



Planning and Zoning Commission
Canyon County Development Services Dept.
Case No. SD2022-0053

HEARING DATE July 11, 2024

OWNER/APPLICANT Daniel Caldwell

PLANNER: Dan Lister, Principal Planner

CASE NUMBER: SD2022-0053

LOCATION: 217 S. McDermott Road, Nampa; Parcel R30606100

PROJECT DESCRIPTION

The applicant, Daniel Caldwell requests approval of a short plat for Basin View Subdivision #2. The result divides Lot 1, Block 1 of Basin View Subdivision into two lots. The request includes a waiver of subdivision improvements.

The subject property is 217 S. McDermott Road, Nampa (Parcel R30606100), also referenced as a portion of the SE¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.

PROJECT INFORMATION *(See Exhibit 1 for Parcel Information)*



The subject parcel, R30606100, is zoned “R-R” (Rural Residential, two-acre average minimum lot size). The parcel was rezoned to “R-R” in 2017 (PH2017-16, Exhibit 5a).

The subject parcel, 5.01 acres, is Lot 1, Block 1 of Basin View Subdivision; a three-lot subdivision approved in 2018 (PH2017-53, Exhibit 5b and 5c).

An application to subdivide Lot 1, Block 1 of Basin View Subdivision was submitted on October 27, 2022 (Exhibit 2).

PROJECT OVERVIEW

Pursuant to CCZO §07-17-09(4) – Commission Review:

- A. *The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*
1. *The ordinance and standards used in evaluating the application;*
 2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
 3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
 4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

Basin View Subdivision #2 (Exhibit 2)

- Acreage: 5.01 acres
- Average residential lot size: 2.5 acres
- Zoning: “R-R” (Rural Residential)
- Residential Lots: 2
- Roads/Access: The subject parcel has frontage and driveway access onto McDermott Road. A 60’ easement is proposed along the north boundary as a shared driveway. The existing shared access located along the south boundary will continue to serve Lots 2 and 3 of Basin View Subdivision approved in 2018 (Exhibit 5c).

The owner does not want to make the access a private road which requires the easement to be a road lot (CCZO §07-17-33). Therefore, secondary dwellings or inhabited structures other than a primary dwelling on each lot are prohibited unless the subdivision is amended to include a road lot and a private road is established (Exhibit 2d & 4d). Additionally, a road user’s maintenance agreement per CCZO §07-10-03(1)B3 shall be recorded before the approval of the final plat.

Nampa Highway District #1 states McDermott Road is an Expressway Roadway (Exhibit 4d). Therefore, no direct access is allowed unless a variance is submitted and approved. A 50’ public right-of-way dedication is required and a private driveway to lots 1 and 2 must be identified along the northern boundary. Nampa Highway District #1 does not approve the access to become a private road (Exhibit 2d & 4d).

The City of Nampa states McDermott Road is a Minor Arterial. City services are not located within the immediate vicinity. Public right-of-way dedication for 50’ is required. The city has deferred subdivision improvements (Exhibit 4c).

- Area of City Impact: The subject property is located in the Nampa area of City Impact. Per CCCO §09-11-19, Nampa Subdivision requirements must be met unless waived per CCCO §09-11-19(6). Comments from Nampa Engineering did not find the proposed subdivision inconsistent with the City subdivision requirements. The city deferred subdivision improvements (Exhibit 4c). Per CCCO §07-11-19(5), the county will not sign a final plat, or authorize the plat to be recorded, before the city engineer's signature is on the plat.

The City of Nampa was notified of the application per CCCO §09-11-25(3). The City of Nampa – Planning Division does not support the proposal because the density proposed does not align with their comprehensive plan which identifies the area as a Low-Density Residential designation (1.01-2.5 dwelling units per acre; Exhibit 4b). The subject property was rezoned to “R-R” in 2017 (Exhibit 5a). Therefore, it has already been determined that the “R-R” Zone is an appropriate zone

consistent with the 2020 Canyon County Comprehensive Plan. The County subdivision regulations require the division to be consistent with the approved zone.

- Fire: Nampa Fire District did not comment. The proposed private driveway/access is over 150'. Therefore, access and turnaround review are required by the Nampa Fire District before final plat approval.
- Water: Individual domestic wells (Plat Note 4, Exhibit 2b).
- Sewage Disposal: Individual septic systems (Plat Note 3, Exhibit 2b).
- Irrigation: The property currently is flood-irrigated via water rights from Nampa Meridian Irrigation District (Exhibit 2c and Plat Note 6).
- Drainage: Subdivision runoff will be maintained within the subdivision (Plat Note 5, Exhibit 2b).

Standard of Review for Subdivision Plat:

- A. Idaho Code §67-6513 (Subdivisions);
- B. Idaho Code §50-1301 through 50-1329 (Platting);
- C. Idaho Code § 22-4503 (Right-to-Farm Act, Plat note #2);
- D. Idaho Code, §31-3805 & 42-111 (Irrigation);
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations); and
- F. City of Nampa – Area of City Impact Agreement (CCCO §09-11-25)

The preliminary plat was found to be consistent with the standards of review subject to conditions (Exhibit 2d and 4a).

COMMENTS

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on April 27, 2023, and June 5, 2024. The newspaper notice was published on June 5, 2024. Property owners were sent a notice on June 5, 2024. The property was posted on June 5, 2024.

See Exhibit 4 for all agency comments received.

RECOMMENDATION

As conditioned, the plat meets all applicable ordinances and standards. Recommended conditions of approval ensure development meets County and affected agency requirements and standards so the development does not create adverse impacts. Therefore, staff recommends approval of the request. Draft Findings of facts, Conclusions of law and Order (FCOs) are included for the Commission's consideration (Exhibit 6).

DECISION OPTIONS

The Planning and Zoning Commission may:

- Recommend approval of SD2022-0053 with conditions of approval (as presented or as modified);
- Recommend denial of SD2022-0053 and direct staff to return with amended FCOs supporting the decision; or
- Continue the hearing of SD2022-0053 and request additional information to be submitted.

EXHIBITS

1. Parcel Information Report – R30606100
2. Application
 - a. Letter of Intent/Subdivision Worksheet
 - b. Preliminary Plat
 - c. Irrigation Plan
 - d. DSD Review and Emails

3. Maps
 - a. Aerial
 - b. Vicinity
4. Comments
 - a. Keller Associates
 - b. City of Nampa – Planning
 - c. City of Nampa – Engineering
 - d. Nampa Highway District
 - e. Canyon Soils Conservation District
5. Cases
 - a. PH2017-16 - FCOs
 - b. PH2017-52- FCOs
 - c. Basin View Subdivision (2018)
6. Draft FCOs w/attachment

R30606100 PARCEL INFORMATION REPORT

6/5/2024 3:21:43 PM

PARCEL NUMBER: R30606100**OWNER NAME: CALDWELL DANIEL D****CO-OWNER: CALDWELL MELANIE D****MAILING ADDRESS: 217 S MC DERMOTT RD NAMPA ID 83687****SITE ADDRESS: 217 S MC DERMOTT RD****TAX CODE: 0100000****TWP: 3N RNG: 1W SEC: 29 QUARTER: SE****ACRES: 5.01****HOME OWNERS EXEMPTION: No****AG-EXEMPT: Yes****DRAIN DISTRICT: NOT In Drain Dist****ZONING DESCRIPTION: RR / RURAL RESIDENTIAL****HIGHWAY DISTRICT: NAMPA HWY DIST****FIRE DISTRICT: NAMPA FIRE****SCHOOL DISTRICT: KUNA SCHOOL DIST****IMPACT AREA: NAMPA****FUTURE LAND USE 2011-2022 : Res****FLU Overlay Zone Desc 2030:****FLU RR Zone Desc 2030:****FUTURE LAND USE 2030: AG****IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN
IRRIGATION DISTRICT****FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0403F****WETLAND: NOT In WETLAND****NITRATE PRIORITY: ADA CANYON****FUNCTIONAL Classification: Other Principal Arterials****INSTRUMENT NO. : 2018006284****SCENIC BYWAY: NOT In Scenic Byway****LEGAL DESCRIPTION: 29-3N-1W SE BASIN VIEW LT 1 BLK 1****PLATTED SUBDIVISION: BASIN VIEW****SMALL CITY ZONING:****SMALL CITY ZONING TYPE:****DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

LETTER OF INTENT

Dan Caldwell

217 S. McDermott Rd

Nampa, ID. 83687

This minor replat is requested to divide our 5-acre parcel into 2 parcels. One parcel will be 2 acres and the second parcel will be 3 acres. The 3-acre parcel is where the current house and other buildings reside. The 2-acre parcel is currently all farmland with no buildings. The proposed use is to keep the 3-acre parcel as is and sell the 2-acre parcel to a new homeowner that will build a home on it. The 3-acre parcel will continue to use the current driveway and will not have any change in traffic counts or patterns. The 2-acre parcel will use the existing driveway to the south and this will increase the traffic count and patterns to new family that will build on this parcel. The phasing will following standard building for a single-family dwelling. There will be no affect on neighboring uses. The new landowner will have a licensed builder file for all the necessary building permits. This area is already zoned for rural residential and will be used for that purpose only.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
Residential 2 Non-buildable _____ Common _____
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1 lot @ 2 acres 1 lot @ 3 acres _____ ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
☐ Irrigation Well ☒ Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 5/8 inch per year
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Land is farmed, water drains into user ditch
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
Land is farmed, water drains into user ditch

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
☐ Public ☒ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential 0 Non-Buildable _____ Common _____
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
☐ YES ☒ NO

*If YES, a grading plan is required.

Revised 1/7/2021

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☒ YES ☐ NO

2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☒ CURBS ☒ GUTTERS ☒ SIDEWALKS ☒ STREETLIGHTS ☒ LANDSCAPING

Revised 1/7/2021

IRRIGATION PLAN APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #140, Caldwell, ID 83605www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Applicant(s) Daniel Caldwell 208-869-9092
 Name Daytime Telephone Number
217 So McDermott road Nampa Id: 83687
 Street Address City, State Zip

Representative Name _____ Daytime Telephone Number / E-mail Address _____
 Street Address City, State Zip

Location of Subject Property: 217 So McDermott Nampa
 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R Bill # 2021181600 Section 29 Township 3N Range 1W5E
 PIN 306061000 Basin View LT1 B1K1

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and
 return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

Revised 1/7/2021

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No

If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Nampa & Meridian Irrigation dist.

Drainage: _____

3. How many acres is the property being subdivided? 5

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 20 miners inches

6. How is the land currently irrigated? ☐ Surface ☐ Irrigation Well
☐ Sprinkler ☒ Above Ground Pipe Flood
(gated pipe) ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well
☐ Sprinkler ☒ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Property is supplied By the "shot" lateral
Tap # 305

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Natural drainage to like from the Flood irrigation

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

There wont be any Because it is still Farm land

E 1/4 CORNER CP&F
No. 200358053
29 28

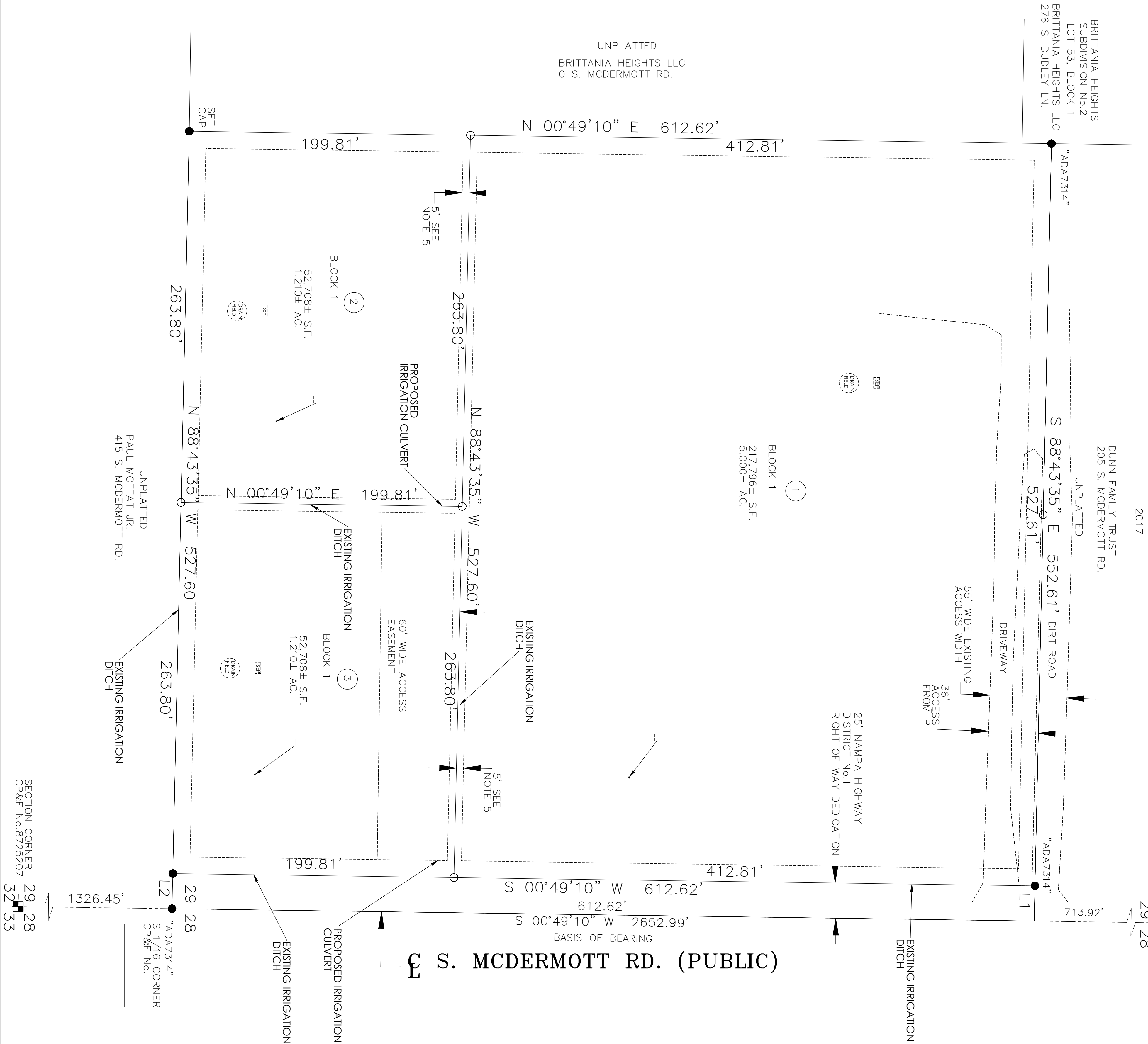
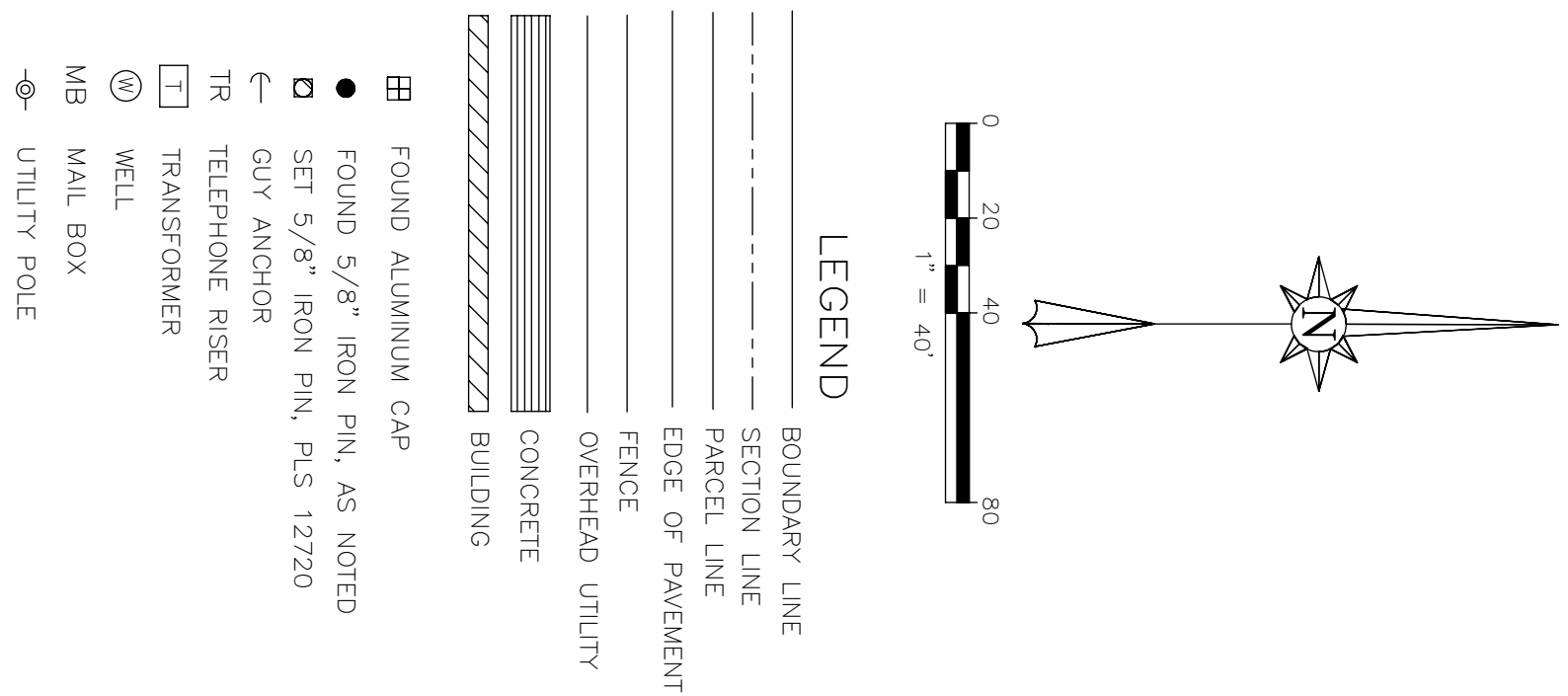
DANIEL CALDWELL
217 S. MCDERMOTT RD
NAMPA, IDAHO 83687
(208)-284-9149

APPLICANT

217 S. MCDERMOTT RD
NAMPÁ, IDAHO 83687
(208)-284-9149

SURVEYOR

ACCURATE SURVEYING
AND MAPPING, P.C.
1602 W HAYS ST. SUITE 306
BOISE, ID 83702
208-488-4227



Dan Lister

From: Dan Caldwell <slydog772@gmail.com>
Sent: Monday, May 13, 2024 4:33 PM
To: Dan Lister
Subject: Re: FW: [External] RE: Basin View Sub #2
Attachments: image001.jpg

Dan
 Thank you for the clarification.
 I do not plan any secondary dwellings so I can keep my driveway private and not a subdivision road, so that can be noted in the approval process if that is what it takes to get this done.
 I apologize for any confusion, and if it is okay, I would like to make an appointment to come in and visit with you, and I can bring a hard copy so maybe you can help me understand what else I need to do to get this done.
 Your time is greatly appreciated!
 Sincerely
 Dan Caldwell

On Mon, May 13, 2024, 4:00 PM Dan Lister <Daniel.Lister@canyoncounty.id.gov> wrote:

Mr. Caldwell,

Below is a conversation with Nampa Highway District regarding Basin View #2. They only allow the 60' wide shared access if it stays a private drive serving the two lots (cannot be a private road). If a private road is required, a variance would need to be approved. The City of Nampa would have ultimate approval since it's located in the City's Impact Area.

Unless revised, a condition will be placed on the approval of the plat that states secondary dwellings per CCZO Section 07-02-03/07-14-25 are prohibited. This will ensure the private driveway does not become a private road.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

****We will not be closed during lunch hour ****

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, May 13, 2024 3:50 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Cc: 'Daniel Badger' <BadgerD@cityofnampa.us>
Subject: RE: [External] RE: Basin View Sub #2

Dan,

That is a similar conversation I had with the applicant during my review. I told him that if the subject access wasn't a private drive, it would require a variance to be approved by the Highway District Commissioners for a private subdivision road. Anything more than a private drive is not allowed.

Also, any variance request within the City of Nampa's Area of Impact would allow them to comment on it, and seeing the City's comments, it is unlikely it would be approved.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>

Sent: Monday, May 13, 2024 2:37 PM

To: Eddy Thiel <eddy@nampahighway1.com>; 'Daniel Badger' <BadgerD@cityofnampa.us>

Subject: RE: [External] RE: Basin View Sub #2

Eddy,

I've let the applicant know if the shared access, proposed to serve the two lots, will allow for secondary dwellings, it would need to be a private road lot instead of an easement. If not, DSD will condition the plat to prohibit secondary dwellings unless the plat is amended. Any comments or concerns?

If the City of Nampa allows the access to be a common driveway where up to four dwellings can be served from the easement, would that be a concern? The City would need to make sure all the requirements for the common driveway can be met such as construction and maintenance agreement. The City recently deferred all subdivision improvements.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

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From: Eddy Thiel <eddy@nampahighway1.com>

Sent: Monday, May 13, 2024 2:12 PM

To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; 'Daniel Badger' <BadgerD@cityofnampa.us>

Subject: [External] RE: Basin View Sub #2

Dan,

On the final plat that we reviewed, access is defined in Note 13, and it is to function as a private drive, as it currently is being used. It is not a subdivision road. I've attached that plat page.

Let me know if you have any other questions.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>

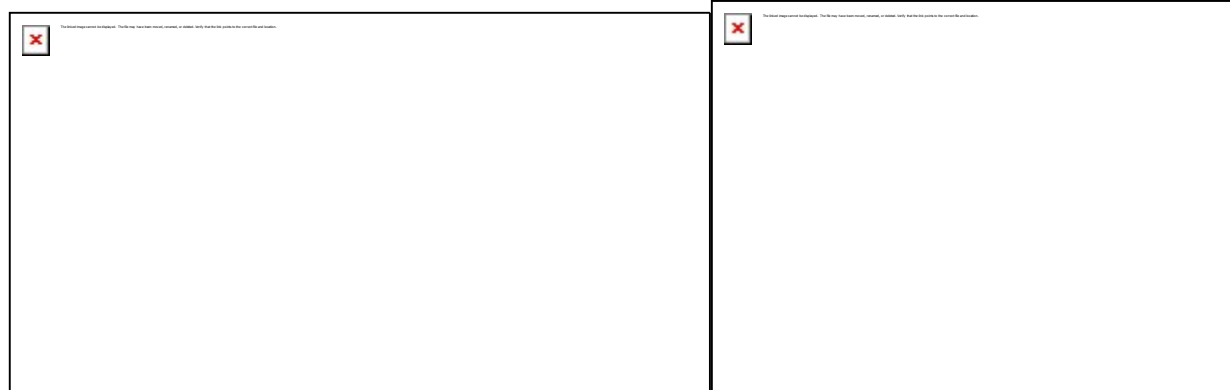
Sent: Monday, May 13, 2024 1:29 PM

To: Eddy Thiel <eddy@nampahighway1.com>; 'Daniel Badger' <BadgerD@cityofnampa.us>

Subject: Basin View Sub #2

Eddy/Daniel,

Attached are your review comments and the pre-plat for Basin View Sub #2 (SD2022-0053). Upon review, the proposed 60' shared access is located adjacent to an existing access to R30606011. My question is does the proposed access meet the minimum spacing requirements? If not, will the developer need to use the existing 40' access easement approved for the first phase of Basin View for access as a private road or will the applicant need to work with that owner to merge the access as a private road?



Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

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Dan Lister

From: Dan Lister
Sent: Monday, May 13, 2024 10:15 AM
To: 'Dan Caldwell'
Cc: Stephanie Hailey; Dalia Alnajjar
Subject: Basin View #2 - 2nd Review by DSD
Attachments: NampaCCActionLtr_Basin View Sub_WaiverRequest_20240506.pdf; 22-121 Preliminary Plat 3-21-24_240405_103955.pdf; 22-121 Basin View No 2 Final Plat_240405_104214.pdf

Mr. Caldwell,

I've reviewed the revised preliminary plat and final plat for Basin View #2 (dated 3/21/24) based on my prior review completed in February 2024. Here are a few items to address:

Preliminary Plat

- Vicinity Map: The vicinity map must be drawn to scale (CCZO Section 07-17-09(1)B8). The scale is still not provided.
- Plat discrepancies: (1) 60' access easement states to see Note 13. There is no note 13. Please add the note and appropriate note number. (2) Only one page was provided, but it states sheet: 1 of 3. Either provide the missing pages or fix.
- Concerns regarding the 60' access: (1) The access easement is adjacent to an existing access to Parcel R30606011. It doesn't meet highway district minimum spacing requirements. Will Nampa Highway District/City of Nampa allow the access that close or do they want you to use the existing shared access created by Basin View Sub or merge access with R30606011? Please work with NHD1/City of Nampa Engineering to get an answer. (2) If the lots want to be able to have a secondary dwelling (accessory dwelling), the 60' easement should meet private road requirements which include making the easement a road lot instead per CCZO Section 07-17-31 (below). If not, a condition will be added prohibiting secondary dwelling until the plat is amended to include a road lot and private road name.

07-17-31: REQUIRED IMPROVEMENTS:

(1) *Road Improvements:*

A. Private Roads:

1. *Private roads must be a numbered lot and constructed in accordance with section [07-10-03](#): of this chapter.*
2. *A minimum private road lot width of sixty feet (60') is required. This requirement may be reduced to a width not less than fifty feet (50'), in accordance with subsection [07-10-03\(1\)D](#) of this chapter.*

Final Plat

- Missing Note to include that identifies the recorded road user's maintenance agreement and instrument number for the 60' access easement.

Once the above is revised/information is provided, I can (1) send the updated plats to Keller Associates for review and approval, and (2) draft a staff report/schedule the first public hearing.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

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Dan Lister

From: Dan Lister
Sent: Thursday, February 8, 2024 3:26 PM
To: 'Dan Caldwell'; 'info@accuratesurveyors.com'
Cc: Stephanie Hailey; 'Keller Development Reviews'
Subject: DSD Review of SD2022-0053 - Basin View Sub Replat
Attachments: SD2022-0053_PrelimPlatChecklist.pdf; SD2022-0053_FinalPlatChecklist.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Caldwell,

Attached are the DSD staff's review of the re-subdivision of Basin View Sub's final plat and the preliminary plat. The preliminary plat and final plat were found to be inconsistent with Chapter 7, Article 17 of the Canyon County Code. Please make all required corrections and submit revised preliminary and final plats for DSD review. DSD cannot schedule the plat for hearings until the plat is found consistent with Chapter 7, Article 17 of the Canyon County Code.

In May 2023, Keller Associates approved the review of the plat. DSD staff disagrees with the review and will work with Keller on the review when the required revisions are submitted.

If you have any questions, please contact me.

Sincerely,

Dan Lister, Principal Planner

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Daniel.Lister@canyoncounty.id.gov

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Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
■ Engineering Division ■

Final Plat Check-List

Applicant: Caldwell	Case Number: SD2022-0053
Subdivision Name: Basin View Replat	Date: 2/6/2023

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	Meets Code / Comments
A. All plats to be recorded shall be prepared on a drafting medium in accordance with requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	<input checked="" type="checkbox"/>
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1" = 100') unless otherwise approved by DSD <i>prior to submission</i> .	<input checked="" type="checkbox"/>
C. The final plat drawing shall be additionally submitted in a digital form approved by the Director.	<input checked="" type="checkbox"/>
2. IDENTIFICATION DATA REQUIRED	Meets Code/Comments
A. A title that includes the name of the subdivision and its location by number of sections, township, range, and county shall be placed together at one location at the top of the sheet and generally centered.	<ul style="list-style-type: none"> The application is not a minor replat (CCZO Section 07-17-21) because it is a substantial change to Basin View Sub. approved 2018. Therefore, if the Basin View Sub name is to be used, it must include "#2" or "Addition" at the end of the subdivision name. Update the year to 2024.
B. Name, address, and official seal of the surveyor preparing the plat.	<input checked="" type="checkbox"/>
C. North arrow.	<input checked="" type="checkbox"/>
D. Date of preparation.	<input checked="" type="checkbox"/>
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	<input checked="" type="checkbox"/>
3. SURVEY DATA REQUIRED	Meets Code / Comments
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>

C. Basis of bearing on the plat shall be referenced.	<input checked="" type="checkbox"/>
4. DESCRIPTIVE DATA REQUIRED	Meets Code / Comments
A. Name, right-of-way lines, courses, lengths, and width of all private and public streets, alleys, pedestrian ways, and utility easements.	Note 13 (incomplete) appears to provide access to all lots via a 60' easement which is inconsistent with 07-17-31. A road lot and private road name (\$330 application) must be established. - Access doesn't meet City of Nampa Engineering requirements
B. All drainage ways.	Ditch with the culvert shown in the 2018 plat and ditch along the public ROW missing
C. All easements provided for public services or utilities and any limitations of the easements. • <i>Easements not easily discerned graphically should have a metes and bounds description</i>	Fix PUDI note #12. Incomplete
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered, or named and clearly dimensioned.	<input checked="" type="checkbox"/>
E. All sites to be dedicated to the public will be indicated and the intended use specified.	Dedication is shown on the preliminary plat, but not the final. Explain?
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	<input checked="" type="checkbox"/>
G. The area of each lot shall be stated in acres and decimals thereof.	<input checked="" type="checkbox"/>
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	<input checked="" type="checkbox"/> Note 6
I. A note as to the type of sewage disposal facilities to be provided.	<input checked="" type="checkbox"/> Note 8
J. A note as to the type of water supply facilities to be provided.	<input checked="" type="checkbox"/> Note 7
K. Required section and quarter-section line setbacks.	<input checked="" type="checkbox"/> Note 4
5. DEDICATION AND ACKNOWLEDGMENT	Meets Code / Comments
A. A statement of dedication of all streets, alleys, pedestrian ways, and other easements for public use by the person holding the title of the record and by the person holding title as vendees under the land contract.	Dedication is shown on the preliminary plat, but not the final. Explain?
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	Dedication is shown on the preliminary plat, but not the final. Explain?
6. REQUIRED CERTIFICATIONS	Meets Code / Comments
A. Landowner's signature.	<input checked="" type="checkbox"/>
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described.	<input checked="" type="checkbox"/>
C. Certification of plat approval by the County Surveyor.	<input checked="" type="checkbox"/>
D. Certification of plat approval by the Board.	<input checked="" type="checkbox"/>
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, the Health Department, the City when the development is in an area of City Impact, the Treasurer, Recorder, and State and Federal agencies having jurisdiction.	<input checked="" type="checkbox"/>

FOR DEVELOPMENT SERVICES INTERNAL USE ONLY

Date Reviewed	Reviewer
2/8/2024	D. Lister, Principal Planner

COMPLIANCE WITH CONDITIONS OF APPROVAL:

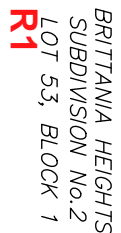
- **Not Approved. Inconsistent with CCZO Section 07-17-13. DSD Staff disagrees with approval by Keller dated 5/11/2023 and requires re-review by Keller.**
- **At the time of review, no evidence of waiver of City subdivision improvements or subdivision code has been provided.**
- **Plat notes are confusing. 2018 notes are combined with new notes that seem either irrelevant or inconsistent with the request.**
- **Reference notes do not align with anything shown on the plat.**

Needs to be corrected on **BOOK** _____, **PAGE** _____ each page

CANYON COUNTY — STATE OF IDAHO

Notes confusing and some are complete

<---notes 2, 11 & 12



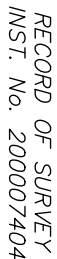
- P.O.B. POINT OF BEGINNING

R1 = BRITANNIA HEIGHTS SUBDIVISION No. 2,
BOOK 45 OF PLATS, PAGE 47.
R2 = RECORD OF SURVEY
INSTRUMENT No. 200007404
DEED, INSTRUMENT No. 200339421
BASIN VIEW SUBDIVISION,
BOOK 46 OF PLATS, PAGE 47.
R3 = BRITANNIA HEIGHTS SUBDIVISION No. 3,
BOOK 47 OF PLATS, PAGE 16.
R4 =
R5 =

S 00°49'10" E BETWEEN FOUND MONUMENTS AT THE EAST 1/4 CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 29

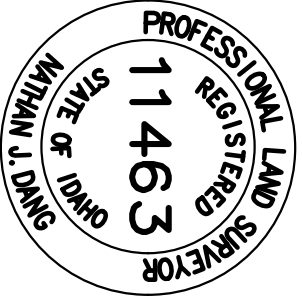
THE PURPOSE OF THIS SURVEY
IS A MINOR RE-PLATTING OF
LOT 1, BLOCK 1 BASIN VIEW
SUBDIVISION.

LINE TABLE

REVISION

ACCURATE SURVEYING & MAPPING

JOB NO.
22-121



QUESTION:

<---? not consistent w/City comments



100 Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 11, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Basin View Subdivision Final Plat Application

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Basin View Subdivision Final Plat dated February 6, 2023. 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 County requirements:

1. Complete note 13 with appropriate subdivision name prior to final plat mylar signature.

We recommend that the Final Plat be APPROVED with the conditions listed above. Please note, the County Surveyor may have additional comments prior to the Final Plat Mylar signature. 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 Plat, when granted, 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) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: Dan Caldwell	Case Number: SD2022-0053
Subdivision Name: Basin View Replat	Plat Date: 2-6-2023

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

Italicized items are supplemental to CCZO 07-17-09.

GENERAL REVIEW ITEMS	Meets Code / Comments	
	Planning	Engineering
1. Complete the initial review of all information given graphically and by note on the plat	<input checked="" type="checkbox"/>	
2. Check for compliance with FCOs and/or Development Agreement from the entitlement process if applicable	<input checked="" type="checkbox"/>	
3. Check for compliance with CCCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	Waiver of Nampa's subdivision improvements? Waiver of Nampa's subdivision requirements?	
4. Check for applicable agency comments. These comments could have been made at the entitlement stage or after.	See attached comments	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass the information along to the planner	<ul style="list-style-type: none"> NHD1 required dedication to be shown on the plat Nampa Engineering requires no direct access. Either the lots use the existing 60' access easement or shared access at the north frontage. Nampa Engineering does not indicate a waiver of city improvements such as landscaping, 	

	lights, curbs, and sidewalks. • Canyon Soil Conservation District has no concerns.	
<i>Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in the ordinance and may not be strictly required.</i>		
A. FORM OF PRESENTATION	Meets Code / Comments	
	Planning	Engineering
1. Scale of Drawing (No more than 1" = 100' unless approved by DSD prior to submission);	1" = 60'; ☒	
2. Size of Drawing (No larger than 24' x 36"); • Obtain an electronic version of all submittals	☒	
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments	
	Planning	Engineering
1. Proposed name of subdivision and its location by section, township, and range; • Name of sub needs to be reserved through DSD GIS	<ul style="list-style-type: none"> • The subdivision name is missing. • The application is not a minor replat (CCZO Section 07-17-21) because it is a substantial change to Basin View Sub. approved 2018. Therefore, if the Basin View Sub name is to be used, it must include "#2" or "Addition" at the end of the subdivision name. • Update the year to 2024. 	
2. Reference by dimension and bearing to a section corner or quarter section corner;	☒	
3. Name, address, and phone number of the developer;	☒	
4. Name address and phone number of the person preparing the plat;	☒	
5. North arrow;	☒	
6. Date of preparation;	☒ 2/6/2023	
7. Revision block showing dates if any revisions were subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet; and	Missing. Add revision block with revision dates and information	
8. Vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • Check for consistency between pre-plat and vicinity map	Missing scale; not showing adjacent subdivisions.	
C. EXISTING CONDITIONS DATA	Meets Code / Comments	
	Planning	Engineering
1. Two (2) foot Contours shown unless otherwise approved; show all areas in excess of 15% slope;	☒ 1' contours. No slopes over 15%	
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	☒ The direction of flow in the ditch note #1	
3. Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain	Based on the aerial, there appears to be either a fence or	

including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> <i>Future use of remaining wells, if applicable</i> 	irrigation line between the proposed Lots 1 and 2. Please identify on the preliminary plat.	
4. Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	The three subdivisions shown are missing book and page references. There is a reference note to a couple of subdivisions but does not adequately connect the subdivision names with the reference note.	
5. Existing zoning classification, by note <ul style="list-style-type: none"> <i>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</i> 	Remove the proposed zoning from the General Site Notes since the lot is already zoned "RR". Remove setback information.	
6. Approximate acreage of the tract, by note	The approximate acreage of the tract is 5.01, not 7,772 acres as stated in General Site Notes.	
7. Boundary dimensions of the tract	<input checked="" type="checkbox"/>	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	Missing names and addresses of properties in the Ada County side of McDermott.	
D. PROPOSED CONDITIONS DATA		<u>Meets Code / Comments</u>
	Planning	Engineering
1. Road layout, including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract <ul style="list-style-type: none"> <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> <i>Check ownership of access location if separate lot</i> <i>Check alignment of stub streets with adjacent developments, if applicable</i> Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) Private road names need to be reserved through DSD GIS. Private roads require a separate application. Public road names must be checked for availability with DSD GIS <i>If typical sections are shown make sure they are consistent with what will be required</i> 	The frontage of Lot 1 is less than the required 60'. It can be reduced to no less than 50' via a Director's Decision (\$80 application). The final plat shows this issue fixed, but it is not on the preliminary plat. Notes reference that Lots 1 and 2 have access easement. If this is the case, the existing access easement must become a road lot and comply with the agreement and access construction standards of CCZO Section 07-10-03. Plus, a private road name is required (\$330 application).	

	If not, notes must demonstrate that lots 1 and 2 are prohibited from the use of the access easement. The easement notes #8 incomplete	
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; the total number of lots by type and grand total. A private road must be a lot. <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i> 	<input checked="" type="checkbox"/>	
3. Location, width, and use of easements <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> 	See my comments about the access easement above in Item D.1 Existing ditch easement with culvert missing	
4. Designation of all land to be dedicated or reserved for public use with use indicated	The plat shows a dedication of 50' to NHD1. However, there is a line table for "L1" that cannot be found on the plat. I'm assuming it's the dedication. Please correct. It appears to come from the original plat approved in 2018.	
5. If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	<input checked="" type="checkbox"/> N/A	
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	<input checked="" type="checkbox"/> N/A	
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development <ul style="list-style-type: none"> • <i>Check mapping layers for the above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> 	<input checked="" type="checkbox"/> N/A	
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	<input checked="" type="checkbox"/>	
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>	
	Planning	Engineering
1. Sewage: A statement as to the type of proposed sanitary sewage facilities <ul style="list-style-type: none"> • <i>Preliminary location/layout of proposed sewage facilities</i> • <i>Nutrient-pathogen study if required by SWDH</i> • <i>If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including</i> 	<input checked="" type="checkbox"/> Note #3	

<p><i>financial arrangements. Also, include a preliminary sewer plan. DSD should complete a high-level feasibility review of shared utilities</i></p>		
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <i>Preliminary location/layout of proposed potable water facilities</i> <i>If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also, include a preliminary potable water plan. DSD should complete a high-level feasibility review of shared utilities</i> 	<p>☒ Note #4</p>	
<p>3. Storm Water Disposal: A statement as to the type of stormwater disposal facilities which may include evidence as may be required relative to the design and operation of the proposed stormwater system</p> <ul style="list-style-type: none"> <i>Include a statement that all stormwater shall be retained on site, if appropriate</i> <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.</i> <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i> 	<p>Note 5 I'm assuming borrow ditches are within the public ROW and NHD1's responsibility</p> <p>How is drainage maintained within the existing access easement?</p>	
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and Copies of the community association's or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development. 	<p>Note #6 provides irrigation notes. The plat is missing existing irrigation locations and how it will be provided to the new parcel.</p> <p>The plat in 2018 included an irrigation plan with the preliminary plat which shows a ditch and culvert for lots 2 and 3 within the 60' wide access easement.</p> <p>The current application stated in writing that the property is supplied by the Schot lateral Tap 805 and each lot will be flood irrigated via above-ground pipe. 2020 and 2030 Comp Plan encourages pressurized irrigation.</p>	

	How will irrigation runoff be maintained on each lot? An irrigation and drainage plan are required.	
5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	Missing on the preliminary plat as a note. Note about PUDI incomplete.	
RECOMMENDED CONDITIONS - PLANNING		
RECOMMENDED CONDITIONS - ENGINEERING		

FOR DEVELOPMENT SERVICES INTERNAL USE ONLY

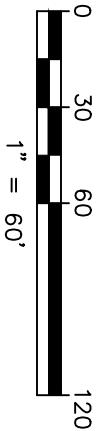
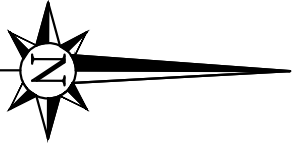
Date Reviewed	Reviewer	COMPLIANCE WITH CONDITIONS OF APPROVAL:
2/8/2024	Dan Lister, Principal Planner	Not Approved. Inconsistent with CCZO Section 07-17-09. DSD Staff disagrees with approval by Keller dated 5/11/2023 and requires re-review by Keller.

SUB NAME?









MINOR RE-PLATTING OF BASIN VIEW SUBDIVISION
THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.3N., R.1W., B.M.

CANYON COUNTY — STATE OF IDAHO

SURVEYED IN APRIL, 2022
UPDATE YEAR



LEGEND

 **BOUNDARY LINE**
 **SECTION LINE**
 **PARCEL LINE**
 **EDGE OF PAVEMENT**
 **FENCE**
 **OVERHEAD UTILITY**
 **CONCRETE**
 **BUILDING**

- FOUND 3 1/2" BRASS CAP MONUMENT IN ASPHALT
- FOUND 2" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, PLS 12720, OR AS NOTED
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463

- | | |
|----|------------------------|
| 1 | PROPERTY LINE |
| 2 | GUY ANCHOR |
| 3 | TELEPHONE RISER |
| 4 | TRANSFORMER |
| 5 | WELL |
| 6 | MAIL BOX |
| 7 | UTILITY POLE |
| 8 | PLATTED LOT NUMBER |
| 9 | BASIN VIEW SUBDIVISION |
| 10 | PROPOSED LOT NUMBER |

REFERENCES

- R1 = BRITANNIA HEIGHTS SUBDIVISION NO. 2,
BOOK 45 OF PLATS, PAGE 47.
R2 = RECORD OF SURVEY
INSTRUMENT NO. 200007404
R3 = BRITANNIA HEIGHTS SUBDIVISION NO. 3,
BOOK 47 OF PLATS, PAGE 16.

BASIS OF BEARING

S 00°49'10" E BETWEEN FOUND
MONUMENTS AT THE EAST 1/4 CORNER
AND THE SOUTHEAST SECTION CORNER
OF SECTION 29.

NOTES:

1. IRRIGATION DITCH FLOWS NORTH TO SOUTH.
2. RE-PLAT INCLUDES 2 RESIDENTIAL LOTS
3. SANITARY SEWER FACILITIES FOR THIS SUBDIVISION
4. SHALL BE INDIVIDUAL SEPTIC SYSTEMS
5. DOMESTIC WATER FOR THIS SUBDIVISION TO BE SUPPLIED BY INDIVIDUAL WELLS
6. STORMWATER DRAINAGE FROM THE ROADWAYS WILL BE CONVEYED AND DISPOSED OF IN BORROW DITCHES ALONG THE ADJACENT ROADWAYS.
7. INDIVIDUAL LOT STORMWATER DRAINAGE WILL BE RETAINED ON-SITE.
8. IRRIGATION WATER RIGHTS EXIST FOR THE PROPERTY AND ARE ADMINISTERED BY NAMPA/MERIDIAN IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO STATUTE 31-3805.
9. PUDL EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF LOTS 1 & 2, BLOCK 1 ~~XXXXXX~~ SUBDIVISION.
10. 60' WIDE PLATTED ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 2 & 3, BLOCK 1 BASIN VIEW SUBDIVISION AND LOTS 1 & 2, BLOCK 1 ~~XXXXXX~~ SUBDIVISION.

MISSING IRRIGATION & DRAINAGE PLAN

DUNN FAMILY TRUST
205 S. MCDERMOTT RD.
NANPA, ID 83687

1/4 CORNER
CP&F No.
2003058053

CITY OF NAMPA

SIT

SUBS

SUBS?

SUBS?

RD.

LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

DAN CALDWELL
2217 S. MCDERMOTT RD.
NAMP, IDAHO 83687
(208)-869-9092

(208)-869-9092

APPLICANT

SURVEYOR

ACCURATE SURVEYING
AND MAPPING, P.C.
1602 W HAYS ST. SUITE 306
BOISE, ID 83702
208-488-4227

ZONING AND SETBACKS

EXISTING ZONING DESIGNATION:

PROPOSED ZONING DESIGNATION: PR
FRONT YARD/SIDE YARD STREET = 20 FEET
SIDE YARD, INTERIOR = 10 FEET
REAR YARD = 20 FEET

GENERAL SITE NOTES:

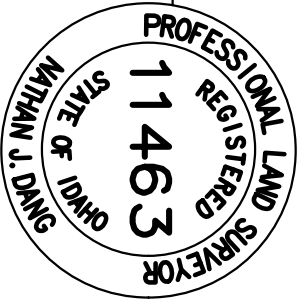
PROPERTY SIZE: 338,529 S.F. ±
7.772 ACRES ± **<---?**

INTENDED USE: RESIDENTIAL

PARCEL ID NO: R3060601000

NAME AND ADDRESSES?

Nathan J. Dang,
P.L.S. 11463



ACCURATE SURVEYING & MAPPING

1520 W. Washington St.
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

www.accuratesurveyors.com

JOB NO. 22-121
DRAWN BY: PGL2
SHEET: 1 OF 3



100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 11, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Basin View Subdivision Preliminary Plat Application

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Preliminary Plat for the Basin View Subdivision dated February 6, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

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 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, when granted, 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) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File

Exhibit 2d - 22

Samantha Hammond

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Thursday, April 27, 2023 4:51 PM
To: Samantha Hammond
Cc: Caleb Laclair; Rodney Ashby
Subject: [External] RE: Legal Notice Daniel Caldwell SD2022-0053

Follow Up Flag: Follow up
Flag Status: Flagged

Samantha – The proposed short plat creates one 2-acre parcel and one 3-acre parcel out of a 5-acre parcel. The proposed density is .4 DU/acre. The Property is located in the Nampa Area of City Impact. The Land use designation identified on the Future Land Use Map in the Nampa 2040 Comprehensive Plan for this parcel is LDR (Low Density Residential). The density range permitted in this land use designation is 1.01- 2.5 DU/acre. Nampa Planning and Zoning does not support this proposal as it is inconsistent with the Low Density Residential Land Use Designation density limitations.

These comments are provided per the Nampa Area of City Impact Ordinance (Nampa Ord # 3452 and County Ordinance #05-014).

Thank you - Doug

From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Sent: Thursday, April 27, 2023 3:39 PM
To: Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Nathan Haveman <havemann@cityofnampa.us>; Char Tim <tmc@cityofnampa.us>
Subject: Legal Notice Daniel Caldwell SD2022-0053

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Dear Agency;

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of <insert city name here> and Canyon County, that the Development Services Department has accepted the following application: **SD2022-0053**. Attached for your review is a copy of the letter of intent and a site plan.

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If you would like additional information, please contact Planner Samantha Hammond at samantha.hammond@canyoncounty.id.gov

Thank you,



Bonnie Puleo
Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

bonnie.puleo@canyoncounty.id.gov

(208) 454-6631 *direct*

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CANYON SOIL CONSERVATION DISTRICT



2208 E. Chicago, Suite A
Caldwell, ID 83605
Phone 208-779-3443
Fax 1-877-504-6752

SUPERVISORS: Mike Swartz, Chairman; Rex Runkle, Vice Chairman; Robert McKellip, Secretary/Treasurer;
Chris Gross, Supervisor, Brad McIntyre, Supervisor & Clay Erskine, Supervisor
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative Assistant & Stan Haye, Soil Conservation Technician

April 29, 2023

**To: Dan Lister Planner of Record
Canyon County Development Services**

From: Canyon Soil Conservation District (Canyon SCD)

Subject: P & Z Agency Notice

Thank you for sending Canyon Soil Conservation District (SCD) zoning requests.

They are: RZ2022-0012/SD2022-0044 Penelope Constantikes, SD2022-0053 Daniel Caldwell, OR2022-0005/CR2022-0011/SD2022-0019 Steve Law, CU2023-0004 Jeff Bower/Kristen McNeill.

Comments from Canyon SCD:

The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

RZ2022-0012/SD2022-0044 Penelope Constantikes is 97% Class 3 and 3% Class 4. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

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Continued Partnership and Conservation.

Sincerely,

Rich Sims acting for:

Mike Swartz, Canyon SCD Chairman

All programs and services of the Canyon Soil Conservation District are offered on a nondiscriminatory basis without regard to race, color, national origin, religion, sex, age, disability, marital or familial status, and political beliefs.

Samantha Hammond

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Subject: [External] RE: Legal Notice Daniel Caldwell SD2022-0053

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Samantha,

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City utilities are not directly available to this property. The closest City utilities are:

- 8" water main located approximately 950' north of the property at the S McDermott Rd and E Stonecastle Dr Intersection.
- 8" sewer main located approximate 2.4-miles west of the property at Columbia High School.

Best,



Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

[City of Nampa, Like us on Facebook](#)

NAMPAReady

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Thank you,



Bonnie Puleo

Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

bonnie.puleo@canyoncounty.id.gov

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NAMPA HIGHWAY DISTRICT NO. 1

August 29, 2023

Accurate Surveying & Mapping
C/O Nathan J. Dang
1520 W. Washington St.
Boise, ID. 83702

RE: Basin View Subdivision Re-Plat

Dear Nathan,

As requested, we have completed a review of the Re-Plat of the Basin View Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts:

Sec. 2020.060 – Plat note “B” and a signature line is required on the plat page as well as the signature page. No note or signature line is currently on the plat page, and the wrong note is on the signature page.

Sec. 3030.010 – Clearly show the 50’ right-of-way along McDermott Rd as “Dedicated to the Public” as in the original plat.

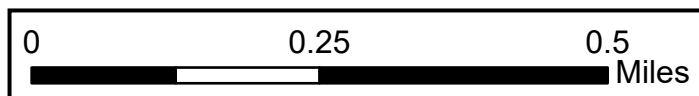
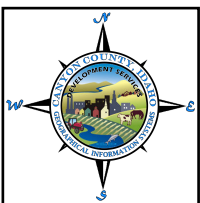
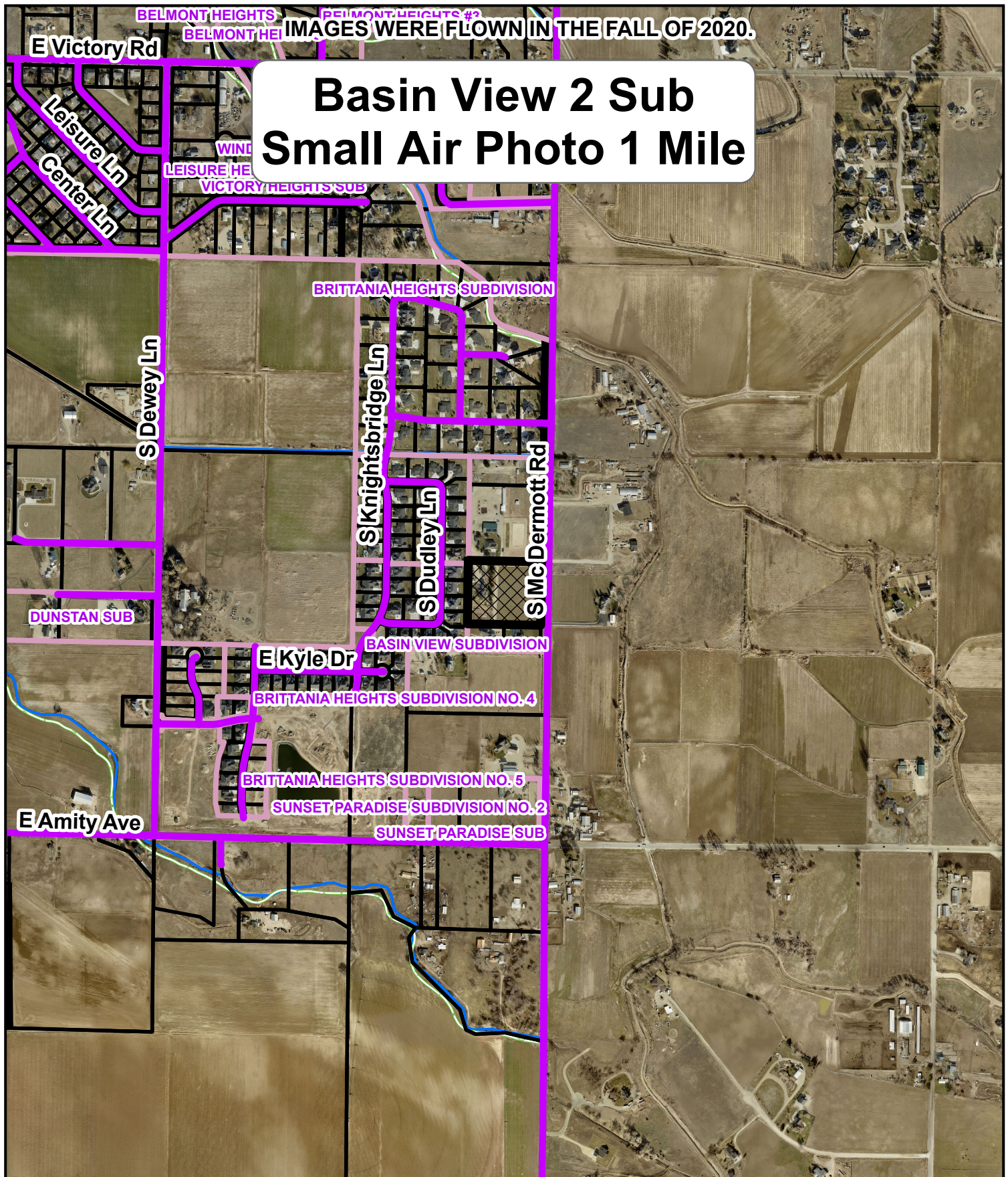
Sec. 3061.070 – Clearly identify the access at the northern end of the property as a private driveway, as shown on the original plat, but show it is the access for lots 1 and 2.

We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

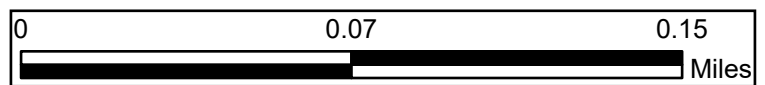
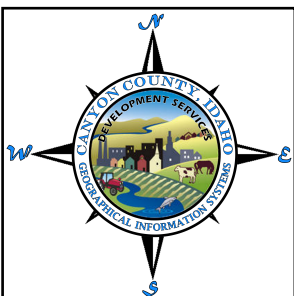
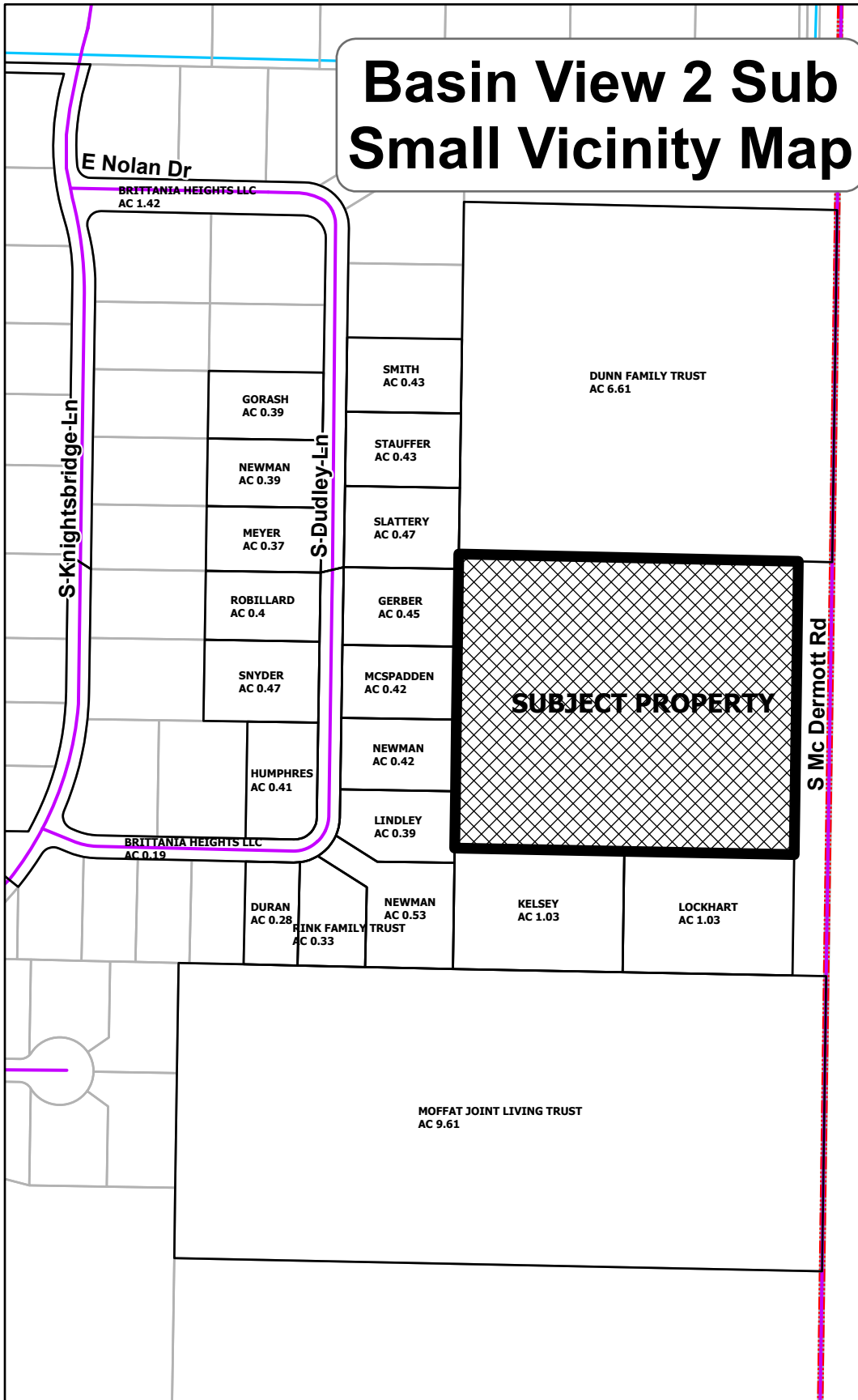
Sincerely,

Eddy Thiel
Right-of-Way Tech





Basin View 2 Sub Small Vicinity Map





100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 11, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Basin View Subdivision Preliminary Plat Application

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Preliminary Plat for the Basin View Subdivision dated February 6, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

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 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, when granted, 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) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker", is written over a horizontal line.

Justin Walker, P.E.
County Engineer

cc: File



100 Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 11, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Basin View Subdivision Final Plat Application

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Basin View Subdivision Final Plat dated February 6, 2023. 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 County requirements:

1. Complete note 13 with appropriate subdivision name prior to final plat mylar signature.

We recommend that the Final Plat be APPROVED with the conditions listed above. Please note, the County Surveyor may have additional comments prior to the Final Plat Mylar signature. 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 Plat, when granted, 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) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File

Samantha Hammond

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Thursday, April 27, 2023 4:51 PM
To: Samantha Hammond
Cc: Caleb Laclair; Rodney Ashby
Subject: [External] RE: Legal Notice Daniel Caldwell SD2022-0053

Follow Up Flag: Follow up
Flag Status: Flagged

Samantha – The proposed short plat creates one 2-acre parcel and one 3-acre parcel out of a 5-acre parcel. The proposed density is .4 DU/acre. The Property is located in the Nampa Area of City Impact. The Land use designation identified on the Future Land Use Map in the Nampa 2040 Comprehensive Plan for this parcel is LDR (Low Density Residential). The density range permitted in this land use designation is 1.01- 2.5 DU/acre. Nampa Planning and Zoning does not support this proposal as it is inconsistent with the Low Density Residential Land Use Designation density limitations.

These comments are provided per the Nampa Area of City Impact Ordinance (Nampa Ord # 3452 and County Ordinance #05-014).

Thank you - Doug

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Bonnie Puleo
Hearing Specialist

Canyon County Development Services

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Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651



(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

May 8, 2024

Daniel Caldwell
217 S. McDermott Road
Nampa, Idaho 83687

RE: Basin View Subdivision No. 2
Nampa City Council Action Letter for Subdivision Improvement Waiver Request

To Whom It May Concern,

The proposed Basin View Subdivision No. 2 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 construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code or obtain approval from Nampa City Council to waive/defer said improvements.

On May 6, 2024, the Nampa City Council, during their regular meeting voted to defer the roadway improvements for the Basin View Subdivision No. 2 until such time as the property is annexed into the Nampa City Limits which is documented in official minutes on file with the Nampa City Clerks office. The deferred roadway improvements include installation of sidewalk and streetlights..

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 "Daniel Badger", is written over a horizontal line.

Daniel Badger, P.E.
City Engineer

CC: Daniel Badger, P.E. – City Engineer, City of Nampa
CC: Tom Points, P.E. – Public Works Director, City of Nampa
CC: Rodney Ashby – Planning Director, City of Nampa
CC: Dan Lister – Planning Official, Canyon County Development Services
CC: Eddy Thiel – ROW Agent, Nampa Highway District No. 1

Samantha Hammond

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Best,



Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

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Hearing Specialist

Canyon County Development Services

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NAMPA HIGHWAY DISTRICT NO. 1

August 29, 2023

Accurate Surveying & Mapping
C/O Nathan J. Dang
1520 W. Washington St.
Boise, ID. 83702

RE: Basin View Subdivision Re-Plat

Dear Nathan,

As requested, we have completed a review of the Re-Plat of the Basin View Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts:

Sec. 2020.060 – Plat note “B” and a signature line is required on the plat page as well as the signature page. No note or signature line is currently on the plat page, and the wrong note is on the signature page.

Sec. 3030.010 – Clearly show the 50’ right-of-way along McDermott Rd as “Dedicated to the Public” as in the original plat.

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We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,

Eddy Thiel
Right-of-Way Tech



NAMPA HIGHWAY DISTRICT NO. 1

April 27, 2023

To: Samantha Hammond, Planner
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; SD2022-0053. Daniel Caldwell

I have reviewed the Request for Approval of a Shory Plat for Basin View Subdivision Notice proposing 2 residential lots received April 27, 2023 with no Transmission Date.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the preliminary plat subject to the following information:

1. The Subject property fronts S. McDermott Road.
2. NHD#1 Functional Classification of S. McDermott Rd is Expressway Roadway.
3. Per ACCHD Standards, there is no direct access for private or local subdivision roads to Expressway Roadways. An approved Variance Request from the Highway District Commissioners will be required for private subdivision access to S. McDermott Road.
4. The Developer shall submit the required Preliminary Plat submittal package per ACCHD Standards, along with the associated review fee, for a formal review by the Highway District.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCHD Standards Manual.



CANYON SOIL CONSERVATION DISTRICT

Exhibit 4e



2208 E. Chicago, Suite A
Caldwell, ID 83605
Phone 208-779-3443
Fax 1-877-504-6752

SUPERVISORS: Mike Swartz, Chairman; Rex Runkle, Vice Chairman; Robert McKellip, Secretary/Treasurer;
Chris Gross, Supervisor, Brad McIntyre, Supervisor & Clay Erskine, Supervisor
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative Assistant & Stan Haye, Soil Conservation Technician

April 29, 2023

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Canyon County Development Services**

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Subject: P & Z Agency Notice

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Continued Partnership and Conservation.

Sincerely,

Rich Sims acting for:

Mike Swartz, Canyon SCD Chairman

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Exhibit 4e



Canyon County Board of County Commissioners

John Raff – Rezone

Case No. PH2017-16

Development Services Department

July 17, 2017

Findings of Fact, Conclusions of Law, and Order

Findings of Fact

1. The applicant is requesting to rezone parcel No. R30606-010 which is approximately 7.76 acres from an "A" (Agricultural) to an "RR" (Rural Residential) zone.
2. The subject properties are currently zoned "A" (Agricultural).
3. The subject property is designated 'Residential' on the 2020 Canyon County Future Land Use Map. (Exhibit 10).
4. The subject property is located within the Nampa's Area of City Impact.
5. The City of Nampa designates the property as "community mixed use" on their Future Land Use Map.
6. The subject property is located within the Nampa Highway District No. 1, Nampa Fire District, and Kuna School District.
7. The neighborhood meeting was held on 3/22/17 in accordance with CCZO §07-01-15.
8. Notice of the public hearing was provided as per CCZO §07-05-01: Agencies were notified on 6/20/17, property owners within 300 ft. were notified by mail on 6/20/17 (this included Ada County Property owners within 300 ft.), Newspaper notice was provided on 7/2/17, and the property was posted on 7/10/17 (on or before).
9. The Planning & Zoning Commission recommended approval of the rezone request on May 18, 2017.
10. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on May 18, 2017 and July 17, 2017, and all information contained in DSD case file PH2017-16.

Conclusions of Law

For this request the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Zoning Amendment (§07-06-05):

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The Canyon County 2020 Comprehensive Plan Future Land Use Map designates the subject property as "residential" (Exhibit 10). The proposed rezone from Agricultural to Rural Residential is consistent with the Future Land Use Map and with multiple goals and policies of the 2020 Canyon County Comprehensive Plan including but not limited to:

Property Rights Policy No. 1- *"No person shall be deprived of private property without due process of law."*

Property Rights Policy No. 8- *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."* The subject property is located within Nampa's Area of City Impact where growth is expected. The property is designated as "residential" on the 2020 Canyon County Future Land Use Map (Exhibit 10). The subject property is also adjacent to existing residential zoning (Exhibit 6).

Property Rights Policy No. 11- *"Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods."* The surrounding area is designated as "residential" on the future land use map and is adjacent to residential zoning. Approval of the request would not introduce an incompatible use to the area.

Land Use Goal No. 4 - *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."* The property is located within Nampa's Area of City Impact where growth is expected. Growth in an Area of City Impact provides the most favorable conditions for future community services.

Land Use Goal No. 6 - *"Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur."* The subject property is designated as "residential" on the Canyon County Future Land Use Map. The property is also located within Nampa's Area of City Impact. The City of Nampa designates this area as "community mixed use."

Land Use Residential Goal No. 3- *"Encourage compatible residential zones or areas within the county so that public services and facilities may be extended and provided in the most economical and efficient manner."* The subject property is located within Nampa's Area of City Impact where growth is expected. Growth within the impact area provides the most economical and efficient manner of extending/providing services.

Public Services, Facilities and Utilities Policy No. 3- *"Encourage the establishment of new development to be located within the boundaries of a rural fire protection district."* The subject property is located within Nampa Fire District.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: The proposed zone change is more appropriate as the current zoning designation.

Finding: The proposed zone change is more appropriate than the current zone designation of "A" (Agricultural). The Future Land Use designates the subject property as 'Residential'. There are 13 platted subdivisions within one (1) mile of the subject property for a total of 281 lots and a 1.15 acre average lot size. The proposed development would create lots that are commensurate with the existing subdivisions in the area. The subject property is adjacent to residential zoning as shown on Exhibit 6.

C. Is the proposed rezone compatible with surrounding land uses?

Conclusion: The proposed use is compatible with the surrounding land uses.

Finding: The proposed rezone is compatible with the surrounding land uses in the area. The subject property is adjacent to existing residential zoning (Exhibit 6). The proposed lot sizes are commensurate with the average lot size within one mile (1.15 acres). The proposed rezone would not create an incompatible land use.

D. Will the proposed use negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed use will not negatively affect the character of the area and no mitigation is proposed or warranted at this time.

Finding: The proposed use will not negatively impact the essential character of this residential area. The property is located within Nampa's Area of City Impact and is designated as 'Residential' on the 2020 Comprehensive Plan Future Land Use Map. There are 13 platted subdivisions within one (1) mile of the subject property for a total of 281 lots and a 1.15 acre average lot size. The proposed development would create lots that are commensurate with the existing subdivisions in the area. The subject property is adjacent to residential zoning as shown on Exhibit 6. At this time no mitigation is warranted.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed use?

Conclusion: Adequate sewer, drainage, and storm water drainage facilities and utility systems will be provided to accommodate the proposed use at the time of development.

Finding: The applicant shall meet agency requirements at the time of platting and development.

F. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The project has frontage on S. McDermott Road. The applicant will be required to adhere to Nampa Highway District No. 1 requirements for any new access. S. McDermott Road is classified as an arterial roadway.

Finding: There is currently one (1) access to S. McDermott Road for the existing residence. Nampa Highway District No. 1 has indicated no objection to the rezone so long as the project meets Highway District standards. The District will require the developer to submit plans & fees for a formal review. The District also stated that no new access will be allowed onto McDermott Road. Road as it is classified as an Arterial Roadway. If a new access point is proposed, the applicant will be required to apply for, and receive approval of, a variance from the highway district (Exhibit 16). If approved, the applicant will be required to submit a subdivision plat for the project. As part of the platting phase of the development, the applicant will be required to adhere to highway district requirements, including but not limited to, approval of a variance. The highway district is a signatory on the final plat.

G. Does the proposed development require road improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed. Any road improvements will be required at the time of platting and/or development of the project.

Finding: Nampa Highway District No. 1 has stated no objection to the rezone so long as it meets highway district standards (Exhibit 16). There has been no evidence that the proposed project will create undue interference with existing or future traffic patterns. No mitigation measures are proposed at this time.

H. Will the proposed zone change amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

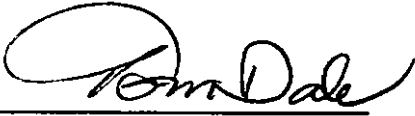

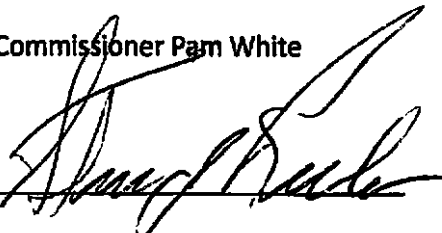
Finding: The proposed use will not require additional public funding to meet the needs created by the requested use and police, fire, and emergency medical services will be provided to the property.

Order

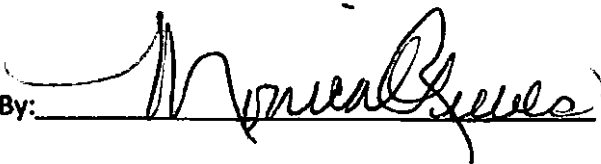
Based upon the Findings of Fact, Conclusions of Law and Order contained herein the Board of County Commissioners **approve** Case # PH2017-16, a request to rezone parcel R30606-010, approximately 7.76 acres, from an "A" (Agricultural) to a "RR" (Rural Residential) zone.

BOARD OF COUNTY COMMISSIONERS

CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 _____ Tom Dale, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Pam White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Steven J. Rule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Chris Yamamoto, Clerk

By: 



**Canyon County Board of County Commissioners
Basin View Subdivision- Preliminary & Final Plat**

Date: February 14, 2018

Development Services Department

Findings

1. The property is zoned "RR" (Rural Residential). The property was rezoned from "A" (Agriculture) to "R-R" (Rural Residential) on July 17, 2017.
2. 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)).
3. The property is located within Nampa's Area of City Impact.
4. The subdivision contains three (3) residential lots.
5. The subdivision will be served by individual domestic wells and individual septic systems.
6. The City of Nampa has voted to defer the requested waivers.
7. The City of Nampa has approved the proposed Irrigation Plan as required by Idaho Code 31-3805.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 1/8/18, Newspaper notice was provided on 1/7/18, property owners within 300' were notified by mail on 1/8/18, and the property was posted on 1/10/18.
9. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on December 7, 2017 and February 14, 2018, and all information contained in DSD case file PH2017-53.

Conclusions of Law

The Board of County Commissioners have the authority to hear this case and sustain, modify, or reject the recommendations of the Commission. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and County ordinances.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Board of County Commissioners approve Case # PH2017-53, a request for approval of the Preliminary and Final Plat, Irrigation Plan and deferral of Waivers for Basin View Subdivision.

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY,**

Tom Dale, Chairman

Yes

☒

No

☐

Did Not Vote

☐

Commissioner Pam White

☒

☐

☐

☐

Commissioner Steven J. Rule

☒

☐

☐

☐

Attest: Chris Yamamoto, Clerk

By:

Basin View Subdivision

FINDINGS OF FACT, CONCLUSIONS OF LAW & ORDER

NAMPA HIGHWAY DISTRICT No.1 ACCEPTANCE

PLATS WITH PRIVATE ROADS AND PUBLIC ROAD RIGHT(S)-OF-WAY DEDICATION(S):

NAMPA HIGHWAY DISTRICT No. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT, THERE IS NO LEGAL OBLIGATION OR ASSUMPTION OF LIABILITY FOR THE FUTURE. STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

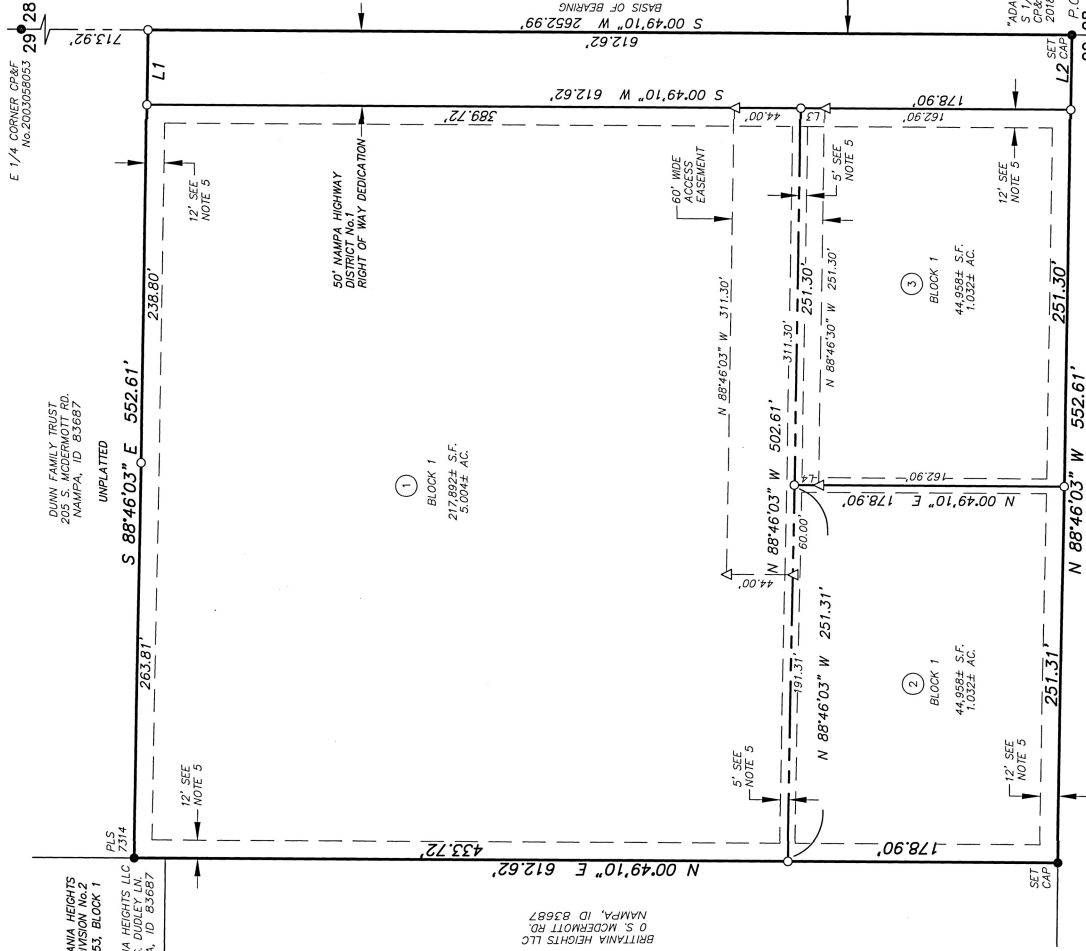
2-8-18
DATE
NAMPA HIGHWAY DISTRICT No.1 CHAIRMAN

NOTES:

- LOT 1 HAS AN EXISTING WELL. LOTS 1-3 SHALL HAVE INDIVIDUAL DOMESTIC WELLS PER IDWR, DEQ, AND SWDH STANDARDS.
- STORMWATER DRAINAGE FROM THE ROADWAYS WILL BE CONVEYED AND DISPOSED OF IN BORROW DITCHES ALONG THE ADJACENT ROADWAYS. INDIVIDUAL LOT STORMWATER DRAINAGE WILL BE RETAINED ON-SITE.
- IRRIGATION WATER RIGHTS EXIST FOR THE PROPERTY AND ARE ADMINISTERED BY NAMPA/MERIDIAN IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO STATUTE 31-3805.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE COUNTY OF CANYON APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT. BUILDINGS SHALL BE SETBACK 70' FROM THE LINE BETWEEN SECTIONS 28 & 29.
- A PERMANENT UTILITY, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS: 16' WIDE CENTERED ON ALL INTERIOR LOT LINES, 12' WIDE ALONG ALL EXTERIOR LOT LINES UNLESS OTHERWISE DIMENSIONED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- DOMESTIC WATER FOR THIS SUBDIVISION TO BE SUPPLIED BY INDIVIDUAL WELLS.
- SANITARY SEWER FACILITIES FOR THIS SUBDIVISION SHALL BE INDIVIDUAL SEPTIC SYSTEMS.
- MAP PREPARED: AUGUST 2017
MOST PRECENT REVISION: JANUARY 19, 2018
- NO DIRECT LOT ACCESS OTHER THAN WHAT IS SHOWN ON THE FINAL PLAT.
- STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OF PROPERTY OWNER, WHICH THE STORM DRAINAGE FACILITIES CONSTRUCTED IF FOR STORM DRAINAGE PURPOSES. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
- NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

BASIN VIEW SUBDIVISION

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.3N., R.1W., B.M.
CITY OF NAMPA — CANYON COUNTY — STATE OF IDAHO
2018



UNPLATTED
PAUL MOFFAT JR.
415 S. MCDERMOTT RD.
NAMPA, ID 83687

SECTION CORNER CP&F
No. 2018-00298
29.28
32.33



**Accurate
Surveying &
Mapping**
1602 W. Hays St., Suite 306
Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

JOB NO. 17-210	DRAWN BY: PGL2	SHEET: 1 OF 3
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2018-006284
RECORDED

02/14/2018 02:20 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P#B-3 HCETAL \$11.00
PLAT
ACCURATE SURVEYING & MAPPING

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- PARCEL LINE
- EASEMENT

- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 12720
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

REFERENCES
R1 = BRITANIA HEIGHTS SUBDIVISION No.2, BOOK 45 OF PLATS, PAGE 47.
R2 = RECORD OF SURVEY INSTRUMENT No.200007404
R3 = WARRANTY DEED, INSTRUMENT No. 200349421

BASIS OF BEARING
S 00°49'10" E BETWEEN FOUND MONUMENTS AT THE EAST 1/4 CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 29.

LINE TABLE

LINE BEARING	DISTANCE
L1 S 88°46'03" E 150.00'	
L2 S 88°46'03" E 150.00'	
L3 N 00°49'10" E 16.00'	
L4 S 00°49'10" W 16.00'	



Kerry R. Albright,
P.L.S. 12720



Planning & Zoning Commission
Basin View Subdivision #2 - SD2022-0053

Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicant, Daniel Caldwell requests approval of a short plat for Basin View Subdivision #2 (Attachment A). The result divides Lot 1, Block 1 of Basin View Subdivision into two lots (2.5-acre average lot size). The request includes a waiver of subdivision improvements. The subject property is 217 S. McDermott Road, Nampa (Parcel R30606100), also referenced as a portion of the SE¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.
2. The subject parcel, 5.01 acres, is Lot 1, Block 1 of Basin View Subdivision; a three-lot subdivision approved in 2018 (PH2017-52, Exhibit 5b & 5c of the staff report).
3. The subject property is located in the Nampa area of City Impact. The City of Nampa was notified of the application per CCCO §09-11-25(3). The City of Nampa – Planning Division does not support the proposal because the density proposed does not align with their comprehensive plan which identifies the area as a Low-Density Residential designation (1.01-2.5 dwelling units per acre; Exhibit 4b of the staff report). The subject property was rezoned to “R-R” in 2017 (Exhibit 5a of the staff report). The County subdivision regulations require the division to be consistent with the approved zone.
4. Per CCCO §09-11-19, Nampa Subdivision requirements must be met unless waived per CCCO §09-11-19(6). Comments from Nampa Engineering did not find the proposed subdivision inconsistent with the City subdivision requirements. The city deferred subdivision improvements (Attachment D). Per CCCO §07-11-19(5), the county will not sign a final plat, or authorize the plat to be recorded, before the city engineer's signature is on the plat. *See Condition No. 5a.*
5. The property has irrigation water rights. The property currently is flood-irrigated via water rights from Nampa Meridian Irrigation District (Exhibit 2c of the staff report and Attachment A, plat note 6).
6. The development will be served by individual wells and septic systems (Attachment A, plat notes 3 & 4). *See Condition No. 4.*
7. Subdivision runoff will be maintained within the subdivision (Attachment A, plat notes 5). *See Condition No. 3.*
8. The subject parcel has frontage and driveway access onto McDermott Road. A 60' easement is proposed along the north boundary as a shared driveway. The existing shared access along the south boundary will continue to serve Lots 2 and 3 of Basin View Subdivision approved in 2018 (Exhibit 5c of the staff report). The applicant does not want to make the access a private road which requires the easement to be a road lot (CCZO §07-17-33). Therefore, secondary dwellings or inhabited structures other than a primary dwelling on each lot are prohibited unless the subdivision is amended to include a road lot and a private road is established (Exhibit 2d & 4d of the staff report). Additionally, a road user's maintenance agreement per CCZO §07-10-03(1)B3 shall be recorded before the approval of the final plat. *See Conditions No. 7 & 8.*
9. Nampa Highway District #1 states McDermott Road is an Expressway Roadway (Attachment C). Therefore, no direct access is allowed unless a variance is submitted and approved. A 50' public right-of-way dedication is required and a private driveway to lots 1 and 2 must be identified along the northern boundary. Nampa Highway District #1 does not approve the access to become a private road. *See Condition No. 5.*
10. No comments were received from the Nampa Fire District. The proposed private driveway/access is over 150'. Therefore, the Nampa Fire District requires access and turnaround review before final plat approval. *See Condition No. 6.*
11. The development is not in a mapped floodplain (Flood Zone X).
12. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2022-0053.

13. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on April 27, 2023, and June 5, 2024. The newspaper notice was published on June 5, 2024. Property owners were sent a notice on June 5, 2024. The property was posted on June 5, 2024.

Conclusions of Law

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, “*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

- A. Idaho Code §67-6513 (Subdivisions);
- B. Idaho Code §50-1301 through 50-1329 (Platting);
- C. Idaho Code §22-4503 (Right-to-Farm Act, Plat note #2);
- D. Idaho Code, §31-3805 & 42-111 (Irrigation);
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations); and
- F. City of Nampa – Area of City Impact Agreement, CCCO §09-11-25.

The preliminary plat was found to be consistent with the standards of review subject to conditions of approval (Attachment B).

Conditions of Approval

1. All subdivision improvements (public roads, shared access, irrigation, and drainage swales/basins) 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 and protected unless approved by the irrigation district (Attachment B).
3. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on the subject property (Attachment B).
4. The development shall comply with Southwest District Health (SWHD) requirements. Evidence shall be SWDH’s signature on the final plat (Attachment B).
5. The development shall comply with the requirements of the Nampa Highway District (Attachment B & C). Evidence shall be Nampa Highway District’s signature on the final plat.
 - a. Per CCCO §07-11-19(5), the county will not sign a final plat, or authorize the plat to be recorded, before the city engineer's signature is on the plat.
6. Compliance with the international fire code and fire district review of the access and turnaround is required. Evidence of compliance shall be submitted to DSD prior to the Board's signature on the final plat.
7. The shared 60’ wide access easement shall have a recorded road user’s maintenance agreement in accordance with CCZO §07-10-03(1)B3. The agreement with the instrument number shall be added as a plat note on the final plat.
8. Secondary dwellings or inhabited structures other than a primary dwelling on each lot are prohibited unless the subdivision is amended to include a road lot and a private road is established.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0053, the Planning & Zoning Commission **recommends approval** of the Preliminary Plat for Basin View Subdivision #2 to the Board of County Commissioners subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOR APPROVAL on this _____ day of _____, 2024.

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

Robert Sturgill, Chairman

State of Idaho)

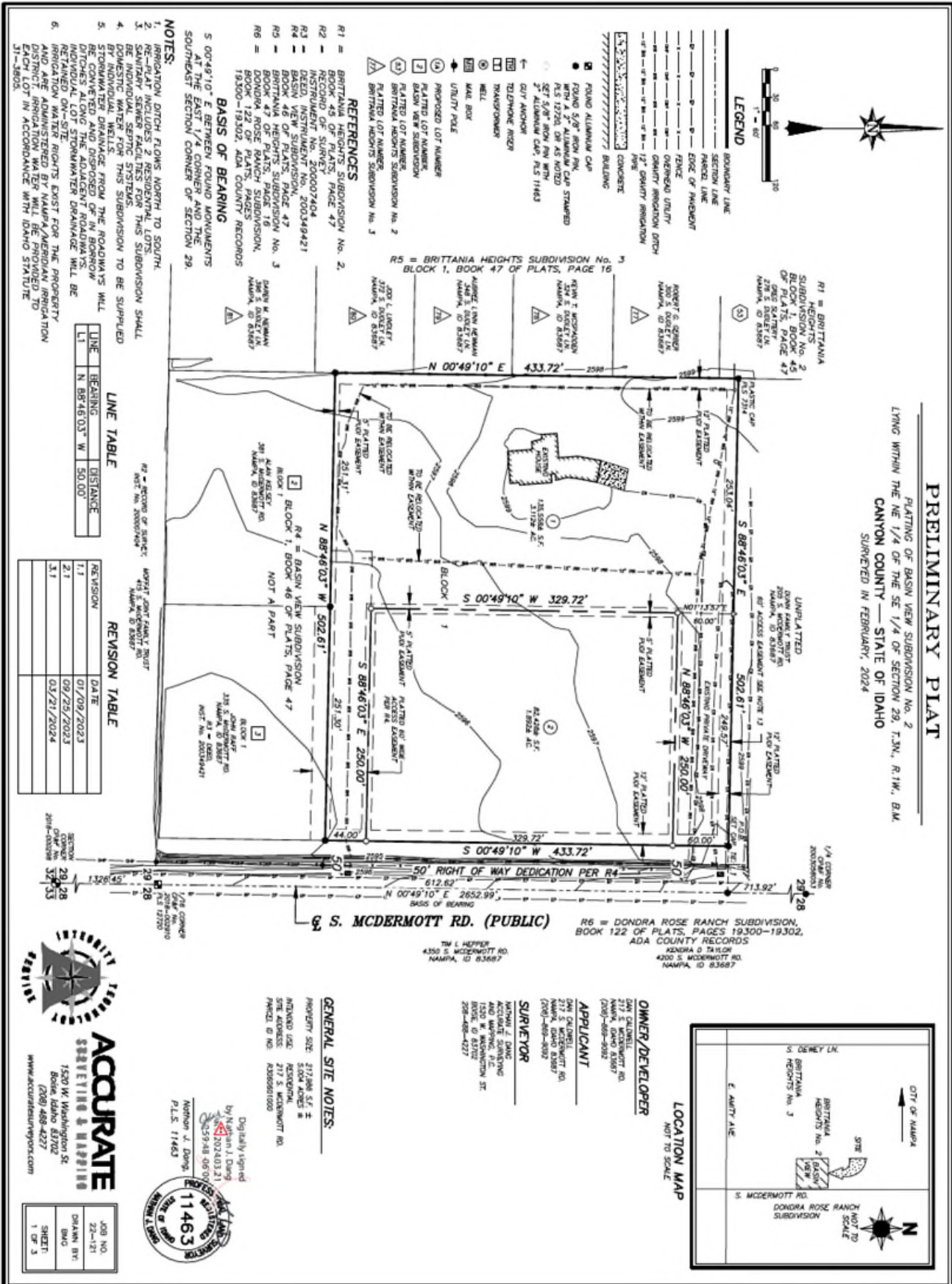
SS

County of Canyon County)

On this _____ day of _____, in the year 2024, 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: _____





May 11, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Basin View Subdivision Preliminary Plat Application

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Preliminary Plat for the Basin View Subdivision dated February 6, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

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 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, when granted, 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) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1995

Dan Lister

From: Dan Caldwell <slydog772@gmail.com>
Sent: Monday, May 13, 2024 4:33 PM
To: Dan Lister
Subject: Re: FW: [External] RE: Basin View Sub #2
Attachments: image001.jpg

Dan

Thank you for the clarification.

I do not plan any secondary dwellings so I can keep my driveway private and not a subdivision road, so that can be noted in the approval process if that is what it takes to get this done.

I apologize for any confusion, and if it is okay, I would like to make an appointment to come in and visit with you, and I can bring a hard copy so maybe you can help me understand what else I need to do to get this done.

Your time is greatly appreciated!

Sincerely

Dan Caldwell

On Mon, May 13, 2024, 4:00 PM Dan Lister <Daniel.Lister@canyoncounty.id.gov> wrote:

Mr. Caldwell,

Below is a conversation with Nampa Highway District regarding Basin View #2. They only allow the 60' wide shared access if it stays a private drive serving the two lots (cannot be a private road). If a private road is required, a variance would need to be approved. The City of Nampa would have ultimate approval since it's located in the City's Impact Area.

Unless revised, a condition will be placed on the approval of the plat that states secondary dwellings per CCZO Section 07-02-03/07-14-25 are prohibited. This will ensure the private driveway does not become a private road.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Dan Lister

From: Dan Lister
Sent: Monday, May 13, 2024 10:15 AM
To: 'Dan Caldwell'
Cc: Stephanie Hailey; Dalia Alnajjar
Subject: Basin View #2 - 2nd Review by DSD
Attachments: NampaCCActionLtr_Basin View Sub_WaiverRequest_20240506.pdf; 22-121 Preliminary Plat 3-21-24_240405_103955.pdf; 22-121 Basin View No 2 Final Plat_240405_104214.pdf

Mr. Caldwell,

I've reviewed the revised preliminary plat and final plat for Basin View #2 (dated 3/21/24) based on my prior review completed in February 2024. Here are a few items to address:

Preliminary Plat

- Vicinity Map: The vicinity map must be drawn to scale (CCZO Section 07-17-09(1)B8). The scale is still not provided.
- Plat discrepancies: (1) 60' access easement states to see Note 13. There is no note 13. Please add the note and appropriate note number. (2) Only one page was provided, but it states sheet: 1 of 3. Either provide the missing pages or fix.
- Concerns regarding the 60' access: (1) The access easement is adjacent to an existing access to Parcel R30606011. It doesn't meet highway district minimum spacing requirements. Will Nampa Highway District/City of Nampa allow the access that close or do they want you to use the existing shared access created by Basin View Sub or merge access with R30606011? Please work with NHD1/City of Nampa Engineering to get an answer. (2) If the lots want to be able to have a secondary dwelling (accessory dwelling), the 60' easement should meet private road requirements which include making the easement a road lot instead per CCZO Section 07-17-31 (below). If not, a condition will be added prohibiting secondary dwelling until the plat is amended to include a road lot and private road name.
07-17-31: REQUIRED IMPROVEMENTS:
(1) *Road Improvements:*
A. *Private Roads:*
 1. *Private roads must be a numbered lot and constructed in accordance with section [07-10-03](#) of this chapter.*
 2. *A minimum private road lot width of sixty feet (60') is required. This requirement may be reduced to a width not less than fifty feet (50'), in accordance with subsection [07-10-03\(1\)D](#) of this chapter.*

Final Plat

- Missing Note to include that identifies the recorded road user's maintenance agreement and instrument number for the 60' access easement.

Once the above is revised/information is provided, I can (1) send the updated plats to Keller Associates for review and approval, and (2) draft a staff report/schedule the first public hearing.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

ATTACHMENT C

NAMPA HIGHWAY DISTRICT NO. 1

August 29, 2023

Accurate Surveying & Mapping
C/O Nathan J. Dang
1520 W. Washington St.
Boise, ID. 83702

RE: Basin View Subdivision Re-Plat

Dear Nathan,

As requested, we have completed a review of the Re-Plat of the Basin View Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts:

Sec. 2020.060 – Plat note “B” and a signature line is required on the plat page as well as the signature page. No note or signature line is currently on the plat page, and the wrong note is on the signature page.

Sec. 3030.010 – Clearly show the 50’ right-of-way along McDermott Rd as “Dedicated to the Public” as in the original plat.

Sec. 3061.070 – Clearly identify the access at the northern end of the property as a private driveway, as shown on the original plat, but show it is the access for lots 1 and 2.

We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,

Eddy Thiel
Right-of-Way Tech

ATTACHMENT D

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651



(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

May 8, 2024

Daniel Caldwell
217 S. McDermott Road
Nampa, Idaho 83687

RE: Basin View Subdivision No. 2
Nampa City Council Action Letter for Subdivision Improvement Waiver Request

To Whom It May Concern,

The proposed Basin View Subdivision No. 2 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 construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code or obtain approval from Nampa City Council to waive/defer said improvements.

On May 6, 2024, the Nampa City Council, during their regular meeting voted to defer the roadway improvements for the Basin View Subdivision No. 2 until such time as the property is annexed into the Nampa City Limits which is documented in official minutes on file with the Nampa City Clerks office. The deferred roadway improvements include installation of sidewalk and streetlights..

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 'Daniel Badger', is written over a horizontal line.

Daniel Badger, P.E.
City Engineer

CC: Daniel Badger, P.E. – City Engineer, City of Nampa
CC: Tom Points, P.E. – Public Works Director, City of Nampa
CC: Rodney Ashby – Planning Director, City of Nampa
CC: Dan Lister – Planning Official, Canyon County Development Services
CC: Eddy Thiel – ROW Agent, Nampa Highway District No. 1

NAMPAReady