



Planning and Zoning Commission Staff Report

Jack's Place Subdivision – SD2020-0006

Hearing Date: September 17, 2020

Development Services Department

Applicant:

Jack's Place, LLC.

Engineer/Surveyor:

Bailey Engineers

Staff:

Jennifer Almeida

jalmeida@canyonco.org

Tax ID:

R29412

Impact Area:

Nampa

Current Zone:

"R-R" (Rural Residential)

Request to rezone to "R-1", case no. RZ2020-0006

Floodplain: Not within

Comprehensive Plan:

2020 CC Comprehensive Plan

Future Land Use: Residential

Lot Size/Project Area:

Approx. 38.47 acres

Applicable Zoning Land Use

Regulations:

CCZO Article 17; CCZO 09-11

Notification:

- 7/10/20 Agency Notice
- 9/1/20 Radius Notice
- 9/2/20 Publication
- 9/10/20 Posting

Exhibits:

1. Findings, Conclusions, Conditions, Order
2. Preliminary Plat Narrative
- 2a. Preliminary Plat, Irrigation, & Drainage Plan
3. Small Aerial Photo
4. Keller & Associates
5. Traffic Impact Study
6. City of Nampa - Engineering
7. Nampa Fire Department
8. Nampa Highway District No. 1
9. Idaho Transportation Dept.

Request

A request by Jack's Place LLC. for approval of a **Preliminary Plat, Irrigation & Drainage Plan for Jack's Place Subdivision**. The development consists of 89 residential lots. The subject property, parcel no. R29412 is located at the northeast corner of the intersection of Sunny Ridge Rd. and E. Lewis Ln., in a portion of the SE ¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

Background

The subject property is currently zoned "R-R" (Rural Residential). The applicant has requested to rezone the property to an "R-1" (Single Family Residential) [Case No. RZ2020-0006].

Analysis:

Jack's Place Subdivision contains 85 residential lots and ten (10) common lots. The common lots will be owned and maintained by homeowner's association (Plat note no. 7).

Domestic Water:

Domestic water will be provided to each lot via Nampa City water.

Sanitary Sewer:

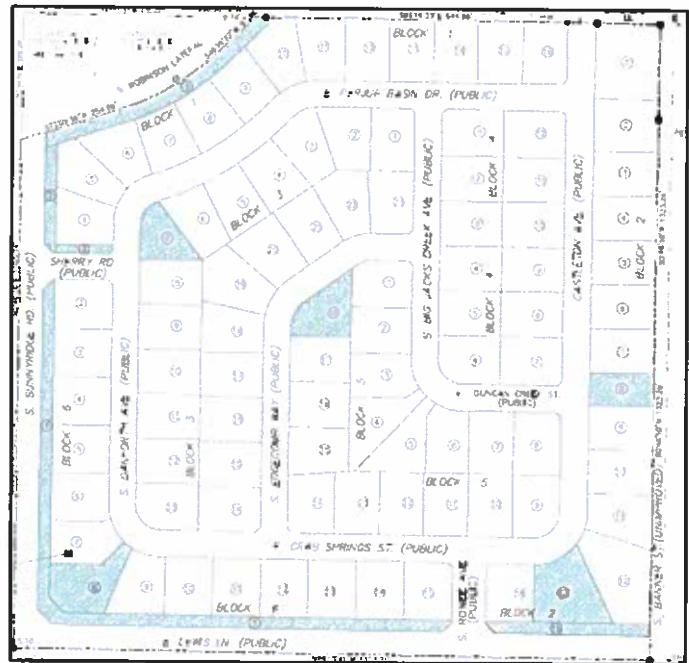
Sanitary Sewer services will be provided from the City of Nampa.

Irrigation:

Pressurized irrigation will be provided to each residential lot (plat note no. 10). Pressurized irrigation will be supplied by Nampa Municipal Irrigation District.

Drainage:

Storm water drainage will be collected/retained on site by catch basins, underground piping, swales, surface drainage ponds and seepage beds (Note No. 8). The City of Nampa will require a final drainage plan and report to be submitted with final plat. The drainage plan must be in conformance with City of Nampa Drainage Policy (Exhibit 6).



Fire Suppression:

Fire protection will be engineered to the guidelines of Nampa Fire District (Plat Note No. 9). Nampa Fire Department has reviewed the preliminary plat and offered comments in Exhibit 7. The Department noted that a connection to Castleton Place Subdivision would be beneficial to the fire department as there are currently more homes within that development on a single point of access than current fire code allows. Fire hydrants shall be located along fire lanes.

Nampa Fire District noted that the development is located approximately 2.2 miles from Nampa Fire Station with a response time of 6 minutes.

Keller Review:

Keller & Associates has reviewed the plat, and recommended that it be approved (Exhibit 4). The conditions recommended by Keller & Associates have been added as recommended conditions of approval.

Access/Roads:

The subdivision will take access via E. Lewis Ln. and Sunny Ridge Rd. Internal public roads will provide access to each residential lot. The internal roads will be constructed to Nampa public standards and have a typical 56 ft. right-of-way section including curb and sidewalk on both sides of the street. Internal roads will be maintained by Nampa Highway District No. 1 and will be maintained by the City at such time as the property is annexed (Exhibit 6).

A traffic impact study was submitted for the subdivision (Exhibit 5). The City of Nampa reviewed the TIS and no impacts or mitigation improvements were identified (Exhibit 6). The City of Nampa is recommending the construction of traffic calming measures to reduce vehicle speed along Castleton Ave. due to its long and straight alignment (Exhibit 6).

Nampa Highway District No. 1 noted a Variance will be required for access onto Lewis Ln.

Idaho Transportation Department has reviewed and found the Traffic Impact Study to be acceptable (Exhibit 8). ITD determined that a northbound right turn lane is warranted at the intersection of Lewis Ln. and Hwy 45. (ITD recommended that the county require the developer to contribute a proportionate share of the cost for the improvement. [The county does not currently have an interagency agreement to hold the funds].

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, 31-3809 (Irrigation)
- D. Canyon County Zoning Ordinance, Article 17 (Subdivision Regulations)

The subdivision meets Idaho Code and CCZO, Article 17 requirements for the preliminary plat.

Comments

Public Comments

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

County Agency Comments

The proposed development is located within Nampa Fire, Nampa Meridian Irrigation District, Nampa School District, and Nampa Highway District No. 1. The responses received are attached to the staff report as exhibits.

Alternatives

The Planning and Zoning Commission may recommend that the Board approve, approve conditionally, modify or deny the preliminary plat application for Jack's Place Subdivision.

Recommendation

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

Jack's Place Subdivision – Preliminary Plat, Irrigation & Drainage Plan

Development Services Department

Findings

1. The property is currently zoned "R-R" (Rural Residential). *A request to rezone the property to "R-1" (Single Family Residential) has been made, Case No. RZ2020-0006.*
2. The subdivision contains 89 residential lots and ten (10) common lots.
3. 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 31-3809 (Irrigation).
4. The property is located within Nampa's Area of City Impact.
5. The lots will be served by City of Nampa water and City of Nampa Sanitary Sewer.
6. A pressurized irrigation system will provide irrigation to each lot.
7. The subject property is located within Nampa School District, Nampa Fire, Nampa Highway District No. 1, and Nampa Meridian Irrigation District.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 7/10/20, Newspaper notice was provided on 9/2/20, property owners within 300' were notified by mail on 9/1/20 and the property was posted on 9/10/20.
9. The record includes all testimony received at the public hearing held on 9/17/20, the staff report, exhibits, and documents in case file SD2020-0006.

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 requirements of applicable Idaho Code and County ordinances.

Conditions of Approval

1. All subdivision improvements 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. A pressurized irrigation system shall be utilized for the subdivision.
5. Developer shall construct sidewalks along the E. Lewis Ln. and Sunny Ridge R. frontages in accordance with Nampa City Code Section 9-3-1.
6. Developer shall address all street naming with Nampa GIS Addressing Coordinator prior to submission of a final plat application.
7. Developer shall enter into an agreement with the City of Nampa for hook up to the City's public water and sewer system as well as future annexation prior to final plat approval. A copy of the agreement shall be submitted with the application for final plat.
8. A joint agreement shall be submitted with the application for final plat that addresses the construction and maintenance of public roads and public utilities within the public right-of-way. Said agreement shall be entered into by the developer, Nampa Highway District No. 1, and the City of Nampa.

9. Final construction drawings shall be submitted to the City of Nampa Engineering Division for review and approval prior to the start of construction.
10. Traffic calming measures shall be utilized to reduce speed along Castleton Avenue and shall meet City of Nampa requirements.
11. The development shall comply with Nampa Fire Department requirements.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2020-0006, the Planning & Zoning Commission recommends **approval** of the Preliminary Plat, Irrigation & Drainage Plan for Jack's Place Subdivision subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOR APPROVAL on this _____ day of _____, 2020.

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

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2020, 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: _____

KENT BROWN PLANNING SERVICES

January 16, 2020
Planning and Zoning Commission and
Canyon County Board
111 N. 11th Ave.
Caldwell, ID 83605

RE: Rezone for Jack's Place Subdivision

Dear Commissioners and Canyon County Board:

On behalf of Trilogy Idaho, we respectfully request the Canyon County's approval for a rezone of 38.35 acres to an R1 zone and approval of a preliminary plat for Jack's Place Subdivision. Jack's Place Subdivision is located at the Northeast corner of Sunnyridge Road and Lewis Lane.

Rezone

This property is located in Nampa City's Area of Impact. Canyon County's has specified this property to be included in Nampa City Area of Impact due to the City of Nampa's ability to provide water and sewer services and its ability to reasonably annex the area in the future.

Canyon County's Comprehensive Plan designates this property as Residential. The comprehensive plan policies, recognizes residential development should occur where public infrastructure; services and facilities are available. These same policies encourage new development where existing development has already taken place.

Canyon County's Comprehensive Plan development design policies and goals request the following:

1. Landscaping along transportation corridors

Both Sunny Ridge Road and Lewis Lane have proposed landscape buffers along their right of ways. All of the internal streets are tree lined.

2. New developments should be self-sustaining with water, sewer, underground utilities and pressure irrigation

Water, sewer and pressure irrigation will be provided to all residents from improvements with this subdivision.

3. New developments should connect to existing subdivisions and schools.

This development connects to existing streets, subdivisions and schools.

Subdivision

Jack's Place Subdivision is located on the Northeast Corner of Sunny Ridge Road and Lewis Lane. The proposed Jack's Place Subdivision has an overall density of 2.3 dwellings per acre, with 89 single family residential lots and 10 common lots. The proposed landscaping includes landscape buffers on Sunny Ridge Road and Lewis Lane, with all of the internal streets being tree line



Summary

Trilogy Idaho requests approval of Jack's Place Subdivision, an 89 lot single family residential subdivision in an R-1 zone. This preliminary plat is an appropriate fit for this portion of Canyon County and will be a valuable single-family neighborhood.

Please contact me if you have any questions regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is written in a cursive style with a large, stylized initial "K".

Kent Brown
Planner



PLAT LEGEND

BOUNDARY
 LOT LINES
 RIGHT-OF-WAY
 RIGHT OF WAY
 LOT NUMBER
 LOT AREA
 BLOCK NUMBER
 BLOCK NUMBER
 SETBACK
 CURB CUTTER SW
 STREET NAME
 WATER LINE
 WATER MAIN
 PRESSURE IRRIGATION
 FLOW METER
 FLOW METER

PLAT LEGEND

BOUNDARY
 LOT LINES
 RIGHT-OF-WAY
 RIGHT OF WAY
 LOT NUMBER
 LOT AREA
 BLOCK NUMBER
 BLOCK NUMBER
 SETBACK
 CURB CUTTER SW
 STREET NAME
 WATER LINE
 WATER MAIN
 PRESSURE IRRIGATION
 FLOW METER
 FLOW METER

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, & VICINITY MAP
PP-2	PRELIMINARY PLAT LAYOUT, PARCEL TABLE & COMMON LOT TABLE
PP-3	CONCEPTUAL ENGINEERING PLAN, STREET DETAILS, NOTES & CURVE TABLE
PP-4	CONCEPTUAL SEWER PROFILES

OWNER
 JACKS PLACE LLC
 2022 MARTIN WAY
 LAKE OSWEGO OR 97034

DEVELOPER
 TRILOGY DEVELOPMENT
 9833 W CABLE CAR ST SUITE 101
 BOISE ID 83709
 204-885-8859

ENGINEER
 BAILEY ENGINEERING, INC.
 1119 E STATE ST SUITE 210
 BOISE ID 83709
 204-885-8859

PLANNING CONTACT
 SPAN BROOKS
 9833 W CABLE CAR ST SUITE 101
 BOISE ID 83709
 204-885-8859

ACREAGE
 TOTAL PARCEL: 38.47 ACRES
 TOTAL LOTS: 99
 BUILDABLE LOTS: 89

CITY
 CANYON COUNTY
 NAWA OVERLAY DISTRICT

SCHOOL DISTRICT
 NAWA SCHOOL DISTRICT 131

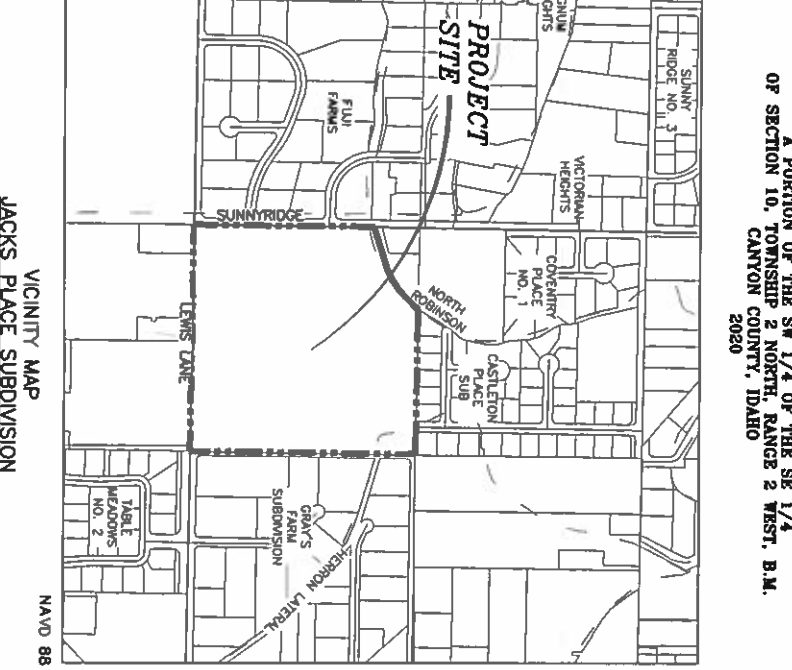
FIRE DISTRICT
 NAWA FIRE

IRRIGATION DISTRICT
 NAWA IRRIGATION DISTRICT

SEWERAGE DISPOSAL
 NAWA CITY SEWER

WATER SUPPLY
 NAWA CITY WATER

HIGHWAY DISTRICT
 NAWA HIGHWAY DISTRICT #1



PRELIMINARY PLAT FOR JACKS PLACE SUBDIVISION

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M. CANYON COUNTY, IDAHO 2020

PRELIMINARY PLAT JACKS PLACE SUBDIVISION TRILOGY DEVELOPMENT, INC.

REVISIONS

NO.	DATE	DESCRIPTION
08-17-2020	STREET NAMES	
09-03-2020	PROPOSED ZONING	

CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: DAVID A. BAILEY, P.E.

PROFESSIONAL ENGINEER
 REGISTERED ENGINEER
 STATE OF IDAHO
 NO. 15007
 DAVID A. BAILEY

BAILEY ENGINEERING, INC.
 CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210
 BOISE, ID 83709
 TEL: 208-836-8013
 WWW.BAILEYENGINEERS.COM

EXHIBIT 3
 Jacks Place Sub

PRELIMINARY PLAT FOR JACKS PLACE SUBDIVISION



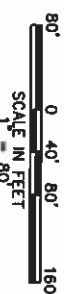
Common Lots		
Lot	Area	Perimeter
BLOCK 1 Lot 1	OPEN	16156
BLOCK 1 Lot 2	OPEN	5353
BLOCK 1 Lot 3	OPEN	2090
BLOCK 1 Lot 4	OPEN	8976
BLOCK 2 Lot 1	OPEN	17980
BLOCK 2 Lot 2	OPEN	8297
BLOCK 2 Lot 3	OPEN	9604
BLOCK 2 Lot 4	OPEN	12067
BLOCK 2 Lot 5	OPEN	38496
BLOCK 2 Lot 6	OPEN	14789
BLOCK 3 Lot 1	OPEN	1146
BLOCK 3 Lot 2	OPEN	484
BLOCK 3 Lot 3	OPEN	270
BLOCK 3 Lot 4	OPEN	400
BLOCK 3 Lot 5	OPEN	568
BLOCK 3 Lot 6	OPEN	718
BLOCK 3 Lot 7	OPEN	422
BLOCK 3 Lot 8	OPEN	471
BLOCK 3 Lot 9	OPEN	3103
BLOCK 3 Lot 10	OPEN	541

Lot	Area	Perimeter	Description
BLOCK 1 Lot 1	12023	450	SOUTH ROBINSON LATERAL
BLOCK 1 Lot 2	12070	458	BUFFER
BLOCK 1 Lot 3	12026	463	ENDCAP
BLOCK 1 Lot 4	12014	441	DRAINAGE
BLOCK 1 Lot 5	12048	443	DRAINAGE/UTILITY EASEMENT
BLOCK 1 Lot 6	12048	445	BUFFER
BLOCK 1 Lot 7	12112	451	DRAINAGE
BLOCK 1 Lot 8	12090	446	DRAINAGE
BLOCK 1 Lot 9	12090	446	DRAINAGE
BLOCK 1 Lot 10	12090	446	DRAINAGE
BLOCK 1 Lot 11	12090	446	DRAINAGE
BLOCK 1 Lot 12	12090	446	DRAINAGE
BLOCK 1 Lot 13	12090	446	DRAINAGE
BLOCK 1 Lot 14	12090	446	DRAINAGE
BLOCK 1 Lot 15	12090	446	DRAINAGE
BLOCK 1 Lot 16	12090	446	DRAINAGE
BLOCK 1 Lot 17	12090	446	DRAINAGE
BLOCK 1 Lot 18	12090	446	DRAINAGE
BLOCK 1 Lot 19	12090	446	DRAINAGE
BLOCK 1 Lot 20	12090	446	DRAINAGE
BLOCK 1 Lot 21	12090	446	DRAINAGE
BLOCK 1 Lot 22	12090	446	DRAINAGE
BLOCK 1 Lot 23	12090	446	DRAINAGE
BLOCK 1 Lot 24	12090	446	DRAINAGE
BLOCK 1 Lot 25	12090	446	DRAINAGE
BLOCK 1 Lot 26	12090	446	DRAINAGE
BLOCK 1 Lot 27	12090	446	DRAINAGE
BLOCK 1 Lot 28	12090	446	DRAINAGE
BLOCK 1 Lot 29	12090	446	DRAINAGE
BLOCK 1 Lot 30	12090	446	DRAINAGE
BLOCK 1 Lot 31	12090	446	DRAINAGE
BLOCK 1 Lot 32	12090	446	DRAINAGE
BLOCK 1 Lot 33	12090	446	DRAINAGE
BLOCK 1 Lot 34	12090	446	DRAINAGE
BLOCK 1 Lot 35	12090	446	DRAINAGE
BLOCK 1 Lot 36	12090	446	DRAINAGE
BLOCK 1 Lot 37	12090	446	DRAINAGE
BLOCK 1 Lot 38	12090	446	DRAINAGE
BLOCK 1 Lot 39	12090	446	DRAINAGE
BLOCK 1 Lot 40	12090	446	DRAINAGE
BLOCK 1 Lot 41	12090	446	DRAINAGE
BLOCK 1 Lot 42	12090	446	DRAINAGE
BLOCK 1 Lot 43	12090	446	DRAINAGE
BLOCK 1 Lot 44	12090	446	DRAINAGE
BLOCK 1 Lot 45	12090	446	DRAINAGE
BLOCK 1 Lot 46	12090	446	DRAINAGE
BLOCK 1 Lot 47	12090	446	DRAINAGE
BLOCK 1 Lot 48	12090	446	DRAINAGE
BLOCK 1 Lot 49	12090	446	DRAINAGE
BLOCK 1 Lot 50	12090	446	DRAINAGE
BLOCK 1 Lot 51	12090	446	DRAINAGE
BLOCK 1 Lot 52	12090	446	DRAINAGE
BLOCK 1 Lot 53	12090	446	DRAINAGE
BLOCK 1 Lot 54	12090	446	DRAINAGE
BLOCK 1 Lot 55	12090	446	DRAINAGE
BLOCK 1 Lot 56	12090	446	DRAINAGE
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BLOCK 1 Lot 59	12090	446	DRAINAGE
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BLOCK 1 Lot 62	12090	446	DRAINAGE
BLOCK 1 Lot 63	12090	446	DRAINAGE
BLOCK 1 Lot 64	12090	446	DRAINAGE
BLOCK 1 Lot 65	12090	446	DRAINAGE
BLOCK 1 Lot 66	12090	446	DRAINAGE
BLOCK 1 Lot 67	12090	446	DRAINAGE
BLOCK 1 Lot 68	12090	446	DRAINAGE
BLOCK 1 Lot 69	12090	446	DRAINAGE
BLOCK 1 Lot 70	12090	446	DRAINAGE
BLOCK 1 Lot 71	12090	446	DRAINAGE
BLOCK 1 Lot 72	12090	446	DRAINAGE
BLOCK 1 Lot 73	12090	446	DRAINAGE
BLOCK 1 Lot 74	12090	446	DRAINAGE
BLOCK 1 Lot 75	12090	446	DRAINAGE
BLOCK 1 Lot 76	12090	446	DRAINAGE
BLOCK 1 Lot 77	12090	446	DRAINAGE
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BLOCK 1 Lot 80	12090	446	DRAINAGE
BLOCK 1 Lot 81	12090	446	DRAINAGE
BLOCK 1 Lot 82	12090	446	DRAINAGE
BLOCK 1 Lot 83	12090	446	DRAINAGE
BLOCK 1 Lot 84	12090	446	DRAINAGE
BLOCK 1 Lot 85	12090	446	DRAINAGE
BLOCK 1 Lot 86	12090	446	DRAINAGE
BLOCK 1 Lot 87	12090	446	DRAINAGE
BLOCK 1 Lot 88	12090	446	DRAINAGE
BLOCK 1 Lot 89	12090	446	DRAINAGE
BLOCK 1 Lot 90	12090	446	DRAINAGE
BLOCK 1 Lot 91	12090	446	DRAINAGE
BLOCK 1 Lot 92	12090	446	DRAINAGE
BLOCK 1 Lot 93	12090	446	DRAINAGE
BLOCK 1 Lot 94	12090	446	DRAINAGE
BLOCK 1 Lot 95	12090	446	DRAINAGE
BLOCK 1 Lot 96	12090	446	DRAINAGE
BLOCK 1 Lot 97	12090	446	DRAINAGE
BLOCK 1 Lot 98	12090	446	DRAINAGE
BLOCK 1 Lot 99	12090	446	DRAINAGE
BLOCK 1 Lot 100	12090	446	DRAINAGE

PLAT LEGEND

BOUNDARY
LOT LINES
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
STREET NAME
CURB CUTTER SW
STREET NAME

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
WITH IRRIGATION
FLOW ARROW



<h2 style="margin: 0;">PRELIMINARY PLAT</h2> <h3 style="margin: 0;">JACKS PLACE SUBDIVISION</h3> <h3 style="margin: 0;">TRILOGY DEVELOPMENT, INC.</h3>	<p>DATE: 08-17-2020 PROJECT: JACKS PLACE SUBDIVISION</p>	<p>REVISED NO. DATE DESCRIPTION 1 08-17-2020 TRAFFIC CALMING - ST. NAMES</p>	<p>DAVID A. WATLEY REGISTERED PROFESSIONAL ENGINEER NO. 5559 CONTRACTOR STATE OF OKLAHOMA</p> <p>DAVID A. WATLEY REGISTERED PROFESSIONAL ENGINEER NO. 5559 CONTRACTOR STATE OF OKLAHOMA</p>
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PP-2

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-858-0013
www.baileyengineers.com



EXISTING CONDITIONS FOR JACKS PLACE SUBDIVISION
 A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M. CANYON COUNTY, IDAHO 2020

- PLAT LEGEND**
- BOUNDARY
 - LOT LINES
 - ROAD CENTERLINE
 - ROAD RIGHT-OF-WAY
 - LOT AREA
 - BLOCK NUMBER
 - EASEMENT
 - CRAB CUTTER SW
 - STREET NAME
 - SEWER LINE
 - STORM DRAIN LINE
 - PRESSURE IRRIGATION
 - GRAVITY IRRIGATION
 - FLOW ARROW

ACREAGE
 TOTAL PARCEL - 38.47 ACRES
 TOTAL LOTS - 99
 COMMON LOTS - 46
 CONVEY LOTS - 16
 DEVELOPER DUPLICATE - 231
 MINIMUM BUILDABLE LOT - 12,000 SF
 AVERAGE BUILDABLE LOT - 12,397 SF

ZONING
 EXISTING - COUNTY RR
 PROPOSED - COUNTY R1

SEWAGE DISPOSAL
 Nampa City Sewer

WATER SUPPLY
 Nampa City Water

CITY
 CANYON COUNTY
 Nampa Overlay District

SCHOOL DISTRICT
 Nampa School District 131

FIRE DISTRICT
 Nampa Fire

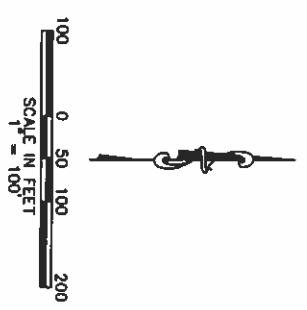
IRRIGATION DISTRICT
 Nampa Meridian Irrigation District

HIGHWAY DISTRICT
 Nampa Highway District #1

ENGINEER
 DAVID A. BAILEY, P.E.
 1119 E. STATE ST. SUITE 210
 BOISE, ID 83716
 208-995-8888

PLANNER/CONTACT
 SHAWN BRONKHORST
 9800 W. CABLE CANYON ST. SUITE 101
 BOISE, ID 83726
 208-995-8888

Lot	Area	Perimeter	Description
BLOCK 1 Lot 1: OPEN	16156	1145	SOUTH ROBINSON LATERAL
BLOCK 1 Lot 2: OPEN	5353	494	BUFFER
BLOCK 1 Lot 3: OPEN	2090	270	ENCAP
BLOCK 2 Lot 8: OPEN	8976	400	DRAINAGE
BLOCK 2 Lot 13: OPEN	17980	568	DRAINAGE/UTILITY EASEMENT
BLOCK 2 Lot 15: OPEN	6297	718	BUFFER
BLOCK 3 Lot 7: OPEN	9804	422	DRAINAGE
BLOCK 5 Lot 18: OPEN	12067	471	DRAINAGE
BLOCK 6 Lot 1: OPEN	38495	3103	BUFFER
BLOCK 6 Lot 8: OPEN	14789	541	DRAINAGE



PP-5 SHEET	EXISTING CONDITIONS JACKS PLACE SUBDIVISION TRILOGY DEVELOPMENT, INC.	REVISD NO. DATE DESCRIPTION 05-17-2020 - TRAFFIC CALMING - ST. NAMES 03-05-2020 - PROPOSED ZONING	CHECKED BY: DAWN A. SMITH, P.E. DRAWN BY: DAVID BAILEY
1119 E. STATE STREET, SUITE 210 EAGLE, ID 83616 TEL 208-638-0013 www.baileyengineers.com			



131 SW 5th Ave, Suite A
Meridian, ID 83542
(208) 288-1992

June 23, 2020

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

Re: Jacks Place Subdivision Preliminary Plat Application

Dear Ms. Almeida:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Jacks Place Subdivision dated April 23, 2020. 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. Plat shall comply with requirements of the local highway district.
4. Plat shall comply with irrigation district requirements.
5. 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.

DocuSigned by:

Ryan V. Morgan, P.E.
County Engineer

