



Planning and Zoning Commission Staff Report
Redtail Estates No. 3, SD2019-0010

Hearing Date: August 15, 2019

Development Services Department

Applicant:

Corsberg Land, LLC.

Staff:

Jennifer Almeida

jalmeida@canyonco.org

Tax ID:

R29533 & R29533105

Impact Area:

Nampa

Current Zone:

"A" (Agricultural)

Comprehensive Plan:

2020 CC Comprehensive Plan

Future Land Use: Residential

Lot Size/Project Area:

Approx. 77.63 acres

Current Uses:

Agricultural / Residential

Applicable Zoning Land Use

Regulations: CCZO Article 17

Notification:

- 6/26/19 Agency/JEPA
- 7/25/19 Radius Notice
- 7/30/19 Publication
- 8/8/19 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. City of Nampa Engineering Division
7. Nampa Highway District No. 1

Request

A request by Corsberg Land, LLC. for approval of a **Preliminary Plat, Irrigation & Drainage Plan** for Redtail Estates No. 3 Subdivision. The development consists of 13 residential lots. The subject properties are located at 3901 & 4001 E. Lewis Ln., Nampa, ID in a portion of the NE ¼ of Section 13, T2N, R2W, B.M. Canyon County, Idaho.

Background

The subject property is currently zoned "A" (Agricultural). The applicant has a pending zoning amendment request to change the zoning of the property to "R-R" (Rural Residential) [Case No. RZ2019-0014].

Analysis:

Redtail Estates No. 3 contains 13 residential lots. The subdivision will utilize:

- Individual domestic wells
- Individual septic systems
- Lots will be irrigated via a pressurized irrigation system
- Internal public road (Arvalis Drive)

Nampa Highway District No. 1 supplied comment in Exhibit 7, which indicated that the new point of access onto Lewis Ln. will require an approved Variance request. The variance request is on the agenda for July 30th. The district has completed the formal review and this is the only item that requires Board approval. The district stated no objection so long as the project meets highway district standards.

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

The City of Nampa has reviewed and approved the proposed irrigation plan and has also approved deferral of all required subdivision improvements until such time as the property is annexed into the city.

The proposed development is located within the Boise Kuna Irrigation District, Nampa Fire District, Nampa School District, and Nampa Highway District #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 application for Redtail Estates No. 3.

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

Redtail Estates No. 3, Preliminary Plat

Development Services Department

Findings

1. The applicant is requesting for approval of a Preliminary Plat, Irrigation & Drainage Plan for Redtail Estates No. 3 Subdivision.
2. The subject properties are located at 3901 & 4001 E. Lewis Ln., Nampa, ID in a portion of the NE ¼ of Section 13, T2N, R2W, B.M. Canyon County, Idaho.
3. The development consists of 13 residential lots.
4. The subject property is currently zoned "A" (Agricultural). The applicant has a zoning amendment case to in process to change the zoning of the property to "R-R" (Rural Residential) [Case No. RZ2019-0014].
5. The average residential lot size in an "R-R" zone is two (2) acres, and the proposed lots meet the lot size requirement.
6. 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).
7. The property is located within the Nampa's Area of City Impact.
8. The development lots will be served by individual domestic wells and individual septic systems.
9. The proposed irrigation plan has been approved by Nampa City Council on July 1, 2019.
10. The internal roadways will be public roads.
11. The subject property is located within Nampa School District, Nampa Fire District, Nampa Highway District No. 1, and Boise Kuna Irrigation District.
12. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 6/26/19, JEPA Notice on 6/26/19, Newspaper notice was provided on 7/30/19, property owners within 300' were notified by mail on 7/25/19, and the property was posted on or before 8/8/19.
13. The record includes all testimony, the staff report, exhibits, and documents in case file No.SD2019-0010.

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. The development shall comply with the requirements of Nampa Highway District No. 1.
5. The development shall comply with Southwest District Health requirements.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2019-0010, the Planning & Zoning Commission recommends **approval** of the Preliminary Plat, Irrigation & Drainage Plan for Redtail Estates No. 3 Subdivision, subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOR APPROVAL on this _____ day of _____, 2019.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Richard Hall, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2019, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

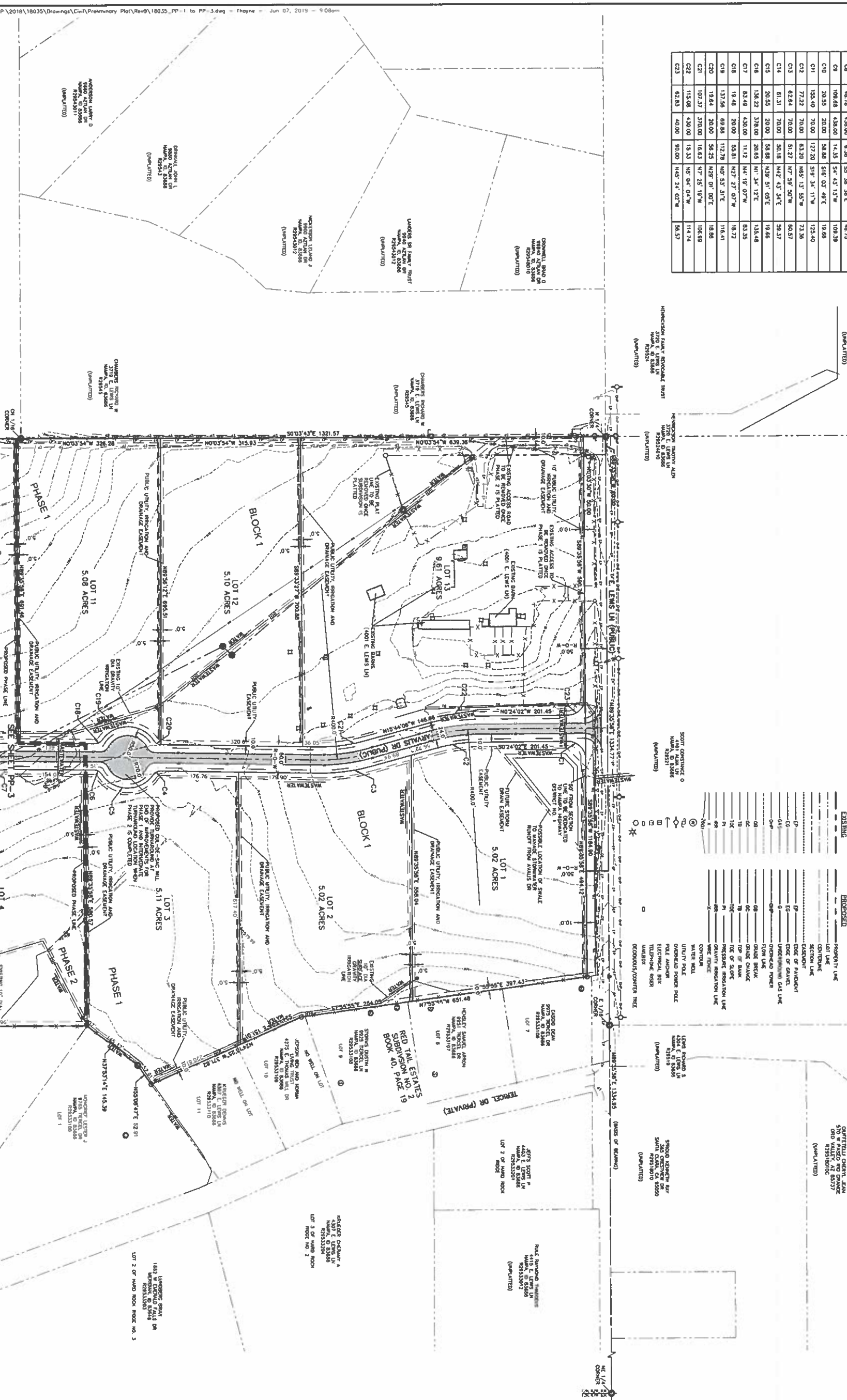
Notary: _____

My Commission Expires: _____

Preliminary Plat, Irrigation Plan & Drainage Plan

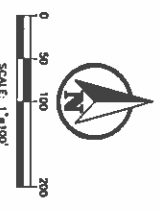
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.83	40.00	90.00	S44°35'58"W	56.57
C2	98.03	370.00	15.33	S8°04'04"E	98.73
C3	124.78	430.00	16.83	S7°25'19"E	124.34
C4	19.84	20.00	56.25	S27°14'04"E	18.66
C5	137.47	69.88	112.55	S0°33'28"W	116.41
C6	19.79	20.00	56.69	S28°47'32"W	18.99
C7	72.23	370.00	11.19	S4°17'18"E	72.12
C8	48.78	438.00	6.38	S5°38'36"E	48.75
C9	109.68	438.00	14.33	S4°43'13"W	109.39
C10	20.55	20.00	58.88	S16°03'49"E	19.65
C11	154.40	70.00	127.20	S19°34'11"W	124.40
C12	77.22	70.00	63.20	N65°13'55"W	73.36
C13	62.84	70.00	51.27	N7°59'50"W	60.57
C14	61.31	70.00	50.16	N42°43'34"E	59.37
C15	20.55	20.00	54.88	N38°51'04"E	19.66
C16	158.22	370.00	20.63	N1°34'12"E	153.48
C17	63.48	430.00	11.12	N4°19'07"W	63.35
C18	19.48	20.00	53.81	N27°27'07"W	18.72
C19	137.56	69.88	112.78	N0°53'31"E	116.41
C20	19.84	20.00	56.25	N29°07'00"E	18.65
C21	102.37	370.00	16.63	N7°25'19"W	106.89
C22	115.08	430.00	15.33	N8°04'04"W	114.74
C23	62.83	40.00	90.00	N45°24'02"W	56.57

**PRELIMINARY PLAT FOR
RED TAIL ESTATES SUBDIVISION NO. 3**
LOCATED IN A PORTION OF THE NE 1/4 OF
SEC 13, T2N, R2W, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
DATE OF PREPARATION: JUNE 7, 2019



LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	CONTRIBUTOR
---	SECTION LINE
---	BOUNDARY
---	DOE OF PARADELT
---	DOE OF DRAIN
---	UNDERGROUND GAS LINE
---	UNDERGROUND POWER
---	FLOW LINE
---	GRADE BREAK
---	GRADE CHANGE
---	TOP OF GRADE
---	TOP OF SLOPE
---	PROPOSED SEWER LINE
---	PROPOSED IRRIGATION LINE
---	WELL
---	WELL
---	WATER METER
---	UTILITY POLE
---	OVERHEAD POWER POLE
---	POLE ANCHOR
---	ELECTRICAL BOX
---	TELEPHONE BOX
---	WARRANT
---	BOUNDARY/OWNER LINE



<p>ASPIEN ENGINEERS 1619 N. Linder Rd, Suite 110 • Kuna, Idaho 83634 Phone: 208-466-8181 • www.AspenEngineers.com</p>	<p>PROFESSIONAL ENGINEER REG. NO. 10077 DATE OF EXPIRY: 06/07/2020 STATE OF IDAHO LANCE WARNICK</p>	<p>DEVELOPER CORSBERG LAND, LLC CONTACT: AUDREY CORSBERG 3901 E. LEWIS LN NAMPA, IDAHO 83686 PHONE: 208-250-9809</p>	<p>PRELIMINARY PLAT FOR RED TAIL ESTATES SUBDIVISION NO. 3 3901 & 4001 E. LEWIS LN NAMPA, IDAHO 83686</p>	<p>DATE: 06/07/2019 PROJECT: 18035 TITLE: RED TAIL ESTATES SUBDIVISION NO. 3 PRELIMINARY PLAT (1 OF 2)</p>	<p>DRAWN: TCV CHECKED: LBW SCALE: SHOWN EXTENSION: B</p>	<p>SHEET: PP-2 2 OF 4</p>			
		<p>REVISIONS:</p> <table border="1"> <tr><td>A</td><td>03/22/2018</td><td>- RENEW</td></tr> <tr><td>B</td><td>06/07/2019</td><td>- COUNTY</td></tr> </table>	A	03/22/2018	- RENEW	B	06/07/2019	- COUNTY	<p>DATE: 06/07/2019 PROJECT: 18035 TITLE: RED TAIL ESTATES SUBDIVISION NO. 3 PRELIMINARY PLAT (1 OF 2)</p>
A	03/22/2018	- RENEW							
B	06/07/2019	- COUNTY							

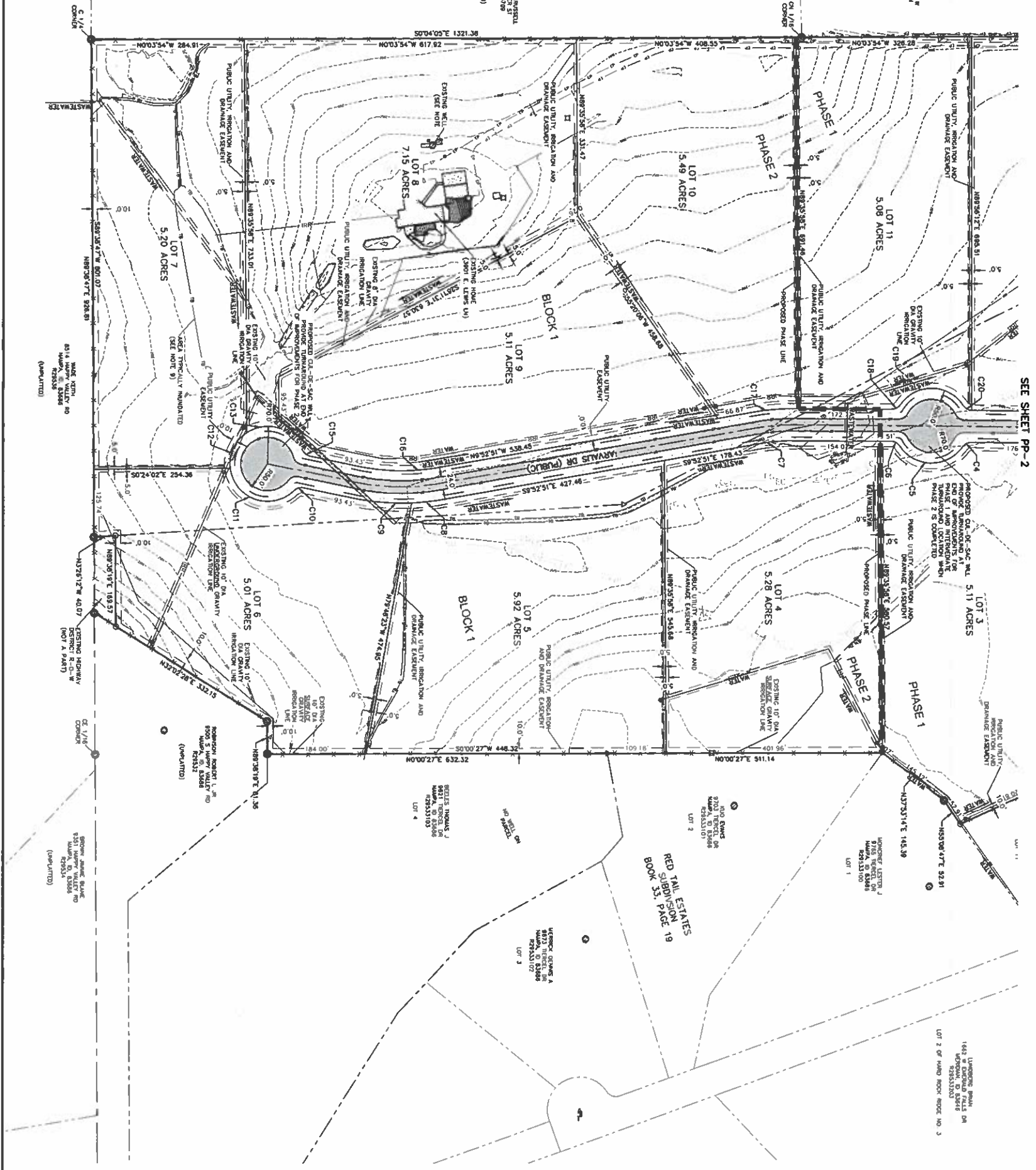
**PRELIMINARY PLAT FOR
RED TAIL ESTATES SUBDIVISION NO. 3**
LOCATED IN A PORTION OF THE NE 1/4 OF
SEC 13, T2N, R2W, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
DATE OF PREPARATION: JUNE 7, 2019

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	82.83	40.00	90.00	S44.35° S6° W	58.57
C2	99.03	370.00	15.33	S6° 04' 04" E	98.73
C3	124.78	430.00	16.63	S7° 25' 19" E	124.34
C4	198.44	20.00	96.35	S27° 14' 04" E	18.88
C5	137.47	89.98	112.35	S0° 53' 28" W	116.41
C6	19.79	20.00	96.89	S8° 47' 52" W	18.99
C7	72.23	370.00	11.19	S4° 17' 18" E	72.12
C8	48.78	438.00	8.38	S5° 38' 38" E	48.75
C9	109.88	438.00	14.35	S4° 43' 13" W	109.39
C10	20.55	20.00	96.86	S16° 03' 48" E	19.66
C11	155.40	70.00	127.20	S19° 34' 11" W	123.40
C12	77.22	70.00	63.20	S65° 13' 55" W	73.35
C13	62.64	70.00	51.37	N7° 59' 50" W	60.57
C14	61.31	70.00	50.18	N42° 43' 34" E	59.37
C15	20.55	20.00	96.88	N39° 51' 05" E	19.86
C16	136.22	378.00	20.65	N1° 34' 12" E	135.44
C17	63.49	430.00	11.12	N41° 19' 07" W	63.35
C18	19.46	20.00	95.81	N47° 27' 07" W	18.72
C19	137.96	89.80	112.78	N0° 53' 31" E	118.41
C20	19.64	20.00	96.35	N28° 07' 00" E	18.66
C21	107.37	378.00	16.83	N7° 25' 18" W	106.88
C22	115.08	430.00	15.33	N48° 04' 04" W	114.74
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LEGEND

	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	UNDERSIDE OF DIKE LINE
	OVERHEAD POWER LINE
	CENTER BREAK
	CENTER CHANGE
	TOP OF BANK
	TOP OF SLOPE
	PRESSURE REGULATION LINE
	GRAVITY REGULATION LINE
	WATER PIPE
	SEWER PIPE
	UTILITY POLE
	POLE ANCHOR
	TECHNICAL ERROR
	UNDERLINE
	DIMENSION/CORNER NOTE



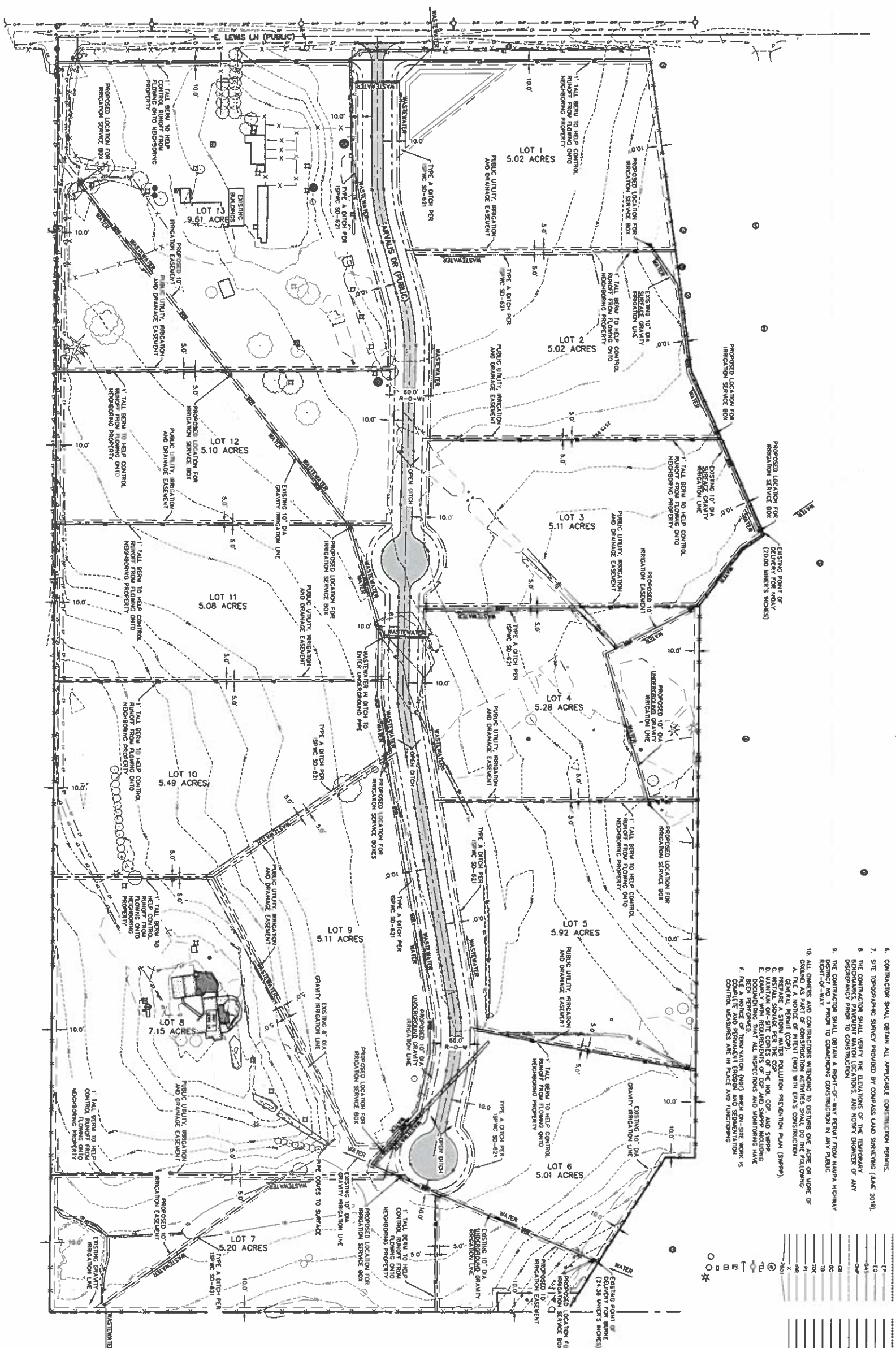
<p>PP-3 3 of 4</p>	<p>DATE: 06/07/2019 PROJECT: 18035</p>	<p>PRELIMINARY PLAT RED TAIL ESTATES SUBDIVISION NO. 3</p>	<p>DEVELOPER: CORSEBERG LAND, LLC CONTACT: AUDREY CORSEBERG 3901 E. LEWIS LN NAMPA, IDAHO 83686 PHONE: 208-250-9809</p>	<p>ASPEN ENGINEERS 1619 N. Linder Rd, Suite 110 • Kuna, Idaho 83634 Phone: 208-466-8181 • www.AspenEngineers.com</p>	<p>PROFESSIONAL ENGINEER 10077 06/07/2019 STATE OF IDAHO LANCE WARNICK</p>								
	<p>SCALE: T/CW SHOWN CHECKED REVISION LBW B</p>	<p>PRELIMINARY PLAT RED TAIL ESTATES SUBDIVISION NO. 3</p>	<p>PRELIMINARY PLAT RED TAIL ESTATES SUBDIVISION NO. 3</p>	<p>PRELIMINARY PLAT FOR RED TAIL ESTATES SUBDIVISION NO. 3 3901 & 4001 E. LEWIS LN NAMPA, IDAHO 83686</p>	<p>PRELIMINARY PLAT FOR RED TAIL ESTATES SUBDIVISION NO. 3 LOCATED IN A PORTION OF THE NE 1/4 OF SEC 13, T2N, R2W, BOISE MERIDIAN, CANYON COUNTY, IDAHO DATE OF PREPARATION: JUNE 7, 2019</p>	<p>REVISIONS:</p> <table border="1"> <tr><td>A</td><td>03/23/2019</td><td>-</td><td>REVIEW</td></tr> <tr><td>B</td><td>06/07/2019</td><td>-</td><td>COUNTY</td></tr> </table>	A	03/23/2019	-	REVIEW	B	06/07/2019	-
A	03/23/2019	-	REVIEW										
B	06/07/2019	-	COUNTY										

- GRAVITY IRRIGATION NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IRRIGATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPM).
 2. CONSTRUCTION SHALL PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 3. ALL IRRIGATION BOXES SHALL BE REINFORCED PRECAST CONCRETE PER ISPM 501-620 UNLESS NOTED OTHERWISE.
 4. ALL GRAVITY IRRIGATION PER SHALL CONFORM TO ISPM SECTION 601.
 5. OVER-EXCAVATE AROUND EXISTING PIPES OR DITCHES THAT WILL BE ABANDONED TO AT LEAST 1' BEYOND THE LIMITS OF THE EXISTING IRRIGATION DITCHES, PIPES AND STRUCTURES, AND BACKFILL WITH COMPRESSED FILL COMPACTED TO 95% MOU.
 6. PROTECT AND MAINTAIN A MINIMUM OF 12" COVER OVER PIPES.

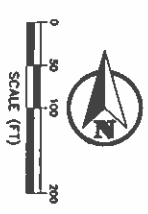
PRELIMINARY IRRIGATION PLAN FOR RED TAIL ESTATES SUBDIVISION NO.3

LOCATED IN A PORTION OF THE N 1/2
SEC 13, T2N, R2W, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

DATE OF PREPARATION: JUNE 7, 2019



- GENERAL NOTES**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN ACCORDANCE WITH THE IRRIGATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPM) CHAPTER 22, TITLE 55. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY LOCATIONS BY CONDUCTING A UTILITY LOCATE SURVEY PRIOR TO CONSTRUCTION. ALL CHANGES WHICH MAY BE NECESSARY TO EXISTING UTILITY LOCATIONS AND PRESERVE ANY AND ALL UTILITIES CALL OUTLINE, SEC. 48 HOURS BEFORE COMMENCING ANY UNDERGROUND WORK AT 811 OR 208-242-1588.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IRRIGATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPM) AND THE IRRIGATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPM).
 3. THE CONTRACTOR SHALL REPAIR TO EXISTING GRADES ANY PAVED AREAS DISTURBED BY CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPLETION TESTS FOR IRRIGATION SYSTEMS AND PAYMENTS IN ACCORDANCE WITH NADPA CRT STANDARD.
 5. ALL NON-COMPLETABLE MATERIALS SHALL BE REMOVED PRIOR TO COMPLETION OF SUBGRADE.
 6. CONTRACTOR SHALL OBTAIN ALL APPLICABLE CONSTRUCTION PERMITS.
 7. SITE TOPOGRAPHIC SURVEY PROVIDED BY COMPASS LAND SURVEYING (LAME 2018). BEYOND THE BOUNDARIES, PAVEMENT MATCH LOCATIONS, AND NOTIFY DIRECTOR OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM NADPA HIGHWAY DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION IN ANY PUBLIC RIGHT-OF-WAY.
 9. ALL OVERSIGHT AND CONSTRUCTION INTENDING TO DISTURB ONE ACRE OR MORE OF PUBLIC LAND SHALL BE IN ACCORDANCE WITH THE BUREAU OF LAND MANAGEMENT (BLM) GENERAL PERMIT (GCP) AND SWPPP.
 10. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM NADPA HIGHWAY DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION IN ANY PUBLIC RIGHT-OF-WAY.
- LEGEND**
- | | |
|----------|--------------------------|
| EXISTING | PROPERTY LINE |
| EXISTING | UTILITY LINE |
| EXISTING | CENTRIK LINE |
| EXISTING | SECTION LINE |
| EXISTING | EASEMENT |
| EXISTING | DOE OF PAVEMENT |
| EXISTING | DOE OF GRAVEL |
| EXISTING | UNDERGROUND GAS LINE |
| EXISTING | OVERHEAD POWER |
| EXISTING | GRAVEL BREAK |
| EXISTING | GRAVEL CHANG |
| EXISTING | TOP OF BANK |
| EXISTING | TOP OF SLOPE |
| EXISTING | PRESSURE IRRIGATION LINE |
| EXISTING | GRAVITY IRRIGATION LINE |
| EXISTING | WATER TOWER |
| EXISTING | WATER WELL |
| EXISTING | UTILITY POLE |
| EXISTING | OVERHEAD POWER POLE |
| EXISTING | FIELD ANCHOR |
| EXISTING | TELEPHONE BOX |
| EXISTING | ELECTRIC METER |
| EXISTING | WALKWAY |
| EXISTING | RECORDS/COMPUTER FILE |
| PROPOSED | PROPERTY LINE |
| PROPOSED | UTILITY LINE |
| PROPOSED | CENTRIK LINE |
| PROPOSED | SECTION LINE |
| PROPOSED | EASEMENT |
| PROPOSED | DOE OF PAVEMENT |
| PROPOSED | DOE OF GRAVEL |
| PROPOSED | UNDERGROUND GAS LINE |
| PROPOSED | OVERHEAD POWER |
| PROPOSED | GRAVEL BREAK |
| PROPOSED | GRAVEL CHANG |
| PROPOSED | TOP OF BANK |
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| PROPOSED | WATER TOWER |
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| PROPOSED | OVERHEAD POWER POLE |
| PROPOSED | FIELD ANCHOR |
| PROPOSED | TELEPHONE BOX |
| PROPOSED | ELECTRIC METER |
| PROPOSED | WALKWAY |
| PROPOSED | RECORDS/COMPUTER FILE |



- NOTES**
1. SEE SHEET C11 FOR ADDITIONAL NOTES, LEGEND AND TEMPORARY BENCHMARK LOCATIONS AND ELEVATIONS.
 2. ALL SURVEY MONUMENTS DURING CONSTRUCTION, ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 3. THIS IS A PRELIMINARY IRRIGATION PLAN INTENDED TO SHOW THE GENERAL IRRIGATION SYSTEM AND BE REVISIONED, BUT THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE IRRIGATION DESIGN FOR EACH PHASE OF THE SUBDIVISION.

<p>PP-4</p> <p>4 of 4</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/22/2019</td> <td>REVISION</td> </tr> <tr> <td>2</td> <td>06/07/2019</td> <td>COUNTY</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	02/22/2019	REVISION	2	06/07/2019	COUNTY	<p>DEVELOPER</p> <p>CORSBERG LAND, LLC CONTACT: AUDREY CORSBERG 1715 WEST 1300 S NAMPA, IDAHO 83686 PHONE: 208-250-9809</p>	<p>ASPEN ENGINEERS</p> <p>1619 N. Under Rd, Suite 110 • Kuna, Idaho 83634 Phone: 208-466-8181 • www.AspenEngineers.com</p>	<p>PROFESSIONAL ENGINEER</p> <p>10077 06/07/2019 STATE OF IDAHO LANCE WARRICK</p>
		NO.	DATE	DESCRIPTION									
1	02/22/2019	REVISION											
2	06/07/2019	COUNTY											
<p>DESIGNER TCW SHOWN</p> <p>CHECKED LBW B</p> <p>DATE 06/07/2019</p> <p>PROJECT 18035</p> <p>TITLE RED TAIL ESTATES SUBDIVISION NO. 3 PRELIMINARY IRRIGATION PLAN</p>	<p>PRELIMINARY PLAT FOR RED TAIL ESTATES SUBDIVISION NO. 3</p> <p>3901 & 4001 E. LEWIS LN NAMPA, IDAHO 83686</p>												

March 22, 2019

Jennifer Almeida
Canyon County Development Services
111 N. 11th Avenue, Suite 140
Caldwell, Idaho 83605



**ASPEN
ENGINEERS**

1619 N. Linder Rd, Suite 110
Kuna, Idaho 83634
208-466-8181
www.AspenEngineers.com

**SUBJECT: Zoning Ordinance Map Amendment and Preliminary Plat for
Corsberg Land, LLC
3901 E. & 4001 E. Lewis Ln
Nampa, Canyon County, Idaho**

Dear Jennifer:

The purpose of this letter is to describe the requested rezone and proposed 13 lot preliminary plat for two parcels owned by Audrey Corsberg and Corsberg Land, LLC at 3901 & 4001 E. Lewis Ln, near Nampa in Canyon County, Idaho. The two parcels (R295330000 and R295331050), are located on the south side of E. Lewis Ln about 3/8 west of Happy Valley Rd and have a combined area of approximately 77.76 acres.

Zoning Ordinance Map Amendment or Rezone

The Applicant is requesting a Zoning Ordinance Map Amendment or Rezone from A (Agricultural) to R-R (Rural Residential) for the property in order to further subdivide their property. A description of the subdivision is provided later in this letter.

As shown on the County's Proposed Land Use map included in Attachment 8, the Corsberg and surrounding properties are located in the "yellow colored" region that the County has designated for residential land use. Much of the area surrounding the property to the east has already been subdivided into rural size lots starting at 1 acre and becoming larger.

As described in Canyon County Code 07-10-25(2), "the purpose of the R-R (rural residential) zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable". We believe that the platted residential subdivisions located on the east side of the Corsberg property demonstrate that this area is very suitable for a rural residential and development is trending in that direction.

We held a neighborhood meeting to discuss the proposed rezone on December 15, 2018 (see Attachment 4) and overall the response was fairly positive. One of the nearby property owners and one other attendee signed letters expressing their support for the proposed rezone, which is included in Attachment 9.

The property is located within the Nampa City impact area and is an area on the City's Future Land Use map designated for low density residential development. Therefore, understanding that it is both the

Jennifer Almeida
Canyon County Development Services
March 22, 2019



County's and City's own vision is to have this area used for residential uses, and considering the way that the area is changing and how residential growth has occurred in the area, it seems appropriate to rezone the property from A to R-R.

Therefore, we ask that the County approve the rezone of the property to R-R.

Preliminary Plat

As shown on the attached preliminary plat, the proposed development would be subdivided into 13 residential lots. The east side of the property is adjacent to Red Tail Estates No. 2 and has lot sizes at 1 acre. The property is also adjacent to Red Tail Estates where lot sizes are around 3 acres as well. These lot sizes are compatible with the adjoining development.

It is anticipated that the subdivision will be built in two phases. The first phase will start at the north boundary of the subdivision along E. Lewis Ln and at end at an intermediate Cul-de-Sac located about in the middle of the property. The first Phase will include 6 buildable lots (Lots 1, 2, 3, 11, 12, and 13). Phase 2 will include the south half of the property and extend from the intermediate Cul-de-Sac to the end of the property (the south property line), and includes 7 lots (Lots, 4, 5, 6, 7, 8, 9, and 10). The Cul-de-Sac constructed at the end of Phase 1 improvements will remain in place and provide an intermediate turnaround for use by the development.

The International Fire Code indicates that a single access road can be used for up to 30 lots which means this configuration can handle 2.3 times more lots than proposed on this development. Therefore, the use of this access road as described is appropriate for the proposed development.

It is proposed that proposed subdivision will use individual wells. I have worked on well and septic plans for two other developments in the nearby area and as an engineer believe there is adequate water to serve the domestic needs of the potential future lots.

I have personally observed test hole excavation and prepared septic designs for approval by Southwest District Health Department for a couple of developments in the area. In addition, we have excavated several test pits on this property for previous investigations. Therefore, I know from experience that some areas of the lots may encounter shallow rock, but considering the area available for septic systems in a 5 acre lot, I expect that there be area on each lot capable of supporting a septic system. The septic systems for each of the lots will be designed and developed to the specifications of the Southwest District Health Department. The proposed 5 acre minimum lot size in the development meshes well with the requirements of the Health Department in Nitrate Priority area.

As part of the subdivision application, we prepared a preliminary irrigation plan to demonstrate how each lot will be provided through a gravity irrigation system. Water rights from Nampa & Meridian Irrigation District indicate that 44.38 miner's inches of water are available for use on the property. Delivery is provided from private delivery pipes from the Burke and Niday laterals. A more detailed

Jennifer Almeida
Canyon County Development Services
March 22, 2019



construction plan for irrigation delivery will be prepared in the future as part of preparation of construction drawings at the time of final platting.

We believe that the enclosed preliminary plat meets the requirements of the County subdivision Ordinance. Therefore, we ask that you approve the preliminary plat.

Feel free call me at 208-466-8181 if you have any questions or need additional information.

Respectfully,
Aspen Engineers, Chartered

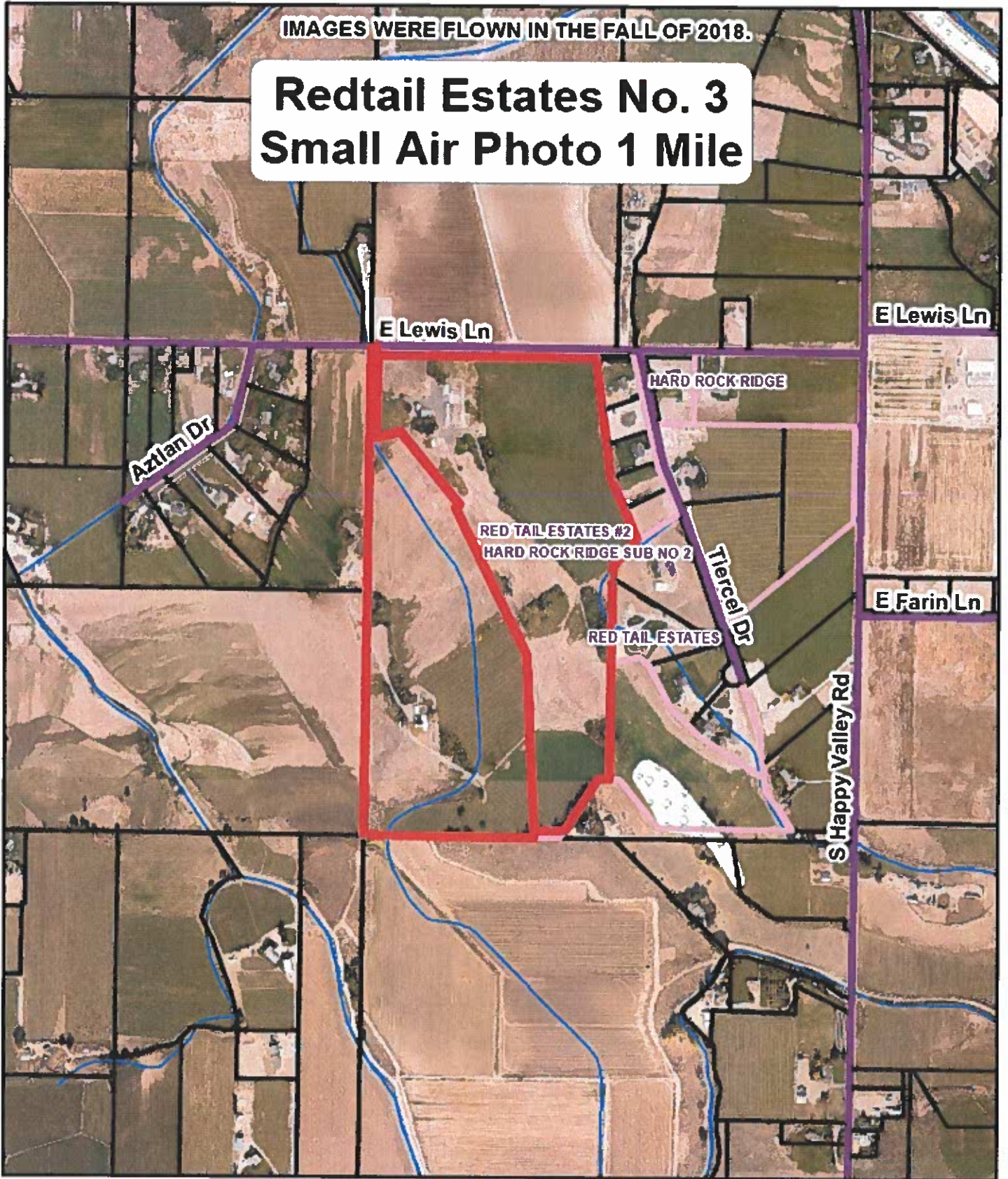
A handwritten signature in cursive script, appearing to read "Lance Warnick".

Lance Warnick, PE
Principal Engineer

cc: Aspen 18035

IMAGES WERE FLOWN IN THE FALL OF 2018.

Redtail Estates No. 3 Small Air Photo 1 Mile





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

April 24, 2019

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

Re: Redtail Estates No. 3 Subdivision Preliminary Plat Application

Dear Ms. Almeida:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Redtail Estates No. 3 Subdivision dated March 22, 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. Early phases of this development have already been constructed and inhabited. The applicant should address how construction of future phases will be compatible with existing phases and how construction will be managed to minimize disruption and disturbance to existing residents.
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. Plat shall comply with requirements of the local highway district. The overall length of the road appears to exceed the 1320-foot length requirement. They do provide intermediate turnaround, but a variance will be required from the highway district per their standards.
5. Plat shall comply with irrigation district requirements.
6. 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.

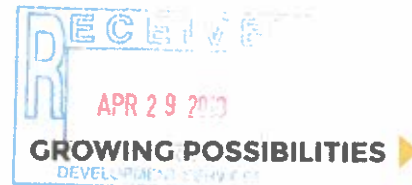
If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.


Ryan V. Morgan, P.E.
County Engineer

213060-078/19-152



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Jennifer Almeida

From: Ryan Morgan <rmorgan@Kellerassociates.com>
Sent: Thursday, June 20, 2019 9:20 AM
To: Jennifer Almeida
Cc: Ryan Wagner
Subject: RE: Red Tail No. 3

Jennifer,

We recommended approval of these with our April comment letter. They did clarify a couple of items that we can remove from our letter if you would like us to. Again, we have approved the preliminary plat previously.

RYAN V. MORGAN, PE, LEED AP
Keller Associates, Inc.
DIRECT 208-813-7553 | CELL 208-440-1534 | OFFICE 208-288-1992

From: Jennifer Almeida <jalmeida@canyonco.org>
Sent: Friday, June 7, 2019 3:17 PM
To: Ryan Morgan <rmorgan@Kellerassociates.com>
Subject: FW: Red Tail No. 3

Attached are the revisions for Red Tail Estates No. 3 for Keller's review and comment. This project was reviewed previously by Keller.

Thank you

From: Thayne Warnick [<mailto:thayne@AspenEngineers.com>]
Sent: Friday, June 7, 2019 9:41 AM
To: Jennifer Almeida <jalmeida@canyonco.org>
Cc: 'Lance Warnick' <lance@aspengineers.com>; terrycorsberg@gmail.com
Subject: Red Tail No. 3

Hi Jennifer,

We have finished the redlines on the Preliminary Plat for Red Tail No. 3 and will be dropping them off at your office later today. I have attached a PDF of the letter addressing the redlines and of the Preliminary Plat.

Thank you,
Thayne Warnick
Civil Designer II

Aspen Engineers
1619 N. Linder Rd, Suite 110 • Kuna, Idaho 83634
Phone 208-466-8181 • thayne@AspenEngineers.com



City Hall
411 3rd Street South
Nampa, Idaho 83651

(208) 468-5458
engineering@cityofnampa.us
cityofnampa.us/engineering

July 12, 2019

Lance Warnick
Aspen Engineers
1619 N Linder Road, Suite 110
Kuna, ID 83634



RE: Red Tail Estates Subdivision #3 – Irrigation Plan and Subdivision Improvements

To Whom It May Concern,

The proposed Red Tail Estates Subdivision #3 is located within the Nampa City Impact Area. As such, it is required by mutual agreement between Canyon County and the City of Nampa to obtain City Council approval of proposed irrigation plans, as well as, construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code.

The Nampa City Council, during their regular meeting on July 1, 2019 voted to approve the following items, which is documented in official minutes on file with the Nampa City Clerks office:

1. Approved the proposed Red Tail Estates Subdivision #3 irrigation plan; and,
2. Approved deferral of all required subdivision improvements until such time as the property is annexed into the City and such improvements are deemed to be warranted by the City.

Please call me at (208) 468-5422 should you have any follow up questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Caleb LaClair'.

Caleb LaClair, P.E.
Assistant City Engineer

CC: File
CC: Daniel Badger, P.E., City Engineer
CC: Tom Points, P.E., Public Works Director

NAMPA *Proud*

Jennifer Almeida

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, July 24, 2019 1:13 PM
To: Jennifer Almeida
Subject: RE: Redtail Estates No. 3

Good Morning Jennifer,

The new point of access onto Lewis Ln will require an approved Variance Request. The variance request is on the agenda for our meeting on the 30th. We have completed the formal review and I believe this will be the only item that will require board approval. All other items will be addressed by our in-house review. As long as all other items, along with the variance request, meet Highway District Standards, we have no objection.

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

From: Jennifer Almeida <jalmeida@canyonco.org>
Sent: Wednesday, July 24, 2019 8:43 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: Redtail Estates No. 3

Good morning...

I was wondering if Nampa Highway District had any comments specific to the Redtail Estates No. 3 subdivision plat? Case No. SD2019-0010. Let me know if you need another copy of the plat



Jennifer Almeida, PCED
Planner III
Canyon County Development Services Department