



Planning and Zoning Commission Staff Report Three Forks Estates, SD2018-0021

Hearing Date: May 16, 2019

Development Services Department

Applicant:

Neil & Sherrie Fullmer

Staff:

Jennifer Almeida

jalmeida@canyonco.org

Tax ID:

R29627012

Impact Area:

Not within

Current Zone:

"R-R" (Rural Residential)

Comprehensive Plan:

2020 CC Comprehensive Plan

Future Land Use: Residential

Lot Size/Project Area:

Approx. 12.23

Current Uses:

Agricultural

Applicable Zoning Land Use

Regulations: CCZO Article 17

Notification:

- 2/20/19 Agency Notice
- 2/18/19 Radius Notice
- 4/2/19 Publication
- 4/11/19 Posting (on or before)

Exhibits:

1. Findings, Conclusions, Conditions, Order
2. Preliminary Plat, Irrigation & Drainage Plan
3. Letter of Intent
4. Small Aerial Photo
5. Keller & Associates
6. Nampa Highway District No. 1
7. Upper Deer Flat Fire Dept.
8. Boise Project Board of Control
9. Nampa Highway District No. 1 (Variance)

Request

A request by Neil & Sherrie Fullmer for approval of a **Preliminary Plat, Final Plat, and Irrigation Plan & Drainage Plan** for **Three Forks Estates Subdivision**. The development consists of four (4) residential lots and is located in an "R-R" (Rural Residential) zone. The subject property is located on the north side of Lake Shore Dr. approximately 1130 ft. east of the intersection of Dearborn Rd. and Lake Shore Dr. in a portion of the NW ¼ of Section 17, T2N, R2W, BM, Canyon County, Idaho.

Background

The subject property is currently zoned "R-R" (Rural Residential), [Case No. RZ2018-0001 Ord #18-018, Inst. #2018-0031964].

The P&Z Commission will consider the Preliminary Plat, Irrigation Plan, & Drainage Plan, and make a recommendation to the Board to approve, approve conditionally, modify or deny the plat.

The Board will consider and sign the final plat at a later date.

Analysis:

Three Forks Estates Subdivision contains 4 residential lots and one (1) road lot. The subdivision will utilize:

- Individual domestic wells
- Individual septic systems
- Lots will be irrigated via pressurized irrigation (owned and maintained by the Homeowner's Association)
- Internal private road (Harvest Moon Ln.)

Keller & Associates has reviewed the plat (Exhibit 5) and their comments have been added as recommended conditions of approval.

Nampa Highway District No. 1 has no objection to the proposed plat but will require the applicant gain approval of a Variance for the proposed access location onto Lakeshore Drive (Exhibit 6). On 4/30/19 the applicant received approval of a Variance from Nampa Highway District (Exhibit 9).

Upper Deer Flat Fire Department has requested that fire apparatus roads shall be provided for each residence. Also, that a suitable firefighting water supply shall be provided for each residential building. New residences shall be within 600 ft. of an approved fire hydrant located along the approved fire apparatus access roadway, as measured around the exterior of the building. The fire code official is authorized to increase this distance when the building is equipped with an approved automatic sprinkler system installed in accordance with NFPA 13D (Exhibit 7).

The proposed development is located within Upper Deer Flat Fire District, Nampa School District, and Nampa Highway District No. 1.

The subdivision meets Idaho Code and CCZO, Article 17 requirements for the preliminary plat and Idaho Code 31-3805 for the irrigation plan.

Preliminary Plat

Standard of Review for Subdivision Plat

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions)
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting)
- C. Idaho Code, Section 31-3805 (Irrigation)

Canyon County Zoning Ordinance, Article 17 (Subdivision Regulations)

Comments

Public Comments

At the time of this report staff had not received public comment regarding the Preliminary Plat.

County Agency Comments

Staff informed applicable agencies of the proposed development the responses are attached as exhibits.

Alternatives

The Planning and Zoning Commission may recommend that the Board approve, approve conditionally, modify or deny the preliminary plat.

Recommendation

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed Preliminary Plat, Irrigation, and Drainage Plan.

Staff is recommending **approval** of the application, subject to the recommended conditions of approval.

Proposed findings of fact, conclusions of law for the Planning and Zoning Commission's consideration are found in Exhibit 1.



Canyon County Planning & Zoning Commission

Three Forks Estates, Preliminary Plat

Development Services Department

Findings

1. The property is currently zoned "R-R" (Rural Residential).
2. The subdivision contains four (4) residential lots and one (1) road lot.
3. The average residential lot size in an "R-R" zone is two (2) acres, and the proposed lots meet the average minimum lot size.
4. The proposed preliminary plat is in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions, and Idaho Code, Sections 50-1301 through 50-1329 (Platting) and Idaho Code, Section 31-3805 (Irrigation).
5. The property is not located within an area of city impact.
6. The development lots will be served by individual domestic wells and individual septic systems.
7. The internal roadway will be private (Harvest Moon Lane).
8. The subject property is located within Nampa School District, Upper Deer Flat Fire District, Nampa Highway District No. 1, and within Boise Project Board of Control.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 2/20/19, Newspaper notice was provided on 4/2/19, property owners within 300' were notified by mail on 2/18/19, and the property was posted on or before 4/11/19.
10. The record includes all testimony, the staff report, exhibits, and documents in case file No. SD2018-0021.

Conclusions of Law

The Planning and Zoning Commission has the authority to hear this case and recommend that it be approved, denied or modified. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and County ordinances.

Conditions of Approval

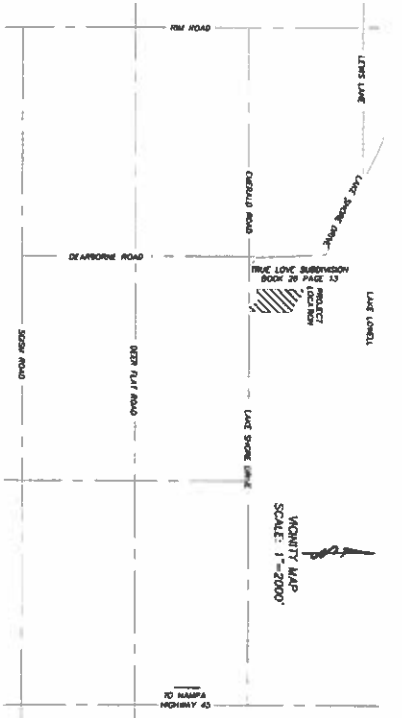
1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Prior to final plat approval, provide a short-term plan that will protect the roadside swales from disturbance as a result of new home construction on individual lots.
5. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling/regrading, and damage as a result of roadside parking).
6. Pursuant to §07-10-03 (B) 3 – a recorded road user's maintenance agreement shall be provided to Development Services Department prior to the Board's signature on the final plat. Said agreement shall meet §07-10-03 B (3):
 - Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.

Failure to maintain a previously approved driveway or private road shall be a violation of this article subject to the enforcement procedures in section [07-19-03](#) of this chapter.

7. Per Nampa Highway District No. 1, a note shall be added to the plat stating “ No direct lot access granted to Lake Shore Drive other than by the internal subdivision streets.” The note shall be added prior to the Board of County Commissioner’s signature on the final plat.
8. The development shall comply with Southwest District Health requirements.
9. The development shall comply with the requirements of Upper Deer Flat Fire Department.

Preliminary Plat, Irrigation Plan & Drainage Plan

**PRELIMINARY PLAT
FOR
THREE FORKS ESTATES
A PORTION OF GOVERNMENT LOT 2, SECTION 17, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2019**



OWNER/ DEVELOPER

NEIL AND SHERRIE FULLMER
2214 PRIMROSE LANE
NAMPA, ID 83686
(208) 989-3405

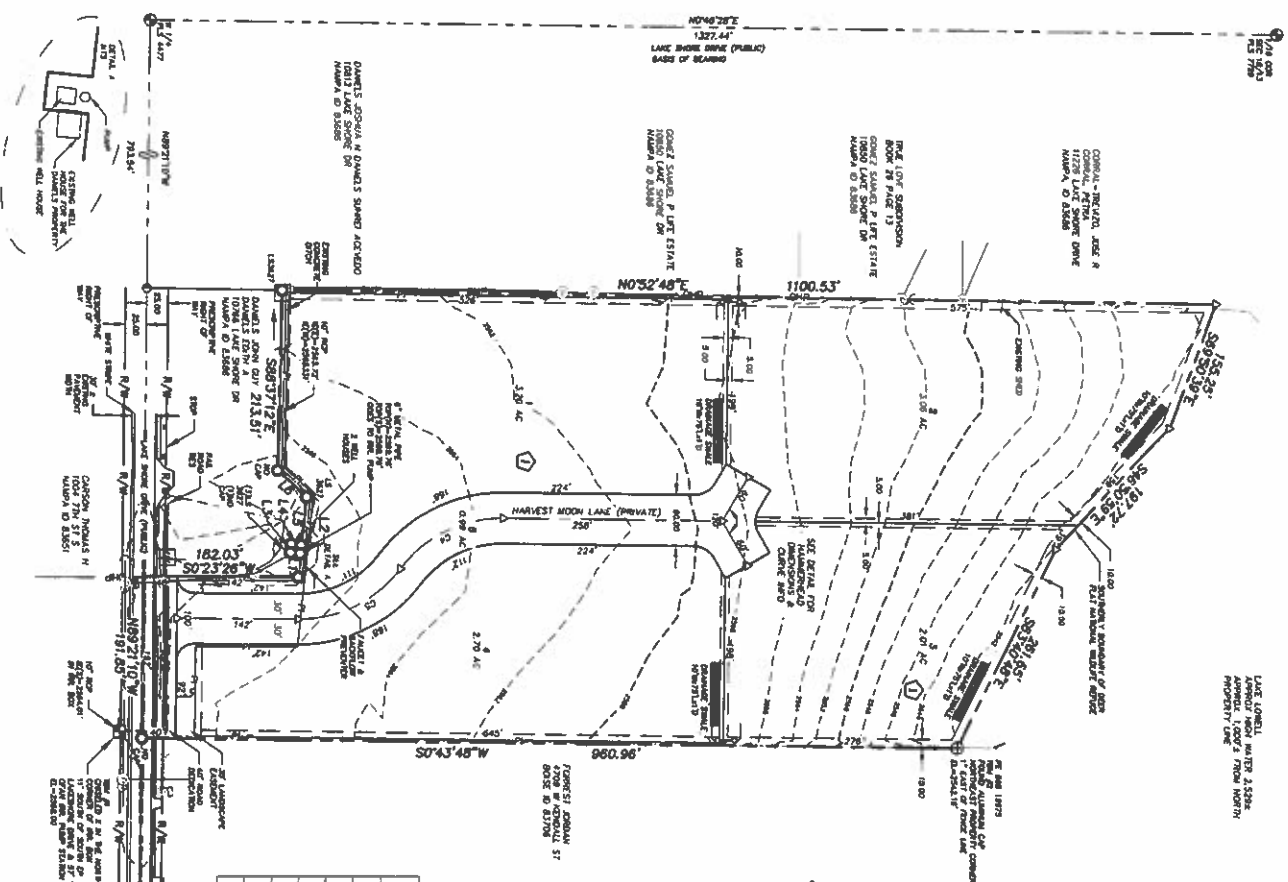
ENGINEER/SURVEYOR

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0288

PROJECT NARRATIVE

1. CURRENT ZONE = R-R
2. NUMBER OF RESIDENTIAL LOTS IS 4, AND 1 COMMON ROAD LOT.
3. AREA: 12.23 ACRES.
4. MINIMUM LOT SIZE: 2.5 ACRES.
5. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-2805 OR ITS PROVISIONS THAT MAY APPLY TO IRIGATION RIGHTS, IRRIGATION SOURCE SHALL BE VIA CROUCH WATER BY RIGHT NUMBER 6-2-45527-0000, AND IRRIGATION RIGHTS SHALL BE MAINTAINED BY THE THREE FORKS ESTATES HOMEOWNERS ASSOCIATION.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE, EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF OR RE-ENTRY TO THE SUBDIVISION, OR PRIVATE OR PUBLIC, BUT ANY CHANGED CONDITIONS IN MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY, WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
9. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
10. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
11. UNLESS OTHERWISE SHOWN, UTILITY, IRRIGATION AND DRAINAGE EASEMENTS TO BE PROVIDED SUBDIVISION BOUNDARY 10 FEET WITHIN LOT LINES 5 FEET.

Line #	Length	Direction
L1	26.28	S83°56'21"E
L2	17.80	S63°03'39"W
L3	10.00	S83°56'21"E
L4	12.00	S63°03'39"W
L5	58.00	S83°56'21"E
L6	46.32	N42°38'23"E



Curve #	Length	Radius	Date	Chord Direction	Chord Length	Tangent
C1	29.32	28.00	6/0/00	S89°21'10"E	28.00	16.17
C2	29.36	28.00	6/0/05	N29°18'50"W	28.04	16.19
C3	29.28	28.00	S9°54'40"	S30°41'30"W	27.96	16.14
C4	140.32	150.00	S3°35'57"	S26°04'11"E	135.26	75.77
C5	139.43	150.00	S3°15'35"	N28°14'22"W	134.47	75.21

Line #	Length	Direction
L1	224.63	N0°44'10"E
L2	26.49	N59°21'10"W
L3	60.00	S30°38'50"W
L4	26.51	N59°21'10"W
L5	60.00	N60°38'50"E
L6	224.78	N0°44'10"E

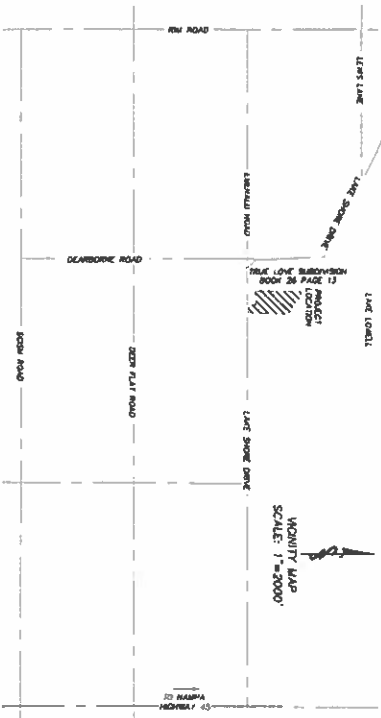
LEGEND

- ▲ CALCULATED POINT
- BENCHMARK
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊙ FOUND MAG NAIL
- ⊙ SION
- ⊙ MAILBOX
- ⊙ GUY ANCHOR
- ⊙ FAUCET
- ⊙ POWER POLE
- ⊙ TELEPHONE RISER
- ⊙ BLOCK NUMBER
- ⊙ PROPERTY BOUNDARY LINE
- ⊙ SECTION LINE
- ⊙ OVERHEAD POWER LINE
- ⊙ FENCE LINE
- ⊙ PIPE
- ⊙ EDGE OF PAVEMENT
- ⊙ DOUBLE YELLOW PAINT STRIPE
- ⊙ EDGE OF GRAVEL
- ⊙ SHOULDER
- ⊙ EASEMENT LINE
- ⊙ LOT LINE
- ⊙ RIGHT OF WAY LINE
- ⊙ STREET CENTERLINE
- ⊙ 4" PRESSURE IRRIGATION LINE
- ⊙ 2" PRESSURE IRRIGATION SERVICE LINE
- ⊙ DOUBLE PRESSURE IRRIGATION SERVICE LINE
- ⊙ PRESSURE IRRIGATION SERVICE
- ⊙ PRIVATE DRAINAGE SWALE
- ⊙ FLOW DIRECTION OF EXISTING DITCH
- ⊙ PREScriptive RIGHT OF WAY LINE

W. J. Nelson
Professional Engineer
9212
January 31, 2019

DRAWING TITLE: THREE FORKS ESTATES		JOB NO. MY1318	CLIENT. NEIL AND SHERRIE FULLMER 2214 PRIMROSE LANE NAMPA, ID 83686	Professional Engineers, Land Surveyors & Planners Mason & Associates 579 3rd St. South Nampa, ID 83651 (208) 454-0288 Fax (208) 454-1130	DESIGNED BY: JH	NO. 1	BY JH	DATE 9/18	DESCRIPTION REMOVED PAVEMENT ON ROAD SECTION
PRELIMINARY PLAT		SCALE: Vert. 1"=100' Horz. 1"=100'	FIELD BOOK NO.		DRAWN BY: JH	NO. 2	BY JH	DATE 10/18	DESCRIPTION COUNTY STAFF COMMENTS
SHEET NO. 1 OF 1 SHEETS		Rev		CHECKED BY:	NO. 3	BY JH	DATE 11/18	DESCRIPTION COUNTY ENGINEER COMMENTS	
				APPROVED BY:	NO. 4	BY JH	DATE 1/19	DESCRIPTION COUNTY ENGINEER COMMENTS	

**IRRIGATION & DRAINAGE PLAN
FOR
THREE FORKS ESTATES**
A PORTION OF GOVERNMENT LOT 2, SECTION 17, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2019

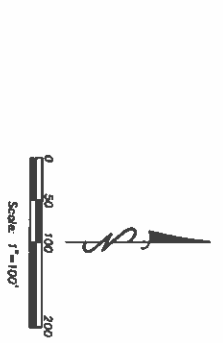
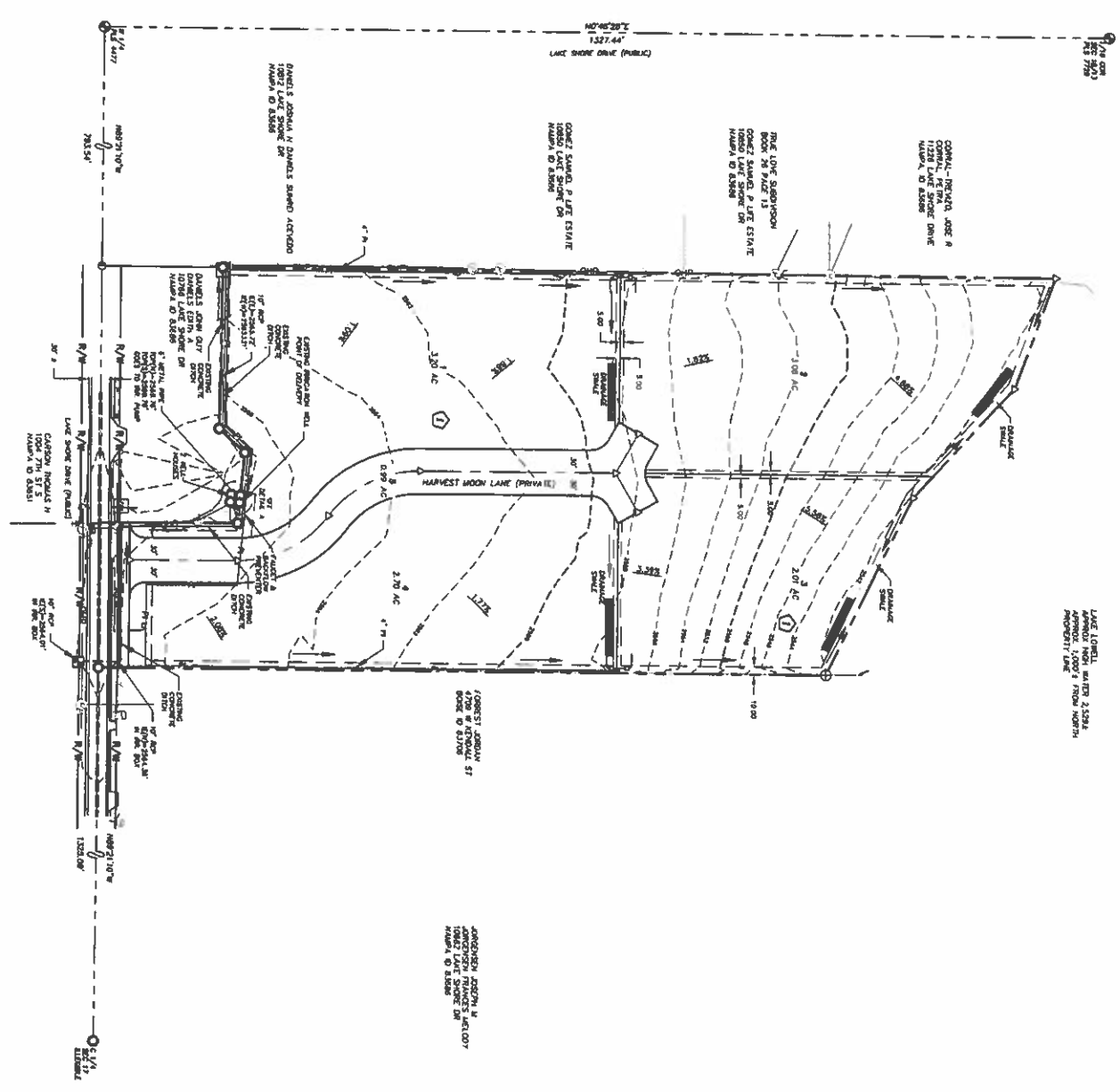


OWNER/ DEVELOPER
NEIL AND SHERRIE FULLMER
2214 PRIMROSE LANE
NAMPA, ID 83686
(208) 989-3405

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd St. South
NAMPA, ID 83651
(208) 454-0235

DEVELOPMENT DATA:

- 1- TOTAL AREA OF PROPOSED DEVELOPMENT IS 412.23 ACRES
- 2- CONTOUR INTERVAL IS 1 FT.
- 3- PROJECT DENSITY: 0.09 LOTS PER GROSS ACRE.
- 4- NO. OF BLOCKS IS 1, NO. OF RESIDENTIAL LOTS IS 4
- 5- CURRENT ZONING DESIGNATION: R-R
- 6- IRRIGATION WATER SUPPLY IS FROM GROUNDWATER. RIGHT NUMBER 03-34358 = 0.18 C.F.S.
- 7- IRRIGATION WATER AVAILABLE = 8 MINERS WICHES
- 8- 63% OF THE PROPERTY HAS IRRIGATION WATER RIGHTS.
- 9- ALL STORM WATER FROM LOTS 1-4 IS TO BE RETAINED ON THE INDIVIDUAL LOTS. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE, BOTH ROUTINE AND NON-ROUTINE.
- 10- LOTS WILL BE SERVED BY A PRIVATE PRESSURIZED IRRIGATION SYSTEM. OVERLAND IRRIGATION RUNOFF IS NOT EXPECTED AND CAN BE CONTROLLED BY ADJUSTING IRRIGATION WATERING TIMES.
- 11- LOTS TO BE GRADED TO FLOW TO PRIVATE DRAINAGE SWALES AS INDICATED BY FLOW ARROWS.



LEGEND

▲	CALCULATED POINT
■	BENCHMARK
⊕	FOUND ALUMINUM CAP MONUMENT
⊙	FOUND BRASS CAP MONUMENT
○	FOUND 5/8" IRON PIN
●	FOUND MAG NAIL
+	SIGN
□	MAN/BOX
○	GUY ANCHOR
⊖	FAUCET
⊕	POWER POLE
⊖	TELEPHONE RISER
⊖	BLOCK NUMBER
---	PROPERTY BOUNDARY LINE
---	SECTION LINE
---	OVERHEAD POWER LINE
---	FENCE LINE
---	PIPE
---	EDGE OF PAVEMENT
---	DOUBLE YELLOW PAINT STRIPE
---	EDGE OF GRAVEL
---	SHOULDER
---	EASEMENT LINE
---	LOT LINE
---	RIGHT OF WAY LINE
---	STREET CENTERLINE
---	4" PRESSURE IRRIGATION LINE
---	DITCH FLOW LINE DIRECTION
---	WATER FLOW DIRECTION
---	2" DOUBLE PRESSURE IRRIGATION SERVICE
---	2" PRESSURE IRRIGATION SERVICE
---	DRAINAGE SWALE
---	DIRECTION OF DRAINAGE FLOW

Neil Fullmer
Professional Engineer
9212
January 31, 2019

DRAWING TITLE THREE FORKS ESTATES		JOB NO. MY1318	CLIENT NEIL AND SHERRIE FULLMER 2214 PRIMROSE LANE NAMPA, ID 83686	 Professional Engineers, Land Surveyors & Planners 2724 S. 2nd Street, Nampa, ID 83651 (208) 454-0235 Fax (208) 454-1133	DESIGNED BY	NO. 1	BY JH	DATE 10/18	DESCRIPTION COUNTY STAFF COMMENTS
IRRIGATION & DRAINAGE PLAN		DWG NO. MY1318PP	SCALE: 1"=100'		DRAWN BY	NO. 2	BY JH	DATE 11/18	DESCRIPTION COUNTY ENGINEER COMMENTS
SHEET NO. 1 OF 1 SHEETS	Rev	FIELD BOOK NO.	(208) 989-3405	CHECKED BY	NO. 3	BY	DATE	DESCRIPTION	
				APPROVED BY	NO. 4	BY	DATE	DESCRIPTION	



Professional Engineers, Land Surveyors and Planners

924 3rd St. South, Ste B, Nampa, ID 83651

Ph (208) 454-0256 Fax (208) 467-4130

e-mail: vmason@masonandassociates.us

THREE FORKS ESTATES
SHORT PLAT
CANYON COUNTY, IDAHO

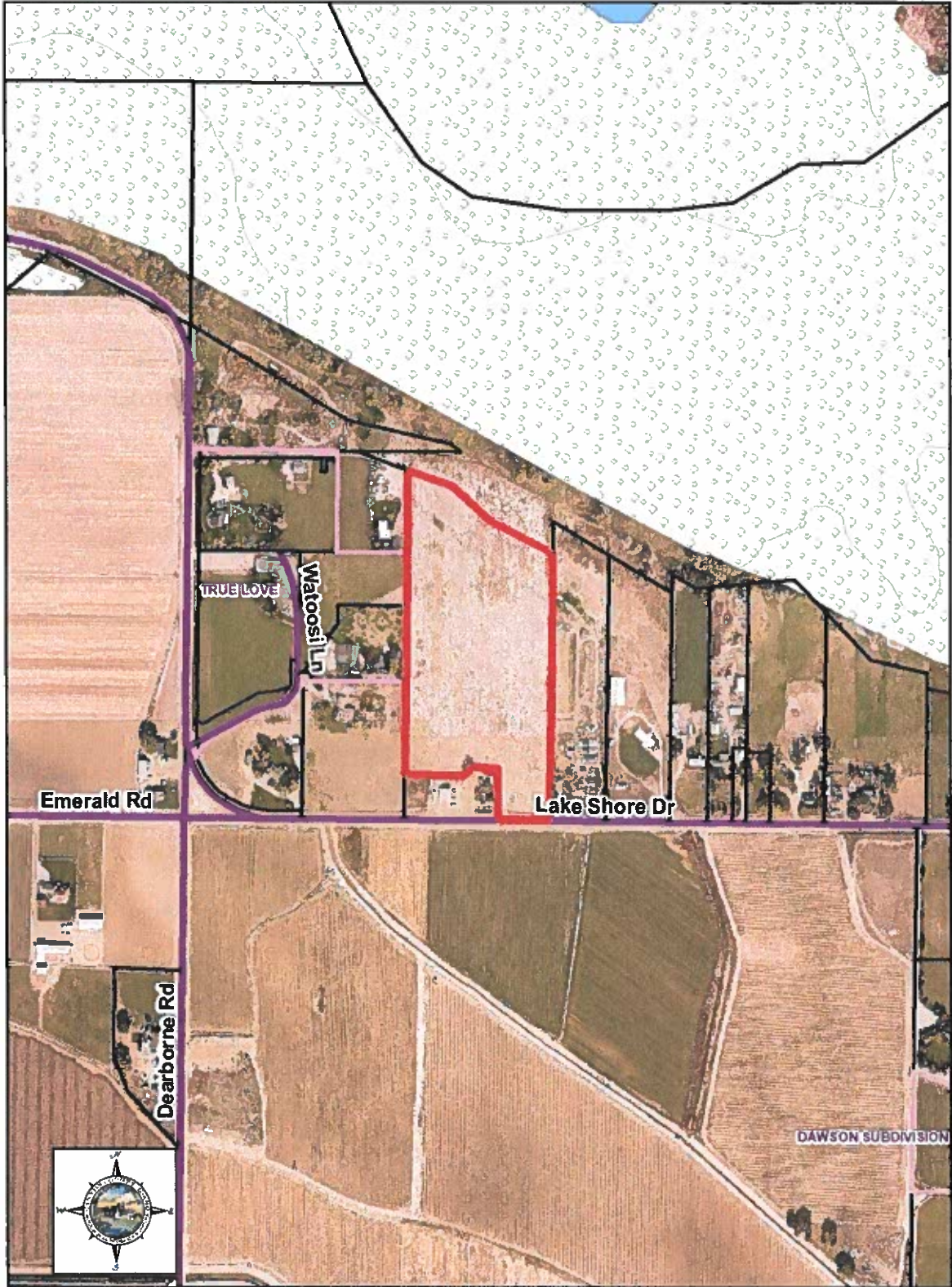
This subject property has recently been rezoned and is currently zoned RR (Single Family Residential). The property is located in a Portion of Government Lot 2, Section 17, T 2 N, R 2 W, Boise Meridian, Canyon County, Idaho. The property is generally located North of Lake Shore Drive between Lynwood Road and Dearborne Road.

A Short Plat is being requested. A subdivision worksheet is included. Four single-family residential lots are proposed. The lots will range from 2.05 to 3.02 acres in size. One private road lot is proposed. Said road lot is 0.99 acres.

All lots will be served off of Lake Shore Drive. A private drive will extend North to the residential lots.

The parcels will be served via individual wells and septic systems.

Negative impact is not anticipated. The proposed subdivision complies with current Canyon County zoning requirements and compliments the surrounding use of land.





131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

January 31, 2019

Ms. Jennifer Almeida
Canyon County Planner
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Three Forks Estates Subdivision Preliminary Plat Application

Dear Ms. Almeida:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Three Forks Estates Subdivision dated January 14, 2019. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Propose a short-term plan that will protect the roadside swales from disturbance as a result of home construction on individual lots. How will the swales be protected/repaired?
4. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling/regrading swale, and damage as result of roadside parking).
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the preliminary plat be **APPROVED** with the conditions listed above. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

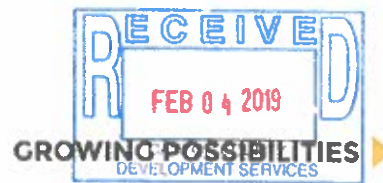
If you should have any questions, please feel free to contact me at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

Ryan Morgan, P.E.
County Engineer

213060-058/19-043





131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

January 31, 2019

Ms. Jennifer Almeida
Canyon County Planner
Development Services Department
111 North 11th Ave. #140
Caldwell, ID 83605

Re: Three Forks Estates Final Plat Application

Dear Ms. Almeida:

Keller Associates, Inc. has reviewed the Three Forks Estates Final Plat dated January 14, 2019. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

We recommend that the plat be **APPROVED**. Any variance or waivers to Canyon County's standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you should have any questions, please feel free to contact me at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan Morgan".

Ryan Morgan, P.E.
County Engineer

cc: File

213060-058/19-044



Jennifer Almeida

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 04, 2019 10:01 AM
To: Jennifer Almeida
Subject: Three Forks Estates Sub Prelim/Irrigation Plan/Final Plat

Good Morning Jennifer,

Nampa Highway District #1 has no objection to the Three Forks Sub Plans subject to the following comments;

1. Developer will need to submit the required submittal package for a formal review and the associated review fee.
2. The proposed point of access does not meet Highway District standards as the roadway is an Arterial roadway and no new direct access is allowed, or the previously approved Land Split Application that was previously submitted by Dave Washburn dated August 2, 2005, and will require an approved Variance Request by the Highway District Commissioners for a new point of access.

We recommend these comments be addressed prior to approval of the development. If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

Jennifer Almeida

From: scott@fccnwi.com
Sent: Tuesday, March 26, 2019 2:39 PM
To: Jennifer Almeida
Cc: 'Rick Jackson'
Subject: Three Forks Estates subdivision / Fire District Comments / Case No. SD2018-0021
Attachments: Three Forks Sub Plat Conditions_Fire Dept.pdf

Good afternoon Jenifer,

Attached are the Fire District agency comments for the proposed Three Forks Estates Subdivision, Case No. SD2018-0021.

Thank you.

Scott Arellano, CFM
1.208.629.8636
scott@fccnwi.com
fccnwi.com





9500 Missouri Ave. · Nampa, ID 83686 · (208) 466-0670

Date: 3/8/2019

From: Upper Deer Flat
Fire Department

Regarding: Preliminary Plat and Irrigation Plan for "Three Forks Estates Subdivision"

Agency Comments:

A proposed residential subdivision consisting of 4 single family lots accessed from Lakeshore Drive via private driveway. The private driveway will be approximately 60 feet wide, 460 feet long and include a 100-foot-wide "Y" turn-around. No fire hydrants are identified along the proposed driveway on the provided plans. Each dwelling will be serviced from individual private wells. The proposed subdivision will be located 3.24 miles from the Upper Deer Flat Fire Department station.

The Upper Deer Flat fire department can support the proposed subdivision with the following conditions:

- Fire Apparatus Access:

Approved fire apparatus access roads to be provided for every residence. The fire apparatus access road shall comply with the requirements of the Idaho Fire Code section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls, as measured by an approved route around the exterior of the building. The fire code official is authorized to increase this distance when the building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13D.

- Fire Fighting water supply:

Suitable fire fighting water supply shall be provided for each residential building. Water supplies shall comply with the Idaho Fire Code section 507.2 and appendix "B105.1". New residences shall be within 600 feet of an approved fire hydrant, located along the approved fire apparatus access roadway, as measured around the exterior of the building.

The fire code official is authorized to increase the distance to a qualifying fire hydrant when the building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13D.

It is requested that prior to issuance of residential construction plans, Upper Deer fire department approve these conditions. All fire protection system plans to be reviewed and approved by Upper Deer Flat fire department.

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2485 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

04 March 2019

Canyon County Development Services
111 N. 11th Ave., Ste 140
Caldwell, ID 83605

RE: Three Forks Estates
2214 Primrose Lane
Nampa Id
Nampa-Meridian Irrigation District
Stiles Lateral 30+30 Rotation
Sec. 17, T2N, R2W, BM.

OR2018-0001/RZ2018-0001
NM-2249A

Canyon County Planners:


Boise Project has no objection to the preliminary plat for Three Forks Estates as purposed per the plans provided stamped and dated January 31, 2019 by William J. Mason P.E.

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

Sincerely,

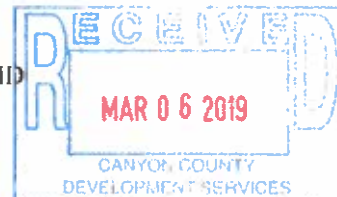


Thomas Ritthaler
Assistant Project Manager BPBC

tbr/tr

cc: Ray Moore
Greg Curtis

Watermaster, Div; 3 BPBC
Water Superintendent, NMID





APPLICATION TO VARY STANDARDS



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SECTION I - APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (Information to Applicant), that I have completed Section III (Applicant Questioner), and that the statements and representations made herein are true and correct.

Sherrie Fullmer
NAME OF APPLICANT
2214 Princrose Lane
ADDRESS
Nampa ID 83686
CITY STATE ZIP

[Signature]
SIGNATURE OF APPLICANT
4-15-19
DATE
208-989-3405
PHONE (CELL NUMBER PREFERRED)

SECTION II - INFORMATION TO APPLICANT

The District Standards are published in the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

"The purpose of a variance is to provide fair treatment and to see the individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up to an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at www.nampahighway1.com.

SECTION III - APPLICANT QUESTIONER (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers

1. What is the Section title and number of the Standards from which you wish to vary? Section 2000 + 2020.040 + Private Roads
Section 3000 - Design Criteria - 3061.030 - Driveways not allowed direct access to arterials
2. What specifically do you wish to do differently from what the Standards allow? Owners wish permission to access Lake Shore Drive via private shared driveway/road. This is currently an agricultural access. The property has no other access.

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3. Why do you wish to vary from the Standards? To allow access to property that has been rezoned for residential use and is currently being considered for a 4 lot subdivision, all lots to share access to Lake Shore Drive

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:
The expected vehicle trips per day are anticipated to be less than 50 which is considered minimum use. This minimum use would not endanger the public health, safety, or welfare, nor injurious to other properties.

5. What undue hardship would result if this variance were not granted? The owners would not be able to access their already rezoned property. The County has granted the Fullmer's permission to have agricultural land changed to residential. Not being able to access the site of their future homes would be a hardship.

6. Provide the following information regarding the property/site:

Street Address Lake Shore Drive Parcel # R2962701 Side of Road: North South East West

Between: Lynwood Road & Dearborne Rd (NAMES OF CLOSEST CROSS STREETS)

SECTION IV - REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)

STAFF REPORT COMPLETED AND ATTACHED: Yes No

APPLICATION FEE PAID: Yes No CR# 1747

SITE PLAN SUBMITTED: Yes Not needed

Edward Thiel
SIGNATURE - HIGHWAY DISTRICT STAFF

4-23-19
DATE

SECTION V - DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: Approved Denied

Approved subject to conditions

BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS): Access was granted to Lake Shore Dr. Subject to a plat note stating no direct lot access granted to Lake Shore Dr. other than by internal subdivision streets.

SIGNED: D. K. Smith
CHAIRMAN OF THE BOARD

4-30-19
DATE