

PLANNING & ZONING DEPARTMENT
Before the PLANNING AND ZONING COMMISSION
Meeting of 28 MAY, 2024

PUBLIC HEARING ITEM
STAFF REPORT

Kristi Watkins, Principal Planner

- 1) **Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts;**
 - 2) **A Master Planned Community with a development agreement** for mixed-uses including commercial, single-family detached and attached residential;
 - 3) **A Subdivision Preliminary Plat** for the development of the 41.56 acre northwest portion of the subdivision which includes 89 single family detached dwelling units, 81 single family attached dwelling units in (7) 3-unit townhouse buildings and (15) 4-unit townhouse buildings, 6 commercial lots and 21 common lots...
- ...for the **Ederra Subdivision**, on 4 parcels (R3144300000, R3144400000, R3144401100 & R3144301000) addressed as 0 Orchard Ave, 0 W Orchard Ave, 11342 Orchard Ave & 11690 W Orchard Ave (located in the SW 1/4 of Section 26, T4N, R2W, BM);; for Trilogy Development/Shawn Brownlee (ANN-00297-2023, MPC-00001-2023, SPP-00138-2023).

Original Concept: 361 single-family detached dwelling units, 289 single-family attached (townhouse) dwelling units, 7 commercial lots, and 81.24 combined acres of roads, open space, and common lots.

Timeframe: Preliminary Plat proposed now may take 5-7 years to build out, the overall project is expected to take up to 20 years to complete. This MPC is planned to be developed in 4 consecutive quadrants starting in the northwest corner with 41.56 acres which includes: 29.27 acres of residential, 3.64 acres of commercial, 8.2 acres of common area lots and 6.75 acres (18%) of qualified open space.

(Action: [Recommendation to City Council](#))

PROPERTY DETAILS

Traffic:

Traffic impact study (TIS) was prepared August 8, 2023 for this property. The TIS found there were no project triggered impacts, and therefore, no required special mitigation beyond payment of standard Streets Impact Fees at time of Building Permit. This study will need to be updated with new traffic counts and updated build-out year and included with future plat applications. The Developer has been notified of this requirement.

1. The proposed master planned community (MPC) provides the required north south mid-mile collector, connections to the existing roadways and appropriate stub streets.
2. The project is located between W Flamingo Ave and W Orchard Ave and between Midway and Middleton Roads with frontage on the following public roads:
 - W Flamingo Ave – classified as “Collector”, speed limit 45-mph, two lane rural section.
 - Orchard Ave – classified as “Minor Arterial”, speed limit 45-mph, two lane rural section.

3. The following public right-of-way dedication is required for this property:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
4. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - W Flamingo Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-821B.
 - Orchard Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-822B.
5. Site access shall adhere to the City of Nampa Access Management Policy.
6. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - W Flamingo Ave – Bike lane.
 - Orchard Ave – Bike lane.

Utilities:

7. The City maintains the following utilities in the vicinity of the project:
 - 36" gravity sewer main in Midway Rd; Middlebury Sub to bring sewer to Midway Rd and W Flamingo Ave intersection;
 - 12" water mains in W Flamingo Ave and in Orchard Ave from east boundary to N Amarone Ave & Orchard Ave intersection; and,
 - 12" irrigation mains in both W Flamingo Ave & Orchard Ave from east boundary to intersections with N Amarone Ave.
8. The City's sewer, water, and pressure irrigation systems have adequate capacity to serve this development.
9. The project will be required to construct utilities to and through the property at the time of development, including the following Master Planned utilities:
 - Extend 12" pressure irrigation main in W Flamingo Ave and Orchard Ave.
 - Extend 12" water main in Orchard Ave.
 - Extend 12" sewer trunk from Midway Rd & W Flamingo Ave intersection through proposed development.

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 May 22, 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. **Nampa Long Range Planning:** Provides an analysis of the area in-regards to the mixed-use concepts, Smart Growth Principles and community design elements outlined in the Comprehensive Plan and are executed in the proposed overall development.
2. **GIS:** Requires a new unique street name for the section of road that runs from Lot 1, Block 4 to Lot 9, Block 4 and N Corliss Ave should be N Corliss Way.

3. **Idaho Transportation Department:** Future phases will be required to submit a Traffic Impact Study to ITD due to its proximity to State Highway 55.
4. **Pioneer Irrigation:** Outstanding irrigation fees still due on all three parcels.
5. **Vallivue School District #139:** Uncertain about the attendance boundaries for the two new elementary schools that will open in the fall of 2025, but primary concern at this point is capacity at the two high schools.
6. **Engineering:** For details regarding construction, access, drainage, irrigation, water, sewer etc... see attached comments.
7. **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 1.1 miles from Nampa Fire Station #4 with an approximate response time of 4 minutes. Build out will provide the Fire District with \$1,018,550 in impact fees.

The Overall Concept Plan shows potential addition of 1,820 residents to 650 potential residential lots, with an increased personnel demand of 1.8 firefighter positions.

8. **Nampa Police:** The NW phase is projected to add 454 new residents to the area. NPD recommends a commitment to fund .57 additional officers and .3 additional support staff (\$80,067 & \$29,146 annually respectively).

FINDINGS FOR ANNEXATION

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

A. All private landowners have consented to annexation.

- The applicant, Shawn Brownlee with Trilogy Development, represents the property owner(s) Endurance Holdings, LLC, Open Door Rentals, LLC & Bling, LLC as evidenced by the attached Affidavit of Legal Interest.

Conclusion: The property (parcels # R3144300000, R3144400000, R3144401100 & R3144301000), 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, south, east and west where it abuts RS6 (Single-Family Residential) zoned properties.

Conclusion: The property (parcels # R3144300000, R3144400000, R3144401100 & R3144301000), 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 a school, some county property with single family residences, undeveloped-school owned property, a 5 plex apartment complex and multiple 6,000-7,000 s.f. lot subdivisions.

- Right of Way will be required to be dedicated on the following roadways:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
- Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - W Flamingo Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-821B.
 - Orchard Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-822B.
- The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - W Flamingo Ave – Bike lane.
 - Orchard Ave – Bike lane.

Conclusion: The proposed annexation and map amendment(s) for parcels # R3144300000, R3144400000, R3144401100 & R3144301000 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 RS6, RS4, RD and BC

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

- Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential) purpose statement: “The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.
- Nampa City Code, Title 10, Chapter 10 RD Zoning District (Two-Family Residential) purpose statement: The RD Two-Family (duplex) Residential District is intended to provide a variety of housing types by transitioning between single-family dwellings and higher density land uses. This results in the more efficient and economic use of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc).

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

- 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 Property is currently surrounded by the city limits of Nampa with single-family development, multi-family development and a high school.

- **SURROUNDING ZONING:**

Northeast: RML – Brassy Cove – 5-plex Apartment Buildings

North: RS 6 – Sunnyvale Subdivision under construction (6,000 to 7,000 s.f. lots)
& a few large acreage county parcels

South: RS6 – Westminster Subdivision (7,000 to 9,000 s.f. lots)
& Undeveloped Farm Ground in the County

East: RS6 – Eagle Stream Subdivision (6,000 to 7,000 s.f. lots)

West: RS6 – Undeveloped land owned by Nampa Christian Schools

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
 - a. **OBJECTIVE 1:** Add innovative housing options in the Zoning Code
 - b. **OBJECTIVE 2:** Locate housing in areas that improve employment and educational opportunities.
 - i. **STRATEGY 1:** Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.
 - c. **OBJECTIVE 5:** Welcome diversity in housing
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
 - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.
- There are a variety of sizes of single-family and multi-family homes and lots available in a range of prices in the area.
- **Density:**
 - a. **MPC:** The number of buildable residential lots equals 650, in a variety of housing types. This creates a gross density of 4.13 which falls within the 2.51 to 8.00 dwelling units per

acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.

- b. 1st Phase Preliminary Plat: The number of buildable residential lots equals 170 single-family detached residences, which creates a gross density of 4.07 which falls within the 2.51 to 8.00 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.
- The property is located on in an area that is designated as Medium Density Residential and Residential Mixed Use on the Future Land Use Map in the Comprehensive Plan. The purpose of these designations are described in the Plan as....

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

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

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

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

5.6.1 Goals for Mixed-Use Development

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

5.6.3 Mixed-Use Types

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

5.6.4 Characteristics of Mixed-Use Development Land Use

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

5.6.5 Nampa's Mixed-Use Elements

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

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

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

3.1.4 Density

Density is often feared by the community, especially in area like Nampa with a strong agricultural history and connection to open vistas and privacy. Dense housing often engenders visions of large block buildings, paving, a loss of privacy and minimal landscaping. In order to have a 'fit' in the community, housing must be well designed and appropriately set into a site. It must have appropriate setbacks, variation in fenestration, architectural interest, well-designed streetscapes, open space, gathering areas, abundant landscaping, adequate parking, and other features that blend it into the fabric of the

community. Streets must provide adequate capacity to handle the increased use, and there should be walking and biking access to pathways and commercial areas. The incorporation of dense development in strategic locations requires collaboration between City leaders, the development community and community at large. Standards and guidelines should provide direction without stifling creativity or impacting personal property rights.

4.4 Economic Development Strategies

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

- There is Community Mixed Use designation nearby in the Comprehensive Plan Future Land Use Map that will provide for even more commercial services in the future as this area develops.
- The proposed BC, RD, RS 4 & RS 6 zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Residential Mixed Use and Medium Density Residential.
- 15% open space is required. Qualified open space is provided on 26.07 acres, which is 16.95% of the gross project area. Amenities include parks with open grassy play areas, a playground, picnic tables/benches, half basketball court, pickleball court, and clubhouse along with pathways and landscaping.
- 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 Flamingo, Orchard and the new mid-mile collector that will be constructed with future phases of the development.

Conclusion: The proposed zoning map amendment(s) for parcels # R3144300000, R3144400000, R3144401100 & R3144301000 is compatible with adjoining zoning districts because it establishes an area of BC, RD, RS 4 & RS 6 zoning that provides perimeter lots and zones that are the same as or compatible with immediately adjoining districts and because the BC, RD, RS 4 & RS 6 zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential, and Residential Mixed Use which also requires a small amount of commercial uses. 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 Property is currently surrounded by the city limits of Nampa with single-family development, multi-family development and a high school.
- Uses within a 1 mile of the proposed development include:
 - a. A high school
 - b. Large county residential lots
 - c. Agricultural land
 - d. Medium density subdivisions
 - e. Multi-Family Development
 - f. Senior Living Community
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development (NWC Karcher & Middleton Rd).
- 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
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- Density:
 - a. MPC: The number of buildable residential lots equals 650, in a variety of housing types. This creates a gross density of 4.13 which falls within the 2.51 to 8.00 dwelling units per acre range that is required by the Medium Density Residential designation in the Comprehensive Plan and is compatible with the surrounding developed properties.
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5.6.1 Goals for Mixed-Use Development

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

5.6.3 Mixed-Use Types

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

5.6.4 Characteristics of Mixed-Use Development Land Use

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

5.6.5 Nampa's Mixed-Use Elements

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

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

8.1 Building Design: Building design should seek compatibility with adjoining structures and the character of the area. For example, if a building is overly elevated above or out of character with surrounding buildings it can overwhelm and create a sense of dominance. If a building is recessed in comparison to neighboring buildings or structures, it can create an undesirable gap in the streetscape and/or skyline. The scale and

massing of buildings and structures should be complimentary to surrounding area. **Compatibility in the built environment does not necessarily mean conformity.** It does not stifle creativity or individuality. Rather, **compatibility means there is a visual relationship between adjacent and nearby buildings, the skyline, and the immediate streetscape.** Compatibility contributes to the health, safety and welfare of the community. Compatibility in building design recognizes that each neighborhood has special and unique characteristics. It acknowledges that what is considered visually compatible in one location may not be appropriate in another location. Building designs should incorporate as much variety as possible and avoid large expanses of blank walls or monotonous facades. They should seek to be compatible, but unique and interesting.

3.1.4 Density

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

4.4 Economic Development Strategies

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

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS 4 & RS 6 (Single-Family Residential) zoning district, retail and service businesses are allowed in the BC (Community Business) zoning district and three unit and four-unit townhouse structures are allowed in the RD (Two-Family Residential) zoning district when it is affected by the Residential Mixed Use designation and/or the Medium Density Residential designation.
- Uses within a 1 mile of the proposed development include:
 - a. A high school
 - b. Large county residential lots
 - c. Agricultural land
 - d. Medium density subdivisions
 - e. Multi-Family Development
 - f. Senior Living Community
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development (NWC Karcher & Middleton Rd).
- 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 Flamingo, Orchard and the new mid-mile collector that will be constructed with future phases of the development.
- 15% open space is required. Qualified open space is provided on 26.07 acres, which is 16.95% of the gross project area. Amenities include parks with open grassy play areas, a playground, picnic tables/benches, half basketball court, pickleball court, and clubhouse along with pathways and landscaping.

Conclusion: The proposed zoning map amendment(s) for parcel # R3144300000, R3144400000, R3144401100 & R3144301000) provides a set of uses that would be reasonably compatible adjoining property because it the adjoining parcels will match the existing residential lots and then it creates a transition to a higher density that matches property uses in the immediate area.

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

- According to 10-3-2 Schedule of uses, dwelling, single-family residential is a permitted use in the RS 4 & RS 6 (Single-Family Residential) zoning district, retail and service businesses are allowed in the BC (Community Business) zoning district and three unit and four-unit townhouse structures are allowed in the RD (Two-Family Residential) zoning district when it is affected by the Residential Mixed Use designation and/or the Medium Density Residential designation.
- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because any further development or redevelopment of the property will be required to meet City standards for development and shall install appropriate site improvements upon development.
- City services and utilities are available to this property.
- Right of Way will be required to be dedicated on the following roadways:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
- Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - W Flamingo Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-821B.
 - Orchard Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-822B.
- The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - W Flamingo Ave – Bike lane.
 - Orchard Ave – Bike lane.
- Uses within a 1 mile of the proposed development include:
 - a. A high school
 - b. Large county residential lots

- c. Agricultural land
- d. Medium density residential subdivisions
- e. Multi-Family Development
- f. Senior Living Community
- g. Religious Facility
- h. Storage Units
- i. Future Commercial Development (NWC Karcher & Middleton Rd).

➤ Vallivue Schools and Nearby Schools:

- a. Nampa Christian High School = 670 feet
- b. Nampa Christian Middle/Elementary = 1.5 miles
- c. Vallivue High School = 4.2 miles
- d. Lakevue Elementary School = 5,000 feet
- e. Sage Valley Middle School = 3.2 miles

Conclusion: The proposed zoning map amendment(s) for parcel # R3144300000, R3144400000, R3144401100 & R3144301000) 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 (157.24 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 157.24 acres of developable land area. The 1st Preliminary Plat that is proposed at this time encompasses a 41.56 acre portion of the overall concept plan. The remainder acreage will propose future plats over time.

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 High School and future Elementary School
- MPCs shall be exempt from the subdivision periphery lot compatibility requirements stated in subsection 10-27-6.F of this title.

Proposed Master Planned Community Numbers:

- Total Acreage: 157. 24 Acres
 - RS6- 36.73
 - RS4- 13.78
 - RD- 20.07
 - BC-5.42
- Total Residential Lots: 650
 - RS6- 225 lots
 - RS4- 136 lots
 - RD- 289 lots
- Total Commercial lots: 7
- Internal roadways, open space and commercial pads: 81.24 acres
- Gross Density: 4.13
- Uses within a 1 mile of the proposed Master Planned Community include:
 - a. A high school
 - b. Large county residential lots
 - c. Agricultural land
 - d. Medium density subdivisions
 - e. Multi-Family Development
 - f. Senior Living Community
 - g. Religious Facility
 - h. Storage Units
 - i. Future Commercial Development (NWC Karcher & Middleton Rd).

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 use is ~3% based on buildable area with the rest of the buildable area for single-family detached and attached dwellings.

- 15% open space is required. Qualified open space is provided on 26.07 acres, which is 16.95% of the gross project area. Amenities include parks with open grassy play areas, a playground, picnic tables/benches, half basketball court, pickleball court, and clubhouse along with pathways and landscaping.
- *“Careful consideration was given to the placement of the small lot, higher density homes to be more central to the site. Larger lots have been placed at the outer edges of the site to provide for an appropriate transition in lot sizes with the neighbors to the east in the Eagle Stream Subdivision.”*

ANALYSIS OF THE PRELIMINARY PLAT (41.56 acres of the total 157.24 acres MPC)

- Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-26, Nampa City Code § 10-8, Nampa City Code § 10-10, Nampa City Code § 10-16, Nampa City Code § 10-33, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals. An application with submittal materials was received by the Planning and Zoning Department and was reviewed to provide the following facts in accordance with City Code:

Proposed Northwest Phase Plan Numbers:

- Total Acreage: 41.56 Acres
 - RS6- 8.37
 - RS4- 3.39
 - RD- 5.67
 - BC- 3.64
 - Common Lots- 8.20
 - Open Space- 6.75
 - Qualified Open Space- 7.48
- Total Residential Lots: 170 Lots
 - RS6- 53 lots
 - RS4- 36 lots
 - RD- 81 Lots
- Total Commercial Lots: 6
- Gross Density: 4.07

41.56 acres includes: 29.27 acres of residential, 3.64 acres of commercial, 8.2 acres of common area lots and 6.75 acres (18%) of qualified open space.

RS-4 & RS-6:

	Smallest Allowed	Smallest Proposed	Largest Allowed	Largest Proposed
RS 4	4,000 s.f.	4,000 s.f.	8,000 s.f.	5,560 s.f.
RS 6	6,000 s.f.	6,599 s.f.	12,000 s.f.	10,625 s.f.

- a. lot widths shall measure equal to or greater than 30' in both the RS 4 and in RS 6, the smallest lot width proposed is 32';
- b. lot depths shall measure equal to or greater than 50' in RS 4 and 60' feet in RS 6, the smallest lot depth (shortest lot line) proposed is 97';

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

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required 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

RD: The base lot shall meet the sizes listed below and, for townhouses, can be divided according to the product type proposed.

	Smallest Allowed	Smallest Proposed	Largest Allowed	Largest Proposed
3 units	9,000 s.f.	9,000 s.f.	15,000 s.f.	9,360 s.f.
4 units	12,000 s.f.	11,992 s.f.	18,000 s.f.	13,279 s.f.

- a. one base lot for one 4-plex structure is slightly under 12,000 s.f. due to the rounded corner on W Janzen St. – this can be approved via the approval of the Master Planned Community and Preliminary Plat, as a variation of lot size which is allowed in NCC §10-26.
- b. all base lot widths are equal to or greater than 30’;

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

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Minimum property width	30 feet
Required accessory structure front setback	Side or rear yard behind the front plane the principal structure or 20 feet whichever is greater
Required landscape buffer on all City local, collector and arterial roads (Subdivisions only)	25 feet

BC: Bulk standards will be assessed/reviewed at the time of building permit submittal:

10-16-4.A: Property Area: No minimum is/shall be required.

10-16-4.B: Property Width: No minimum is/shall be required.

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

10-16-4: 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.

15% open space is required. Qualified open space is provided on 26.07 acres, which is 16.95% of the gross project area. Amenities include parks with open grassy play areas, a playground, picnic tables/benches, half basketball court, pickleball court, and clubhouse along with pathways and landscaping.

- **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.
 - Multi-Unit Townhouse structures will be subject to Design Review Standards in NCC §10-34.
 - Commercial Structures will be subject to Design Review Standards in NCC §10-34.
 - A 25' landscape buffer is required along Flamingo, Orchard and the new mid-mile collector that will be constructed with future phases of the development.

➤ **COMPASS:**

- MPC: Will provide 55 new jobs and 650 new households and is consistent with the Community in Motion plan. The development will provide access to an Economic Activity Center and has a positive Net Fiscal Impact to the City and Highway District with a break even point for all agencies within 2 years of full build out including Canyon County and Vallivue School District. It is near a public school but not near an existing bus stop or public park.
- Preliminary Plat: Encourage connectivity between the commercial and residential properties. Reduce street lengths and/or apply traffic calming measures on local roads, provide covered bike parking near destinations. Improve walking and biking infrastructure and install connected pathways to businesses.

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

Engineering Review Comments

General:

10. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on April 26, 2023.
11. Nampa Engineering Division has reviewed the legal descriptions for annexation and zoning and find them to be accurate and with acceptable closure precision.

Plat Comments:

12. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.
13. Plat shall include phase lines and numbers for the development.
14. Future right of way widths shall be shown in the plat for the following roads:
 - W Flamingo Ave – 40' from section line
 - Orchard Ave – 50' from section line

Traffic:

15. Traffic impact study (TIS) was prepared August 8, 2023 for this property. The TIS found there were no project triggered impacts, and therefore, no required special mitigation beyond payment of standard Streets Impact Fees at time of Building Permit. This study will need to be updated with new traffic counts and updated build-out year and included with future plat applications. The Developer has been notified of this requirement.

Access:

16. The project is located south and east of Northside Blvd and Ustick Road with frontage on the following public roads:
 - W Flamingo Ave – classified as "Collector", speed limit 45-mph, two lane rural section.
 - Orchard Ave – classified as "Minor Arterial", speed limit 45-mph, two lane rural section.
17. The following public right-of-way dedication is required for this property:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
18. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - W Flamingo Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-821B.
 - Orchard Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-822B.
19. Site access shall adhere to the City of Nampa Access Management Policy.
20. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - W Flamingo Ave – Bike lane.
 - Orchard Ave – Bike lane.

Utilities:

21. The City maintains the following utilities in the vicinity of the project:
 - 36" gravity sewer main in Midway Rd; Middlebury Sub to bring sewer to Midway Rd and W Flamingo Ave intersection;
 - 12" water mains in W Flamingo Ave and in Orchard Ave from east boundary to N Amarone Ave & Orchard Ave intersection; and,

- 12" irrigation mains in both W Flamingo Ave & Orchard Ave from east boundary to intersections with N Amarone Ave.
22. The City's sewer, water, and pressure irrigation systems have adequate capacity to serve this property.
23. The project will be required to construct utilities to and through the property at the time of development, including the following Master Planned utilities:
- Extend 12" pressure irrigation main in W Flamingo Ave and Orchard Ave.
 - Extend 12" water main in Orchard Ave.
 - Extend 12" sewer trunk from Midway Rd & W Flamingo Ave intersection through proposed development.

Drainage:

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

Irrigation:

25. The following facilities run through the property and would require a License Agreement with Pioneer Irrigation District and the Bureau of Reclamation for improvements within the easements:
- Isaiah Drain
 - Stone Lateral
26. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
27. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties in accordance with Idaho state statute.

Conclusion: The proposed Master Planned Community and Preliminary Plat for parcels # R3144300000, R3144400000, R3144401100 & R3144301000) 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 for The Ederra Subdivision development.
2. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - a. W Flamingo Ave – 40-ft from Section Line
 - b. Orchard Ave – 50-ft from Section Line

3. Frontage road improvements along all frontage roads shall be constructed in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawings at the time of property development.
4. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
6. Developer shall submit an updated Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of application for each subdivision phase to be reviewed and approved by the Nampa Engineering Division.
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. Utility construction to include the following main lines based on the City's Master Plans:
 - a. Extend 12" pressure irrigation main in W Flamingo Ave and Orchard Ave.
 - b. Extend 12" water main in Orchard Ave.
 - c. Extend 12" sewer trunk from Midway Rd & W Flamingo Ave intersection through proposed development.
8. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

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

POTENTIAL MOTIONS for ANNEXATION & ZONING TO RS6, RS4, RD and BC, MASTERED PLANNED COMMUNITY & PRELIMINARY PLAT

APPROVE:

I move to recommend approval of:

- **Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts;**
- **A Master Planned Community with a development agreement** for mixed-uses including commercial, single-family detached and attached residential;
- **And a Subdivision Preliminary Plat** for the development of the 41.56 acre northwest portion of the subdivision which includes 89 single family detached dwelling units, 81 single family attached dwelling units in (7) 3-unit townhouse buildings and (15) 4-unit townhouse buildings, 6 commercial lots and 21 common lots...

...for the **Ederra Subdivision**, on 4 parcels addressed as 0 Orchard Ave, 0 W Orchard Ave, 11342 Orchard Ave & 11690 W Orchard Ave;; for Trilogy Development/Shawn Brownlee (ANN-00297-2023, MPC-00001-2023, SPP-00138-2023) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

DENY:

I move to recommend denial of the **Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts; for the Eterra Subdivision**, on 4 parcels addressed as 0 Orchard Ave, 0 W Orchard Ave, 11342 Orchard Ave & 11690 W Orchard Ave;; for Trilogy Development/Shawn Brownlee (ANN-00297-2023, MPC-00001-2023, SPP-00138-2023) because_____ does not meet the following criteria_____.

ATTACHMENTS

- Applications & Narrative
- Affidavit of Legal Interest
- Neighborhood Meeting Information
- Zoning Map
- Future Land Use Map
- Aerial Map
- Legal Descriptions
- Concept Plan of Full Development
- Preliminary Plat of 41.56 acres in northwest portion
- Landscape Plan
- Elevations
- Example Chart – Tax Contribution by lot size
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Ederra

File Number: SPP-00138-2023

Related Applications: ANN-00297-2023; MPC-00001-2023

Type of Application

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

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

Applicant Name: Trilogy Development - Shawn Brownlee Phone: 208-895-8858

Applicant Address: 9839 W. Cable Car Street, Ste 101 Email: shawn@trilogyidaho.com

City: Boise State: Idaho Zip: 83709

Interest in property: ☐ Own ☐ Rent ☒ Other: Developer

Owner Name: Endurance Holdings, LLC Phone: _____

Owner Address: 1977 E Overland Road Email: _____

City: Meridian State: Idaho Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Bonnie Layton - Planner

Firm Name: NV5 Phone: 208-275-8742

Contractor Address: 690 S. Industry Way, Suite 10 Email: bonnie.layton@nv5.com

City: Meridian State: Idaho Zip: 83642

Subject Property InformationAddress: 11342 Orchard Avenue and 11690 W Orchard Avenue ~~0 W Orchard Ave~~ ~~0 W Orchard Ave~~Parcel Number(s): R3144300000; R3144400000;
R3144401100 & R3144301000 Total acreage: 157.24 ~~NW Phase- 41.56~~ Zoning: AG - CountyType of proposed use: ☒ Residential ☒ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Ederra Subdivision (Chase Property)Description of proposed project/request: Annexation and zoning of a master planned community,
preliminary plat will include the development of the northwest portion of the siteProposed Zoning: ~~CB-1~~; RS6; RS4; RD Acres of each proposed zone: 5.42; 36.73; 13.78; 20.07~~BC~~~~NW Phase- 41.56~~**Development Project Information (if applicable)** Numbers quoted are for MPC

Lot Type	Number of Lots	Acres
Residential NW Phase- 170	<u>RS6 - 225; RS4 - 136; RD - 289</u>	<u>36.71; 13.78; 20.07</u>
Commercial	BC - 7 <u>6</u>	<u>5.42</u>
Industrial	-	-
Total Common Area	NW Phase - 34 <u>21</u>	<u>NW Phase - 14.95</u>
Internal Roadways	Provide acres only	<u>MPC - 81.24</u>
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total NW Phase- 197	<u>Residential - 650; Commercial - 7</u>	<u>157.24</u> NW Phase 41.56

Development Project Information (if applicable)Minimum residential lot size (s.f.): 2,600 Maximum residential lot size (s.f.): 10,625Gross density: 4.13 (MPC); 4.07 (NW Phase) (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: NW Phase 18 % of gross area NW Phase 7.48 acresType of dwelling proposed: ☒ Single-family Detached ☒ Single-family Attached (townhouse)☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____**Commercial/Industrial/Multi-Family Project Information (if applicable)**Min. sq. feet of structure: 5,000 Max building height: Per Code Gross Floor Area: TBDProposed number of residential (multi-family) units: -Total number of parking spaces provided : 154Print applicant name: Bonnie LaytonApplicant signature: Bonnie Layton Date: 11-16-23**City Staff**Received by: JKW Received date: 11/16/2023

November 16, 2023

Ms. Kristi Watkins
Nampa Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

sent via email

**RE: Ederra Master Planned Community, Annexation and Preliminary Plat
(Formerly known as the Chase Property Project)**

Dear Ms. Watkins,

On behalf of Trilogy Development, Inc., please accept our applications for the Annexation of the Ederra Master Planned Community located between W. Flamingo Avenue and W. Orchard Avenue, encompassing 157.24 acres along with a Preliminary Plat for the first 41.56 acres in the northwest corner of the project. As discussed at our pre-application meeting held on April 26, 2023, Ederra Master Planned Community is mixed-use Master Planned Community encompassing a variety of single-family residential lots and commercial parcels, along with a variety of open spaces and amenities.

Comprehensive Plan & Future Land Use Map

The City of Nampa's 2040 Comprehensive Plan and Future Land Use Map identifies this property as Residential Mixed Use on the eastern portion of the site and Medium Residential Density on the western half of the property. These designations allow for a variety of residential zoning as well as a commercial.

Master Planned Community

Ederra is a Master Planned Community encompasses both commercial and multiple residential zoning designations and contemplates the annexation and zoning of the property as follows:

- RS6 – 36.73 acres including 225 residential units
- RS4 – 13.78 acres including 136 residential units
- RD – 20.07 acres including 289 residential units
- BC – 5.42 acres including 7 commercial lots

Along with 81.24 acres of roads, open spaces and 7 commercial pads, Ederra Master Planned Community is proposing a total of 76 acres dedicated to 650 dwelling units with an overall density

of 4.13 dwelling units per acre, well below the maximum dwelling units per acre ranges allow as outlined in the Comprehensive Plan.

Ederra MPC is an example of a modern development that incorporates smart growth design principles. The community is designed to promote sustainable living and a sense of community, while also offering residents access to services and a wide range of amenities including the commercial component of this project. The proximity of this community to both Nampa Christian School and Lakevue Elementary School is also an enormous benefit for future residents.

One of the key features of the Ederra MPC is its walkability. The community is designed to be pedestrian-friendly, with wide sidewalks and trails throughout the community and emphasizes green spaces and outdoor recreation. The community is designed to include parks, playgrounds, and trails, which provide residents with opportunities for outdoor activities and exercise. The project contemplates 26.07 acres (16.95%) of open space and is designed to provide a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, half basketball court, pickleball court, clubhouse along with landscape buffers, and pathways with exercise stations. The parks and open space areas are dispersed throughout the site and are connected by pathways and sidewalks to provide ample usable areas for residents to recreate. These common lot areas will be developed, irrigated, and landscaped in accordance with City of Nampa standards.

Careful consideration was given to the placement of the small lot, higher density homes to be more central to the site. Larger lots have been placed at the outer edges of the site to provide for an appropriate transition in lot sizes with our neighbors to the east in the Eagle Stream Subdivision.

Additionally, upon feedback we received from the neighbors during our neighborhood meeting, we relocated the commercial portion of our project from the very northwest corner of the site to the east. This minimizes the traffic impact for our neighbors on the north side of W. Flamingo Avenue. A second commercial area is planned for the southern end of the community adjacent to the north side of W. Orchard Avenue. This c-store location will offer residents of Ederra and surrounding neighbors convenient access to additional goods and services.

Overall, the Ederra MPC exemplifies smart growth design principles and balances the needs of residents and the environment, enhances both vehicular and pedestrian connectivity, while also promoting a strong sense of community.

Northwest Phase - Preliminary Plat

Ederra is a Master Planned Community is planned to be developed out in 4 consecutive quadrants starting in the northwest corner of the site. This initial 41.56 acres including 29.27 acres of residential, 3.64 acres of commercial, 8.20 acres of common area lots, and 6.75 acres of open space with zoning designations as follows:

RS6 – 8.37 acres including 53 residential units (lot sizes: 6,509 sf – 10,625 sf)

RS4 – 3.30 acres including 35 residential units (lot sizes: 3,994 sf – 5,560 sf)

RD – 5.67 acres including 81 residential units (lot sizes: 2,600 sf – 4,267 sf)
BC – 3.64 acres including 6 commercial lots

The gross density of this area is 4.07 dwelling units per acre with 18.00% (7.48 acres) of qualified open space. The commercial area of the project will have 148 regular parking spaces and 6 handicap parking spaces to serve the 3.64 acre commercial area.

Infrastructure

Public Streets & Connectivity

Along with frontage improvements along W. Flamingo Avenue and W. Orchard Avenue, a new 80-foot right-of-way corridor will create a new mid-mile north-south collector connection from W. Flamingo Avenue to W. Orchard Avenue.

Water & Wastewater

Water and wastewater services will be developed with connections to a 12" sewer line extension in W. Flamingo Avenue and a 12" water main in W. Orchard Avenue.

Overall, Ederra Master Planned Community will complement the surrounding approved and proposed residential developments while delivering much needed housing in the City of Nampa. We have worked to develop a plan that provides a variety of housing options and is consistent with the City's Comprehensive Plan and zoning code while contributing to substantial public infrastructure improvements that will benefit all residents in the area.

We have appreciated your time and staff's assistance and guidance on this project and are pleased to submit these applications for your review and consideration.

If you have any questions, please do not hesitate to contact me at 208-724-2624.

Kind regards,



Bonnie Layton
Sr. Planner

enclosures



City of Nampa

PLANNING and ZONING DEPARTMENT
CITY HALL 411 THIRD STREET SO.

OFFICE (208) 468-5484
NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST (Parcel Nos. R3436600000 & R3436601800)

STATE OF IDAHO)
)
) :SS
COUNTY OF CANYON)

A. I, Endurance Holdings, LLC / Corey Barton, whose address is
1977 E Overland Road, Meridian, Idaho 83642, 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 NV5 - Bonnie Layton, whose address is
690 S. Industry Way, Suite 10, Meridian, ID 83642, 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 25 day of August, 2023.

Signature

SUBSCRIBED AND SWORN to before me the 25 day of August, 2023.

TANYA A. LAMPMAN
Notary Public - State of Idaho
Commission Number 30051
My Commission Expires 07-16-2028

Notary Public for Idaho
Residing at: Middleton, ID
Commission Expires: 7/16/2028



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 (Parcel Nos. R3144401100 & R3144301000)

STATE OF IDAHO)
)SS
COUNTY OF CANYON)

A. I, Corey Barton / Open Door Rentals, LLC, whose address is 1977 E Overland Road, Meridian, Idaho 83642, 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 NV5 - Bonnie Layton, whose address is 690 S. Industry Way, Suite 10, Meridian, ID 83642, 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 20th day of December, 2023.

Signature

SUBSCRIBED AND SWORN to before me the 20th day of December, 2023.

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Adair Kolt
Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-2028



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 (Parcel Nos. R3144300000 & R3144400000)

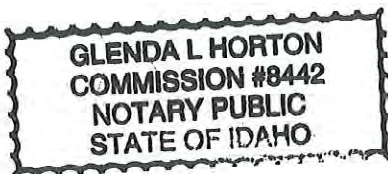
STATE OF IDAHO)
)
COUNTY OF CANYON)


- A. I, Bling, LLC (Russel D Hunemiller), whose address is 3307 W Davis Lane, Meridian, Idaho 83642, 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 NV5 - Bonnie Layton, whose address is 690 S. Industry Way, Suite 10, Meridian, ID 83642, 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 28th day of August, 2023.


Signature

SUBSCRIBED AND SWORN to before me the 28th day of August, 2023.




Notary Public for Idaho
Residing at: Nampa Idaho
Commission Expires: 05/28/2025

July 28th, 2023

Subject: Trilogy Development-Chase Property

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans for annexation of parcels into the City of Nampa located between W. Flamingo Avenue and W. Orchard Avenue in Nampa, ID. Parcel numbers (R3144401100, R3144400000, R3144300000 and R3144301000). The property contains 4 parcels and is approximately 156.65 acres in size. The project proposes a mix of residential and commercial areas. A draft site plan will be available for discussion at the meeting.

The meeting will be held Thursday, August 10th, 2023, at 6:00pm at Lakevue Elementary School (North Front Parking Lot) 12843 Cirrus Dr. Nampa, ID 83651

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-342-5400 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie L. Layton

Bonnie Layton
Senior Planner

CHASE PROPERTY NEIGHBORHOOD MEETING SIGN-IN SHEET

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 7pm

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

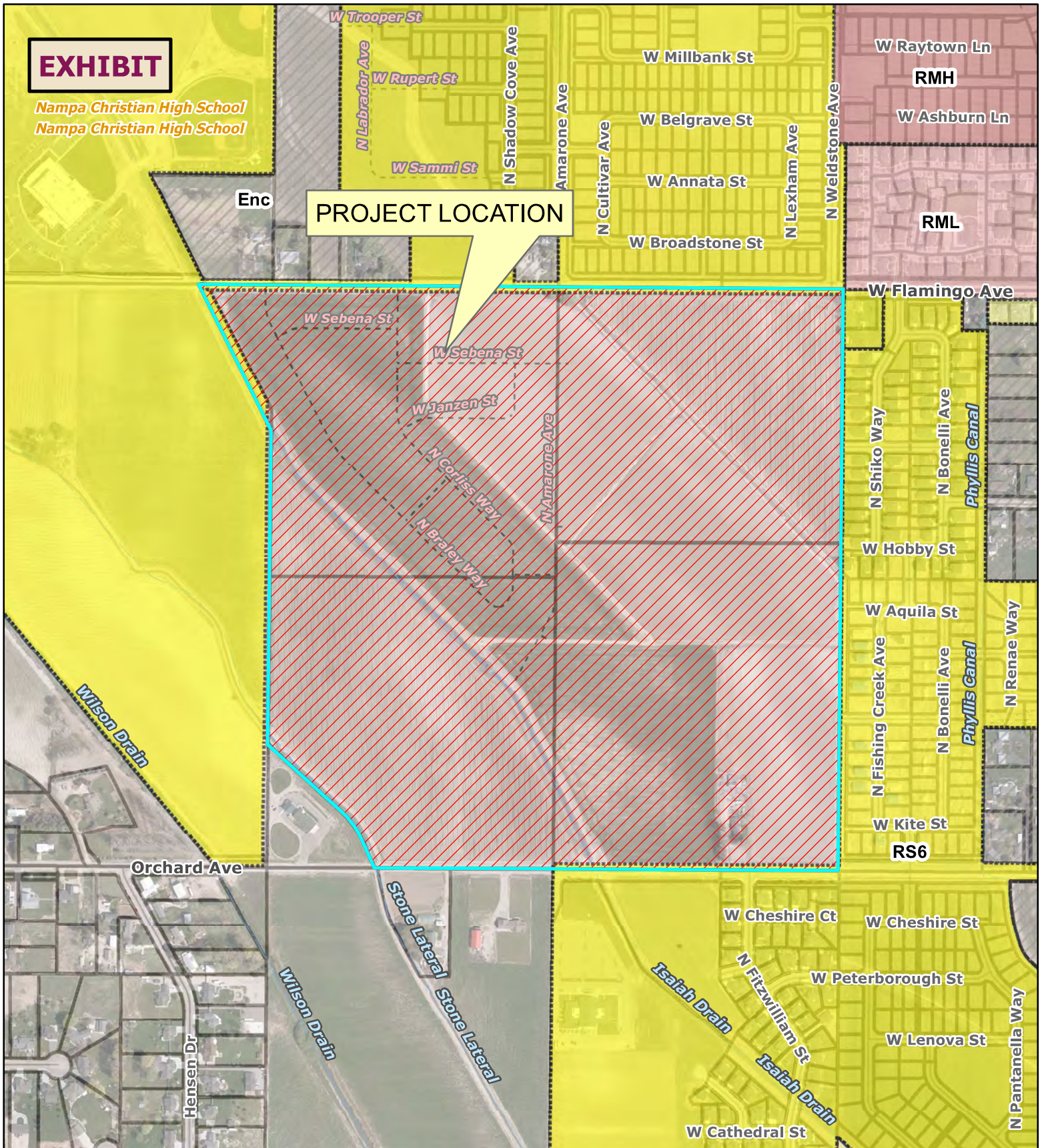
	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	Nathaniel & Hula	15003 N. Fishing Creek Ave Nampa ID 83651
2.	Darryl Wooldridge	15162 N Bonelli Ave
3.	Elizabeth Wooldridge	15162 N Bonelli Ave
4.	Denise Romero	10304 Ashiko Av Nampa
5.	Raren Hull	11362 W Belgrave St Nampa
6.	Nattie Burkett	11353 W. Millbank St. Nampa
7.	Randy Roth	14525 N. Bonelli Ave Nampa
8.	Pat Roth	14525 N. Bonelli Ave, Nampa
9.	Jim Swain	11746 W FLAMINGO Nampa
10.	Linda "	" " " "
11.	Wayne Smith	15411 N SHIKO WAY NAPA
12.	Steve Hanks	15339 N Shiko Way
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

EXHIBIT

Nampa Christian High School
Nampa Christian High School

Enc

PROJECT LOCATION



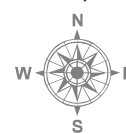
**0 & 11342 ORCHARD AVE
0 & 11690 W ORCHARD AVE
ANNEXATION AND ZONING OF A TOTAL
OF 157.24 ACRES INTO RS 6 & 4, RD AND BC
ZONING DISTRICTS,
A MASTER PLANNED COMMUNITY FOR MIXED USES
AND SUBDIVISION PRELIMINARY PLAT FOR
NORTHWEST PORTION OF SUBDIVISION**

ANNEXATION, MASTER PLANNED COMMUNITY & SUBDIVISION PRELIMINARY PLAT

NAMPA*Proud*

ANN-00297-2023, MPC-00001-2023, SPP-00138-2023 5/28/2024

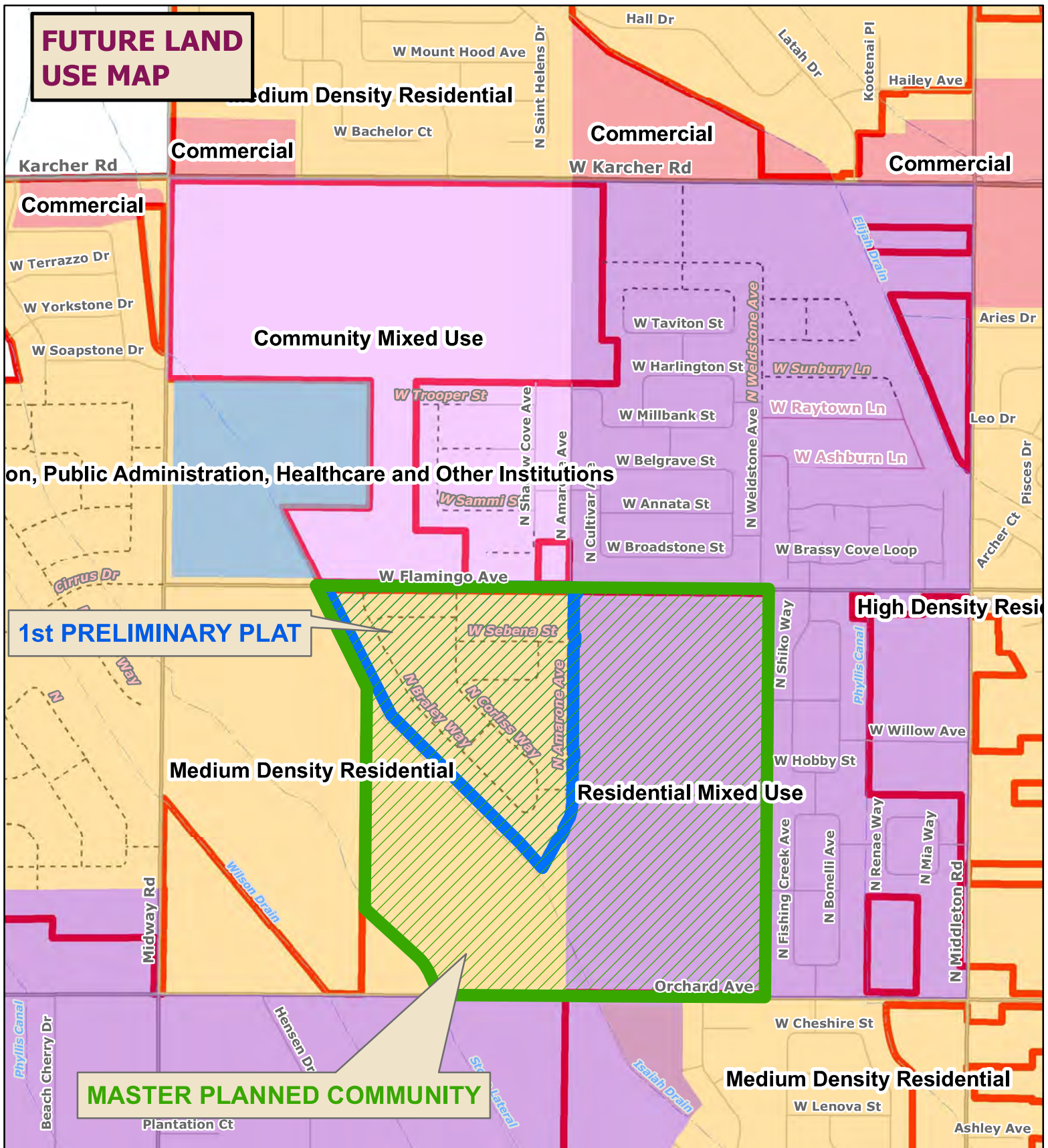
Visit Planning & Zoning
at cityofnampa.us
for more info.



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

For illustrative purposes only. 0 140 280 420 560 Feet

FUTURE LAND USE MAP



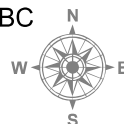
NAMPA Proud

EDERRA SUBDIVISION
0 W ORCHARD AVE
11342 & 11690 W ORCHARD AVE
 Annexation and Zoning to RS4, RS 6, RD & BC
 Master Planned Community
 Preliminary Plat

ANN-00297-2023
MPC-00001-2023
SPP-00138-2023

5/22/2024
 For illustrative purposes only.

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



0 200 400 600 800 Feet

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

AERIAL

Karcher Rd

N Glacier Peak Dr

N Broken Top Dr

W Mount Hood Ave

W Crested Butte Ave

Hall Dr

Latah Dr

Kootenai Pl

Hailey Ave

W Karcher Rd

W Terrazzo Dr

W Yorkstone Dr

W Soapstone Dr

W Taviton St

W Harlington St

W Millbank St

W Belgrave St

W Annata St

W Broadstone St

W Trooper St

W Sammi St

W Flamingo Ave

W Sebens St

N Braley Way

N Corliss Way

N Amarone Ave

N Weldstone Ave

W Sunbury Ln

W Raytown Ln

W Ashburn Ln

W Brassy Cove Loop

Aries Dr

Leo Dr

Pisces Dr

Archer Ct

1st PRELIMINARY PLAT

Midway Rd

N Wallingford Way

Wilson Drain

Hensen Dr

MASTER PLANNED COMMUNITY

Plantation Ct

Orchard Ave

W Cheshire Ct

W Peterborough St

W Lenova St

Ashley Ave

W Willow Ave

N Shiko Way

N Barn Owl Ave

N Bonelli Ave

N Renae Way

N Mia Way

N Middleton Rd

N Pantanella Way



NAMPA Proud

EDERRA SUBDIVISION

0 W ORCHARD AVE

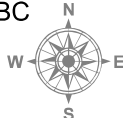
11342 & 11690 W ORCHARD AVE

Annexation and Zoning to RS4, RS 6, RD & BC

Master Planned Community

Preliminary Plat

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



5/22/2024

ANN-00297-2023

MPC-00001-2023

SPP-00138-2023

For illustrative purposes only.

0 200 400 600 800 Feet

Legal Description
Ederra Subdivision Preliminary Plat

A portion of the S $\frac{1}{2}$ of Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the northwest corner of the SE $\frac{1}{4}$ (C $\frac{1}{4}$ Corner) of said Section 18, from which a Brass Cap monument marking the northeast corner of said Section bears S 89°33'30" E a distance of 2605.08 feet;

Thence along the northerly boundary of said SE $\frac{1}{4}$ S 89°33'30" E a distance of 59.94 feet to a point;

Thence leaving said northerly boundary S 0°26'30" W a distance of 40.00 feet to a point;

Thence S 45°28'19" W a distance of 28.27 feet to a point;

Thence S 0°30'07" W a distance of 246.02 feet to a point;

Thence S 44°31'34" E a distance of 12.73 feet to a point;

Thence S 0°31'12" W a distance of 56.00 feet to a point;

Thence S 45°28'26" W a distance of 12.72 feet to a point;

Thence S 0°30'07" W a distance of 673.37 feet to a point;

Thence S 44°29'53" E a distance of 12.73 feet to a point;

Thence S 0°30'07" W a distance of 56.00 feet to a point;

Thence S 45°30'07" W a distance of 12.73 feet to a point;

Thence S 0°30'07" W a distance of 281.84 feet to a point of curvature;

Thence a distance of 107.08 feet along the arc of a 220.00 foot radius curve right, said curve having a central angle of 27°26'44" and a long chord bearing S 14°26'44" W a distance of 106.03 feet to a point of tangency;

Thence S 28°23'22" W a distance of 63.82 feet to a point;

Thence S 16°36'38" E a distance of 12.73 feet to a point;

Thence S 28°23'22" W a distance of 56.00 feet to a point;

Thence S 73°23'22" W a distance of 12.73 feet to a point;

Thence S 28°23'22" W a distance of 214.73 feet to a point;

Thence N 40°55'08" W a distance of 80.17 feet to a point;

Thence N 42°12'32" W a distance of 140.83 feet to a point;

Thence N 45°12'30" W a distance of 521.91 feet to a point;

Thence N 45°12'51" W a distance of 635.95 feet to a point of curvature;

Thence a distance of 36.59 feet along the arc of a 115.00 foot radius curve right, said curve having a central angle of 18°13'48" and a long chord bearing N 36°05'57" W a distance of 36.44 feet to a point of tangency;

Thence N 26°59'03" W a distance of 880.16 feet to a point;

Thence N 89°33'21" W a distance of 58.43 feet to a point;

Thence N 26°24'57" W a distance of 44.84 feet to a point on the northerly boundary of the SW ¼ of said Section 18;

Thence along said northerly boundary S 89°33'21" E a distance of 337.39 feet to an Aluminum Cap monument marking the northwest corner of the E ½ of the SW ¼ (CW 1/16 Corner) of said Section 18;

Thence along the northerly boundary of said E ½ of the SW ¼ S 89°33'16" E a distance of 1297.16 feet to the **POINT OF BEGINNING**.

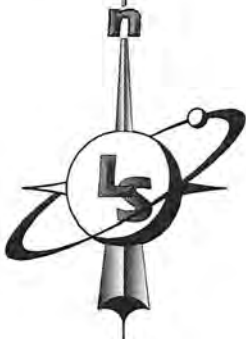
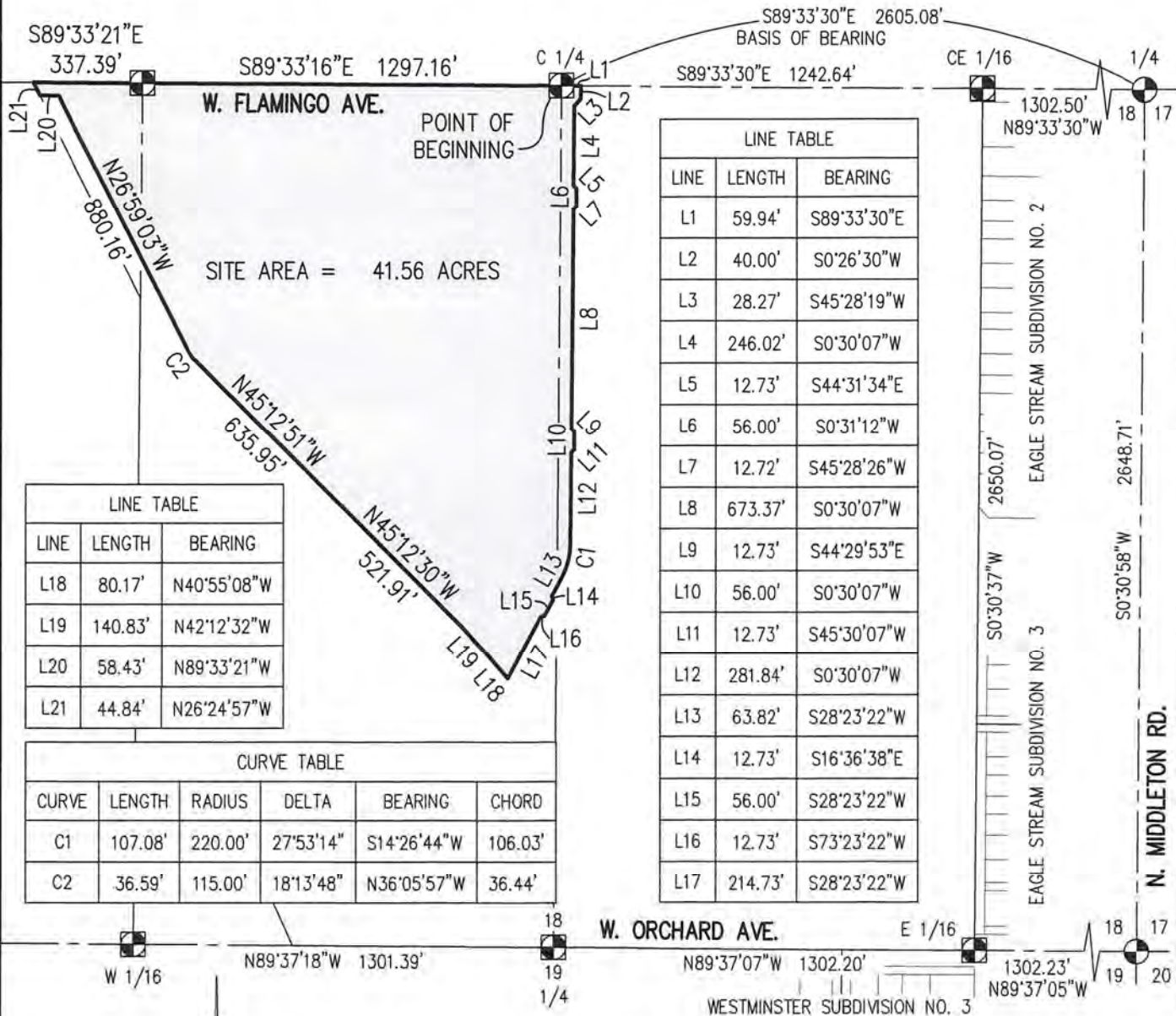
This parcel contains 41.56 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 30, 2023



EDERRA SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE S 1/2 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.
CITY OF NAMPA, CANYON COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 21-50

Legal Description
City of Nampa BC Zone
Ederra Subdivision

Portions of the SW $\frac{1}{4}$ of Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

PARCEL A

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S $0^{\circ}30'58''$ W a distance of 2648.71 feet;

Thence along the northerly boundary of said S $\frac{1}{2}$ N $89^{\circ}33'30''$ W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (CE $\frac{1}{16}$ Corner) of said Section 18;

Thence continuing along said boundary N $89^{\circ}33'30''$ W a distance of 1302.58 feet to an Aluminum Cap monument marking the northeast corner of the SW $\frac{1}{4}$ (Center $\frac{1}{4}$ Corner) of said Section 18, the **POINT OF BEGINNING**;

Thence along the easterly boundary of said SW $\frac{1}{4}$ S $0^{\circ}30'07''$ W a distance of 343.00 feet to a point;

Thence leaving said boundary N $89^{\circ}33'16''$ W a distance of 727.01 feet to a point;

Thence N $0^{\circ}26'44''$ E a distance of 343.00 feet to a point on the northerly boundary of said SW $\frac{1}{4}$;

Thence along said boundary S $89^{\circ}33'16''$ E a distance of 727.35 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 5.73 acres more or less.

PARCEL B

Commencing at a Brass Cap monument marking the southeast corner of the S $\frac{1}{2}$ (Section Corner) of said Section 18, from which a Brass Cap monument marking the northeast corner of said S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) bears N $0^{\circ}30'58''$ E a distance of 2648.71 feet;

Thence along the southerly boundary of said S $\frac{1}{2}$ N $89^{\circ}37'05''$ W a distance of 1302.23 feet to an Aluminum Cap monument marking the southeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (E $\frac{1}{16}$ Corner) of said Section 18;

Thence continuing along said southerly boundary N $89^{\circ}37'07''$ W a distance of 1302.20 feet to an Aluminum Cap monument marking the southeast corner of the SW $\frac{1}{4}$ (S $\frac{1}{4}$ Corner) of said Section 18, the **POINT OF BEGINNING**;

Thence along the southerly boundary of said SW $\frac{1}{4}$ N $89^{\circ}37'18''$ W a distance of 390.91 feet to a point;

Thence leaving said boundary N $0^{\circ}22'42''$ E a distance of 201.70 feet to a point;

Thence N 8°19'07" W a distance of 35.88 feet a distance of 35.88 feet to a point;

Thence N 31°29'09" E a distance of 56.45 feet to a point;

Thence N 18°31'51" E a distance of 67.26 feet to a point;

Thence S 84°25'27" E a distance of 93.07 feet to a point of curvature;

Thence a distance of 105.03 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of 30°05'19" and a long chord bearing N 80°31'53" E a distance of 103.83 feet to a point of tangency;

Thence N 65°29'14" E a distance of 63.83 feet to a point;

Thence S 24°30'46" E a distance of 155.54 feet to a point of curvature;

Thence a distance of 130.33 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 24°53'28" and a long chord bearing S 12°04'02" E a distance of 129.31 feet to a point of tangency;

Thence S 0°22'42" W a distance of 118.24 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 2.94 acres more or less.

BC Zone (Parcels A and B) contains a total of 8.67 acres more or less.

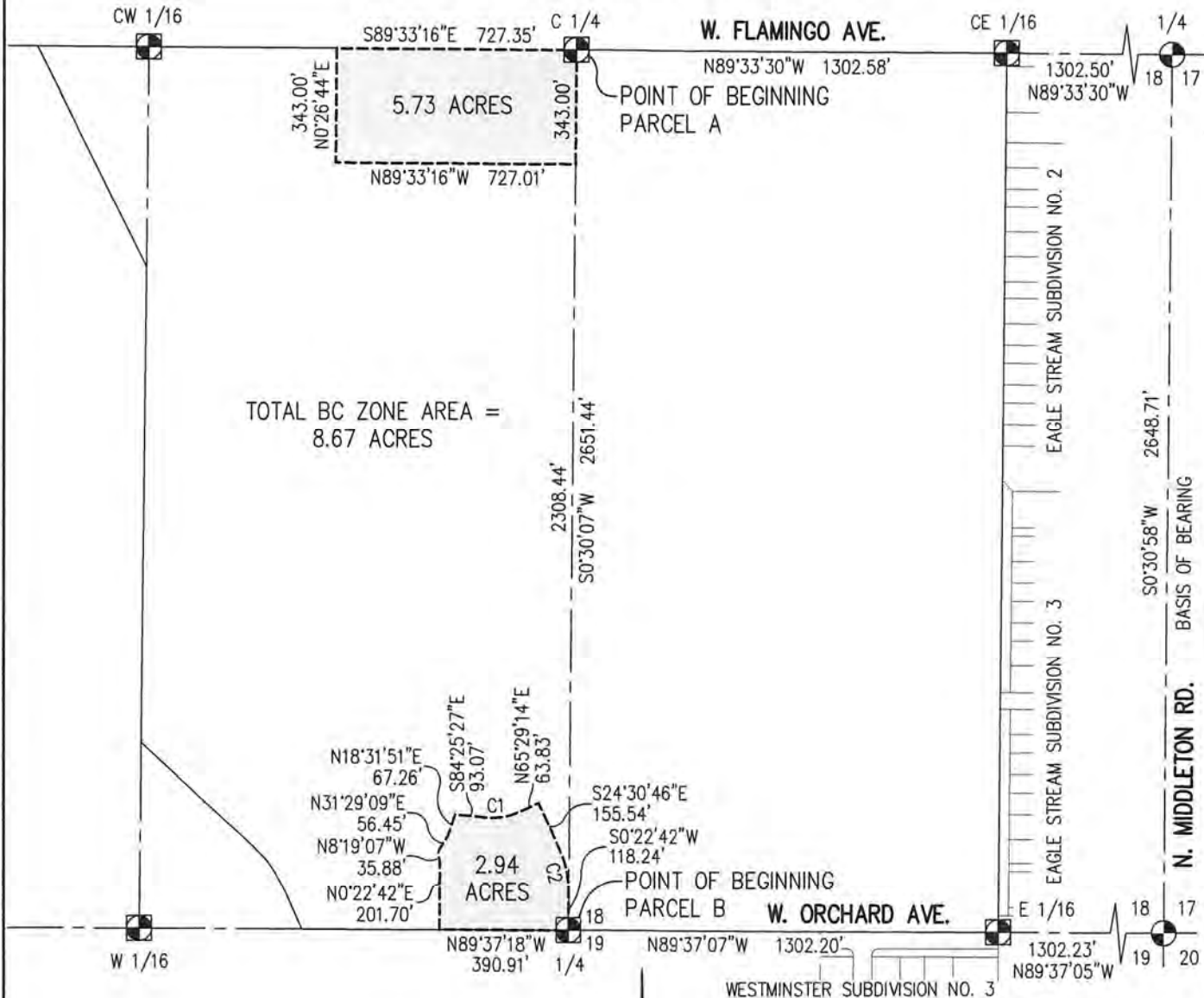
Clinton W. Hansen, PLS
Land Solutions, PC
October 30, 2023



EDERRA SUBDIVISION

CITY OF NAMPA BC ZONE

LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.
CITY OF NAMPA, CANYON COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E 5TH ST., STE A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 21-50

Legal Description
City of Nampa RD Zone
Ederra Subdivision

A portion of the S $\frac{1}{2}$ of Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S $0^{\circ}30'58''$ W a distance of 2648.71 feet;

Thence along the northerly boundary of said S $\frac{1}{2}$ N $89^{\circ}33'30''$ W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (CE $\frac{1}{16}$ Corner) of said Section 18;

Thence continuing along said boundary N $89^{\circ}33'30''$ W a distance of 1191.60 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary S $0^{\circ}26'30''$ W a distance of 40.00 feet to a point;

Thence S $43^{\circ}46'12''$ E a distance of 1334.57 feet to a point;

Thence S $41^{\circ}20'18''$ E a distance of 83.70 feet to a point;

Thence S $42^{\circ}24'45''$ E a distance of 299.48 feet to a point on the easterly boundary of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 18;

Thence along said boundary S $0^{\circ}30'37''$ W a distance of 91.55 feet to a point;

Thence leaving said boundary N $89^{\circ}29'23''$ W a distance of 30.00 feet to a point;

Thence S $80^{\circ}20'21''$ W a distance of 115.13 feet to a point;

Thence S $77^{\circ}25'27''$ W a distance of 28.00 feet to a point on a curve;

Thence a distance of 22.84 feet along the arc of a 100.00 foot radius non-tangent curve right, said curve having a central angle of $13^{\circ}05'10''$ and a long chord bearing S $6^{\circ}01'58''$ E a distance of 22.79 feet to a point of tangency;

Thence S $0^{\circ}30'37''$ W a distance of 166.04 feet to a point;

Thence N $89^{\circ}37'07''$ W a distance of 172.10 feet to a point;

Thence S $0^{\circ}22'53''$ W a distance of 44.40 feet to a point;

Thence S $0^{\circ}30'37''$ W a distance of 206.00 feet to a point;

Thence N $89^{\circ}29'23''$ W a distance of 128.00 feet to a point on a curve;

Thence a distance of 78.43 feet along the arc of a 50.00 foot radius non-tangent curve right, said curve having a central angle of $89^{\circ}52'16''$ and a long chord bearing $S\ 45^{\circ}26'45''\ W$ a distance of 70.63 feet to a point of tangency;

Thence $N\ 89^{\circ}37'07''\ W$ a distance of 478.97 feet to a point of curvature;

Thence a distance of 86.90 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of $24^{\circ}53'39''$ and a long chord bearing $S\ 77^{\circ}56'03''\ W$ a distance of 86.22 feet to a point of tangency;

Thence $S\ 65^{\circ}29'14''\ W$ a distance of 135.73 feet to a point;

Thence $N\ 24^{\circ}30'46''\ W$ a distance of 34.64 feet to a point;

Thence $S\ 65^{\circ}29'14''\ W$ a distance of 138.00 feet to a point;

Thence $S\ 58^{\circ}23'09''\ W$ a distance of 20.15 feet to a point;

Thence $N\ 24^{\circ}30'46''\ W$ a distance of 114.76 feet to a point;

Thence $N\ 30^{\circ}37'16''\ W$ a distance of 84.06 feet to a point;

Thence $N\ 40^{\circ}59'56''\ W$ a distance of 42.74 feet to a point;

Thence $N\ 28^{\circ}23'22''\ E$ a distance of 337.51 feet to a point of curvature;

Thence a distance of 87.61 feet along the arc of a 180.00 foot radius curve left, said curve having a central angle of $27^{\circ}53'14''$ and a long chord bearing $N\ 14^{\circ}26'44''\ E$ a distance of 86.75 feet to a point of tangency on the easterly boundary of the SW $\frac{1}{4}$ of said Section 18;

Thence along said boundary $N\ 0^{\circ}30'07''\ E$ a distance of 683.91 feet to a point;

Thence leaving said boundary $N\ 89^{\circ}43'39''\ W$ a distance of 578.70 feet to a point;

Thence $S\ 44^{\circ}47'19''\ W$ a distance of 48.25 feet to a point;

Thence $N\ 45^{\circ}12'41''\ W$ a distance of 75.52 feet to a point of curvature;

Thence a distance of 159.37 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of $45^{\circ}39'25''$ and a long chord bearing $N\ 22^{\circ}22'58''\ W$ a distance of 155.19 feet to a point of tangency;

Thence $N\ 0^{\circ}26'44''\ E$ a distance of 222.69 feet to a point;

Thence $S\ 89^{\circ}55'51''\ W$ a distance of 490.97 feet to a point;

Thence $N\ 26^{\circ}59'03''\ W$ a distance of 194.84 feet to a point of curvature;

Thence a distance of 95.74 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of 27°25'42" and a long chord bearing N 13°16'12" W a distance of 94.83 feet to a point of tangency;

Thence N 0°26'39" E a distance of 82.34 feet to a point on the northerly boundary of the W ½ of the SW ¼ of said Section 18;

Thence along said boundary S 89°33'21" E a distance of 33.39 feet to an Aluminum Cap monument marking the northwest corner of the E ½ of the SW ¼ (CW 1/16 Corner) of said Section 18;

Thence along the northerly boundary of said E ½ of the SW ¼ S 89°33'16" E a distance of 569.81 feet to a point;

Thence leaving said boundary S 0°26'44" W a distance of 343.00 feet to a point;

Thence S 89°33'16" E a distance of 727.01 feet to a point on the westerly boundary of the SE ¼ of said Section 18;

Thence along said boundary N 0°30'07" E a distance of 343.00 feet to an Aluminum Cap monument marking the northwest corner of the SE ¼ (Center ¼ Corner) of said Section 18;

Thence along the northerly boundary of said SE ¼ S 89°33'30" E a distance of 110.98 feet to the **POINT OF BEGINNING**.

This parcel contains 47.55 acres more or less.

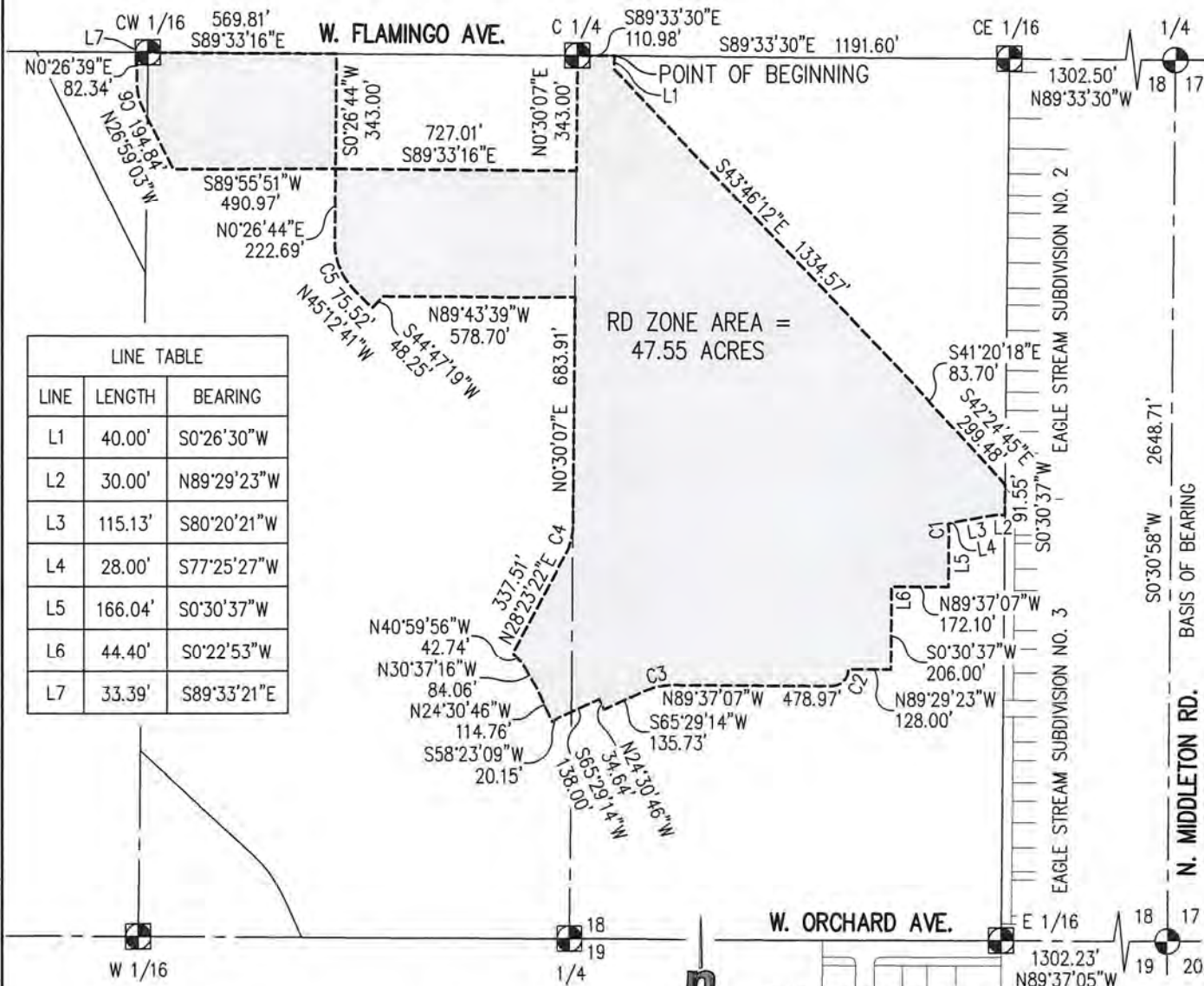
Clinton W. Hansen, PLS
Land Solutions, PC
October 30, 2023



EDERRA SUBDIVISION

CITY OF NAMPA RD ZONE

LOCATED IN THE S 1/2 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.
CITY OF NAMPA, CANYON COUNTY, IDAHO



LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	S0°26'30"W
L2	30.00'	N89°29'23"W
L3	115.13'	S80°20'21"W
L4	28.00'	S77°25'27"W
L5	166.04'	S0°30'37"W
L6	44.40'	S0°22'53"W
L7	33.39'	S89°33'21"E



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.84'	100.00'	13°05'10"	S6°01'58"E	22.79'
C2	78.43'	50.00'	89°52'16"	S45°26'45"W	70.63'
C3	86.90'	200.00'	24°53'39"	S77°56'03"W	86.22'
C4	87.61'	180.00'	27°53'14"	N14°26'44"E	86.75'
C5	159.37'	200.00'	45°39'25"	N22°22'58"W	155.19'
C6	95.74'	200.00'	27°25'42"	N13°16'12"W	94.83'



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 21-50

Legal Description
City of Nampa RS4 Zone
Ederra Subdivision

Portions of the S $\frac{1}{2}$ of Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

PARCEL A

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S $0^{\circ}30'58''$ W a distance of 2648.71 feet;

Thence along the northerly boundary of said S $\frac{1}{2}$ N $89^{\circ}33'30''$ W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (CE 1/16 Corner) of said Section 18;

Thence continuing along said boundary N $89^{\circ}33'30''$ W a distance of 1302.58 feet to an Aluminum Cap monument marking the northwest corner of the SE $\frac{1}{4}$ (Center $\frac{1}{4}$ Corner) of said Section 18;

Thence along the easterly boundary of said SE $\frac{1}{4}$ S $0^{\circ}30'07''$ W a distance of 725.25 feet to the **POINT OF BEGINNING;**

Thence continuing along said boundary S $0^{\circ}30'07''$ W a distance of 585.07 feet to a point;

Thence leaving said boundary N $89^{\circ}29'53''$ W a distance of 193.00 feet to a point;

Thence S $90^{\circ}00'00''$ W a distance of 28.00 feet to a point;

Thence N $57^{\circ}47'06''$ W a distance of 39.82 feet to a point;

Thence N $45^{\circ}12'41''$ W a distance of 827.67 feet to a point of curvature;

Thence a distance of 146.97 feet along the arc of a 462.00 foot radius curve right, said curve having a central angle of $18^{\circ}13'37''$ and a long chord bearing N $36^{\circ}05'52''$ W a distance of 146.35 feet to a point of tangency;

Thence N $26^{\circ}59'03''$ W a distance of 271.43 feet to a point;

Thence N $2^{\circ}13'15''$ E a distance of 6.39 feet to a point;

Thence N $89^{\circ}55'51''$ E a distance of 332.71 feet to a point;

Thence S $0^{\circ}26'44''$ W a distance of 222.69 feet to a point of curvature;

Thence a distance of 159.37 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of $45^{\circ}39'25''$ and a long chord bearing S $22^{\circ}22'58''$ E a distance of 155.19 feet to a point of tangency;

Thence S 45°12'41" E a distance of 75.52 feet to a point;

Thence N 44°47'19" E a distance of 48.25 feet to a point;

Thence S 89°43'39" E a distance of 578.70 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 9.25 acres more or less.

PARCEL B

Commencing at a Brass Cap monument marking the northeast corner of the S ½ (E ¼ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S 0°30'58" W a distance of 2648.71 feet;

Thence along the northerly boundary of said S ½ N 89°33'30" W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W ½ of the SE ¼ (CE 1/16 Corner) of said Section 18;

Thence along the easterly boundary of said W ½ of the SE ¼ S 0°30'37" W a distance of 2650.07 feet to an Aluminum Cap monument marking the southeast corner of said W ½ of the SE ¼ (E 1/16 Corner);

Thence along the southerly boundary of said W ½ of the SE ¼ N 89°37'07" W a distance of 1079.96 feet to the **POINT OF BEGINNING**;

Thence continuing along said boundary N 89°37'07" W a distance of 222.24 feet to an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ Corner) of said Section 18;

Thence N 0°22'42" E a distance of 118.24 feet to a point of curvature;

Thence a distance of 130.33 feet along the arc of a 300.00 foot radius curve left, said curve having a central angle of 24°53'28" and a long chord bearing N 12°04'02" W a distance of 129.31 feet to a point of tangency;

Thence N 24°30'46" W a distance of 155.54 feet to a point;

Thence S 65°29'14" W a distance of 63.83 feet to a point of curvature;

Thence a distance of 105.03 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of 30°05'19" and a long chord bearing S 80°31'53" W a distance of 103.83 feet to a point of tangency;

Thence N 84°25'27" W a distance of 93.07 feet to a point;

Thence S 18°31'51" W a distance of 67.26 feet to a point;

Thence S 31°29'09" W a distance of 56.45 feet to a point of curvature;

Thence a distance of 51.39 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 58°53'33" and a long chord bearing S 60°55'55" W a distance of 49.16 feet to a point of tangency;

Thence N 89°37'18" W a distance of 208.07 feet to a point of curvature;

Thence a distance of 103.67 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 59°23'48" and a long chord bearing N 59°55'24" W a distance of 99.09 feet to a point of reverse curvature;

Thence a distance of 155.93 feet along the arc of a 500.00 foot radius curve left, said curve having a central angle of 17°52'06" and a long chord bearing N 39°09'08" W a distance of 155.30 feet to a point of tangency;

Thence N 48°05'11" W a distance of 348.70 feet to a point of curvature;

Thence a distance of 169.92 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of 48°40'47" and a long chord bearing N 23°44'47" W a distance of 164.86 feet to a point of tangency;

Thence N 0°35'36" E a distance of 298.77 feet to a point of curvature;

Thence a distance of 77.13 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 44°11'42" and a long chord bearing N 22°41'27" E a distance of 75.24 feet to a point of tangency;

Thence N 44°47'18" E a distance of 235.66 feet to a point;

Thence N 45°12'42" W a distance of 166.91 feet to a point of curvature;

Thence a distance of 62.52 feet along the arc of a 117.02 foot radius curve left, said curve having a central angle of 30°36'39" and a long chord bearing N 62°08'24" W a distance of 61.78 feet to a point;

Thence N 22°44'34" E a distance of 168.30 feet to a point;

Thence N 45°12'51" W a distance of 175.02 feet to a point of curvature;

Thence a distance of 71.59 feet along the arc of a 225.00 foot radius curve right, said curve having a central angle of 18°13'48" and a long chord bearing N 36°05'57" W a distance of 71.29 feet to a point of tangency;

Thence N 26°59'03" W a distance of 110.96 feet to a point on the easterly boundary of the W ½ of said SW ¼;

Thence along said boundary N 0°35'36" E a distance of 110.63 feet to a point;

Thence leaving said boundary N 26°24'57" W a distance of 742.93 feet to a point on the northerly boundary of said W ½ of the SW ¼;

Thence along said boundary S 89°33'21" E a distance of 57.92 feet to a point;

Thence leaving said boundary S 26°59'03"E a distance of 925.23 feet to a point of curvature;

Thence a distance of 36.59 feet along the arc of a 115.00 foot radius curve left, said curve having a central angle of 18°13'48" and a long chord bearing S 36°05'57" E a distance of 36.44 feet to a point of tangency;

Thence S 45°12'51" E a distance of 635.95 feet to a point;

Thence S 45°12'30" E a distance of 521.91 feet to a point;

Thence S 42°12'32" E a distance of 135.53 feet to a point;

Thence S 40°59'56" E a distance of 85.47 feet to a point;

Thence S 30°37'16" E a distance of 84.06 feet to a point;

Thence S 24°30'46" E a distance of 778.35 feet to a point;

Thence S 0°22'53" W a distance of 50.00 feet to the **POINT OF BEGINNING**.

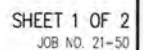
Said Parcel B contains 25.99 acres more or less.

RS4 Zone (Parcels A and B) contains a total of 35.24 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
October 30, 2023



LOCATED IN THE S 1/2 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.
CITY OF NAMPA, CANYON COUNTY, IDAHO



Legal Description
City of Nampa RS6 Zone
Ederra Subdivision

Portions of the S $\frac{1}{2}$ of Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

PARCEL A

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S 0°30'58" W a distance of 2648.71 feet;

Thence along the northerly boundary of said S $\frac{1}{2}$ N 89°33'30" W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (CE 1/16 Corner) of said Section 18, the **POINT OF BEGINNING**;

Thence along the easterly boundary of said W $\frac{1}{2}$ of the SE $\frac{1}{4}$ S 0°30'37" W a distance of 1278.54 feet to a point;

Thence leaving said boundary N 42°24'45" W a distance of 299.48 feet to a point;

Thence N 41°20'18" W a distance of 83.70 feet to a point;

Thence N 43°46'12" W a distance of 1334.57 feet to a point;

Thence N 0°26'30" E a distance of 40.00 feet to a point on the northerly boundary of said W $\frac{1}{2}$ of the SE $\frac{1}{4}$;

Thence along said northerly boundary S 89°33'30" E a distance of 1191.60 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 17.88 acres more or less.

PARCEL B

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S 0°30'58" W a distance of 2648.71 feet;

Thence along the northerly boundary of said S $\frac{1}{2}$ N 89°33'30" W a distance of 1302.50 feet to an Aluminum Cap monument marking the northeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (CE 1/16 Corner) of said Section 18;

Thence continuing along the northerly boundary of said SE $\frac{1}{4}$ N 89°33'30" W a distance of 1302.58 feet to an Aluminum Cap monument marking the northeast corner of the SW $\frac{1}{4}$ (Center $\frac{1}{4}$ Corner) of said Section 18;

Thence along the easterly boundary of said SW $\frac{1}{4}$ S 0°30'07" W a distance of 1310.32 feet to the **POINT OF BEGINNING**;

Thence continuing along said boundary S 0°30'07" W a distance of 98.84 feet to a point of curvature;

Thence leaving said boundary a distance of 87.61 feet along the arc of a 180.00 foot radius curve right, said curve having a central angle of 27°53'14" and a long chord bearing S 14°26'44" W a distance of 86.75 feet to a point of tangency;

Thence S 28°23'22" W a distance of 337.51 feet to a point;

Thence N 40°59'56" W a distance of 42.74 feet to a point;

Thence N 42°12'32" W a distance of 135.53 feet to a point;

Thence N 45°12'30" W a distance of 521.91 feet to a point;

Thence N 45°12'51" W a distance of 635.95 feet to a point of curvature;

Thence a distance of 36.59 feet along the arc of a 115.00 foot radius curve right, said curve having a central angle of 18°13'48" and a long chord bearing N 36°05'57" W a distance of 36.44 feet to a point of tangency;

Thence N 26°59'03" W a distance of 925.23 feet to a point on the northerly boundary of the E ½ of said SW ¼;

Thence along said boundary S 89°33'21" E a distance of 246.08 feet to a point;

Thence leaving said boundary S 0°26'39" W a distance of 82.34 feet to a point of curvature;

Thence a distance of 95.74 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of 27°25'42" and a long chord bearing S 13°16'12" E a distance of 94.83 feet to a point of tangency;

Thence S 26°59'03" E a distance of 194.84 feet to a point;

Thence N 89°55'51" E a distance of 158.26 feet to a point;

Thence S 2°13'15" W a distance of 6.39 feet to a point;

Thence S 26°59'03" E a distance of 271.43 feet to a point of curvature;

Thence a distance of 146.97 feet along the arc of a 462.00 foot radius curve left, said curve having a central angle of 18°13'37" and a long chord bearing S 36°05'52" E a distance of 146.35 feet to a point of tangency;

Thence S 45°12'41" E a distance of 827.67 feet to a point;

Thence S 57°47'06" E a distance of 39.82 feet to a point;

Thence N 90°00'00" E a distance of 28.00 feet to a point;

Thence S 89°29'53" E a distance of 193.00 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 13.93 acres more or less.

PARCEL C

Commencing at a Brass Cap monument marking the northeast corner of the S $\frac{1}{2}$ (E $\frac{1}{4}$ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S $0^{\circ}30'58''$ W a distance of 2648.71 feet;

Thence along the easterly boundary of said S $\frac{1}{2}$ S $0^{\circ}30'58''$ W a distance of 2648.71 feet to said southeast corner of Section 18;

Thence along the southerly boundary of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 18 N $89^{\circ}37'05''$ W a distance of 1302.23 feet to an Aluminum Cap monument marking the southeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ (E 1/16 Corner) of said Section 18, the **POINT OF BEGINNING**;

Thence along the southerly boundary of said W $\frac{1}{2}$ of the SE $\frac{1}{4}$ N $89^{\circ}37'07''$ W a distance of 1079.96 feet to a point;

Thence leaving said boundary N $0^{\circ}22'53''$ E a distance of 50.00 feet to a point;

Thence N $24^{\circ}30'46''$ W a distance of 663.59 feet to a point;

Thence N $58^{\circ}23'09''$ E a distance of 20.15 feet to a point;

Thence N $65^{\circ}29'14''$ E a distance of 138.00 feet to a point;

Thence S $24^{\circ}30'46''$ E a distance of 34.64 feet to a point;

Thence N $65^{\circ}29'14''$ E a distance of 135.73 feet to a point of curvature;

Thence a distance of 86.90 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of $24^{\circ}53'39''$ and a long chord bearing N $77^{\circ}56'03''$ E a distance of 86.22 feet to a point of tangency;

Thence S $89^{\circ}37'07''$ E a distance of 478.97 feet to a point of curvature;

Thence a distance of 78.43 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of $89^{\circ}52'16''$ and a long chord bearing N $45^{\circ}26'45''$ E a distance of 70.63 feet to a point;

Thence S $89^{\circ}29'23''$ E a distance of 128.00 feet to a point;

Thence N $0^{\circ}29'15''$ E a distance of 250.40 feet to a point;

Thence S $89^{\circ}37'07''$ E a distance of 172.10 feet to a point;

Thence N $0^{\circ}30'37''$ E a distance of 166.04 feet to a point of curvature;

Thence a distance of 22.84 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of $13^{\circ}05'10''$ and a long chord bearing N $6^{\circ}01'58''$ W a distance of 22.79 feet to a point;

Thence N $77^{\circ}25'27''$ E a distance of 28.00 feet to a point;

Thence N $80^{\circ}20'21''$ E a distance of 115.13 feet to a point;

Thence S 89°29'23" E a distance of 30.00 feet to a point on the easterly boundary of said W ½ of the SE ¼;

Thence along said boundary S 0°30'37" W a distance of 1279.98 feet to the **POINT OF BEGINNING**.

Said Parcel C contains 24.51 acres more or less.

PARCEL D

Commencing at a Brass Cap monument marking the northeast corner of the S ½ (E ¼ Corner) of said Section 18, from which an Aluminum Cap monument marking the southeast corner of said Section bears S 0°30'58" W a distance of 2648.71 feet;

Thence along the easterly boundary of said S ½ S 0°30'58" W a distance of 2648.71 feet to said southeast corner of Section 18;

Thence along the southerly boundary of the E ½ of the SE ¼ of said Section 18 N 89°37'05" W a distance of 1302.23 feet to an Aluminum Cap monument marking the southeast corner of the W ½ of the SE ¼ (E 1/16 Corner) of said Section 18;

Thence along the southerly boundary of said W ½ of the SE ¼ N 89°37'07" W a distance of 1302.20 feet to an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ Corner) of said Section 18;

Thence along the southerly boundary of said SW ¼ N 89°37'18" W a distance of 390.90 feet to the **POINT OF BEGINNING**;

Thence continuing along said boundary N 89°37'18" W a distance of 418.29 feet to a point;

Thence leaving said boundary N 24°02'21" W a distance of 117.89 feet to a point;

Thence N 26°14'02" W a distance of 47.29 feet to a point of curvature;

Thence a distance of 122.63 feet along the arc of a 329.00 foot radius curve left, said curve having a central angle of 21°21'20" and a long chord bearing N 36°54'42" W a distance of 121.92 feet to a point of tangency;

Thence N 47°35'21" W a distance of 466.26 feet to a point on the westerly boundary of the E ½ of the SW ¼ of said Section 18;

Thence along said boundary N 0°35'36" E a distance of 1320.75 feet to a point;

Thence leaving said boundary S 26°59'03" E a distance of 110.96 feet to a point of curvature;

Thence a distance of 71.59 feet along the arc of a 225.00 foot radius curve right, said curve having a central angle of 18°13'48" and a long chord bearing S 36°05'57" E a distance of 71.29 feet to a point of tangency;

Thence S 45°12'51" E a distance of 175.02 feet to a point;

Thence S 22°44'34" W a distance of 168.30 feet to a point on a curve;

Thence a distance of 62.52 feet along the arc of a 117.02 foot radius non-tangent curve right, said curve having a central angle of $30^{\circ}36'39''$ and a long chord bearing $S\ 62^{\circ}08'24''\ E$ a distance of 61.78 feet to a point of tangency;

Thence $S\ 45^{\circ}12'42''\ E$ a distance of 166.91 feet to a point;

Thence $S\ 44^{\circ}47'18''\ W$ a distance of 235.66 feet to a point of curvature;

Thence a distance of 77.13 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of $44^{\circ}11'42''$ and a long chord bearing $S\ 22^{\circ}41'27''\ W$ a distance of 75.24 feet to a point of tangency;

Thence $S\ 0^{\circ}35'36''\ W$ a distance of 298.77 feet to a point of curvature:

Thence a distance of 169.92 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of $48^{\circ}40'47''$ and a long chord bearing $S\ 23^{\circ}44'47''\ E$ a distance of 164.86 feet to a point of tangency;

Thence $S\ 48^{\circ}05'11''\ E$ a distance of 348.70 feet to a point of curvature;

Thence a distance of 155.90 feet along the arc of a 500.00 foot radius curve right, said curve having a central angle of $17^{\circ}51'54''$ and a long chord bearing $S\ 39^{\circ}09'14''\ E$ a distance of 155.27 feet to a point of reverse curvature;

Thence a distance of 103.70 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of $59^{\circ}24'47''$ and a long chord bearing $S\ 59^{\circ}54'54''\ E$ a distance of 99.11 feet to a point of tangency;

Thence $S\ 89^{\circ}37'18''\ E$ a distance of 208.07 feet to a point of curvature;

Thence a distance of 51.39 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of $58^{\circ}53'33''$ and a long chord bearing $N\ 60^{\circ}55'55''\ E$ a distance of 49.16 feet to a point;

Thence $S\ 8^{\circ}19'07''\ E$ a distance of 35.88 feet to a point;

Thence $S\ 0^{\circ}22'42''\ W$ a distance of 201.70 feet to the **POINT OF BEGINNING**.

Said Parcel D contains 9.47 acres more or less.

RS6 Zone (Parcels A, B, C and D) contains a total of 65.79 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
October 30, 2023

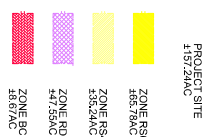
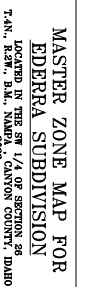
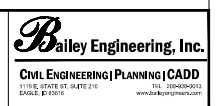


CITY OF NAMPA RS6 ZONE

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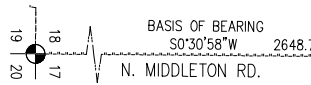
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Land Surveying and Consulting

SHEET 1 OF 2
JOB NO. 21-50

[illegible]

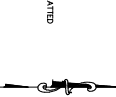
SUNNYVALE SUBDIVISION NO. 3
BOOK 52 PAGE 47

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1115 E. STATE ST., SUITE 210 TEL. 200-600-0012
EAGLE, ID 83616 www.baileyengineering.com



PLAN SHEET INDEX	
PP-1	DESCRIPTION
PP-2	COVER SHEET, INDEX, VICINITY
PP-3	MAP NOTES
PP-4	PRELIMINARY PLAT LAYOUT
PP-5	EXISTING TOPOGRAPHY
PP-6	TABLES & STREET SECTIONS
PP-7	ENGINEERING PLAN & STREET SECTIONS
PP-8	PRELIMINARY SWMP PROFILES
PP-9	PRELIMINARY SWMP PROFILES
PP-10	ADVANCED PROPERTIES NORTH-ADJACENT PROPERTIES SOUTH-ADJACENT

SUB PARCEL - 41.56 ACRES	
TOTAL LOTS	- 187
RESIDENTIAL LOTS	- 170
INDUSTRIAL LOTS	- 16
RSR LOTS	- 81
TH LOTS	- 81
COMMERCIAL LOTS	- 6 (5 BUIL. 1 DR)
INDUSTRIAL LOTS	- 0
TOTAL COMMON AREA LOTS	- 21
OPEN SPACE LOTS	- 10
MIN MAX LOT SIZES	
RSR LOTS	399KMIN 555KMAX
TH LOTS	650KMIN 825KMAX
INDUSTRIAL LOTS	450KMIN 450KMAX
COMMERCIAL BUILD	10000MIN 32500MAX

[illegible]

W. FLAMINGO AVE.

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

BLOCK 21

BLOCK 22

BLOCK 23

BLOCK 24

BLOCK 25

BLOCK 26

BLOCK 27

BLOCK 28

BLOCK 29

BLOCK 30

BLOCK 31

W. ORCHARD AVE.



OWNER

OPEN DOOR REALTY
1977 E. OVERLAND
MERCER, WY 82534

DEVELOPER

TRIAD DEVELOPMENT, INC.
9231 N. 42ND ST. STE. 101
MIDLAND, WY 82501

ENGINEER

DALEY ENGINEERING, INC.
DAVID A. DALEY, P.E.
1119 E. STATE ST. STE. 203
BOZEMAN, WY 83725

PLANNER/CONTACT

JENSEN BELTS
JENNIE LAYTON
N/A
697 S. WILSON AVE. STE. 110
BOZEMAN, WY 83725



JENSEN BELTS
Professional Land Surveyors
No. 10000, State of Wyoming



OCTOBER 2, 2023



EDERRA SUBDIVISION

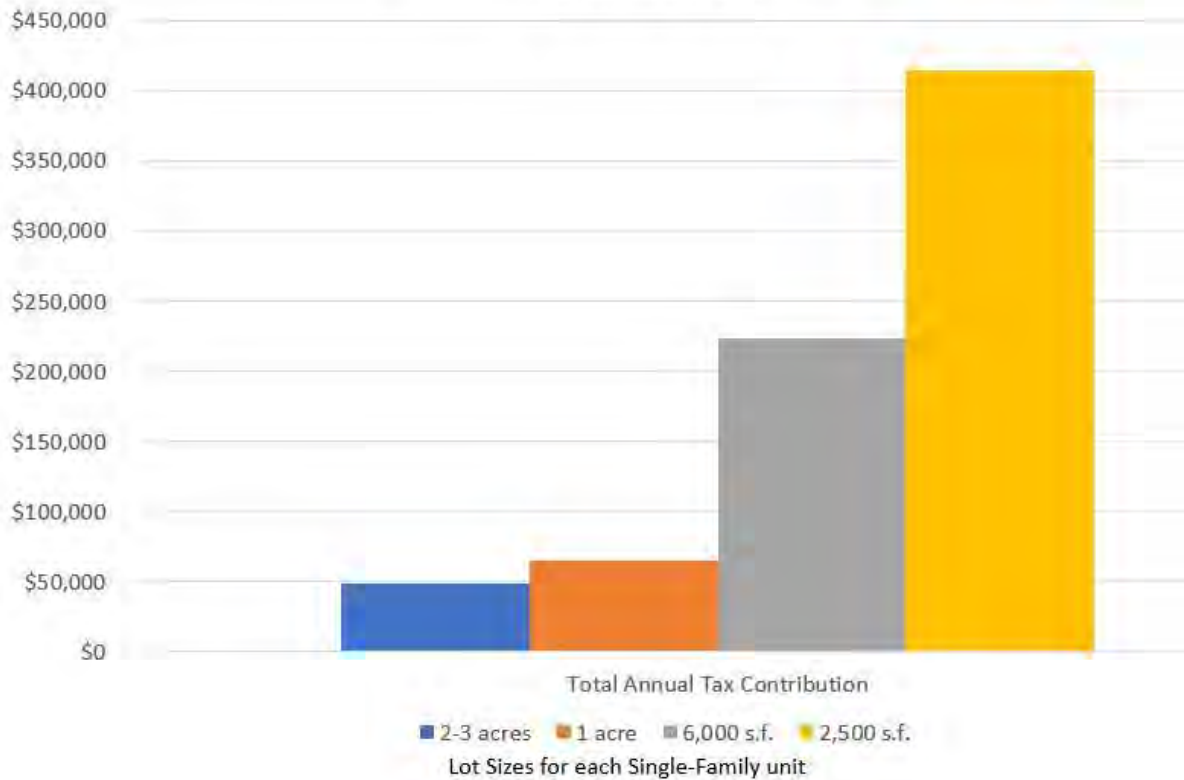
NAMPA, ID

MASTER PLAN

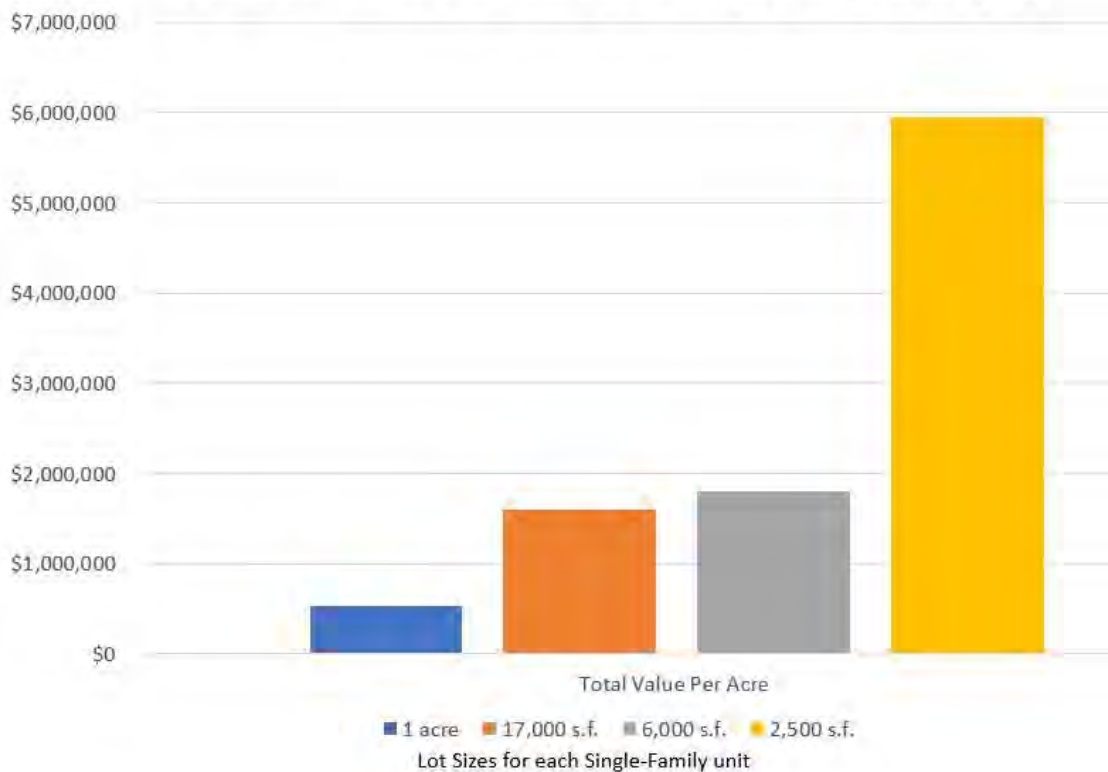
40' Wide SF Detached



Total Annual Tax Contribution for Total Units within a 40 acre development



Total Value of 1 acre of development by lot size/dwelling type



From: [Peter Crowell](#)
To: [Planning-Zoning Staff](#); [Peter Crowell](#)
Subject: Master Planned Community, Planning/Zoning/annexation of 157.24 acres between Flamingo and Orchard Ave.
Date: Tuesday, May 21, 2024 9:32:35 AM

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

Dear P. Zall and City Council,

I am not able to attend the meeting scheduled for May 28, 2024 at 6:00pm to express my concerns on the above Master Planned Community (MPC) proposal. I am a member of our West Minster HOA committee and we have our monthly meeting at the same time. I would greatly appreciate it if you could read my email in the meeting.

We all know of the extreme traffic difficulties Nampa is experiencing due to unprecedented growth. I see efforts being made to help mitigate some of the congestion. The cost-effective 3 way stop at the corner of Casia and Flamingo is one along with the many round-about being built.

The city council is aware of the desire of the many who want to experience the rural/convenience life of our city. However, it appears to me that this growth rate is spiraling out of control jeopardizing the very reason people want to live here. I see many new subdivisions being built along with many multi-story apartment buildings. All of which have added significantly to our traffic and service challenges. If I am reading the Public Notice correctly the "Original Concept" of the MPC states there are to be 361 SF/Detached, 289 SF/Attached residential properties along with other commercial builds. That is 650 new residential units that will have occupancy rates at least double the number of units. This is a deeply troubling number of units/residences that our infrastructure is to handle not to mention the cost of needed improvements. The ingress and egress of this parcel seems to be restricted to W. Flamingo and Orchard creating a major log jam in traffic. This will create another of the many bottle necks we are now experiencing.

By now the residents will have voted on the proposed \$38m bond measure. If approved, this bond appears to only take care of existing needs. If built, the added property tax revenue from the MPC will be realized long after infrastructure is needed.

Please consider the following questions and concerns:

1. How does the city plan on accommodating the huge increase in traffic funneled into these two roads?

2. Are the developers helping to pay for the infrastructure improvements needed?
3. Are those who live in rental units participating in the needed revenue for infrastructure improvements?

Thank you for all your hard work!

Peter Crowell



DATE: April 24, 2024, Revised May 22, 2024

TO: Nampa Planning & Zoning Department

FROM: Peter Nielsen – Sr. Eng. Plans Examiner

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

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

SUBJECT: ANN-00297-2023, MPC-00001-2023, & SPP-00138-2023 – Ederra Subdivision Engineering Review Memo

The Engineering Division has completed a review of the Annexation & Preliminary Plat application for the Ederra Subdivision property and provide the following comments and recommended conditions.

Review Comments

General:

1. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on April 26, 2023.
2. Nampa Engineering Division has reviewed the legal descriptions for annexation and zoning and find them to be accurate and with acceptable closure precision.

Master Planned Community

3. The proposed master planned community (MPC) provides the required north south mid-mile collector, connections to existing roadways and appropriate stub streets.
4. City utilities for the MPC have been evaluated and with the improvements listed under the utilities section of this memo there is adequate capacity serve the development.

Plat Comments:

5. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.
6. Plat shall include phase lines and numbers for the development.
7. Future right of way widths shall be shown in the plat for the following roads:
 - W Flamingo Ave – 40' from section line
 - Orchard Ave – 50' from section line

Traffic:

8. Traffic impact study (TIS) was prepared August 8, 2023 for this property. The TIS found there were no project triggered impacts, and therefore, no required special mitigation beyond payment of standard Streets Impact Fees at time of Building Permit. This study will need to be

updated with new traffic counts and updated build-out year and included with future plat applications. The Developer has been notified of this requirement.

Access:

- ~~between W Flamingo Ave and W Orchard Ave and between Midway and Middleton~~
~~south and east of Northside Blvd and Ustick Road~~
9. The project is located ~~south and east of Northside Blvd and Ustick Road~~ with frontage on the following public roads:
 - W Flamingo Ave – classified as “Collector”, speed limit 45-mph, two lane rural section.
 - Orchard Ave – classified as “Minor Arterial”, speed limit 45-mph, two lane rural section.
 10. The following public right-of-way dedication is required for this property:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
 11. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing, including:
 - W Flamingo Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-821B.
 - Orchard Ave – 10-ft sidepath and drainage; refer to Nampa Standard Drawing N-822B.
 12. Site access shall adhere to the City of Nampa Access Management Policy.
 13. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which would need to be accounted for and included with site development:
 - W Flamingo Ave – Bike lane.
 - Orchard Ave – Bike lane.

Utilities:

14. The City maintains the following utilities in the vicinity of the project:
 - 36” gravity sewer main in Midway Rd; Middlebury Sub to bring sewer to Midway Rd and W Flamingo Ave intersection;
 - 12” water mains in W Flamingo Ave and in Orchard Ave from east boundary to N Amarone Ave & Orchard Ave intersection; and,
 - 12” irrigation mains in both W Flamingo Ave & Orchard Ave from east boundary to intersections with N Amarone Ave.
15. The City’s sewer, water, and pressure irrigation systems have adequate capacity to serve this property.
16. The project will be required to construct utilities to and through the property at the time of development, including the following Master Planned utilities:
 - Extend 12” pressure irrigation main in W Flamingo Ave and Orchard Ave.
 - Extend 12” water main in Orchard Ave.
 - Extend 12” sewer trunk from Midway Rd & W Flamingo Ave intersection through proposed development.

Drainage:

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

Irrigation:

18. The following facilities run through the property and would require a License Agreement with Pioneer Irrigation District and the Bureau of Reclamation for improvements within the easements:
 - Isaiah Drain
 - Stone Lateral
19. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
20. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties in accordance with Idaho state statute.

Conditions of Approval

1. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - W Flamingo Ave – 40-ft from Section Line
 - Orchard Ave – 50-ft from Section Line
2. Frontage road improvements along all frontage roads shall be constructed in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawings at the time of property development.
3. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
5. Developer shall submit an updated Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of application for each subdivision phase to be reviewed and approved by the Nampa Engineering Division.

6. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City's Master Plans:
 - Extend 12" pressure irrigation main in W Flamingo Ave and Orchard Ave.
 - Extend 12" water main in Orchard Ave.
 - Extend 12" sewer trunk from Midway Rd & W Flamingo Ave intersection through proposed development.
7. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

Figure 1 – Utility Map





PLANNING AND ZONING DEPARTMENT

TO: Nampa Planning and Zoning Commission and Nampa City Council

DATE: April 16, 2024

RE: Ederra Master Planned Community

ADDRESS: W Flamingo and Amarone Ave.

Commissioners and Council,

Nampa Long-Range Planning has reviewed the Ederra Master Planned Community proposal and offers the following comments:

The proposed master planned community is in a “Medium Density Residential” land use designation that is adjacent to “Community Mixed Use” and “Residential Mixed Use” designations. The opportunity to stretch an adjacent land use designation is a provision of the Nampa 2040 Comprehensive Plan. As such, the Ederra subdivision qualifies for that stretch provision. A description of mixed-use development is provided in the comprehensive plan including a list of the following goals:

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

(Nampa 2040 Comp Plan “5.6.1 Goals for Mixed-Use Development”)

Additionally, the Comprehensive Plan also states that:

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

- a variety of housing types and pricing levels
- professional residential uses such a live/work, retail with residential above, offices that blend within residential settings
- easy access to services and job centers
- a neighborhood marketplace with a mix of commercial/services
- central gathering areas
- transit-friendly design
- access to recreational elements, parks, pathways, and open space for residents

- safe transportation/street system
- aesthetically pleasing architecture, streetscapes, and landscaping
- attractive signage and community artwork
- high-quality design
- business campus with amenities for workers
- connectivity”

(Nampa 2040 Comp Plan “5.6.5 Nampa’s Mixed-Use Elements”)

Based on these criteria, Long-Range Planning offers the following analysis:

This is a growing area of the community. Several subdivisions to the east and north of these parcels have developed or are in stages of development with medium density residential on smaller lots. Likewise, RS6 and RD zoned properties to the west of this master planned community have similar entitlements. The type and density of development proposed in this application is encouraged in the Future Land Use Map designations and Comprehensive Plan descriptions and appears to be compatible with the area. The Future Land Use Map envisions similar development in this area and south along Midway.

The strategic location of this development offers access to services on Karcher Road and Caldwell Blvd. Commercially zoned parcels with a “Community Mixed Use” designation to the north of this development provides opportunities for additional services within proximity in the future. Nampa Christian High School is to the northwest of this subdivision. The school is currently working on plans for expansion of services. Access could easily be accommodated with walking paths from this subdivision along Flamingo Ave. This pathway is contemplated in the current formation of the SW Nampa Specific Area Plan and would be consistent with current roadway development standards.

As one of Nampa’s first master planned communities, the mix of land uses, densities, and residential styles reflects the provisions of the Comprehensive Plan. Open spaces with park-like elements are laced throughout the subdivision. Commercial pads located on Flamingo Ave. are services by pathways and are within walking distance of residential units. The street layout is on a modified grid pattern, which is emblematic of smart growth principles. The densities are distributed throughout the subdivision in a manner that creates compatibility with adjacent parcels and more intensive uses near services. In addition, the housing unit types contributes to Nampa’s vision for providing opportunities for first-time homebuyers, retired individuals and those seeking economic stability.

Sincerely,



Doug Critchfield
Principal Long-Range Planner
City of Nampa Planning and Zoning



4/25/2024

RE: Ederra Subdivision

To: Bonnie Layton

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

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

- Propose a new unique street name of the section of road that runs from Lot 1 Block 4 to Lot 9 Block 4. This section of road should be named N (New Name) Ave
- N Corliss Ave should be N Corliss Way

Sincerely,

Donald Brown
GIS Tech I
Engineering Division
City of Nampa



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

208.468.5770

DATE: May 6, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Trilogy Development – Shawn Brownlee

OWNER: Endurance Holdings, LLC

PROJECT ADDRESS: 11342 & 11690 W. Orchard Ave., Nampa

RE: SPP-00138-2023, Ederra

This application is for annexation and zoning of a master planned community with 650 residential lots, 7 commercial lots, and 21 common lots on 157.24 acres. The preliminary plat will include the development of the northwest portion of the site, including 170 residential lots, 6 commercial lots and 21 common lots on 41.56 acres.

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

Water Supply Comments:

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

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

Fire Access Comments:

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

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)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

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



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

208.468.5770

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

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. Phase one of the development is located approximately 1.1 miles from Nampa Fire Station 4 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$1,018,550 for the 650 residential units.

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 1820 residents to 650 residential units, with an increased personnel demand of 1.8 firefighter positions.

Exhibits

“No Parking” Signs

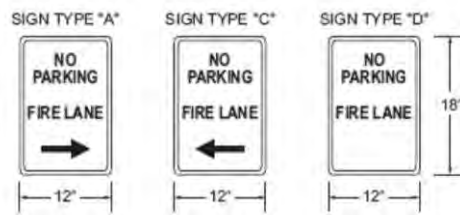
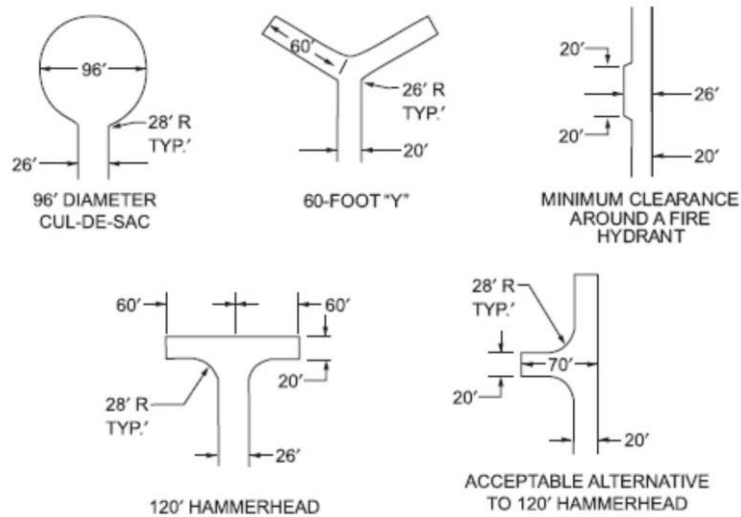


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

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



Collapsibles

MCSW-SS2-EZ

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



Collapsibles

MCSW-SS1-EZ

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



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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

April 30, 2024

City of Nampa
Planning & Zoning Department
200 12th Ave S.
Nampa, Idaho 83651

VIA EMAIL

Development Application	ANN-00297-2023, MPC-000001-2023 & SPP-00138-2023
Project Name	Ederra Master Planned Community
Project Location	11342 & 11690 W Orchard Ave; Approx .5 miles due South of SH-55 MP 14.9
Project Description	650 residential units & 7 commercial pads
Applicant	Bonnie Layton; NV5

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. The Idaho Administrative Policy Act (IDAPA) 39.03.42 rules govern encroachments on State Highway rights-of-way. Per IDAPA 39.03.42, if a new development at full build-out generates 100 or more new trips in the peak hour, 1,000 new trips in a day, or includes 35,000 square feet of building space for commercial/retail land use type, a Traffic Impact Study will be required. Applicant will need to provide the square footage of the buildings to be constructed at full build-out. The applicant will need to indicate what business will be in each building and the expected trip generations for each building before ITD can make a final determination if a traffic impact study will be required.
3. Traffic generation numbers were not provided with this application. Based on the size of this proposed subdivision and its proximity to SH-55, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting full build-out of the development. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the Traffic Impact Study shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

If you have any questions, you may contact me at 208-334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
Niki.Benyakhlef@itd.idaho.gov

From: [Josh Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 11342 ORCHARD AVE
Date: Thursday, April 11, 2024 4:50:24 PM
Attachments: [image001.png](#)

Good Afternoon

There are currently no code violations at the listed property at
11342 ORCHARD AVE

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: [Josh Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 11690 W ORCHARD AVE
Date: Thursday, April 11, 2024 4:53:36 PM
Attachments: [image001.png](#)

Good Afternoon

The current property listed at 11690 W ORCHARD AVE has no code violations

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: [Josh Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 0 ORCHARD AVE
Date: Friday, April 12, 2024 8:28:14 AM
Attachments: [image001.png](#)

Good Morning

There are currently no code violations at this time at the listed property 0 ORCHARD AVE

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: [Josh Evans](#)
To: [Planning-Zoning Staff](#)
Subject: 0 W ORCHARD AVE
Date: Friday, April 12, 2024 8:27:12 AM
Attachments: [image001.png](#)

Good Morning

There are currently no code violations at this time at the listed property 0 W ORCHARD AVE

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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Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, April 11, 2024 3:10 PM
To: Candace Fry
Subject: RE: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

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Good Afternoon,

Nampa Highway District #1 has no objection to the annexation and zoning to RS6 and RS4, and BC for Ederra Subdivision, and a development agreement for mixed uses including Commercial for parcels R3144300000, R3144400000, R31444401100, and R3144301000 subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Candace Fry <fryc@cityofnampa.us>
Sent: Thursday, April 11, 2024 8:23 AM
Subject: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

Good Morning,

This will be email 1 of 2 due to the large number of attachments.

RE: Ederra – ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

I have attached for your review the application for Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts for Ederra Subdivision, a Master Planned Community with a development agreement for mixed-uses including commercial, single-family detached and attached residential on 4 parcels (R3144300000, R3144400000, R3144401100 & R3144301000) addressed as 0 Orchard Ave, 0 W Orchard Ave, 11342 Orchard Ave & 11690 W Orchard Ave (located in the SW 1/4 of Section 26, T4N, R2W, BM); and a Subdivision Preliminary Plat for the development of the 41.56 acre northwest portion of the subdivision which includes 89 single family detached dwelling units, 81 single family attached dwelling units in (7) 3-unit townhouse buildings and (15) 4-unit townhouse buildings, 6 commercial lots and 21 common lots; for Trilogy Development/Shawn Brownlee (ANN-00297-

Candace Fry

From: Cody Swander
Sent: Thursday, April 18, 2024 9:19 AM
To: Candace Fry; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini;Carolynn Murray
Subject: RE: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

Hi Candace,

Nampa Parks has reviewed the preliminary plat for Ederra Subdivision, Project: SPP-00138-2023. We have no requests.

Thank you,



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

From: Candace Fry <fryc@cityofnampa.us>
Sent: Thursday, April 11, 2024 8:26 AM
Subject: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

Good Morning,

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This application will go before the Planning and Zoning Commission as a public hearing item on the May 28, 2024 agenda.

Please return all comments to the Planning and Zoning Staff (pzall@cityofnampa.us) prior to May 17, 2024.

From: [Judy Read](#)
To: [Candace Fry](#)
Subject: RE: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023
Date: Thursday, April 11, 2024 8:52:23 AM

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

Parcel #31444000 has a balance still owed to us of \$1581.39
Parcel #31444011 has a balance still owed to us of \$1820.64
Parcel #31443010 has a balance still owed to us of \$1521.36
We do not approve of annexation until accounts are paid in full.

Thank You have a great Day!

Judy Read

Secretary/Treasurer

Pioneer Irrigation District

PO Box 426 Caldwell ID 83606

Office: 208-459-3617

judy@pioneerirrigation.com

financial@pioneerirrigation.com

info@pioneerirrigation.com

From: Candace Fry <fryc@cityofnampa.us>
Sent: Thursday, April 11, 2024 8:23 AM
Subject: Ederra- ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

Good Morning,

This will be email 1 of 2 due to the large number of attachments.

RE: Ederra – ANN-00297-2023, MPC-00001-2023 & SPP-00138-2023

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TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: April 15, 2024

SUBJECT: Annexation & Zoning for Ederra - NW Phase – ANN-00297-2023, MPC-00001-2023 &
SPP-00138-2023

HEARING DATE: May 28, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Ederra - NW Phase. This phase of development is for 111 Single Family Residential & Townhomes lots resulting in 170 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Ederra - NW Phase is projected to add 454 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.57 additional officers and 0.3 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 144 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$80,067 and additional support staff is \$29,146 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 3.10 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 171 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	18
2	Abandoned Veh	15
3	Directed Patrol	3

Rank	Reactive Calls for Service	Total
1	Disturbance	21
2	PD Accident	10
3	Assault	9
4	Hit and Run	8
5	Sex Offense	7
6	Domestic Violen	7
7	Suspicious	6
8	PI Accident	4
9	Suicidal Subj	3
10	Mental Subject	3



Lisa Boyd, Superintendent

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

April 12, 2024

Re: Ederra Subdivision

Dear Nampa Planning and Zoning,

At this time, it is uncertain which elementary school the K-5 students in the Ederra Subdivision will attend as the district has yet to confirm the new attendance boundaries for the two new elementary schools to open in the fall of 2025. The district's primary concern for the foreseeable future is the capacity of the two high schools as new developments are approved.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", is written over a light gray circular background.

Joseph Palmer
Assistant Superintendent

Communities in Motion (CIM) Development Review Checklist

Development Name: Ederra

CIM Vision Category: Existing Neighborhood

Consistent with CIM Vision? YES

New Households: 650 **New Jobs:** ±55



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.

Orchard Avenue

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:

Checklist above is regarding the entire master planned community. Comments below are specific to the provided preliminary plat. Consider adding landscape islands and designated walking paths connecting residential and commercial areas to encourage walking and cycling trips.

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.



<https://compassidaho.org/>



info@compassidaho.org



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Sent: 5/3/24

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: 2 Years

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/>

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:	Orchard Avenue
Primary Use:	N/A
Secondary Use:	N/A

Bicycle and Pedestrian Infrastructure

- ✓ 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

Parking Management

- ✓ Improve walking and cycling infrastructure to make them feasible alternatives to driving and parking
- ✓ Add landscape islands and designated walking paths to enable safe and comfortable paths to businesses