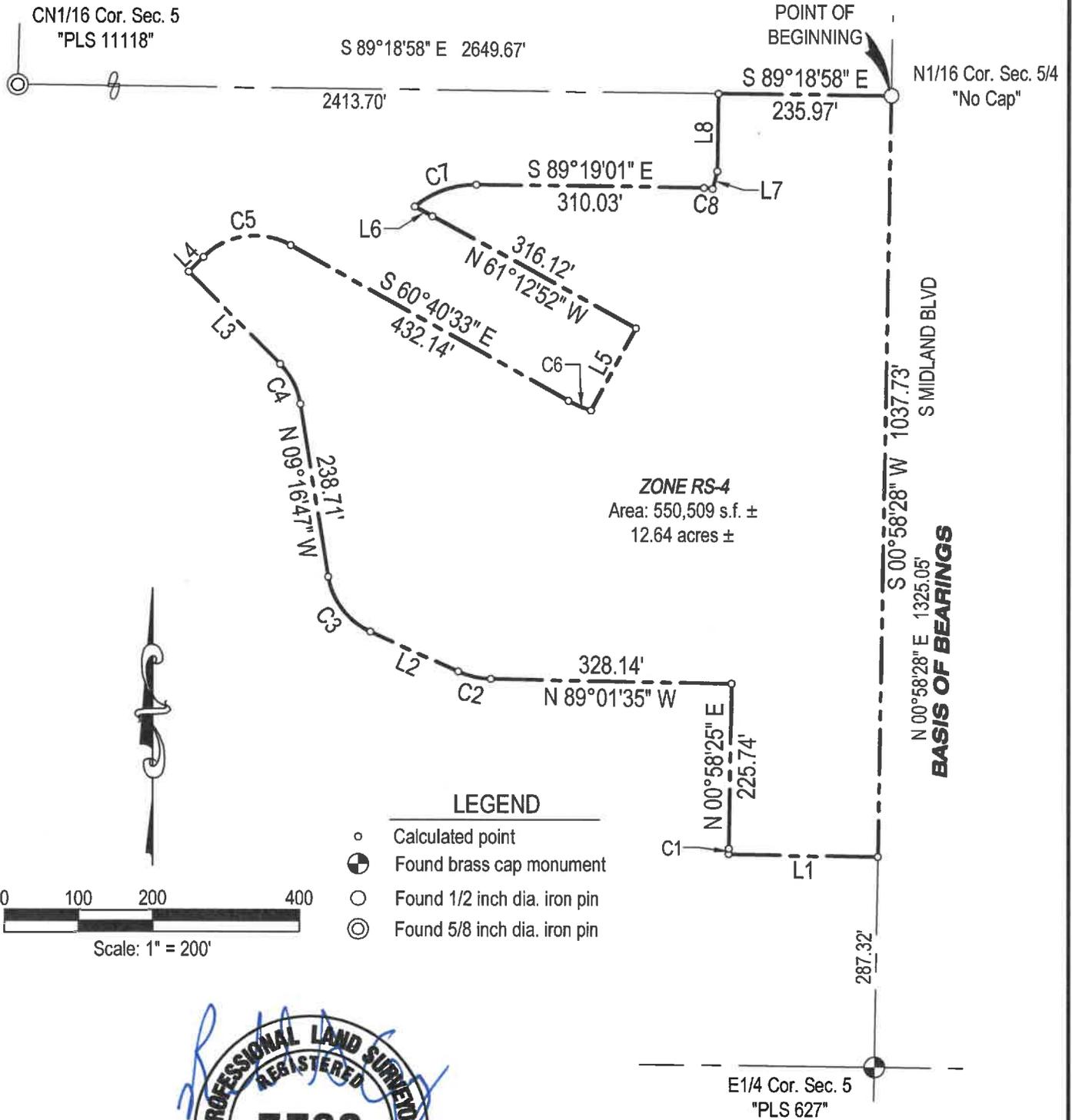
Thence, along said North line S 89°18'58" E, a distance of 235.97 feet to the **POINT OF BEGINNING**.

This parcel contains 550,509 square feet or 12.64 acres, more or less.



ZONE RS-4 EXHIBIT B

LOCATED IN THE SE1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024



ZONE RS-4
Area: 550,509 s.f. ±
12.64 acres ±

LEGEND

- Calculated point
- Found brass cap monument
- Found 1/2 inch dia. iron pin
- ⊙ Found 5/8 inch dia. iron pin



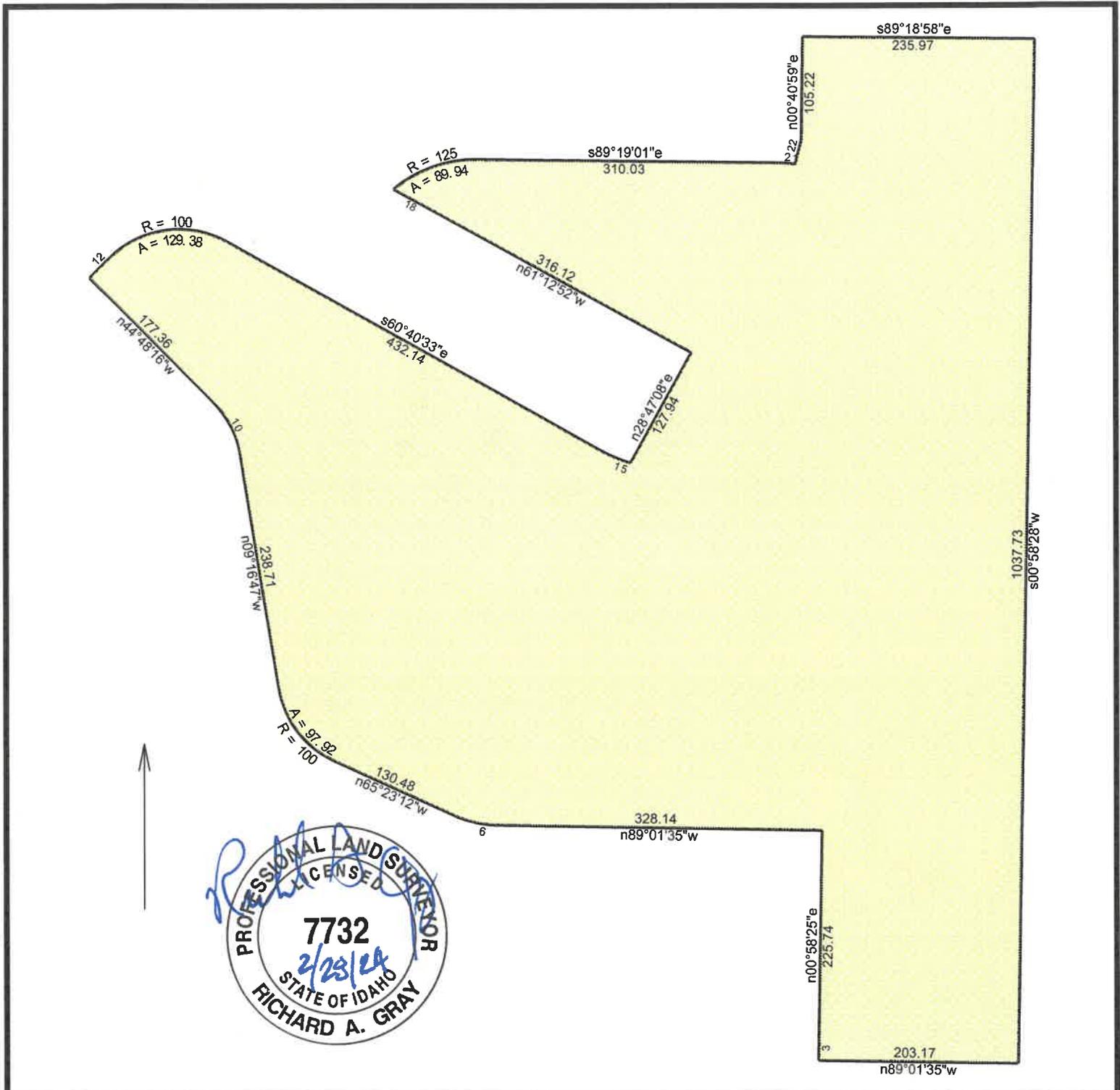
ZONE RS-4 EXHIBIT B

LOCATED IN THE SE1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	150.00'	002°52'45"	7.54'	N 02°24'48" E	7.54'
C2	110.00'	023°38'23"	45.39'	N 77°12'23" W	45.06'
C3	100.00'	056°06'24"	97.92'	N 37°20'00" W	94.06'
C4	100.00'	035°31'29"	62.00'	N 27°02'32" W	61.01'
C5	100.00'	074°07'43"	129.38'	N 82°15'35" E	120.54'
C6	150.00'	012°37'29"	33.05'	S 66°59'18" E	32.98'
C7	125.00'	041°13'30"	89.94'	N 70°04'14" E	88.01'
C8	50.00'	013°50'19"	12.08'	S 82°23'52" E	12.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°01'35" W	203.17'
L2	N 65°23'12" W	130.48'
L3	N 44°48'16" W	177.36'
L4	N 45°11'44" E	28.24'
L5	N 28°47'08" E	127.94'
L6	N 60°59'56" W	27.16'
L7	N 14°31'18" E	25.00'
L8	N 00°40'59" E	105.22'





6422 - Lovelace Kido Zone RS-4 Exhibith C

2/26/2024

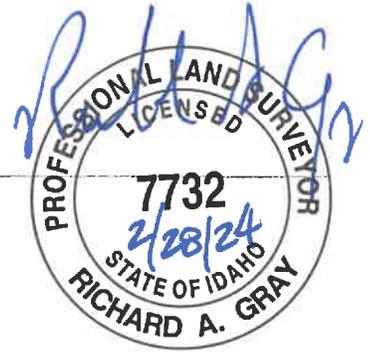
Scale: 1 inch= 140 feet

File: 6422 Zone RS-4.ndp

Tract 1: 12.6378 Acres, Closure: n64.5830w 0.01 ft. (1/295874), Perimeter=4426 ft.

- 01 s00.5828w 1037.73
- 02 n89.0135w 203.17
- 03 Lt, r=150.00, delta=002.5245, arc=7.54, chord=n02.2448e 7.54
- 04 n00.5825e 225.74
- 05 n89.0135w 328.14
- 06 Rt, r=110.00, delta=023.3823, arc=45.39, chord=n77.1223w 45.06
- 07 n65.2312w 130.48
- 08 Rt, r=100.00, delta=056.0624, arc=97.92, chord=n37.2000w 94.06
- 09 n09.1647w 238.71
- 10 Lt, r=100.00, delta=035.3129, arc=62.00, chord=n27.0232w 61.01
- 11 n44.4816w 177.36
- 12 n45.1144e 28.24
- 13 Rt, r=100.00, delta=074.0743, arc=129.38, chord=n82.1535e 120.54
- 14 s60.4033e 432.14

- 15 Lt, r=150.00, delta=012.3729, arc=33.05, chord=s66.5918e 32.98
- 16 n28.4708e 127.94
- 17 n61.1252w 316.12
- 18 n60.5956w 27.16
- 19 Rt, r=125.00, delta=041.1330, arc=89.94, chord=n70.0414e 88.01
- 20 s89.1901e 310.03
- 21 Rt, r=50.00, delta=013.5019, arc=12.08, chord=s82.2352e 12.05
- 22 n14.3118e 25
- 23 n00.4059e 105.22
- 24 s89.1858e 235.97



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone RS-7

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-7**

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 1/2-inch diameter iron pin with No Cap marking the Northeast corner of said SE 1/4 NE1/4 (N1/16 corner common to Sections 4 and 5), said corner bears S 89°18'58" E a distance of 2649.67 feet from a found 5/8-inch diameter iron pin stamped "PLS 11118" marking the Northwest corner of the SE 1/4 NE 1/4 of said Section 5, (CN1/16 corner);

Thence, along the North line of SE1/4 NE1/4 of Section 5, N 89°18'58" W, a distance of 938.42 feet to the **POINT OF BEGINNING**;

Thence, leavings said North line, S 60°40'33" E, a distance of 255.94 feet;

Thence, S 60°59'56" E, a distance of 103.82 feet;

Thence, S 61°12'52" E, a distance of 316.12 feet;

Thence, S 28°47'08" W, a distance of 127.94 feet to a point on a non-tangent curve to the right;

Thence from a tangent which bears N 73°18'02" W, along curve to the right with a radius of 150.00 feet, and having a central angle of 12°37'29" an arc length of 33.05 feet with a chord bearing of N 66°59'18" W, and a chord distance of 32.98 feet;

Thence, N 60°40'33" W, a distance of 432.14 feet to a point on a tangent curve to the left;

Thence along a curve to the left, with a radius of 100.00 feet and a central angle of 74°07'43" an arc length of 129.38 feet with a chord bearing of S 82°15'35" W and a chord distance of 120.54 feet;

Thence, S 45°11'44" W, a distance of 28.24 feet;

Thence, N 44°48'16" W, a distance of 325.39 feet;

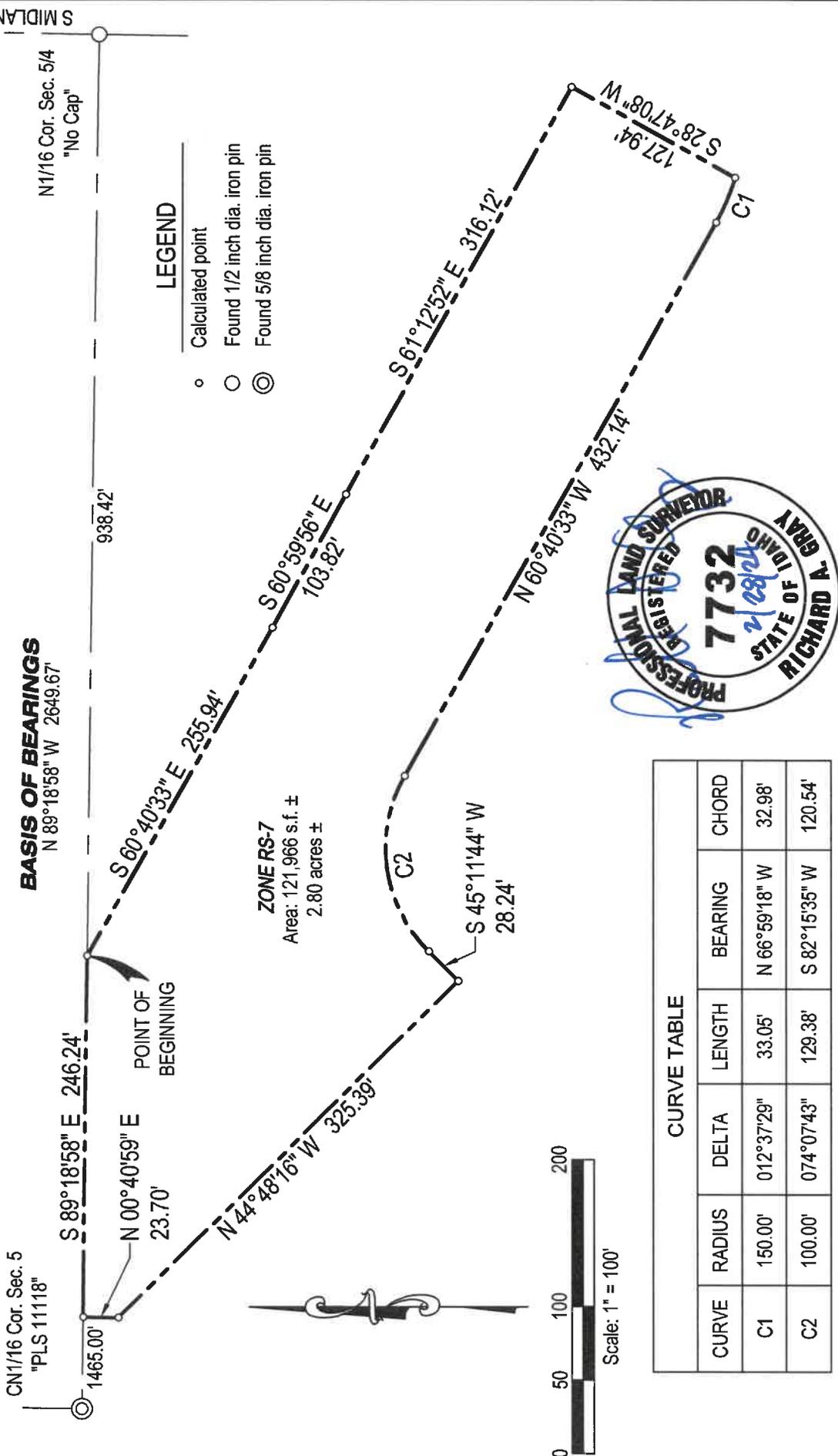
Thence, N 00°40'59" E, a distance of 23.70 feet to a point on the North line of SE1/4 NE1/4 of Section 5;

Thence, along said North line, S 89°18'58" E, a distance of 246.24 feet to the **POINT OF BEGINNING**.

This parcel contains 121,966 square feet or 2.80 acres, more or less.

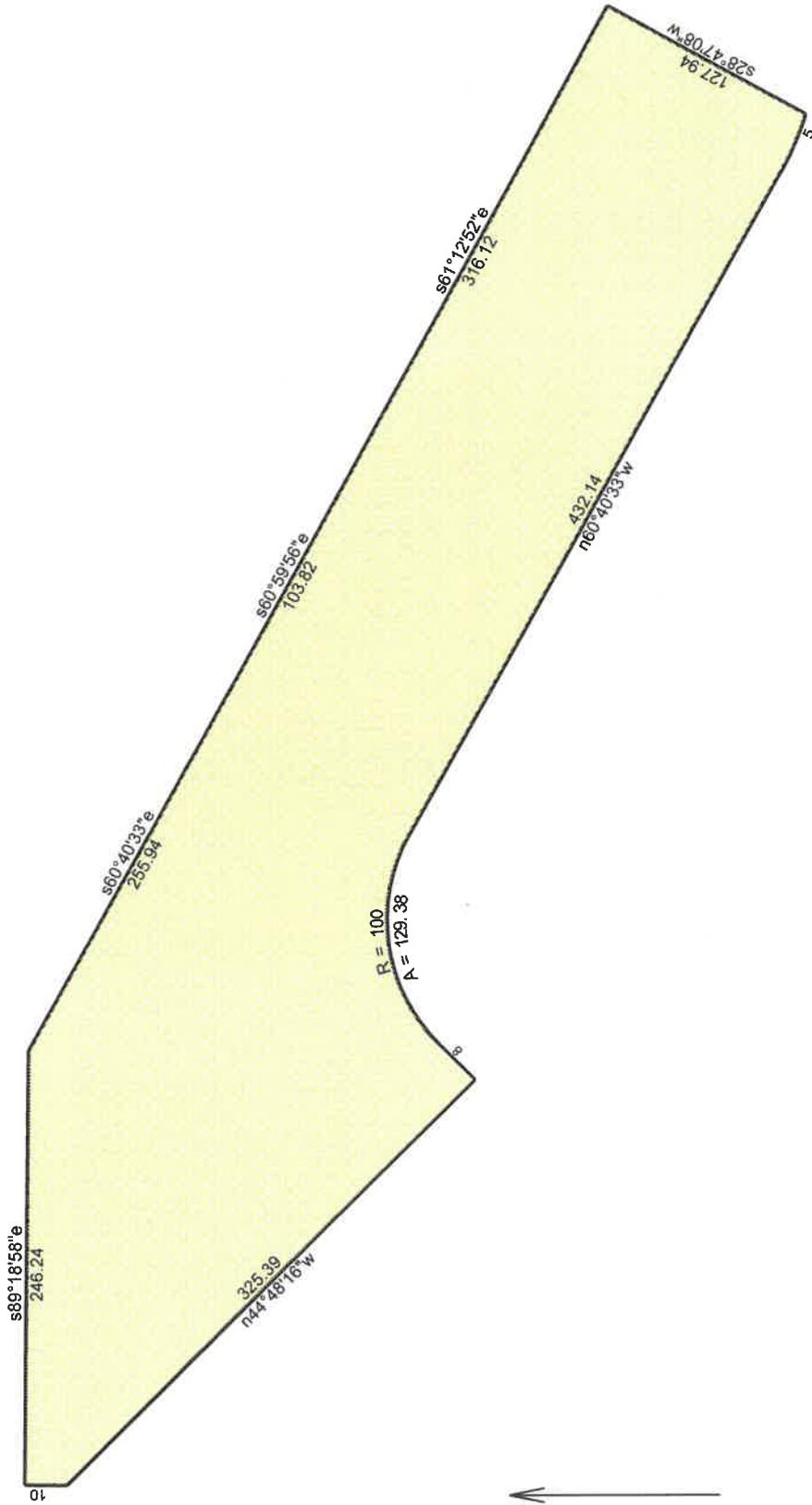
ZONE RS-7 EXHIBIT B

LOCATED IN THE SE 1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido Zone RS-7 Exhibit C		2/26/2024
Scale: 1 inch= 100 feet	File: 6422 Zone RS-7.ndp	
Tract 1: 2.8000 Acres (121967 Sq. Feet), Closure: n44.4020e 0.01 ft. (1/263579), Perimeter=2022 ft. 01 s60.4033e 255.94 02 s60.5956e 103.82 03 s61.1252e 316.12 04 s28.4708w 127.94 05 Rt, r=150.00, delta=012.3729, arc=33.05, chord=n66.5918w 32.98 06 n60.4033w 432.14 07 Lt, r=100.00, delta=074.0743, arc=129.38, chord=s82.1535w 120.54 08 s45.1144w 28.24 09 n44.4816w 325.39 10 n00.4059e 23.7 11 s89.1858e 246.24		



Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone RS-8.5 Part 1

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-8.5**

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 1/2-inch diameter iron pin with No Cap marking the Northeast corner of said SE 1/4 NE1/4 (N1/16 corner common to Sections 4 and 5), said corner bears S 89°18'58" E a distance of 2649.67 feet from a found 5/8-inch diameter iron pin stamped "PLS 11118" marking the Northwest corner of the SE 1/4 NE 1/4 of said Section 5, (CN1/16 corner);

Thence, along the North line of SE1/4 NE1/4 of Section 5, N 89°18'58" W, a distance of 235.97 feet to the **POINT OF BEGINNING**;

Thence, leavings said North line, S 00°40'59" W, a distance of 105.22 feet;

Thence, S 14°31'18" W, a distance of 25.00 feet to a point on a non-tangent curve to the left;

Thence from a tangent which bears N 75°28'42" W, along curve to the left with a radius of 50.00 feet, and having a central angle of 13°50'19" an arc length of 12.08 feet with a chord bearing of N 82°23'52" W, and a chord distance of 12.05 feet;

Thence, N 89°19'01" W, a distance of 310.03 feet to a point on a tangent curve to the left;

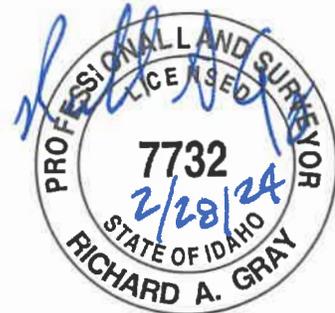
Thence along a curve to the left, with a radius of 125.00 feet and a central angle of 41°13'30" an arc length of 89.94 feet with a chord bearing of S 70°04'14" W and a chord distance of 88.01 feet;

Thence, N 60°59'56" W, a distance of 76.66 feet;

Thence, N 60°40'33" W, a distance of 255.94 feet to a point on the North line of SE1/4 NE1/4 of Section 5;

Thence, along said North line, S 89°18'58" E, a distance of 702.46 feet to the **POINT OF BEGINNING**.

This parcel contains 76,573 square feet or 1.76 acres, more or less.

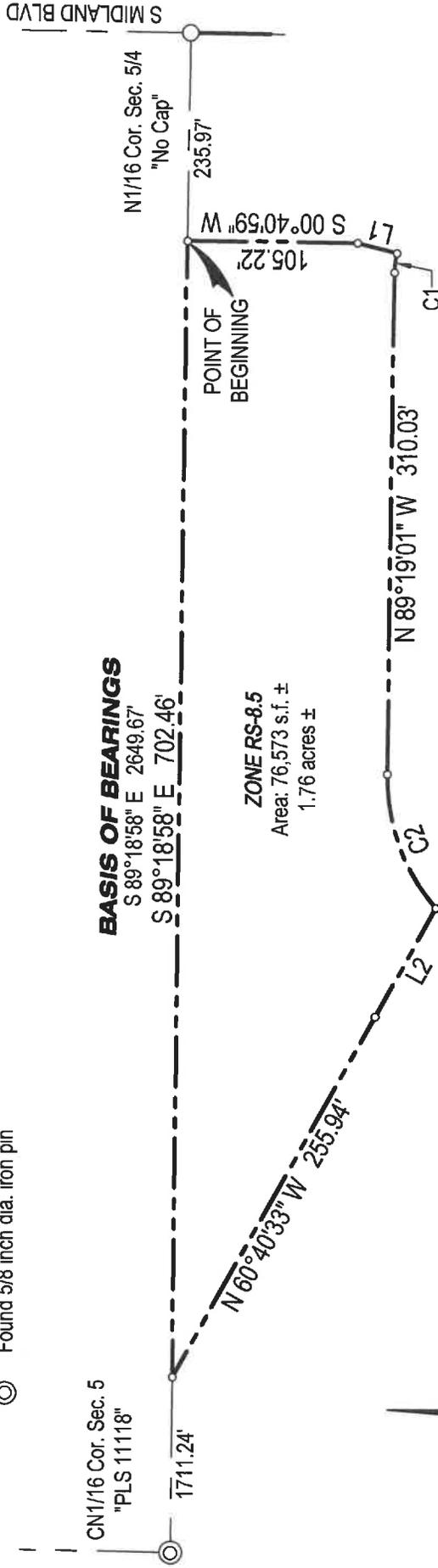


ZONE RS-8.5 EXHIBIT B

LOCATED IN THE SE 1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

LEGEND

- Calculated point
- Found 1/2 inch dia. iron pin
- ⊙ Found 5/8 inch dia. iron pin



BASIS OF BEARINGS

S 89°18'58" E 2649.67'

S 89°18'58" E 702.46'

ZONE RS-8.5

Area: 76,573 s.f. ±

1.76 acres ±



Scale: 1" = 100'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	50.00'	013°50'19"	12.08'	N 82°23'52" W	12.05'
C2	125.00'	041°13'30"	89.94'	S 70°04'14" W	88.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 14°31'18" W	25.00'
L2	N 60°59'56" W	76.66'



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

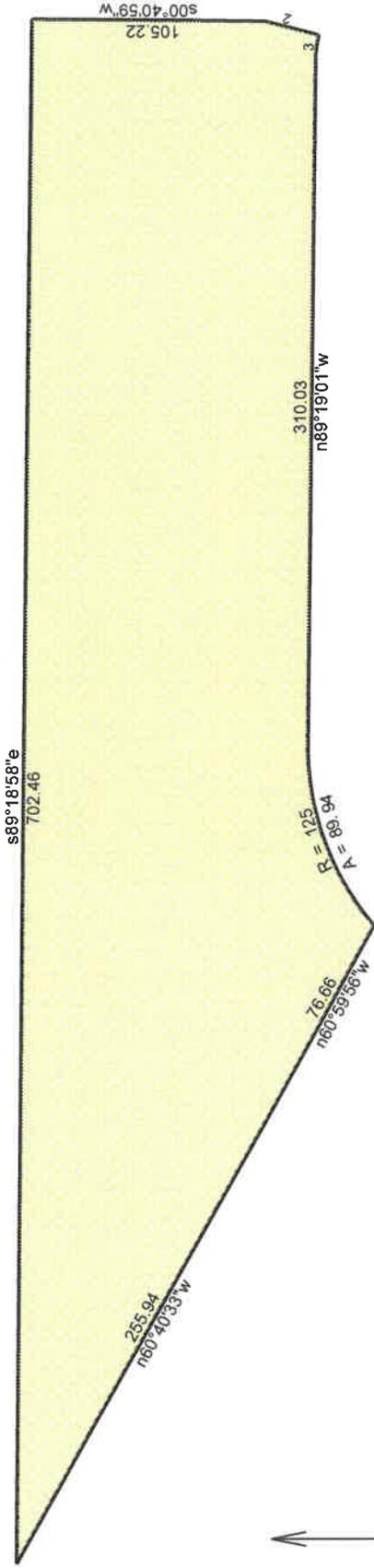
Nampa, ID 83651

Office: (208) 442-0115

Fax: (208) 327-2106

JN 6244

File: 6422 - Zone RS-8.5 Part 1.dwg



6422 - Lovelace Kido Zone RS-8.5 Exhibit C	
Scale: 1 inch= 80 feet	2/26/2024
File: 6422 Zone RS-8.5 Part 1.ndp	
Tract 1: 1.7579 Acres (76573 Sq. Feet), Closure: s43.2519w 0.01 ft. (1/224778), Perimeter=1577 ft.	
01 s00.4059w 105.22	08 s89.1858e 702.46
02 s14.3118w 25	
03 Lt, r=50.00, delta=013.5019, arc=12.08, chord=n82.2352w 12.05	
04 n89.1901w 310.03	
05 Lt, r=125.00, delta=041.1330, arc=89.94, chord=s70.0414w 88.01	
06 n60.5956w 76.66	
07 n60.4033w 255.94	



Client: Lovelace - Kido
Date: February 28, 2024
Job No.: 6422
RE: Zone RS-8.5 Part 2

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-8.5**

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 1/2-inch diameter iron pin with No Cap marking the Northeast corner of said SE 1/4 NE1/4 (N1/16 corner common to Sections 4 and 5), said corner bears S 89°18'58" E a distance of 2649.67 feet from a found 5/8-inch diameter iron pin stamped "PLS 11118" marking the Northwest corner of the SE 1/4 NE 1/4 of said Section 5, (CN1/16 corner);

Thence, along the North line of SE1/4 NE1/4 of Section 5, N 89°18'58" W, a distance of 1184.67 feet to the **POINT OF BEGINNING**;

Thence, leaving said North line, S 00°40'59" W, a distance of 23.70 feet;

Thence, S 44°48'16" E, a distance of 502.75 feet to a point on a tangent curve to the right;

Thence along a curve to the right, with a radius of 100.00 feet and a central angle of 35°31'29" an arc length of 62.00 feet with a chord bearing of S 27°02'32" E and a chord distance of 61.01 feet;

Thence, S 09°16'47" E, a distance of 238.71 feet to a point on a tangent curve to the left;

Thence along a curve to the left, with a radius of 100.00 feet and a central angle of 56°06'24" an arc length of 97.92 feet with a chord bearing of S 37°20'00" E and a chord distance of 94.06 feet;

Thence, S 65°23'12" E, a distance of 130.48 feet to a point on a tangent curve to the left;

Thence along a curve to the left, with a radius of 110.00 feet and a central angle of 23°38'23" an arc length of 45.39 feet with a chord bearing of S 77°12'23" E and a chord distance of 45.06 feet;

Thence, S 89°01'35" E, a distance of 328.14 feet;

Thence, S 00°58'25" W, a distance of 151.25 feet;

Thence, N 89°01'35" W, a distance of 226.11 feet;

Thence, N 86°23'58" W, a distance of 34.08 feet;

Thence, S 88°35'19" W, a distance of 81.08 feet;

Thence, N 83°45'41" W, a distance of 51.73 feet;

Thence, N 63°13'28" W, a distance of 119.68 feet;

Thence, N 65°23'12" W, a distance of 107.29 feet;

Thence, N 78°16'46" W, a distance of 34.40 feet;

Thence, N 43°49'02" W, a distance of 58.02 feet;

Thence, N 06°37'15" W, a distance of 70.30 feet;

Thence, N 43°49'02" W, a distance of 51.06 feet;

Thence, N 02°57'57" W, a distance of 53.20 feet;

Thence, N 13°22'08" E, a distance of 16.09 feet;

Thence, N 11°49'40" W, a distance of 7.63 feet;

Thence, N 15°39'15" E, a distance of 8.36 feet;

Thence, N 00°35'31" E, a distance of 51.70 feet;

Thence, N 09°16'47" W, a distance of 19.32 feet;

Thence, N 48°47'27" W, a distance of 11.02 feet;

Thence, N 17°51'05" W, a distance of 57.22 feet;

Thence, N 08°01'02" W, a distance of 30.39 feet;

Thence, N 44°48'16" W, a distance of 43.49 feet;

Thence, N 45°36'28" W, a distance of 46.32 feet;

Thence, N 52°35'43" W, a distance of 49.46 feet;

Thence, N 55°35'52" W, a distance of 14.57 feet;

Thence, N 80°08'36" W, a distance of 49.91 feet;

Thence, N 71°25'31" W, a distance of 22.33 feet;

Thence, N 36°19'03" W, a distance of 48.05 feet;

Thence, N 29°36'09" W, a distance of 50.72 feet;

Thence, N 41°38'06" W, a distance of 48.39 feet;

Thence, N 29°59'19" W, a distance of 48.39 feet;

Thence, N 34°51'05" W, a distance of 56.47 feet;

Thence, N 42°20'06" W, a distance of 53.37 feet;

Thence, N 47°39'54" E, a distance of 70.93 feet;

Thence, N 42°06'12" W, a distance of 61.40 feet to a point on the North line of SE1/4 NE1/4 of Section 5;

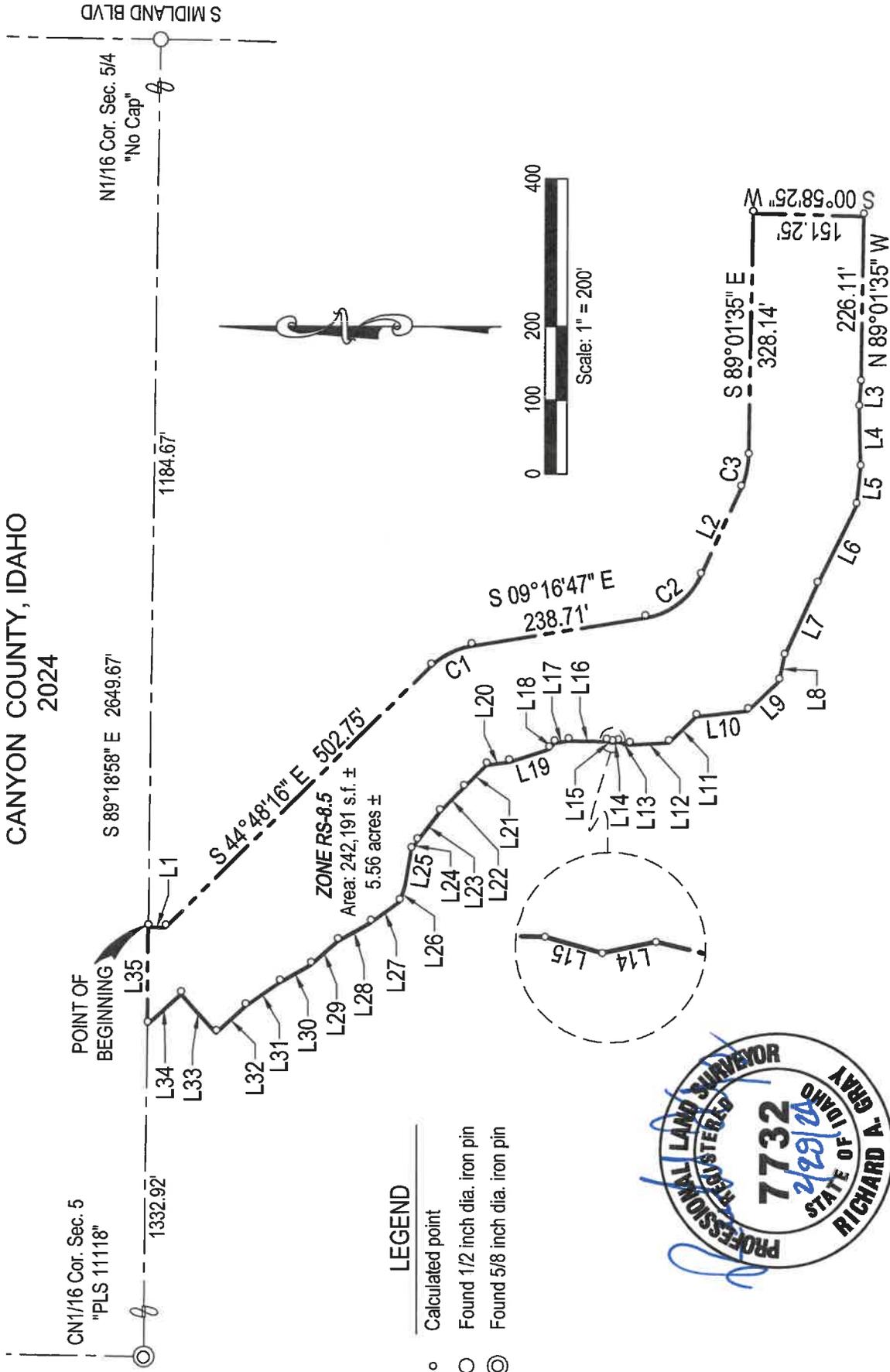
Thence, along said North line, S 89°18'58" E, a distance of 132.08 feet to the **POINT OF BEGINNING**.

This parcel contains 242,191 square feet or 5.56 acres, more or less.



ZONE RS-8.5 EXHIBIT B

LOCATED IN THE SE1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024



LEGEND

- Calculated point
- Found 1/2 inch dia. iron pin
- ⊙ Found 5/8 inch dia. iron pin



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106

ZONE RS-8.5 EXHIBIT B

LOCATED IN THE SE1/4 NE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°40'59" W	23.70'
L2	S 65°23'12" E	130.48'
L3	N 86°23'58" W	34.08'
L4	S 88°35'19" W	81.08'
L5	N 83°45'41" W	51.73'
L6	N 63°13'28" W	119.68'
L7	N 65°23'12" W	107.29'
L8	N 78°16'46" W	34.40'
L9	N 43°49'02" W	58.02'
L10	N 06°37'15" W	70.30'
L11	N 43°49'02" W	51.06'
L12	N 02°57'57" W	53.20'
L13	N 13°22'08" E	16.09'
L14	N 11°49'40" W	7.63'
L15	N 15°39'15" E	8.36'
L16	N 00°35'31" E	51.70'
L17	N 09°16'47" W	19.32'
L18	N 48°47'27" W	11.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	N 17°51'05" W	57.22'
L20	N 08°01'02" W	30.39'
L21	N 44°48'16" W	43.49'
L22	N 45°36'28" W	46.32'
L23	N 52°35'43" W	49.46'
L24	N 55°35'52" W	14.57'
L25	N 80°08'36" W	49.91'
L26	N 71°25'31" W	22.33'
L27	N 36°19'03" W	48.05'
L28	N 29°36'09" W	50.72'
L29	N 41°38'06" W	48.39'
L30	N 29°59'19" W	48.39'
L31	N 34°51'05" W	56.47'
L32	N 42°20'06" W	53.37'
L33	N 47°39'54" E	70.93'
L34	N 42°06'12" W	61.40'
L35	S 89°18'58" E	132.08'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	100.00'	035°31'29"	62.00'	S 27°02'32" E	61.01'
C2	100.00'	056°06'24"	97.92'	S 37°20'00" E	94.06'
C3	110.00'	023°38'23"	45.39'	S 77°12'23" E	45.06'

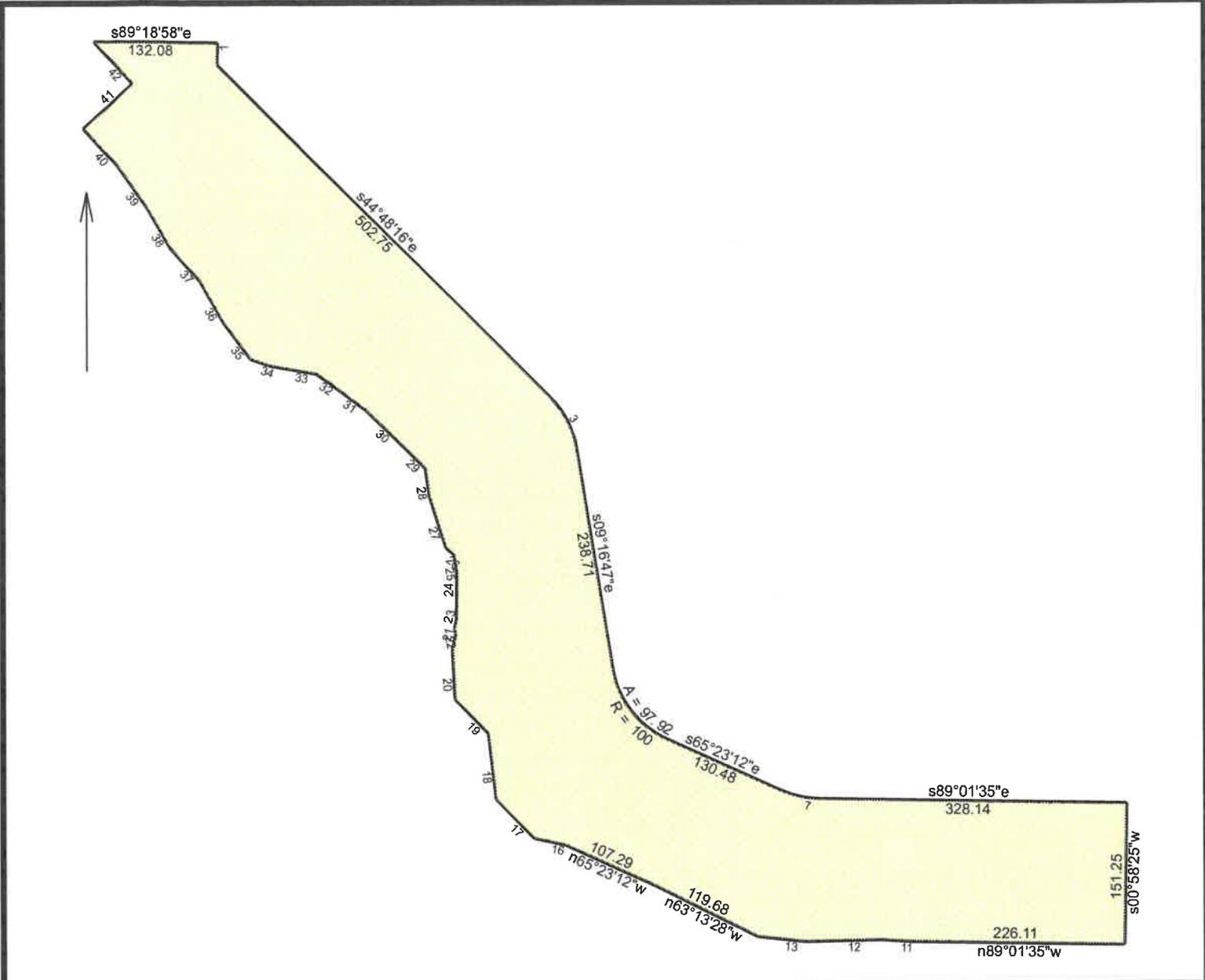


Sheet 2 of 2
JN 6422

File: 6422 - Zone RS-8.5 Part 2.dwg

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido Zone RS-8.5 Part 2 Exhibit C

2/27/2024

Scale: 1 inch= 160 feet

File: 6422 Zone RS-8.5 Part 2.ndp

Tract 1: 5.5599 Acres (242190 Sq. Feet), Closure: n67.1719e 0.02 ft. (1/210215), Perimeter=3465 ft.

- | | |
|---|---------------------|
| 01 s00.4059w 23.7 | 26 n48.4727w 11.02 |
| 02 s44.4816e 502.75 | 27 n17.5105w 57.22 |
| 03 Rt, r=100.00, delta=035.3129, arc=62.00, chord=s27.0232e 61.01 | 28 n08.0102w 30.39 |
| 04 s09.1647e 238.71 | 29 n44.4816w 43.49 |
| 05 Lt, r=100.00, delta=056.0624, arc=97.92, chord=s37.2000e 94.06 | 30 n45.3628w 46.32 |
| 06 s65.2312e 130.48 | 31 n52.3543w 49.46 |
| 07 Lt, r=110.00, delta=023.3823, arc=45.39, chord=s77.1223e 45.06 | 32 n55.3552w 14.57 |
| 08 s89.0135e 328.14 | 33 n80.0836w 49.91 |
| 09 s00.5825w 151.25 | 34 n71.2531w 22.33 |
| 10 n89.0135w 226.11 | 35 n36.1903w 48.05 |
| 11 n86.2358w 34.08 | 36 n29.3609w 50.72 |
| 12 s88.3519w 81.08 | 37 n41.3806w 48.39 |
| 13 n83.4541w 51.73 | 38 n29.5919w 48.39 |
| 14 n63.1328w 119.68 | 39 n34.5105w 56.47 |
| 15 n65.2312w 107.29 | 40 n42.2006w 53.37 |
| 16 n78.1646w 34.4 | 41 n47.3954e 70.93 |
| 17 n43.4902w 58.02 | 42 n42.0612w 61.4 |
| 18 n06.3715w 70.3 | 43 s89.1858e 132.08 |
| 19 n43.4902w 51.06 | |
| 20 n02.5757w 53.2 | |
| 21 n13.2208e 16.09 | |
| 22 n11.4940w 7.63 | |
| 23 n15.3915e 8.36 | |
| 24 n00.3531e 51.7 | |
| 25 n09.1647w 19.32 | |





Client: Lovelace - Kido
Date: February 26, 2024
Job No.: 6422
RE: Zone RS-8.5 Part 3

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-8.5**

A parcel of land being a portion of the NE 1/4 SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found Aluminum Cap stamped "PLS 9895" marking the Southeast corner of said NE 1/4 SE1/4 (S1/16 corner common to Sections 4 and 5), said corner bears S 01°02'34" W a distance of 1324.48 feet from a found Brass Cap stamped "PLS 627" marking the Northeast corner of the NE 1/4 SE 1/4 of said Section 5, (E1/4 corner);

Thence, along the East line of NE1/4 SE1/4 of Section 5, N 01°02'34" E, a distance of 30.00 feet to the **POINT OF BEGINNING**;

Thence, leaving said East line, N 89°13'06" W, a distance of 1,332.26 feet to a point on the West line of the NE 1/4 SE 1/4 of Section 5;

Thence, along said West line, N 00°34'27" E, a distance of 30.00 feet;

Thence, leaving said West line, S 89°13'06" E, a distance of 209.98 feet;

Thence, N 35°43'12" W, a distance of 121.60 feet;

Thence, N 20°42'23" W, a distance of 108.82 feet;

Thence, N 14°47'17" W, a distance of 80.97 feet;

Thence, N 24°58'21" E, a distance of 95.38 feet;

Thence, N 27°28'18" E, a distance of 163.14 feet;

Thence, N 61°36'58" E, a distance of 61.62 feet;

Thence, N 62°00'47" E, a distance of 65.17 feet;

Thence, N 70°00'14" E, a distance of 88.17 feet;

Thence, N 73°12'51" E, a distance of 101.75 feet;

Thence, N 77°16'12" E, a distance of 63.18 feet;

Thence, N 83°12'11" E, a distance of 87.45 feet;

Thence, N 84°05'51" E, a distance of 104.69 feet;

Thence, N 88°11'51" E, a distance of 77.27 feet;

Thence, S 85°29'08" E, a distance of 60.90 feet;

Thence, S 83°06'16" E, a distance of 104.22 feet;

Thence, S 85°15'03" E, a distance of 21.82 feet;

Thence, N 77°41'50" E, a distance of 25.35 feet;

Thence, N 67°07'08" E, a distance of 46.45 feet;

Thence, N 66°02'05" E, a distance of 90.04 feet;

Thence, N 68°07'21" E, a distance of 36.62 feet;

Thence, N 63°58'48" E, a distance of 17.46 feet;

Thence, N 44°03'43" E, a distance of 27.80 feet;

Thence, N 12°25'22" E, a distance of 45.48 feet;

Thence, N 11°54'04" E, a distance of 92.16 feet;

Thence, S 88°57'29" E, a distance of 97.98 feet to appoint on the East line of the NE 1/4 SE 1/4 of Section 5;

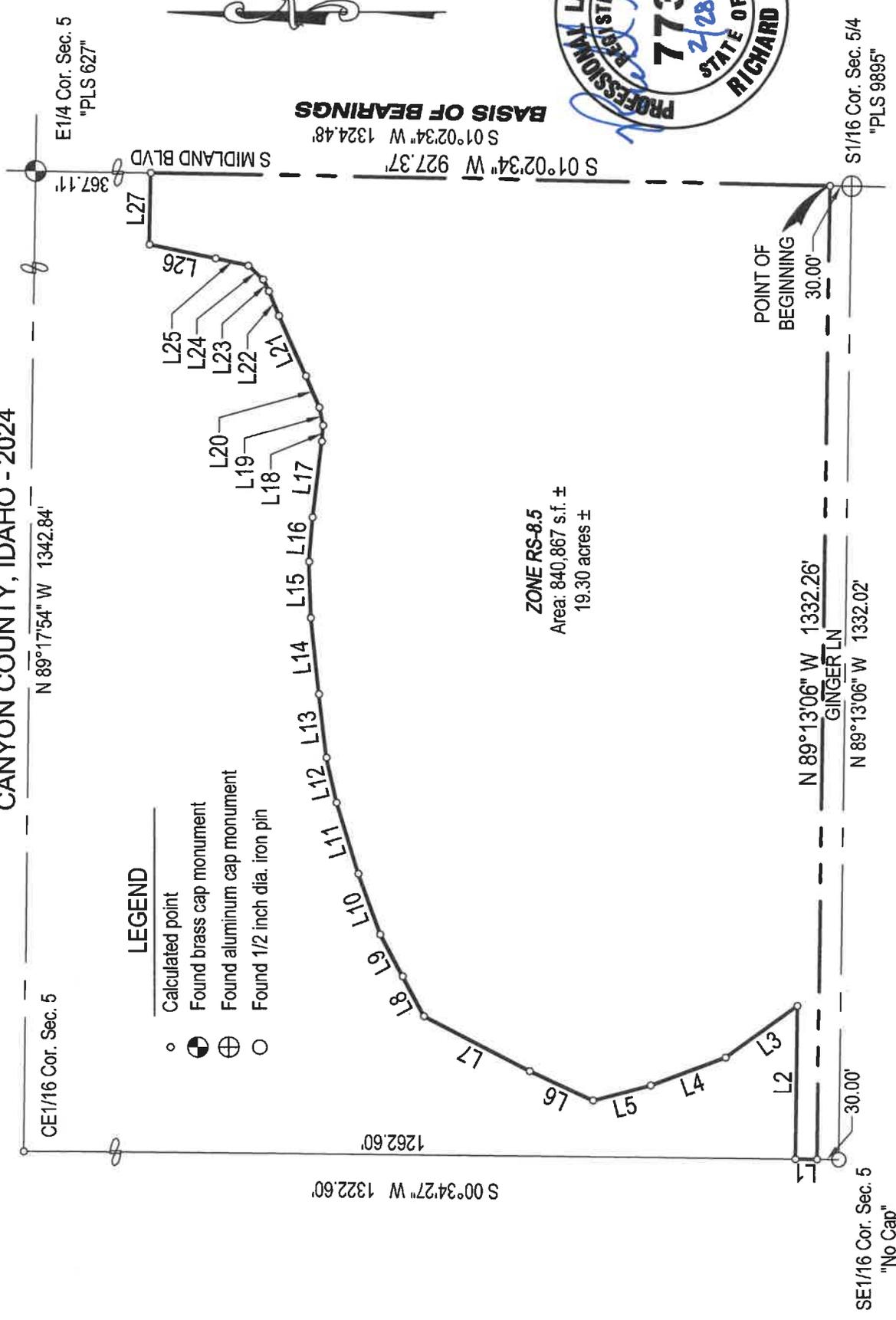
Thence, along said East line, S 01°02'34" W, a distance of 927.37 feet to the **POINT OF BEGINNING**.

This parcel contains 840,867 square feet or 19.30 acres, more or less.



ZONE RS-8.5 EXHIBIT B

LOCATED IN THE NE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO - 2024



ZONE RS-8.5
Area: 840,867 s.f. ±
19.30 acres ±

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- Found 1/2 inch dia. iron pin



COMPASS LAND SURVEYING, PLLC
 623 11th Avenue South
 Nampa, ID 83651
 Office: (208) 442-0115
 Fax: (208) 327-2106

JN 6422
 File: 6422 - Zone RS-8.5 Part 3.dwg

ZONE RS-8.5 EXHIBIT B

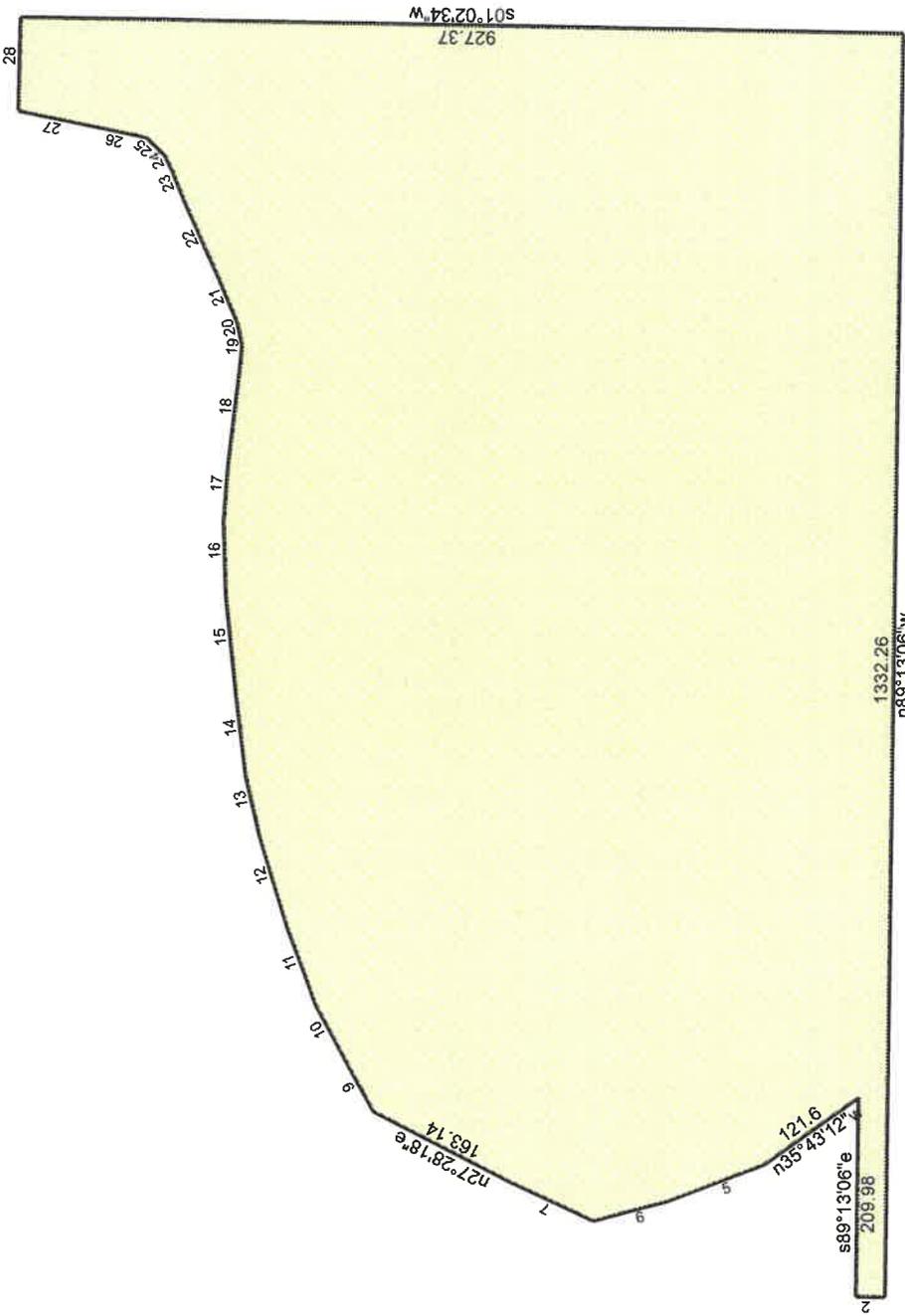
LOCATED IN THE NE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°34'27" E	30.00'
L2	S 89°13'06" E	209.98'
L3	N 35°43'12" W	121.60'
L4	N 20°42'23" W	108.82'
L5	N 14°47'17" W	80.97'
L6	N 24°58'21" E	95.38'
L7	N 27°28'18" E	163.14'
L8	N 61°36'58" E	61.62'
L9	N 62°00'47" E	65.17'
L10	N 70°00'14" E	88.17'
L11	N 73°12'51" E	101.75'
L12	N 77°16'12" E	63.18'
L13	N 83°12'11" E	87.45'
L14	N 84°05'51" E	104.69'
L15	N 88°11'51" E	77.27'
L16	S 85°29'08" E	60.90'
L17	S 83°06'16" E	104.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	S 85°15'03" E	21.82'
L19	N 77°41'50" E	25.35'
L20	N 67°07'08" E	46.45'
L21	N 66°02'05" E	90.04'
L22	N 68°07'21" E	36.62'
L23	N 63°58'48" E	17.46'
L24	N 44°03'43" E	27.80'
L25	N 12°25'22" E	45.48'
L26	N 11°54'04" E	92.16'
L27	S 88°57'29" E	97.98'



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



6422 - Lovelace Kido Zone RS-8.5 Part 3 Exhibit C

2/27/2024

Scale: 1 inch= 200 feet File: 6422 Zone RS-8.5 Part 3.ndp

Tract 1: 19.3037 Acres, Closure: n83.4518w 0.02 ft. (1/233707), Perimeter=4385 ft.

- 01 n89.1306w 1332.26
- 02 n00.3427e 30
- 03 s89.1306e 209.98
- 04 n35.4312w 121.6
- 05 n20.4223w 108.82
- 06 n14.4717w 80.97
- 07 n24.5821e 95.38
- 08 n27.2818e 163.14
- 09 n61.3658e 61.62
- 10 n62.0047e 65.17
- 11 n70.0014e 88.17
- 12 n73.1251e 101.75
- 13 n77.1612e 63.18
- 14 n83.1211e 87.45
- 15 n84.0551e 104.69
- 16 n88.1151e 77.27
- 17 s85.2908e 60.9
- 18 s83.0616e 104.22
- 19 s85.1503e 21.82
- 20 n77.4150e 25.35
- 21 n67.0708e 46.45
- 22 n66.0205e 90.04
- 23 n68.0721e 36.62
- 24 n63.5848e 17.46
- 25 n44.0343e 27.8
- 26 n12.2522e 45.48
- 27 n11.5404e 92.16
- 28 s88.5729e 97.98
- 29 s01.0234w 927.37

ZONE RS-15 EXHIBIT B

LOCATED IN THE SE1/4 SE1/4 OF SECTION 5, T. 2 N., R. 2 WE., B.M.,
CANYON COUNTY, IDAHO
2024

S1/16 Cor. Sec. 5/4
"PLS 9895"

GINGER LN

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	125.00'	044°28'25"	97.03'	S 22°58'40" W	94.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 45°12'53" W	43.47'
L2	S 00°44'28" W	62.08'
L3	N 89°09'06" W	148.00'
L4	N 00°44'28" E	181.85'
L5	N 42°34'19" E	162.39'
L6	S 89°13'17" E	113.07'
L7	N 75°01'55" E	50.97'

LEGEND

- Calculated point
- ⊙ Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument

S1/4 Cor. Sec. 5
"BLM Monument"

S 89°09'06" E 2665.01'

POINT OF BEGINNING
268.72'
N 89°15'32" W

Sec. 5
Sec. 8

Sec. 4
Sec. 9

S MIDLAND BLVD S 01°01'34" W 968.01'
S 01°01'34" W 1325.43'

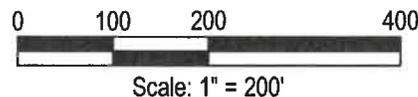
BASIS OF BEARINGS

ZONE BC
Area: 399,105 s.f. ±
9.16 acres ±

N 00°44'28" E 831.82'

176.12'

S 89°15'32" E
217.35'



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 6422

File: 6422 - Zone RS-15.dwg



Client: Lovelace - Kido
Date: June 19, 2024
Job No.: 6422
RE: Zone RS-22 Part 1A

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-22**

A parcel of land being a portion of the SE 1/4 of Section 5, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found Aluminum Cap Stamped "PLS 9895" Marking the Northeast corner of the SE 1/4 SE 1/4 of Section 5 (S1/16 corner common to Sections 4 and 5), said corner bears N 01°01'34" E a distance of 1325.43 feet from to a found 5/8-inch diameter iron pin with No Cap marking the Southeast corner of the SE 1/4 SE 1/4 of Section 5, (Section corner common to Sections 4, 5, 8 and 9);

Thence, along the East line of SE 1/4 SE 1/4 of Section 5, S 01°01'34" W, a distance of 176.12 feet;

Thence, leaving said East line, N 89°15'32" W, a distance of 217.35 feet;

Thence, S 75°01'55" W, a distance of 50.97 feet;

Thence, N 89°13'17" W, a distance of 113.07 feet;

Thence, N 89°46'34" W, a distance of 103.31 feet;

Thence, N 89°13'17" W, a distance of 811.00 feet;

Thence, S 00°44'28" W, a distance of 148.44 feet;

Thence, N 89°15'32" W, a distance of 25.00 feet;

Thence, N 00°43'51" E, a distance of 369.62 feet;

Thence, along a line 30.00 feet North of and Parallel with the South line of the NE 1/4 SE 1/4 of Section 5, S 89°13'06" E, a distance of 1,319.89 feet to a point on the East line of the NE 1/4 SE 1/4 of Section 5;

Thence, along said East line S 01°02'34" W, a distance of 30.00 feet to the **POINT OF BEGINNING**.

This parcel contains 291,659 square feet or 6.70 acres, more or less.

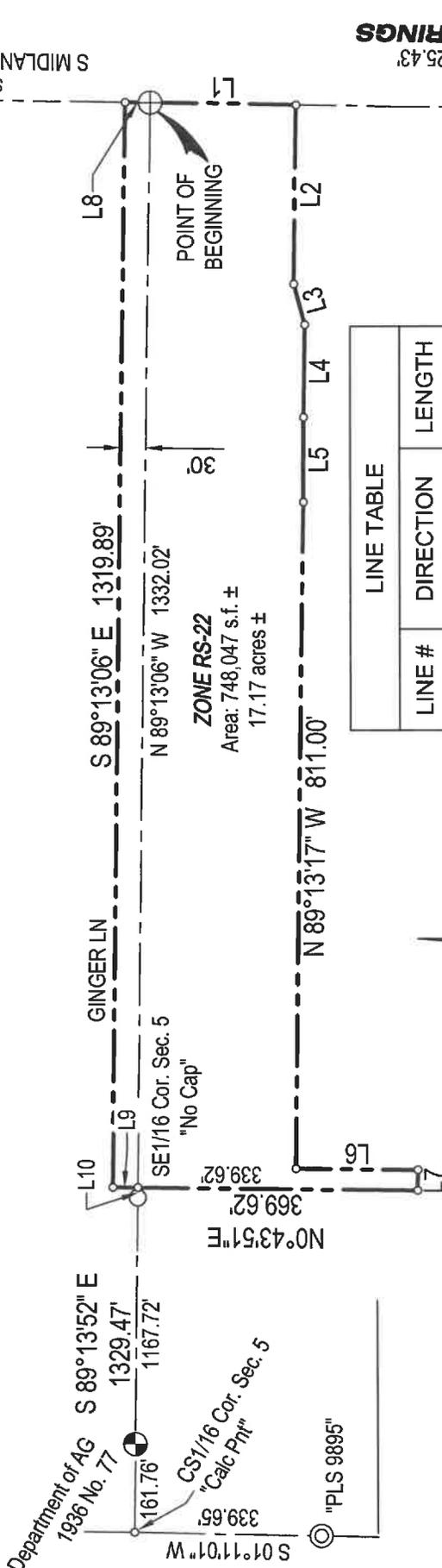


ZONE RS-22 EXHIBIT B

LOCATED IN THE SE1/4 OF SECTION 5, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2024

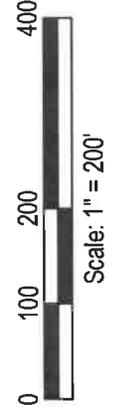
LEGEND

- Calculated point
- ⊙ Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument
- ⊗ Found brass cap monument
- Found 1/2 inch dia. iron pin



ZONE RS-22
Area: 748,047 s.f. ±
17.17 acres ±

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 01°01'34" W	176.12'
L2	N 89°15'32" W	217.35'
L3	S 75°01'55" W	50.97'
L4	N 89°13'17" W	113.07'
L5	N 89°46'34" W	103.31'
L6	S 00°44'28" W	148.44'
L7	N 89°15'32" W	25.00'
L8	S 01°02'34" W	30.00'
L9	N 00°43'51" E	30.00'
L10	N 89°13'06" W	12.29'



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106

BASIS OF BEARINGS
N 01°01'34" E 1325.43'
1149.31'

Sec. 5 Sec. 4
Sec. 8 Sec. 9
"No Cap"

E1/4 Cor. Sec. 5
"PLS 627"

1294.48'
S 01°02'34" W

L8
POINT OF BEGINNING

S 89°13'06" E 1319.89'
N 89°13'06" W 1332.02'

GINGER LN

L9
SE1/16 Cor. Sec. 5
"No Cap"

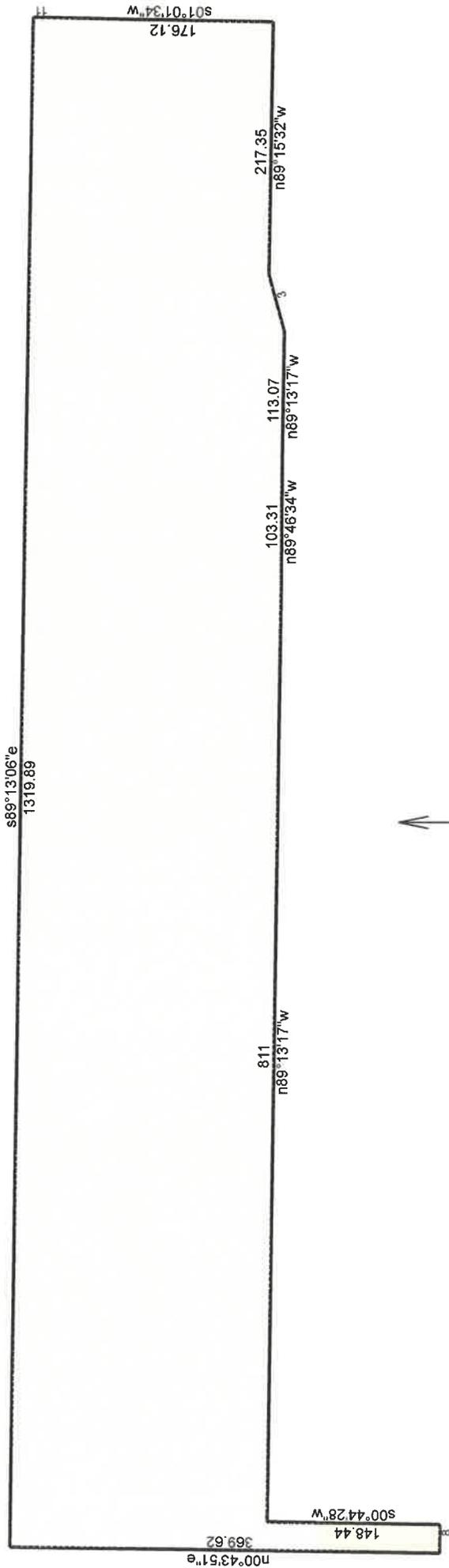
369.62'
N 0°43'51" E

N 89°13'17" W 811.00'

L6

"PLS 9895"

Department of AG 1936 No. 77
161.76'
S 89°13'52" E
1329.47'
1167.72'
CS1/16 Cor. Sec. 5
"Calc Pnt"
339.65'



6422 - Lovelace Kido Zone RS-22 Part 1A Exhibit C		6/17/2024
Scale: 1 inch= 130 feet	File: 6422 Zone RS-22 Part 1A .ndp	
Tract 1: 6.6956 Acres (291659 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3365 ft.		
01 s01.0134w 176.12	10 s89.1306e 1319.89	
02 n89.1532w 217.35	11 s01.0234w 30	
03 s75.0155w 50.97		
04 n89.1317w 113.07		
05 n89.4634w 103.31		
06 n89.1317w 811		
07 s00.4428w 148.44		
08 n89.1532w 25		
09 n00.4351e 369.62		





Client: Lovelace - Kido
Date: February 28, 2024
Job No.: 6422
RE: Zone RS-22 Part 2

**EXHIBIT A
PROPERTY DESCRIPTION
ZONE RS-22**

A parcel of land being a portion of the SE 1/4 SE 1/4 of Section 5 and the NE 1/4 NE 1/4 of Section 8, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at found 5/8-inch diameter iron pin with No Cap Marking the Northeast corner of said Section 8 (Section corner common to Sections 4, 5, 8 and 9), said corner bears N 00°44'39" E a distance of 1322.58 feet from a found Aluminum Cap stamped "PLS 9895" marking the Southeast corner of NE 1/4 NE 1/4 of Section 8, (N1/16 corner common to Section 8 and 9);

Thence, along the East line of the NE 1/4 NE 1/4 of Section 8, S 00°44'39" W, a distance of 1,322.58 feet to said Aluminum Cap stamped "PLS 9895" marking the Southeast corner of NE 1/4 NE 1/4 of Section 8, (N1/16 corner common to Section 8 and 9);

Thence, leaving said N1/16 Corner and along the South line of the NE 1/4 NE 1/4 of Section 8, N 89°11'36" W, a distance of 836.00 feet;

Thence, leaving said South line N 00°44'28" E, a distance of 1,353.19 feet;

Thence, S 89°09'06" E, a distance of 354.00 feet;

Thence, S 00°44'28" W, a distance of 30.00 feet to a point on the South line of the SE 1/4 SE 1/4 of Section 5;

Thence, along said South line, S 89°09'06" E, a distance of 148.00 feet;

Thence, leaving said South line, N 00°44'28" E, a distance of 62.08 feet to a point on a tangent curve to the right;

Thence along a curve to the right, with a radius of 125.00 feet and a central angle of 44°28'25" an arc length of 97.03 feet with a chord bearing of N 22°58'40" E and a chord distance of 94.61 feet;

Thence, N 45°12'53" E, a distance of 43.47 feet;

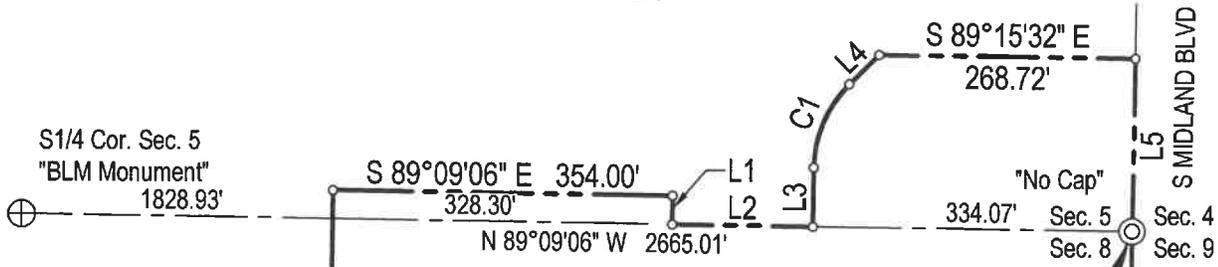
Thence, S 89°15'32" E, a distance of 268.72 feet to a point on the East line of the SE 1/4 SE 1/4 of said Section 5;

Thence, along said East line, S 01°01'34" W, a distance of 181.30 feet to the **POINT OF BEGINNING**.

This parcel contains 1,174,583 square feet or 26.96 acres, more or less.

ZONE RS-22 EXHIBIT B

LOCATED IN THE SE1/4 SE1/4 OF SECTION 5 & NE1/4 NE1/4 OF SECTION 8,
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2024



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°44'28" W	30.00'
L2	S 89°09'06" E	148.00'
L3	N 00°44'28" E	62.08'
L4	N 45°12'53" E	43.47'
L5	S 01°01'34" W	181.30'

ZONE RS-22
Area: 1,174,583 s.f. ±
26.96 acres ±

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	125.00'	044°28'25"	97.03'	N 22°58'40" E	94.61'

LEGEND

- Calculated point
- ⊙ Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument

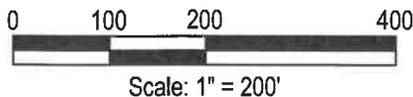
N 00°44'28" E 1353.19'

N 00°44'39" E 1322.58'

BASIS OF BEARINGS

N 89°11'36" W 836.00'

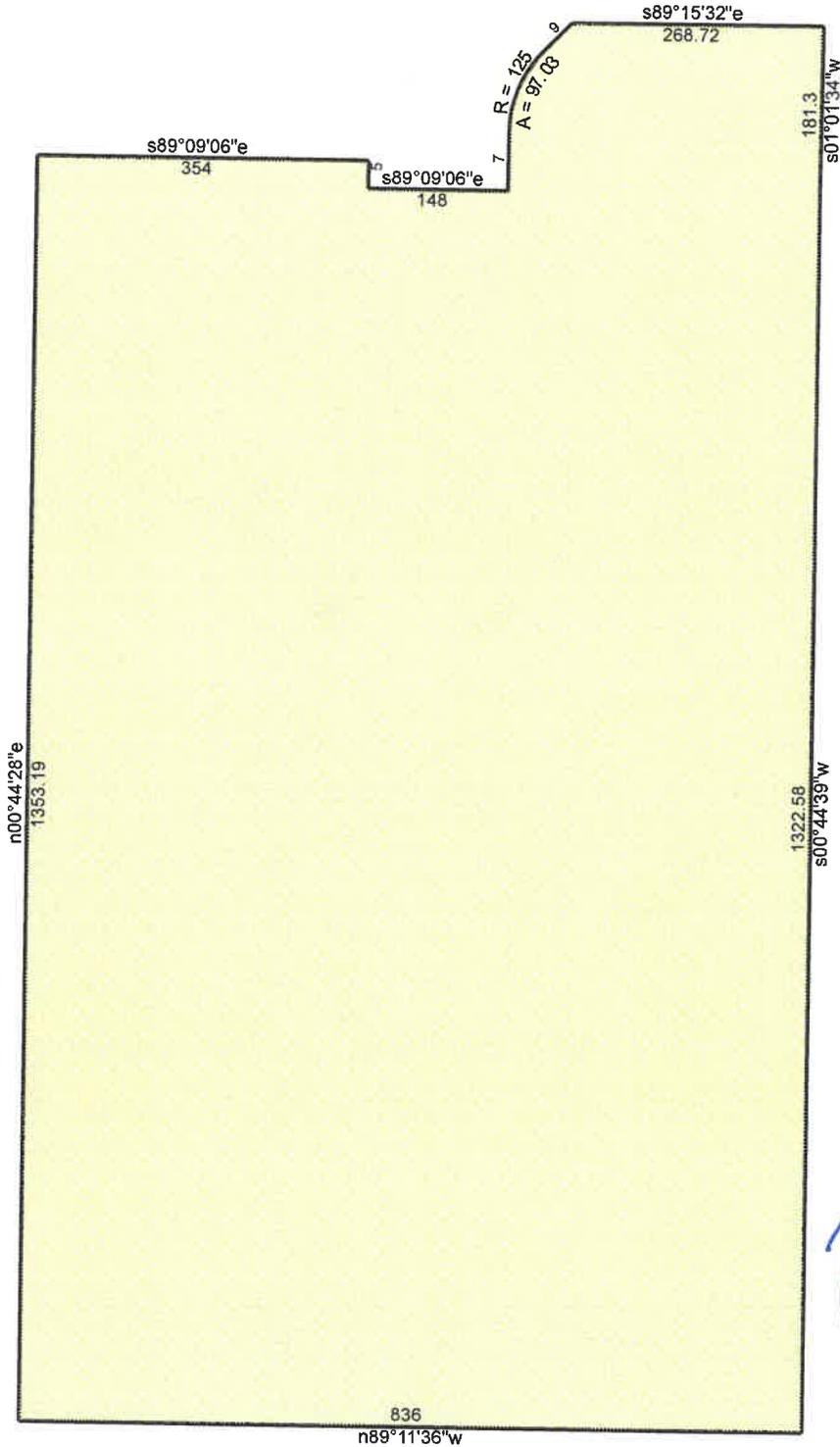
N1/16 Cor. Sec. 8/9
"PLS 9895"



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106



6422 - Lovelace Kido Zone 22 Part 2 Exhibit C

2/27/2024

Scale: 1 inch= 200 feet

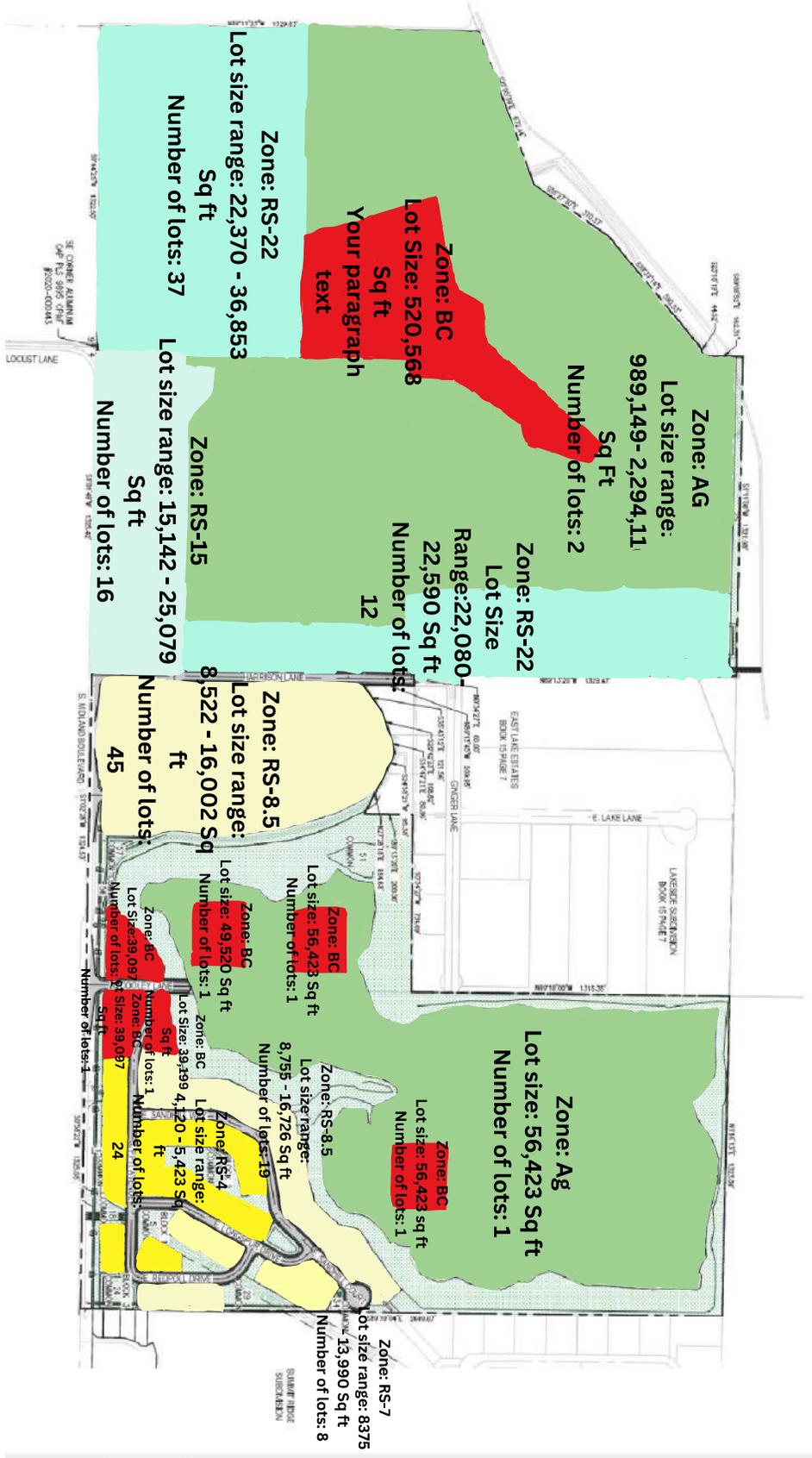
File: 6422 Zone RS-22 Part 2.ndp

Tract 1: 26.9648 Acres, Closure: n00.0000e 0.00 ft. (1/975897), Perimeter=4696 ft.

- 01 s00.4439w 1322.58
- 02 n89.1136w 836
- 03 n00.4428e 1353.19
- 04 s89.0906e 354
- 05 s00.4428w 30
- 06 s89.0906e 148
- 07 n00.4428e 62.08
- 08 Rt, r=125.00, delta=044.2825, arc=97.03, chord=n22.5840e 94.61
- 09 n45.1253e 43.47

- 10 s89.1532e 268.72
- 11 s01.0134w 181.3



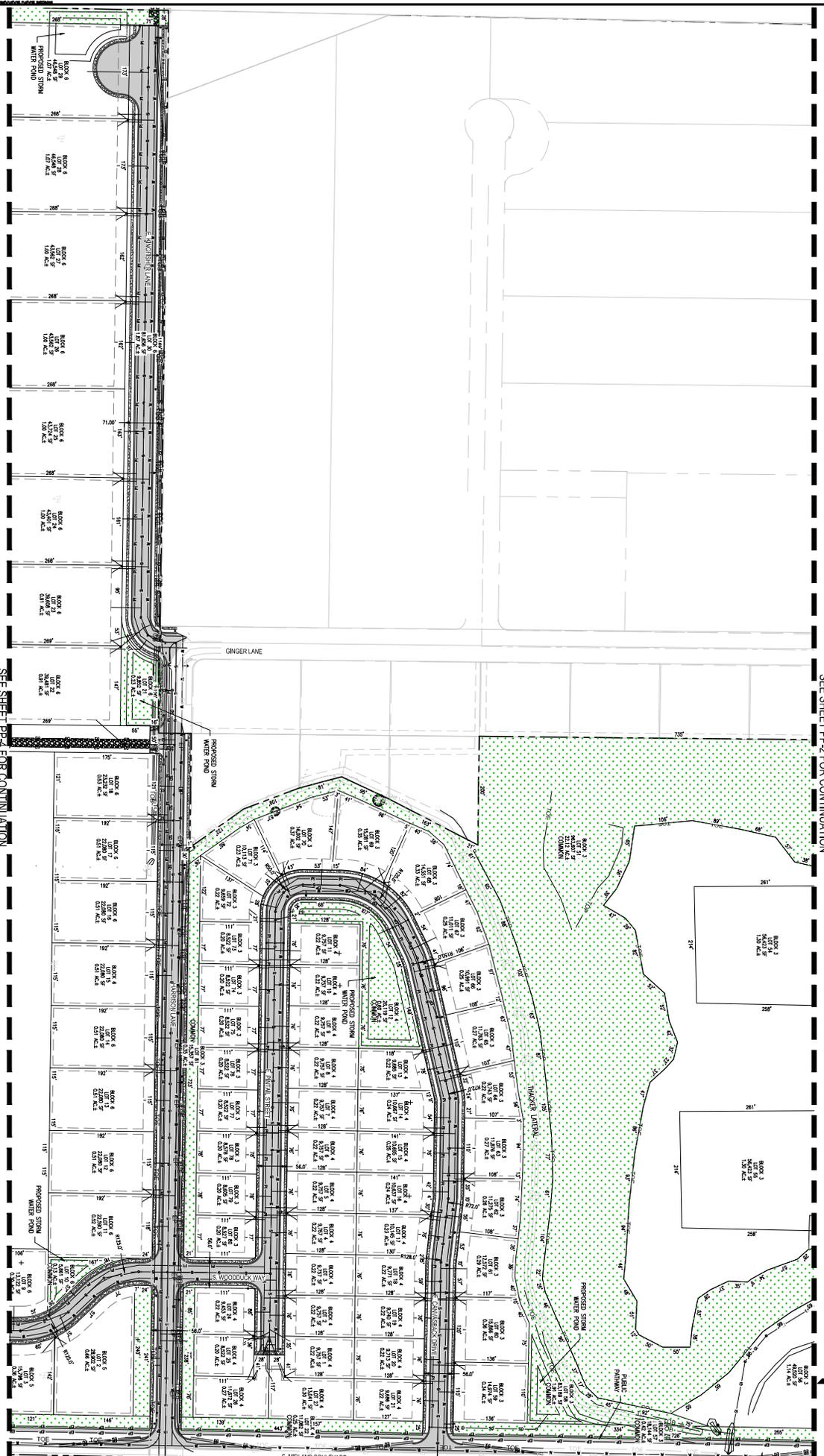


Key:

- Single Family Residential - RS-4
- Single Family Residential - RS-7
- Single Family Residential - RS-8.5
- Single Family Residential - RS-15
- Single Family Residential - RS-22
- Agriculture - AG
- Community Business - BC

PRELIMINARY PLAT OF
DEER FLAT RANCH SUBDIVISION

SEE SHEET PP-2 FOR CONTINUATION



SEE SHEET PP-2 FOR CONTINUATION

NOTE:
LINK CONTAINED WITHIN THESE PLANS
SHALL NOT CONSTITUTE A CONTRACT.
REVISIONS SHALL BE INDICATED BY
DRAWING STATUS:
PRELIMINARY PLAT

SEAL ENGINEER

B BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- DESIGNING
- CONSTRUCTION
- TRUCKING
- TRADING

BENCHMARK
SEE SHEET
C1.0

CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
PROPOSED SITE LAYOUT

SHEET NO.
PP-3
FILE NO.
K1422001

Communities in Motion (CIM) Development Review Checklist

Development Name: Deer Flat Ranch
CIM Vision Category: Existing Neighborhood
Consistent with CIM Vision? YES
New Households: 189 **New Jobs:** ±140



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

Midland Boulevard

Pedestrian level of stress

Bicycle level of stress



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

Economic Activity Center Access

Impact on Existing Surrounding Farmland

Net Fiscal Impact



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

Nearest bus stop

Nearest public school

Nearest public park



Quality of Life
 Checked boxes indicate that additional information is attached.

Active Transportation

Automobile Transportation

Public Transportation

Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

This proposal exceeds job growth forecasted for this area by ±40 jobs. Transportation infrastructure may not be able to support the new transportation needs. Work to increase roadway connectivity to increase safe and efficient travel.

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



Complete Network Appendix

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

Corridor Name: Midland Boulevard

Primary Use: Public Transportation

Secondary Use: Freight

Bicycle and Pedestrian Infrastructure

- ✓ Site pathways and sidewalks as directly as conditions allow or provide wayfinding signs
- ✓ Apply traffic calming measures to discourage speeding on local roads
- ✓ Provide sufficient and covered bike parking near destinations
- ✓ Reduce street lengths to discourage speeding on local roads

Fiscal Impact Analysis

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

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

Net Fiscal Impact by Agency



City



County



Highway District



School District

Breakeven point across all agencies:

Additional Information:

- This analysis was completed based on the proposed housing development. The commercial aspect of this project was not included in this fiscal analysis.

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

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

Long-Term Funded and Unfunded Capital Projects

**CIM Priority
Corridor:**

Greenhurst Road (Middleton Road to Midland Boulevard)

Widening Greenhurst Road (Middleton Road to Midland Boulevard) to three lanes is a long-term funded project in *Communities in Motion 2050*.

**CIM Priority
Corridor:**

Midland Boulevard (Greenhurst Road to Orchard Avenue)

Widening Midland Boulevard (Greenhurst Road to Orchard Avenue) to five lanes is a long-term funded project in *Communities in Motion 2050*.

**CIM Priority
Corridor:**

Middleton Road (Greenhurst Road to Caldwell-Nampa Boulevard)

Widening Middleton Road (Greenhurst Road to Caldwell-Nampa Boulevard) to five lanes is the ninth priority long-term funded project on the local system roadway in *Communities in Motion 2055*.

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

From: aflavel.bkirrdist@gmail.com
To: [Teri Friend](#); [Adam Mancini](#); [Addressing](#); [Breanna Son](#); [Candace Fry](#); ["Canyon County Zoning"](#); [Carolynn Murray](#); [Cody Swander](#); [Damion Snodgrass](#); [Daniel Badger](#); ["David Palfreyman"](#); ["DeerFlat"](#); [Don Barr](#); [Doug Critchfield](#); ["Eddy Theil"](#); [Elijah Effinger \(Fire District\)](#); [Eric Skoglund](#); [Janet Weybright](#); [Jeff Barnes](#); [Jeff Miranda](#); [Kent Lovelace](#); [Krista Gaona-Cortez](#); [Kristi Watkins](#); [Matthew Jamison](#); [Michael Underwood](#); [NPDAnalysis](#); [Peter Nielsen](#); [Ray Rice](#); [Robyn Sellers](#); [Rodney Ashby](#); [Shaun Nichols](#); [Soyla Reyna](#); ["Steve Cope"](#); ["Tammy Wallen"](#); [Tom Points](#); ["Valley Regional Transit"](#); [Cliff McKee](#); [Craig Tarter](#); [Darrin Johnson](#); ["Genna Ashley"](#); [Jason Kimball](#); [Jeff Kasma](#); [Ken Nutt](#); [Larry Hoobery](#); ["Tom Ritthaler, BPBC"](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)
Date: Monday, September 23, 2024 1:41:53 PM
Attachments: [image001.png](#)

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

Regarding the Deer Flat Ranch project- Parcel R2929201000 originally had 71.82 acres of water right, BUT NOW it only has 20.32 acres of water right from Boise-Kuna Irrigation District. The water right on 40.00 acres was removed January 2, 2001, at the request of the owner Donald Bowman. Donald Bowman also had 11.50 acres of water right moved to Parcel R2929300000.

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, September 20, 2024 9:41 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda

FRED BUTLER
CHAIRMAN OF THE BOARD
RICHARD MURGOITTO
VICE CHAIRMAN OF THE BOARD
ROBERT D. CARTER
PROJECT MANAGER
THOMAS RITTHALER
ASSISTANT PROJECT MANAGER
APRYL GARDNER
SECRETARY-TREASURER
MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

26 September 2024

Nampa Planning and Zoning Department
500 12th Ave S.
Nampa, Idaho 83651

RE: Deer Flat Ranch Sub **ANN-00301, MPC-00002, SPP-0014-2024**
West of South Midland BLVD
Boise-Kuna Irrigation District **BK-500, 505**
Nampa-Meridian Irrigation District **MN-2168**
Thacker Lateral 118+80
Poole Lateral 35+00
Sec. 05, T2N, R2W, BM.

Teri Friend, Administrative Specialist, Sr:

It is extremely important to note that not all of the proposed property has a surface irrigation water right (see mapping attached) and that no lands without a surface irrigation water right can have surface irrigation water spread to it. This is per Idaho State Statutes.

The United States' Thacker lateral and Poole Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement 25 feet both directions of the Thacker Lateral's and Poole Lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping ,gravel only, within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must get the proper crossing agreements from the Bureau of Reclamation. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case-by-case basis, overhead utilities crossing a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Boise Project and the Bureau of Reclamation (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, Local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of all plans to include irrigation and drainage.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District and the city of Nampa as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Future preliminary and final plats must call out the Project easements and the plats must also note which lots have surface irrigation water rights and which lots do not.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
 Alicia Flavel Secretary – Treasurer, BKID
 File

File # ANN-00301-2024, MPC-00002-2024, SPP-00144-2024 Annexation, Master Planned Community, Preliminary Plat

DEER FLAT RANCH SUBDIVISION

- NM-2168 LOVELACE KIDO LAKESIDE VENUES POOLE LATERAL, TAP 3.50 2.95 ACRES
- BK-500 LOVELACE KIDO PROPERTIES THACKER LATERAL, TAP 11.88 28.81 ACRES
- BK-505 LOVELACE KIDO PROPERTIES THACKER LATERAL, TAP 12.60 20.67 ACRES
- HOFFMAN LATERAL, TAP 8.77 37.76 ACRES
- POOLE LATERAL, TAP 3.50 91.49 ACRES

Agency Contact: City Nampa
 Contact: Teri Friend, Administrative Specialist, Sr friendt@cityofnampa.us
 Hearing Date: 11/12/2024 Submit Comments by: 10/25/2024

**Water Right k-502 A
 Removed 1-2-2001**

**11.50 Acres transferred to parcel
 R2929300000, 2.00 Acres
 transferred to high ground parcels
 R2929201000 and a portion of
 parcel R2929200000 on 1-2-2001**

**5.33 Acres Transferred to the High Ground Area
 of parcel R2929300000 on 1-2-2001**

- ### Account Information
- No Water Right
 - No Water Right - High Ground
 - Pond Mitigation 2024
 - Water Right

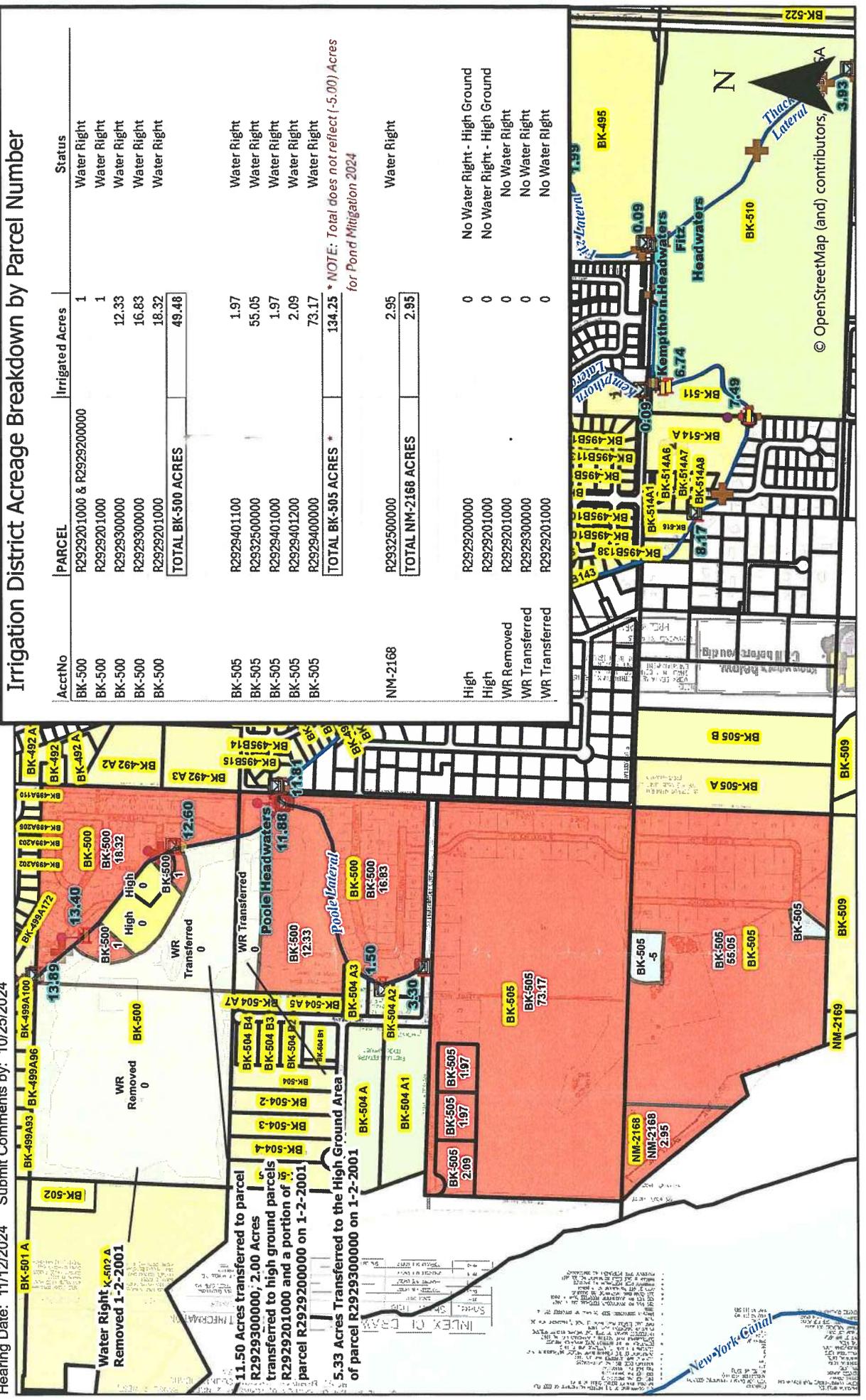
ACCT TOTAL: 2.95
 ACCT TOTAL: 49.48
 ACCT TOTAL: 129.25

X:\Scans\DeerFlatRanch

Irrigation District Acreage Breakdown by Parcel Number

Parcel No	Parcel	Irrigated Acres	Status
BK-500	R2929201000 & R2929200000	1	Water Right
BK-500	R2929201000	1	Water Right
BK-500	R2929300000	12.33	Water Right
BK-500	R2929300000	16.83	Water Right
BK-500	R2929201000	18.32	Water Right
TOTAL BK-500 ACRES		49.48	
BK-505	R2929401100	1.97	Water Right
BK-505	R2932500000	55.05	Water Right
BK-505	R2929401000	1.97	Water Right
BK-505	R2929401200	2.09	Water Right
BK-505	R2929400000	73.17	Water Right
TOTAL BK-505 ACRES *		134.25	
			<i>* NOTE: Total does not reflect (-5.00) Acres for Pond Mitigation 2024</i>
NM-2168	R2932500000	2.95	Water Right
TOTAL NM-2168 ACRES		2.95	

Parcel No	Parcel	Irrigated Acres	Status
High	R2929200000	0	No Water Right - High Ground
High	R2929201000	0	No Water Right - High Ground
WR Removed	R2929201000	0	No Water Right
WR Transferred	R2929300000	0	No Water Right
WR Transferred	R2929201000	0	No Water Right



© OpenStreetMap (and) contributors

From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)
Date: Tuesday, October 22, 2024 10:05:47 AM
Attachments: [image004.png](#)
[image005.png](#)

Deer Flat Ranch Annexation- (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)

The Building Safety Department has reviewed and adds the following the planning application for annexation 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 commercial buildings, new residential buildings, multi-family apartment buildings, commercial structures, and remodels are required to obtain a building permit with associated sub-permits for each building or structure prior to starting construction. Each new commercial, residential multi-family apartment building, or single-family residential project are required to apply for a separate building permit with associated sub-permits for each individual structure.



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

NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, September 20, 2024 9:41 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Deer Flat National Wildlife Refuge
13751 Upper Embankment Road
Nampa, Idaho 83686
Phone (208) 467-9278
<http://deerflat.fws.gov>



October 25, 2024

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

Dear Planning and Zoning Staff,

I am writing to address several concerns regarding the Deer Flat Ranch Subdivision (Project No. K1422001). While the Deer Flat National Wildlife Refuge (Refuge) typically refrains from commenting on projects outside its boundaries, we have identified multiple issues of significance due to this project's proximity to the Refuge. We do not oppose new construction in the area, but we cannot support any plans that may adversely affect wildlife or their habitats. Development immediately adjacent to a wildlife refuge can have detrimental effects on the local ecosystem and wildlife populations. The introduction of pollutants from runoff, noise, and light can stress wildlife, leading to changes in behavior and even displacement from critical habitats. These pressures can result in the decline of native species and the disruption of ecological processes.

The application frequently refers to the Refuge as Lake Lowell. While Lake Lowell is one of the units of the Refuge, we believe this terminology can be misleading. It is essential to clarify that references to Lake Lowell pertain directly to the Refuge. Additionally, the Refuge has not had formal discussions with the landowners regarding this project.

The following comments pertain to the Project Narrative:

1. On page 3, the narrative mentions that the Refuge participates in cooperative farming. This information is outdated; the Refuge currently does not engage in any cooperative farming activities.
2. On page 7, the summary states that residents will enjoy a quiet neighborhood with excellent access to the Lake Lowell pathway system. While there is an access point to the Kingfisher Trail nearby at the end of Tio Lane, there has been no approval for an access point associated with this project. If an access point were to be approved, it would need to undergo the proper processes, including a public comment period. The Refuge will only support an access point that is fully open to the public without restrictions and includes sufficient parking spaces.

General comments regarding the Preliminary Plat:

1. The purple star on sheet PP-1 marks an encroachment of the Refuge onto the Kido property, which was identified during the project survey. This encroachment is significant because the trail

and fire road have been in use for over 100 years, serving vital functions for public access and emergency response. We intend to contact the landowners soon to discuss a potential land exchange.

2. The purple circle on sheet PP-1 shows an encroachment of the Kido property onto the Deer Flat National Wildlife Refuge. We plan to reach out to the landowners soon to discuss a possible land exchange.
3. The purple X on sheet PP-1 suggests that an access point to the Refuge may be installed; however, this has not been approved. If an access point were to be approved, it would need to undergo the proper processes, including a public comment period. The Refuge will only support an access point that is fully open to the public without restrictions and includes sufficient parking spaces.
4. The stormwater pond's location, marked by purple crosshairs on sheet PP-1, could negatively impact the Refuge. Construction of a storm drainage system adjacent to the Refuge poses significant threats to the surrounding ecosystem. Research indicates that stormwater runoff can introduce harmful pollutants into sensitive environments, with studies showing that many stormwater ponds exceed toxicity thresholds for trace metals and other pollutants, posing risks to aquatic species. Additionally, runoff can alter wetland hydrology and impair the reproductive success of amphibians and waterfowl. Even well-managed stormwater ponds can act as sinks for pollutants, which may be released during overflow events, exacerbating risks to adjacent ecosystems. Therefore, we advise against constructing a storm drainage system near the Refuge.

Thank you for considering these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Owens', with a long horizontal line extending to the right.

Eddie Owens
Project Leader/Refuge Manager
Deer Flat National Wildlife Refuge
Lake Lowell & Snake River Islands Units
13751 Upper Embankment Road
Nampa, ID 83686



August 23, 2024
Project No.: K1422001

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

**RE: Deer Flat Ranch Subdivision – Canyon County, ID
Applications for Annexation, Master Planned Community/Planned Unit
Development and Preliminary Plat**

On behalf of Triple Crown Investments and Lovelace Kido Lakeside Ventures, we are pleased to submit the attached applications for the development of the Deer Flat Ranch Subdivision (Project), located southwest of the intersection of Midland Boulevard and Greenhurst Road in Canyon County, ID. More specifically, this Project is situated within all of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and all of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5, Township 2 North, Range 2 West, Boise Meridian, and also and including a portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8, Township 2 North, Range 2 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Our applications include: 1) Annexation of 259.95-acre site from Canyon County into the City of Nampa with a requested zoning of AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22; 2) Master Planned Community/Planned Unit Development of the single-family portion of preliminary plat, with an underlying zone request of RS and; 3) Preliminary Plat for a new residential subdivision consisting of roughly 189 single-family lots, 7 commercial lots, 3 agriculture lots, 25 common lots and a city pathway along Midland Boulevard.

Existing Use of the Property

The north portion of the property was previously used as a gravel/borrow pit, agricultural fields and an event center. There are two existing homes and roughly 8 existing structures on this property. The south portion of the property was previously used as agricultural fields. There is one existing home and roughly 6 existing structures on this property. A select few are scheduled to be protected and remain as development occurs. Lake Lowell is located west and adjacent to the property. The land generally slopes towards Lake Lowell.

Comprehensive Plan and Surrounding Land Uses

The Deer Flat Ranch community totals 259.95 acres. The City of Nampa's Future Land Use Map designates the area as Very Low Density Residential. The surrounding land uses within the immediate area are as follows: North, South, East and West – mix of natural wildlife refuge, agriculture and residential (East Lake Estates, Lakeside, Wood View Acres, Summit Ridge) (annexed and unannexed). The surrounding subdivisions are mainly zoned RS-6. The development of the Project is consistent with other approved projects within the area. The development of this Project will provide a fine housing product and mixed use that is desired in this location and current economy.

The conceptual plan shows future commercial lots, a mix of 189 residential single-family detached lots, and large agricultural lots. This mix of lot types and commercial opportunities will meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles.

The proposed Deer Flat Ranch Subdivision development is in an area that was recently approved for expansion within the Area of City Impact. The approved land use in this area is 'Agricultural'. The Nampa Comprehensive Plan gives the following definition of the Agricultural land use designation:

“5.5.1 Agricultural (1 or less Dwelling Unit Per Acre [Gross])

Characterized as a single-family detached residential area with a density of 1 dwelling unit or less per acre (gross). This land use designation is typically in the outlying areas of the City. The landscape is more rural in nature. This land use designation contains agricultural and large lot residential parcels.”

It is clear from this definition and assigned designation that the city envisions these parcels as open large lot residential areas.

The Deer Flat Ranch development proposes to stretch the adjacent future land use designation of Medium Density Residential over these parcels. The subdivision would be developed within 0.04 miles or approximately 200 feet from Lake Lowell and touches National Wildlife Refuge land (Parcel # R29296001).

The Nampa Comprehensive Plan gives the following definition of the Medium Density Residential land use designation:

“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.”

Chapter 12 of the 2040 Nampa Comprehensive Plan states the following:

“The City seeks to balance competing interests that include the desire to protect and preserve sensitive natural lands with the desire to accommodate future growth and development. Likewise, the City and Canyon County desire to prevent soil erosion and to protect ground and surface water from contamination caused by development and agriculture. (NCP 12.9)”

“Chapter 12, OBJECTIVE 3: Protect waterways and wildlife resources

STRATEGY 1 and ACTION ITEM #3: Develop appropriate buffers and mitigations to conserve local and regional natural ecosystems including Indian Creek, Lake Lowell and Deer Flat National Wildlife Refuge.”

This project is designed to provide a large amount of open space/habitat areas between the residential portions of the development and the National Wildlife Refuge near Lake Lowell. These large buffer/habitat areas help to protect the wildlife habitat and waterways from future development that will be placed along major arterials like Midland Blvd. The 2040 Nampa Comprehensive Plan states the following:

“12.8.3.3 Lake Lowell Wildlife Habitat

Deer Flat National Wildlife Refuge manages a wide range of wildlife habitats on Lake Lowell and shoreline that include open waters and wetland edges, sagebrush uplands, grasslands and riparian forests on the Snake River islands. Refuge staff use a variety of management techniques to restore and maintain wildlife habitat. With assistance from local growers, the refuge also cooperatively cultivates 240 acres to provide forage.

Several hundred acres of moist-soil plants (primarily smartweed) occupy the transition zone from the lake shoreline to the open water. Moist-soil plants are a valuable food source for migrating waterfowl during fall and spring. This emergent plant community provides habitat for nesting grebes and foraging habitat for pelicans and other water birds. In the fall, the smartweed seeds provide nutrition for migratory ducks heading south. The open water of Lake Lowell is vital for waterfowl as roosting and loafing habitat and as a place for the birds to forage for fish.

12.8.3.4 Lake Lowell Crop Lands

Approximately 240 acres of land within the Refuge is irrigated cropland managed to provide forage and cover for wildlife. Local cooperative farmers are generally required to leave 25 percent of the crop standing, leave six inches of green browse, or plant a winter cover crop prior to waterfowl season. Corn, beans, peas, wheat, and alfalfa are planted using minimal pesticides and fertilizers. Pheasants, deer, and other wildlife use the fields year-round.

12.8.3.5 Lake Lowell Riparian Forests

Cottonwood, Peachleaf Willow and Coyote Willow are the dominant tree species in the riparian habitat of Lake Lowell and the Snake River Islands. The riparian areas are key habitat for many native bird species.

12.8.3.6 Wetlands

There are three created seasonal/moist-soil wetlands on the Lake Lowell Unit. These wetlands provide unique local habitat. Vegetation that grows in the marsh wetlands provides food, nesting sanctuary and protection for such species as Mallards, Sora Rails and Yellow-Headed Blackbirds.

12.8.3.7 Uplands

The upland habitat of both Units includes several hundred acres of upland Sage Steppe habitat consisting of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye and Great Basin Wild Rye. The largest uninterrupted tracts of upland habitat found on Lake Lowell are just west of the Visitor Center and on several of the larger Refuge islands. Rabbits, gophers, badgers, mule deer and mourning dove feed on the upland plants and rely on them for cover and nesting. Predators such as foxes, coyotes, red-tailed hawks and American kestrels also inhabit the sage steppe habitat.”

Annexation and Zoning

The combined area of this Project proposed for annexation, including right-of-way (ROW) and an adjacent portion of the property to the south, is 259.95 acres. The portion to the west almost entirely contains Lake Lowell. The annexed properties are proposed to be zoned AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22 (with an MPC overlay).

Master Planned Community/Planned Unit Development & Preliminary Plat

The MPC/PUD described for this Project will consist of the single-family residential area and will carry with it an RS-4, RS-7, RS-8.5, RS-15, and RS-22 zone. The Project provides lots ranging in size from 4,120 square feet (sf) to 46,548 sf. This type of neighborhood was designed to meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles. The gross density of this Project is 0.73 du/acre ((189)/259.95=0.73 du/acre). The Project is intended to be developed in multiple phases.

The single-family residential portion of this project is proposed to be constructed and platted at this time. The commercial and agricultural portions are being developed at a later time.

Open Space and Amenities

The open spaces in Deer Flat Ranch exceed the City's code requirements. The city code for an MPC/PUD development requires 15% open space, or 9.62± acres. We are currently providing 15.5% open space, or 9.96± acres.

A landscape buffer along Midland Boulevard reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community. Detached sidewalks along roadways that connect to Midland Boulevard and Locust Lane allow for significant trees and shrubs in the planting strip and behind the sidewalk.

The City Pathway Map shows a proposed pathway along Midland Boulevard. It is the developer's intent to work closely with the city and relevant departments to provide any connections to existing pathways near Lake Lowell to provide a unique and wonderfully crafted green belt experience for the community to enjoy.

Amenities anticipated to be included with development could be playground area, benches, pergola, etc. We will work closely with staff to determine the appropriate number, location and type of amenity needed for this community.

All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the CCHD and City of Nampa standards. The frontage roads will be built out as required by the City of Nampa. Stub streets will be installed for future connection to the different lots proposed with this preliminary plat.

Potable water, sewer and pressurized irrigation are all readily available to the property and will be served by the City of Nampa. All utilities within the proposed development comply with the adopted master plans of the City of Nampa. Utilities will be stubbed to adjacent properties for future connection and extension.

Portions of the residential lots are proposed to be sewer by a low-pressure sewer system. The low-pressure sewer main will be routed through the neighborhood to an existing sewer main that will then gravity through the city system. The Bowmen pit area is proposed to be sewer by a regional lift station.

Irrigation water is provided to the Project by the Thacker Canal from the east and generally flows to the northwest and southwest via ditches and pipes. Certain portions of the waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

A large transmission power line runs through the middle of the north section of the property. these poles are not scheduled to be remove or relocated. The development will work around these poles as construction progresses. Special modifications outside of normal development are not anticipated at this time.

All storm water generated onsite will be handled and remained onsite. The current preliminary design shows retention ponds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Bowmen Pit Area

The Bowmen Pit Area is a very exciting development area for this Project. The end goal is to provide uses and activities that not just this community gets access to but the whole of Nampa. The prevailing intended uses in this area include, but are not limited to:

- Amphitheater
- Sports arena (soccer fields)
- Playground/Park
- Charter school (profit or non-profit)
- Storage

We will work closely with the City of Nampa to help identify any needs that the city may have and determine what the best use for this area is.

Kido Event Space Area

The other very exciting area of development is the Kido Event Space area. Currently, there is an event space located at this end of the Project. This event space will stay as is. the surrounding area will get a beautiful facelift. Plans for this area include, but are not limited to:

- Vineyards
- Pumpkin patch
- Farmers market
- Botanical gardens
- Horticulture

Again, we will work closely with the City of Nampa to help determine what the best use for this area is.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 6:00 pm on Friday, January 5, 2024. Attendees of the meeting were able to view the concept plans of the Project at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

The Traffic Impact Study is currently being completed and will be submitted to the city for review upon completion.

Landscape Plan

A landscape plan has been provided with this application. This plan has been designed per Chapter 10-27-6 and Chapter 33 of the Preliminary Plat Application form, Content and Process, Nampa City Code.

Waivers and Requests

A design exception will be requested to provide traffic calming measures on streets that require them.

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

No exception to the City of Nampa Policy standards for the RS zones regarding height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development are proposed, unless specified in the waivers and requests portion of this narrative.

Summary

The residents in this neighborhood will enjoy a quiet neighborhood, with the benefit of excellent access to the Lake Lowell pathway system, incredible views of the Owyhee Mountain range, commercial and recreational uses in the Bowmen pit area as well as a short trip to downtown Nampa for activities.

We are pleased to submit our applications that will provide a desirable product at this special location in Nampa. We look forward to working with you, your staff and Nampa's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By: Andrew Newell
Andrew Newell, Project Manager

Kristi Watkins

From: Scott Kido <shkido@msn.com>
Sent: Tuesday, October 29, 2024 7:18 AM
To: Kristi Watkins
Subject: Re: Deer Flat Project - Wildlife Refuge Comments

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Hi Kristi. So Charlie and Denny (I think that's his name...haha), the Refuge director, have had several discussions and Denny said our development is good. He said Deer Flat NR is converting from a rural refuge to an urban refuge. Anyways he liked our plans.

Not sure who wrote the comments, probably someone else? But Charlie will talk to Denny again and make sure we are doing what they think will work!

Scott
Sent from my iPhone

> On Oct 28, 2024, at 4:23 PM, Kristi Watkins <watkinsk@cityofnampa.us> wrote:

>

> Good Afternoon:

>

> I thought I should let you know that we received this comment packet from the Wildlife Refuge management team. Please be aware that I will recommend a condition of approval that the concerns stated in this letter be addressed through communication with the refuge management team. In part of the letter, they state that they have not had communication with the property owner regarding this proposal. Please be prepared to address these statements at the public hearing, as I am sure it will come up.

>

> Thank you,

>

>

> [cid:image001.jpg@01DB2955.B1AD1170]

> Kristi Watkins, Principal Planner

> O: 208.468.4434, C: 208.412.7769

> 500 12th Avenue South, Nampa, ID 83651 Citizen's Guide to

> Planning<<https://www.cityofnampa.us/1656/Citizens-Guide-to-Planning>> – Learn More About Planning!

>

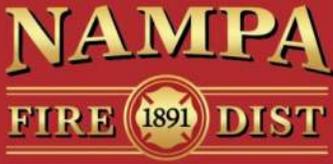
> [A picture containing text, clipart Description automatically
> generated]

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>



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

208.468.5770

DATE: October 23, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Scott Kido

OWNER: Lovelace Kido Lakeside Venues, LLC

PROJECT ADDRESS: 2923 S. Midland Blvd, 2715 S. Midland Blvd, 10375 E. Locust Ln.,
Parcel #'s: R29293000, R2929201000, R29292000, R29325000, R29294000,
R29294012, R29294010 & R29294011

RE: ANN-00301-2024; Deer Flat Ranch

This application is for the annexation of approximately 260 acres concurrently with a preliminary plat for 189 residential, 7 commercial, 3 agricultural and 25 common lots.

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)

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

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

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

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

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

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

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

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

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



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208.468.5770

Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, “**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY**”. The language below in smaller font is as follows: “**Violating Vehicle Will Be Towed; IFC Sec. 503**”. See exhibit below.

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

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable collapsable 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 2.7 miles from Nampa Fire Station 2 with an approximate response time of 7 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 \$296,163.

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 530 residents to 189 residential lots, with an increased personnel demand of 0.53 firefighter positions.

Exhibits

“No Parking” Signs

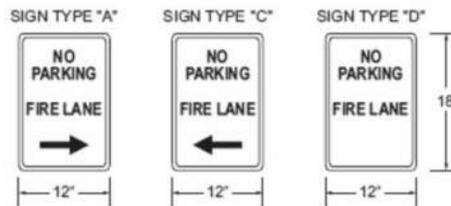
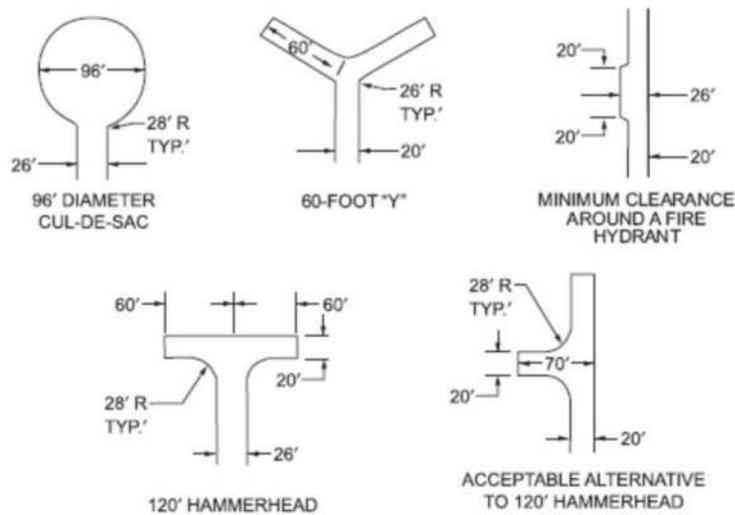


FIGURE D103.6 FIRE LANE SIGNS

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

		
<p>Collapsibles</p> <p>MCSW-SS3-EZ</p> <p>Operation: Wrench Head Style: Std. Style 3 Body Style: Std. Rectangular Base Style: EZ</p>	<p>Collapsibles</p> <p>MCSW-SS2-EZ</p> <p>Operation: Wrench Head Style: Std. Style 2 Body Style: Std. Rectangular Base Style: EZ</p>	<p>Collapsibles</p> <p>MCSW-SS1-EZ</p> <p>Operation: Wrench Head Style: Std. Style 1 Body Style: Std. Rectangular Base Style: EZ</p>



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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

September 24, 2024

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

VIA EMAIL

Development Application	ANN-00301-2024, MPC-00002-2024, SPP-00144-2024
Project Name	Deer Flat Ranch Sub
Project Location	Approx 1 mile west of SH-45 MP 24.5
Project Description	189 Single-Family Detached lots; 7 commercial lots, 3 agricultural lots, 25 common lots & city pathway along Midland Blvd
Applicant	Scott Kido; Lovlace Kido Lakeside Venues, LLC

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

1. This project does not abut the state highway system.
2. Trip generation numbers were not provided with this application. Depending on the traffic generation data provided, a Traffic Impact Study (TIS) may be requested. ITD would like to analyze the impacts of SH-45 at the intersections of:
 - a. W Greenhurst Rd
 - b. Dooley Ln
 - c. W Locust Ln
3. If impacts are identified, any necessary mitigation for traffic shall be the responsibility of the applicant to install.
4. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

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

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

From: [Hollis, Richard](#)
To: [Teri Friend](#)
Cc: shkido@msn.com
Subject: P863425 Deer Flat Ranch - S Midland Blvd, Nampa, ID
Date: Wednesday, October 2, 2024 11:56:49 AM
Attachments: [image001.png](#)

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Hi Teri,

The local engineering department has reviewed this request and sent the following:

There is a possibility that there are conflicts along E Lake LN, Ginger LN, W Harrison LN & Locust LN. If the developer determines our facilities need to be relocated, Mr. Kido will need to contact Lumen to initiate a customer paid relocation.

If not, he can contact me, and I will communicate with the local engineer.

Thank you,

Rick Hollis

Contractor – ROW Agent
tel: 903-559-1095

richard.hollis@lumen.com

-



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From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)
Date: Monday, September 23, 2024 6:37:45 AM
Attachments: [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no objection to the annexation and zoning of a total of 259.95 acres into 144.14 acres AG (Agricultural), 20.6 acres BC (Community Business), 10.26 acres RA (Suburban Residential), 12.64 acres RS4 (Single-Family Residential), 2.88 Acres RS7 (Single-Family Residential), 26.62 acres RS8.5 (Single-Family Residential), 9.16 acres RS15 (Single-Family Residential), and 33.65 acres RS22 (Single-Family Residential) zoning districts, potential development agreement, Master Planned Community, and Subdivision Preliminary Plat approval for Deer Flat Ranch Subdivision on 8 parcels R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011, addressed as 0, 2715, & 2923 S Midland Blvd, 0, 0, 0, & 10375 E Locust Ln, and 10255 Locust Ln subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement.

Thank you,

Eddy

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

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, September 20, 2024 9:41 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry

From: [Cody Swander](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Darrin Johnson](#); [Adam Mancini](#); [Carolynn Murray](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024) Parks ID# 832
Date: Thursday, September 26, 2024 3:08:48 PM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the preliminary plat for Deer Flat Ranch, Project: SPP-00144-2024. We request public connection somewhere within the development to the Kingfisher Trail on the National Fish and Wildlife Refuge. Nampa Parks and Recreation Department would like to see areas that allow for the public to access the federal public property and recreation trail for all Nampa residents on the preliminary and final plats. Connections via walkable and bikeable pathways or trailheads where vehicles could park and access the walking/biking amenity of Kingfisher Trail on the wildlife reserve would ideal.

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: Friday, September 20, 2024 9:41 AM

RE: [Kido ANN to AG, BC, RA, & multiple RS zones, MPC, & Prelim Plat for Deer Flat Ranch Sub at 0, 2715, & 2923 S Midland, 0,0,0 & 10375 E Locust Ln, 10255 Locust Ln \(ANN-00301-2024, MPC-00002-2024, SPP-00144-2024\)](#)

Good Morning,

I have attached for your review the application for Annexation and Zoning of a total of 259.95 acres into 144.14 acres AG (Agricultural), 20.6 acres BC (Community Business), 10.26 acres RA (Suburban Residential), 12.64 acres RS4 (Single-Family Residential), 2.88 Acres RS7 (Single-Family Residential), 26.62 acres RS8.5 (Single-Family Residential), 9.16 acres RS15 (Single-Family Residential), and 33.65 acres RS22 (Single-Family Residential) zoning districts, potential development agreement, Master Planned

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: November 6, 2024

SUBJECT: Annexation & Zoning for Deer Flat Ranch – ANN-00301-2024, MPC-00002-2024, SPP-00144-2024

HEARING DATE: November 12, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Deer Flat Ranch. This development is for 189 Single Family Residential lots resulting in 189 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Deer Flat Ranch is projected to add 505 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.63 additional officers and 0.33 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 \$89,015 and additional support staff is \$32,403 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 4.90 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 299 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	34
2	Follow Up	9
3	K-9 Assist	6
4	Directed Patrol	6
5	Abandoned Veh	3
6	JUV Juv Problem	1
7	Agency Assist	1
8	AC Follow Up	1

Rank	Reactive Calls for Service	Total
1	Disturbance	28
2	Fraud	16
3	Suspicious	11
4	Battery	10
5	AC Animal at Lg	10
6	1050 Unknown	9
7	Suicidal Subj	8
8	CPOR Violation	8
9	Agg Assault	8
10	Theft	7

From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 10375 E LOCUST LN
Date: Monday, September 23, 2024 2:48:29 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 10375 E LOCUST LN has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 2715 S MIDLAND BLVD
Date: Monday, September 23, 2024 2:44:45 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 2715 S MIDLAND BLVD has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 2923 S MIDLAND BLVD
Date: Monday, September 23, 2024 2:46:06 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 2923 S MIDLAND BLVD has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 10255 LOCUST LN
Date: Monday, September 23, 2024 2:47:20 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 10255 LOCUST LN has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 10375 E LOCUST LN
Date: Monday, September 23, 2024 2:48:29 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 10375 E LOCUST LN has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 0 MIDLAND BLVD
Date: Monday, September 23, 2024 2:50:00 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 0 MIDLAND BLVD has no code violations at this time.

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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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 0 E LOCUST LN
Date: Monday, September 23, 2024 2:51:00 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 0 E LOCUST LN has no code violations at this time.

Thank you

Joshua Evans
Code Compliance & Community Relations
O: 208.468. 5473 208 468 5705
2112 W. Flamingo Rd., Nampa, ID 83651
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From: [Joshua Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 0 E LOCUST LN
Date: Monday, September 23, 2024 2:51:49 PM
Attachments: [image001.png](#)

Good Afternoon

There current listed property at 0 E LOCUST LN has no code violations at this time.

Thank you

Joshua Evans
Code Compliance & Community Relations
O: 208.468. 5473 208 468 5705
2112 W. Flamingo Rd., Nampa, ID 83651
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Candace Fry

From: Jana Campos <jana@tweedyinsurancegroup.com>
Sent: Tuesday, November 5, 2024 8:26 PM
To: Planning-Zoning Staff
Subject: Development of Deer Flat Ranch Subdivision

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.

To whom it may concern,

I am writing to express my concern regarding the development of the area on the corner of Midland Blvd and Locust Ln adjacent to our residential subdivision. As a resident of Woodview Acres, I am deeply concerned about the potential impacts this development could have on our neighborhood's character, safety, and overall quality of life. I respectfully urge the commission to consider these concerns in the upcoming hearing on November 12, 2024.

Our neighborhood is cherished for its quiet, family-friendly atmosphere. This atmosphere is integral to the identity and appeal of Woodview Acres, and it has drawn many of us to invest in homes here. The addition of commercial development would bring considerable changes that could disrupt the established character and aesthetic appeal of our community. Many of us moved to this area to experience a country atmosphere. With the addition of 189 homes and multiple commercial lots, that atmosphere would be seriously hindered.

A significant concern is the potential impact on property values. Commercial developments near residential areas often result in reduced property values due to increased noise, traffic, and reduced privacy. Such changes may deter potential homebuyers looking for a peaceful environment, thus decreasing demand and harming homeowners' investments in the process.

Traffic and safety are additional issues of concern. Adding hundreds of vehicles will burden local roads that were not designed for high-traffic volume. Access to our neighborhood as well as the proposed additional communities is limited to Midland Blvd/Locust Ln. This creates not only additional strain on our road but poses serious safety risks. Furthermore, the additional noise and air pollution associated with this traffic would disrupt the calm environment we currently enjoy.

I also have concerns about security. Our neighborhood is incredibly safe with little to no crime. By bringing so many more homes as well as commercial properties, the risk of crime increases, again diminishing the appeal that this neighborhood has held for so long.

In conclusion, I urge the commission to consider the potential adverse impacts of this development on the existing community of Woodview Acres. We, as residents, have chosen this area for its calm, peaceful atmosphere and would like to preserve the safety, character, and value of our neighborhood for years to come. I am hopeful that the commission will weigh these concerns carefully when making a decision that will shape the future of our community.

Thank you for your time and consideration.

Respectfully,

Jana Campos

Candace Fry

From: Dan Tweedy <dan@tweedyinsurancegroup.com>
Sent: Tuesday, November 5, 2024 8:08 PM
To: Planning-Zoning Staff
Subject: Deer Flat Ranch Subdivision

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.

Please do not allow this to go forward until Midland, Greenhurst, Dooley, and Locust Lane are all 4 lane roadways. And it would seem that we need traffic signals at 12th and Dooley and 12th and Locust Lane. The way for an extra 1,000 or so vehicles using this developed property does not seem to be prepared. Do the planners drive this area now?

Thank you,

--

Dan Tweedy

Tweedy Insurance Group

Office: 208-461-1200 Cell: 208-850-1076

99 S. Canyon Nampa, ID 83651

www.tweedyinsurancegroup.com

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