



MINUTES OF REGULAR MEETING HELD TUESDAY, APRIL 11, 2023

Audio recordings of the full proceedings may be accessed following the meeting at <https://www.cityofnampa.us/AgendaCenter>.

Video recordings of the full proceedings may be accessed following the meeting at <https://www.youtube.com/@cityofnampapublicmeetings>

Chair Van Auker, Jr. called the meeting to order at 5:55 pm.

Commissioners Sellman, Garner, Turner, Miller, Kehoe, Kirkman and Morgan were present; Commissioner Daffer was absent.

Principal Planner Watkins provided an update on the implementation of city agenda management software and informed the Commission of a joint City Council/Planning & Zoning Commission meeting on April 20, 2023.

Consent Agenda (Action Items):

Moved by Kirkman and seconded by Sellman to approve the Consent Agenda which had the following items presented:

1. Adoption of Formal Findings from 3/28/23 Planning & Zoning Commission meeting for McCoy CUP Firearms 1804 E Celbridge St (CUP-00306-2023).
2. Approval of Minutes: March 28, 2023.
3. First one-year extension request to April 25, 2024, for the Preliminary Plat for Cayuse Meadows Subdivision. Original Concept: 18 residential lots (totaling 3.44 acres), common lots totaling 2.81 acres, and open space totaling .21 acres; for a gross density of 2.80 and a net density of 5.23, at 826 W Dooley Ln (Parcel #R2927900000, a 6.46 acre parcel in SW ¼ of the NW ¼ of Section 4, T2N, R2W, BM, Nampa, Canyon County), for Jon Pascoe (SPP-00088-2021).

Motion carried.

Chair Van Auker, Jr. proceeded to public hearing items on the agenda at 6:00 pm.

Public Hearing 1 (Action Item): Conditional Use Permit for an online firearm sales business in a RD (Two-Family Residential) Zoning District on .1 acres addressed as 1305 W Tacola St (Parcel #R3136017400, Lot 13, Block 3 of the Ranch Subdivision located in the SE 1/4 of Section 17, T3N, R2W, BM) for Erik Mortensen (CUP-00307-2023).

Chair Van Auker, Jr. proceeded to public hearing.

Erik Mortensen, 1305 W Tacola St, Nampa, presented the request.

Senior Planner Bodily presented the staff report and applicable regulations.

Conditions of approval:

1. Compliance with all City Codes, including City Ordinance - Title 4 – Building Regulations, and adopted State Building Code.

2. The owner shall maintain all regulatory permitting, licensures and operational procedures as required by law.
3. The conditional use permit shall be granted for the applicant and the location the subject of this request and not be transferrable to another person or location.
4. No business signage shall be permitted at this location.
5. All sales shall be conducted through the shipping the product to the customer, or in a commercial setting such as a gun-show. *(Condition clarified: No customers will visit the home for purchase of firearms or firearm related sales).*

Chair Van Auker, Jr. proceeded to public testimony (sign-in sheet attached). Additionally, Monty/Karen Freeman, 1225 W Tacola St., Nampa, opposed. Summary of concerns: Traffic and safety.

Applicant responded to Commission's questions and public comment regarding traffic and safety.

Moved by Kirkman and seconded by Garner to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Garner and seconded by Miller to APPROVE the item with all recommended conditions and adopt the potential findings in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Public Hearing 2 (Action Item): Annexation and Zoning to the U (University) zoning district on a 2.35 acre parcel and a 5.33 acre parcel at 0 & 5887 Cherry Ln (R3040900000 & R3040901000, in the NW 1/4, Section 7, T3N, R1W, BM), Rezone from RS 8.5 (Single-Family Residential) to U (University) zoning district and Development Agreement Modification, on a 13.5 acre parcel and a 19.09 acre parcel at 0 & 5747 Cherry Ln (R3041801100 & R3041800000, in the W 1/4, Section 7, T3N, R1W, BM) for the College of Western Idaho Expansion (ANN-00270-2023, ZMA-00173-2023 & DAMO-0059-2023).

Chair Van Auker, Jr. proceeded to public hearing.

Craig Kulchak, 4839 Mountain View Drive, Boise, presented the request. Craig Brown, 9621 Tiercel Drive, Nampa, answered the Commission's questions regarding use, variety of programs and the need for workforce training.

Principal Planner Watkins presented the project and applicable regulations.

Conditions of approval:

1. Provide a new development agreement that establishes locations of proposed uses.
2. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
3. 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.
4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
5. Applicant/Owner shall dedicate the follow public road right-of-way as a condition of annexation:
 - Cherry Ln – 50' from the Section Line.
6. Applicant/Owner shall provide a turn lane warrant analysis for proposed access points along Cherry Ln to be reviewed and approved by the Nampa Engineering Division prior to constructing new accesses. Applicant/Owner shall construct turn lanes along with associated pavement widening if found to be warranted by the analysis.
7. Applicant/Owner shall apply for Site Improvement Permits with the City of Nampa Planning & Zoning Department and Engineering Division prior to any onsite construction of public utilities and new accesses to the public roads.
8. Applicant/Owner shall construct a pathway along the north side of the Purdam Gulch Drain in accordance with the Nampa Bicycle & Pedestrian Master Plan at time of property development.
9. Applicant/Owner shall construct 10" sewer main along the easterly property boundary and stub an 8" sewer main with public utility easement to the unimproved/ platted public right-of-way of Rose Park Drive for potential future extension into and service of the adjacent Cherry Lane Meadows Subdivision.

10. Applicant/Owner shall construct frontage improvements along Cherry Lane in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawing N-822.

Chair Van Auker, Jr. proceeded to public testimony (sign-in sheet attached). Summary of concerns include access, lighting, adding a berm to block traffic from surrounding neighbors. Additionally:

Jake Parcel, 5771 Cherry Lane, Nampa, in support.

Linda Parcel, 5771 Cherry Lane, Nampa, questions about access.

Dale Murphy 16620 Rose Briar Lane, Nampa, questions about wells, concerns about noise.

Applicant responded to questions regarding traffic, design and access. City Engineer Badger answered questions regarding well usage and irrigation.

Moved by Garner and seconded by Kehoe close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Morgan and seconded by Kehoe to recommend to City Council APPROVAL of the item with recommended conditions and adopt the potential findings in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Public Hearing 3 (Action Item): Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd (R3242300000, in the SW 1/4 of Section 36, T3N, R2W, BM), for Salvador Rodriguez (ANN-00273-2023).

Chair Van Auker, Jr. proceeded to public hearing.

The applicant, Salvador Rodriguez, was not present.

Senior Planner Bodily presented the staff report and applicable regulations.

Conditions of approval:

1. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. 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.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Applicant shall dedicate the following public right-of-way to the City as a condition of annexation:
 - Southside Blvd – 40' from existing right of way line
5. Applicant/Owner shall address solid waste accumulation and inoperative vehicles according to Nampa Code Compliance prior to annexation.

Chair Van Auker, Jr. proceeded to public testimony. No one appeared in favor of or in opposition to the request.

Moved by Garner and seconded by Sellman to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Kehoe and seconded by Garner to recommended to City Council APPROVAL of the item with recommended conditions and adopt the potential findings in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Public Hearing 4 (Action Item): Rezone from BC (Community Business) to RS 8.5 (Single-Family Residential) on a .6 acre parcel at 0 Southside Blvd (R3230301000, in the NE 1/4 of Section 35, T3N, R2W, BM), for Joseph Profitt (ZMA-00174-2023). Original Concept: Create two residential lots from one existing lot.

Chair Van Auker, Jr. proceeded to public hearing.

Joseph Profitt, 25250 Kingsbury Rd, Middleton, presented the request. Patti Brown, 722 Ruth Lane, Nampa, presented an access analysis (attached to minutes).

Principal Planner Watkins presented the staff report and applicable regulations.

Conditions of approval:

1. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. 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.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Developer shall provide a turnaround onsite for emergency vehicles in accordance with City of Nampa adopted specifications.

Chair Van Auker, Jr. proceeded to public testimony (sign-in sheet attached).

Moved by Sellman and seconded by Morgan to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Kirkman and seconded by Garner to recommend to City Council APPROVAL of the item with recommended conditions and adopt the potential findings in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Public Hearing 5 (Action Item): Conditional Use Permit for a duplex in a RS 6 (Single-Family Residential) zoning district on .16 acres addressed as 1003 5th St S (R1384000000, Lots 62 & 64, Block 71 of the Nampa Original Sub located in the SW 1/4 of Section 22, T3N, R2W, BM) for Bryce Delay (CUP-00310-2023).

Chair Van Auker, Jr. proceeded to public hearing.

Pat Delay, on behalf of Bryce Delay, 1003 5th St S, Nampa, presented the request.

Senior Planner Bodily presented the staff report and applicable regulations.

Conditions of approval:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of building permit.

Chair Van Auker, Jr. proceeded to public testimony (sign-in sheet attached).

City Engineer Badger responded to questions regarding sewer service. Pat Delay answered questions from the Commission regarding use of the property.

Moved by Garner and seconded by Miller to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Miller and seconded by Morgan to APPROVE the item with all findings and conditions listed in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Public Hearing 6 (Action Item): (Continued from March 28, 2023) Pre-Annexation and pre-zoning to RS-22 (Single-Family Residential) and development agreement for Northshore Estates Subdivision (AKA Lakeshore), at 0 S Powerline Rd (a 33.17 acre parcel #R2956900000), located in the NE 1/4 of Section 15, T2N, R2W, BM) for Cam Scott, KM Engineering, LLP representing Spencer Kofoed, Tradition Capital Partners LLC ((P)ANN-00262-2022). Original Concept: 30 single-family detached dwelling units and 5 common lots.

Chair Van Auker, Jr. proceeded to public hearing.

Stephanie Hopkins, KM Engineering, 5725 N Discovery Way, Boise, presented the request (attachment at end of minutes).

Principal Planner Critchfield presented the staff report and applicable regulations.

Conditions of approval:

1. Development shall dedicate public right-of-way along Lake Shore Drive and S. Powerline Rd via the subdivision plat at a minimum width of 40' from Section Line.
2. Development shall be fully responsible to complete all required water main extensions and system improvement to service the property in accordance with the terms and conditions of the executed "AGREEMENT FOR HOOKUP OF NORTHSORE ESTATES SUBDIVISION TO THE CITY OF NAMPA WATER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA" including the following specific improvements:
 - 12" water main in S Kris Jensen Ln to E Storr Street; and,
 - 8" water main in internal roads.
3. Development shall improve all internal and frontage public roads in accordance with City of Nampa Code Section 9-3-1 and standard roadway cross sections per the assigned roadway classification in effect at the time of development. Developer shall coordinate any required permits or development agreements with Nampa Highway District No. 1 to facilitate this condition.
4. AGREEMENT FOR HOOKUP OF NORTHSORE ESTATES SUBDIVISION TO THE CITY OF NAMPA WATER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA shall include a maximum lot size exception for larger lots on Block 1 – Lots 3, 4, 8, 9, 11, 13, 14, 15 & 16; and Block 2 - Lots 1, 2, 3, 4, 5 & 6 as delineated on the preliminary plat dated 12/06/22, and for a density of .9 dwelling units per acre.

Chair Van Auker, Jr. proceeded to public testimony, no one appeared in favor of or in opposition to the project.

Moved by Garner and seconded by Kirkman to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Kirkman and seconded by Sellman to recommend to City Council APPROVAL of the item with all findings and conditions listed in the staff report. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Clerk's Note: Any handouts provided during public testimony and after publication of staff report are attached at the end of the minutes.

Meeting adjourned at 8:00 pm.

Rodney A. Ashby, AICP
Planning & Zoning Director
:kh

HEARING #4 APRIL 11, 2023 6:00 PM

Rezone from BC (Community Business) to RS 8.5 (Single-Family Residential) on a .6 acre parcel at 0 Southside Blvd (R3230301000, in the NE 1/4 of Section 35, T3N, R2W, BM), for Joseph Profitt (ZMA-00174-2023). Original Concept: Create two residential lots from one existing lot.

(Please sign up in the appropriate section below if you are for, against or undecided regarding the proposal, and indicate if you wish to speak regarding your position on the proposal. At the beginning of the hearing the Chair may establish a time limit to be observed by all speakers.)

For Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)
TATI BROWN	722 Ruth Ln Nampa	83686
Joe Profitt	25250 Kingsbury Rd Middleton ID	83644
BOB BEZULLY	7694 Birch Ln Nampa	

Against Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

Undecided Regarding Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

HEARING #5 APRIL 11, 2023 6:00 PM

Conditional Use Permit for a duplex in a RS 6 (Single-Family Residential) zoning district on .16 acres addressed as 1003 5th St S (R1384000000, Lots 62 & 64, Block 71 of the Nampa Original Sub located in the SW 1/4 of Section 22, T3N, R2W, BM) for Bryce Delay (CUP-00310-2023).

(Please sign up in the appropriate section below if you are for, against or undecided regarding the proposal, and indicate if you wish to speak regarding your position on the proposal. At the beginning of the hearing the Chair may establish a time limit to be observed by all speakers.)

For Proposal – PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)
JAY SNYDER	524 9TH AVE S NAMPA ID	<input checked="" type="checkbox"/>

Against Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

Undecided Regarding Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

HEARING #1 APRIL 11, 2023 6:00 PM

Conditional Use Permit for an online firearm sales business in a RD (Two-Family Residential) Zoning District on .1 acres addressed as 1305 W Tacola St (Parcel #R3136017400, Lot 13, Block 3 of the The Ranch Subdivision located in the SE 1/4 of Section 17, T3N, R2W, BM) for Erik Mortensen (CUP-00307-2023).

(Please sign up in the appropriate section below if you are for, against or undecided regarding the proposal, and indicate if you wish to speak regarding your position on the proposal. At the beginning of the hearing the Chair may establish a time limit to be observed by all speakers.)

For Proposal – PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)
Virginia Conger	1116 W Tacola St	No
Erik Mortensen	1305 W Tacola St	If necessary
Judy Corbin	1317 W Tacola St	

Against Proposal – PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)
Virginia Conger	1116 W Tacola St	No
Susan Schmierer	1212 W Tacola St	No
Harold Schmierer	1212 W Tacola St	Yes
Judy Corbin	1317 W Tacola St	Yes
Boyd Beets	1308 W Sanette S	Yes
Jenn Beets	✓ ✓	No
Rick Palmer	1319 W Whisper St	Yes

Undecided Regarding Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

HEARING #2 APRIL 11, 2023 6:00 PM

Annexation and Zoning to the U (University) zoning district on a 2.35 acre parcel and a 5.33 acre parcel at 0 & 5887 Cherry Ln (R3040900000 & R3040901000, in the NW 1/4, Section 7, T3N, R1W, BM), Rezone from RS 8.5 (Single-Family Residential) to U (University) zoning district and Development Agreement Modification, on a 13.5 acre parcel and a 19.09 acre parcel at 0 & 5747 Cherry Ln (R3041801100 & R3041800000, in the W 1/4, Section 7, T3N, R1W, BM) for the College of Western Idaho Expansion (ANN-00270-2023, ZMA-00173-2023 & DAMO-0059-2023).

(Please sign up in the appropriate section below if you are for, against or undecided regarding the proposal, and indicate if you wish to speak regarding your position on the proposal. At the beginning of the hearing the Chair may establish a time limit to be observed by all speakers.)

For Proposal – PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)
JEFFREY C KNAGGS	5481 Willow Ln	Yes
	for with clarification	

Against Proposal – PRINT LEGIBLY

[illegible]

Undecided Regarding Proposal - PRINT LEGIBLY

Name	Address	I wish to Speak (Yes/No)

From: [Tiffany Wigg](#)
To: [Planning-Zoning Staff](#)
Subject: [External]Public Hearing at 6 pm
Date: Tuesday, April 11, 2023 12:05:09 PM

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

To whom it may concern:

I realize this email may be too short of notice but I was out of town on work before realizing the date.

I have a few questions regarding the planning and zoning public hearing notice taking place tonight at 6 pm for the conditional use permit for an online firearms sales business at 1305 W Tacola st Nampa for Erik Mortensen.

Will the pickup of sold firearms be at this location or an alternate location?

What is this persons sole purpose for selling firearms in a community of residential homes?

Will there be increased traffic in and out of the Ranch subdivision?

How will the safety of the neighborhood be monitored?

Are there any other FFL dealers in the Ranch subdivision?

Please keep my name anonymous and email address anonymous.

Thank you!
Concerned and curious Citizen

Sent from my iPhone

From: [Merry Long](#)
To: [Planning-Zoning Staff](#)
Subject: [External]Objection of Permit
Date: Tuesday, April 11, 2023 11:28:15 AM

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Hello,

I am unable to attend the Nampa Planning and Zoning Commission public hearing for “Conditional Use Permit for an online firearm sales business at 1305 TW Tacoma St (Parcel #R3136017400, Lot 13, Block 3 of the The Ranch Subdivision located in the SE 1/4 of Section 17, T3N, R2W, BM for Erik Mortensen (CUP-00307-2023,”

I strongly object to the City of Nampa issuing a conditional use permit for an online firearms sales business at this location. It destroys our property values and will put our families at risk. It will increase traffic and bring in individuals who may manipulate firearms in an unsafe manner. Firearms sales have no place in our quiet neighborhood. Please reject this application for the sake of the emotional stress it will cause to our residents and the likelihood of accidental or intentional harm that may come about because of unnecessary and unwanted firearms.

Merry Long
1316 W Whisper Street
Nampa, Idaho. 83651
206-714-5390

From: [GARY/ IVERSON](#)
To: [Planning-Zoning Staff](#)
Subject: [External]P&Z public Hearing April 11 2023 Comments
Date: Tuesday, April 11, 2023 11:52:02 AM

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

I am unable to attend the April 11 2023 meeting for “Conditional Use Permit for an online firearm sales business at 1305 Tacoma St Parcel #R3136017400, Lot 13, Block 3 of the Ranch Subdivision located in the SE 1/4 of Section 17, T3N, R2W, BM for Erik Mortensen (CUP-00307-2023”

My comments:

I am strongly opposed to this proposal. The Ranch subdivision is a quiet and peaceful neighborhood with many senior citizens, as well as young children. It is totally inappropriate to introduce a gun sales (even if it begins as online) business in this neighborhood with the type of traffic such a business would bring in. Please please do not approve this proposal.

Respectfully,

Dee Iverson
1211 W Whisper
Ranch subdivision
Nampa ID. 83651

MEMORANDUM

DATE: July 8, 2022

TO: Joe & Tia Profitt
Patti Brown

FROM: Chhang Ream, P.E., PTOE
CR Engineering, Inc.

PROJECT: 1003 Southside Boulevard
Nampa, Idaho

SUBJECT: Access Analysis



As requested, CR Engineering, Inc. conducted a site access analysis for the property located at 1003 Southside Boulevard in Nampa, Idaho. The property has one existing driveway on Southside Boulevard. The site access analysis included the following tasks:

- Review crash data on Southside Boulevard adjacent to the property
- Review driveway spacing
- Conducted a speed study on Southside Boulevard adjacent to the property
- Conduct a field review of the sight distance at the property driveway
- Turn lane analysis

Traffic and field review data is attached. The key findings are:

- There were 13 reported crashes on Southside Boulevard adjacent to the site between the intersection area of 2nd Street South to the property driveway
- The property driveway is located approximately 60 feet south of an existing mixed-use agricultural/residential driveway and 110 feet north of an existing residential driveway
 - 86% compliance of City of Nampa minimum spacing requirements if the property generates less than five (5) peak hour trips
 - 43% compliance of City spacing requirements if the property generates 5-500 peak hours trips
 - A variance to the policy will be needed for a minimum and minor use
- Based on the speed study, the measured 85th percentile speeds on Southside Boulevard adjacent to the property are:
 - Southbound: AM Peak = 34 mph, PM Peak = 35 mph, Daily = 34 mph
 - Northbound: AM Peak = 38 mph, PM Peak = 38 mph, Daily = 38 mph

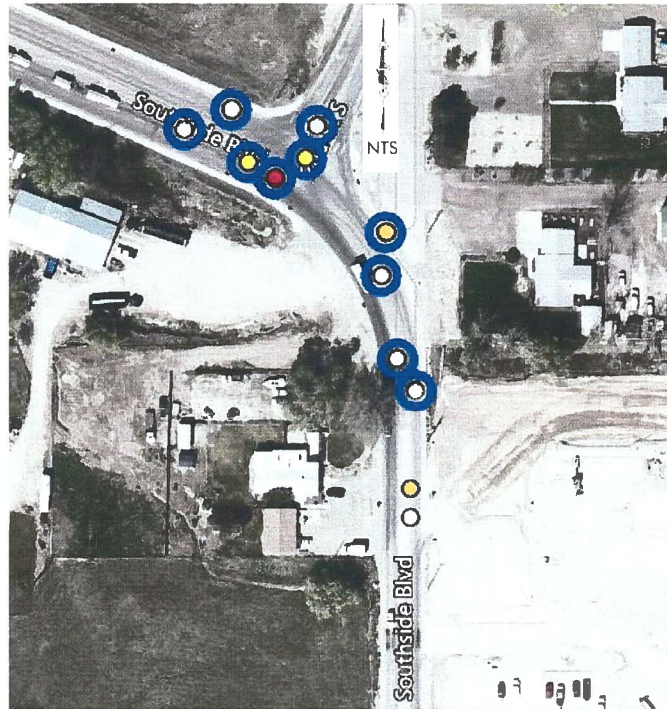
ATTACHMENTS

1003 Southside Boulevard Property



2016-2020 Crash Data

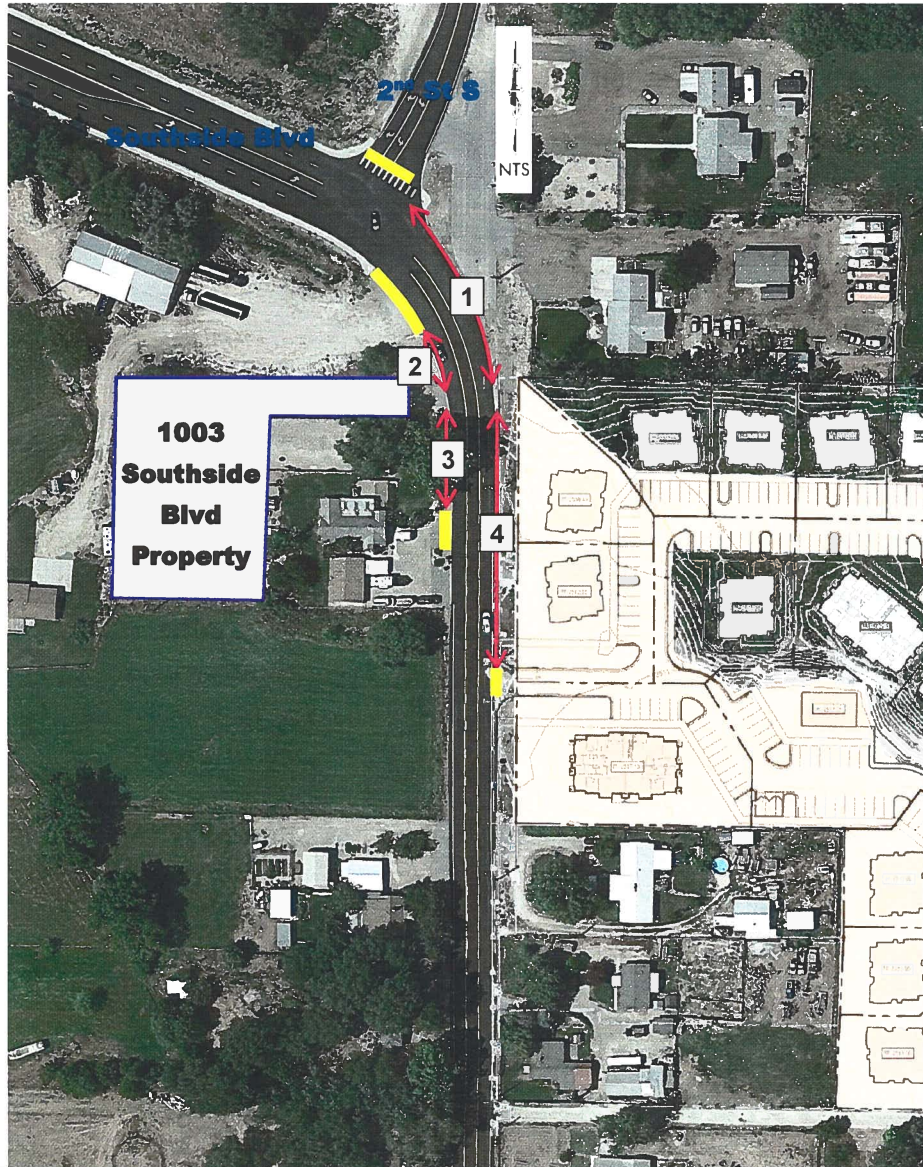
The most current five-year crash data (2016-2020) was reviewed at the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). A total of 13 crashes were reported on Southside Boulevard between the intersection area of 2nd Street South to the proposed access as shown in the figure below. The two crashes adjacent to the driveway are lane departure crashes in the southbound direction, resulting in collision with an external fixed object, highlighted in purple in the table below.



severity	units	date	time	street1	street2	distance	intersection_type	speed_limit	direction	driver_action	impaired	lane_dep	first_harmful_event	contrib_circ_1
A Injury	2	04/22/2016	14:40	Southside Blvd	2nd South E	60,000 ft W	T-Intersection	30	W	Turning Left	FALSE	FALSE	Angle Turning	Failed to Obey Stop Sign
PDO	2	06/19/2016	21:00	Southside Blvd						Going Straight	FALSE	TRUE	Side Swipe Same	None
C Injury	2	07/28/2016	15:22	2nd South Extension		20,000 ft N	T-Intersection	35	S	Starting in Traffic	FALSE	FALSE	Rear-End	Following Too Close
PDO	2	08/18/2016	15:30	Southside Blvd	2nd South E		T-Intersection	35	S	Turning Left	FALSE	FALSE	Angle	Failed to Yield
PDO	1	11/16/2016	22:43	Southside Blvd		75,000 ft S	Not at intersection	35	S	Negotiating Curve	FALSE	TRUE	Fence	Speed Too Fast For Conditions
PDO	2	01/23/2017	07:50	2nd South Extension	Southside Bl		T-Intersection	35	W	Turning Right	FALSE	FALSE	Angle Turning	Speed Too Fast For Conditions
PDO	2	12/22/2017	08:47	Southside Blvd		10,000 ft S	Not at intersection	35	S	Merging	FALSE	TRUE	Side Swipe Same	Improper Lane Change
PDO	1	01/07/2018	01:23	Southside Blvd		100,000 ft S	Not at intersection	35	N	Going Straight	TRUE	TRUE	Traffic Sign Support	Alcohol Impaired
B Injury	2	06/28/2018	07:57	Southside Blvd	Driveway	100,000 ft S	Not at intersection	35	W	Turning Left	FALSE	FALSE	Angle Turning	Failed to Yield
PDO	2	07/24/2018	23:41	Southside Blvd		100,000 ft W	Y-Intersection	35	S	Going Straight	FALSE	TRUE	Side Swipe Same	None
C Injury	2	12/12/2019	20:49	Southside Blvd	2nd South S		T-Intersection	35	SE	Turning Left	FALSE	FALSE	Angle Turning	Failed to Yield
PDO	1	11/12/2016	00:44	Southside Blvd		268,000 ft S	Not at intersection	30	S	Passing	FALSE	TRUE	Other Fixed Object	Failed to Maintain Lane
PDO	1	06/05/2020	20:15	Southside Blvd		200,000 ft S	Not at intersection	30	S	Turning Right	FALSE	TRUE	Utility/Light Support	Improper Turn

Access Spacing and Compliance

Southside Boulevard is classified as a collector street with a 35-mph posted speed limit, transitioning to 30 mph north of the site. Based on City of Nampa Policy, *Section 105 – Access Management Policy*, the minimum driveway spacing requirements on Southside Boulevard is 2-3 times the posted speed limit in feet (70'-105') for a minimum use trip generator (less than 5 peak hour trips) and 4-5 times the posted limit (140'-175') for a minor use trip generator (5-500 peak hour trips). Figure below summarizes access spacing and compliance.



Driveway Spacing Location		Access Spacing (ft)	Minimum Use (70') % Compliance	Minor Generator (140') % Compliance
1	2 nd Street S Intersection	190'	100%	100%
2	927 Southside Blvd North HV Driveway	60'	86%	43%
3	Adjacent 1003 Southside Blvd North Driveway	110'	100%	79%
4	Southside Townhomes Driveway	250'	100%	100%

Speed Study

The posted speed limit on Southside Boulevard is 35 mph south of the development. However, the posted speed limit is reduced to 30 mph before the horizontal curve adjacent to the property. A speed study was conducted to determine the prevailing speed on Southside Boulevard at the horizontal curve. The table below summarizes the 85th percentile speed followed by speed statics/graph and raw data.

Direction	85 th Percentile Speed (mph)		
	AM Peak	PM Peak	Daily
Southbound	34	35	34
Northbound	38	38	38

Study: CR0104
 Type: Volume / Direction / Speed
 Tech: Judd / Klaren / Macomb
 Count: Vehicle Speeds

L2 Data Collection

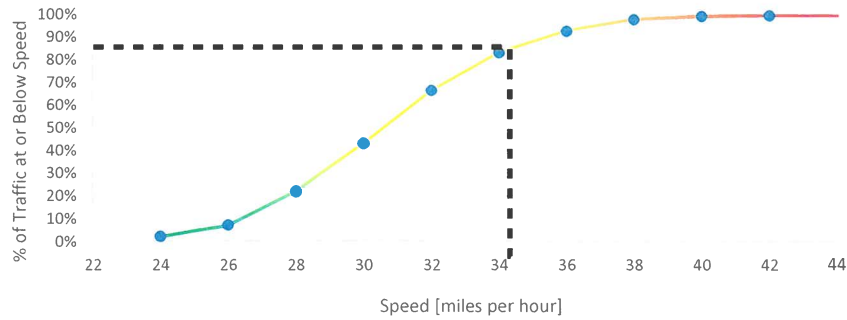
L2DataCollection.com
 Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St South
 Start Date: 6/21/2021
 End Date: 6/21/2021
 Southside Blvd south of 2nd St South
 Nampa, Idaho

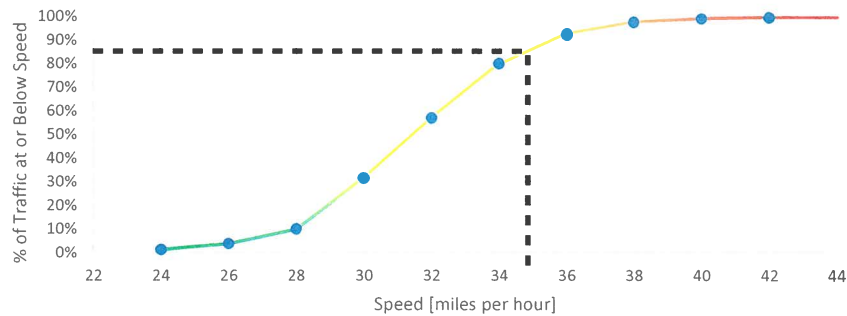
Direction: Southbound

	24	26	28	30	32	34	36	38	40	42	50	
6/21/2021	> 22 - 24	> 24 - 26	> 26 - 28	> 28 - 30	> 30 - 32	> 32 - 34	> 34 - 36	> 36 - 38	> 38 - 40	> 40 - 42		
Time	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		Total
7:00	1	7	10	22	26	11	9	6	1	1	0	94
8:00	5	7	31	36	38	35	17	8	3	0	1	181
Total	6	14	41	58	64	46	26	14	4	1	1	275
	2.2%	7.3%	22.2%	43.3%	66.5%	83.3%	92.7%	97.8%	99.3%	99.6%	100.0%	
16:00	6	9	28	84	116	111	59	21	9	2	2	447
17:00	8	18	37	141	149	128	72	30	6	4	2	595
Total	14	27	65	225	265	239	131	51	15	6	4	1042
	1.3%	3.9%	10.2%	31.8%	57.2%	80.1%	92.7%	97.6%	99.0%	99.6%	100.0%	
Daily Total	68	251	524	1132	1475	1174	619	242	81	27	24	5617
	1.2%	5.7%	15.0%	35.2%	61.4%	82.3%	93.3%	97.6%	99.1%	99.6%	100.0%	

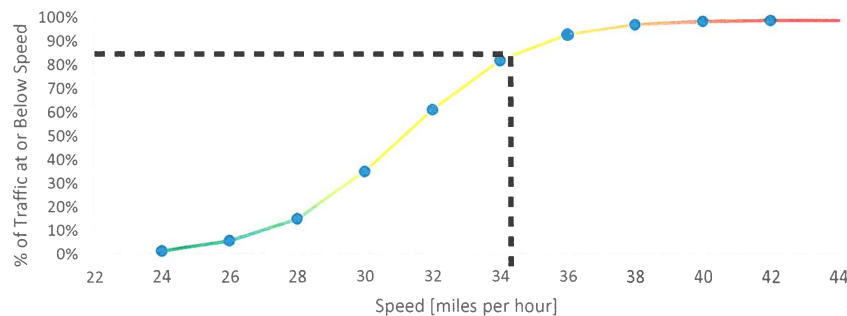
Tuesday AM Peak Period Southbound Speed Distribution



Tuesday PM Peak Period Southbound Speed Distribution



Tuesday Daily Southbound Speed Distribution



Study: CR0104
 Type: Volume / Direction / Speed
 Tech: Judd / Klaren / Macomb
 Count: Vehicle Speeds

L2 Data Collection

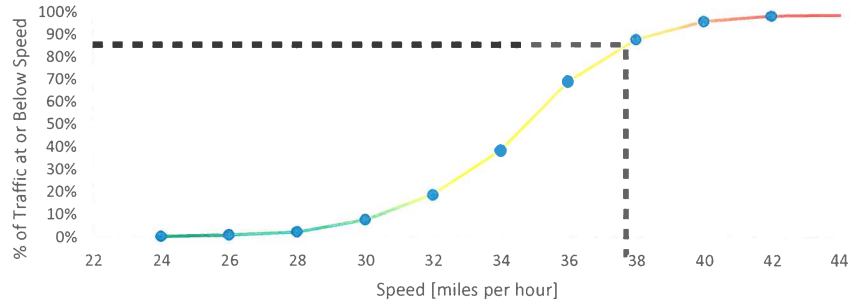
L2DataCollection.com
 Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St South
 Start Date: 6/21/2021
 End Date: 6/21/2021
 Southside Blvd south of 2nd St South
 Nampa, Idaho

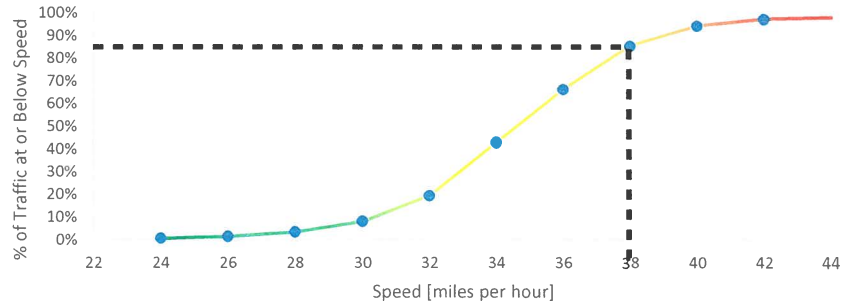
Direction: Northbound

	24	26	28	30	32	34	36	38	40	42	50	
6/21/2021	> 22 - 24	> 24 - 26	> 26 - 28	> 28 - 30	> 30 - 32	> 32 - 34	> 34 - 36	> 36 - 38	> 38 - 40	> 40 - 42	> 42 MPH	Total
Time	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		
7:00	3	6	10	25	40	85	130	91	39	8	10	447
8:00	1	2	4	29	71	115	180	98	43	17	6	566
Total	4	8	14	54	111	200	310	189	82	25	16	1013
	0.4%	1.2%	2.6%	7.9%	18.9%	38.6%	69.2%	87.9%	96.0%	98.4%	100.0%	
16:00	3	4	8	18	49	76	81	66	36	15	7	363
17:00	2	3	6	16	32	93	88	72	28	7	11	358
Total	5	7	14	34	81	169	169	138	64	22	18	721
	0.7%	1.7%	3.6%	8.3%	19.6%	43.0%	66.4%	85.6%	94.5%	97.5%	100.0%	
Daily Total	31	52	140	346	759	1275	1558	1142	526	210	116	6155
	0.5%	1.3%	3.6%	9.2%	21.6%	42.3%	67.6%	86.2%	94.7%	98.1%	100.0%	

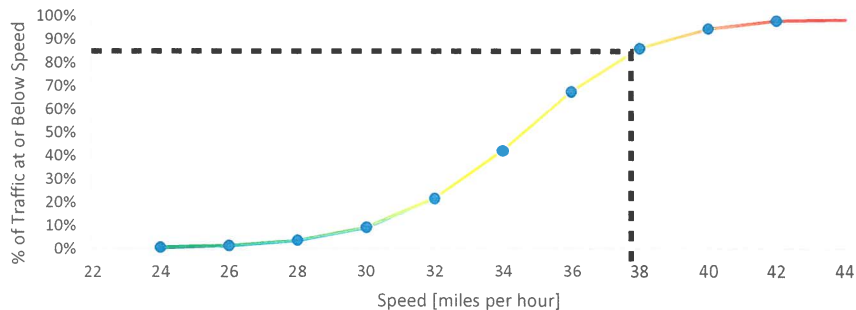
Tuesday AM Peak Period Northbound Speed Distribution



Tuesday PM Peak Period Northbound Speed Distribution



Tuesday Daily Northbound Speed Distribution



L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Southbound

6/21/2021	0 - 20	> 20 -	> 22 -	> 24 -	> 26 -	> 28 -	> 30 -	> 32 -	> 34 -	> 36 -	> 38 -	> 40 -	> 42	
Time	MPH	22 MPH	24 MPH	26 MPH	28 MPH	30 MPH	32 MPH	34 MPH	36 MPH	38 MPH	40 MPH	42 MPH	MPH	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	0	2	3	2	4	2	6	1	0	0	0	1	21
2:00	1	0	1	0	3	2	2	2	0	2	1	0	0	14
3:00	0	0	0	1	1	2	2	3	2	0	0	0	1	12
4:00	0	0	1	2	3	3	5	3	1	2	2	0	1	23
5:00	9	0	0	6	7	9	12	14	8	1	3	0	0	69
6:00	9	2	1	7	10	22	26	11	9	6	1	1	0	105
7:00	18	0	5	7	31	36	38	35	17	8	3	0	1	199
8:00	11	1	3	7	18	36	49	38	16	3	2	2	1	187
9:00	9	4	4	16	27	46	67	38	12	5	0	0	0	228
10:00	5	2	5	12	30	57	59	56	25	14	4	0	0	269
11:00	13	2	3	13	33	63	68	39	38	6	3	0	0	281
12:00 PM	6	6	3	19	48	59	93	68	35	20	6	1	1	365
1:00	7	4	7	18	37	81	84	49	36	14	6	1	0	344
2:00	13	5	2	14	34	77	106	84	44	18	3	1	0	401
3:00	6	4	6	9	28	84	116	111	59	21	9	2	2	457
4:00	5	2	8	18	37	141	149	128	72	30	6	4	2	602
5:00	4	0	6	15	45	106	167	152	65	36	9	4	4	613
6:00	2	1	3	29	32	84	137	103	63	17	6	4	0	481
7:00	1	0	2	14	23	71	98	69	34	9	10	0	1	332
8:00	3	1	1	10	19	57	69	70	32	10	2	4	1	279
9:00	0	0	1	12	19	34	59	45	18	11	3	1	3	206
10:00	0	3	2	11	25	31	35	26	25	5	1	2	3	169
11:00	0	0	2	6	10	18	20	11	2	3	0	0	2	74
Total	122	37	68	249	522	1123	1463	1161	614	241	80	27	24	5731

L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Southbound

6/22/2021	0 - 20	> 20 -	> 22 -	> 24 -	> 26 -	> 28 -	> 30 -	> 32 -	> 34 -	> 36 -	> 38 -	> 40 -	> 42	
Time	MPH	22 MPH	24 MPH	26 MPH	28 MPH	30 MPH	32 MPH	34 MPH	36 MPH	38 MPH	40 MPH	42 MPH	MPH	Total
12:00 AM	0	0	0	2	2	9	12	13	5	1	1	0	0	45
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	0	0	2	2	9	12	13	5	1	1	0	0	45
Grand Total	122	37	68	251	524	1132	1475	1174	619	242	81	27	24	5776

Stats

Percentile

15th

50th

85th

95th

Speed

28

31

34

37

Mean Speed (Average)

31.2

10 MPH Pace Speed

26-35

Number in Pace

4906

Percent in Pace

84.9%

Number > 45 MPH

24

Percent > 45 MPH

0.4%

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0104

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Southside Blvd south of 2nd St

South

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Northbound

6/21/2021	0 - 20	> 20 -	> 22 -	> 24 -	> 26 -	> 28 -	> 30 -	> 32 -	> 34 -	> 36 -	> 38 -	> 40 -	> 42	
Time	MPH	22 MPH	24 MPH	26 MPH	28 MPH	30 MPH	32 MPH	34 MPH	36 MPH	38 MPH	40 MPH	42 MPH	MPH	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	0	2	0	1	1	0	1	1	0	2	0	0	8
2:00	0	0	0	0	0	1	1	2	1	1	0	1	0	7
3:00	0	0	0	2	0	1	3	7	7	4	2	4	2	32
4:00	0	0	1	0	5	2	11	18	20	18	7	4	5	91
5:00	0	3	0	0	4	11	30	53	56	52	31	12	4	256
6:00	2	1	3	6	10	25	40	85	130	91	39	8	10	450
7:00	6	3	1	2	4	29	71	115	180	98	43	17	6	575
8:00	8	0	2	2	17	33	57	97	120	64	30	6	2	438
9:00	9	3	2	2	9	28	54	95	103	65	25	13	1	409
10:00	3	2	1	2	9	21	55	81	97	74	34	15	9	403
11:00	9	5	3	4	13	27	55	90	82	60	20	7	2	377
12:00 PM	9	4	0	6	7	17	56	95	84	49	20	9	6	362
1:00	3	0	0	4	5	18	38	65	86	86	30	12	4	351
2:00	8	2	2	3	7	18	49	53	77	54	27	18	4	322
3:00	6	0	3	4	8	18	49	76	81	66	36	15	7	369
4:00	9	0	2	3	6	16	32	93	88	72	28	7	11	367
5:00	7	1	1	1	12	17	30	64	97	84	41	18	15	388
6:00	2	0	1	4	2	18	25	54	82	63	42	14	2	309
7:00	3	1	2	1	3	9	25	41	57	59	25	10	11	247
8:00	4	2	0	1	9	14	20	31	40	33	22	8	8	192
9:00	2	1	2	3	1	10	18	29	35	28	12	8	1	150
10:00	0	0	1	1	4	6	27	16	23	16	6	3	5	108
11:00	0	0	0	1	2	6	12	11	9	3	3	1	0	48
Total	90	28	29	52	138	346	758	1272	1556	1140	525	210	115	6259

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0104

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Southside Blvd south of 2nd St

South

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Northbound

6/22/2021	0 - 20	> 20 -	> 22 -	> 24 -	> 26 -	> 28 -	> 30 -	> 32 -	> 34 -	> 36 -	> 38 -	> 40 -	> 42		
Time	MPH	22 MPH	24 MPH	26 MPH	28 MPH	30 MPH	32 MPH	34 MPH	36 MPH	38 MPH	40 MPH	42 MPH	MPH	Total	
12:00 AM	0	0	2	0	2	0	1	3	2	2	1	0	1	14	
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	
Total	0	0	2	0	2	0	1	3	2	2	1	0	1	14	
Grand Total	90	28	31	52	140	346	759	1275	1558	1142	526	210	116	6273	

Stats	Percentile	15th	50th	85th	95th
	Speed	31	35	38	40
Mean Speed (Average)		36.1			
10 MPH Pace Speed		30-39			
Number in Pace		5251			
Percent in Pace		83.7%			
Number > 45 MPH		113			
Percent > 45 MPH		1.8%			

L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Combined

6/21/2021 Time	0 - 20 MPH	> 20 - 22 MPH	> 22 - 24 MPH	> 24 - 26 MPH	> 26 - 28 MPH	> 28 - 30 MPH	> 30 - 32 MPH	> 32 - 34 MPH	> 34 - 36 MPH	> 36 - 38 MPH	> 38 - 40 MPH	> 40 - 42 MPH	> 42 MPH	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	0	4	3	3	5	2	7	2	0	2	0	1	29
2:00	1	0	1	0	3	3	3	4	1	3	1	1	0	21
3:00	0	0	0	3	1	3	5	10	9	4	2	4	3	44
4:00	0	0	2	2	8	5	16	21	21	20	9	4	6	114
5:00	9	3	0	6	11	20	42	67	64	53	34	12	4	325
6:00	11	3	4	13	20	47	66	96	139	97	40	9	10	555
7:00	24	3	6	9	35	65	109	150	197	106	46	17	7	774
8:00	19	1	5	9	35	69	106	135	136	67	32	8	3	625
9:00	18	7	6	18	36	74	121	133	115	70	25	13	1	637
10:00	8	4	6	14	39	78	114	137	122	88	38	15	9	672
11:00	22	7	6	17	46	90	123	129	120	66	23	7	2	658
12:00 PM	15	10	3	25	55	76	149	163	119	69	26	10	7	727
1:00	10	4	7	22	42	99	122	114	122	100	36	13	4	695
2:00	21	7	4	17	41	95	155	137	121	72	30	19	4	723
3:00	12	4	9	13	36	102	165	187	140	87	45	17	9	826
4:00	14	2	10	21	43	157	181	221	160	102	34	11	13	969
5:00	11	1	7	16	57	123	197	216	162	120	50	22	19	1001
6:00	4	1	4	33	34	102	162	157	145	80	48	18	2	790
7:00	4	1	4	15	26	80	123	110	91	68	35	10	12	579
8:00	7	3	1	11	28	71	89	101	72	43	24	12	9	471
9:00	2	1	3	15	20	44	77	74	53	39	15	9	4	356
10:00	0	3	3	12	29	37	62	42	48	21	7	5	8	277
11:00	0	0	2	7	12	24	32	22	11	6	3	1	2	122
Total	212	65	97	301	660	1469	2221	2433	2170	1381	605	237	139	11990

L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Type: Volume / Direction / Speed

Tech: Judd / Klaren / Macomb

Count: Vehicle Speeds

Start Date: 6/21/2021

End Date: 6/21/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

Direction: Combined

6/22/2021	0 - 20	> 20 -	> 22 -	> 24 -	> 26 -	> 28 -	> 30 -	> 32 -	> 34 -	> 36 -	> 38 -	> 40 -	> 42	
Time	MPH	22 MPH	24 MPH	26 MPH	28 MPH	30 MPH	32 MPH	34 MPH	36 MPH	38 MPH	40 MPH	42 MPH	MPH	Total
12:00 AM	0	0	2	2	4	9	13	16	7	3	2	0	1	59
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	0	2	2	4	9	13	16	7	3	2	0	1	59
Grand Total	212	65	99	303	664	1478	2234	2449	2177	1384	607	237	140	12049

Stats	Percentile	15th	50th	85th	95th
	Speed	29	33	37	39
Mean Speed (Average)		33.7			
10 MPH Pace Speed		28-37			
Number in Pace		9686			
Percent in Pace		80.4%			
Number > 45 MPH		137			
Percent > 45 MPH		1.1%			

L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Start Date: 6/21/2021

End Date: 6/22/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

6/21/2021	Southbound	Northbound	Total
Time			
12:00 AM	*	*	0
12:15	*	*	0
12:30	*	*	0
12:45	*	*	0
1:00	8	3	11
1:15	5	2	7
1:30	3	2	5
1:45	5	1	6
2:00	2	1	3
2:15	6	3	9
2:30	3	2	5
2:45	3	1	4
3:00	4	5	9
3:15	5	8	13
3:30	2	10	12
3:45	1	9	10
4:00	3	8	11
4:15	7	19	26
4:30	7	36	43
4:45	6	28	34
5:00	6	34	40
5:15	23	64	87
5:30	13	86	99
5:45	27	72	99
6:00	18	76	94
6:15	17	130	147
6:30	29	124	153
6:45	41	120	161
7:00	46	129	175
7:15	54	148	202
7:30	44	145	189
7:45	55	153	208
8:00	47	110	157
8:15	35	106	141
8:30	47	124	171
8:45	58	98	156
9:00	55	93	148
9:15	54	119	173
9:30	58	97	155
9:45	61	100	161
10:00	57	90	147
10:15	63	116	179
10:30	69	103	172
10:45	80	94	174
11:00	66	94	160
11:15	73	111	184
11:30	73	78	151
11:45	69	94	163
Total	1408	3046	4454
Percent	31.6%	68.4%	
Peak	10:45	7:00	7:00
Volume	292	575	774
Peak Factor	0.913	0.940	0.930

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0104

Type: Volume / Direction
Tech: Judd / Klaren / Macomb
Count: Vehicle Volume

Southside Blvd south of 2nd St
South
Start Date: 6/21/2021
End Date: 6/22/2021
Southside Blvd south of 2nd St
South
Nampa, Idaho

6/21/2021	Southbound	Northbound	Total
Time			
12:00 PM	81	106	187
12:15	90	79	169
12:30	94	74	168
12:45	100	103	203
1:00	99	92	191
1:15	90	75	165
1:30	74	91	165
1:45	81	93	174
2:00	89	82	171
2:15	95	93	188
2:30	111	78	189
2:45	106	69	175
3:00	101	95	196
3:15	104	105	209
3:30	121	84	205
3:45	131	85	216
4:00	143	97	240
4:15	133	92	225
4:30	141	85	226
4:45	185	93	278
5:00	161	89	250
5:15	162	97	259
5:30	155	99	254
5:45	135	103	238
6:00	149	86	235
6:15	111	80	191
6:30	118	66	184
6:45	103	77	180
7:00	83	58	141
7:15	89	74	163
7:30	92	61	153
7:45	68	54	122
8:00	83	45	128
8:15	60	60	120
8:30	68	48	116
8:45	68	39	107
9:00	52	51	103
9:15	53	30	83
9:30	54	36	90
9:45	47	33	80
10:00	40	32	72
10:15	50	30	80
10:30	41	26	67
10:45	38	20	58
11:00	17	12	29
11:15	17	11	28
11:30	24	15	39
11:45	16	10	26
Total	4323	3213	7536
Percent	57.4%	42.6%	
Peak	4:45	5:00	4:45
Volume	663	388	1041
Peak Factor	0.896	0.942	0.936

L2 Data Collection

L2DataCollection.com

Study: CR0104

Idaho (208) 860-7554 Utah (801) 413-2993

Southside Blvd south of 2nd St

South

Start Date: 6/21/2021

End Date: 6/22/2021

Southside Blvd south of 2nd St

South

Nampa, Idaho

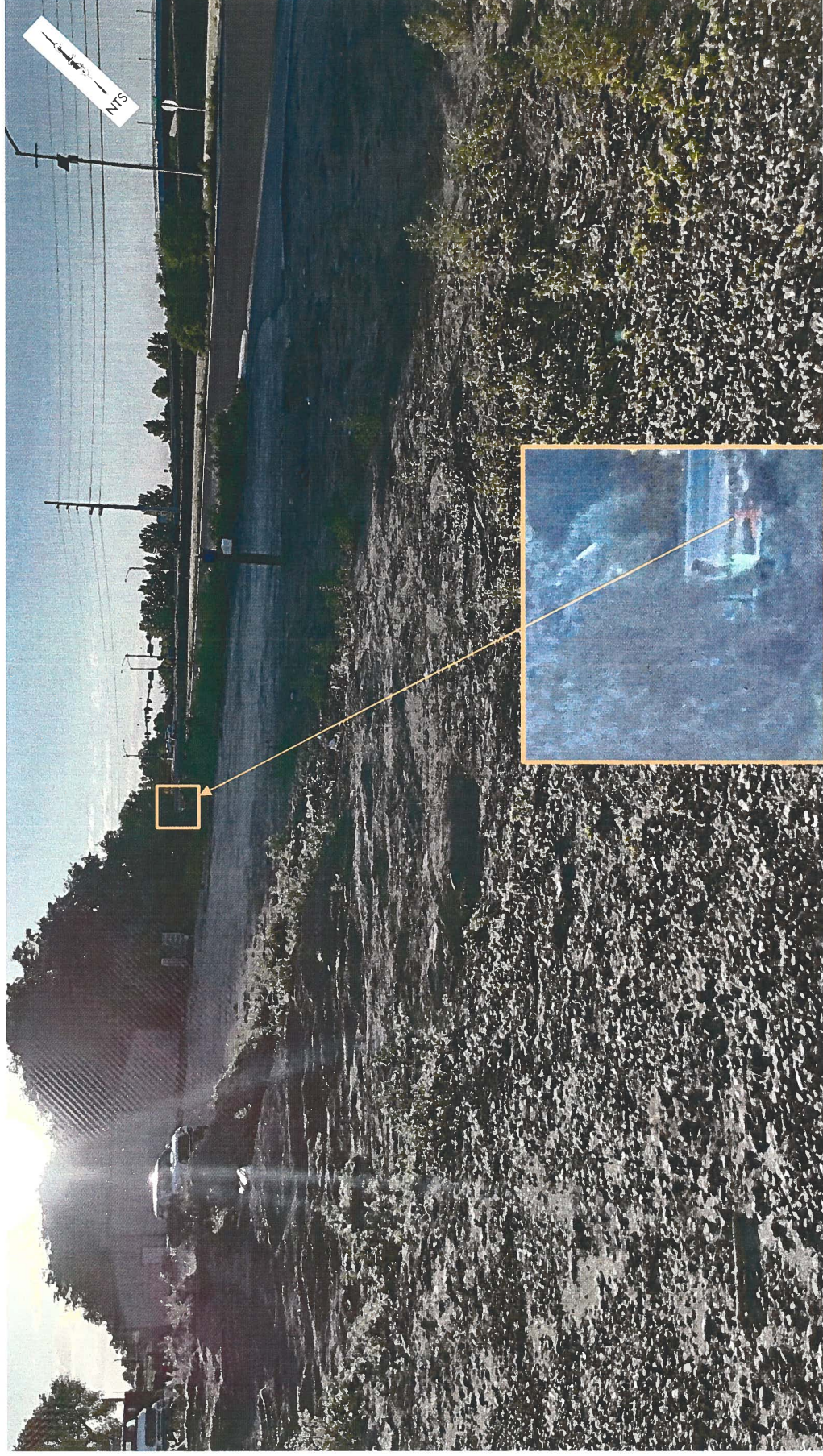
6/22/2021	Southbound	Northbound	Total
Time			
12:00 AM	14	4	18
12:15	11	6	17
12:30	12	3	15
12:45	8	1	9
1:00	*	*	0
1:15	*	*	0
1:30	*	*	0
1:45	*	*	0
2:00	*	*	0
2:15	*	*	0
2:30	*	*	0
2:45	*	*	0
3:00	*	*	0
3:15	*	*	0
3:30	*	*	0
3:45	*	*	0
4:00	*	*	0
4:15	*	*	0
4:30	*	*	0
4:45	*	*	0
5:00	*	*	0
5:15	*	*	0
5:30	*	*	0
5:45	*	*	0
6:00	*	*	0
6:15	*	*	0
6:30	*	*	0
6:45	*	*	0
7:00	*	*	0
7:15	*	*	0
7:30	*	*	0
7:45	*	*	0
8:00	*	*	0
8:15	*	*	0
8:30	*	*	0
8:45	*	*	0
9:00	*	*	0
9:15	*	*	0
9:30	*	*	0
9:45	*	*	0
10:00	*	*	0
10:15	*	*	0
10:30	*	*	0
10:45	*	*	0
11:00	*	*	0
11:15	*	*	0
11:30	*	*	0
11:45	*	*	0
Total	45	14	59
Percent	76.3%	23.7%	
Peak	12:00 AM	12:00 AM	12:00 AM
Volume	45	14	59
Peak Factor	0.804	0.583	0.819
Grand Total	5776	6273	12049
Percent	47.9%	52.1%	
AADT		ADT: 0	AADT: 0

Intersection Sight Distance

Based on AASHTO 7th Edition Green Book guidelines, the minimum intersection sight distances for various speeds are: 335 feet for 30-mph, 390 feet for 35-mph, and 445 feet for a 40-mph roadway. A field review of the sight distance at the property driveway was conducted. The following field review photos summarize the intersection sight distance at the property driveway. The key findings are:

- The property driveway has 370 feet of sight distance to the north during summer months with vegetation growth and untrimmed trees, which is adequate for the 30-mph posted speed limit but 20 feet deficient of the minimum 390-foot requirement for the prevailing 85th percentile speed of 35 mph
 - To ensure sight distance greater than 390 feet to the north, removal of the tree closest to the property driveway or adequate maintenance of the tree line within 3.5 feet above the ground is needed
 - The driveway sight distance to the north could also be restricted if there are vehicles parked within the adjacent parcel to the north
- The property driveway has 390 feet to over 500 feet of sight distance to the south which is adequate for the 35-mph posted speed limit and the 38-mph prevailing 85th percentile speed
 - The existing tree immediately south of the property driveway is located within the sight triangle but is not expected to restrict the sight distance to below the 390 feet minimum requirement
 - The sight distance to the south is measured at 390 feet when observed 14.5 feet from the travel way
 - The sight distance to the north is increased to over 445 feet when observed at 12 feet from the travel way
 - The sight distance to the north is increased to over 500 feet when observed at 18 feet from the travel way
 - The existing tree should be maintained and trimmed to ensure low branches from restricting sight distance

Property Driveway Looking Northwest
Sight Distance Target at 370'
(3.5' Eye Height at 14.5' From Travel Way to 3.5' Target Height)



**Property Driveway Looking Northwest
Truck/Trailer Obstruction**



Property Driveway Looking South
Sight Distance Target at 390'
(3.5' Eye Height at 14.5' From Travel Way to 3.5' Target Height)



Property Driveway Looking South
Sight Distance Target at 445'
(3.5' Eye Height at 12' From Travel Way to 3.5' Target Height)



Property Driveway Looking South
Sight Distance Target at 500'
(3.5' Eye Height at 18' From Travel Way to 3.5' Target Height)



Turn Lane Warrants

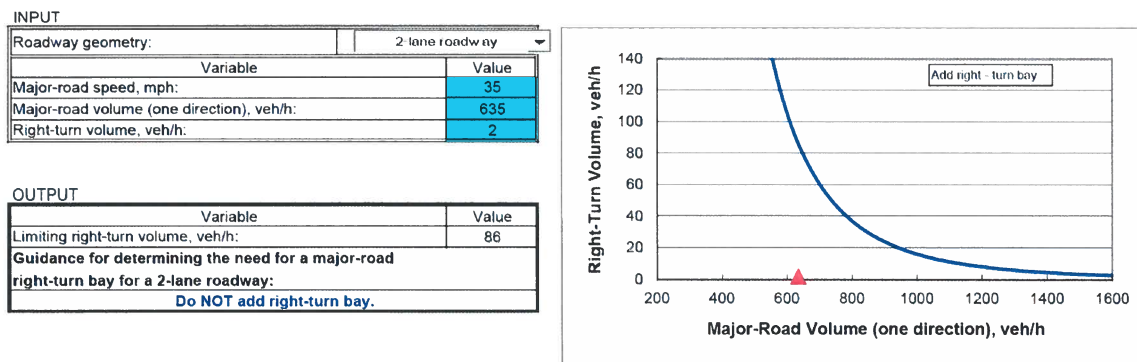
Turn lane warrant analysis for the property driveway was analyzed based on NCHRP Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. Trip distribution patterns are expected to be similar to the Southside Townhomes development to the east, the TIS for which assumed a split of 85% to the north and 15% to the south. Thus, a northbound left-turn lane will be warranted after a southbound right-turn lane will be warranted. The key findings of the turn lane analysis are discussed and included in the figure below:

- A southbound right-turn lane is not warranted with build of a 5-plex or single-family lots
- For a southbound right-turn lane to be warranted, 62 southbound right-turn movements in the PM peak hour would be needed, using the posted speed limit of 35 mph south of the driveway
 - For a residential development to generate 62 southbound right-turn trips in the PM peak hour, the development would generate more than 115 PM peak hour trips, equivalent to nearly 225 multifamily dwelling units
 - A 225 multifamily dwelling unit is unreasonable for this parcel, and would require a TIS

1003 Southside Boulevard Nampa, Idaho
Traffic Impact Analysis - July 2022

5-Plex Right-Turn Lane Calculation

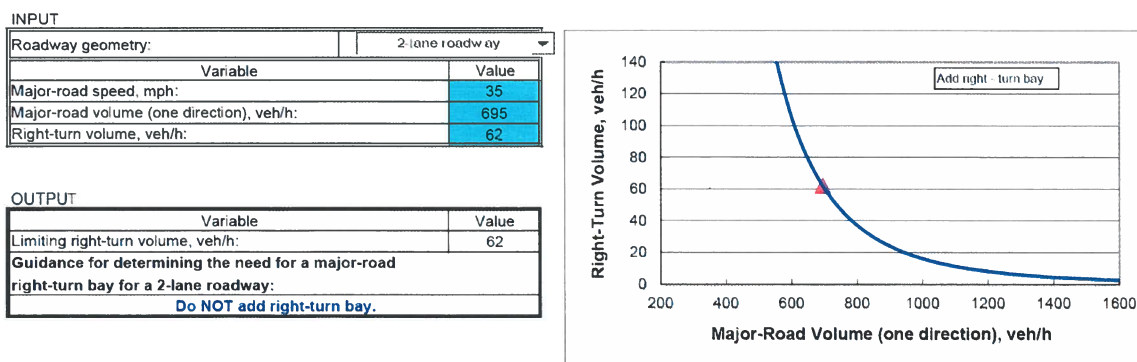
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

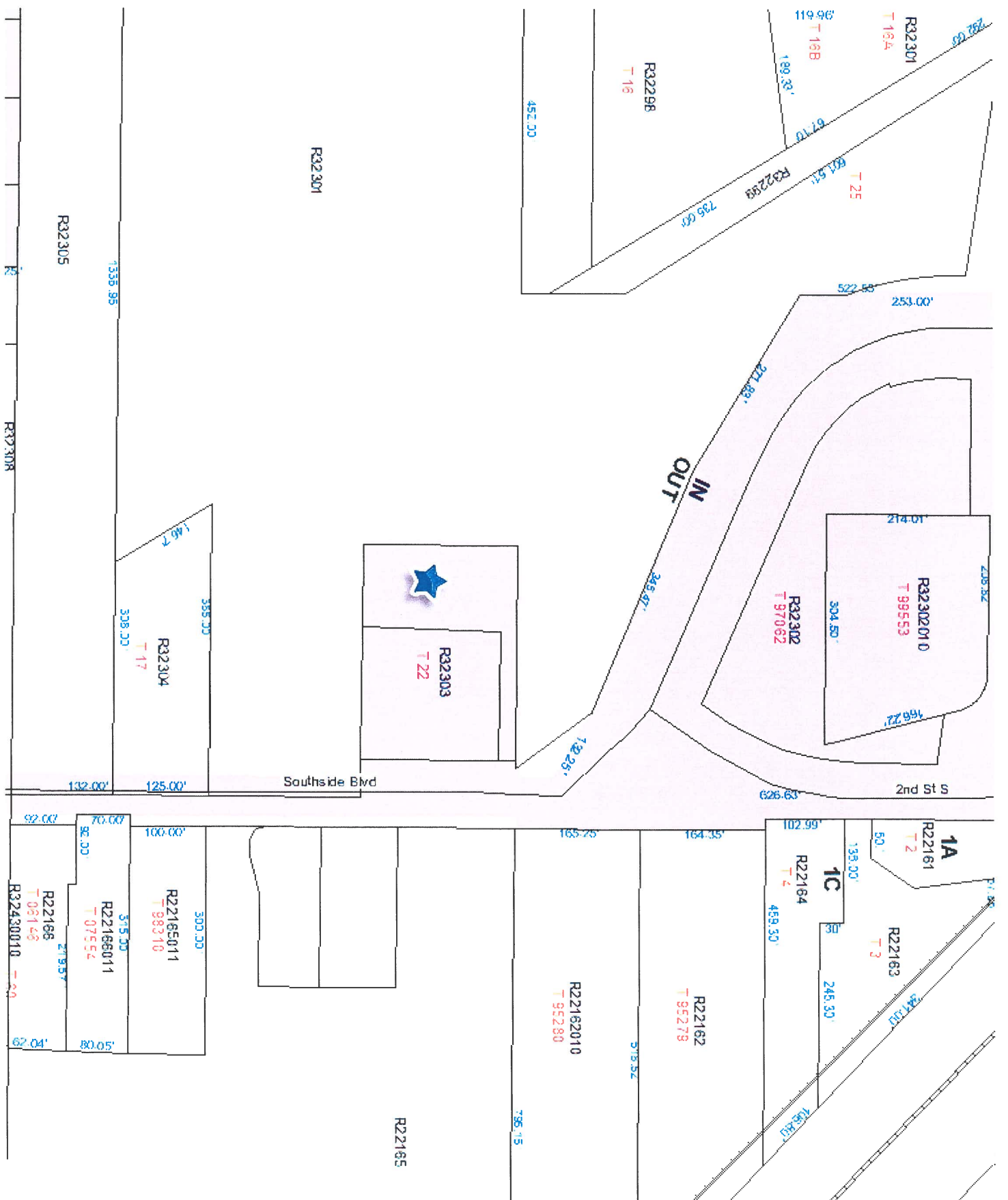


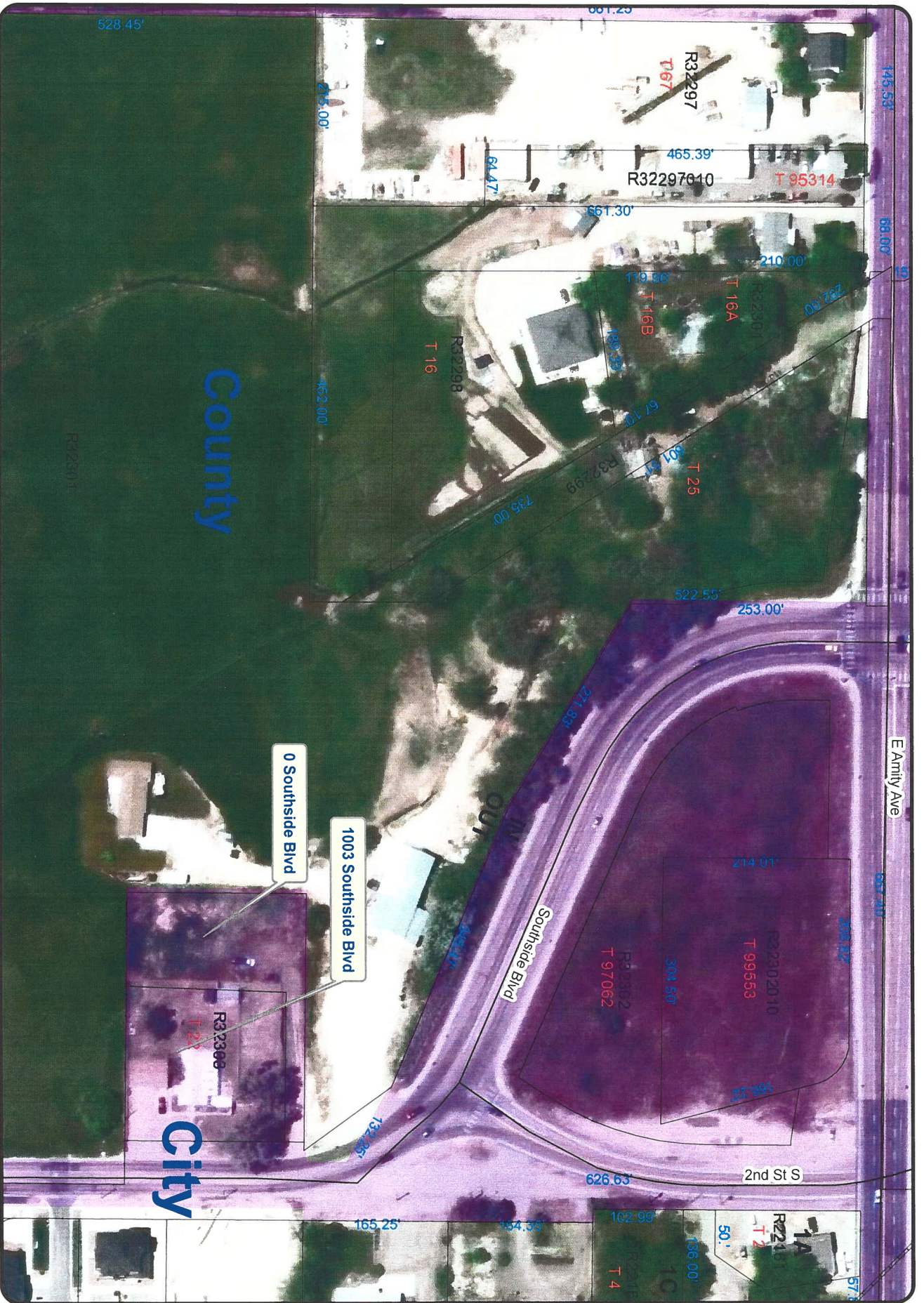
1003 Southside Boulevard Nampa, Idaho
Traffic Impact Analysis - July 2022

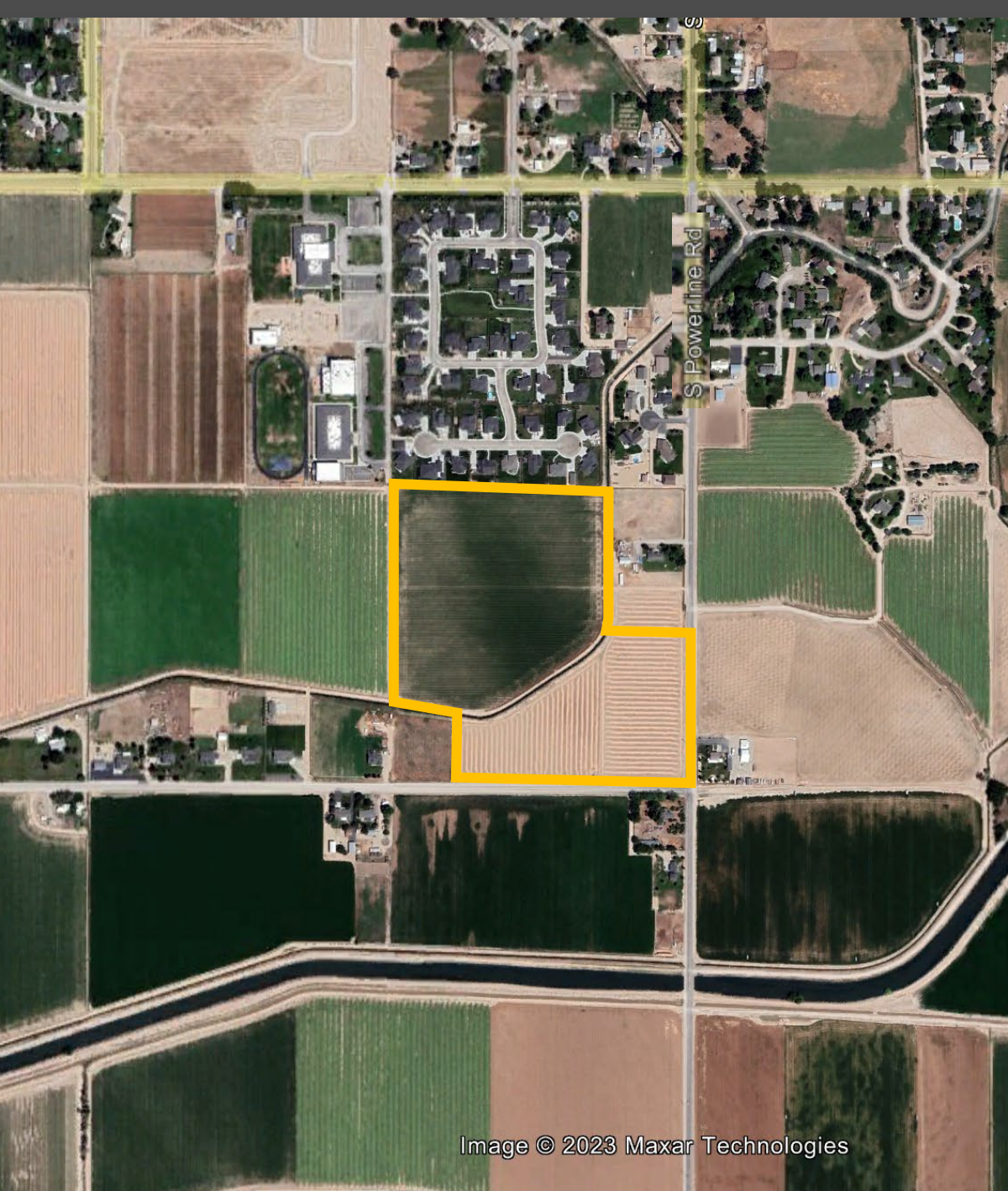
SB Right-Turn Lane Warrant Threshold

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.









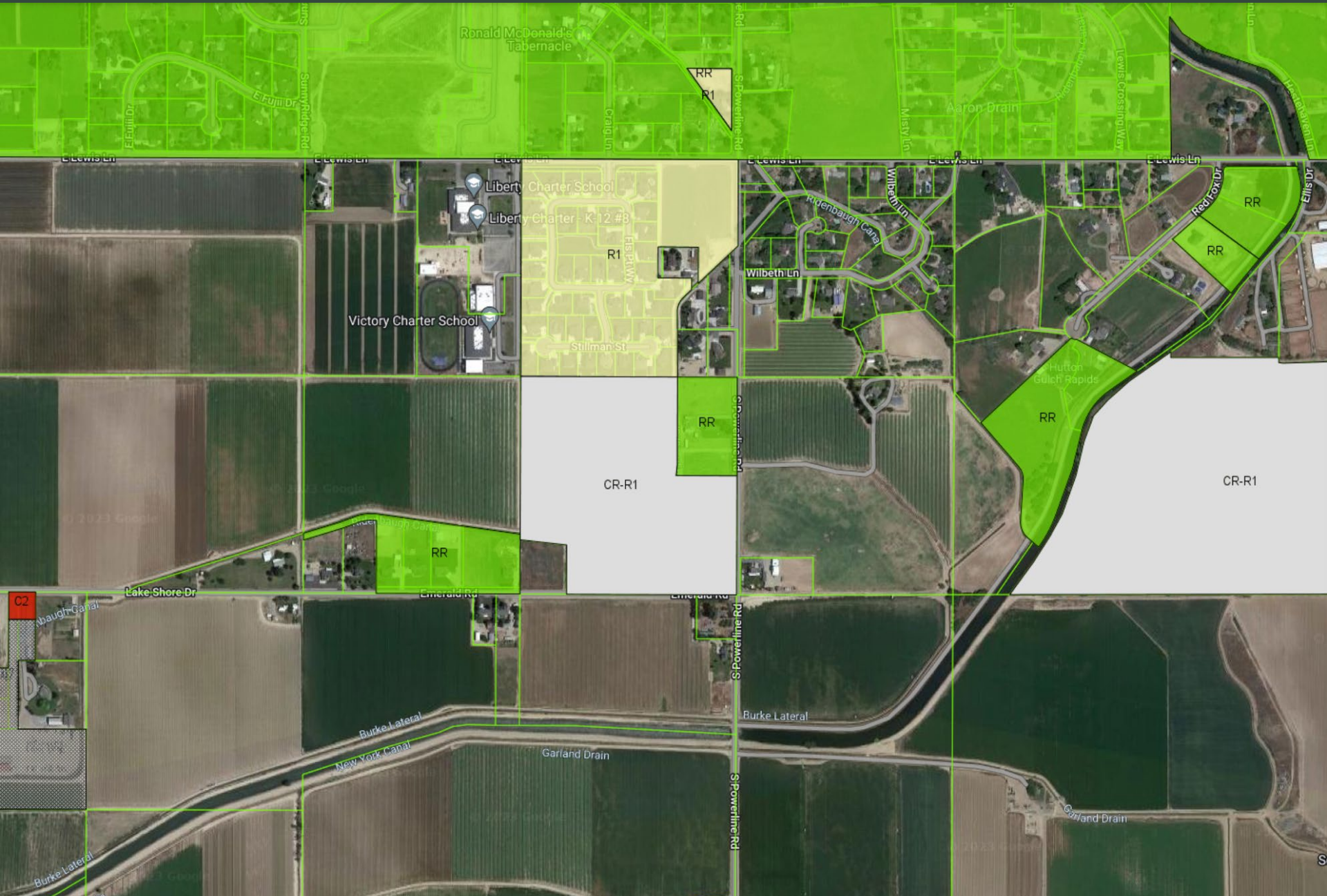
E Lewis Ln

Northshore Estates

Pre-Annexation &
Planned Unit
Development

City of Nampa

Project Location & Adjacent Developments



Canyon County Rezone & Development Agreement

RZ22021-0039 – Conditional Rezone CR-R-1

2a. The plat shall not exceed 30 residential lots. The plat shall be designed to place larger-sized lots near adjacent farm ground.

2b. The plat shall include a right-to-farm disclosure.

2c. The plat shall provide water services via connect to City of Nampa water services. The Developer / Applicant shall enter into an agreement with the City of Nampa for hook-up to the City's public water system.

2d. The plat shall provide irrigation via pressurized irrigation system to serve each residential lot. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification including any crossings shall be approved in writing by applicable governing agencies.

2e. The plat shall include fire suppression via fire hydrant (if available)

2f. The plat shall include a landscaped entry with a monument sign.

OPEN DOOR RENTALS, LLC
17449 N. FRANKLIN BLVD
R2093600000

TABLE MEADOWS
SUBDIVISION NO. 2

FOUND 5/8 INCH REBAR
NORTHEAST 1/16 CORNER
SECTION 15
"11120 PLS"

NATO FARMS, LLC
0 LAKE SHORE DR
R2957001240

CHAD DUFF
8238 LAKE SHORE DR
R2957010400

EAST LAKE SHORE
SUBDIVISION

FOUND 5/8 INCH REBAR
ENTER EAST 1/16 CORNER
SECTION 15
"HOLDREY PLS"

BLOCK 1

22

21

20

19

18

17

BLOCK 1

16

BLOCK 2

1

4

6

2

2

3

1

14

15

13

12

11

BLOCK 2

3

4

5

7

6

3

4

5

6

7

BLOCK 1

JAVIER ZAVALA
0 S POWERLINE RD
R2956901100

COSTEA DEDINI
8027 LAKE SHORE DR
R2957001100

GREGORY K. HARNES
9469 S POWERLINE RD
R2957001000

EDGAR SANCHEZ SR
9530 S POWERLINE RD
R2956300000

JOSEPH MARIAN SWARTZ
0 DEER FLAT RD
R2955901000

RALPH E WILLIAMS
9650 S POWERLINE RD
R2956200000

BOYD G. BATES
9699 S POWERLINE RD
R2956901000

S89°13'02"E 956.29'

FOUND 5/8 INCH REBAR

FOUND 5/8 INCH REBAR
NORTH 1/16 CORNER
SECTION 15
ILLEGIBLE

E STORR STREET (PUBLIC)

E STAFFIN DRIVE (PUBLIC)

S00°21'36"W 543.30'

S06°07'23"W 56.96'

FOUND 5/8 INCH REBAR

S89°13'02"E 368.79'

FOUND 5/8 INCH REBAR

N00°47'09"E 994.64'

E TALKER DRIVE (PUBLIC)

BLOCK 3

E STAFFIN DRIVE (PUBLIC)

BLOCK 2

RIDENBAUGH CANAL

E PORTREE WAY (PUBLIC)

S KILT ROCK WAY (PUBLIC)

E ARMADALE COURT (PUBLIC)

S00°46'59"W 724.86'

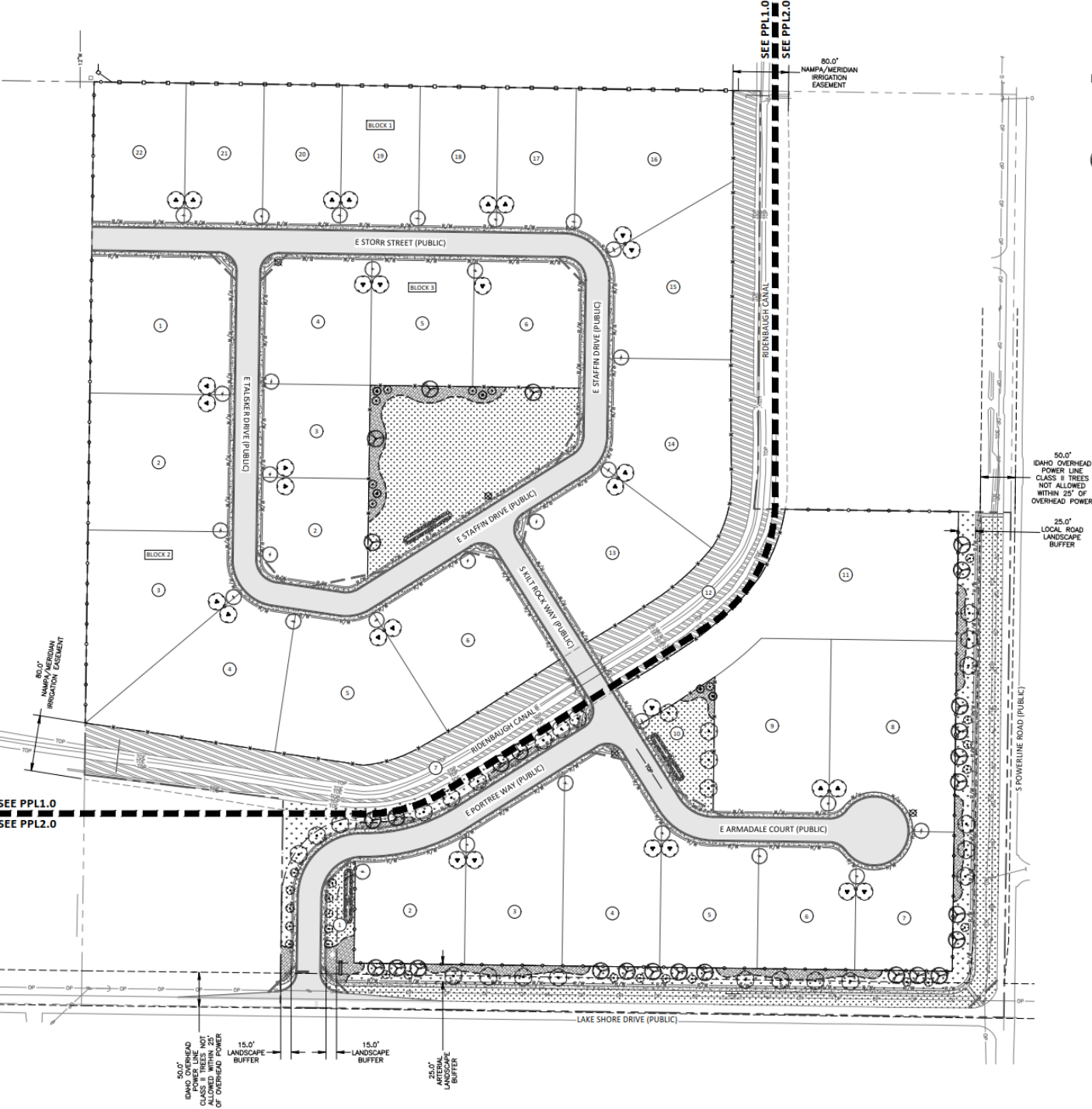
S POWERLINE ROAD (PUBLIC)

N89°12'26"W 1038.68'

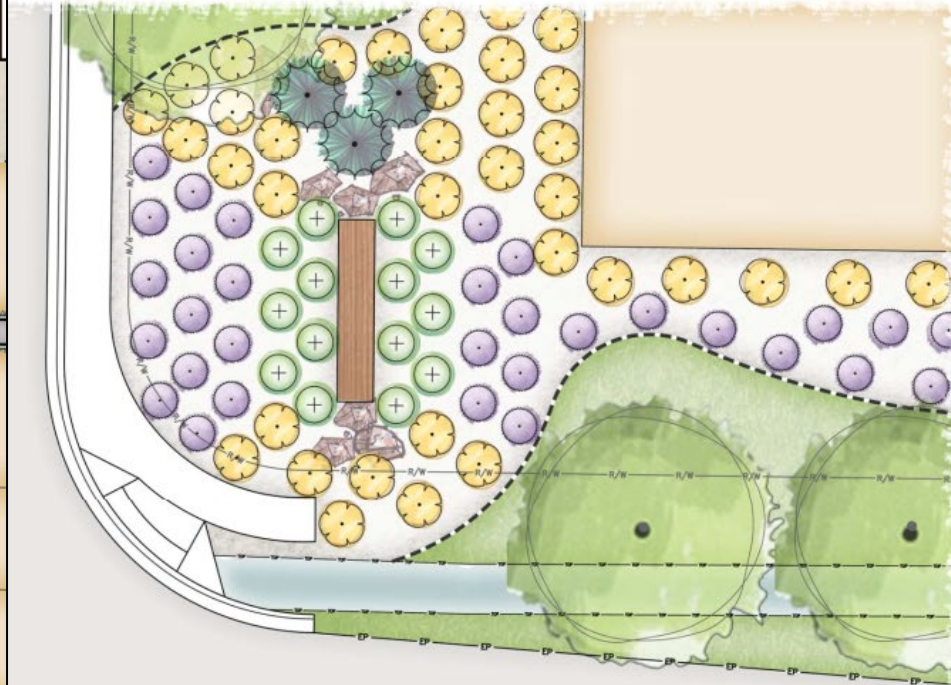
LAKE SHORE DRIVE (PUBLIC)

Landscaping and Open Space

5.08 acres of open space provided = 15.5% of overall site



NORTHSHORE



PLANT SCHEDULE

EVERGREEN TREES



COMMON NAME

CEDAR

SHRUBS, PERENNIALS, GRASSES



LOW GROWING PERENNIALS AND GRASSES



MEDIUM SIZE PERENNIALS AND GRASSES



SHRUBS



REFERENCE PHOTO



B

LAKE SHORE DRIVE



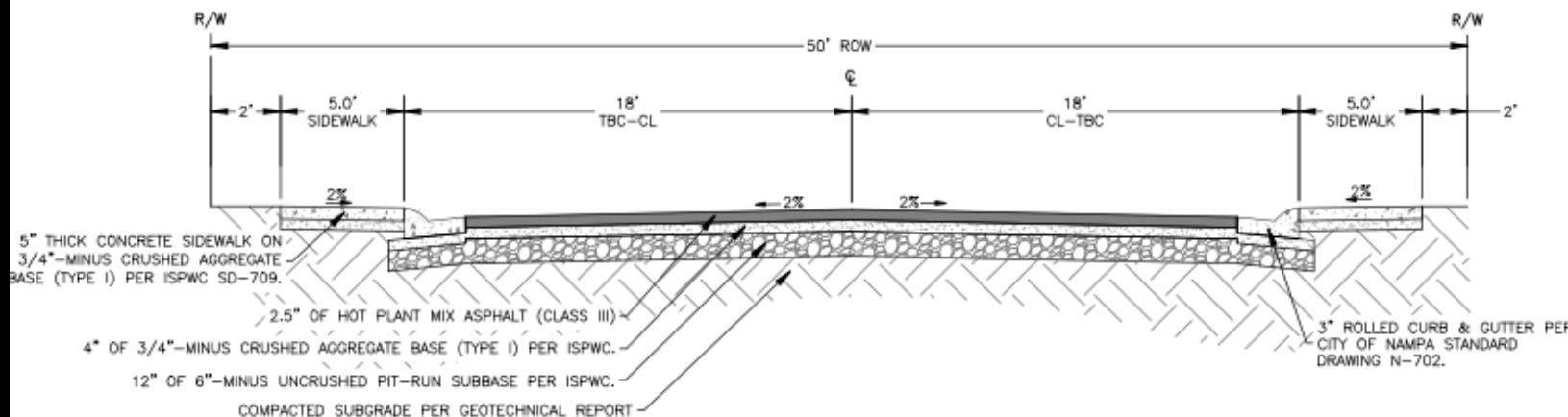
THANK YOU

RIDEENBAUGH CANAL

POWERLINE ROAD

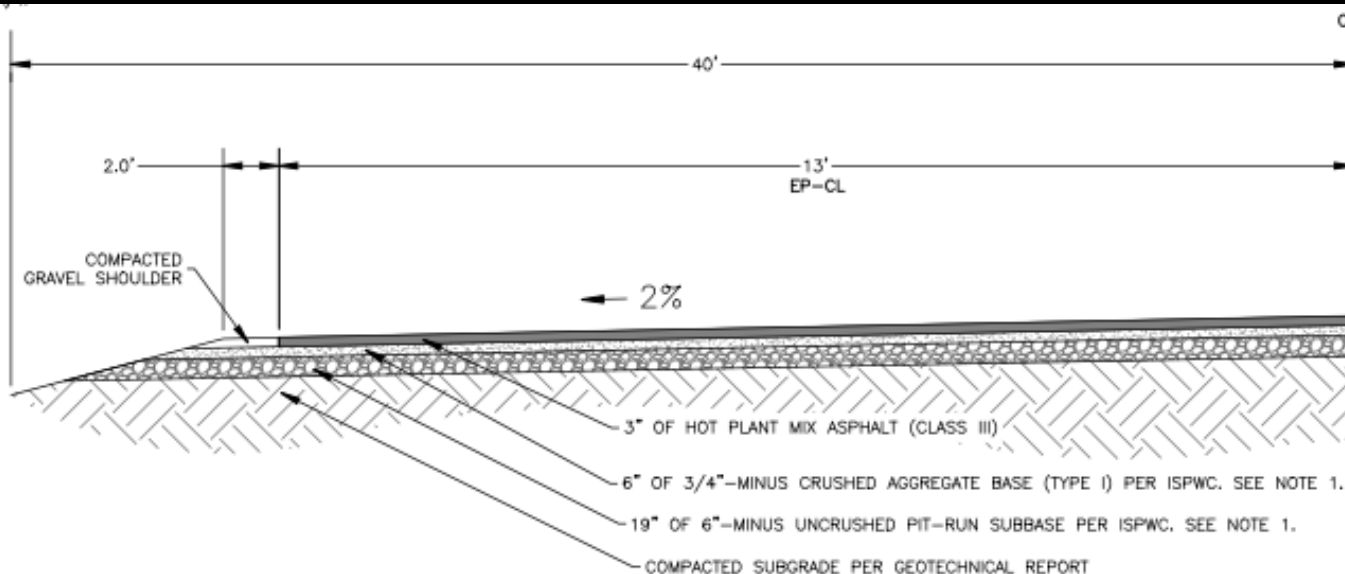


Plan Scale: 1" = 80'



① TYPICAL INTERNAL LOCAL STREET SECTION

Scale: NTS



② LAKE SHORE DRIVE TYPICAL RURAL LOCAL STREET SECTION

Scale: NTS