

PLANNING & ZONING DEPARTMENT
Before the PLANNING and ZONING COMMISSION
Meeting of 13 MAY 2025

PUBLIC HEARING ITEM
STAFF REPORT

Damion Snodgrass, Associate Planner

Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Isaac Josifek representing Schlapia Audrey Carole/ Hayden Homes (**ANN-00325-2024, SPP-00154-2024**).

Original Concept: Development consisting of 56 single family detached lots and 6 common lots.

(Action: *Recommendation of Approval or Denial*)

ENGINEERING DETAILS

Traffic: A Traffic Impact Study is not required for this development

Access/Layout:

1. The project is located southwest of the intersection 11th Avenue North and Cherry Lane. The following road provide access to the property:
 - a. Cherry Lane – classified as “Principal Arterial”, speed limit 45-mph.
2. The proposed accesses meet the spacing requirements of the City's Access Management Policy.
3. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing

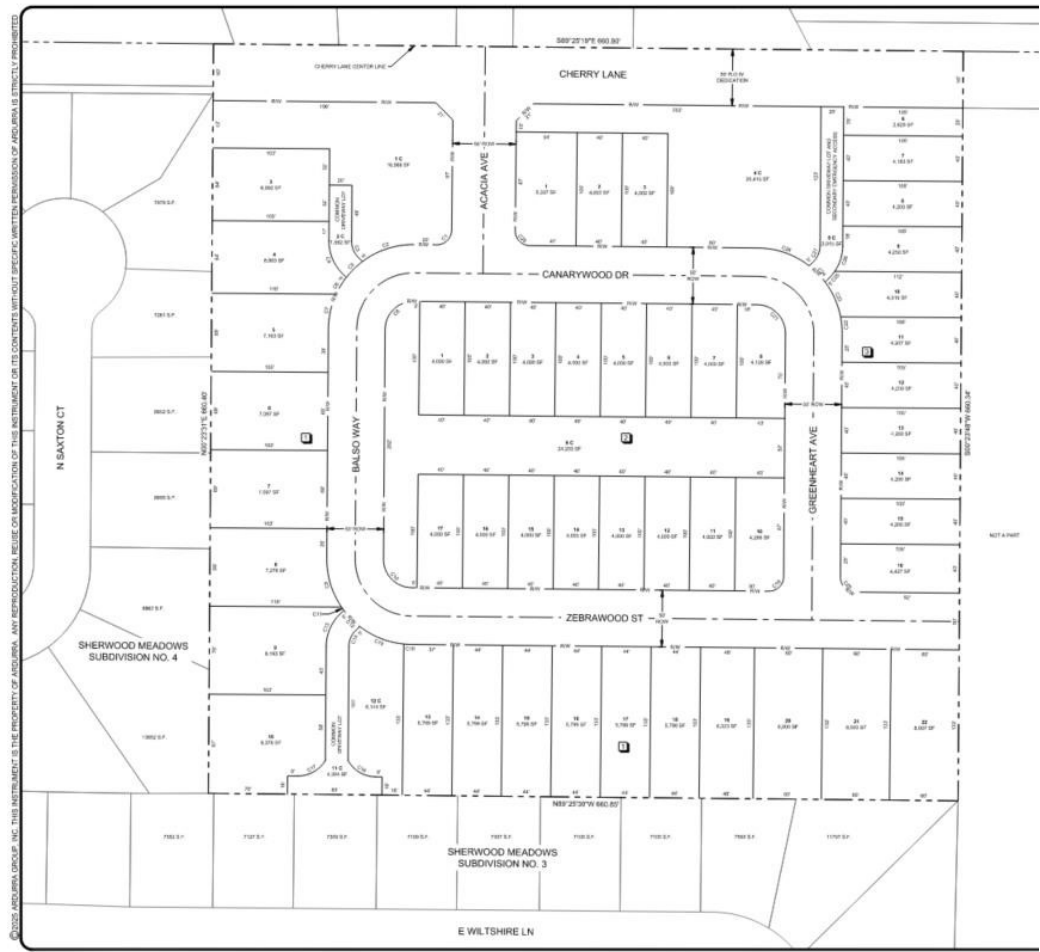
Utilities: The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- i. 8" sewer main in East Wiltshire Lane and North Saxton Court;
- ii. 12" water main in in Cherry Lane; and,
- iii. 8" pressure irrigation main in Cherry Lane and 4" pressure irrigation mains in the rear yard of the properties to the west and south of the development.

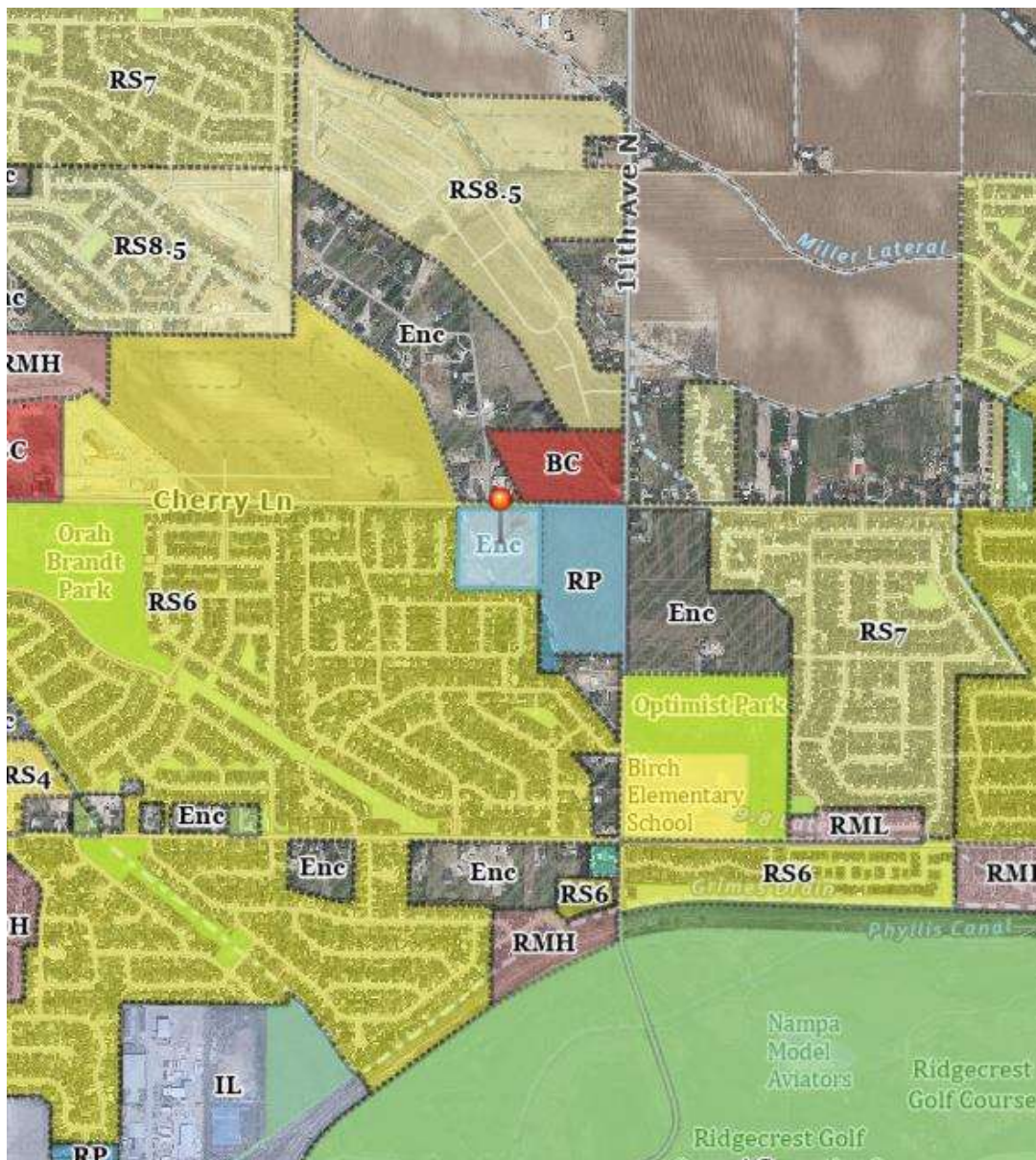
The project will be required to construct utilities to and through the property at the time of development.

EXHIBITS

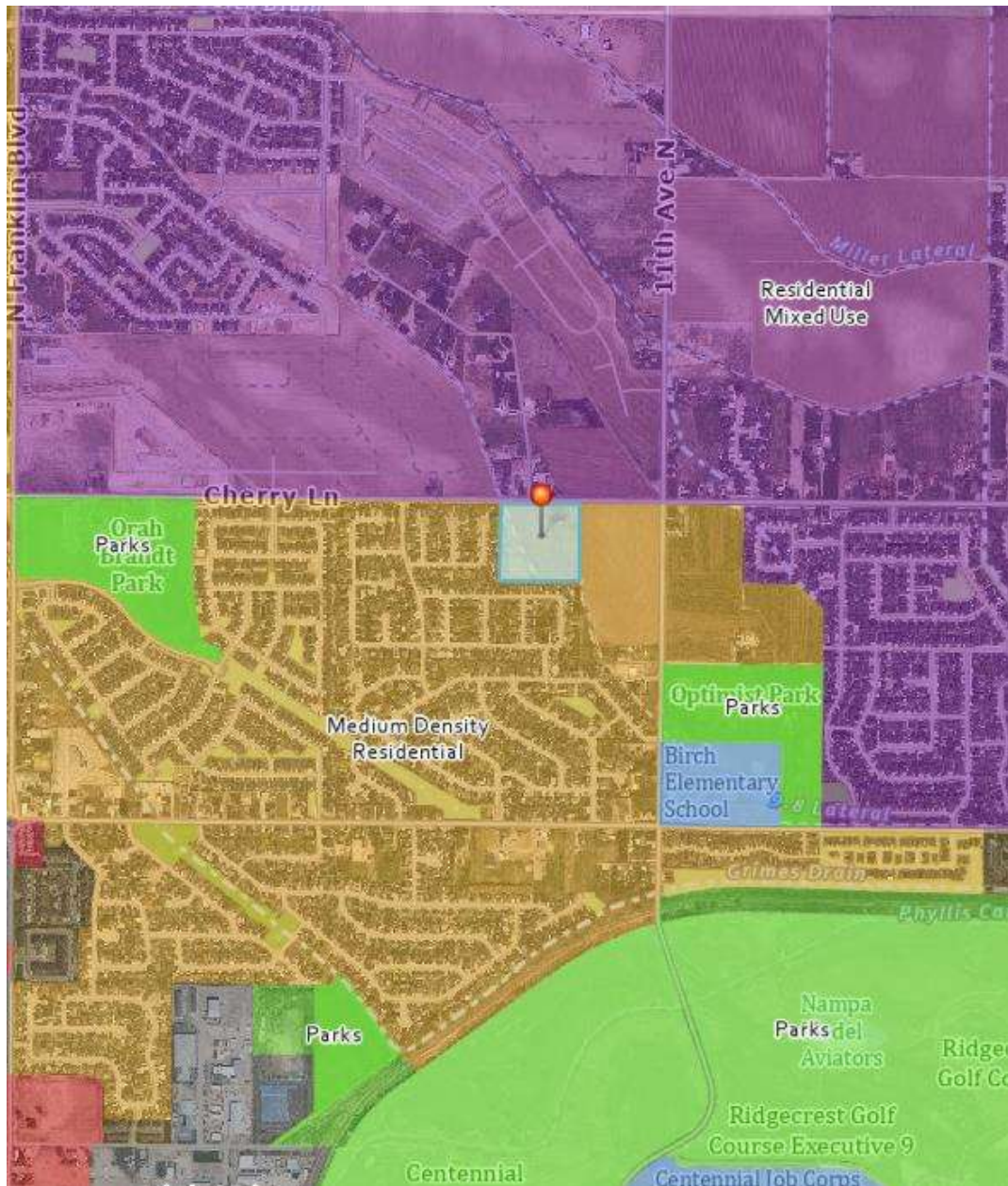
MILLWOOD PINES PLAT



ZONING MAP



FUTURE LAND USE MAP = Medium Density Residential



AERIAL



CORRESPONDENCE

Agency/City department comments have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon May 7, 2025] 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.

Engineering: Review Comments

Preliminary Plat:

1. Provide Boundary Basis of Bearing referenced to a Section or Quarter Section.

Traffic:

2. A Traffic Impact Study is not required for this development

Access/Layout:

3. The project is located southwest of the intersection 11th Avenue North and Cherry Lane. The following road provide access to the property:
 - a. Cherry Lane – classified as “Principal Arterial”, speed limit 45-mph.
 - b. The proposed accesses meet the spacing requirements of the City's Access Management Policy.
4. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing

Utilities:

5. The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
 - a. 8" sewer main in East Wiltshire Lane and North Saxton Court;
 - b. 12" water main in in Cherry Lane; and,
 - c. 8" pressure irrigation main in Cherry Lane and 4" pressure irrigation mains in the rear yard of the properties to the west and south of the development..
6. The project will be required to construct utilities to and through the property at the time of development.
 - a. Sewer needs to be extended to the end of the stub street at the east boundary.
7. The property is in the lower end of the City's water pressure Zone 2, which has a service hydraulic grade of approximately 2,640-feet. The project ground elevations is approximately 2486. The project is anticipated to have static water pressures around 75psi.
8. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.

Drainage:

9. The property is not located within a defined floodplain.

Irrigation:

10. All improvements to the 9.8 lateral shall be reviewed and approved by the Pioneer Irrigation District and the developer shall provide the City a copy of the applicable license agreements prior to final approval of the construction drawings.

Fire District: Comments on water supply and Fire Access:

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.

Nampa Police: NPD is recommending a commitment to fund 0.16 additional officers and 0.08 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel. The cost for the additional officers is \$22,136 and additional support staff is \$8,058 for the first year of employment.

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

- Propose new, unique street names for Canarywood Dr and Balsa Way to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to street Naming and Addressing Policy in the Engineering Process and Policy Manual.
 - Canarywood Dr should be E (New Name) St
 - Balsa Way should be N (New Name) Ave
- Acadia Ave should be Lattigo Dr as this section of road will align with existing road named Lattigo Dr to the north
- Greenheart Ave should be N Greenheart Ave
- Zebrawood St should be E Zebrawood St

Nampa Code Compliance: The listed property, 7161 CHERRY LN. has the following violation. Annexation is not recommended until these issues are remedied.

- Please maintain the tall grass/weeds on your property to include the yard, fence line, driveway, rights of way, and to the middle of any alley (If Applicable). Noxious weeds, such as puncture vine, white top, morning glory, etc., need to be destroyed in accordance with state Law. Please Remove all trash and debris throughout property and out of public view. Appliances , furniture, car parts/tires, piles of branches and any building material in public view are considered debris and needs to be removed.

Vallivue School District: We received a comment from the school district regarding growth and capacity restrictions of the current high schools. See attached.

APPLICABLE REGULATIONS

Annexation:

Idaho State Code Title 50-222(5) and Nampa City Code Title 10 Chapter 2(4.C) outline the requirements for annexation with consent of property owners, specifically:

- A. All private landowners have consented to annexation.
- B. Property shall be contiguous with the city limits, not only through a shoestring connection or strip of land comprising the highway's right-of-way.

- C. The comprehensive plan includes the area of annexation.
- D. When applicable for annexation of roadways, all portions of highways lying partially or wholly to be annexed with a contiguous parcel unless by express agreement with highway maintenance district indicates otherwise.

Zoning/Rezoning:

10-2-3-(c). Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and
3. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential):

The RS Single-Family Residential District is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community.

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

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet

Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet
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Nampa City Code, Title 10, Chapter 27-1.C. Subdivision:

No person or party shall subdivide any zoned property that is located wholly or in part in the city after June 11, 2002, or subdivide land within the area of city impact after June 14, 1977, into more than two (2) parcels, unless he shall first have made, or cause to have made, a subdivision plat thereof as required by Idaho Code title 50, chapter 13, and as set forth within this chapter, save where allowed otherwise in this chapter.

10-27-6.F.1.a: Between subdivisions that are eighty five feet (85') apart or less: If the area of a preexisting or already preliminarily platted lot is over eight thousand five hundred (8,500) square feet, then the area of any newly proposed lot in a newly proposed RS4, RS6 or RS7 subdivision shall be required to be sized equal to or greater than eighty percent (80%) of the preexisting lot's area to a maximum of ten thousand (10,000) square feet for an RS 6 and RS7 Zoning District, and eight thousand (8,000) square feet for an RS4 Zoning District. This requirement shall not be applied between phases of the same subdivision that were all platted via one preliminary plat. Lots that border an existing subdivision with lots that exceed 8,500 square feet may be increased up to 20% beyond the maximum allowed square footage.

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(s), Ardurra is making application for annexation on behalf of the Owner(s), Audrey Schlapia, as evidenced by the attached Affidavit of Legal Interest.

B. Property shall be contiguous with the city limits, not only through a shoestring connection or strip of land comprising the highway's right-of-way.

- The property is contiguous with city limits on all sides where it abuts RS6, BC & RP zoned city properties.

C. The Nampa Comprehensive Plan includes the area of annexation.

- The property is located with the current Nampa Area of Impact boundary as shown on the Future Land Use Map published in the Nampa 2040, Comprehensive Plan.

- The property is located in an area that is designated as Medium Density Residential on the Future Land Use Map in the Comprehensive Plan.
- The proposed RS4 is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential.

D. When applicable for annexation of roadways, all portions of highways lying partially or wholly to be annexed with a contiguous parcel unless by express agreement with highway maintenance district indicates otherwise.

- Annexation of roadways are subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement between the City of Nampa and Nampa Highway District #1.

Conclusion: The proposed annexation for parcel # R2094200000 proposed for annexation, falls under the annexation criteria outlined in Idaho Statute 50-2.22 because the property owner has given consent to annex the property and is contiguous as stated above. The property is located with the current Nampa Area of Impact boundary as shown on the Future Land Use Map published in the Nampa 2040, Comprehensive Plan and the requested zoning matches the designation shown on the Future Land Use Map. The request complies with the established Memorandum of Understanding currently in place between the City of Nampa and Nampa Highway District #1.

FINDINGS FOR ZONING TO RS4

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

- The proposed development is located on property that is designated as Medium Density Residential on the Future Land Use Map in the Comprehensive Plan.
- The RS 4 zoning district is an allowed zoned within the Medium Density Residential designation assigned to this property on the Future Land Use Map in the Comprehensive Plan.
- The development complies with goals, strategies and principles outlined in the Nampa Comprehensive Plan.

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

- The Comprehensive Plan defines compatibility, and this development complies with those definitions.

- The proposed RS (Single-Family Residential) zoning district allows for single-family detached dwelling units per NCC §10-3-2.
- This project matches the definition in the City of Nampa 2040 Comprehensive Plan for "Residential Area", because the predominant character is residential. And is in proximity to uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations."
- This property is enclaved and therefore is considered to be infill due to the fact that it is in an area of other county properties that are surrounded by city limits and available to city utilities and other services. The goals of the Nampa Comprehensive plan are to encourage development in areas where they can make efficient use of existing services. This helps to decrease sprawl to the outer edges of the city limits where services do not yet exist.
- 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.

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

- The proposed RS (Single-Family Residential) zoning district allows for single-family detached dwelling units per NCC §10-3-2.
- 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.
- There are properties within a half mile that are already annexed, zoned and developed in a similar way.
- It is considered to be within the public interest to develop infill properties rather than properties on the outer edges of city limits.

Conclusion: The proposed zoning map amendment(s) for parcel # R2094200000 is compatible with adjoining zoning districts because it establishes an area of RS4 zoning that are the same as or compatible with immediately surrounding districts and because the proposed zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential. The Future Land Use Map was

established after thoroughly analyzing land uses for compatibility. The property will provide a set of uses that would be reasonably compatible adjoining property because it the proposed uses will match the existing residential lots. It is in the public interest and reasonably necessary because it has proposed a subdivision layout that utilizes existing city utilities, utilizes infill property, will install frontage improvements, is compatible with surrounding uses and complies with adopted city codes.

PRELIMINARY PLAT ANALYSIS

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code §10-27, §10-8, and § 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:

LAND USE SUMMARY	
TOTAL AREA	9.99 AC
CHERRY LN RIGHT OF WAY	0.76 AC
INTERNAL RIGHT OF WAY	1.84 AC
PROJECT AREA	9.23 AC
TOTAL RESIDENTIAL AREA	5.57 AC
TOTAL OPEN SPACE	1.82 AC / 19.7%
QUALIFYING OPEN SPACE	1.46 AC / 15.8%
TOTAL NUMBER OF LOTS	55
RESIDENTIAL LOTS	47
COMMON LOTS	5
COMMON DRIVE LOTS	3
GROSS DENSITY	4.70 UNITS/ACRE
MINIMUM RESIDENTIAL LOT SIZE	±4000 SF
AVERAGE RESIDENTIAL LOT SIZE	±5162 SF
MAXIMUM RESIDENTIAL LOT SIZE	±8378 SF
PROPOSED ZONING	RS-4
EXISTING CITY OF NAMPA ZONING	RS-4
EXISTING CANYON COUNTY ZONING	R1

10-27-6.F.1.a: Between subdivisions that are eighty five feet (85') apart or less: If the area of a preexisting or already preliminarily platted lot is over eight thousand five hundred (8,500) square feet, then the area of any newly proposed lot in a newly proposed RS4, RS6 or RS7 subdivision shall be required to be sized equal to or greater than eighty percent (80%) of the preexisting lot's area to a maximum of ten thousand (10,000) square feet for an RS 6 and RS7 Zoning District, and eight thousand (8,000) square feet

for an RS4 Zoning District. This requirement shall not be applied between phases of the same subdivision that were all platted via one preliminary plat. Lots that border an existing subdivision with lots that exceed 8,500 square feet may be increased up to 20% beyond the maximum allowed square footage.

Lots subject to this code are as follows:

- Lot 9, Block : 8,193 s.f.
- Lot 10, Block 1 : 8,378 s.f.
- Lot 20, Block 1 : 8,000 s.f.
- Lot 21, Block 1 : 8,000 s.f.
- Lot 22, Block 1 : 8,007 s.f.

Summary: Code section 10-27-6.F.1.a requires the lots abutting the larger pre-existing lots to be at least 80% percent of the total lot size with a maximum of 8,000 s.f. for the RS 4 zoning designation. For lots that exceed 8,500 s.f., the largest pre-existing lot being 13,652 s.f., the lots are permitted to be increased by 20% in size. The proposed lots are at and over 8,000 s.f., which satisfies the code requirements.

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

- **Density:** The required density range for the RS 4 zone is 2.5 - 8 d.u. per acre.
 - On this 9.99 acres, the project proposes a density of 5.01 d.u/acre.
- **Lot sizes:** Lot sizes range from 4,000 s.f. to 8,378 s.f..
 - The minimum lot size allowed in the RS 4 zoning district is 4,000 s.f..
 - The smallest proposed lot is 4,000 s.f.
 - The maximum lot size allowed in the RS 4 zoning district is 8,000 s.f..
 - The largest proposed is 8,378 s.f.
- ❖ **Per NCC 10-27-6.F.1.a:** *Lots that border an existing subdivision with lots that exceed 8,500 square feet may be increased up to 20% beyond the maximum allowed square footage. This code section allows for lots equal to 9,600 s.f. making the exception request unnecessary in this scenario.*
- **Lot width & depth:** All lots proposed meet the lot width and depth required by city code.

- 15% open space is required in the platted areas with two Qualified Open Space Elements. Qualified open space is provided within 1.41 acres of the platted area which is 15.3% qualified open space. Amenities include a playground area, , green play space and pathways. The plat notes 19.8%, but that includes drainage area and landscaping.
- A 25' landscape buffer is required along Cherry Lane. The landscape plan shows a 25' wide landscape buffer along Cherry Lane. The landscape plan will be reviewed by City Staff.
- **Engineering Review:** The Engineering Division has completed a review of the application for the Millwood Pines Subdivision property and provides the following comments and recommended conditions.

Engineering Review Comments

Preliminary Plat:

1. Provide Boundary Basis of Bearing referenced to a Section or Quarter Section.

Traffic:

2. A Traffic Impact Study is not required for this development

Access/Layout:

3. The project is located southwest of the intersection 11th Avenue North and Cherry Lane. The following road provide access to the property:
 - i. Cherry Lane – classified as "Principal Arterial", speed limit 45-mph.
4. The proposed accesses meet the spacing requirements of the City's Access Management Policy.
5. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing

Utilities:

6. The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
 - i. 8" sewer main in East Wiltshire Lane and North Saxton Court;
 - ii. 12" water main in in Cherry Lane; and,
 - iii. 8" pressure irrigation main in Cherry Lane and 4" pressure irrigation mains in the rear yard of the properties to the west and south of the development..
7. The project will be required to construct utilities to and through the property at the time of development.
8. Sewer needs to be extended to the end of the stub street at the east boundary.
9. The property is in the lower end of the City's water pressure Zone 2, which has a service hydraulic grade of approximately 2,640-feet. The project ground

elevations is approximately 2486. The project is anticipated to have static water pressures around 75psi.

10. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.

Drainage:

11. The property is not located within a defined floodplain.

Irrigation:

12. All improvements to the 9.8 lateral shall be reviewed and approved by the Pioneer Irrigation District and the developer shall provide the City a copy of the applicable license agreements prior to final approval of the construction drawings.

Conclusion: The proposed Preliminary Plat for parcel # R2094200000 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.

EXCEPTION REQUEST

- 1) The applicant is also requesting an allowance for three of the lots to exceed the maximum lot size of 8,000 s.f..**

Lot 9, Block 1 = 8,193 s.f.

Lot 10, Block 1 = 8,378 s.f.

Lot 22, Block 1 = 8,007 s.f.

Per NCC 10-27-6.F.1.a: Lots that border an existing subdivision with lots that exceed 8,500 square feet may be increased up to 20% beyond the maximum allowed square footage.

Staff Recommendation: Code section 10-27-6.F.1.a allows for lots equal to 9,600 s.f. making the exception request unnecessary in this scenario.

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. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - Cherry Lane – 50' from section line.

2. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
3. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal.
4. 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:
 - 12" pressure irrigation main in Cherry Lane
 - 12" domestic water main in Cherry Lane
5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
6. Remedy the current weed and grass violations noted by code compliance.
7. And any others that the Commission may recommend...

POTENTIAL MOTIONS – ANNEXATION & ZONING, & PRELIMINARY PLAT

APPROVE:

I move to recommend approval of the **Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines** at 7161 Cherry Ln) for Isaac Josifek representing Schlapia Audrey Carole/ Hayden Homes (**ANN-00325-2024, SPP-00154-2024**) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

DENY:

I move to recommend denial of the **Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines** at 7161 Cherry Ln for Isaac Josifek representing Schlapia Audrey Carole/ Hayden Homes (**ANN-00325-2024, SPP-00154-2024**).
because... _____ (State Criteria and Findings).

Annexation Conclusions of Law:

1. All private landowners have consented to annexation.
2. Property shall be contiguous with the city limits, not only through a shoestring connection or strip of land comprising the highway's right-of-way.
3. The comprehensive plan includes the area of annexation.
4. When applicable for annexation of roadways, all portions of highways lying partially or wholly to be annexed with a contiguous parcel unless by express agreement with highway maintenance district indicates otherwise.

Zoning Assignment Conclusions of Law:

5. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and
6. 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.
7. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.

ATTACHMENTS

- Project narrative
- Zoning "Vicinity Map"
- Future Land Use Map
- Legal Descriptions – Annexation Boundary
- Neighborhood meeting sign-in/info sheet
- Preliminary Plat
- Landscape Plan
- Open Space Exhibit
- Building Elevations
- Inter-departmental/agency/citizen correspondence

2/20/2025

City of Nampa
Planning & Zoning Department
411 3rd Street South
Nampa, ID 83651

RE: Annexation and Preliminary Plat Application for Millwood Pines Subdivision

Dear Planning Staff, Commissioners, and Council Members,

On behalf of Hayden Homes, Ardurra is pleased to submit applications for Annexation and Preliminary Plat Approval to facilitate the development of the Millwood Pines Subdivision. The project is located on a 9.99-acre property south of Cherry Lane in Canyon County.

Proposed Development:

The Millwood Pines Subdivision is a residential development planned on a 9.99-acre site to include 52 lots: 47 residential lots and five common lots. Lot sizes will range from 4,000 square feet to 8,378 square feet. The gross density of the subdivision is approximately 4.70 units per acre, consistent with RS-4 zoning standards.

We are requesting an exception to permit three lots that exceed the maximum size of 8,000 square feet by a small margin. These slightly larger lots will contribute variety while blending harmoniously with the surrounding properties.

Annexation:

The Millwood Pines Subdivision is currently zoned Agricultural in Canyon County, and this application seeks annexation into the City of Nampa with a proposed zoning designation of RS-4 (Residential Single-Family). Annexation into the City will enable the development to benefit from municipal services such as water, sewer, and emergency response, ensuring alignment with the City's infrastructure and planning standards. This integration supports cohesive growth in the surrounding area while facilitating a seamless transition to urban development that aligns with Nampa's vision for smart and sustainable growth.

Comprehensive Plan:

The 2040 Comprehensive Plan and Future Land Use Map designate the subject parcel as Medium Density Residential. This development proposes a residential gross density of 4.70 units per acre, which falls within the required density range of 2.51–8 dwelling units per acre. Millwood Pines Subdivision closely aligns with the City of Nampa's Comprehensive Plan and is supported by several key goals and policies within the plan:

Promoting Sustainable Growth: The subdivision encourages smart growth by ensuring efficient land use and compatibility with surrounding development, as recommended in the Comprehensive Plan's goals to support sustainable community expansion.

Enhancing Housing Opportunities: By addressing the City's need for diverse housing options, Millwood Pines Subdivision contributes to the Comprehensive Plan's objectives to provide affordable and accessible housing for a growing population.

Infrastructure and Services Alignment: The development's density ensures efficient use of existing city services and infrastructure, supporting the plan's emphasis on urban development within city limits.

Preserving Neighborhood Character: The project respects the surrounding community's character, aligning with policies to enhance livability and maintain the positive attributes of neighborhoods.

Protecting Environmental and Public Welfare: Consistent with the Comprehensive Plan's emphasis on sustainability, the project adheres to land-use principles that mitigate environmental impacts while promoting public health and safety.

Millwood Pines Subdivision exemplifies development that not only complies with but also advances the vision of the 2040 Comprehensive Plan, fostering a balanced and well-planned urban environment.

Landscape Plan / Open Space / Amenities:

The project design includes 1.82 acres of open space, accounting for 19.7% of the total site area and exceeding City requirements. Key open space features include a 25-foot landscaped buffer along Cherry Lane, a preserved swamp oak tree enhanced with interpretive signage, and internal recreational amenities such as a gazebo, picnic areas, and a bocce ball court. Landscaped areas will be irrigated with an underground automatic irrigation system to maximize water efficiency.

The landscape plan incorporates a variety of trees, shrubs, and groundcover to enhance the development's aesthetics and functionality. Street buffer trees include Eastern Redbud, Chanticleer Callery Pear, and Village Green Japanese Zelkova. Internal pathways are lined with Spring Snow Crabapple and Austrian Pine, while open spaces feature 645 shrubs, including Lavender, Bluebeard, and Barberry, providing seasonal color and texture. 100 residential trees will be installed during lot development, ensuring long-term greenery and shade throughout the community.

Utilities:

The subdivision will connect to the City of Nampa's water and sewer systems via existing mains on Cherry Lane and Wilshire Lane. Stormwater will be managed through seepage beds and grease traps, ensuring compliance with City standards.

Transportation:

The project includes 1.84 acres of internal roadways with curb, gutter, and sidewalks to enhance pedestrian and vehicular connectivity. Direct lot access to Cherry Lane is prohibited to maintain traffic flow and safety. Emergency secondary access is provided through a designated common driveway.

Estimated Project Amount:

The total estimated project amount for Millwood Pines Subdivision is 5.1 million.

Annexation Benefits:

Annexation of the Millwood Pines Subdivision into the City of Nampa will ensure that the development benefits from municipal services, including water, sewer, and emergency response. This integration will support cohesive growth in the surrounding area and align the project with the City's infrastructure and planning standards.

Conclusion:

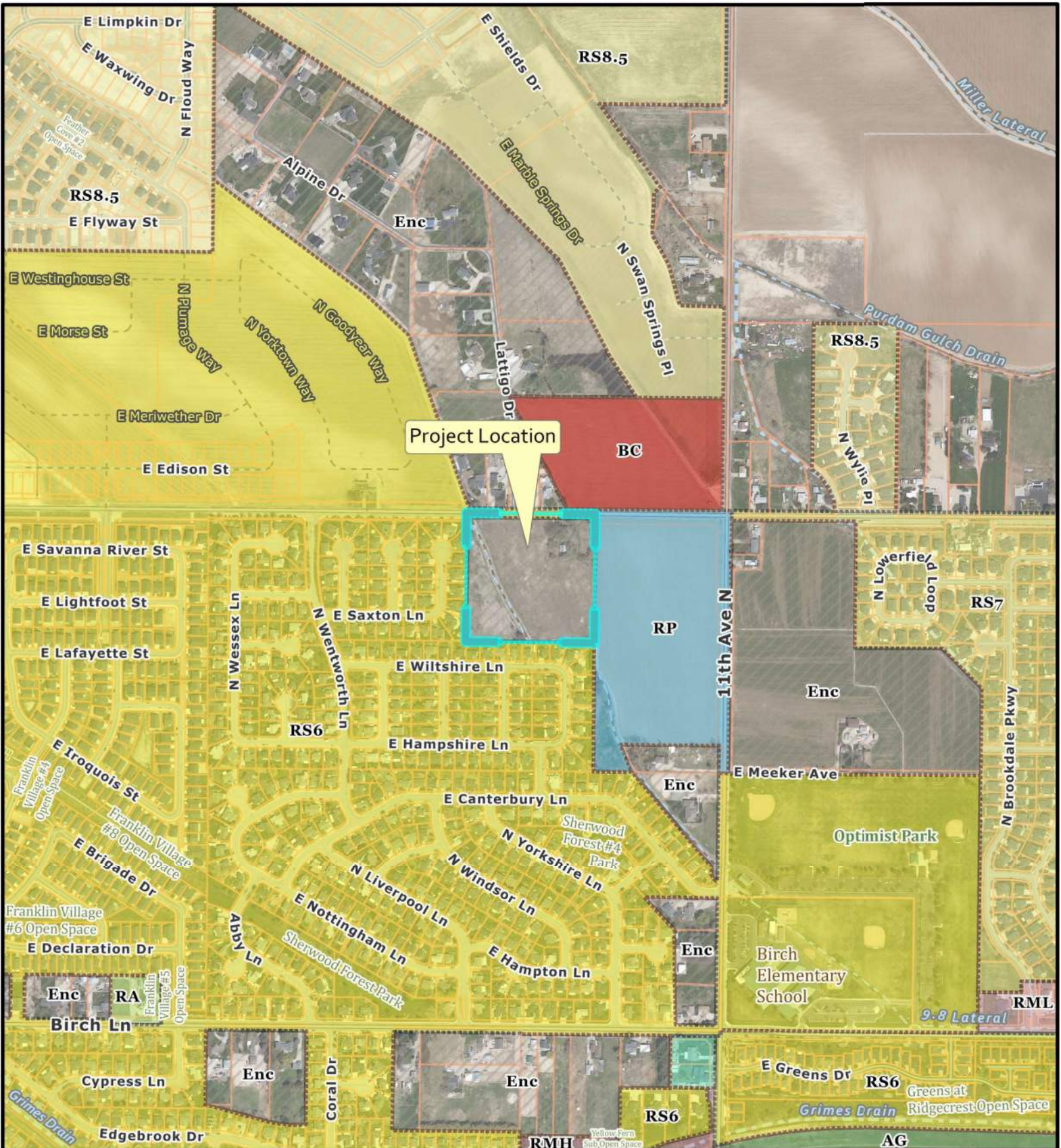
The Millwood Pines Subdivision demonstrates a commitment to thoughtful planning and sustainable development. Its design aligns with the City of Nampa's Comprehensive Plan by promoting orderly growth, sustainable infrastructure, diverse housing, and high-quality community spaces. Annexation and Preliminary Plat Approval will enable the creation of a vibrant residential community that supports the City's long-term goals for growth and livability.

Thank you for considering this application. If you have any questions or require further information, please do not hesitate to contact our office at (208) 323-2288 or email Becky Yzaguirre at byzaguirre@ardurra.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Becky Yzaguirre", written over a light gray rectangular background.

Becky Yzaguirre
Ardurra, Inc.



Project Location



**7161 Cherry Ln
Annexation and Zoning to RS4
(Single Family Residential) zoning
district, potential development
agreement and Subdivision
Preliminary Plat for Millwood Pines**

Annexation & Subdivision Preliminary Plat

ANN-00325-2024 &
SPP-00154-2024

4/28/2025

For illustrative purposes only.

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



0 175 350 525 700 Feet

Subject Area
County Parcels

Zoning

AG
BC
BF
BN
DB
DH
DV
Enc
GB1

GB2
GBE
HC
IH
IL
IL_RS
IP
IP_RS
RA
RD
RMH
RML

RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned



Project No: 240344
Date: December 9, 2024
Page 1 of 1

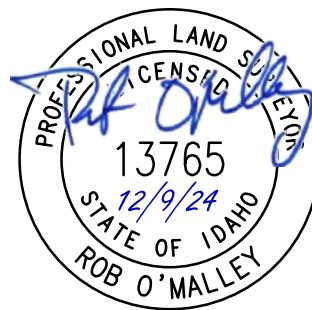
MILWOOD PINES PRELIMINARY PLAT DESCRIPTION

A parcel of land being the north half of Lot 18, as shown of the Plat of Cortland Place, recorded in Book 1 of Plats, at Page 26, records of Canyon County, Idaho, located in the NW1/4 of the NE1/4 of Section 11, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of said Section 11; thence, along the north boundary of said NW1/4 of the NE1/4,

- A. N.89°25'19"W., 675.92 feet to the northeast corner of said Lot 18 and the **POINT OF BEGINNING**; thence, along the east boundary of said Lot 18,
1. S.00°23'55"W., 660.34 feet to the north boundary of Sherwood Meadows No. 3, recorded in Book 31 of Plats, at Page 22, records of Canyon County, Idaho; thence, along said boundary,
 2. N.89°25'39"W., 660.90 feet to the east boundary of Sherwood Meadows No. 4, recorded in Book 32 of Plats, at Page 36, records of Canyon County, Idaho; thence, along said boundary,
 3. N.00°23'47"E., 660.40 feet to the northwest corner of said Lot 18 and the north boundary of said NW1/4 of the NE1/4; thence, along said boundary,
 4. S.89°25'19"E., 660.92 feet to the **POINT OF BEGINNING**.

CONTAINING: 10.02 Acres.





ARDURRA

Neighborhood Meeting: Millwood Pines Neighborhood Meeting

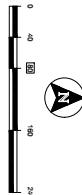
Date: 11/12/2024

Time: 6 PM

Location: 5708 E Bollo St, Nampa, ID 83687

<u>First and Last Name</u>	<u>Address</u>	<u>Contact Info</u>
Terre Forensic	13550 W. Unwinn Sr. Road, ID	
John Carpenter	332 N. Broadway	
Roxie Tracy	7232 Latigo Dr	
Jim Kile	16900 N. Saxton Ct.	
Angie Duvie	10278 W. Crestwood Circle Meridian ID	
Jeff Haze / IP Jacob Starnack	7216 E. Whitshare Ln.	
Mike + Brenda Runt	16938 N. Saxton Ct. Nampa, ID	

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2024



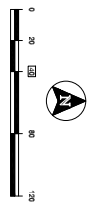
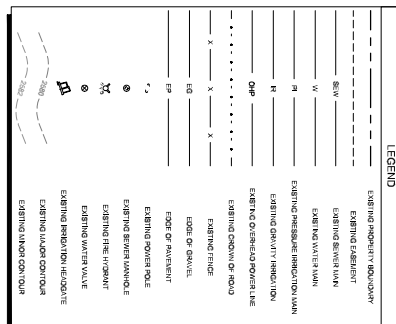
LAUD USE SUMMARY	
TOTAL AREA	6,994.0
INTERNAL IN-BEIGHT OF PLANT	0.78 AC.
CHURNING AREA	0.81 AC.
TOTAL RESIDENTIAL AREA	0.22 AC.
TOTAL OPEN SPACE	0.27 AC. (18.7%)
QUALIFYING OPEN SPACE	1.86 AC. (18.6%)
TOTAL NUMBER OF LOTS	66
RESIDENTIAL LOTS	47
COMMON LOTS	5
COMMON LOTS	3
GROSS DENSITY	4.70 UNITS/ACRE
MINIMUM REQUIRED DENSITY OF LOTS	4.000 SF
AVG. LOT AREA	1,043.9 SF
MINIMUM REQUIRED LOT SIZE	1,033.9 SF
PHASED ZONING	RM-4
EXISTING ZONE OF ADJAC. ZONING	RM-4
EXISTING ZONE OF ADJAC. ZONING	R1

[illegible]

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EXISTING ZONE OF ADJAC. ZONING	RM-4
EXISTING ZONE OF ADJAC. ZONING	R1




ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-5300 | WWW.ARDURRA.COM

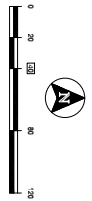


ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-5300 | WWW.ARDURRA.COM

REVISIONS			BORDER SIZES
NO.	DESCRIPTION	DATE	
1	ADJACENT LOTS ADJUSTMENTS	2/18/2025	DEFINED
			G. G. PERIN
			DRAWN
			G. G. PERIN
			CHECKED
			J. CARPENTER
			APPROVED
			J. CARPENTER


ATTENTION:
IF THE BAR DOES NOT MEASURE
1" ON 2/34 SHEET & 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE





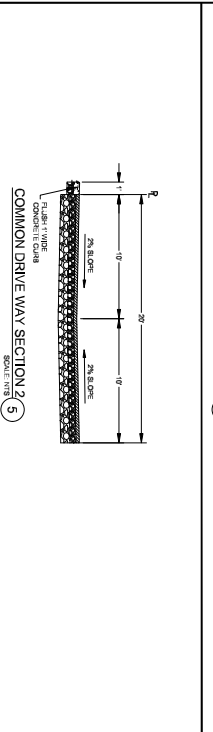
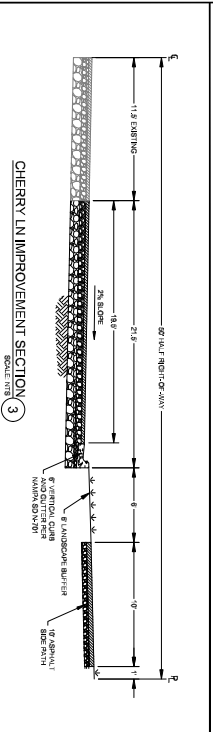
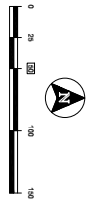
COUNCIL TABLE				
CLUBS	INDICES	INCH	DETA	CHORD
C1	1.500	0.400	0.9797955	1.430
C2	1.500	0.400	0.9797955	1.430
C3	1.500	1.000	0.9797955	1.430
C4	1.500	1.000	0.9797955	1.430
C5	1.500	1.000	0.9797955	1.430
C6	1.500	1.000	0.9797955	1.430
C7	1.500	1.000	0.9797955	1.430
C8	1.500	1.000	0.9797955	1.430
C9	1.500	1.000	0.9797955	1.430
C10	1.500	1.000	0.9797955	1.430
C11	1.500	1.000	0.9797955	1.430
C12	1.500	1.000	0.9797955	1.430
C13	1.500	1.000	0.9797955	1.430
C14	1.500	1.000	0.9797955	1.430
C15	1.500	1.000	0.9797955	1.430
C16	1.500	1.000	0.9797955	1.430
C17	1.500	1.000	0.9797955	1.430
C18	1.500	1.000	0.9797955	1.430
C19	1.500	1.000	0.9797955	1.430
C20	1.500	1.000	0.9797955	1.430
C21	1.500	1.000	0.9797955	1.430
C22	1.500	1.000	0.9797955	1.430
C23	1.500	1.000	0.9797955	1.430
C24	1.500	1.000	0.9797955	1.430
C25	1.500	1.000	0.9797955	1.430
C26	1.500	1.000	0.9797955	1.430
C27	1.500	1.000	0.9797955	1.430
C28	1.500	1.000	0.9797955	1.430
C29	1.500	1.000	0.9797955	1.430
C30	1.500	1.000	0.9797955	1.430

REVISONS			SORDER SIZE
NO.	DESCRIPTION	DATE	
1	ADJACENT LOT ADJUSTMENTS	2/18/2025	
	DESIGNED		
	G. GEHRE		
	DRAWN		
	G. GEHRE		
	CHECKED		
	J. CHRISTNER		
	APPROVED		
	J. CHRISTNER		




PRELIMINARY PLAT FOR:
MILLWOOD PINES SUBDIVISION
LOT DIMENSIONS

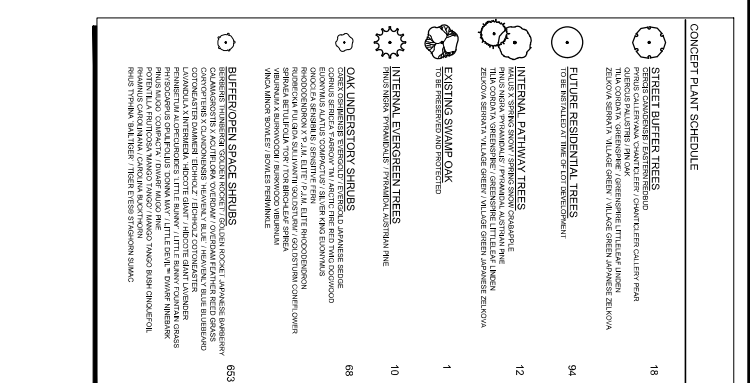
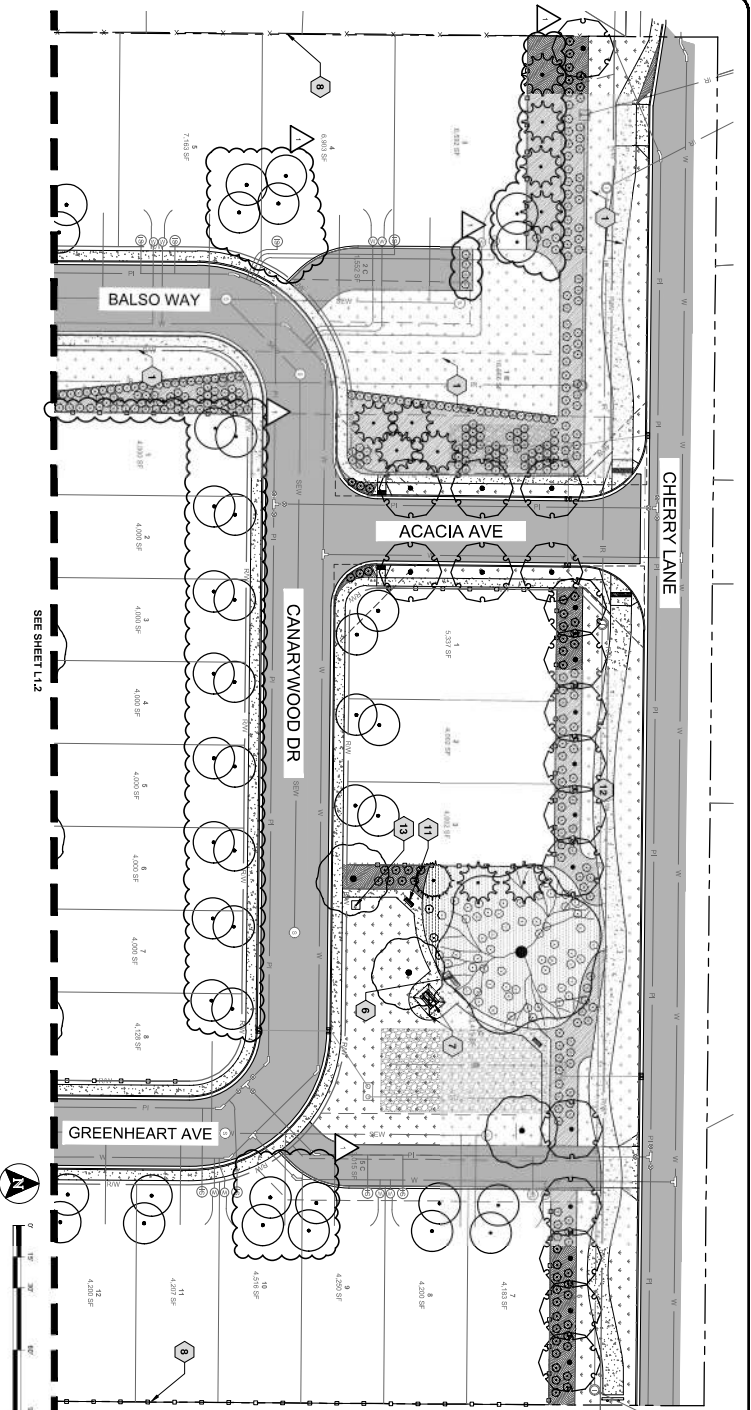
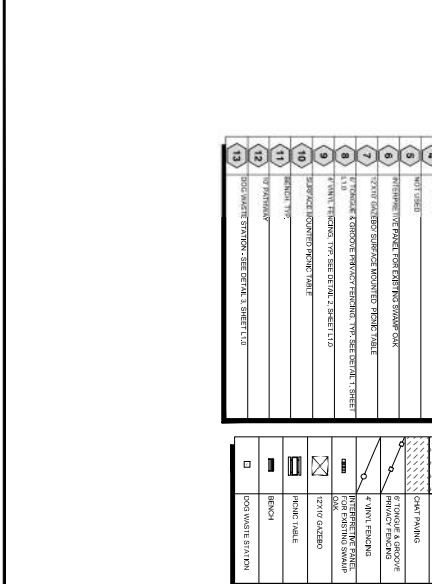
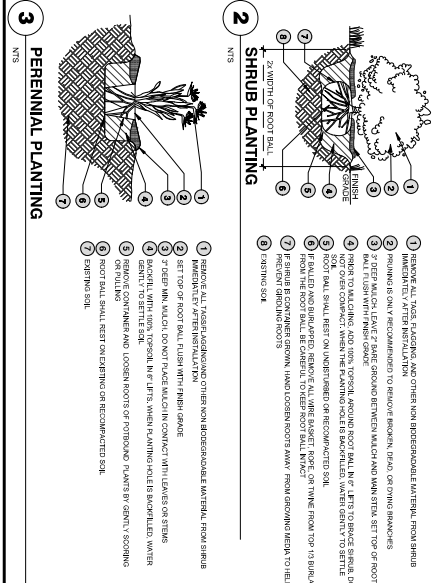
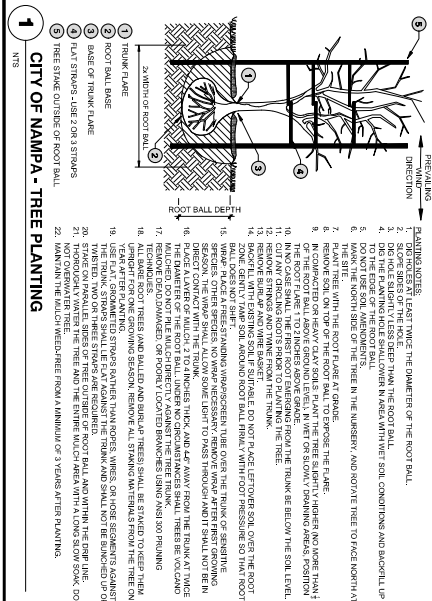





















REVISIONS		BORDER SIZE
NO.	DESCRIPTION	DATE
1	ADJACENT LOTS ADJUSTMENTS	2/18/2025
	DRAWN	G. GERBERG
	CHECKED	G. GERBERG
	APPROVED	J. CARRENTER
	APPROVED	J. CARRENTER





PROJECT P3.0	DATE: FEBRUARY 16, 2007 DRAWN BY: ZS891 CHECKED BY: IN CHARGE:	<p>PRELIMINARY PLAT FOR:</p> <h1>MILLWOOD PINES SUBDIVISION</h1> <h2>SITE PLAN</h2>
---------------------	---	---





MATERIAL	SCHEDULE
	BARK MULCH
	ROCK MULCH
	SOD
	GRAVEL/FILL
	PRIVACY SCREENING
	PLANT FENCING
	RETAINING WALL
	CONCRETE FOOTING
	CONCRETE SLAB
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION

 <p>ARDURRA</p> <p>2471 S. TITANUM PLACE MERCIDIAN, IDAHO 83642</p> <p>208-323-2288 WWW.ARDURRA.COM</p>	REVISIONS			BORDER SIZE	
	NO.	DESCRIPTION	DATE	DESIGNED	
	1	ADJUCANT LOT ADJUSTMENTS	2/20/20	M. PUDDY	
				DRAWN	
				S. ACEVEDO	
				CHECKED	
				M. PUDDY	
				APPROVED	
			M. PUDDY		

DATE: February 25, 2025
 PROJECT: 260344
 SHEET: L1.2

PRELIMINARY PLAT LANDSCAPE FOR:
MILLWOOD PINES SUBDIVISION
PLANTING PLAN - AREA 2



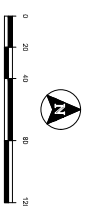
2/11/2025
PREPARED BY: GRANT GEHRING

[illegible]

= DEDUCTIBLE OPEN SPACE = 1.29 ACRES

* QUALIFIED OPEN SPACE = 0.17 ACRES*
 * 10% OF LANDSCAPE BUFFER ACCOUNTED AS QUALIFYING OPEN SPACE
 TOTAL AREA = 0.24 ACRES

¹¹REQUIRED DRAINING OPEN SPACE
= PROJECT AREA * 15%
= 9.23*15% = 1.39 ACRES



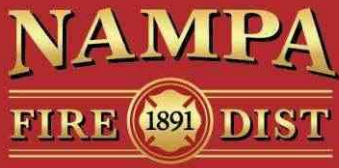
Elevations:

The images shown here with optional stone veneer treatments









EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

DATE: April 21, 2025

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Becky YZaguirre

OWNER: Schlapia Audre Carole

PROJECT ADDRESS: 7161 Cherry Ln, Nampa, ID 83687

RE: ANN-00325-2024 & SPP-00154-2024; Millwood Pines

This application is for Annexation and Preliminary Plat for a subdivision with 47 single-family detached residential lots and 5 common lots on 9.99 acres.

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

Water Supply Comments:

Fire District 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) **Due to site restrictions and road alignment requirements, the second point of access cannot be half the diagonal distance from the primary access. The subdivision has an internal loop that would allow residents to access either access point in case of an emergency, making this design acceptable to the Fire District with the condition, the stub street going east into the neighboring property line will be required to be a full connection when the neighboring parcel is developed.**

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

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

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

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

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

When a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A

note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, “**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY**”. The language below in smaller font is as follows: “**Violating Vehicle Will Be Towed; IFC Sec. 503**”. See exhibit below.

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

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.4 miles from Nampa Fire Station 3 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 building prior to issuance of the building permit. The current impact fee is \$1,567 per residential unit; however, the adoption of a new Capital Improvement Plan is in process that is expected to be complete prior to construction of this development. The new impact fee will be \$1,267 for an approximate total of \$59,549 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 133 residents to 47 residential lots with an increased personnel demand of 0.13 firefighter positions.

Note: The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.

Exhibits

“No Parking” Signs

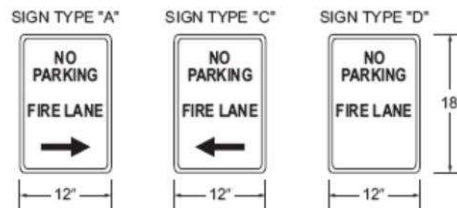
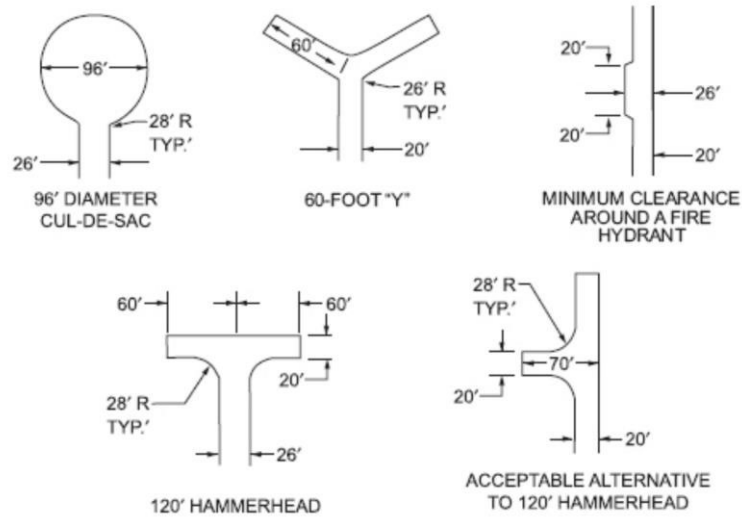


FIGURE D103.6 FIRE LANE SIGNS

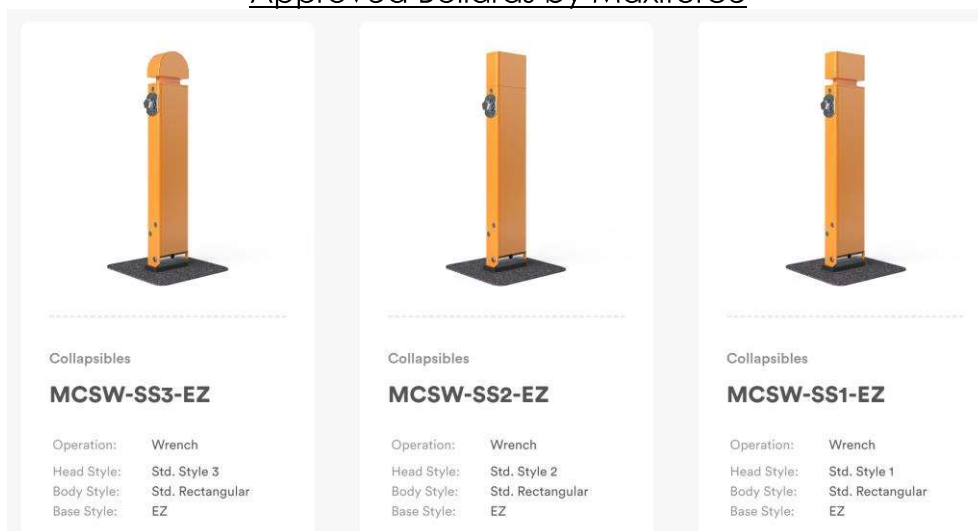
Fire Apparatus Turnaround Design Options



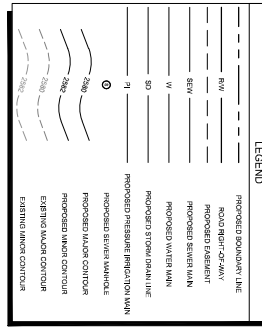
For SI: 1 foot = 304.8 mm.

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

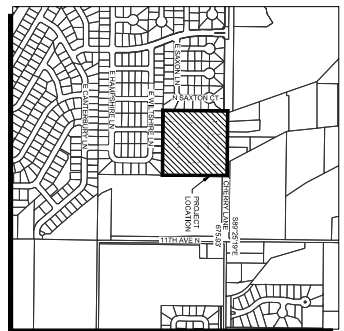
Approved Bollards by Maxiforce



A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2024



1. TO RECOVER A LOSS OF COMMON PROPERTY OR INTEREST ACQUIRED BY THE SUBSCRIBER.
2. TO RECOVER A LOSS OF COMMON PROPERTY BY A SUBSCRIBER WITHOUT ACQUIRING A COMMON PROPERTY OR INTEREST.
3. NEIGHBORHOOD PROPERTY AND NEIGHBORHOOD.
4. TO RECOVER A COMMON PROPERTY OR INTEREST BY A SUBSCRIBER ALONG WITH AN OTHER SPECIFIC AND IDENTIFIED MEMBER.
5. TO RECOVER A LOSS OF COMMON PROPERTY OR INTEREST BY A SUBSCRIBER.
6. TO RECOVER A LOSS OF COMMON PROPERTY OR INTEREST BY A SUBSCRIBER.
7. TO RECOVER A LOSS OF COMMON PROPERTY OR INTEREST BY A SUBSCRIBER.
8. THE PROPOSED REPEALS SHOULD BE LOCATED IN THE RIGHT PLACE AND THE RIGHT PLACE.



LAND USE SUMMARY	
TOTAL AREA	939 AC
CHURCH IN NORTH OF HWY 1	0.78 AC
CHURCH IN SOUTH OF HWY 1	0.28 AC
PROPOSED AREA	924 AC
TOTAL RESIDENTIAL AREA	527 AC
TOTAL OPEN SPACE	397.19 AC
GRASSY OPEN SPACE	146.62 AC
TOTAL NUMBER OF LOTS	56
RESIDENTIAL LOTS	56
COMMERCIAL	0
INDUSTRIAL	0
GENUS DENSITY	5.61 DENSITY/AC
NUMBER OF LOTS OF THE ABOVE CATEGORIES	44113 AC
PROPOSED ZONING	R54
EXISTING ZONING	R54
EXISTING LOT COUNT	18



332 N. BROADMORE WAY
NAMPA, IDAHO 83687

208-442-5300 | WWW.ARDURRA.COM



3/11/2025

RE: Millwood Pines

To: Becky Yzaguirre

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 Public Works GIS staff reflecting these changes prior to final plat application submittal.

- Propose new, unique street names for Canarywood Dr and Balsa Way to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
 - Canarywood Dr should be E (New Name) St
 - Balsa Way should be N (New Name) Ave
- Acacia Ave should be Lattigo Dr as this section of road will align with the existing road named Lattigo Dr to the north
- Greenheart Ave should be N Greenheart Ave
- Zebrawood St should be E Zebrawood St

Sincerely,

Clay Brown
GIS Tech II
Public Works Department
City of Nampa



DATE: April 22, 2025

TO: Nampa Planning & Zoning Department

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

CC: Mark Steuer, P.E. – Senior Director of Development Services

**SUBJECT: ANN-00325-2024 and SPP-00154-2024– Millwood Pines Subdivision
Engineering Division Review Memo**

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

Review Comments

Preliminary Plat:

1. Provide Boundary Basis of Bearing referenced to a Section or Quarter Section.

Traffic:

2. A Traffic Impact Study is not required for this development

Access/Layout:

3. The project is located southwest of the intersection 11th Avenue North and Cherry Lane. The following road provide access to the property:

- Cherry Lane – classified as “Principal Arterial”, speed limit 45-mph.

The proposed accesses meet the spacing requirements of the City’s Access Management Policy.

4. Frontage road improvements will be required in accordance with Nampa City Code Section 9-3-1 to be reflected on final construction drawing

Utilities:

5. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- 8” sewer main in East Wiltshire Lane and North Saxton Court;
- 12” water main in in Cherry Lane; and,
- 8” pressure irrigation main in Cherry Lane and 4” pressure irrigation mains in the rear yard of the properties to the west and south of the development..

6. The project will be required to construct utilities to and through the property at the time of development.

- Sewer needs to be extended to the end of the stub street at the east boundary.

7. The property is in the lower end of the City's water pressure Zone 2, which has a service hydraulic grade of approximately 2,640-feet. The project ground elevations is approximately 2486. The project is anticipated to have static water pressures around 75psi.
8. Utility layouts should be refined during final design to minimize utility crossings and ensure horizontal separation per IDAPA standards.

Drainage:

9. The property is not located within a defined floodplain.

Irrigation:

10. All improvements to the 9.8 lateral shall be reviewed and approved by the Pioneer Irrigation District and the developer shall provide the City a copy of the applicable license agreements prior to final approval of the construction drawings.

Conditions of Approval

1. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - Cherry Lane – 50' from section line.
2. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
3. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal.
4. 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:
 - 12" pressure irrigation main in Cherry Lane
 - 12" domestic water main in Cherry Lane
5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

Lynda Noah

From: Brendon Smith
Sent: Friday, March 14, 2025 2:14 PM
To: Planning-Zoning Staff
Cc: Jeff Miranda
Subject: ANN-00325-2024, SPP-00154-2024 - No comments from the Building Department

No comments from the Building Department on ANN-00325-2024, SPP-00154-2024

Thank you,



Brendon Smith
Plans Examiner Supervisor
500 12th Ave S, Nampa, ID 83651
Direct Line: 208.590.8201
[Department of Building Safety](#)

NAMPA Proud

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Lynda Noah

From: Juan Vergara
Sent: Thursday, March 13, 2025 12:03 PM
To: Planning-Zoning Staff
Cc: Kent Lovelace; Soyla Reyna
Subject: P&Z Inspection #CC25-000292

Good morning all,

The listed property, 7161 CHERRY LN., has the following violations. Annexation not recommended until these issues are remedied.

Please maintain the tall grass/weeds on your property to include the yard, fence line, driveway, rights of way, and to the middle of any alley (If Applicable). Noxious weeds, such as puncture vine, white top, morning glory, etc., need to be destroyed in accordance with state Law. Please Remove all trash and debris throughout property and out of public view. Appliances, Furniture, Car Parts/Tires, Piles of Branches and any Building Material in public view are considered Debris and needs to be removed. Contact my office at (208) 468-5485, if you have any questions. Thank you.

NOT all weeds/items mentioned above are on your property.

GENERAL WEEDS/TALL GRASS.

If this property was in city of Nampa we would have a case open. (County Property at this time)



JUAN VERGARA SR.

Code Compliance, Lead Officer II
O: 208.468.5473, D: 208.468.5485
401 3rd ST. S. Nampa, ID 83651

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Lynda Noah

From: Clay Brown
Sent: Tuesday, March 11, 2025 9:29 AM
To: Becky Yzaguirre
Cc: Addressing; Planning-Zoning Staff
Subject: Prelim Plat Street Name Review Comments - Millwood Pines 2nd Review
Attachments: Millwood Pines Road Name Changes 2nd Review.pdf; Millwood Pines Road Names 2nd Review.pdf

Please see the attached comments. Contact addressing@cityofnampa.us if you have any questions.

Thanks,



Clay Brown

GIS Technician, Public Works

Office: 208.468.5475

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3/11/2025

RE: Millwood Pines

To: Becky Yzaguirre

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

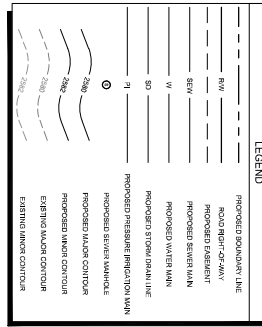
The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Public Works GIS staff reflecting these changes prior to final plat application submittal.

- Propose new, unique street names for Canarywood Dr and Balsa Way to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
 - Canarywood Dr should be E (New Name) St
 - Balsa Way should be N (New Name) Ave
- Acacia Ave should be Lattigo Dr as this section of road will align with the existing road named Lattigo Dr to the north
- Greenheart Ave should be N Greenheart Ave
- Zebrawood St should be E Zebrawood St

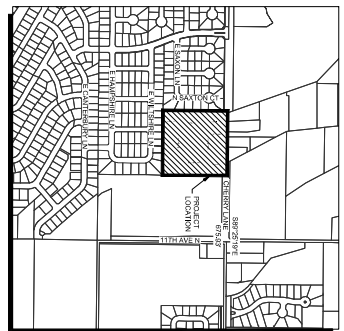
Sincerely,

Clay Brown
GIS Tech II
Public Works Department
City of Nampa


A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2024



1. TO RECOVER A BATTLE OR A SECONDARY REINFORCEMENT ACCORDING TO THE SUBMISSION.
2. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.
3. REINFORCED PROPERTY AND REINFORCED.
4. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.
5. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.
6. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.
7. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.
8. TO RECOVER 18 A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER AND A COMMON OF FIVE A REINFORCED BY A SUBSIDIARY BUTLER.



LAND USE SUMMARY	
TOTAL AREA	8,99 AC
CHURCH & NIGHT CLUB	0.29 AC
COMMERCIAL	0.23 AC
INDUSTRIAL AREA	0.23 AC
TOTAL INDUSTRIAL AREA	0.57 AC
TOTAL OPEN SPACE	1.81 AC
QUALITY OPEN SPACE	1.66 AC (92%)
TOTAL NUMBER OF LOTS	55
RESIDENTIAL LOTS	50
COMMERCIAL	5
GENERIC DENSITY	5.01 UNITS/AC
UNIQUE DENSITY FOR THE PROJECT	4.4117 PER AC
ANALYSIS DENSITY FOR THE PROJECT	4.5555 PER AC
PROPOSED ZONING	RS-4
EXISTING ZONING	RS-4
EXISTING ZONING COMPLIANCE	YES



332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

Lynda Noah

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, March 14, 2025 10:28 AM
To: Planning-Zoning Staff
Cc: Lynda Noah
Subject: RE: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

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After careful review of the transmittal submitted to ITD on March 12, 2025, regarding Millwood Pines (ANN-00325-2024, SPP-00154-2024), the Department has no comments or concerns to make at this time. This development is greater than 3 miles south of US-20/26, therefore minor impact can be anticipated.

Thank you,



Niki Benyakhlef
Development Services Coordinator

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

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Wednesday, March 12, 2025 11:23 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk

Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Steven Overweg <overwegs@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>; zoninginfo@canyoncounty.id.gov; Brent Carpenter <brentc@brownbuscompany.com>; Carolyn Murray <murrayc@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Darrin Johnson <johnsond@cityofnampa.us>; Genna Ashley <gashley@boiseproject.org>; J Mufficcio <jmufficcio@idahopower.com>; Jason Kimball <kimballj@cityofnampa.us>; Ken Nutt <nuttk@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; NPDAnalysis <npdanalysis@cityofnampa.us>; Tom Ritthaler <tritthaler@boiseproject.org>

Subject: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

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RE: Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Becky Yzaguirre representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024). Original Concept: Development consisting of 56 single family detached lots and 6 common lots.

Good day,

I am providing for your review and comments the application Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Becky Yzaguirre representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024). Original Concept: Development consisting of 56 single family detached lots and 6 common lots.

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Here are the attachments as links for your review.

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[ANN-00325-2024 Millwood Pines Narrative Revised.pdf](#)

[ANN-00325-2024 Millwood Pines Prelim Plat Revised.pdf](#)

[ANN-00325-2024 Millwood Pines Vicinity Map.pdf](#)

[ANN-00325-2024 Millwood Pines Legal Description - Word.docx](#)

[ANN-00325-2024 Millwood Pines Legal Description.pdf](#)

This application will be considered by Planning & Zoning on the May 13, 2025 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) April 24, 2025. Thank you!

Thank you,



Lynda Noah

Administrative Specialist Sr | Planning & Zoning

500 12th Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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Lynda Noah

From: PlatReview <PlatReview@lumen.com>
Sent: Thursday, March 13, 2025 1:04 PM
To: Lynda Noah
Cc: Garrett, James
Subject: RE: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

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Lynda,

Our engineer has completed the review of the plat, and the comments are as follows: "It does not appear any conflicts exist. If the developer determines otherwise, they will need to contact Lumen for developer paid relocations."

If you require signatures or have any additional questions, please feel free to contact the engineer directly at James.Garrett@lumen.com.

Best regards,



Kari Hoover
Lumen Plat Review
Business Analyst I
platreview@lumen.com

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Wednesday, March 12, 2025 1:23 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk

Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; PlatReview <PlatReview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Steven Overweg <overwegs@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>; zoninginfo@canyoncounty.id.gov; Brent Carpenter <brentc@brownbuscompany.com>; Carolyn Murray <murrayc@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Darrin Johnson <johnsond@cityofnampa.us>; Genna Ashley <gashley@boiseproject.org>; J Mufficcio <jmufficcio@idahopower.com>; Jason Kimball <kimballj@cityofnampa.us>; Ken Nutt <nutt@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; NPDAnalysis <npdanalysis@cityofnampa.us>; Tom Ritthaler <tritthaler@boiseproject.org>

Subject: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

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This application will be considered by Planning & Zoning on the May 13, 2025 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) April 24, 2025. Thank you!

Thank you,



Lynda Noah

Administrative Specialist Sr | Planning & Zoning

500 12th Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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Lynda Noah

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 12, 2025 11:27 AM
To: Planning-Zoning Staff
Subject: FW: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Wednesday, March 12, 2025 11:23 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor

<monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Steven Overweg <overwegs@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>; zoninginfo@canyoncounty.id.gov; Brent Carpenter <brentc@brownbuscompany.com>; Carolyn Murray <murrayc@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Darrin Johnson <johnsond@cityofnampa.us>; Genna Ashley <gashley@boiseproject.org>; J Mufficcio <jmufficcio@idahopower.com>; Jason Kimball <kimballj@cityofnampa.us>; Ken Nutt <nuttk@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; NPDAnalysis <npdanalysis@cityofnampa.us>; Tom Ritthaler <tritthaler@boiseproject.org>

Subject: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024)

RE: Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Becky Yzaguirre representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024). Original Concept: Development consisting of 56 single family detached lots and 6 common lots.

Good day,

I am providing for your review and comments the application Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Becky Yzaguirre representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024). Original Concept: Development consisting of 56 single family detached lots and 6 common lots.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed.

Here are the attachments as links for your review.

[ANN-00325-2024 Millwood Pines Application Revised.pdf](#)

[ANN-00325-2024 Millwood Pines Narrative Revised.pdf](#)

[ANN-00325-2024 Millwood Pines Prelim Plat Revised.pdf](#)

[ANN-00325-2024 Millwood Pines Vicinity Map.pdf](#)

[ANN-00325-2024 Millwood Pines Legal Description - Word.docx](#)

[ANN-00325-2024 Millwood Pines Legal Description.pdf](#)

This application will be considered by Planning & Zoning on the May 13, 2025 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) April 24, 2025. Thank you!

Thank you,



Lynda Noah

Administrative Specialist Sr | Planning & Zoning

500 12th Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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Lynda Noah

From: Cody Swander
Sent: Thursday, March 13, 2025 8:11 AM
To: Lynda Noah; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini; Carolynn Murray
Subject: RE: Request for Dept/Agency comments by 4/24/25 for Millwood Pines (ANN-00325-2024, SPP-00154-2024) Parks ID# 848

Hi Lynda,

Nampa Parks has reviewed the preliminary plat for Millwood Pines Subdivision, Project: SPP-00154-2024. We have no requests.

Thank you,



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

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Wednesday, March 12, 2025 11:23 AM
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Lisa Boyd, Superintendent

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

March 14, 2025

Re: Millwood Pines (ANN-00325-2024, SPP-00154-2024)

Dear Nampa Planning and Zoning

If the Millwood Pines proposal of 47 Single Family Detached Units were to be approved, the elementary students residing in the development would attend Birch Elementary. Middle school students would attend Sage Valley Middle School, and high school students would attend Ridgevue High School.

Vallivue School District is growing at such a rapid rate, that even with Warhawk Elementary opening in the fall of 2025, Birch will still be at capacity. Warhawk Elementary is deliberately opening with a smaller enrollment because we see how much city-approved growth that new school will have to absorb even as it attempts to alleviate the overcrowding at its neighboring elementary schools.

Ridgevue High School is also soon to be overcapacity. It can hold 1,800 students. This school year's enrollment hit 1,704 students. Again, the City of Nampa has already approved thousands of homes that Ridgevue High School will need to accommodate in the next five years, and it is already close to capacity.

Thank you for considering these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", written in a cursive style.

Joseph Palmer
Assistant Superintendent

Lynda Noah

From: Joseph Palmer <joseph.palmer@vallivue.org>
Sent: Friday, March 14, 2025 12:58 PM
To: Planning-Zoning Staff
Subject: VSD Feedback on Millwood Pines
Attachments: VSD Feedback on Millwood Pines Development.pdf

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 Nampa Planning and Zoning,

Please see the attached feedback.

Sincerely,

--

Joey Palmer, Ed.S.
Assistant Superintendent
Vallivue School District #139

CONFIDENTIALITY NOTICE: This communication, including any attachments, from Vallivue School District is confidential and/or privileged information. If you believe you have received this message in error, please reply to notify us immediately of the possible mistake. Afterwards delete the email and all attachments from your system; you may not copy this message or disclose its contents to anyone.



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Assistant Superintendent