



Planning and Zoning Commission - Staff Report Springbok Development, Inc. & Shoshone Falls Subdivision

Hearing Date: January 6, 2022

Development Services Department

Applicant:

Springbok Development, Inc.

Representative:

Mary Wall / Jon Breckon- Breckon
Land Design

Staff:

Jennifer Almeida, Planner III

Lot Size/Project Area:

114 acres

Current Zone:

"A" (Agricultural)

Comprehensive Plan – Future Land

Use: Agricultural

Area of City Impact:

R28991 is located in Nampa's AOCI
R28988 & R28990 are not located
within an AOCI

Applicable Zoning Land Use

Regulations: §07-06-03, §07-06-07 &
§07-17-09, § 09-11-01

Notification:

9/20/21 Agencies
9/23/21 City of Nampa
10/8/21 600 ft. Radius Notice
12/17/21 600 ft. Radius Notice
12/19/21 Newspaper
12/30/21 Posting (on or before)

Exhibits:

1. FCO's (OR2021-0006)
2. FCO's (RZ2021-0011)
3. FCO's (SD2021-0010)
4. Letter of Intent
5. Preliminary Plat, Irrigation,
Drainage, & Grading
6. Neighborhood Meeting &
comments
7. DRAFT Development Agreement
8. **Maps:**
 - a. Small Air Photo 1 Mile
 - b. Vicinity
 - c. Zoning
 - d. Subdivision w/report
 - e. Soils
 - f. Prime Farmland w/report
 - g. Lot Classification
 - h. Nitrate Priority Area
 - i. Canyon - Future Land Use
 - j. Nampa - Future Land Use
 - k. Cases w/report
 - l. TAZ
 - m. Contour
 - n. Dairies, Feedlots, Gravel pits
9. **Agency Comments:**
 - a. Keller & Associates

Request

Springbok Development, Inc. is requesting a **Comprehensive Plan Map Amendment** to change the designation of approximately 41.06 acres from "Agriculture" to "Residential." Also requested is a **Conditional Rezone** including a Development Agreement of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone/Single Family Residential) zone and two (2) parcels, R28988 & R28990 that total approximately 40.86 acres from an "A" (Agricultural) zone to a "CR-R-R (Conditional Rezone/Rural Residential) zone). The request includes a **Preliminary Plat (including Irrigation, Drainage, & Grading)** for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Background

A relocation of building permits and administrative land division created four (4) one-acre parcels clustered in the northwest corner of the subject property (Case No. AD2018-25). This process was utilized to retain agricultural land by clustering permits. This left the remainder of parcel no. R28991 with no building permits available.

R28990 is an original parcel and has an administrative land division available.

Applicable Standards and Regulations

Comprehensive Plan Amendment (CCZO §07-06-03):

The applicant is requesting a Comprehensive Plan Map Amendment to amend the future land use designation of parcel no. R28988 and R28990 from "agriculture" to "residential." The amendment is required to meet the following criteria:

- A. Is the requested type of growth generally in conformance with the comprehensive plan?
- B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?
- C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?
- D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?
- E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Conditional Rezone (CCZO §07-06-07):

The applicant is requesting Conditional Rezone including a Development Agreement of:

- b. Canyon Soil Conservation District
 - c. City of Nampa
 - d. City of Nampa Engineering
 - e. Idaho Dept. of Environmental Quality
 - f. City of Nampa Planning & Zoning
 - g. Nampa Highway District No. 1
10. Public Comments:
- a. Lauri Moncrief – opposition
 - b. Letter and petition in opposition
 - c. David Trejo – opposition
 - d. Rita Jo Devlin – opposition
 - e. Rita Jo Devlin – opposition
 - f. Angstman Johnson

Additional Exhibits:

- 11. Traffic Impact City

- Parcel no. R28991, that totals approximately 73.34 acres from an “A” (Agricultural) zone to a “CR-R-1” (Conditional Rezone/Single Family Residential) zone. The average minimum lot size in the “CR-R1” zone is one (1) acre.
- Parcel no. R28988 & R28990 that total approximately 40.86 acres from an “A” (Agricultural) zone to a “CR-R-R (Conditional Rezone/Rural Residential) zone). The average minimum lot size in the “CR-RR” zone is two (2) acres.

The conditional rezone is required to meet the following criteria:

- A. Is the proposed zone change generally consistent with the comprehensive plan?
- B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?
- C. Is the proposed zoning map amendment compatible with surrounding land uses?
- D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
- E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?
- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?
- G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Parcel R28991 is located in Nampa’s Area of City Impact (AOCI). Pursuant to §09-11-19(1), the Canyon County comprehensive plan, as amended, shall apply to the Nampa AOI. Canyon County recognizes that the city of Nampa has also developed a comprehensive plan and accompanying map for the Nampa area of city impact. Canyon County shall give consideration to the city's comprehensive plan map designations when evaluating development requests within the Nampa AOI. The City of Nampa designates the property as “low density residential.”

Preliminary Plat (CCZO §07-17-09):

The applicant is requesting preliminary plat, drainage, & grading plan for Shoshone Falls Subdivision. 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.”

Analysis:

Purpose of Zones

07-10-25 (2): The purpose of the “R-R” (Rural Residential) zone is to “encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.”

07-10-25 (3): The purpose of the R-1 (Single-Family Residential) Zone is to promote and enhance predominantly single-family living areas at a low-density standard.

Future Land Use Map

Parcel R28991 is designated as “Residential” on the Canyon County Future Land Use Map (Exhibit 8i). The parcel is also located within Nampa’s Area of City Impact. Nampa identifies the property as low density residential (Exhibit 8j).

Parcel R28988 & R28990 are designated as “Agriculture” on the Canyon County Future Land Use Map. These parcels are not located within Nampa’s Area of City Impact, but have been designated as “Agriculture” on their future land use map.



Figure 1 - Canyon County Future Land Use

Surrounding Area & Zoning:

The surrounding land uses and zoning are the following:

	Land Uses	Zoning
Northwest	Agriculture, large residential lots	A
North	Agriculture, S&W Seed Co.	A
Northeast	Agriculture	A
Southwest	Agriculture	A
South	Agriculture, sporadic residential, dairy	A
Southeast	Agriculture, sporadic residential	A
East	Agriculture	A
West	Large residential lots, RR zoning (1354 ft. west)	A, RR

Approximately 1354 ft. west of the site is “R-R” (Rural Residential) zoning as shown on Exhibit 8c. The site is currently in the final phase of development (Red Tail Estates No. 3). The development is being platted into 13 residential lots, with an average lot size of 5.70 acres.

Area Subdivisions

Within one (1) mile of the site there are 13 platted subdivisions for a total of 195 lots (Exhibit 8d). The average platted lot size for subdivisions within one (1) mile is 2.26 acres. Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 22.43 acres.

Subdivision	Acres	Number of Lots	Average lot size	Year Platted
Thompson’s #1 Amend.	4.38	3	1.46	1971
McFarland	40.06	12	3.34	1973
Mamer	63.88	20	3.19	1976
Robinson Ranchettes	80.81	24	3.37	1990
Henry Heights	70.11	14	5.01	1990
Elkhorn Estates	32.88	5	6.58	1999
Hardrock Ridge	2.67	2	1.34	1999
Ten Akre Woods	10.03	3	3.34	2002
Red Tail Estates	13.85	5	2.77	2003

McFadden Estates	8.07	3	2.69	2005
Red Tail Estates #2	59.82	6	9.97	2007
Hard Rock Ridge #2	17.97	3	5.99	2008
New York Landing *city sub*	35.25	95	.37	2021

Soil & Farmland:

As shown in Exhibit 8e, the property consists of the following soil capability classes:

- Class 2 Best Suited 6.77%
- Class 3 Moderately Suited 61.11%
- Class 4 Moderately Suited 32.12%

Within one mile of the site, there are two (2) dairies (Exhibit 8n). The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres).

Canyon Soil Conservation District provided information regarding the soils & farmland on the site and indicated the property contains the following: 16% not prime farmland, 67% prime farmland if irrigated, and 17% farmland of statewide importance (Exhibit 9b).



Nitrate Priority Area:

The subject property is located within a Nitrate Priority Area (Exhibit 16). As defined by DEQ (Department of Environmental Quality), an area is considered a nitrate priority area if 25% of the wells sampled in the area have at least 5 mg/l. The developer will be required to adhere to Southwest District Health requirements and studies as part of the platting process, including, but not limited to a Nutrient Pathogen Study for the development.

Access:

Access to the site will be via Happy Valley Road (public road). Two (2) approaches are shown on the preliminary plat (Exhibit 5). A traffic impact study was completed for the project (Exhibit 11). The traffic impact study (TIS) is currently being reviewed by Nampa Highway District No. 1.

Compass – TAZ (Traffic Analysis) data:

Community Planning Association of Southwest Idaho (COMPASS) provides regional long range transportation planning as the MPO for the Treasure Valley. Traffic Analysis Zones (TAZ) are special areas delineated by state and/or local transportation officials for tabulating traffic related data. As part of each TAZ zone data is generated that forecasts future population, households, and jobs.

The subject property is contained within TAZ “2856 and 2857” As shown on Exhibit 7l, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in this TAZ zone.

Household forecasts project an increase of 1 household by the year 2040. This is an area that is not currently forecasted to receive residential growth. This is most likely because the area still supports agricultural and rural uses and character.

TAZ ZONE	ACRES	2020	2025	2030	2035	2040	Difference
2856 & 2857	640	32	32	33	33	33	1

Essential Services

On September 20, 2021, all affected essential services agencies were notified. No comments were received.

Emergency Services

The subject property is located within Kuna Fire District jurisdiction. The site is served by Canyon County Sheriff Department.

Schools

The subject property is located within Nampa School District.

Shoshone Falls Subdivision – Preliminary Plat/Irrigation/Drainage/ Grading Plan

- Property Acreage: 114.6 acres
- Lots: 62 residential lots and six (6) common area lots
- Roads: Internal Public Roads
- Domestic Water: Plat note No 4. on the plat states domestic water will be provided by the City of Nampa or individual domestic wells. *The City of Nampa has denied the request to allow extension and connection to the City's water system (Exhibit 9f).* Therefore, individual domestic wells will provide domestic water to each lot.
- Sewage Disposal: Individual septic systems
- Irrigation: Pressurized irrigation will be provided to each residential lot. The irrigation system will be owned and maintained by the homeowner's association.
- Drainage: Post development storm water runoff will be contained on site through the use of borrow ditches (Plat Note 6).

Keller & Associates:

Keller & Associates have reviewed the preliminary plat/irrigation/drainage/grading plans found them to be compliant with Canyon County Code (Exhibit 9a).

Standard of Review for Subdivision Plats:

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

The preliminary plat was found to be consistent with the standards of review for subdivision plats.

Comprehensive Plan

The comprehensive plan amendment and conditional rezone request are in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- 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."*
- Housing Goal No. 1: *"Encourage opportunities for a diversity of housing choices in Canyon County."*

The comprehensive plan amendment and conditional rezone request are in **not** in general conformance with the following policies and goals:

- Property Rights Policy No. 8: *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
- Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Economic Goal No. 2: *"To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities."*
- Economic Policy No. 1: *"Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use Policy No. 1: *"Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas."*

- Land Use Agricultural Policy No. 1: “Encourage the protection of agricultural land for the production of food.”
- Land Use Agricultural Policy No. 2: “Consider the use of voluntary mechanisms for the protection of agricultural land.”
- Land Use Residential Policy No. 2: “Encourage residential development in areas where agricultural uses are not viable.”
- Natural Resources: Agricultural Land Goal No. 1: “To support the agricultural industry and preservation of agricultural land.”
- Natural Resources: Agricultural Land Policy No. 1: “Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”
- Natural Resources: Agricultural Land Policy No. 3: “Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”
- Public Services, Facilities, & Utilities Policy No. 2: “Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.”
- Agriculture Goal No. 1: “Acknowledge, support and preserve the essential role of agriculture in Canyon County.”
- Agriculture Goal No. 2: “Support and encourage the agricultural use of agricultural lands.”
- Agriculture Goal No. 3: “Protect agricultural lands and land uses from incompatible development.”
- Agriculture Policy No. 1: “Preserve agricultural lands and zoning classifications.”
- Agriculture Policy No. 3: “Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”

Area of City Impact:

Parcel No. R28991 is located within Nampa's Area of City Impact, the remainder of the property is located outside of the area of city impact. The City of Nampa was provided a 30-day notice on 9/23/21, pursuant to §09-11-17 (3). The City of Nampa provided comment in regard to the request 9c, 9d, and 9f. Waivers of subdivision improvements have not been formally requested in writing by the applicant nor waived formally by the City of Nampa. The City of Nampa did provide objection in exhibit 9f to the project noting the project is in the path of annexation to the south. Large lot developments in the annexation path creates conflict with future city developments.

Comments:

Public Comments

At the time of drafting this report, staff had received public comment in regard to the request. The comment letters are attached as exhibits to the staff report.

Exhibit 10a: The property is adjacent to a seed research company. There are agricultural uses including Stewart Dairy within proximity to the site. Concern regarding water and preservation of agricultural land.

Exhibit 10b: Letter and petition signed by area property owners.

Exhibit 10c: Concern of impacts to their agricultural use (300 head of cattle), fencing, irrigation and easements.

Exhibit 10d: Concern regarding onsite sewage disposal systems, well contamination, traffic, impacts to adjacent seed company & area.

Exhibit 10e: Concern regarding development company.

Exhibit 10f: Legal dispute between Sand Creek Investments & Springbok Development (civil)

Agency Comments

Staff informed applicable agencies of the proposed comprehensive plan amendment, rezone.

- Canyon Soil Conservation District (Exhibit 9b): Canyon Soil Conservation District provided farmland information.
- City of Nampa Engineering (Exhibit 9c): City of Nampa outlined road classifications and required dedication for future right of ways. The city also noted the request for extension and connection to the city's water system was denied by the City's Board of Appraisers on April 7, 2021.
- City of Nampa Engineering (Exhibit 9d): Noted requested changes to road names on the preliminary plat. Corrections have been made.
- Idaho Department of Environmental Quality (Exhibit 9e): IDEQ provided general comment in regard to air quality, wastewater & recycled water, drinking water, surface water, solid waste, hazardous waste, and groundwater contamination.
- City of Nampa Planning & Zoning (Exhibit 9f): Nampa opposed the development noting that large lot developments create conflicts in annexation paths for the city.
- Nampa Highway District No. 1 (Exhibit 9g): NHD1 will require a traffic impact study for the project. NHD1 had no objection.

Decision Options

- The Planning and Zoning Commission may **recommend approval** of the comprehensive plan future land use map amendment conditional rezone and preliminary plat;
- The Planning and Zoning Commission may **recommend denial** of the comprehensive plan future land use map amendment, conditional rezone/development agreement, and preliminary plat; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

Recommendation

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the comprehensive plan future land use map amendment, conditional rezone/development agreement, and preliminary plat.

Staff is **recommending denial** of the Comprehensive Plan Map Future Land Use Map Amendment (OR2021-0006) Conditional Rezone (RZ2021-0011), and Preliminary Plat (SD2021-0010).

Staff has provided findings the following for the Planning and Zoning Commission's consideration:

- 1) Findings of Fact, Conclusions of Law & Order for Case No. OR2021-0006 (Comprehensive Plan Future Land Use Map Amendment),
- 2) Findings of Fact, Conclusions of Law & Order for Case No. RZ2021-0011 (Conditional Rezone/Development Agreement).
- 3) Findings of Fact, Conclusions of Law & Order for Case No. SD2021-0010 (Preliminary Plat, irrigation, drainage & grading).



Planning and Zoning Commission Springbok Development, Inc. - Comprehensive Plan Amendment - OR2021-0006

Findings of Fact, Conclusions of Law, and Order

Findings of Fact

1. Springbok Development, Inc. is requesting a **Comprehensive Plan Map Amendment** to change the designation of approximately 41.06 acres from “Agriculture” to “Residential.”
2. The comprehensive plan amendment is being considered concurrently with a conditional rezone (RZ2021-0011) of parcel R28991, that totals approximately 73.34 acres from an “A” (Agricultural) zone to a “CR-R-1” (Conditional Rezone/Single Family Residential) zone and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an “A” (Agricultural) zone to a “CR-R-R (Conditional Rezone/Rural Residential) zone). The request also includes a preliminary plat, irrigation, drainage and grading plan for Shoshone Falls Subdivision (SD2021-0010).
3. The subject properties are currently zoned “A” (Agricultural).
4. Parcel No. R28991 is designated as residential on the Canyon County Future Land Use Map. R28988 & R28990 are designated as agriculture.
5. Parcel No. R28991 is located in Nampa’s Area of City Impact. Parcel no. R28988 & R28990 are not located within an area of city impact.
6. The subject properties are located within Nampa Highway District, Kuna Fire District, and Nampa School District.
7. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/20/21, City of Nampa was notified on 9/23/21, Newspaper notice was published on 12/19/21, Property owners within 600’ were notified by mail on 10/8/21 & 12/17/21, and the property was posted on or before 12/30/21.
8. The record includes all testimony received at the public hearing held on 1/6/22, the staff report, exhibits, and documents in Case file No. OR2021-0006.

Conclusions of Law

For case file OR2021-0006, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Map Amendment CCZO §07-06-03:

A. Is the requested type of growth generally in conformance with the Comprehensive Plan?

Finding: The proposed comprehensive plan map amendment is not in general conformance with the plan and growth trends in the surrounding area.

Conclusion: The comprehensive plan amendment request is not in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

- **Property Rights Policy No. 8:** “Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.”
- **Population Goal No. 1:** “Consider population growth trends when making land use decisions.”
- **Population Policy No. 3:** “Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses.”
- **Economic Goal No. 2:** “To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.”
- **Economic Policy No. 1:** “Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”

- Land Use Goal No. 2: “To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area.”
- Land Use Policy No. 1: “Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.”
- Land Use Agricultural Policy No. 1: “Encourage the protection of agricultural land for the production of food.”
- Land Use Agricultural Policy No. 2: “Consider the use of voluntary mechanisms for the protection of agricultural land.”
- Land Use Residential Policy No. 2: “Encourage residential development in areas where agricultural uses are not viable.”
- Natural Resources: Agricultural Land Goal No. 1: “To support the agricultural industry and preservation of agricultural land.”
- Natural Resources: Agricultural Land Policy No. 1: “Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”
- Natural Resources: Agricultural Land Policy No. 3: “Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”
- Public Services, Facilities, & Utilities Policy No. 2: “Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.”
- Agriculture Goal No. 1: “Acknowledge, support and preserve the essential role of agriculture in Canyon County.”
- Agriculture Goal No. 2: “Support and encourage the agricultural use of agricultural lands.”
- Agriculture Goal No. 3: “Protect agricultural lands and land uses from incompatible development.”
- Agriculture Policy No. 1: “Preserve agricultural lands and zoning classifications.”
- Agriculture Policy No. 3: “Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?

Finding: When considering the surrounding land uses, the proposed land use is not more appropriate than the current comprehensive plan designation of “agriculture.”

Conclusion: When considering the surrounding land uses, the proposed land use is not more appropriate than the current comprehensive plan designation of “agriculture.” The primary use and zoning designations within the vicinity of the property is agriculture. Parcel no. R28988 & R28990 are not located within an area of city impact.

Within one mile of the site, there are two (2) dairies (Exhibit 8n of the staff report). The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres).

Canyon Soil Conservation District provided information regarding the soils & farmland on the site and indicated the property contains the following: 16% not prime farmland, 67% prime farmland if irrigated, and 17% farmland of statewide importance.

The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?

Finding: The proposed comprehensive plan amendment is not compatible with the surrounding land uses.

Conclusion: The proposed comprehensive plan amendment is not compatible with surrounding land uses. The Primary use and zoning designations within the vicinity of the property is agriculture.

There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 22.43 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?

Finding: Development trends in the general area do not indicate that the current designation or circumstances have changed since the comprehensive plan was adopted.

Conclusion: Development trends or circumstances in the general area have not changed since the comprehensive plan was adopted. Within one (1) mile of the site, the most recent county subdivision plat recordation was in 2008 (Hard Rock Ridge 2). The area remains primarily agricultural in nature with both agricultural zoning and uses adjacent to the site.

The subject property is contained within TAZ “2856 and 2857” As shown on Exhibit 71 of the staff report, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in this TAZ zone. Household forecasts project an increase of 1 household by the year 2040. This is an area that is not currently forecasted to receive residential growth.

E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Finding: No evidence has been provided that indicates the proposed amendment would impact public services and facilities.

Conclusion: The proposed comprehensive plan amendment will not impact public services and facilities. No mitigation measures are proposed at this time.

Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) “When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.”

The proposed amendment would allow for residential uses. Any uses allowed or conditional permitted in accordance with CCZO, must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission hereby recommends the Board of County Commissioners **deny** Case #, a **Comprehensive Plan Future Land Use Map Amendment** to amend the future land use designation of Parcel R28988 and R28990 from “agricultural” to “residential”.

RECCOMENDED FOR DENIAL this 6th day of January, 2022.

**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 2022, 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: _____



Planning and Zoning Commission Springbok Development-Conditional Rezone – RZ2021-0011

Findings of Fact, Conclusions of Law, and Order

Findings of Fact

1. Springbok Development is requesting a conditional rezone (RZ2021-0011) of parcel R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone/Single Family Residential) zone and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone/Rural Residential) zone).
2. The conditional rezone is being considered concurrently with a Comprehensive Plan Map Amendment to change the designation of approximately 41.06 acres from "Agriculture" to "Residential." The request also includes a preliminary plat, irrigation, drainage and grading plan for Shoshone Falls Subdivision (SD2021-0010).
3. The subject properties are currently zoned "A" (Agricultural).
4. Parcel No. R28991 is designated as residential on the Canyon County Future Land Use Map. R28988 & R28990 are designated as agriculture.
5. Parcel No. R28991 is located in Nampa's Area of City Impact. Parcel no. R28988 & R28990 are not located within an area of city impact.
6. The subject properties are located within Nampa Highway District, Kuna Fire District, and Nampa School District.
7. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/20/21, City of Nampa was notified on 9/23/21, Newspaper notice was published on 12/19/21, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, and the property was posted on or before 12/30/21.
8. The record includes all testimony received at the public hearing held on 1/6/22, the staff report, exhibits, and documents in Case file No. RZ2021-0011.

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 (CCZO §07-06-07):

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone is not consistent with the comprehensive plan goals and policies. R28991 is identified as residential on the future land use map, however, the primary zoning district within the vicinity is agriculture.

Finding: The conditional rezone is not in general conformance with the following goals and policies contained within the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 8: "Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."
- Population Goal No. 1: "Consider population growth trends when making land use decisions."
- Population Policy No. 3: "Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."
- Economic Goal No. 2: "To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities."

- Economic Policy No. 1: “Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”
- Land Use Goal No. 2: “To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area.”
- Land Use Policy No. 1: “Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.
- Land Use Agricultural Policy No. 1: “Encourage the protection of agricultural land for the production of food.”
- Land Use Agricultural Policy No. 2: “Consider the use of voluntary mechanisms for the protection of agricultural land.”
- Land Use Residential Policy No. 2: “Encourage residential development in areas where agricultural uses are not viable.”
- Natural Resources: Agricultural Land Goal No. 1: “To support the agricultural industry and preservation of agricultural land.”
- Natural Resources: Agricultural Land Policy No. 1: “Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”
- Natural Resources: Agricultural Land Policy No. 3: “Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.
- Public Services, Facilities, & Utilities Policy No. 2: “Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.
- Agriculture Goal No. 1: “Acknowledge, support and preserve the essential role of agriculture in Canyon County.”
- Agriculture Goal No. 2: “Support and encourage the agricultural use of agricultural lands.”
- Agriculture Goal No. 3: “Protect agricultural lands and land uses from incompatible development.”
- Agriculture Policy No. 1: “Preserve agricultural lands and zoning classifications.”
- Agriculture Policy No. 3: “Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The proposed conditional rezone is not more appropriate than the current zoning designation.

Finding: When considering the surrounding land uses, the proposed the proposed conditional rezone to “R-1” (Single Family Residential) and “R-R” (Rural Residential) is not more appropriate than the current zoning designation of “agriculture.” The primary use and zoning designations within the vicinity of the property is agriculture. Parcel no. R28988 & R28990 are not located within an area of city impact. Within one mile of the site, there are two (2) dairies (Exhibit 8n of the staff report). The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres). Canyon Soil Conservation District provided information regarding the soils & farmland on the site and indicated the property contains the following: 16% not prime farmland, 67% prime farmland if irrigated, and 17% farmland of statewide importance.

The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed conditional rezone is not compatible with the surrounding land uses.

Finding: The proposed zoning map amendment is not compatible with the surrounding land uses. The land uses surrounding the site are primarily agriculture in nature with some sporadic residential uses. There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 22.43 acres. The introduction of "R-1" (Single Family Residential) and "R-R" zoning adjacent to agricultural uses, along with the subsequent subdivision, will introduce an incompatible land use.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed zoning map amendment will negatively affect the agricultural character of the area.

Finding: The introduction of residential zoning and uses adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan goals and policies encourage the preservation of agricultural zoning for agricultural activities.

The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?

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. Platting as a residential subdivision will be required for the proposed development.

Finding: Platting as a residential subdivision will be required for the proposed development.

- Domestic Water: Plat note No. 4. on the plat states domestic water will be provided by the City of Nampa or individual domestic wells. *The City of Nampa has denied the request to allow extension and connection to the City's water system (Exhibit 9f of the staff report).* Therefore, individual domestic wells will provide domestic water to each lot.
- Sewage Disposal: Individual septic systems
- Irrigation: Pressurized irrigation will be provided to each residential lot. The irrigation system will be owned and maintained by the homeowner's association.
- Drainage: Post development storm water runoff will be contained on site through the use of borrow ditches (Plat Note 6).

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The conditional rezone the subject properties will not cause undue interference with existing or future traffic patterns.

Finding: The conditional rezone may require public street improvements to provide adequate access to and from the subject property. The traffic impact study draft notes that a southbound right turn lane at Robinson Rd and Lewis Ln. when 2023 background traffic was considered. The traffic impact study has not yet been approved by Nampa Highway District No. 1.

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

Conclusion: The property has frontage on S. Happy Valley Road (public).

Finding: The property has frontage S. Happy Valley Road. The requirements of Nampa Highway District No. 1 shall be met for access onto the public road system.

8. Will the proposed zoning map 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: No evidence has been provided that proposed use will 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 Planning and Zoning Commission **recommends denial** of Case #RZ2021-0011, of parcel R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone/Single Family Residential) zone and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone/Rural Residential) zone).

RECOMMENDED FOR DENIAL this _____ day of _____, 2022.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

County of Canyon County)

On this _____ day of _____, in the year 2022, 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: _____



Planning and Zoning Commission Shoshone Falls Subdivision – SD2021-0010

FINDINGS, CONCLUSIONS, CONDITIONS, ORDER

Findings

1. Springbok Development, Inc. are requesting a **preliminary plat, irrigation, draining, & grading plan** for Shoshone Falls Subdivision.
2. The subject property, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.
3. The property is zoned "A" (Agricultural). A comprehensive plan map amendment (Case No. OR2021-0006) and conditional rezone are being considered concurrently with the plat.
4. The subdivision contains 62 residential lots and six (6) common lots.
5. Parcel No. R28991 is located in Nampa's Area of City Impact. Parcel no. R28988 & R28990 are not located within an area of city impact.
6. The development lots will be served by individual wells and individual septic systems. *The city of Nampa denied extension and connection to the city's water system.*
7. Each lot within the subdivision will be served by internal public roads.
8. The subject properties are located within Nampa Highway District, Kuna Fire District, and Nampa School District.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/20/21, City of Nampa was notified on 9/23/21, Newspaper notice was published on 12/19/21, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, and the property was posted on or before 12/30/21.
9. The record includes all testimony received at the public hearing held on 1/6/22, the staff report, exhibits, and documents in Case file No. RX2021-0011.

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."*

Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, Section 31-3805 (Irrigation)
- D. Nampa Area of City Impact Ordinance §09-11-19 (3).

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0010, the Planning & Zoning Commission recommends **denial** of the Preliminary Plat, Irrigation , Drainage, & Grading Plan for Shoshone Falls Subdivision.

Pursuant to CCZO §07-17-09(4)A: *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

- *Receive approval of a Comprehensive Plan Map Amendment & Conditional Rezone of the property that would allow for residential development of the site.*
- *Timing: The City of Nampa has indicated the property is in the path of annexation.*

RECCOMENDED FOR DENIAL this 6th day of January, 2022.

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 2022, 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: _____

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

Hearing date: September 19, 2024

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 9466 Happy Valley Rd Parcel Number: R2898800000 R289910000 R2899000000
City: Canyon Coach Co State: ID ZIP Code: 83686
Notices Mailed Date: March 20, 2024 Number of Acres: 114 ± Current Zoning: A
Description of the Request: Comp Plan Amendment, Conditional Rezone, Preliminary Plat

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Michael Kops
Company Name:
Current address: 338 S. Long Bay Way
City: Star State: ID ZIP Code: 83669
Phone: 208 914,5322 Cell: 208, 914,5322 Fax: 0
Email: michael.w.kops@gmail.com

MEETING INFORMATION

DATE OF MEETING: 4/2/2024	MEETING LOCATION: site	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. [Signature]	208-880-5757	
2. BARRY DUBROWSKI	[Signature]	9555 HAPPY VALLEY RD.
3. LARRY MARCIEF	[Signature]	9765 Tiercel Ln.
4. JIM MEELER	[Signature]	9621 Tiercel Lane
5. Deanne Mosler	[Signature]	9621 Tiercel Lane 303 718 8753 Equestrian Information
6. Josh Cook	[Signature]	6712 Stage Coach Nampa
7. David Trejo	[Signature]	94645 Happy Valley Rd Nampa 208 965 0168
8. Richard Jewell	[Signature]	9485 S. Happy Valley Rd
9. JIMMIE BROWN	[Signature]	9351 HAPPY VALLEY RD

10.	<i>Alph Seanger</i>
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Michael W. Keyes

APPLICANT/REPRESENTATIVE (Signature):

[Signature]

DATE: *4/2/2024*

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

March 20, 2024

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Tuesday April 2, 2024

Time: 6PM

Location: 9466 Happy Valley Road Nampa, Idaho 83686

Property description: Currently bare ground with 1 residential structure.

The project is summarized below:

Site Location: 9466 Happy Valley Road Nampa, Idaho 83686

Proposed access: 2 entrances off of Happy Valley Road, 1 future connection to the south.

Total acreage: Approximately 114

Proposed lots: 63 Residential lots between 1 and 2 acres

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (208) 914.5322 or michael.w.keyes@gmail.com or 338 S. Long Bay Way Star, ID 83669.

Sincerely,

Michael Keyes

Debbie Root

From: michael.w.keyes@gmail.com
Sent: Tuesday, January 16, 2024 3:55 PM
To: Debbie Root
Cc: 'John Rasmussen'; 'Angel Fajardo'
Subject: [External] Springbok project

Good afternoon Ms. Root,

Per ongoing discussions with the owners of the Springbok project, they would like to move forward with the public hearing for the three cases listed: OR2021-0006, RZ2021-0011 and SD2021-0010.

Please advise what you will need us to do next and keep us apprised of the schedule.

Kindest regards,

Michael Keyes
208.914.5322

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: _____ Date: _____	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com
SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2899100000, R2898800000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Govt Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No
HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____
CASE NUMBER: OR2021-0006 RZ2021-0011 DATE RECEIVED: 03-08-2021	
RECEIVED BY: Julianne Shaw APPLICATION FEE: CK MO <input checked="" type="checkbox"/> CC CASH	

Signature attached

SCANNED

Revised 1/3/21

PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeffrey J. Holt

Date: 3-5-21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID	
	PARCEL #: R2659100000 R2698900000 and R2599000000	LOT SIZE/AREA: 114.8 acres
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: Gov. lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 25W	
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> XX COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> XX ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input checked="" type="checkbox"/> XX PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

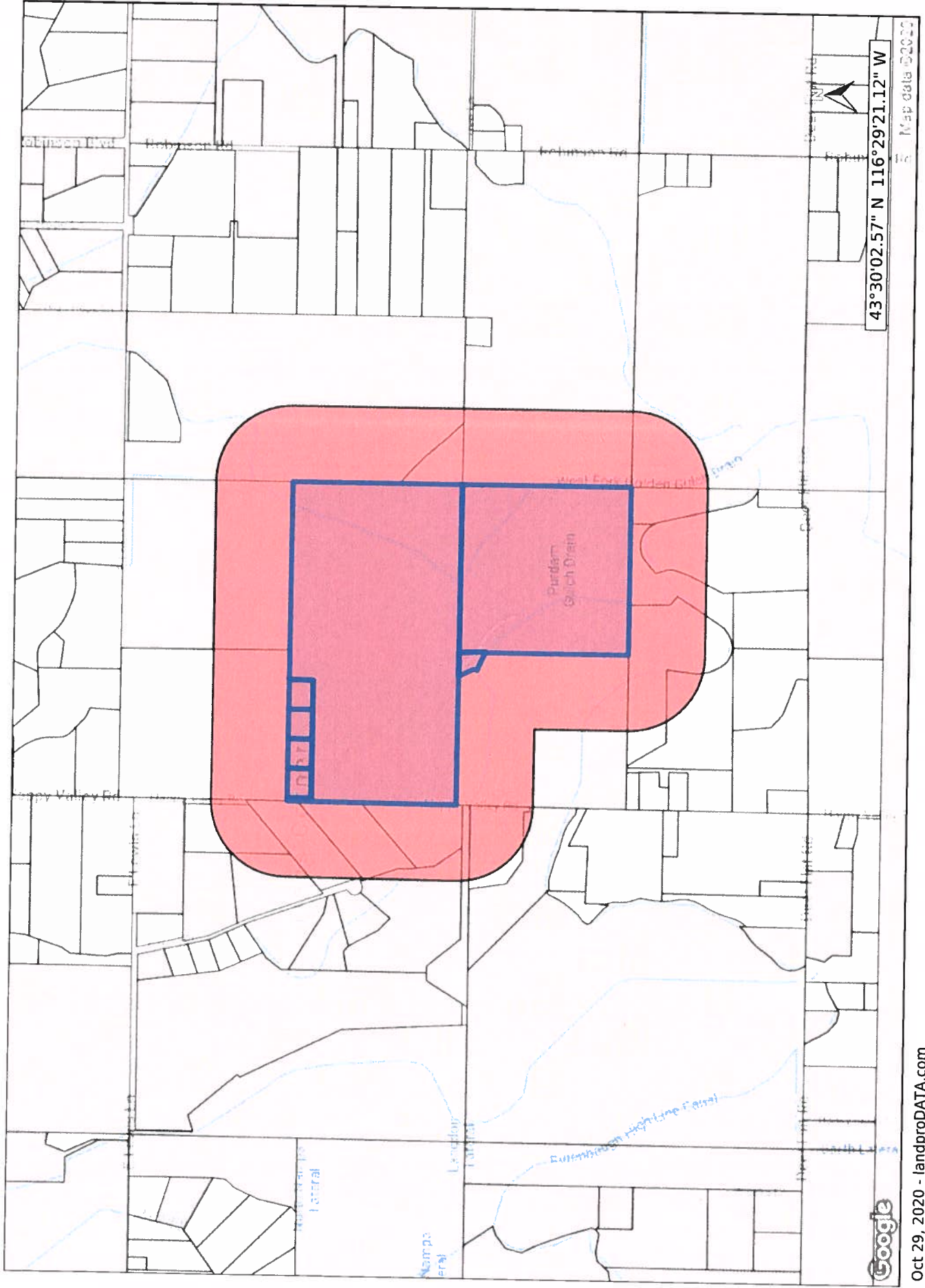
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Revised 1/3/21



600-foot Radius



Oct 29, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

October 27, 2021

Ms. Jennifer Almeida, Planner
Canyon County Development Services
111 N. 11th Ave., Room 140
Caldwell, Idaho 83605
P: 208-454-7458

RE: Entitlement Application for Shoshone Falls Subdivision – Letter of Intent
Parcels: R2899100000, R2898800000, R2899000000
9466 S. Happy Valley Road, Canyon County, Idaho
Comprehensive Plan Map Amendment, Conditional Rezone with a Development Agreement, and a Preliminary Plat

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Springbok Development, Inc. The intent of this entitlements process is to 1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels **R2898800000 and R2899000000 from Agricultural to Residential**, 2) do two Conditional Rezones changing the zoning of Parcel **R2899100000 from Agricultural to R-1 zoning** (1-acre minimum lot size) and Parcels **R2898800000 and R2899000000 from Agricultural to Rural Residential** (Average minimum lot size of 2 acres for a residential lot), the Conditional Rezones will be subject to 3) a Development Agreement for the proposed Shoshone Falls Subdivision which will subdivide the above referenced parcels into a 62-lot subdivision of one- to two-acre parcels.

Enclosed you will find the required applications and required documents for the Comprehensive Plan Map Amendment, the Conditional Rezone with a Development Agreement, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

General Information

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently vacant and unused except for a single-family residence located on the southern parcel. The property was recently cleared of all the old equipment, cars, trailers, and other miscellaneous items that had been stored on the property as evidenced by the photos submitted with this letter. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops, the Golden Gulch Drain and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.



Comprehensive Plan Map Amendment (CPMA)

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property which will be removed as part of this development. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

Conditional Rezone with a Development Agreement

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a Conditional Rezone changing the northern 73-acre property from Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential. The Development Agreement will provide conditions that must be met to keep approval of the rezone and so that the County can be assured that the property will be developed as approved.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.63 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

Preliminary Plat

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Conditional Rezone with a Development Agreement** the applicant proposes to subdivide the 114.4-acre property into 62 single-family residential lots and 6 common lots. The proposed parcels range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:

- **Sewer service** will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.
- **Water service** will be provided either by individual wells, or by Nampa Water if an extension of the existing system located on Alma Lane is approved. Water will be for domestic use and for fire protection. Assuming a public water supply the homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. If individual wells are required due to the Nampa Water systems extension being denied, then the developer will work with the fire department to determine fire protection requirements. Any fire protection requirements will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way shall be dedicated to the public. Streets will be constructed in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association with own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply, and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has been conducted for this project and provided to Canyon County Development Services.

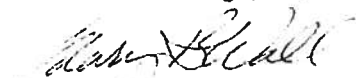
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area, but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

The proposed **Comprehensive Plan Map Amendment, Conditional Rezone with Development Agreement**, and the **Preliminary Plat** for this property will support the orderly development of Canyon County in manner consistent with the Canyon County Comprehensive Plans. The proposed project is not as dense as allowed by the City of Nampa Comprehensive Plan but proposed density is more appropriate for existing conditions and provides a product not readily available in the area. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at mwall@breckonld.com.

Sincerely,
Breckon Land Design, Inc.



Mary B Wall, PE
Senior Civil Engineer

Attachment -

Enclosures – Comprehensive Plan Map Amendment Application & supporting documentation
Conditional Rezone and Development Agreement Application & supporting documentation
Preliminary Plat Application & supporting documentation

Cc: File, Springbok Development, Inc.

LAND USE 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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☒ Centralized Public Water System ☒ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

↑ Not available
by city

2. SEWER (Wastewater)

☒ Individual Septic

☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface

☐ Irrigation Well

☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized

☐ Gravity

5. ACCESS:

☒ Frontage

☐ Easement

Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☒ Public

☐ Private

Road User's Maintenance Agreement Inst # _____

7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

☒ Retained on site

☐ Swales

☐ Ponds

☒ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Burke Canal, Niday Lateral, Golden Gulch Drain

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 62 ☐ Commercial _____ ☐ Industrial _____
☒ Common 6 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Nampa Water

[Nampa declined to provide to site]

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

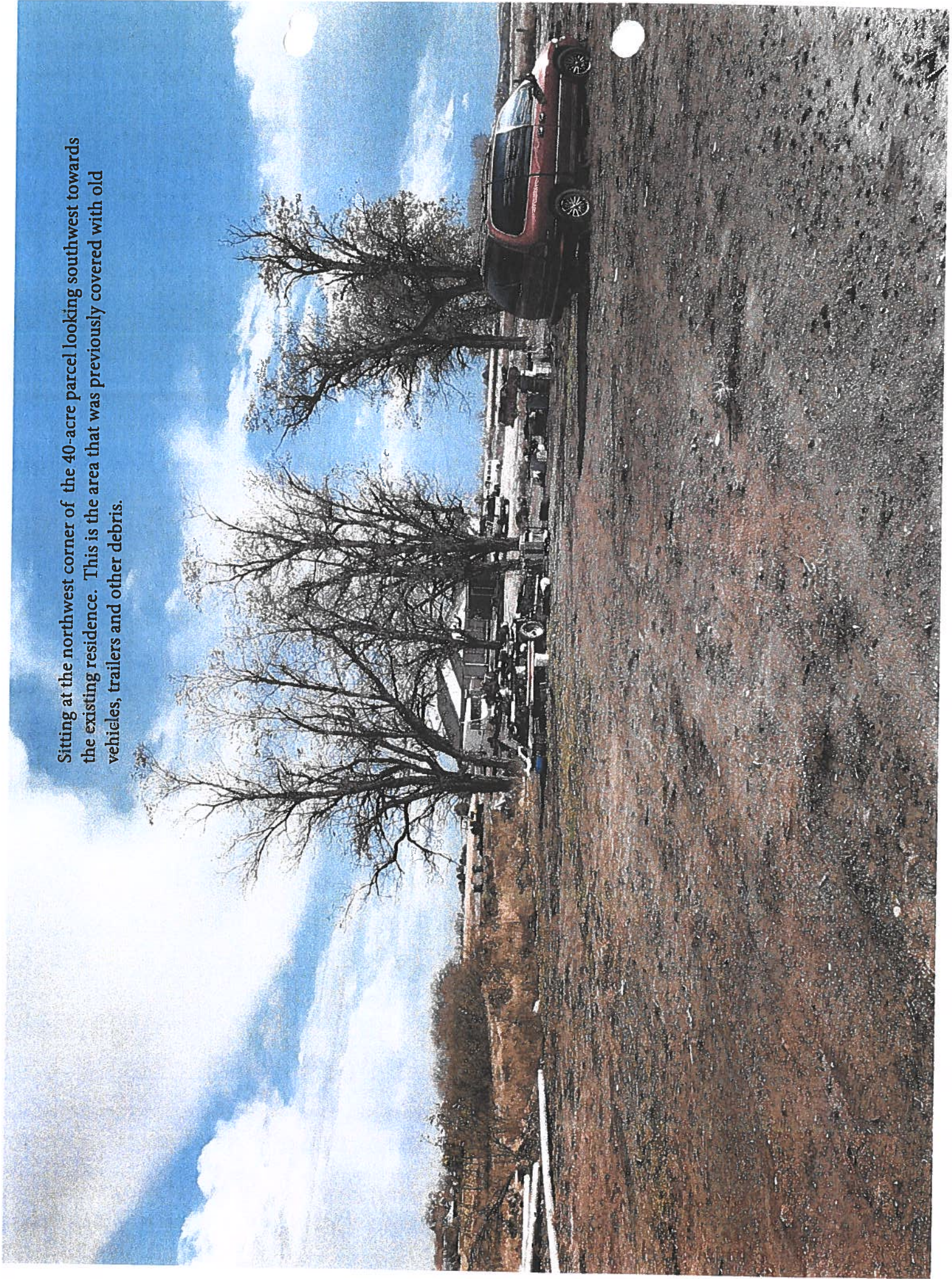
☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Condition of property prior to clean-up. West property line of the 40 acre parcel is in the fore ground. Existing house is in the back left.



Sitting at the northwest corner of the 40-acre parcel looking southwest towards the existing residence. This is the area that was previously covered with old vehicles, trailers and other debris.



Near north property line in front of existing residence and looking south. This area was previously covered with old vehicles, trailers and other debris.



Looking north from the south property line of the 40-acre parcel. This is the area that was previously covered with cars, trailers, and other miscellaneous items.



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 9466 Happy Valley Rd Parcel Number: R2898800000 R289910000 R2899000000
City: Canyon County State: ID ZIP Code: 83686
Notices Mailed Date: March 20, 2024 Number of Acres: 114 ± Current Zoning: A
Description of the Request: Comp Plan Amendment, conditional Rezone, Preliminary Plat

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Michael Kops
Company Name:
Current address: 338 S. Long Bay Way
City: Star State: ID ZIP Code: 83669
Phone: 208 914 5322 Cell: 208 914 5322 Fax: 0
Email: michael.w.kops@gmail.com

MEETING INFORMATION

DATE OF MEETING: 4/2/2024	MEETING LOCATION: site	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. [Signature]	208-880-5757	
2. BARRY DUBKOWSKI	[Signature]	9555 HAPPY VALLEY RD.
3. Lann Mancini	9765 Tiercel Ln.	
4. Jim Mosler	9621 Tiercel Lane	
5. Drume Mosler	9621 Tiercel Lane 303 718 8753	Equestrian Information
6. Josh Cook	6912 Stage Coach Nampa	
7. David Trejo	94645 Happy Valley Rd Nampa	208 965 0168
8. Richard Jewell	9485 S. Happy Valley Rd	
9. JIMMIE BROWN	9351 HAPPY VALLEY RD	

10.	<i>Alph Seaman</i>
11.	

12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Michael W. Keyes

APPLICANT/REPRESENTATIVE (Signature):

[Signature]

DATE: *4/2/2024*

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

March 20, 2024

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Tuesday April 2, 2024

Time: 6PM

Location: 9466 Happy Valley Road Nampa, Idaho 83686

Property description: Currently bare ground with 1 residential structure.

The project is summarized below:

Site Location: 9466 Happy Valley Road Nampa, Idaho 83686

Proposed access: 2 entrances off of Happy Valley Road, 1 future connection to the south.

Total acreage: Approximately 114

Proposed lots: 63 Residential lots between 1 and 2 acres

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (208) 914.5322 or michael.w.keyes@gmail.com or 338 S. Long Bay Way Star, ID 83669.

Sincerely,

Michael Keyes

First Name	Last Name	Address	City	State
BIG MALLARD LLC		9571 TIERCEL LN	NAMPA	ID
JIMMIE BLAINE	BROWN	9351 HAPPY VALLEY RD	NAMPA	ID
JAY	COPPINI	4002 W DEER FLAT RD	KUNA	ID
D E GREEN TRUST		9137 ROBINSON RD	KUNA	ID
RITA JO	DEVLIN	9681 HAPPY VALLEY RD	NAMPA	ID
BARRY G	DUBKOWSKI	9555 S HAPPY VALLEY RD	NAMPA	ID
DEBORAH RAE	ENGELHARDT-VOGEL	9501 ROBINSON RD	KUNA	ID
MILTON P	GREENWOOD	5966 DEER FLAT RD	NAMPA	ID
RICHARD J H	JEWELL	9485 S HAPPY VALLEY RD	NAMPA	ID
BRIAN	LUNDBERG	1662 W EMERALD FALLS DR	MERIDIAN	ID
JIMMIE D	MOSLER	9621 TIERCEL DR	NAMPA	ID
ROBERT L	ROBINSON JR	9505 S HAPPY VALLEY RD	NAMPA	ID
RAMONA	TREJO	1719 1ST ST N	NAMPA	ID
VISION BIOENERGY OILSEED LLC		2101 KEN PRATT BLVD STE 101	LONGMONT CO	
WINNETT PATRICIA LYNN CREDIT SHELTER TRUST		5609 E LEWIS LN	NAMPA	ID



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

December 17, 2020

RE: Neighborhood Notification for the proposed Comprehensive Plan Map Amendment, Zoning Map Amendment, and Subdivision located at 9466 S Happy Valley Road, Canyon County, ID

Dear Neighbor,

Prior to submittal of certain development applications, Canyon County Development Services requires that the neighbors within 600 feet of the project be notified of the proposed project, be provided information, and be given the opportunity to ask questions and provide comment. The intent of this letter is to provide the required information regarding the project proposed at 9466 S Happy Valley Road and provide you the opportunity to ask questions or comment. Comments will be provided to Canyon County Development Services with the application for this project.

Please contact Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com with your questions, comments or concerns by January 8, 2021.

Property Location and Information:

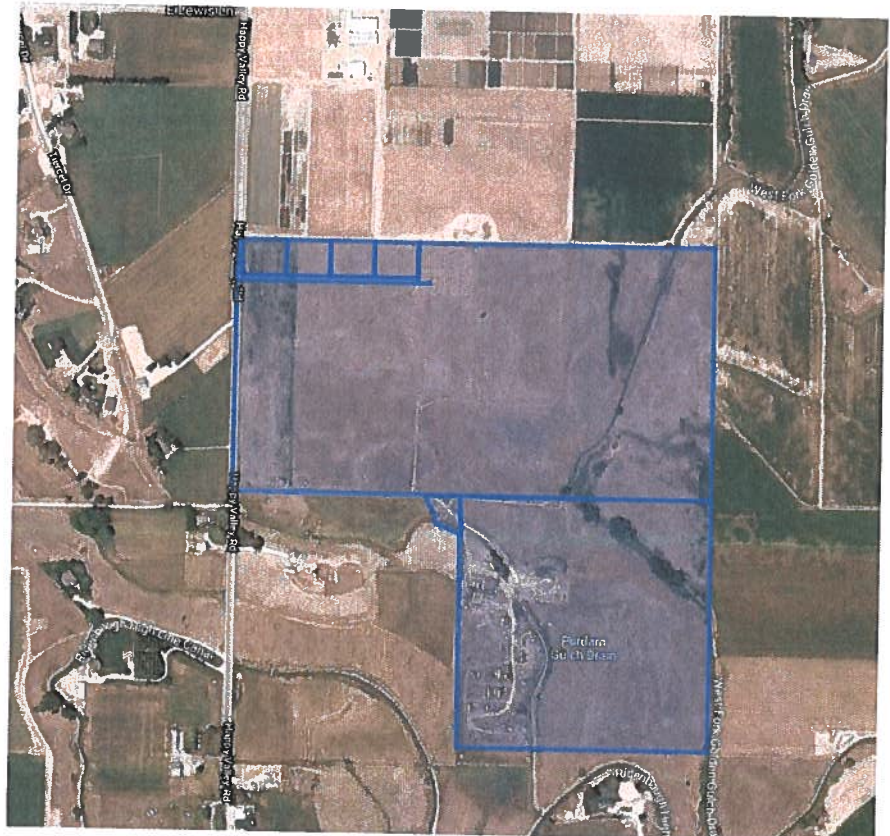
Where:

The project is located at 9466 S Happy Valley Road, Canyon County, Idaho

Property is on Happy Valley Road about ½ mile south of Lewis Road, Nampa

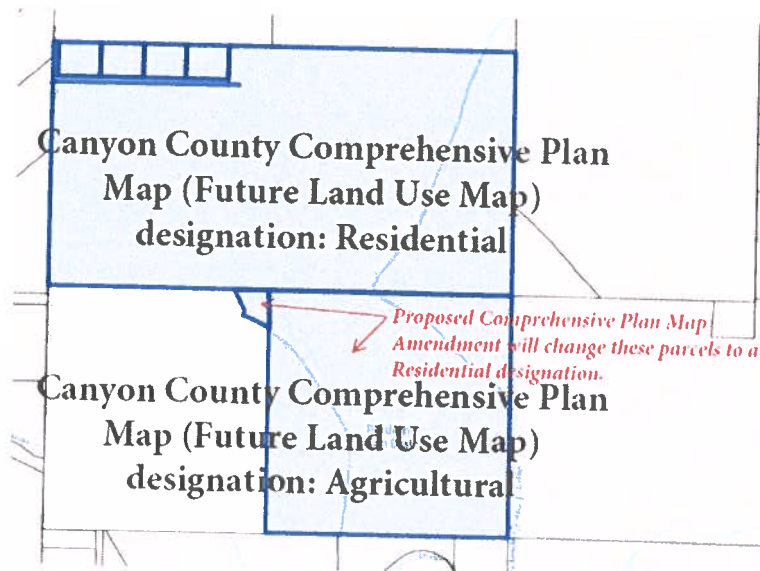
Project Parcels Numbers:

R2898900000
R2898901000
R2898901100
R2898901200
R2899100000
R2898800000
R2899000000

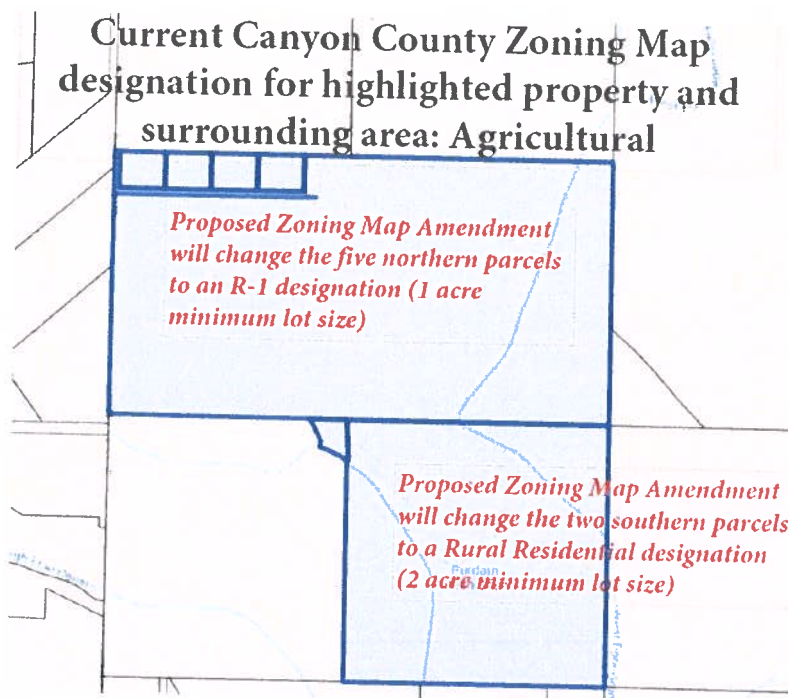


Project Information:

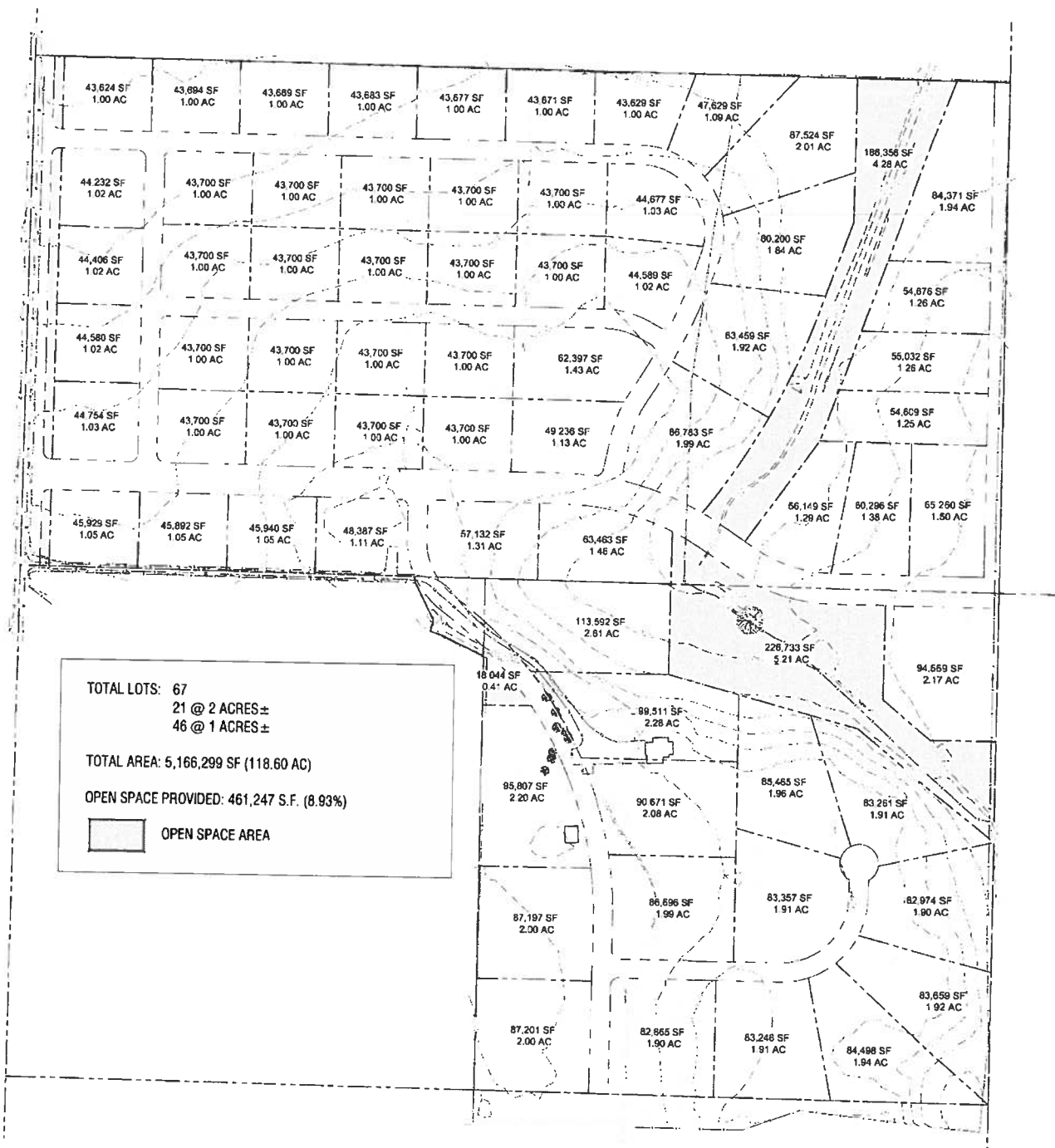
Step 1: Apply for a Comprehensive Plan Map Amendment. The two southern parcels are currently designated as Agricultural land on the Canyon County Comprehensive Plan Map. We will request a Comprehensive Plan Map amendment changing these parcels from Agricultural to Residential. The five northern parcels are within the Residential designation of the Comprehensive Plan and no change is requested for these parcels.



Step 2: Apply for a Rezone of the entire property from Agricultural to R-1 (1-acre residential) for the northern five (5) parcels and Rural Residential (RR, 2-acre minimum) for the two (2) southern parcels. All seven parcels are currently zoned as Agricultural land on the Canyon County Zoning Map.



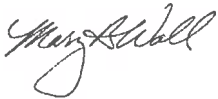
Step 3: Submit an application for a subdivision of the property. The preliminary layout of the subdivision is shown below. The proposed subdivision will consist of approximately 64 residential parcels (1 to 2.6-acre parcels as shown below). The Nampa community water system will be extended to the site to serve all parcels. The proposed method of sewage disposal will be through onsite sewage disposal systems. All infrastructure improvements will be in accordance with the local jurisdiction: Canyon County, Southwest District Health, Canyon County Highway Department, City of Nampa, etc.



The three applications will be submitted to Canyon County Development Services at the same time. It should be noted that approval of the preliminary plat as proposed is dependent upon approval of the rezone application, which is dependent upon the approval of the comprehensive plan map amendment.

Please note that this is your opportunity to ask questions or provide comment on the proposed project. You may provide comment by phone or email to Mary Wall at (208) 376-5153 or mwall@breckonld.com. The comment period will be open until January 8, 2021. Once the comment period closes and the applications are submitted you will be notified by Canyon County Development Services when the public hearings for this project are scheduled. The public hearings will provide an additional opportunity to provide comments on the project.

Thank you,



Mary B. Wall, PE
Senior Civil Engineer
BRECKON landdesign

CC: FILE, Canyon County

Parcel	Primary Owner	Property Address	Owner Address	Owner City
R2899000000	SPRINGBOK DEVELOPMENT INC	9466 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898801000	TREJO JESUS E	9424 S HAPPY VALLEY RD	1719 1ST ST N	NAMPA ID 83687
R2899200000	S AND W SEED COMPANY	4819 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2899201000	S AND W SEED COMPANY	0 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2898901200	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897500000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 E LEWIS LN	9501 ROBINSON RD	KUNA ID 83634
R2898800000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2953320300	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2953301400	DEVLIN RITA JO	0 E LEWIS LN	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301300	DEVLIN RITA JO	9681 S HAPPY VALLEY RD	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301100	DUBKOWSKI BARRY G	9555 S HAPPY VALLEY RD	9555 S HAPPY VALLEY RD	NAMPA ID 83686
R2953310300	BEELES THOMAS J	9621 TIERCEL DR	9621 TIERCEL DR	NAMPA ID 83686
R2953200000	ROBINSON ROBERT L JR	9505 S HAPPY VALLEY RD	9505 S HAPPY VALLEY RD	NAMPA ID 83687
R2953400000	BROWN JIMMIE BLAINE	9351 S HAPPY VALLEY RD	9351 HAPPY VALLEY RD	NAMPA ID 83686
R2953401000	JEWELL RICHARD J H	9485 S HAPPY VALLEY RD	9485 S HAPPY VALLEY RD	NAMPA ID 83686
R2953320200	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2898401300	COPPINI JAY	0 S HAPPY VALLEY RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898401000	D E GREEN TRUST	0 DEER FLAT RD	9137 ROBINSON RD	KUNA ID 83634
R2898401100	COPPINI JAY	5528 DEER FLAT RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898301200	D E GREEN TRUST	0 ROBINSON RD	9137 ROBINSON RD	KUNA ID 83634
R2898901100	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898901000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898900000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2899100000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897600000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 ROBINSON BLVD	9501 ROBINSON RD	KUNA ID 83634
R2898401400	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2898401500	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2897400000	WINNETT PATRICIA LYNN CREDIT SHELTER TR	0 E LEWIS LN	5609 E LEWIS LN	NAMPA ID 83686-9009



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

Happy Valley Neighborhood Notice Response Phone Call Notes

Date & Time: 12/21/2020 – 1:45 pm

From: Margaret Coppini

Re: R28975000000

NOTES: Margaret says she lives in the log home on the other side of canal from Happy Valley Road and stated that she was concerned about septic systems being placed in lava cap. I told her that Southwest Health District would have to approve sewage areas before parcels can be created. Margaret also requests that a solid privacy fence be placed around the property for the protection of kids and animals and that road access to her property (parcel referenced above) be provided so that the parcel is not landlocked.

Date & Time: 12/30/2020 – 8:43pm

From: Richard JH Jewell

Re: Happy Valley Subdivision Proposal

NOTES: Richard sent an email (attached) expressing his support of a project creating 5 acre and larger lots but his opposition to the proposed small sized lots. He indicates that he and over forty neighbors have signed a petition opposing the rezone of the property to "High Density Residential Development".

Date & Time: 1/1/2021 – 12:22 pm

From: Kurt & Vicci Stone

Re: Happy Valley Subdivision Proposal

NOTES: Kurt & Vicci are "somewhat" concerned about project and feel that 5-acre parcels are more in keeping with the existing farming community in the vicinity of the property.

Date & Time: 1/5/2021 - 12:14PM

From: Barry & Carol Dubkowski

Re: Happy Valley Subdivision Proposal

NOTES: Barry & Carol are opposed to the 1- and 2-acre lots that are being proposed and have stated previously that they would support the creation of 5-acre parcels. They feel that their input has been, and continues to be, disregarded. They believe the proposed parcel size is not adequate to do anything agriculturally and, therefore, the lots will continue to be an accumulation of junk and weeds. There will be strong resistance from the neighborhood for anything less than 5-acre parcels.



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

Date & Time: 1/5/2021 - 5:10 PM

From: Jesus Trejo 208-606-5116

Re: Happy Valley Subdivision Proposal

NOTES: Jesus called to inquire about whether there had been any surveys recorded that were associated with this project. He had been to the recorders office and was unable to find anything. I explained that survey work had been done on the property, but we were a long way from recording any surveys. There would not be recorded surveys until the project gets through County review and approval process.

Jesus also indicated that he would be providing his comments on the project before the January 8th deadline.

Date & Time: 1/7/2021 - 1:55 PM

From: Matt Trejo

Re: Happy Valley Subdivision Proposal

NOTES: Matt sent an email outlining his concerns that the subdivision borders on his cattle ranch where he has a permitted feedlot and 300 head of cattle. He is concerned about how his equipment, cattle smell and cattle noise will impact the subdivision. He is also concerned about fencing to prevent cattle from entering the subdivision and needs to be assured that he will have access to his irrigation water, easements and drains. See email for detail.

Date & Time: 1/8/2021 - 9:12 AM

From: Rita Jo Devlin

Re: Happy Valley Subdivision Proposal

NOTES: Rita Jo Devlin has concerns about the development and sent the following comments in a letter:

(1). The developer proposes on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on either side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently available nowhere near this development), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.

(2). Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the

s:\projects\2019\19070 happy valley\mapadmin\agency correspondence\canyon county\neighborhood mtg\responses to neighborhood notices\neighborhood notice response call notes.doc



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Kuna Road, 2 miles to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development's frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial.

(3). The development project borders a prominent agricultural seed company (S&W Seed). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that are blazingly bright throughout the night for much of the year. It looks like, sounds like and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to a dense residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall, which is again, what these properties are zoned for.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The current rezoning plan put before the County would entail eye-opening costs, among which I will list: the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves substantially increase the amount of capital required at the outset). From the previous interactions with the owner, it difficult to believe there is the financial backing this would require – nor do I believe there is any intention to secure it. I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the owners hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon, and it is the sort of shaky enterprise that is likely to collapse midway through the process.

Date & Time: 1/8/2021 - 11:56 AM

From: Margaret Coppini

Re: Happy Valley Subdivision Proposal

NOTES: Margaret called on 12/21/2020 and followed up today with an email reiterating her opposition to the rezone of the property and the proposed development. She believes the property is not suitable for development due to the major irrigation canal on property and shallow lava rock. She is concerned about the impact of individual septic systems on the aquifer and wildlife. She indicated that the project would require an 8 to 10-foot-high privacy fence to keep kids, pets and livestock from crossing property boundaries. She also noted that she does not want the development to landlock the 3-acre piece of property they own adjacent to the project boundary.

s:\projects\2019\19070 happy valley nampa\admin\agency correspondence\canyon county\neighborhood mtg\responses to neighborhood notices\neighborhood notice response call notes.doc



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

Date & Time: 1/8/2021 - 3:48 PM

From: Debi Engelhardt Vogel

Re: Happy Valley Subdivision Proposal

NOTES: Debi sent a letter voicing her concerns about the development. She states that she is not "anti-development" but does have concerns and reiterated several of the concerns presented by Rita Jo Devlin. She noted that the concern of septic system failure impacts her significantly since her property sits below the proposed project.

Date & Time: 1/8/2021 - 4:57 PM

From: Lauri Moncrief

Re: Happy Valley Subdivision Proposal

NOTES: Lauri states that she has registered her concerns regarding development of this property in a letter dated Nov. 28, 2018 (this must be the letter that was filed with Canyon County during a previously proposed project). She noted that if we are bringing Nampa city water to site, we would also be following the ordinances of Nampa and she did not believe we were meeting the open space requirements.

Lauri noted that a COMPASS, Communities in Motion 2040 report stated that Happy Valley Road would no longer be able to handle traffic and that the proposed project is not offering any solution to the pending problem.

Date & Time: 1/9/2021 - 12:55 PM

From: Cheramy Krueger

Re: Happy Valley Subdivision Proposal

NOTES: Cheramy noted that he is not "jumping up and down" about the lot sizes being proposed in this development. He also expressed concerns about access off Happy Valley Road as the road has a speed limit of 50 mph and has a crest in the hill that would cause visibility concerns for the proposed subdivision access. Cheramy did offer some suggestions on possible language for the CC&R's to help the subdivision residents be a better neighbor to the current property owners and businesses.



Director Administrative Decision

Canyon County Code of Ordinances 12-008 §07-10-03
§07-10-17, §07-18-01

2019-026414

RECORDED

06/14/2019 02:38 PM



00445726201900264140110119

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 HCRETAL

\$40.00

MISC

KM ENGINEERING

Case No:	AD2018-25
Parcel No (s):	R28989 & R28991
Prop Owner(s)/Appl:	Happy Valley Place LLC

Request and Findings: The applicant, Happy Valley Place LLC, is requesting to complete a building permit relocation and land division of parcels R28989 (63.07 acres) and R28991 (14.27 acres). Both vacant parcels are original, created prior to September 6, 1979. Therefore, both parcels are eligible for a one-time land division (CCZO §07-18-01). The division and building permits from parcel R28991 will be transferred to parcel R28989 to create four, one acre, parcels. The remainder (59 acres of parcel R28989 and 14.27 acres of parcel R28991) will be merged and remain as agricultural only (no building permit).

Findings §07-18-03: Administrative Division with Relocation of Building permit:

- (1) The result of the relocation will cluster residential development on property zoned "A" (Agricultural). The remainder will be used for agricultural uses and pasture.
- (2) The parcels meet the one (1) acre minimum parcel size.
- (3) Notification of the application for relocation of a building permit from an original parcel was sent to property owners within 300 feet of the subject properties (destination parcels) on March 8, 2018 for a 15 day comment period. DSD received four (4) letters in opposition.

The applicant entered into a License Agreement (inst # 2017-026870) with the Nampa Highway District to make improvements to and utilize the dedicated road right of way along the southern boundary of the subject properties.

(4) Evaluation and Determination of Application:

- a. The originating and destination parcels are contiguous by ownership.
- b. The properties are owned by Happy Valley Place LLC.
- c. The originating parcel, portion of R38991 has development rights available for relocation.
- d. No further divisions are available to those properties without jurisdictional approval.
- e. The relocation results in clustering of homes on a parcel zoned as "A" (Agricultural). The result of clustering residential development to four, one acre, parcel will retain approximately 74 acre as open space for agricultural uses and pasture.

Determination for BP Relocation: The application to relocate (2) building permits and with associated land division as described above for the purpose of clustering residential parcels and preserving agriculturally zoned land, as reflected in ROS # 2018-028943, is in conformance with CCZO §17-18-03 [(1)- (4)a-f].

Parcels **R28989** and **R28991** to be adjusted in accordance with CCZO including Land Division §07-18-01 and a BP Relocation §07-18-03 as shown on ROS Inst. # 2018-028943.

BP Relocation (originating parcel) R28991 development right to be relocated to adjacent destination parcel R28989.

Result (as shown on ROS 2018-028943)

Parcel 1 (created from land division of R28989)	1 acre (building permit available)
Parcel 2 (created from land division of R28989)	1 acre (building permit available)
Parcel 3 (BP relocated from R28991 to R28989)	1 acre (building permit available)
Parcel 4 (BP relocated from R28991 to R28989)	1 acre (building permit available)
Parcel 5 (remainder of R28989 and R28991 merged together)	agricultural only; no building permit available.

Parcels have access to a 60 ft. ingress/egress easement. This 60 ft. wide ingress/egress was approved to be named E. Farin Lane, a private lane. The four parcels will be subject to a Road User's Maintenance Agreement with instrument # 2018-056020.

DECISION: The application to complete a land division with a building permit relocation is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the properties. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.

Patricia Nilsson

Director

April 23, 2019
Date

State of Idaho)

SS

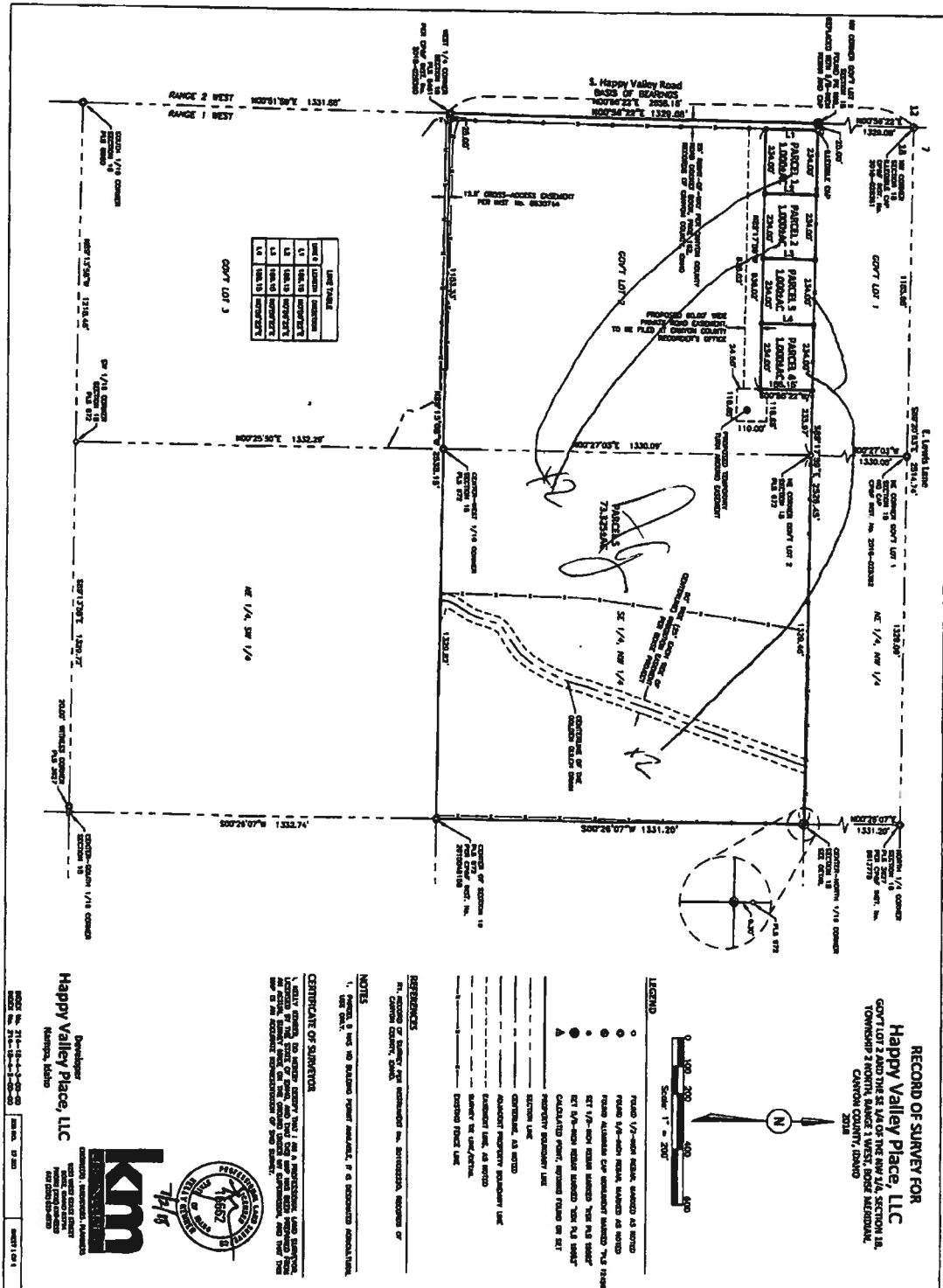
County of Canyon County)

On this 23rd day of April, in the year of 2019, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: K Frost

My Commission Expires: 6-3-2022

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO



Debbie Root

From: Wyatt Johnson <WBJ@johnsonmaylaw.com>
Sent: Friday, December 22, 2023 8:43 AM
To: Debbie Root; 'John Rasmussen'
Cc: 'Angel Fajardo'
Subject: RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010
Attachments: 20231024 Certified Copy of Partial Judgment.pdf

Ms. Root –

The court entered final judgment that the property at issue is titled in the name of Sand Creek Investments LLC. Neither Jeff Holt or his companies Springbok Development LLC or Springbok Development Inc. have any title or interest in the property, or any authority to seek any entitlements.

Holt is currently asking the Court to reconsider its decision, but as it stands now, Holt has no business pursuing any entitlements on the Property.

-Wyatt Johnson

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Thursday, December 21, 2023 9:33 AM
To: 'John Rasmussen' <jras@lblinc.com>; Wyatt Johnson <WBJ@johnsonmaylaw.com>
Cc: 'Angel Fajardo' <Lvprivatemoney@gmail.com>
Subject: RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Mr. Rasmussen,

Thank you for replying quickly to my letter dated November 27, 2023. I am reaching back out as I have not received any communications from your attorney regarding the status of the properties: Shoshone Falls Subdivision.

Have a very Merry Christmas and a Happy New Year,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: John Rasmussen <jras@lblinc.com>
Sent: Monday, November 27, 2023 12:11 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>; 'Wyatt Johnson' <WBJ@johnsonmaylaw.com>
Cc: 'Angel Fajardo' <Lvprivatemoney@gmail.com>
Subject: RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Hi Debbie

Maintain Notes

Print Done Save

View Notes for: PIN: 28991000 0

Begin

End

Filter By

All

Author

All

ID

All

Keywords

Address Change

☐

Homeowners Exemption Issues

☐

Plat

☐

Keyword matching method

Match Any

Note Info Keywords

Note Text

Add

Effective Date:	1/17/2024	SHERIFF CERT OF SALE 2024000624 SOLD AT AUCTION TO EASTON MARK INC W/ 1YR REDEMPTION PERIOD (PREV OWNER:SPRINGBOK DEVELOPMENT INC); PARCEL 1: R28990; PARCEL 2: R28988; PARCEL 3: R28991; PARCEL 4: R28989; PARCEL 5: R28989-010; PARCEL 6: R28989-011; PARCEL 7: R28989-012 DRAWN BY CS
Attached To:	Revenue Object	
ID:	28991000 0	Edit Delete
Author:	deann	SCANNED PLAT PIN RESEARCH
Security:	Private use	UPDTE MAIL ON ALL PARCELS TO: %EASTON MARK LLC 877 W MAIN ST STE 200 BOISE ID 83701
Effective Date:	10/6/2023	PER BDS REPORT, AS OF 5/1/22 - NO FORWARDING ADDR/RECIPIENT MOVED W/OUT PROVIDING FORWARDING ADDR. SEARCHED ID SOS SITE AND SPRINGBOK DEVELOPMENT INC, (FORMED IN NEVADA) IS 'INACTIVE/REVOKED' AS OF 8/12/2022. SEE DOCS IN OB. SPRINGBOK DEVELOPMENT LLC CREATED BY SAME MEMBERS 10/23/22. SPRINGBOK
Attached To:	Communication	

Address Change

877 W

Delete

Edit

2021-014395	
RECORDED	
02/26/2021 03:40 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=5 MBROWN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	



Order Number: 21403445

Warranty Deed

For value received,

Springbok Development Inc., a Nevada corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Sand Creek Investments, LLC, a Nevada limited liability company

whose current address is 3242 Greenbriar Dr., Las Vega, NV 89121

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 21403445

Warranty Deed - Page 1 of 2

Dated: February 19, 2021


Springbok Development, Inc.

By: 
Jeffrey J. Holt, Authorized Officer

State of ID, County of Ada, ss.

On this 20th day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J. Holt known or identified to me to be an Authorized Officer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for Idaho
Residing In: Ada County
My Commission Expires: 01/19/2027

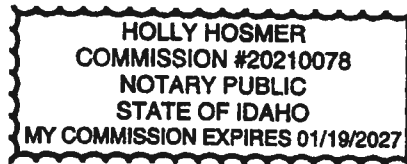


Exhibit A

Parcel I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence
South 03°25'11" East 205.85 feet to an iron pin; thence
North 66°16'47" West 130.43 feet to an iron pin; thence
North 73°14'01" West 30.34 feet to an iron pin; thence
North 10°54'27" East 31.22 feet to an iron pin; thence
North 27°51'07" West 110.80 feet to an iron pin; thence
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

Parcel II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence
South 03°25'11" East 205.85 feet to an iron pin; thence
North 66°16'47" West 130.43 feet to an iron pin; thence
North 73°14'01" West 30.34 feet to an iron pin; thence
North 10°54'27" East 31.22 feet to an iron pin; thence
North 27°51'07" West 110.80 feet to an iron pin; thence
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

Parcel III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter

South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road; thence leaving said Northerly line and following said Easterly right-of-way line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence leaving said Easterly right-of-way line

South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence
North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said
Northerly line
South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the
Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter
South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said
Easterly line and following the Southerly line of said South half of the Northwest quarter
North 89°15'08" West a distance of 2538.15 feet to a found 5/8-inch rebar marking said West quarter corner of Section 18; thence
leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter
North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

Parcel IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly right-of-way line

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Resolution for Springbok Development Inc

August 10, 2020

A meeting was called amongst the officers and Board Members Telephonically. Members voting and in agreement authorize Jeffrey Holt to execute all documents relating to the refinance of the property located in Nampa Idaho known as "Nampa Ranch Estates" consisting of 118 Acres, 9466 S Happy Valley Rd. Place, Nampa Idaho . The property is being transferred from Happy Valley Place LLC into the Springbok Development Corporation while in foreclosure. Springbok officers and board members agree to allow the transfer and that the property can be financed by Easton Mark for \$2.2MM for the purposes of developing the property. In Addition, Springbok Development has executed an agreement with Happy Valley Place LLC to keep enforced the existing agreement by and between both entities, namely Bill Strack and Daniel Nicholes, that their property will be developed according to the development plan allowed and approved by Canyon County and their profit and participation will remain the same as according to the agreement with Springbok Development Inc.

Tom Claridge Type text here
Tom Claridge -Board Member

August 10th 2020

Date:

Jeremy Schoenfelder
Jeremy Schoenfelder-Officer

August 10th, 2020

Date:

Jeffrey Holt
Jeffrey Holt-President, CEO

August 10th, 2020

Date:

Resolution for Springbok Development Inc

August 10, 2020

A meeting was called amongst the officers and Board Members Telephonically. Members voting and in agreement authorize Jeffrey Holt to execute all documents relating to the refinance of the property located in Nampa Idaho known as "Nampa Ranch Estates" consisting of 118 Acres, 9466 S Happy Valley Rd. Place, Nampa Idaho . The property is being transferred from Happy Valley Place LLC into the Springbok Development Corporation while in foreclosure. Springbok officers and board members agree to allow the transfer and that the property can be financed by Easton Mark for \$2.2MM for the purposes of developing the property.

Tom Claridge

Tom Claridge -Board Member

August 10th 2020

Date:

Jeremy Schoenfelder

Jeremy Schoenfelder-Officer

August 10th, 2020

Date:

Jeffrey Holt

Jeffrey Holt-President, CEO

August 10th, 2020

Date:

MASTER APPLICATION

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



Not valid according to us state

PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Springbok Development Inc.
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate person(s) who are eligible to sign.

Signature: *[Signature]*

Date: 9/21/21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID		
	PARCEL #: R2899100000, R2898800000 and R2899000000	LOT SIZE/AREA:	114.6 acres
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: Govt Lot 2 & 3	SECTION: 18	TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG	FLOODZONE (YES/NO):	No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> <u>XX</u> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> <u>XX</u> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> <u>XX</u> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Sand Creek Investments 3 LLC
STE 4004
5940 S Rainbow Blvd
Las Vegas, NV 89118-2506

Springbok Development Inc.
Jeffery Holt
870 E. Beck Lane Unit A
Boise, ID 83716

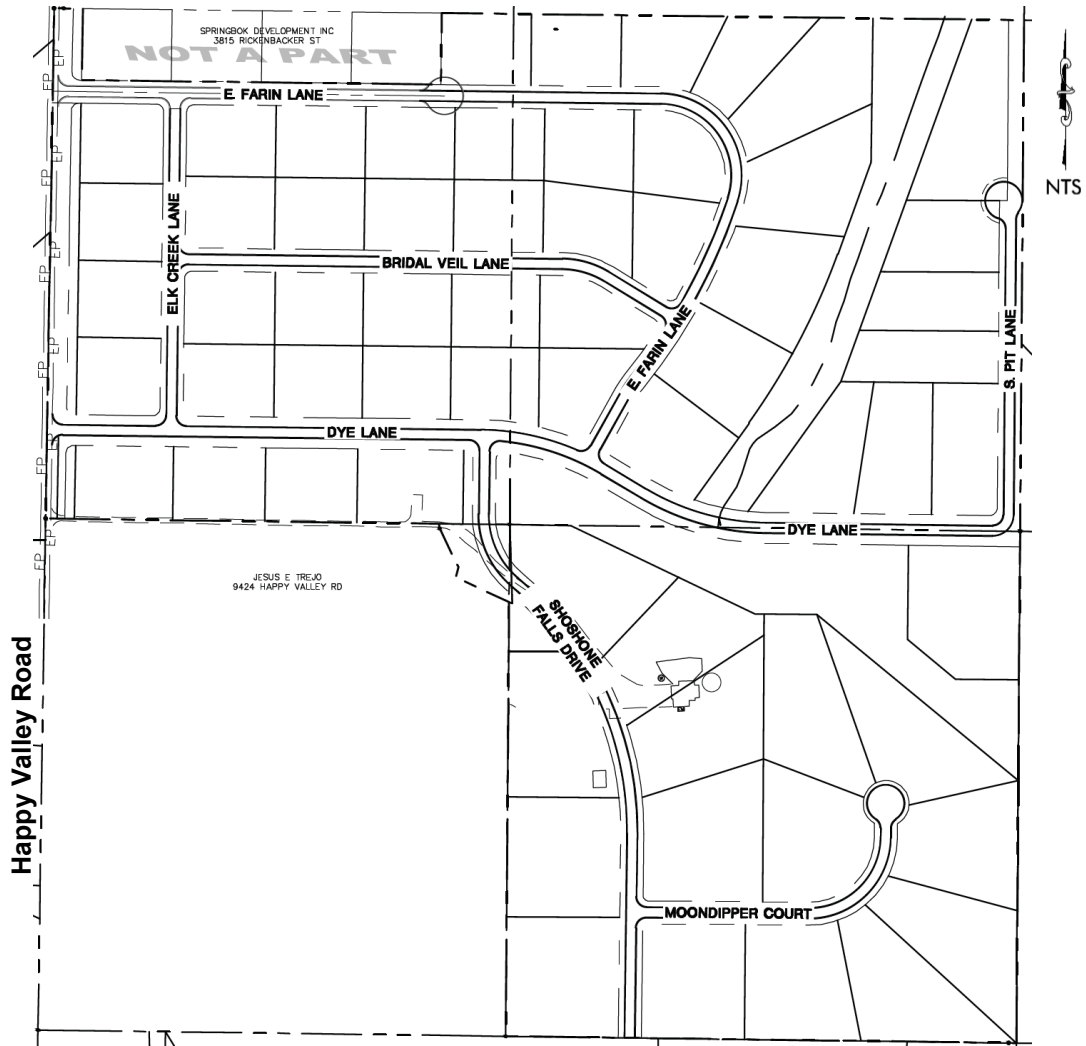
Current Title

TRAFFIC IMPACT STUDY – DRAFT

SHOSHONE FALLS SUBDIVISION

Canyon County, Idaho

June 4, 2021



Prepared For:



Prepared By:



181 East 50th Street
Garden City, ID 83714
(208) 841-4996

Table of Contents

EXECUTIVE SUMMARY	1
1.0 Proposed Development.....	1
2.0 Proposed Access.....	2
3.0 Improvements Needed to Mitigate 2021 Existing Traffic.....	3
4.0 Improvements Needed to Mitigate 2023 Background Traffic.....	3
5.0 Improvements Needed to Mitigate 2023 Build-Out Year Total Traffic.....	3
1.0 INTRODUCTION.....	4
1.1 Proposed Development.....	5
1.2 Study Approach.....	6
1.3 Study Area.....	6
1.4 Study Period	6
1.5 Analysis Methods and Performance Measure Thresholds.....	6
2.0 EXISTING TRAFFIC CONDITIONS.....	7
2.1 Roadway Network, Intersection Control, and Lane Configuration.....	7
2.2 Existing Traffic Volumes	7
2.3 Intersection Crash Data	11
2.4 Intersection Operations.....	11
2.5 Intersection Mitigation	11
3.0 2023 BACKGROUND TRAFFIC CONDITIONS	13
3.1 Roadway Network.....	13
3.2 Background Traffic	13
3.3 Intersection Operations.....	17
3.4 Intersection Mitigation	17
4.0 2023 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS.....	18
4.1 Site Traffic.....	18
4.1.1 Trip Generation	18
4.1.2 Trip Capture.....	18
4.1.3 Pass-by Trips	18
4.1.4 Modal Split	18
4.1.5 Trip Distribution and Assignment.....	18
4.2 Total Traffic.....	18
4.3 Intersection Operations.....	24
4.4 Intersection Mitigation	24
4.5 Site Access and Circulation.....	25
4.6 School Routes.....	28
APPENDIX A: Scope of Work.....	A
APPENDIX B: Traffic Counts	B
APPENDIX C: 2021 Synchro Reports.....	C
APPENDIX D: COMPASS Forecasts.....	D
APPENDIX E: Offsite Traffic.....	E
APPENDIX F: 2023 Background Traffic Synchro Reports.....	F
APPENDIX G: 2023 Total Traffic Synchro Reports	G

APPENDIX H: Site Trip Generation Reports.....	H
APPENDIX I: Turn Lane Warrant Worksheets.....	I
APPENDIX J: Sight Distance Field Review	J

List of Figures

Figure 1.1 – Site Location and Vicinity	4
Figure 1.2 – Preliminary Site Plan	5
Figure 2.1 – 2021 Existing Intersection Control and Lane Configuration	8
Figure 2.2 – 2021 Existing AM Peak Hour Traffic	9
Figure 2.3 – 2021 Existing PM Peak Hour Traffic.....	10
Figure 3.1 – Off-Site Developments Within the Vicinity	14
Figure 3.2 – 2023 Build-Out Year AM Peak Hour Background Traffic.....	15
Figure 3.3 – 2023 Build-Out Year PM Peak Hour Background Traffic	16
Figure 4.1 – Site Traffic Distribution Patterns	19
Figure 4.2 – 2023 Build-Out Year AM Peak Hour Site Traffic	20
Figure 4.3 – 2023 Build-Out Year PM Peak Hour Site Traffic.....	21
Figure 4.4 – 2023 Build-Out Year AM Peak Hour Total Traffic.....	22
Figure 4.5 – 2023 Build-Out Year PM Peak Hour Total Traffic.....	23
Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs.....	26
Figure 4.7 – Sight Distance Summary and “Hill Blocks View” Sign Locations.....	27

List of Tables

Table 1 – Intersection Improvements Summary.....	1
Table 2.1 – Existing Roadway Characteristics.....	7
Table 2.2 – Intersection Crash Data (2015-2019)	11
Table 2.3 – Intersection Operations – 2021 Existing Traffic	12
Table 3.1 – Intersection Operations – 2023 Build-Out Year Background Traffic	17
Table 3.2 – Intersection Operations – 2023 Build-Out Year Background Traffic Mitigation	17
Table 4.1 – Build-Out Site Trip Generation Summary.....	18
Table 4.2 – Intersection Operations – 2023 Build-Out Year Total Traffic	24
Table 4.3 – Build-Out Site Traffic Percentage of 2023 Total Traffic	25
Table 4.4 – Site Access Intersection Operations – 2023 Build-Out Year Total Traffic.....	28

EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road in Canyon County, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with Nampa Highway District No. 1 (NHD1).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2023 Build-out year background traffic
- 2023 Build-out year total traffic

Table 1 – Intersection Improvements Summary

Intersection		2021 Existing	2023 Build-Out Year	
			Background	Total
①	Southside Blvd and Lewis Ln	None	None	None
②	Happy Valley Rd and Lewis Ln	None	None	None
③	Robinson Rd and Lewis Ln	None	SB right-turn lane ¹	None beyond prior improvements ¹
④	Deer Flat Rd and Happy Valley Rd	None	None	None
⑤	Farin Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection
⑥	Dye Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection

¹ Turn lane warranted based on NCHRP Report 457 guidelines; intersection meets thresholds without turn lane

1.0 Proposed Development

- 1.1 Shoshone Falls Subdivision is estimated to include 62 single-family dwelling units at full build-out. The expected full build-out year is 2023 but may change depending on the market conditions.
- 1.2 Based on the Institution of Transportation Engineers (ITE) Trip Generation Manual 10th Edition, Shoshone Falls Subdivision is estimated to generate approximately 670 trips per weekday, 49 trips during the AM peak hour, and 64 trips during the PM peak hour
 - Based on the proposed land uses, the development is not expected to retrain internal capture trips or attract pass-by trips to the site
 - All trips generated by the development were assumed to be made by personal or commercial vehicles

- The estimated site traffic distribution patterns are:
 - 70% north of the site
 - 15% west of the site
 - 10% east of the site
 - 5% south of the site

2.0 Proposed Access

2.1 Shoshone Falls Subdivision is proposing two full access approaches on Happy Valley Road. Further description of the proposed access approaches are as follows:

■ Farin Lane

- Proposed as a local road with front-on housing
- Located approximately 1,350 feet south of Lewis Lane and 850 feet north of the proposed Dye Lane
 - Meets 660-foot minimum local road spacing on Happy Valley Road, a rural major collector street
 - There is an existing private driveway located 250 feet to the south on the west side of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet for the 50-mph posted speed limit on Happy Valley Road

■ Dye Lane

- Proposed as a local road with front-on housing
- Located approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road
 - Meets 660-foot minimum local road spacing on Happy Valley Road
 - Proposed to align with a private driveway serving one dwelling unit west of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet to the north for the 50-mph posted speed limit
- The intersection sight distance to the south is restricted to approximately 535 feet by a hill, which is 20 feet deficient of the 555 feet minimum for a 50-mph roadway
 - The intersection sight distance to the south exceeds the minimum visibility for a 45-mph roadway
 - There are existing advisory signage/speed (*Hill Blocks View | 40-mph*) on Happy Valley Road located approximately 230 feet to the north for the southbound traffic and approximately 2,200 feet to the south for the northbound traffic
 - Install one additional advisory signage/speed approximately 800 feet to the south or shift Dye Lane at least 20 feet to the north to mitigate potential sight distance issues

2.2 All proposed internal roadways are expected to carry less than 1,000 vehicles per day.

3.0 Improvements Needed to Mitigate 2021 Existing Traffic

- 3.1 With 2021 existing traffic, all study area intersections currently meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. Additionally, none of the study area intersections meet turn-lane guidelines from the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. As a result, no improvements are needed to mitigate 2021 existing traffic operations.

4.0 Improvements Needed to Mitigate 2023 Background Traffic

- 4.1 With 2023 background traffic, all study area intersections are expected to continue to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. One study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. The intersection and turn lane warranted under 2023 background traffic conditions are:

■ **Robinson Road and Lewis Lane intersection**

- Southbound right-turn lane

5.0 Improvements Needed to Mitigate 2023 Build-Out Year Total Traffic

- 5.1 With 2023 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. None of the study area intersections are expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations.

- 5.2 The estimated site traffic percentage of 2023 total traffic at the study area intersections are:

- Southside Boulevard and Lewis Lane intersection: AM Peak = 1.6%, PM Peak = 2.7%
- Happy Valley Road and Lewis Lane intersection: AM Peak = 11.9%, PM Peak = 14.2%
- Robinson Road and Lewis Lane intersection: AM Peak = 3.2%, PM Peak = 3.4%
- Deer Flat Road and Happy Valley Road intersection: AM Peak = 3.8%, PM Peak = 3.4%

1.0 INTRODUCTION

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road south of Nampa, Idaho. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and proposed development, and identifies improvements to mitigate the impacts if needed.

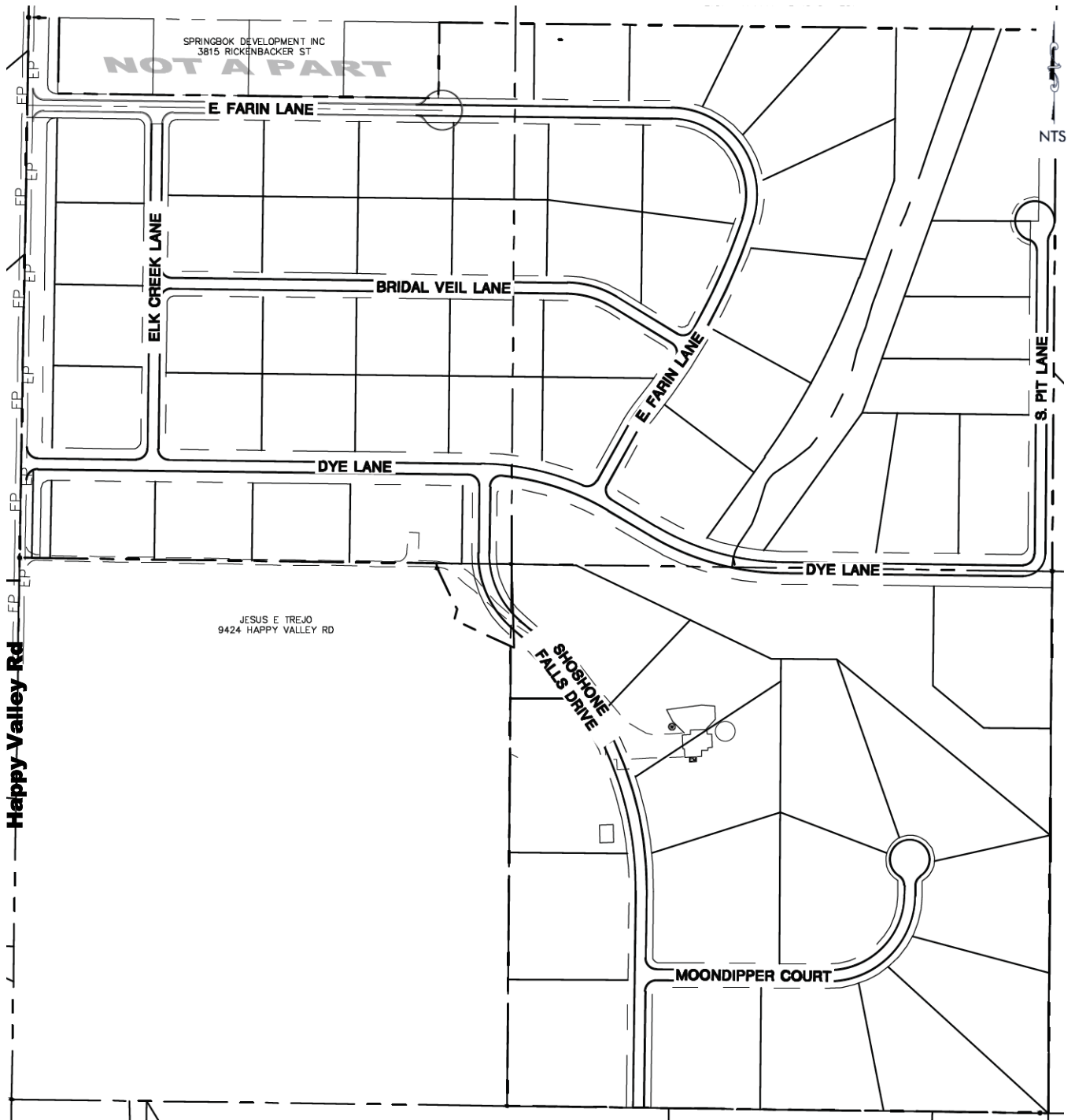
Figure 1.1 – Site Location and Vicinity



1.1 Proposed Development

Shoshone Falls Subdivision is a proposed residential development estimated to contain 62 single-family dwelling units. The expected build-out year is 2023 but may change depending on the market conditions. **Figure 1.2** shows the preliminary site development plan with the proposed access locations. Two full-movement approaches are proposed on Happy Valley Road for site access, Farin Lane and Dye Lane.

Figure 1.2 – Preliminary Site Plan



1.2 Study Approach

The study area, specific parameters, and requirements for the study were coordinated with the City of Nampa (City) and Nampa Highway District No. 1 (NHD1). The City does not have specific requirements for the TIS since the project is located outside their jurisdictions. This study was prepared in accordance with NHD1's guidelines.

1.3 Study Area

The following study area intersections were identified for collecting peak hour turning movement counts and traffic impact analysis:

- Southside Boulevard and Lewis Lane intersection
- Happy Valley Road and Lewis Lane intersection
- Robinson Road and Lewis Lane intersection
- Deer Flat Road and Happy Valley Road intersection
- All proposed site access points
 - Farin Lane and Happy Valley Road intersection
 - Dye Lane and Happy Valley Road intersection

In the scope of work email correspondence, NHD1 requested the Happy Valley Road intersection at Locust Lane instead of Lewis Lane. However, Locust Lane is greater than one mile from Shoshone Falls Subdivision and Lewis Lane is within one mile. These intersections were changed accordingly for the study area of this TIS.

1.4 Study Period

The analysis periods will be weekday AM and PM peak hours of operation of the transportation system from 7-9 AM and 4-6 PM, respectively. The analysis years traffic conditions are:

- 2021 existing traffic
- 2023 build-out year background traffic
- 2023 build-out year total traffic

1.5 Analysis Methods and Performance Measure Thresholds

Intersection capacity analysis was performed using Synchro 10 (Version 10.3.151.0), which utilizes the 6th Edition Highway Capacity Manual (HCM6) methodologies. All parameters used in the analysis were based on existing data when available or Synchro default values, when not available. The level of service for the intersection is based on the average delay of vehicles traveling through the intersection. For this study, the minimum acceptable level of service is LOS C for rural intersections and roadways and LOS D for urban and suburban intersections and roadways.

2.0 EXISTING TRAFFIC CONDITIONS

2.1 Roadway Network, Intersection Control, and Lane Configuration

Table 2.1 summarizes the study area roadway characteristics. The roadway functional classification is based on the 2013 NHD1 Roadway Functional Classification Map and City of Nampa 2020 Revised Functional Classification Maps. **Figure 2.1** summarizes the intersection control and lane configuration for the study area intersections.

The Happy Valley Road and Lewis Lane intersection comprises of two offset T-intersections. The east and west legs are offset by approximately 100 feet. The offset does not cause a left-turn conflict. The T-intersections will be evaluated as a single two-way stop-controlled intersection.

Dye Lane through the site is shown in the 2020 City of Nampa Functional Classification Map as a future collector from Powerline Road to Robinson Road, connecting with Lake Shore Drive west of Powerline Road. No roadway classifications for future roadway segments were shown in the 2013 NHD1 Roadway Functional Classification Map.

Table 2.1 – Existing Roadway Characteristics

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
Southside Boulevard	Principal Arterial	2	35 north of Lewis Ln 55 south of Lewis Ln	• Partial sidewalks along developed frontages
Lewis Lane	Minor Arterial	2	50 west of Robinson Rd 35 east of Robinson Rd	• None within study area limits
Happy Valley Road	Minor Arterial (City) Major Collector (NHD1)	2	50 (40-mph advisory)	• None within study area limits
Robinson Road	Minor Arterial	2	50	• None within study area limits
Deer Flat Road	Major Collector	2	50	• None within study area limits

2.2 Existing Traffic Volumes

Weekday AM and PM peak hour traffic counts were collected at the study area intersections on May 5-13, 2021. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak hour and between 4:00 and 6:00 during the PM peak hour. Existing turning movement counts are included in the appendix.

May 2021 traffic counts were compared to roadway segment volumes counted by NHD1 and the City from June-August 2019 to verify the impacts COVID-19 has had on peak hour travel demand within the study area. A summary of the volume comparisons is included in the appendix. The following adjustments were made to the traffic volumes on Lewis Lane during the peak hours:

- Lewis Lane at Southside Boulevard: AM Peak= 1.00, PM Peak= 1.25
- Lewis Lane at Happy Valley Road: AM Peak= 1.00, PM Peak= 1.10
- Lewis Lane at Robinson Road: AM Peak= 1.20, PM Peak= 1.30

The adjustment factors were applied to the 2021 traffic counts. **Figure 2.2** and **Figure 2.3** summarize the 2021 existing peak hour traffic volumes for the AM and PM peak hours.

Figure 2.1 – 2021 Existing Intersection Control and Lane Configuration

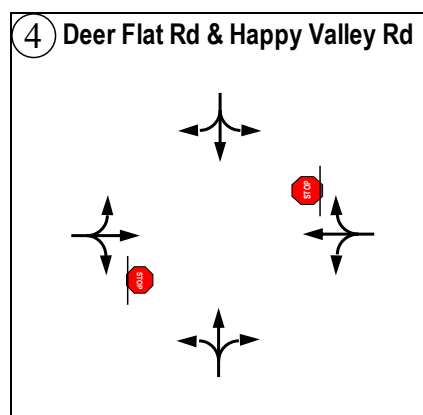
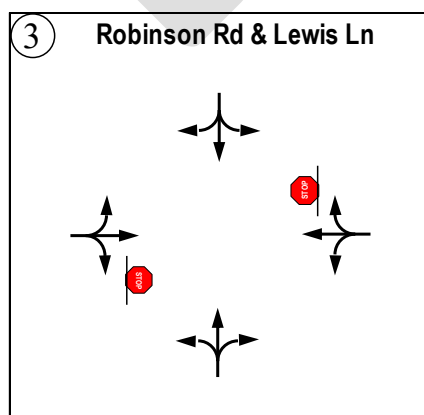
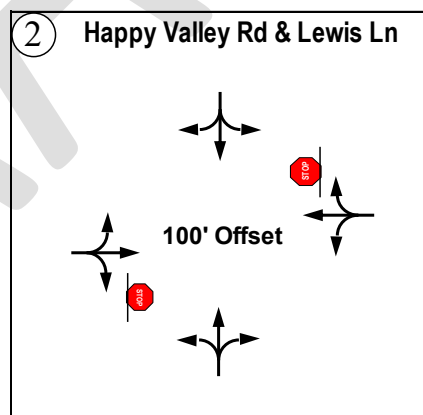
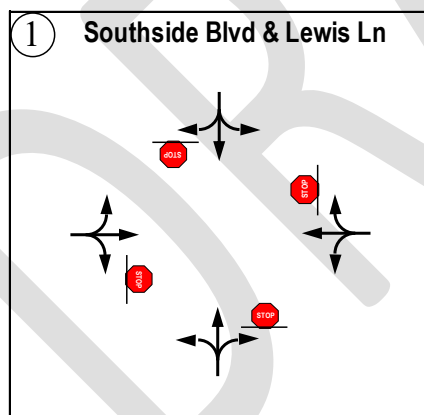
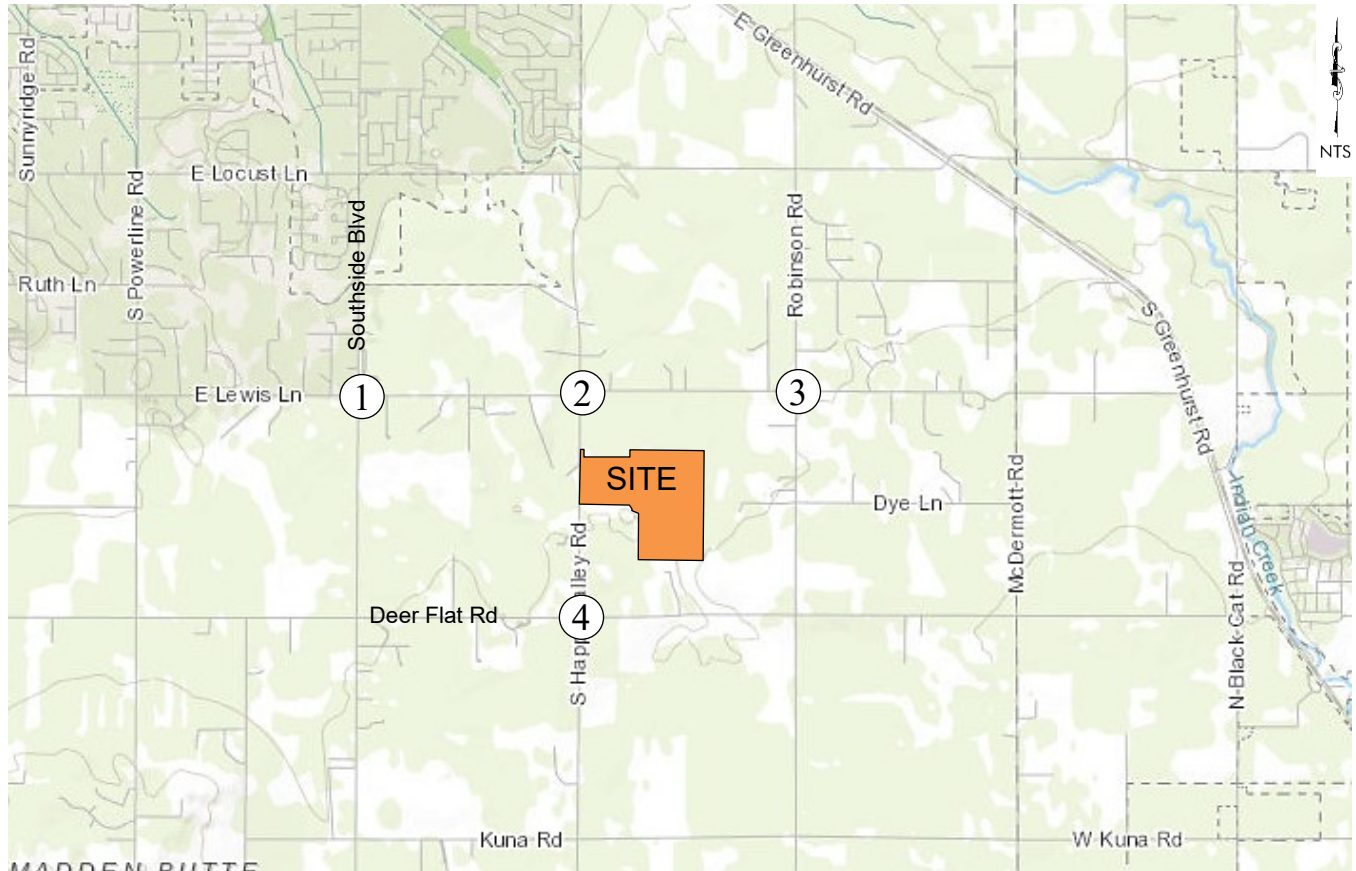


Figure 2.2 – 2021 Existing AM Peak Hour Traffic

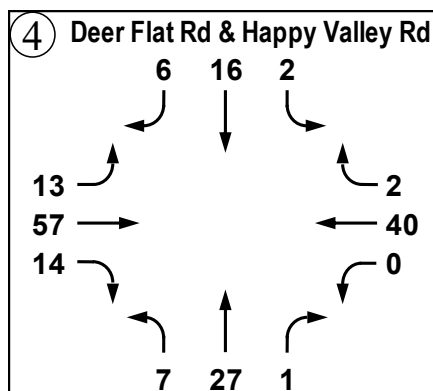
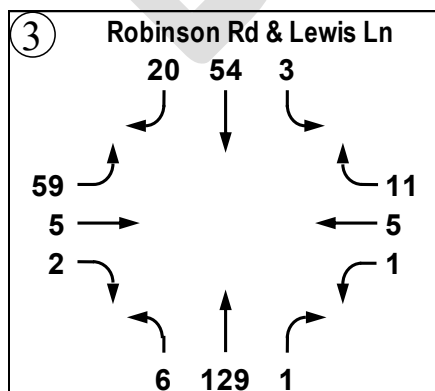
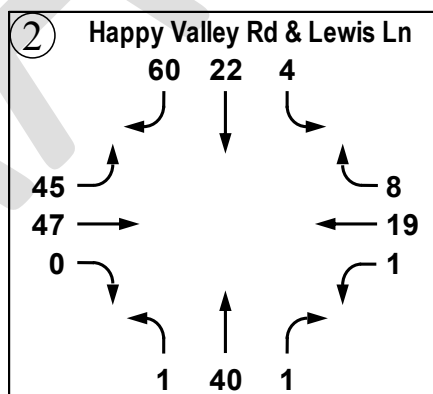
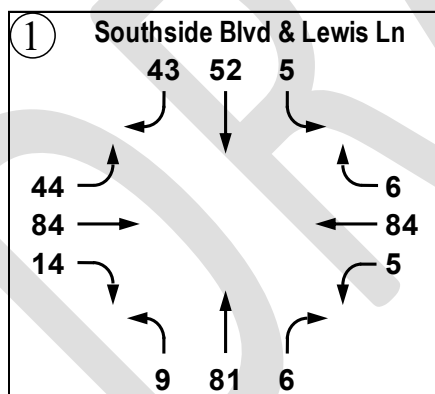
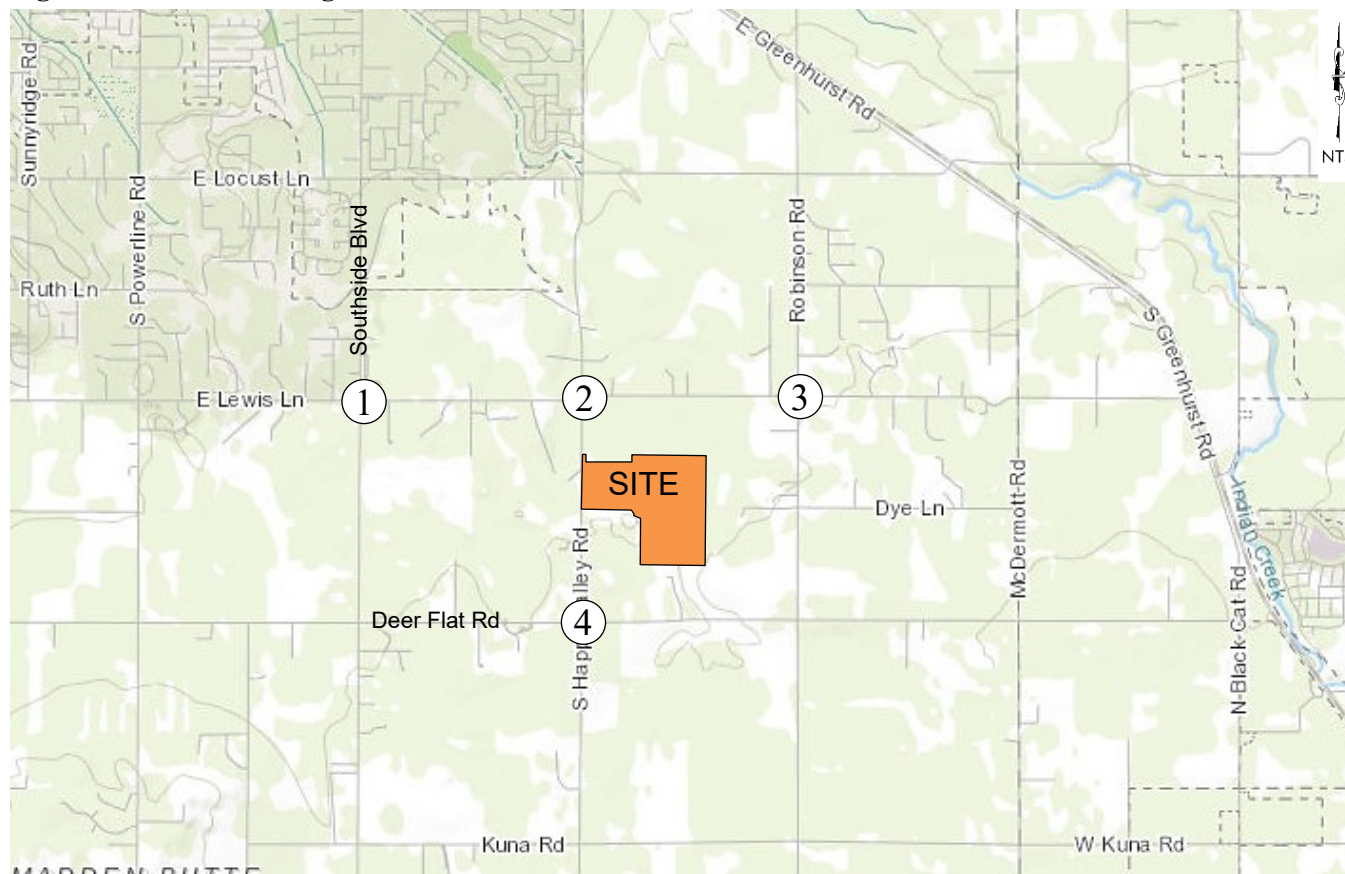
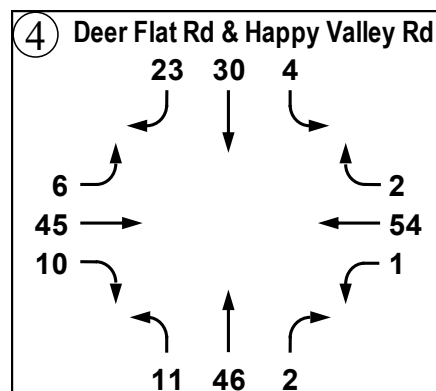
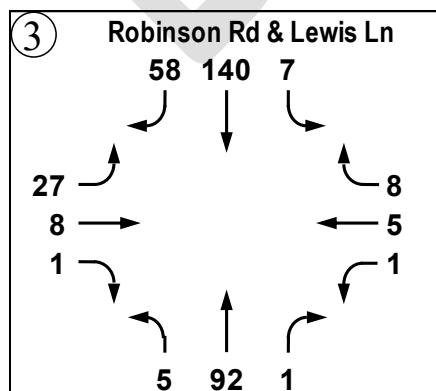
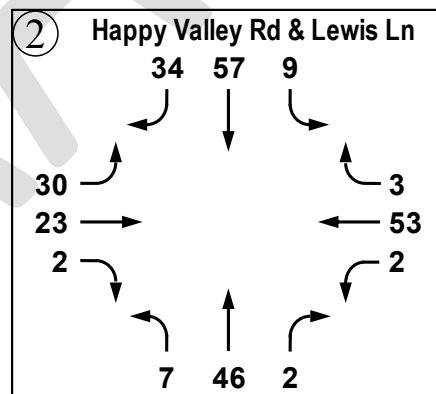
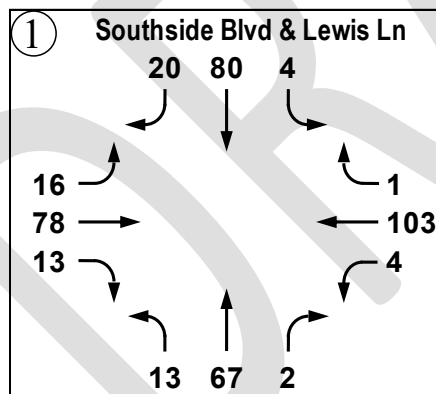
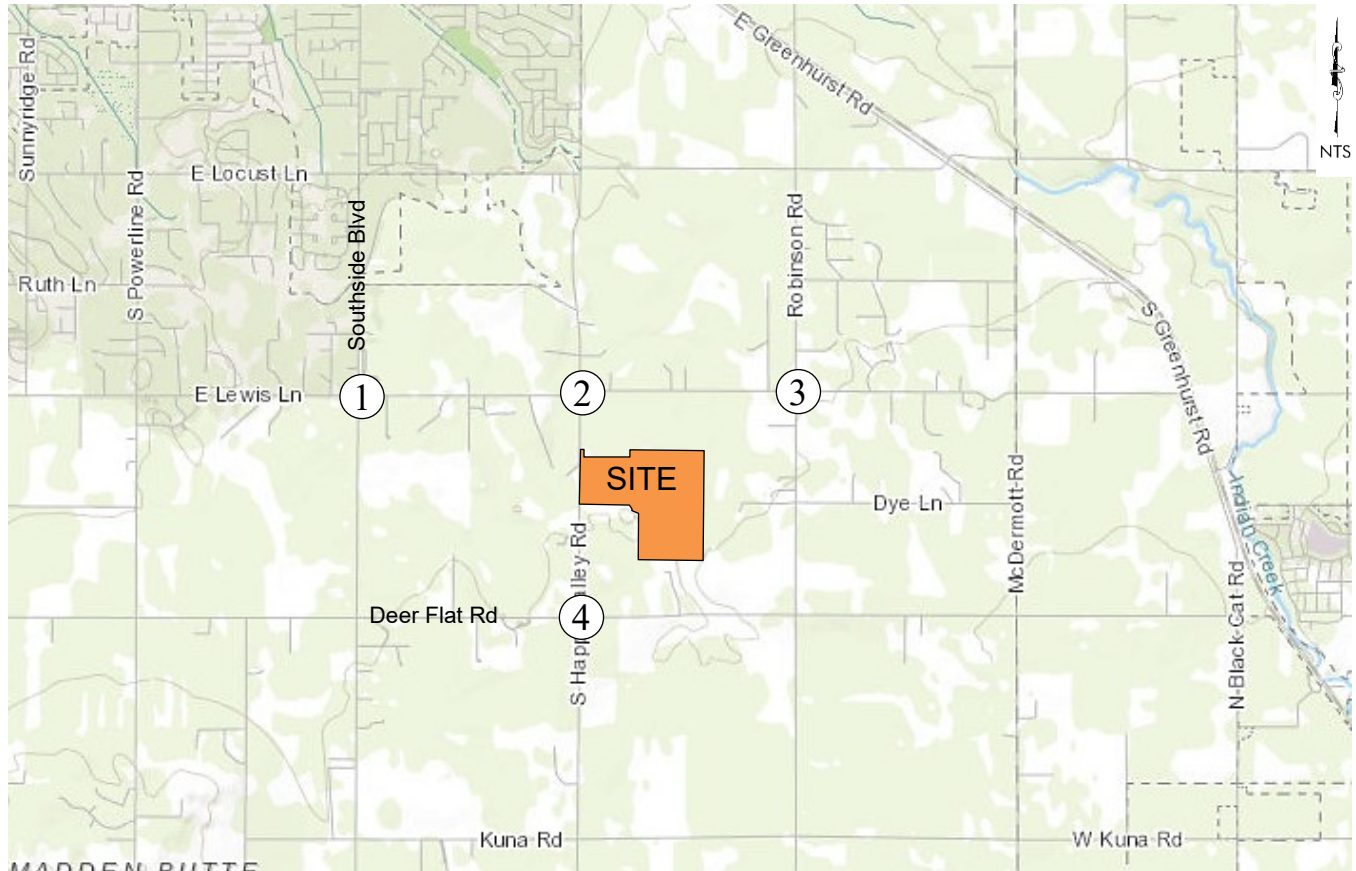


Figure 2.3 – 2021 Existing PM Peak Hour Traffic



2.3 Intersection Crash Data

The most current five-year crash data (2015-2019) was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data statistics for the study area intersections. There were no fatal crashes reported at the study area intersections for the five-year period. The majority of the crashes were angle-turning crashes, which is expected at unsignalized intersections. Based on the number of crashes and crash types, all study area intersections do not seem to have safety issues to require mitigations. The Southside Boulevard and Lewis Lane intersection was converted from a two-way stop-controlled intersection to an all-way stop-controlled intersection in 2019 to help reduce the crash frequency experienced previously. No crash data is available to determine the effects of the all-way stop-control conversion has had at the intersection at the time of this TIS.

Table 2.2 – Intersection Crash Data (2015-2019)

Intersection	Total Crashes	Crash Severity			Notes
		PDO	Injury	Fatal	
① Southside Blvd and Lewis Ln	14	4	10	0	<ul style="list-style-type: none"> 12 (86%) angle crashes, 1 (7%) animal crash, 1 (7%) side swipe same crash 10 (71%) crashes in EB direction, 3 (21%) crashes in WB direction
② Happy Valley Rd and Lewis Ln	No crashes reported at this intersection				
③ Robinson Rd and Lewis Ln	4	3	1	0	<ul style="list-style-type: none"> 3 (75%) angle crashes, 1 (25%) rear-end crash 3 crashes in EB direction, 1 crash in SB direction
④ Deer Flat Rd and Happy Valley Rd	6	4	2	0	<ul style="list-style-type: none"> 5 (83%) angle crashes, 1 (17%) lane departure into mailbox in snowy conditions 3 crashes in WB direction, 2 crashes in EB direction

2.4 Intersection Operations

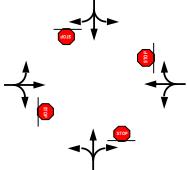
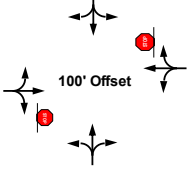
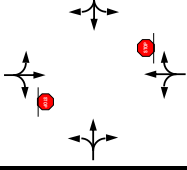
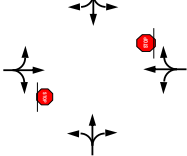
To determine the existing traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and existing peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. All study area intersections currently meet minimum operation thresholds.

2.5 Intersection Mitigation

All study area intersections currently meet minimum operational thresholds. No intersection capacity improvements are needed to mitigate 2021 existing traffic conditions.

Turn lane needs were evaluated using the guidelines outlined in the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. No turn lanes are needed at the study area intersections based on the 2021 existing traffic patterns with the COVID-19 adjustment factors as discussed in Section 2.2.

Table 2.3 – Intersection Operations – 2021 Existing Traffic

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	8
			Worst Movement MOEs	A / 0.23 (EB)	A / 0.15 (WB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	10 / 10	11 / 11
			Worst Movement MOEs	B / 0.14 (EB)	B / 0.10 (WB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / A
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.08 (WB)

3.0 2023 BACKGROUND TRAFFIC CONDITIONS

3.1 Roadway Network

The study area roadways and intersections are expected to remain the same as the existing conditions. According to the NHD1 Long Range Transportation Plan (June 2019), there are no roadway or intersection capacity improvements within the study area. The City of Nampa also did not identify any projects within the study area from now to 2040 according to their 2020 Transportation Master Plan. The study area is included in the City of Nampa Impact Area but is not within the city limits.

3.2 Background Traffic

Future traffic forecasts were obtained from COMPASS to estimate the background traffic growth for the study area roadways and intersections. COMPASS traffic forecasts are included in the appendix. Based on COMPASS traffic forecasts and approved TIS in the study area, a 2.0% annual growth rate was used on all study area roadways. In addition to the traffic growth, off-site traffic generated by four developments in the vicinity was also included in the background traffic. **Figure 3.1** shows the in-process developments' locations and are described below:

- Southern Ridge Subdivision
 - 385 single-family dwelling units with a projected build-out year in 2023
 - Located east of Southside Boulevard between Oklahoma Avenue and Locust Lane
 - Construction of the development began in 2017 using existing roadways north of Locust Lane
 - At the time traffic counts were collected, approximately 215 dwelling units had been constructed
 - All 170 remaining dwelling units were assumed to be constructed and occupied by 2023
- New York Landing Subdivision
 - 408 single-family dwelling units with an adjusted build-out year of 2027
 - Located north of Alma Lane between Southside Boulevard and Happy Valley Road
 - At the time of this TIS, construction of dwelling units had not commenced but internal roadways were partially constructed
 - Approximately 135 dwelling units were assumed to be occupied by the 2023 study year
- Osprey Estates Subdivision
 - 189 single-family dwelling units with a build-out year of 2025
 - Located east of Happy Valley Road centered around Farin Lane
 - At the time of this TIS, construction has not commenced
 - Approximately 110 dwelling units were assumed to be occupied by the 2023 study year
- Constance and Richard Subdivision
 - 103-acre parcel anticipated being developed with approximately 400 single-family dwelling units with an assumed 2027 build-out year
 - Located south of Alma Lane between Southside Boulevard and Happy Valley Road
 - The parcel has frontage on Alma Lane and Lewis Lane
 - No preliminary plat was available at the time of this TIS
 - TIS for this project is in progress and has not been submitted to the governing agencies
 - Approximately 130 dwelling units were assumed to be occupied by the 2023 study year

Offsite traffic data is included in the appendix. **Figure 3.2** and **Figure 3.3** summarize the 2023 build-out year AM and PM peak hour background traffic, respectively.

Figure 3.1 – Off-Site Developments Within the Vicinity

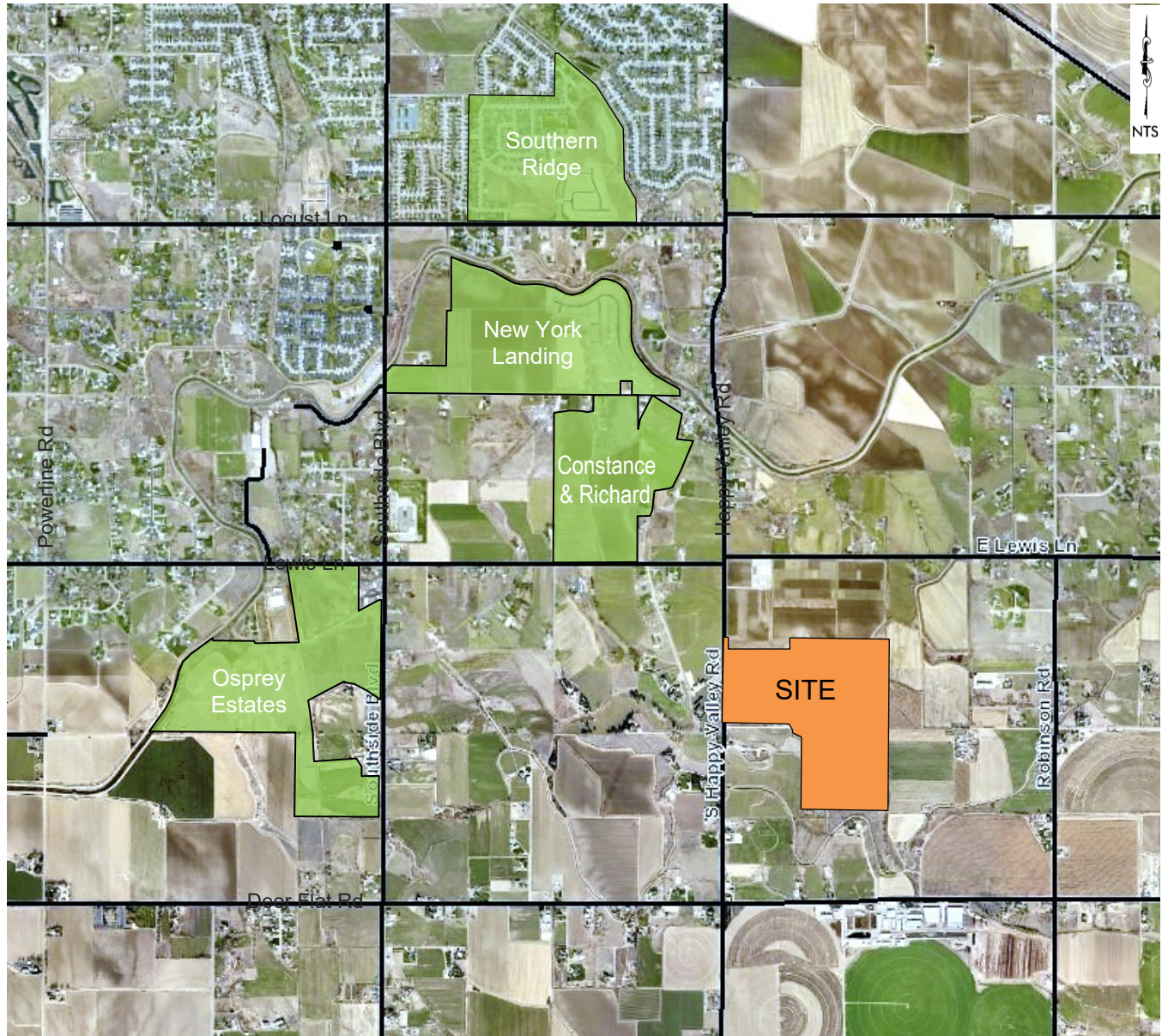


Figure 3.2 – 2023 Build-Out Year AM Peak Hour Background Traffic

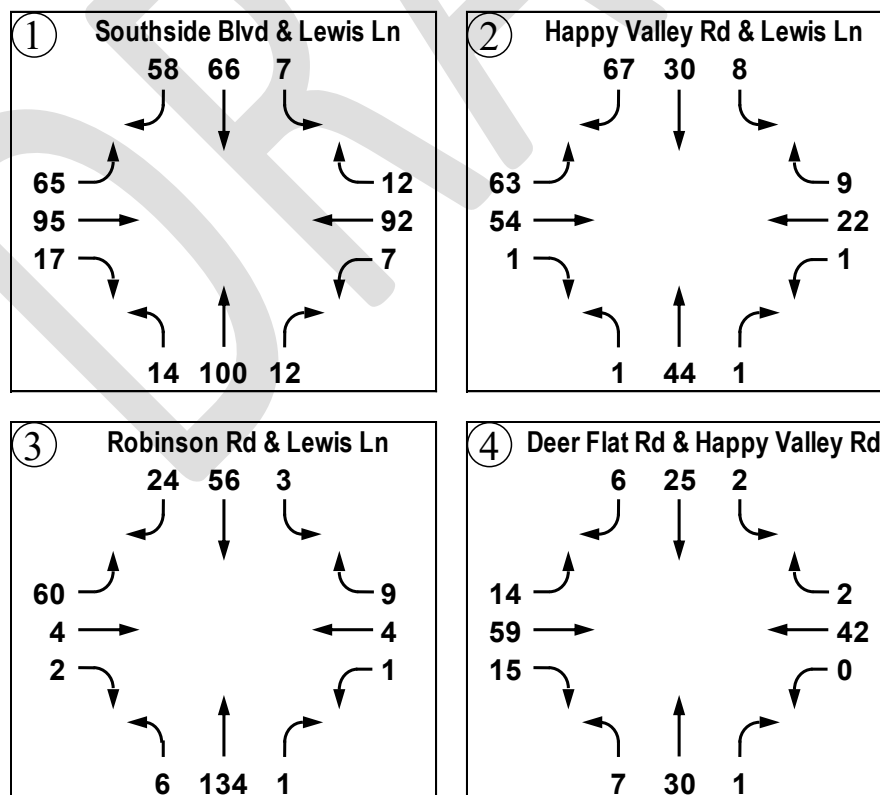
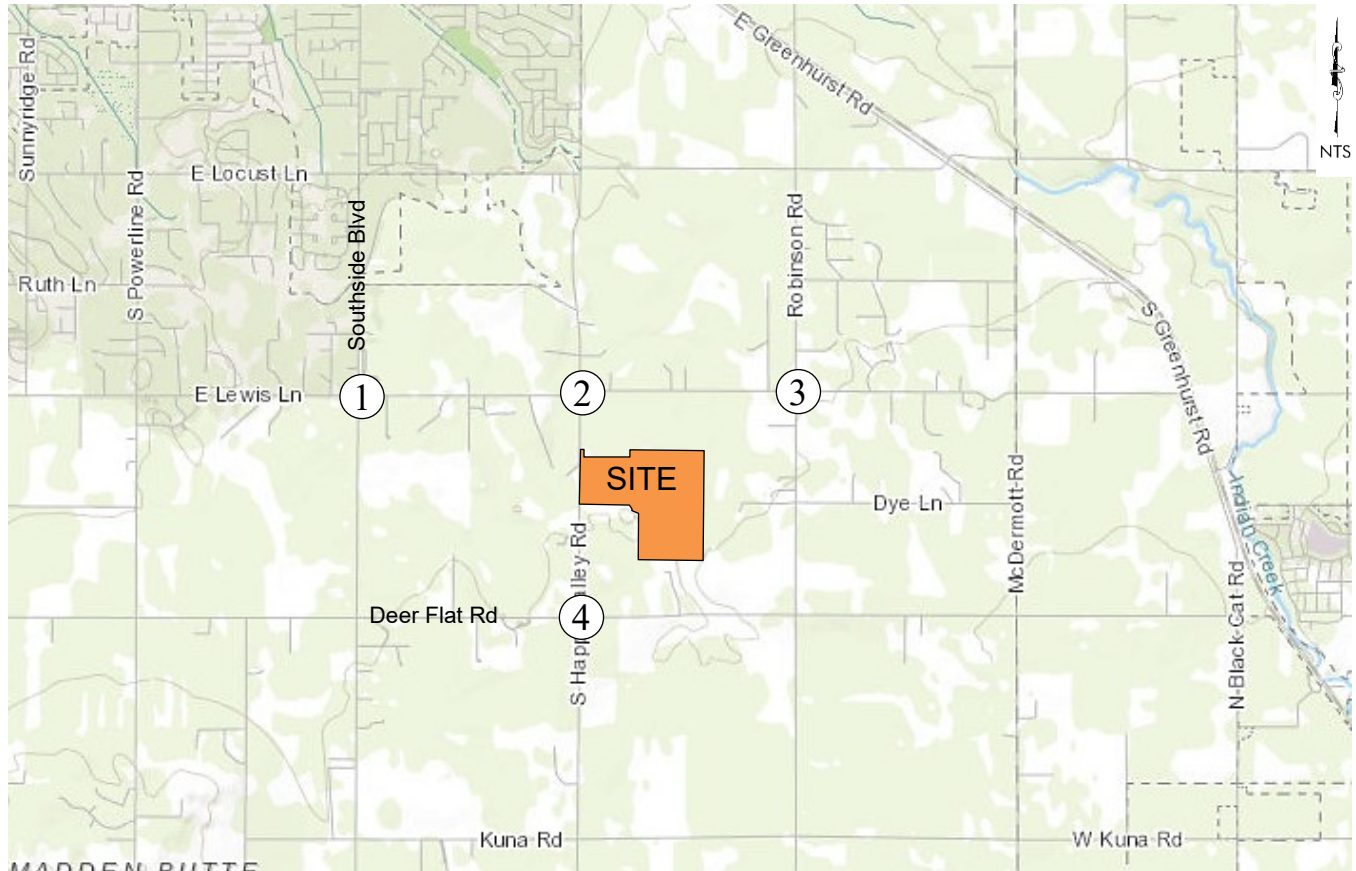
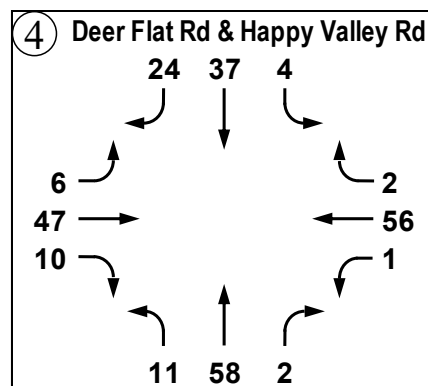
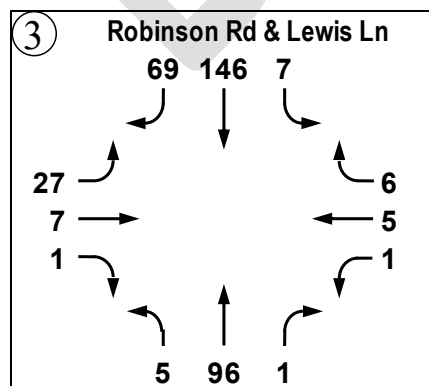
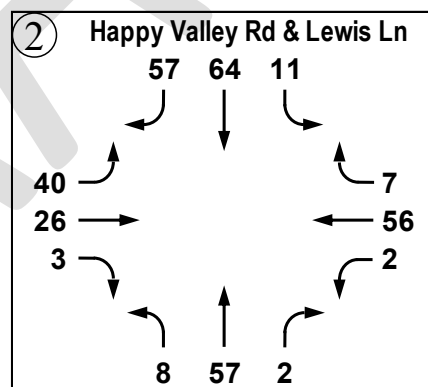
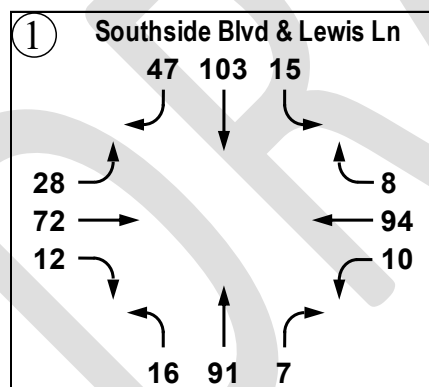
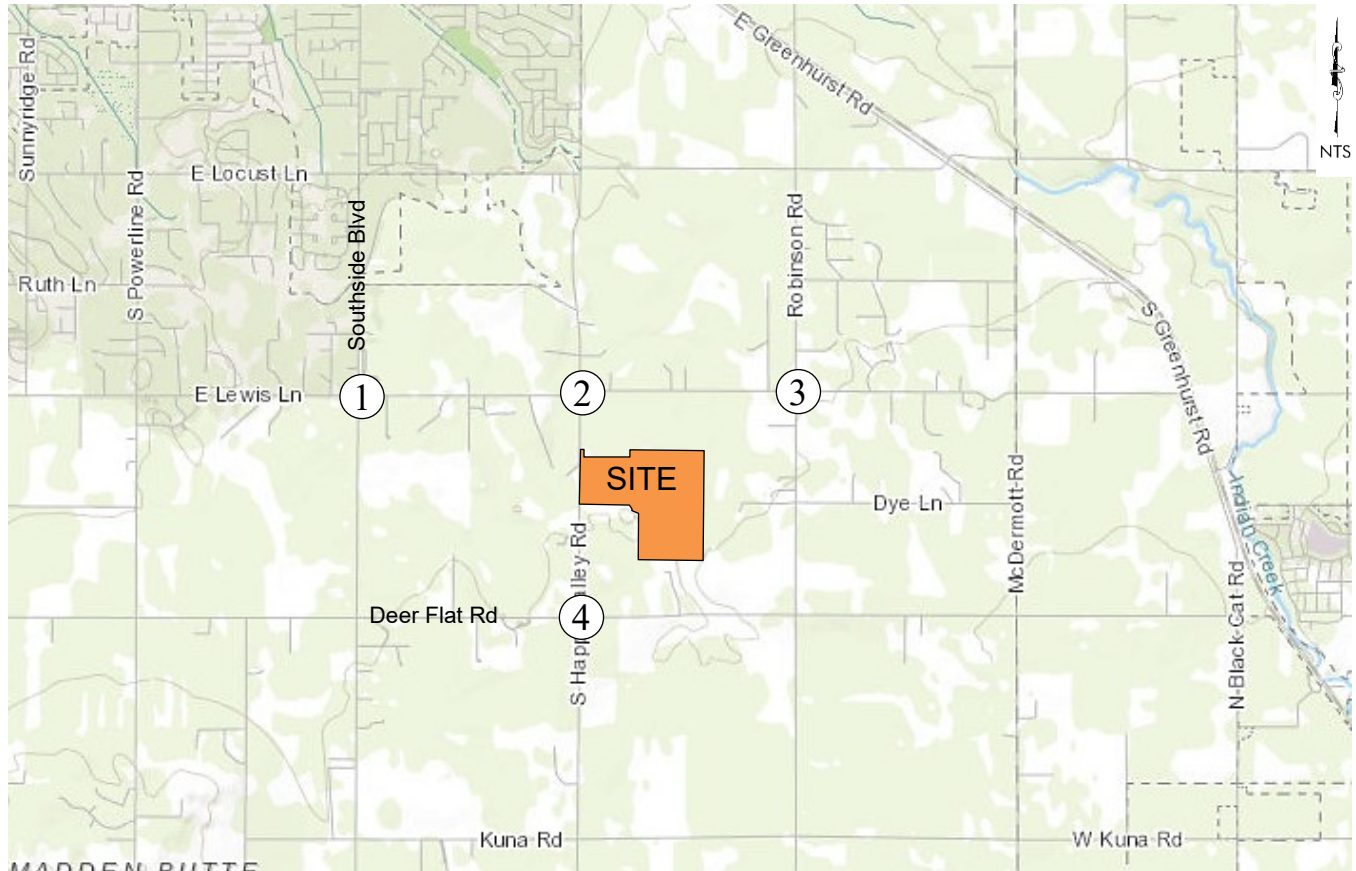


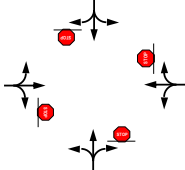
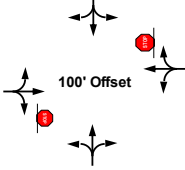
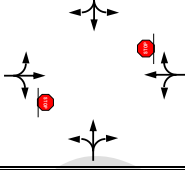
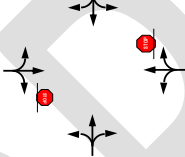
Figure 3.3 – 2023 Build-Out Year PM Peak Hour Background Traffic



3.3 Intersection Operations

To determine the 2023 background traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and 2023 background traffic volumes. Copies of the analysis reports are included in the appendix. **Table 3.1** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with 2023 background traffic conditions.

Table 3.1 – Intersection Operations – 2023 Build-Out Year Background Traffic

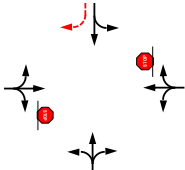
Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.22 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 11
			Worst Movement MOEs	B / 0.17 (EB)	B / 0.12 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.09 (EB)

3.4 Intersection Mitigation

All study area intersections are expected to continue to meet minimum operational thresholds. However, one intersection requires a turn lane based on NCHRP Report 457 turn lane guidelines. **Table 3.2** summarizes the intersection operations with the warranted turn lane. The intersection and turn lane needed under 2023 background traffic conditions are:

- Robinson Road and Lewis Lane intersection
 - Southbound right-turn lane

Table 3.2 – Intersection Operations – 2023 Build-Out Year Background Traffic Mitigation

Intersection		Control / Lane Mitigation	MOEs	AM Peak Hour	PM Peak Hour
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)

4.0 2023 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS

4.1 Site Traffic

4.1.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (10th edition), published by ITE. **Table 4.1** summarizes the site trip generation. The proposed development is estimated to generate approximately 670 weekday daily trips with 49 trips during the AM peak hour and 64 trips during the PM peak hour.

Table 4.1 – Build-Out Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering	Exiting
Single-Family Detached Housing	210	62	DU	Weekday Daily (vpd)	670	50%	335
				AM Peak Hour (vph)	49	25%	12
				PM Peak Hour (vph)	64	63%	40

4.1.2 Trip Capture

Based on the proposed land use, the development is not expected to retain a significant amount of the trips within the site. No reduction for internal capture trips was assumed in the traffic analysis.

4.1.3 Pass-by Trips

Based on the proposed land use, the development is not expected to attract pass-by trips. No pass-by trips were assumed in the traffic analysis.

4.1.4 Modal Split

For traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles.

4.1.5 Trip Distribution and Assignment

Site traffic was distributed and assigned to the external roadway system based on the current travel patterns, site layout, historical traffic counts at the study area intersections, and the general location of the site within the area. **Figure 4.1** summarizes the expected site traffic distribution patterns. **Figure 4.2** and **Figure 4.3** summarize the build-out peak hour site traffic with the proposed accesses as shown in the preliminary site plan.

4.2 Total Traffic

The build-out site traffic is then added to the 2023 background traffic as determined above to obtain the 2023 total traffic. **Figure 4.4** and **Figure 4.5** summarize the estimated 2023 weekday AM and PM peak hour total traffic, respectively.

Figure 4.1 – Site Traffic Distribution Patterns

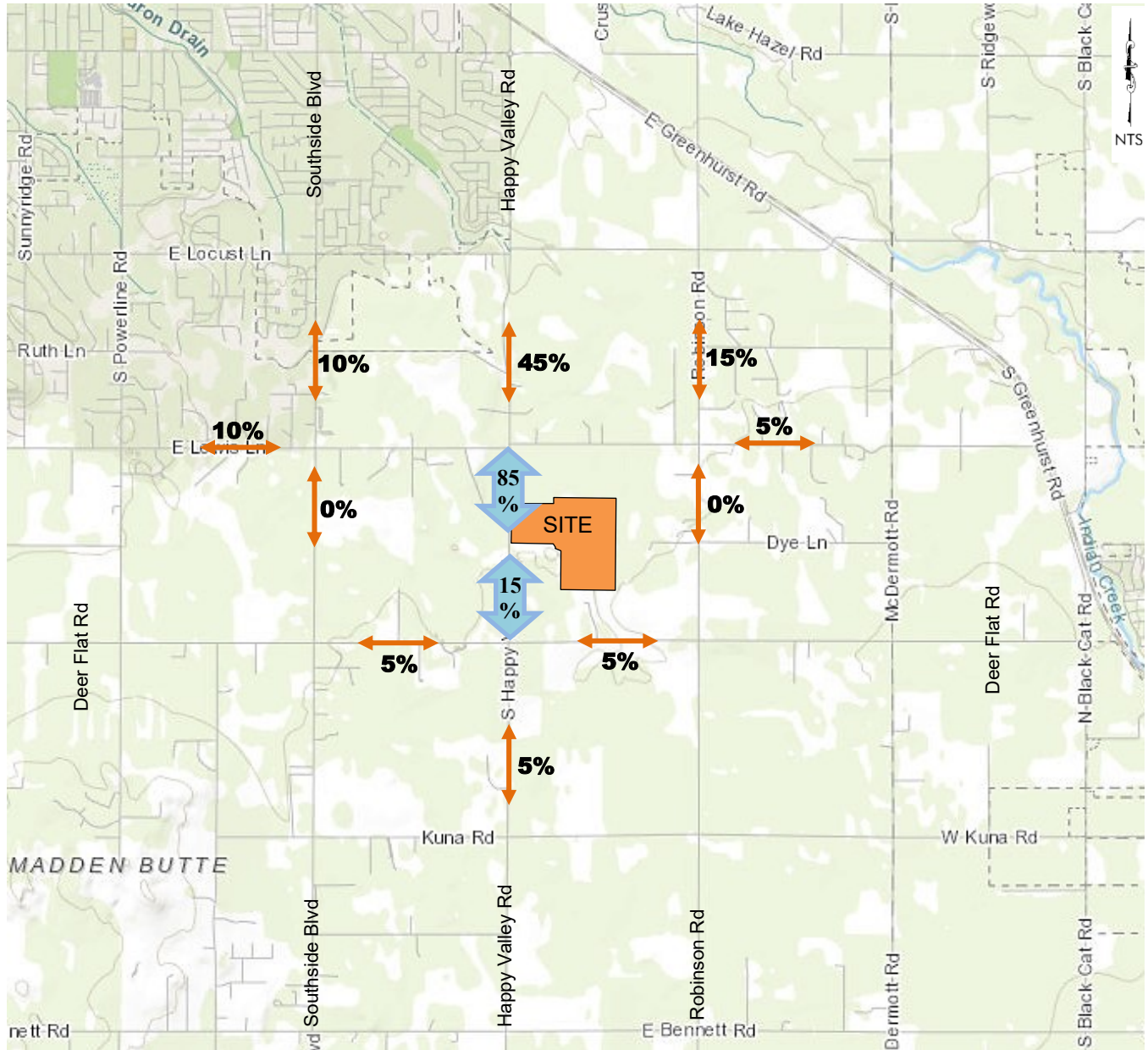


Figure 4.2 – 2023 Build-Out Year AM Peak Hour Site Traffic

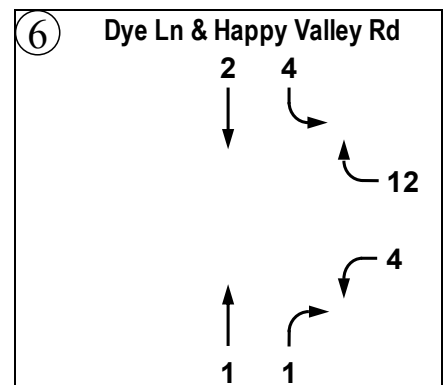
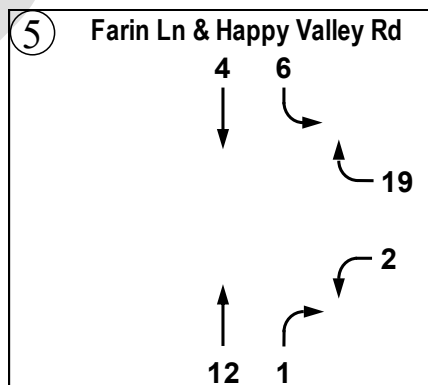
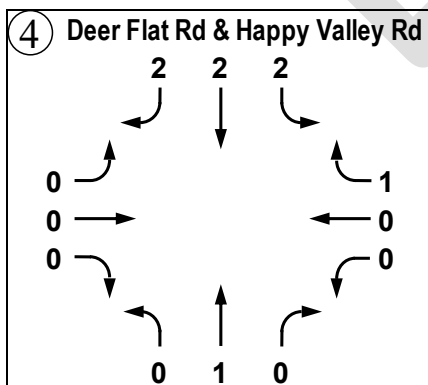
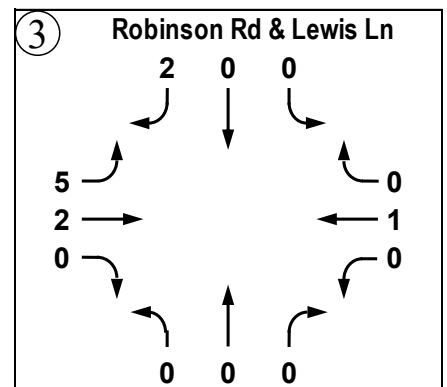
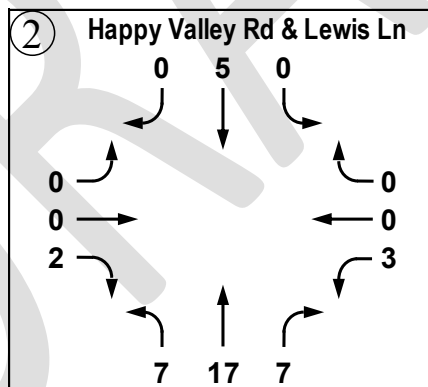
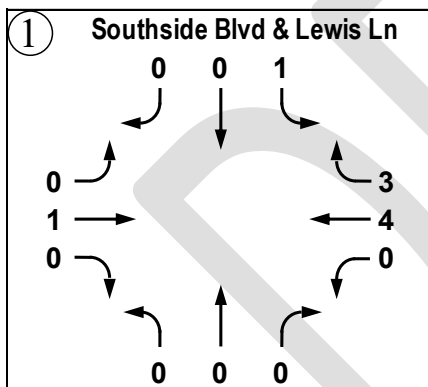
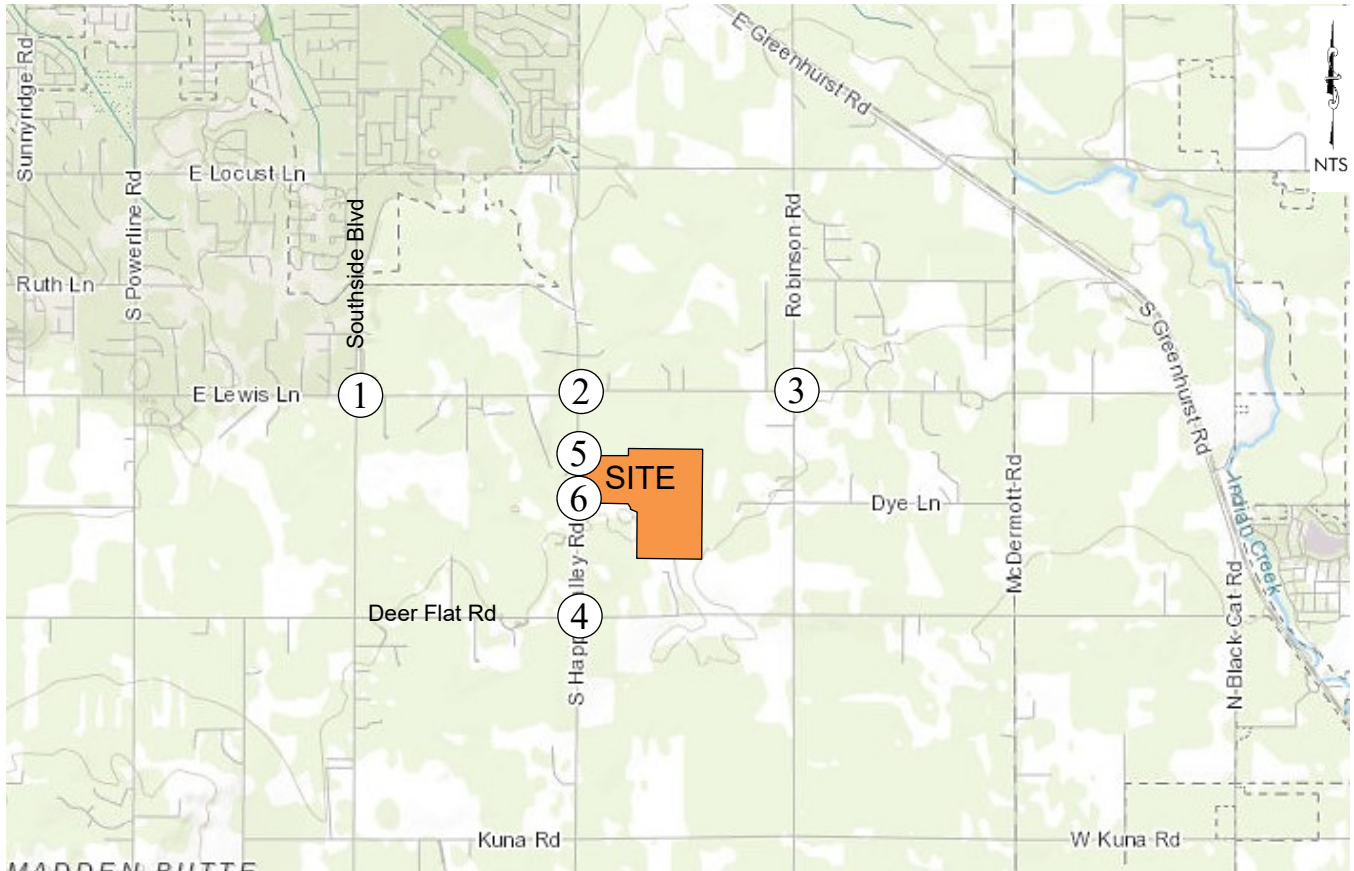


Figure 4.3 – 2023 Build-Out Year PM Peak Hour Site Traffic

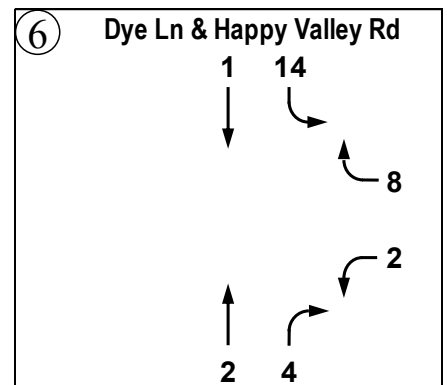
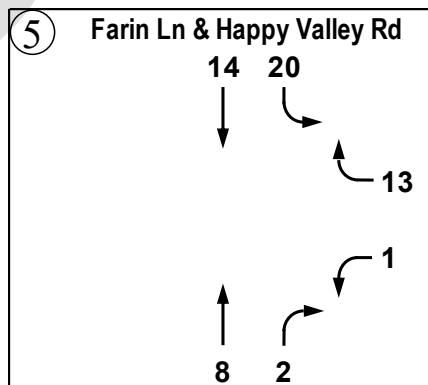
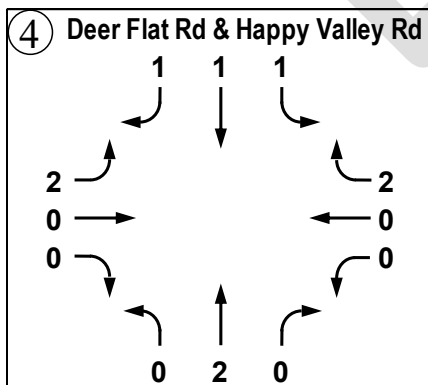
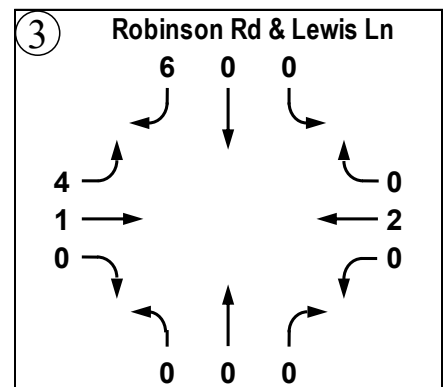
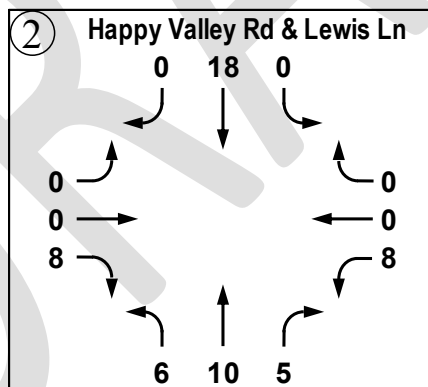
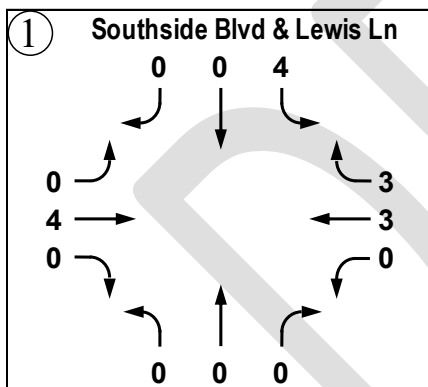
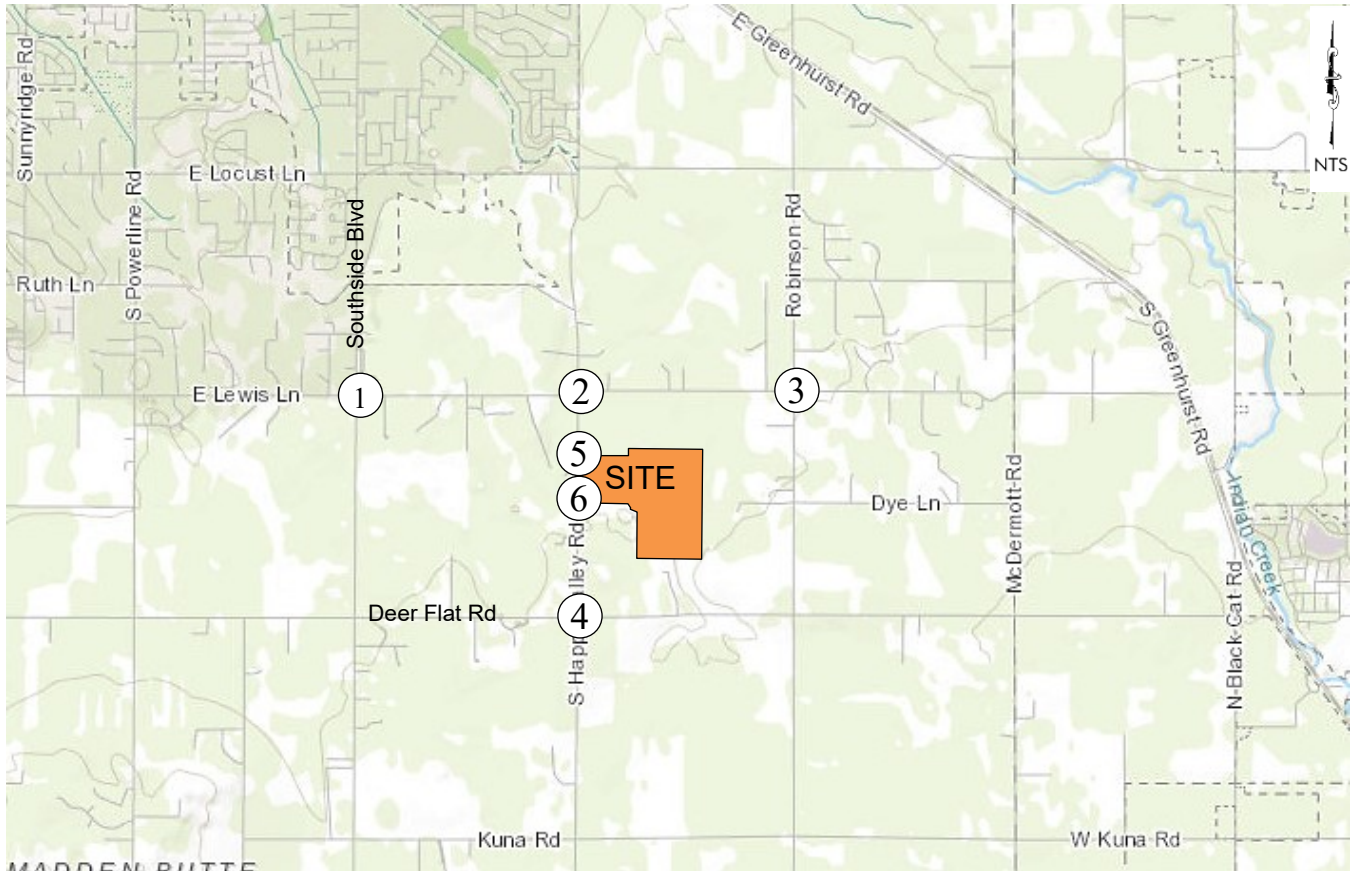


Figure 4.4 – 2023 Build-Out Year AM Peak Hour Total Traffic

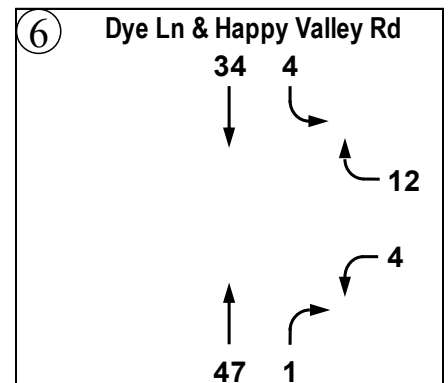
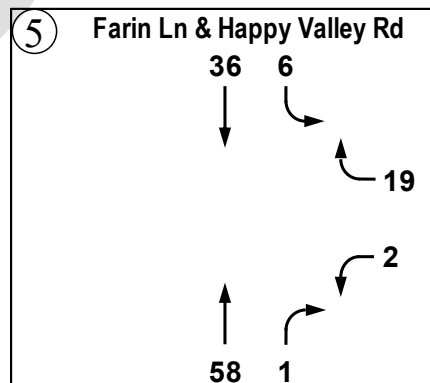
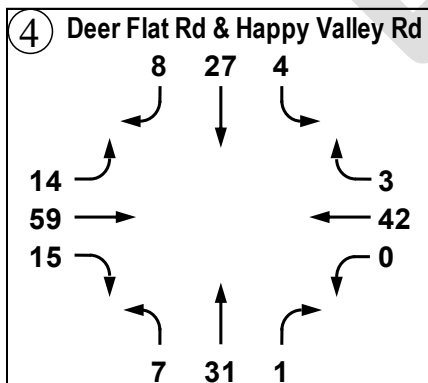
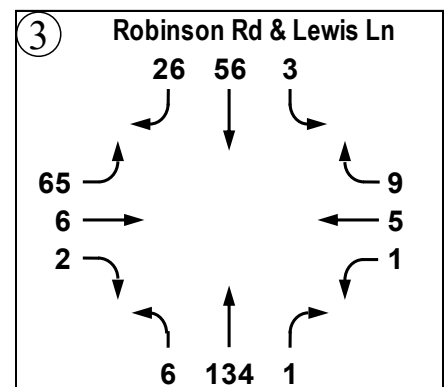
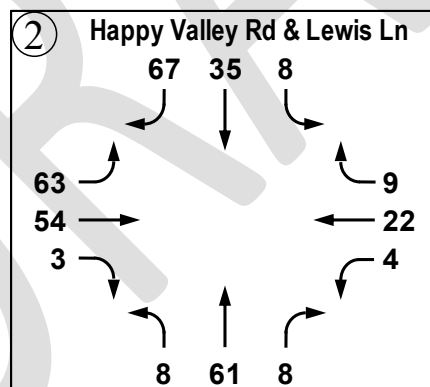
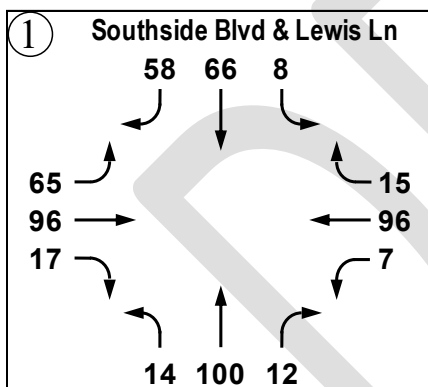
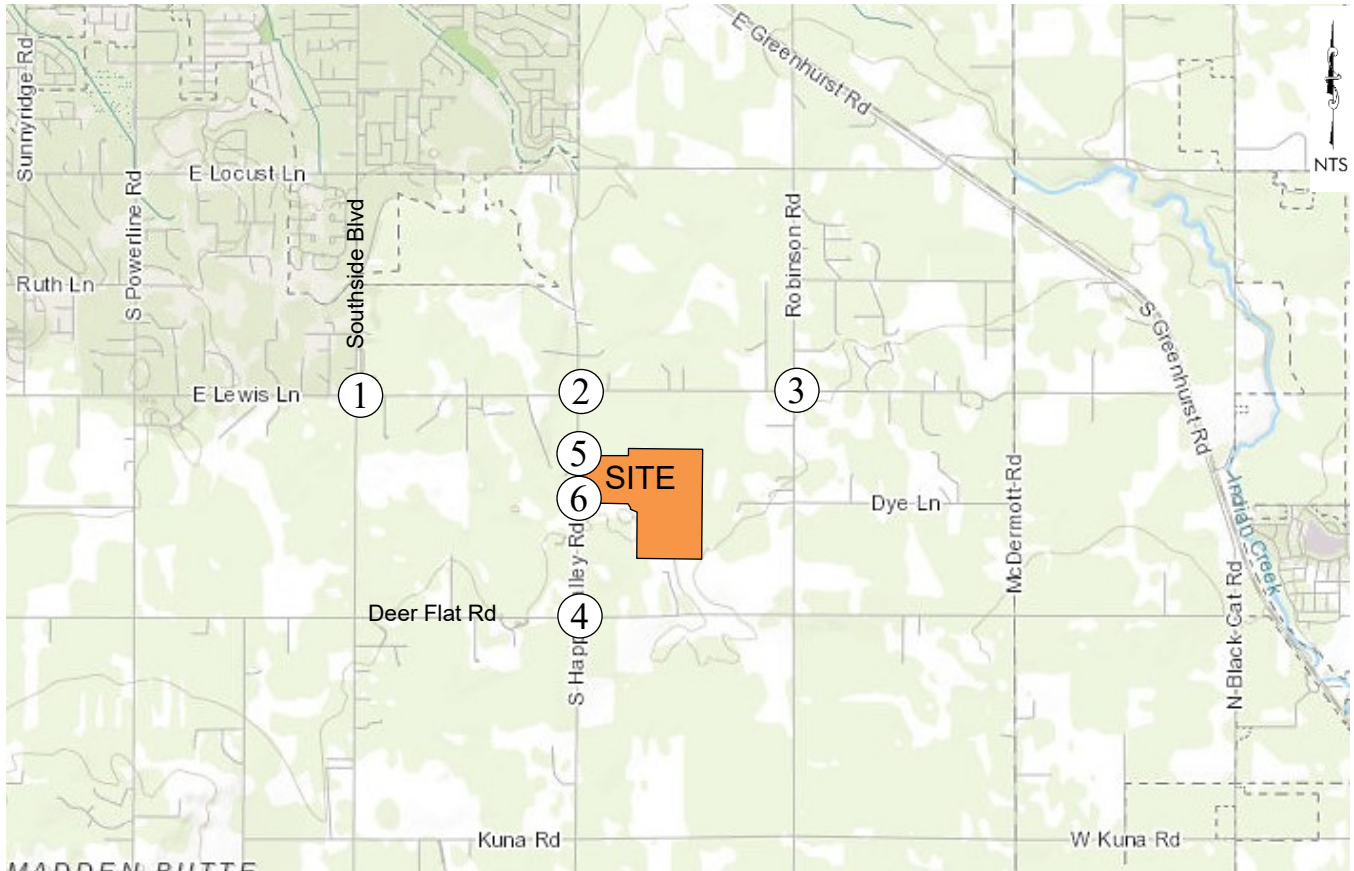
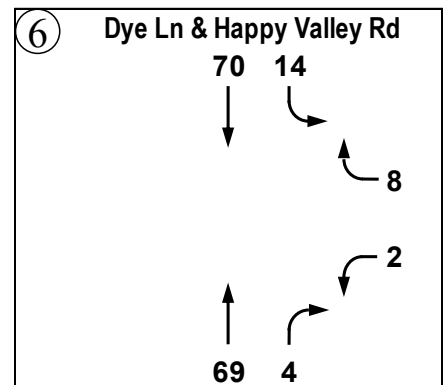
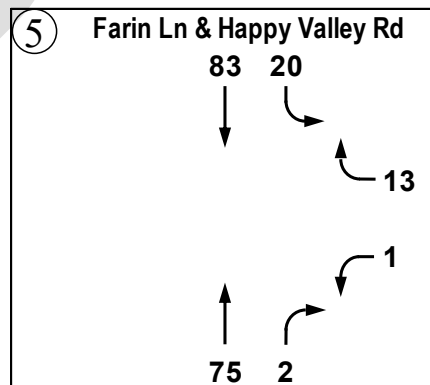
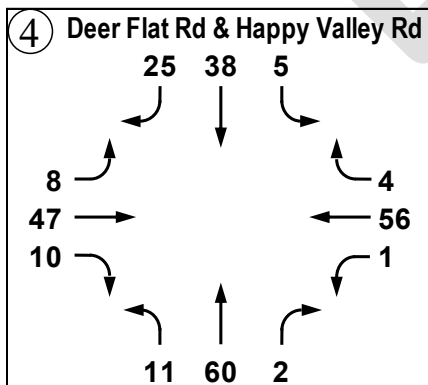
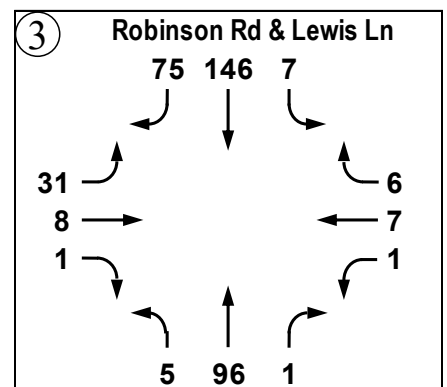
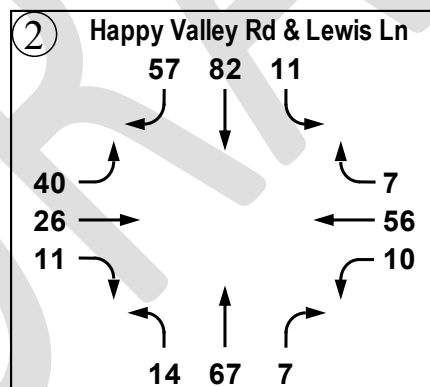
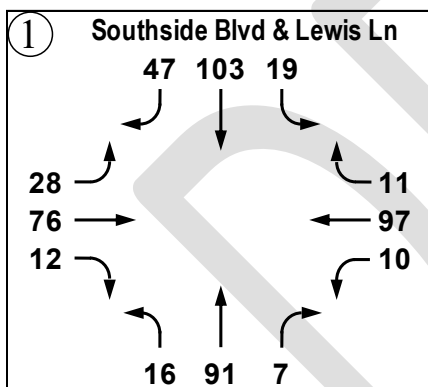
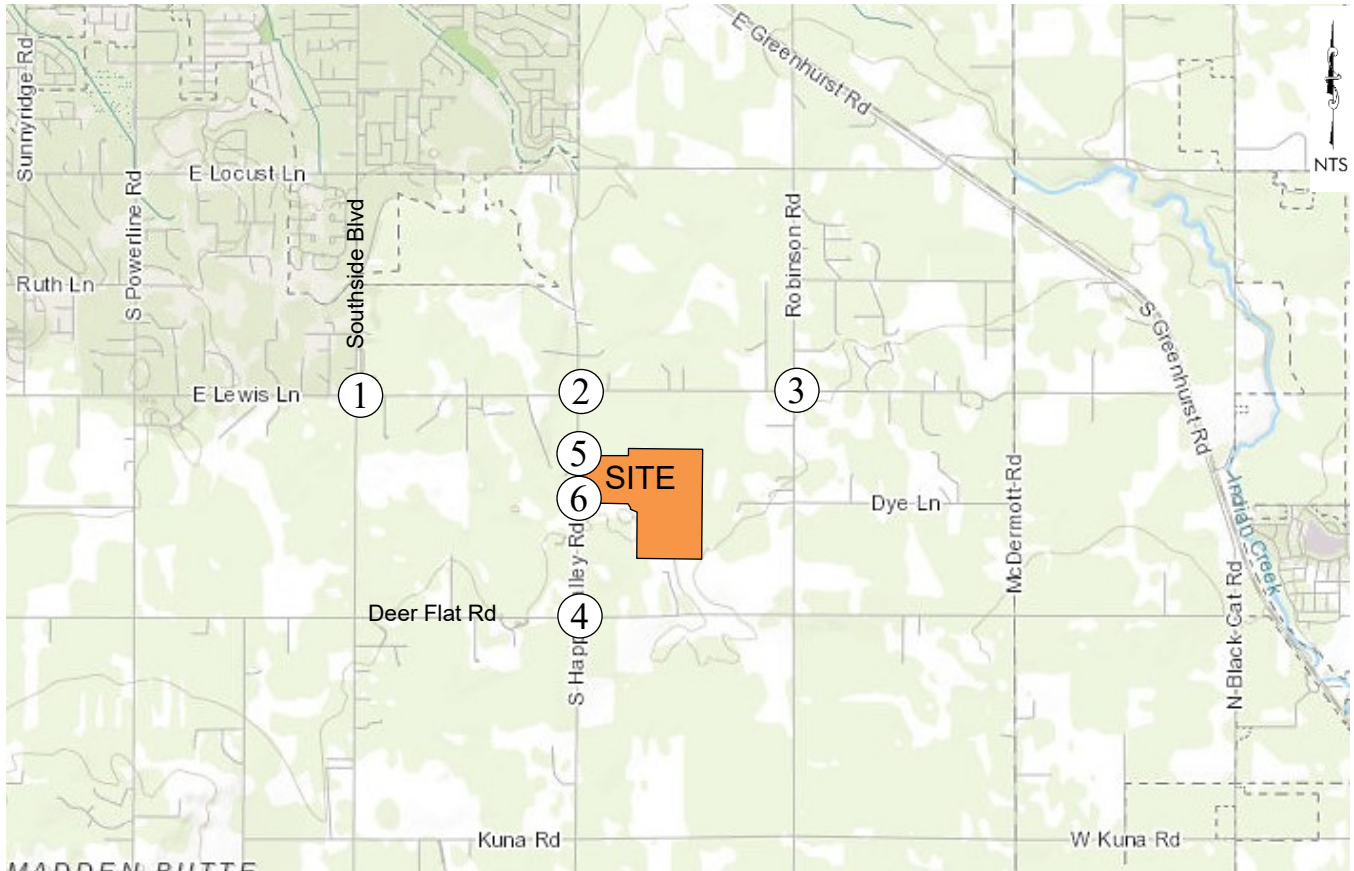


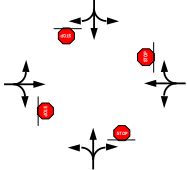
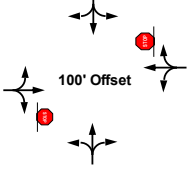
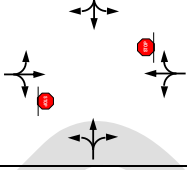
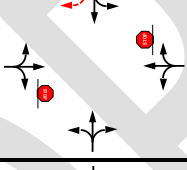
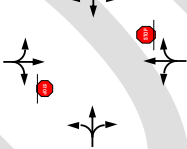
Figure 4.5 – 2023 Build-Out Year PM Peak Hour Total Traffic



4.3 Intersection Operations

To determine the 2023 total traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. Copies of the analysis reports are included in the appendix. **Table 4.2** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with or without the right-turn lane warranted under 2023 background traffic conditions.

Table 4.2 – Intersection Operations – 2023 Build-Out Year Total Traffic

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.23 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / B	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 12
			Worst Movement MOEs	B / 0.19 (EB)	B / 0.13 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.07 (EB)
			EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.11 (EB)	B / 0.07 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.12 (EB)	B / 0.09 (EB)

4.4 Intersection Mitigation

All study intersections are expected to meet minimum operational thresholds with 2023 total traffic. No additional study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations. **Table 4.3** summarizes the build-out site traffic percentage estimate at each study area intersection.

Table 4.3 – Build-Out Site Traffic Percentage of 2023 Total Traffic

Intersection	% Site Traffic of 2023 Total Traffic		
	AM Peak	PM Peak	Average
① Southside Blvd and Lewis Ln	1.6%	2.7%	2.2%
② Happy Valley Rd and Lewis Ln	11.9%	14.2%	13.1%
③ Robinson Rd and Lewis Ln	3.2%	3.4%	3.3%
④ Southside Blvd and Deer Flat Rd	3.8%	3.4%	3.6%

4.5 Site Access and Circulation

Happy Valley Road along the site frontage is outside the City of Nampa’s limits and under NHD1’s jurisdiction. The roadway and driveway spacing requirements on these roadways segments are based on the *2017 Edition of the Highway Standards and Development Procedures Policy for the Association of Canyon County Highway Districts, §3061 Intersection and Approach Policy*. According to the policy, no new private approaches or local roads are allowed on arterial roadways. Happy Valley Road according to NHD1 is classified as a major collector along the site frontage. Collector streets are allowed at 1,320 feet spacing on either a minor arterial or a collector. Local Road spacing on a major collector is allowed at 660 feet spacing. As stated in Section 2.1, Dye Lane is located at the mid-mile location and is shown in the City of Nampa 2020 Functional Classification Map as a future collector roadway.

Figure 4.6 shows the proposed site access locations. Farin Lane is proposed approximately 1,350 feet south of Lewis Lane and 250 feet north of a private driveway on the west side of Happy Valley Road. Dye Lane is proposed approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road, and aligns with a private driveway serving one dwelling unit on Happy Valley Road. The proposed access locations generally meet NHD1 intersection and approach spacing requirements on Happy Valley Road as a rural collector street.

The proposed accesses are located in a generally straight segment of Happy Valley. Based on field review, the Farin Lane approach has adequate sight distance exceeding 555 feet along Happy Valley Road for a 50-mph posted speed limit. However, the hill south of the site restricts the intersection sight distance at Dye Lane to 535 feet, which is 20 feet short the 555 feet minimum requirement for a 50-mph speed limit. There are existing advisory “Hill Blocks View” signs with advisory speeds of 40 mph installed on Happy Valley Road located approximately 230 feet north and 2,200 feet south of the proposed Dye Lane location. Photos from field review are included in the appendix and depicted in **Figure 4.7**. Two options are proposed to alleviate the potential intersection sight distance issues at the Dye Lane access:

- Option 1 – Shift Dye Lane at least 20 feet to the north to ensure an adequate intersection sight distance of 555 feet
- Option 2 – Install an additional “Hill Blocks View” with 40-mph advisory speed sign 800 feet south of Dye Lane. The location of Dye Lane as proposed would meet the 445 minimum sight distance guidelines for a 40-mph roadway.

Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs

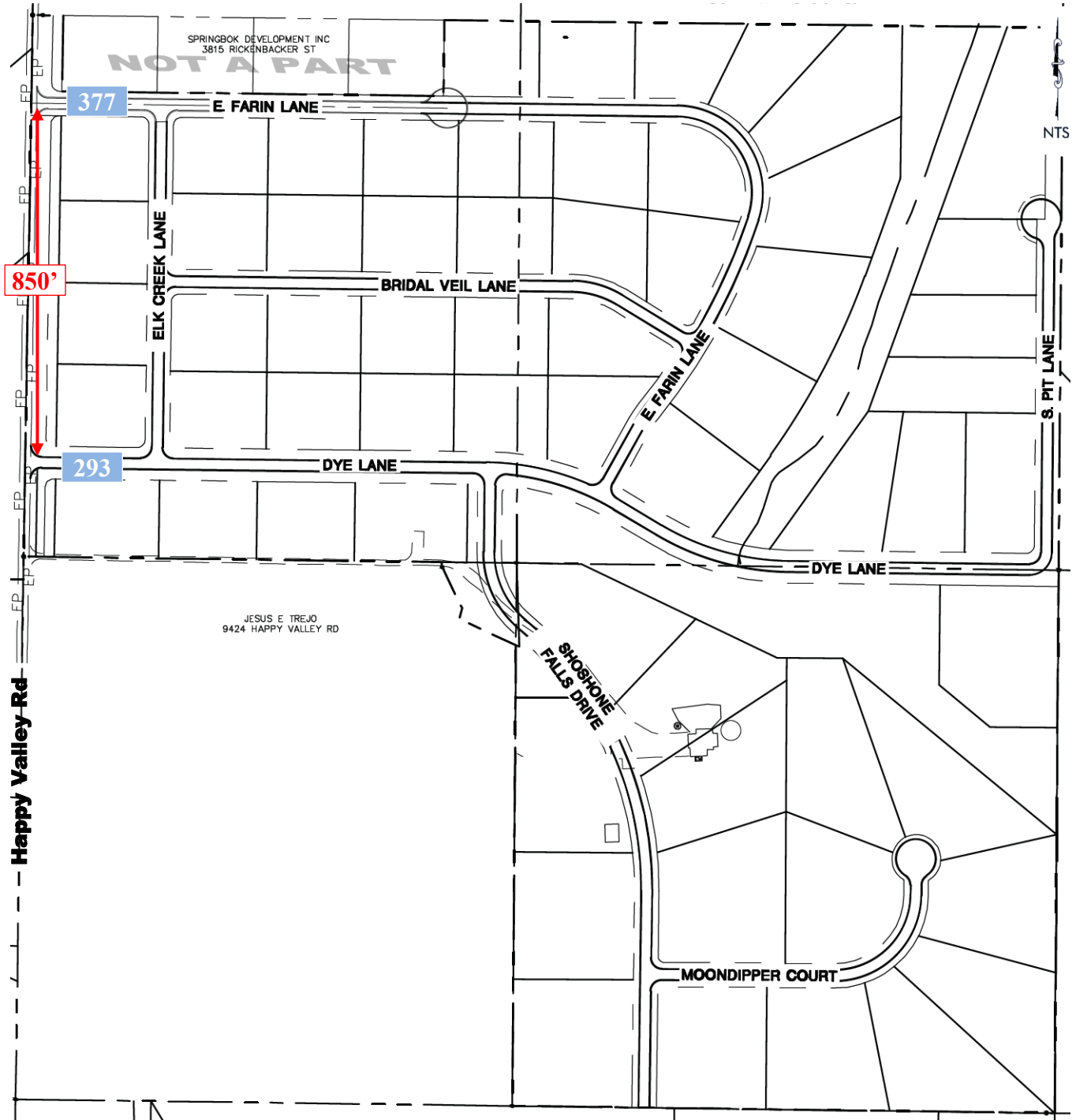

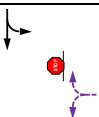


Figure 4.7 – Sight Distance Summary and “Hill Blocks View” Sign Locations



Turn lane analysis was evaluated at the proposed site access intersections using guidelines from the NCHRP Report 457. See the appendix for turn lane worksheets. None of the proposed site access intersections are expected to meet NCHRP Report 457 turn-lane guidelines with 2023 total traffic. **Table 4.4** summarizes the intersection capacity analysis results for the proposed site access intersections. All proposed site access intersections are projected to operate at LOS A with 2023 peak hour total traffic.

Table 4.4 – Site Access Intersection Operations – 2023 Build-Out Year Total Traffic

Intersection		Control / Lane Site Improvements	MOEs	AM Peak Hour	PM Peak Hour
⑤	Farin Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.02 (WB)
⑥	Dye Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.01 (WB)

4.6 School Routes

There are no existing or proposed schools within one mile of the development. The existing New Horizons Magnet Elementary School located in the northeast area of the Southside Boulevard and Lewis Lane intersection is approximately 1.5 miles from the site. Children residing within the development and attending New Horizons Magnet Elementary School will likely be bussed or picked-up/dropped-off by parents.

There are existing sidewalk segments on Southside Boulevard along the school frontage and the Southside Boulevard Methodist Church in the northeast corner of the Southside Boulevard and Lewis Lane intersection. However, there are no sidewalks along Lewis Lane or Happy Valley Road from the church to the site.

APPENDIX A: Scope of Work

APPENDIX B: Traffic Counts

APPENDIX C: 2021 Synchro Reports

APPENDIX D: COMPASS Forecasts

APPENDIX E: Offsite Traffic

APPENDIX F: 2023 Background Traffic Synchro Reports

APPENDIX G: 2023 Total Traffic Synchro Reports

APPENDIX H: Site Trip Generation Reports

APPENDIX I: Turn Lane Warrant Worksheets

APPENDIX J: Sight Distance Field Review

Traffic Impact Study - DRAFT

Happy Valley Place Subdivision

Nampa, Idaho



Prepared For:

**Happy Valley Place, LLC
6297 Ruddsdale Ave
Boise, ID 83709**

September 11, 2018

Thompson
Traffic and Civil



Engineers
Inc.

**181 East 50th St
Garden City, ID 83714
(208) 484-4410**

Table of Contents

EXECUTIVE SUMMARY	1
1.0 Proposed Development	1
2.0 Proposed Access	1
3.0 Improvements Needed to Mitigate 2018 Existing Traffic	2
4.0 Improvements Needed to Mitigate 2025 Background Traffic	2
5.0 Improvements Needed to Mitigate 2025 Build-Out Year Total Traffic	2
1.0 INTRODUCTION.....	3
1.1 Proposed Development	3
1.2 Study Approach.....	4
1.3 Study Area.....	4
1.4 Study Period	4
1.5 Analysis Methods and Performance Measure Thresholds	4
2.0 EXISTING CONDITIONS	5
2.1 Roadway Network, Intersection Control and Lane Configuration	5
2.2 Existing Traffic Volumes	5
2.3 School Routes.....	5
2.4 Intersection Crash Data	5
2.5 Intersection Level of Service.....	7
2.6 Mitigation	7
3.0 2025 BACKGROUND TRAFFIC CONDITIONS.....	7
3.1 Roadway Network.....	7
3.2 Background Traffic	7
3.3 Intersection Level of Service.....	9
3.4 Mitigation	9
4.0 2025 TOTAL TRAFFIC CONDITIONS.....	9
4.1 Roadway Network Improvements.....	9
4.2 Site Traffic.....	9
4.2.1 Trip Generation	9
4.2.2 Trip Capture	10
4.2.3 Pass-by Trips.....	10
4.2.4 Modal Split.....	10
4.2.5 Trip Distribution and Assignment	10
4.3 Total Traffic	10
4.4 Intersection Level of Service.....	14
4.5 Mitigation	14
4.6 Site Access and Circulation.....	14
APPENDIX.....	16

List of Figures

Figure 1.1 – Site Location and Vicinity	3
Figure 1.2 – Preliminary Site Plan	4
Figure 2.2 – 2018 Existing Peak Hour Traffic	6
Figure 3.1 – 2025 Build-Out Year Peak Hour Background Traffic	8
Figure 4.1 – Site Traffic Distribution Patterns	11
Figure 4.2 – Build-Out Peak Hour Site Traffic	12
Figure 4.4 – 2025 Build-Out Year Peak Hour Total Traffic	13
Figure 4.6 – Proposed Site Access Locations and Expected ADTs	15

List of Tables

Table 1.1 – Proposed Intersection Improvements Summary	2
Table 2.1 – Existing Roadway Characteristics	5
Table 2.2 – Intersection Crash Data (2012-2016)	6
Table 2.3 – Intersection Level of Service – 2018 Existing Traffic	7
Table 3.1 – Intersection Level of Service – 2025 Build-Out Year Background Traffic	9
Table 4.1 – 2025 Site Trip Generation Summary	9
Table 4.2 – Build-Out Site Traffic Percentage of 2025 Total Traffic	10
Table 4.3 – Intersection Level of Service – 2025 Build-Out Year Total Traffic	14
Table 4.5 – Site Access Intersection Level of Service – 2025 Build-Out Year Total Traffic	15

EXECUTIVE SUMMARY

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Happy Valley Place Subdivision located west of Midway Road between Lake Lowell Avenue and Iowa Avenue in Nampa, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with the Nampa Highway District No. 4.

The TIS evaluates the potential traffic impacts resulting from background traffic growth, offsite developments in the area, and the proposed development, and identifies improvements to mitigate the impacts. **Table 1.1** summarizes the proposed mitigations.

For this study, the background traffic includes only the expected traffic growth of 4.0% annual growth rate.

1.0 Proposed Development

- 1.1 At full build-out, Happy Valley Place Subdivision is estimated to include 80 residential dwelling. The expected full build-out year is 2025 but may change depending on the market conditions.
- 1.2 Based on the Institution of Transportation Engineers (ITE) Trip Generation Manual 10th Edition, Happy Valley Place Subdivision is estimated to generate approximately 756 trips per weekday, 59 trips during the AM peak hour, and 79 trips during the PM peak hour.
 - The development is not expected to retain a significant amount of internal capture trips within the site based on ITE methodologies. No trip reduction for internal capture trips was assumed in the analysis.
 - The development is not expected to generate pass-by trips based on ITE pass-by rates. No pass-by trips were assumed in the analysis.
 - All trips generated by the development were assumed to be made by personal or commercial vehicles.
 - The estimated site traffic distribution patterns are:
 - 70% north of the site
 - 10% west of the site
 - 10% east of the site
 - 10% south of the site

2.0 Proposed Access

- 2.1 Happy Valley Place Subdivision is proposing two site accesses on Happy Valley Road:
 - North access on Happy Valley Road
 - The proposed access is located approximately 1,340 feet South of Lewis Lane
 - The proposed access is not expected to require turn lanes
 - The proposed access is expected to meet minimum operational thresholds as a stop-controlled intersection
 - South access on Happy Valley Road
 - The proposed access is located approximately 1,550 feet south of Lewis Lane
 - The proposed access is not expected to require turn lanes
 - The proposed access is expected to meet minimum operational thresholds as a stop-controlled intersection

Table 1.1 – Proposed Intersection Improvements Summary

Intersection		2018 Existing Traffic	2025 Build-Out Year	
			Background Traffic	Total Traffic
①	Lewis Lane and Happy Valley Road	None	None	None
②	Deer Flat Road and Happy Valley Road	None	None	None
③	N Site Access and Happy Valley Road	N/A	N/A	None
④	S Site Access and Happy Valley Road	N/A	N/A	None

¹ Intersection meets minimum operational thresholds without turn-lane.

3.0 Improvements Needed to Mitigate 2018 Existing Traffic

- 3.1 All study area intersections meet minimum operational thresholds with 2018 existing traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2018 existing traffic.

4.0 Improvements Needed to Mitigate 2025 Background Traffic

- 4.1 All study area intersections are expected to meet minimum operational thresholds with 2025 background traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections are expected to satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2025 background traffic.

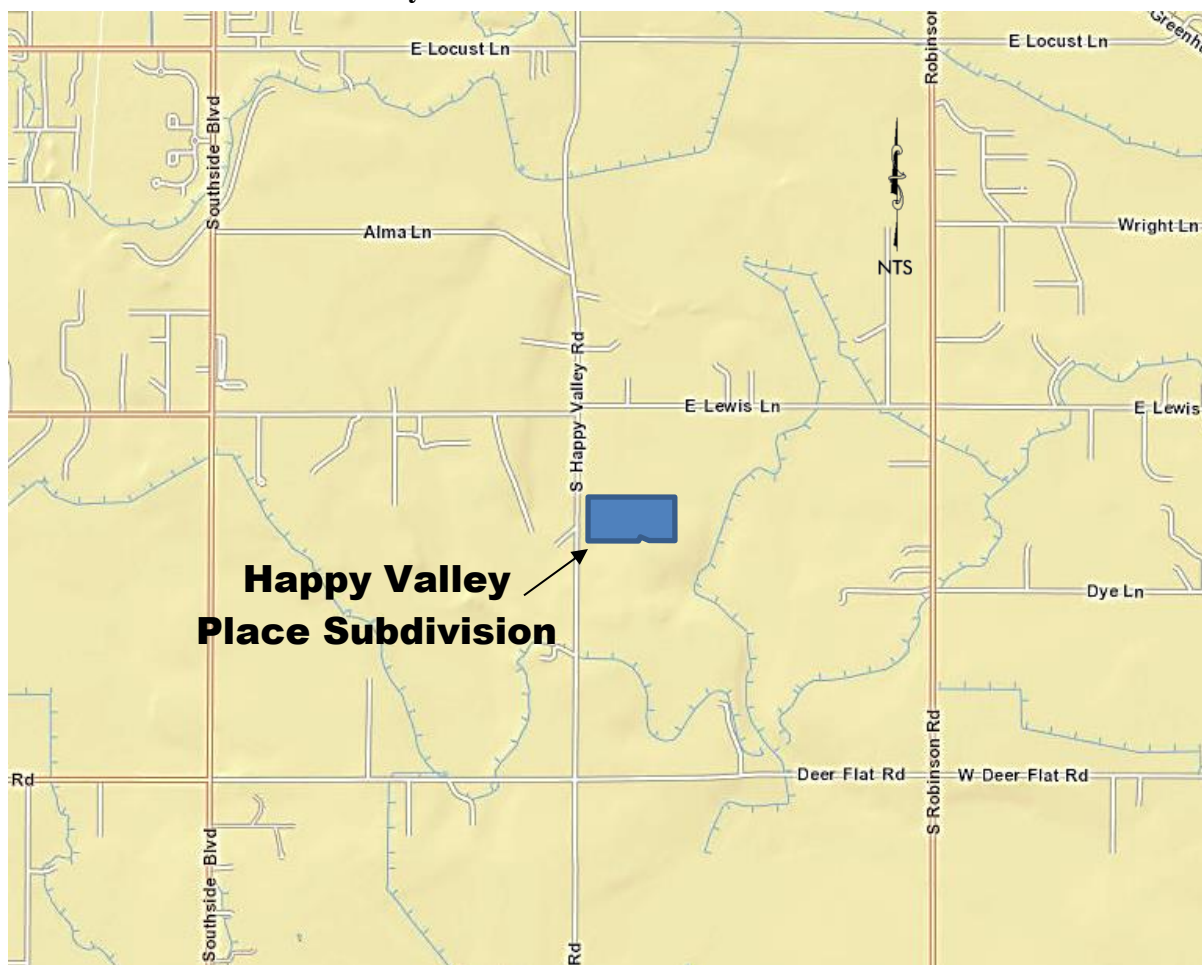
5.0 Improvements Needed to Mitigate 2025 Build-Out Year Total Traffic

- 5.1 All study area intersections are expected to meet minimum operational thresholds with 2025 total traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections are expected to satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2025 build-out total traffic.

1.0 INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Happy Valley Place Subdivision development located on Happy Valley Road between Lewis Lane and Deer Flat Road in Nampa, Idaho. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth, offsite developments in the area, and proposed development, and identifies improvements to mitigate the impacts.

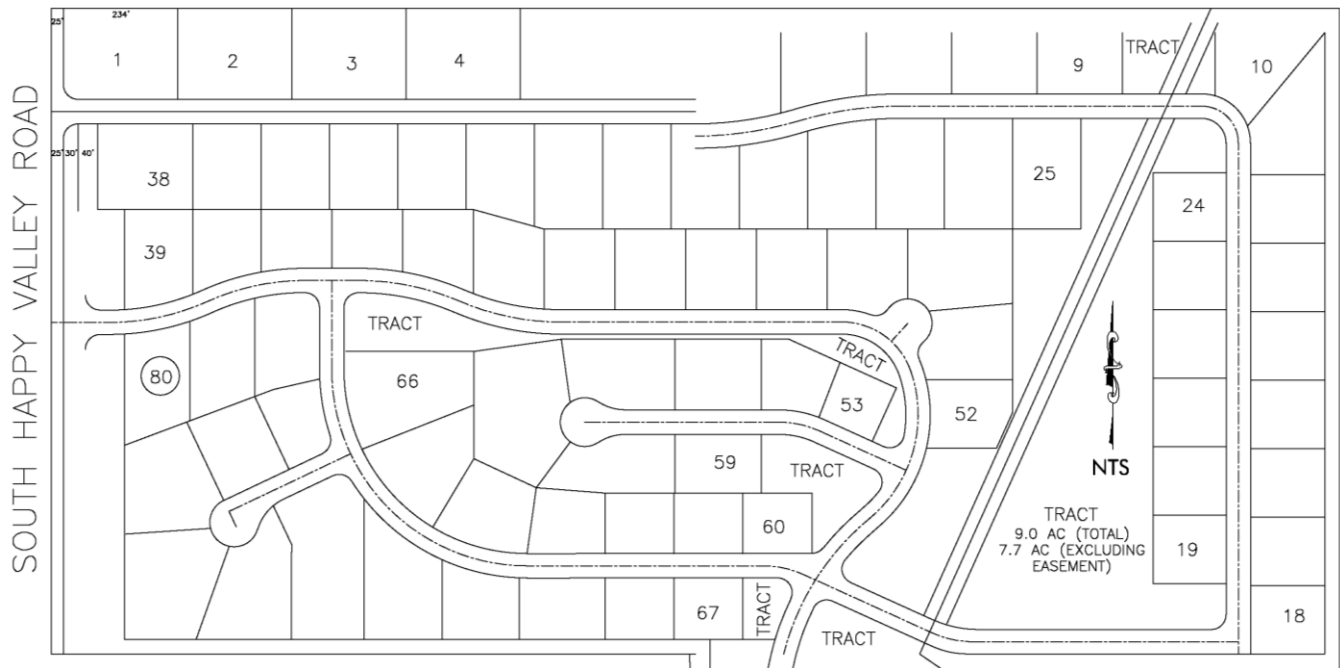
Figure 1.1 – Site Location and Vicinity



1.1 Proposed Development

Happy Valley Place Subdivision is a proposed residential development estimated to contain 80 residential dwelling units. The expected build-out year is 2025 but may change depending on the market conditions. **Figure 1.2** shows the preliminary site development plan with the two proposed access locations.

Figure 1.2 – Preliminary Site Plan



1.2 Study Approach

The study area intersections are located within the City of Nampa's area of impacts. An initial meeting was not held for the project. However, the study area, specific parameters, and requirements for the study were coordinated with the Nampa Highway District No. 1. Summary of the email correspondence is included in the appendix. This study was prepared in accordance with the Policies of the Nampa Highway District.

1.3 Study Area

The following study area intersections were identified for collecting peak hour turning movement counts and traffic impact analysis:

1. Lewis Lane and Happy Valley Road
2. Deer Flat Road and Happy Valley Road
3. All proposed site access points

1.4 Study Period

The analysis periods will be weekday AM and PM peak hours of operation of the transportation system. The analysis years are:

- 2018 existing traffic
- 2025 build-out year background traffic
- 2025 build-out year total traffic

1.5 Analysis Methods and Performance Measure Thresholds

Intersection capacity analysis was performed using Synchro 10 (10.2.0.45), which utilizes the 2010 Highway Capacity Manual (HCM) methodologies. All parameters used in the analysis were based on existing data when available or Synchro default values, when not available. The level of service for the intersection is based on the average delay of vehicles traveling through the intersection. For this study, the minimum acceptable level of service is LOS D for the worst movement.

2.0 EXISTING CONDITIONS

2.1 Roadway Network, Intersection Control and Lane Configuration

Table 2.1 summarizes the study area roadway characteristics. The roadway functional classification is based on the COMPASS Functional Classification Map. A brief description of the study area intersection control and lane configuration is described below.

Happy Valley Road and Lewis Lane intersection is a two-way stop-controlled intersection with stop signs on the Lewis Lane approaches. The Lewis Lane approaches are offset from each other approximately 130 feet. All approaches have one shared lane for all movements.

Happy Valley Road and Deer Flat Road intersection is a two stop-controlled intersection with a stop sign on the Deer Flat Road approaches. All approaches have one shared lane for all movements.

Table 2.1 – Existing Roadway Characteristics

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
Happy Valley Road	Collector	2	50	• None
Lewis Lane	Minor Arterial	2	50	• None
Deer Flat Road	Collector	2	50	• None

2.2 Existing Traffic Volumes

Weekday AM and PM peak hour traffic counts were obtained at the study intersections on August 23, 2018. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak travel period hour and between 4:00 and 6:00 during the PM peak travel period. Existing turning movement counts are included in the appendix. **Figure 2.2** and **Figure 2.3** summarize the existing peak hour traffic volumes.

2.3 School Routes

There are no existing or proposed schools located within one mile of the project.

2.4 Intersection Crash Data

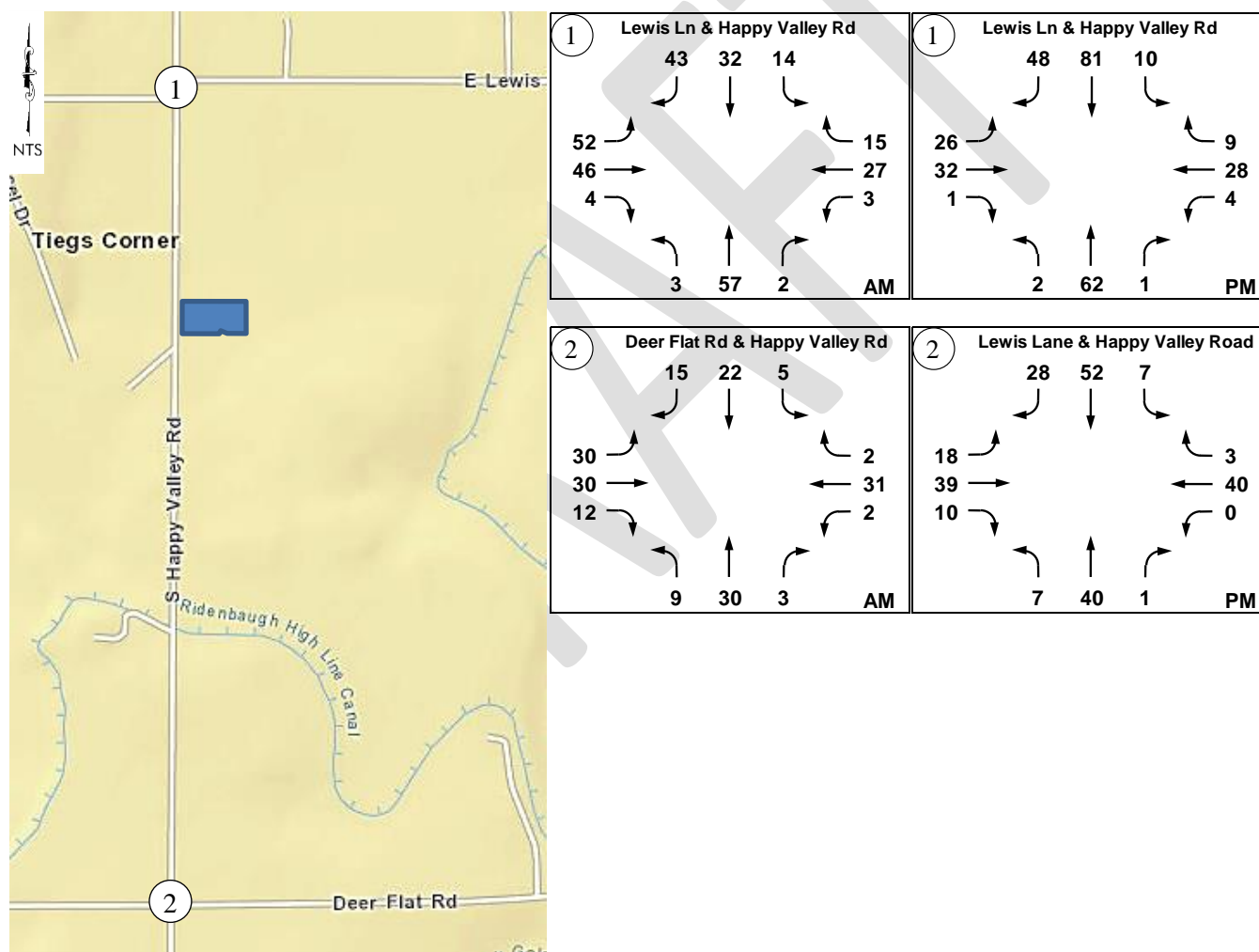
The most current five-year crash data (2012-2016) was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data statistics for the study area intersections. Both study area intersections have crash rates below the base crash rates.

Table 2.2 – Intersection Crash Data (2012-2016)

Intersection		Total Crashes	Crash Severity			Base ¹ Crash Rate (ACC/MV)	Existing Crash Rate (ACC/MV)
			PDOs	Injury	Fatal		
①	Lewis Lane and Happy Valley Road	0	0	0	0	Existing crash rate expected to be lower than base rate.	
②	Deer Flat Road and Happy Valley Road	5	4	0	1	1.66 (Type=47)	1.12

¹Based on similar roadway type, width, and volume.

Figure 2.1 – 2018 Existing Peak Hour Traffic



2.5 Intersection Level of Service

To determine the existing traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and 2018 existing peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. All study area intersections meet minimum operational thresholds.

Table 2.3 – Intersection Level of Service – 2018 Existing Traffic

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
1	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / A	B / B
			Delay [s/v] (EB / WB)	11 / 10	11 / 10
			Worst Lane Group LOS	B (EB)	B (EB)
2	Deer Flat Road and Happy Valley Road	Stop (Deer Flat Road)	LOS (EB / WB)	A / A	B / B
			Delay [s/v] (EB / WB)	10 / 10	10 / 10
			Worst Lane Group LOS	A (EB)	B (EB)

2.6 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2018 existing traffic.

3.0 2025 BACKGROUND TRAFFIC CONDITIONS

3.1 Roadway Network

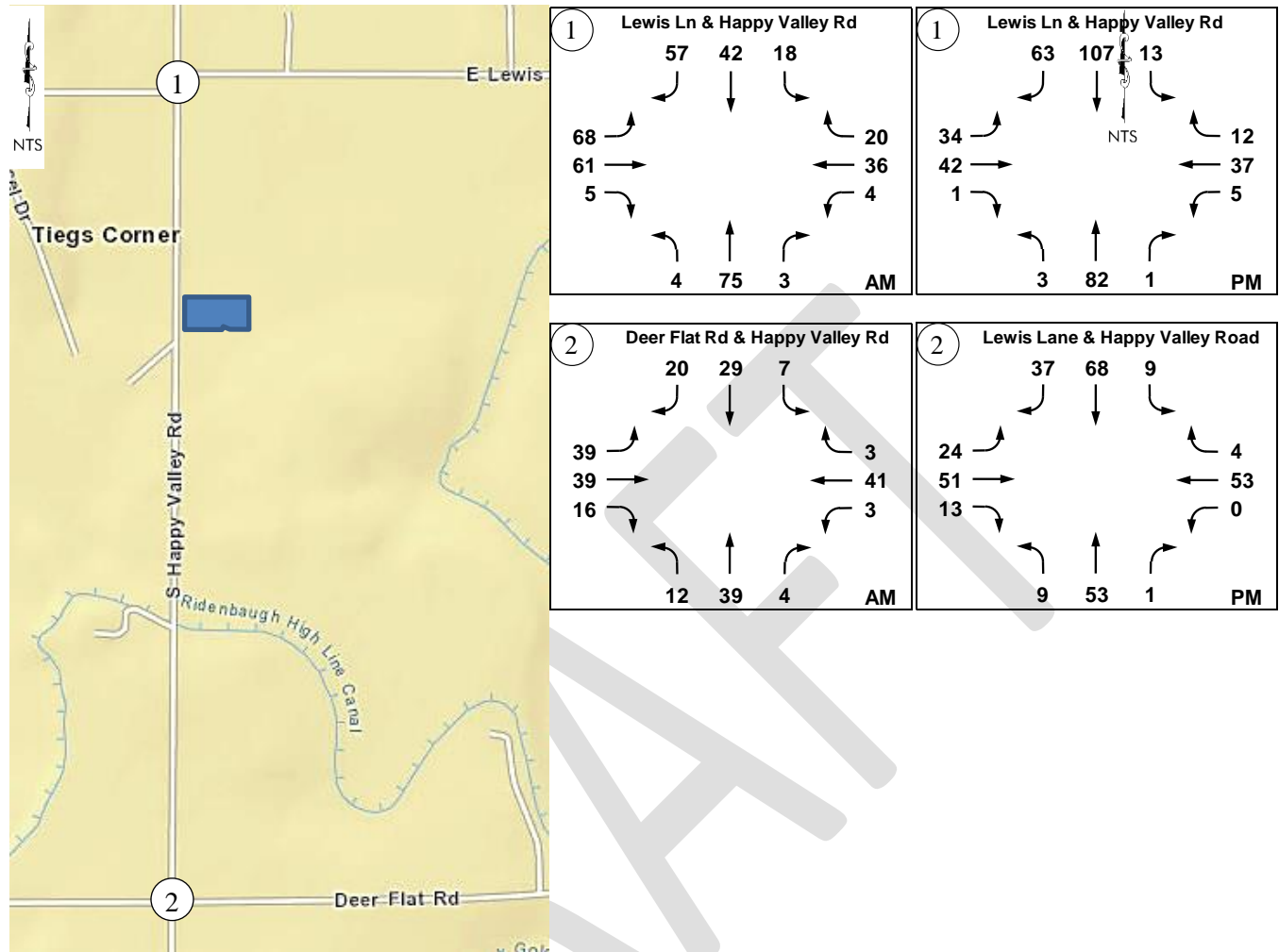
The study area roadways and intersections are expected to remain the same as the existing conditions. At the time of this study, there were no improvements planned for the study area roadways or intersections, funded or unfunded.

3.2 Background Traffic

Future background traffic was estimated by extrapolating the 2018 existing traffic counts by a 4.0% annual growth rate. There are no other developments in the approval or construction phase in the vicinity of this project at this time, so the expanded traffic is the background traffic.

Figure 3.1 summarizes the 2025 build-out year peak hour background traffic.

Figure 3.1 – 2025 Build-Out Year Peak Hour Background Traffic



3.3 Intersection Level of Service

To determine the 2025 background traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and with 2025 background traffic. Copies of the analysis reports are included in the appendix. **Table 3.1** summarizes the intersection capacity analysis results. All study area intersections are expected to continue to meet minimum operational thresholds.

Table 3.1 – Intersection Level of Service – 2025 Build-Out Year Background Traffic

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
①	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	12 / 10	12 / 11
			Worst Lane Group LOS	B (EB)	B (EB)
②	Deer Flat Road and Happy Valley Road	Two-Way Stop (Deer Flat Road)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	10 / 10	11 / 11
			Worst Lane Group LOS	B (EB)	B (EB)

3.4 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2025 background traffic.

4.0 2025 TOTAL TRAFFIC CONDITIONS

4.1 Roadway Network Improvements

The 2025 roadway network within the study area is expected to remain the same as existing, with the exception of the proposed improvements along the site frontages, and internal roadways within the Happy Valley Place Subdivision. The development is planning to construct two approaches on Happy Valley Road for site access.

4.2 Site Traffic

4.2.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (10th edition), published by ITE. The site trip generation is obtained by applying the trip generation rates obtained from the manual for the proposed land uses within the 2025 development. **Table 4.1** summarizes the site trip generation. The proposed 2025 development is estimated to generate approximately 756 weekday daily trips with 59 trips during the AM peak hour and 79 trips during the PM peak hour.

Table 4.1 – 2025 Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Period	Trip Rate Per Unit	Total Trips	Entering	Exiting
Single-Family Detached Housing	210	80	DU	Weekday Daily (vpd)	9.44	756	50%	378
				AM Peak Hour (vph)	0.74	59	25%	15
				PM Peak Hour (vph)	0.99	79	63%	50

4.2.2 Trip Capture

Based on the proposed land uses, the development is not expected to retain a significant amount of the trips within the site. No reduction for internal capture trips was assumed in the traffic analysis.

4.2.3 Pass-by Trips

Based on the proposed land uses, the development is not expected to attract pass-by trips. No pass-by trips were assumed in the traffic analysis.

4.2.4 Modal Split

For the traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles.

4.2.5 Trip Distribution and Assignment

Site traffic was distributed and assigned to the external roadway system based on the current travel patterns, site layout, historical traffic counts at the study area intersections, and the general location of the site within the area. **Figure 4.1** summarizes the expected site traffic distribution patterns. Approximately 56% of the site traffic is expected to use the north access and 34% will use the south access. **Figure 4.2** summarizes the estimated 2025 peak hour site traffic with the proposed accesses as shown in the concept site plan.

4.3 Total Traffic

The 2025 site traffic is then added to the 2025 background traffic as determined above to obtain the 2025 total traffic. **Figure 4.3** summarizes the estimated 2025 weekday peak hour total traffic at each intersection. **Table 4.2** summarizes the build-out site traffic percentage estimate at each study area intersections.

Table 4.2 – Build-Out Site Traffic Percentage of 2025 Total Traffic

Intersection		% Site Traffic of 2025 Total Traffic		
		AM Peak	PM Peak	Average
1	Lewis Lane and Happy Valley Road	11%	15%	13%
2	Deer Flat Road and Happy Valley Road	28%	27%	28%
3	N Site Access and Happy Valley Road	21%	19%	20%
4	S Site Access and Happy Valley Road	3.4%	3.3%	3.4%

Figure 4.1 – Site Traffic Distribution Patterns

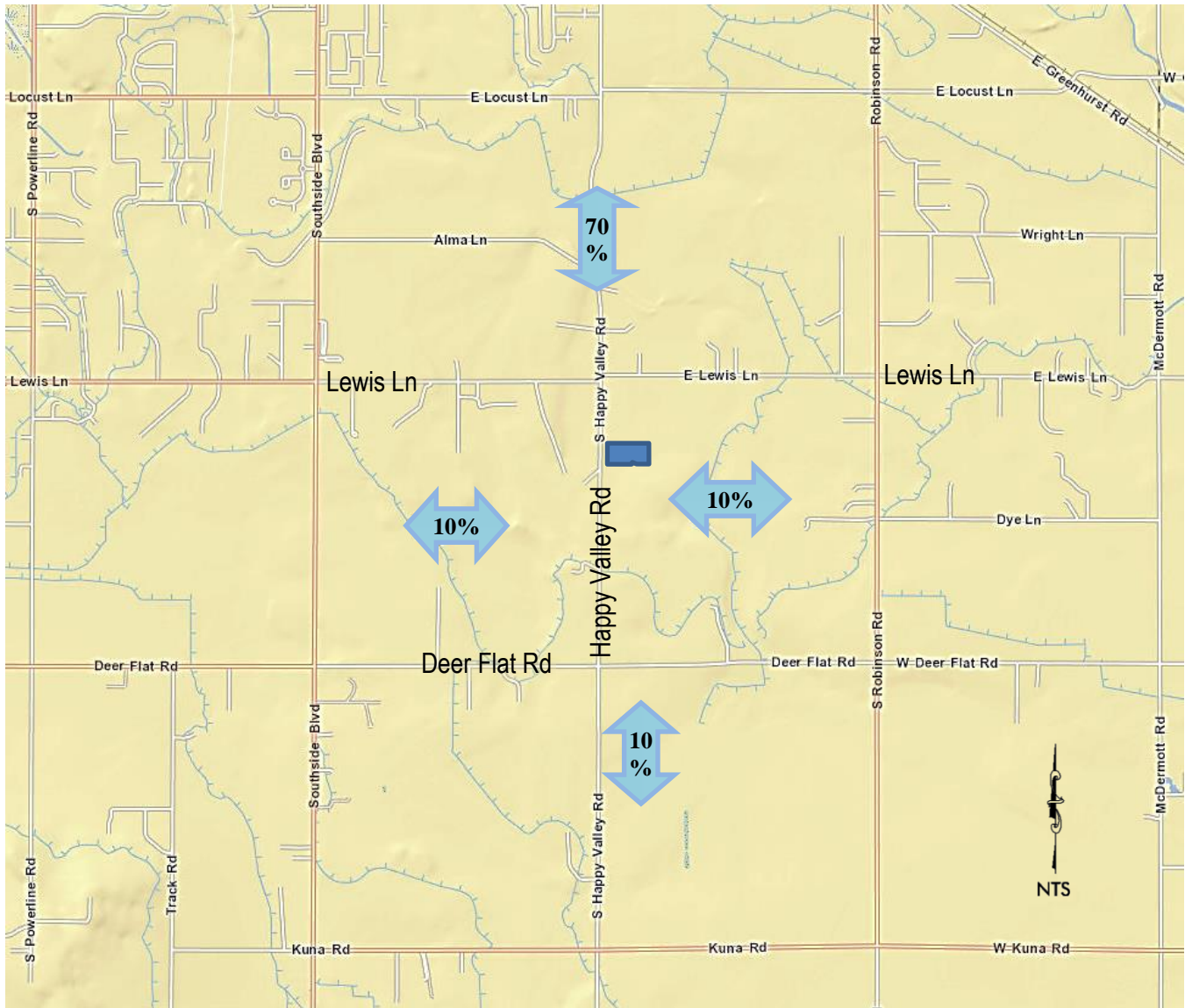


Figure 4.2 – Build-Out Peak Hour Site Traffic

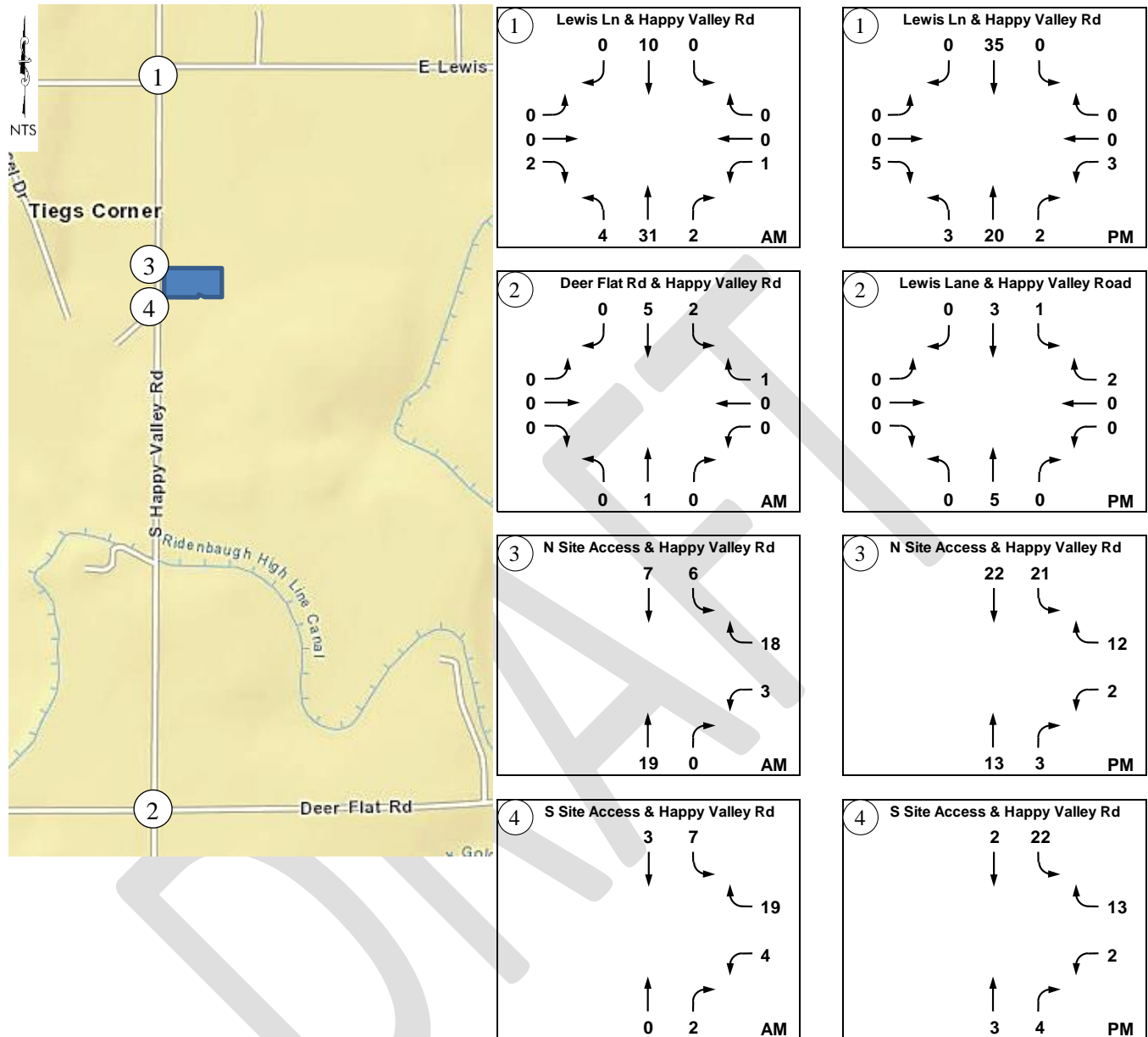
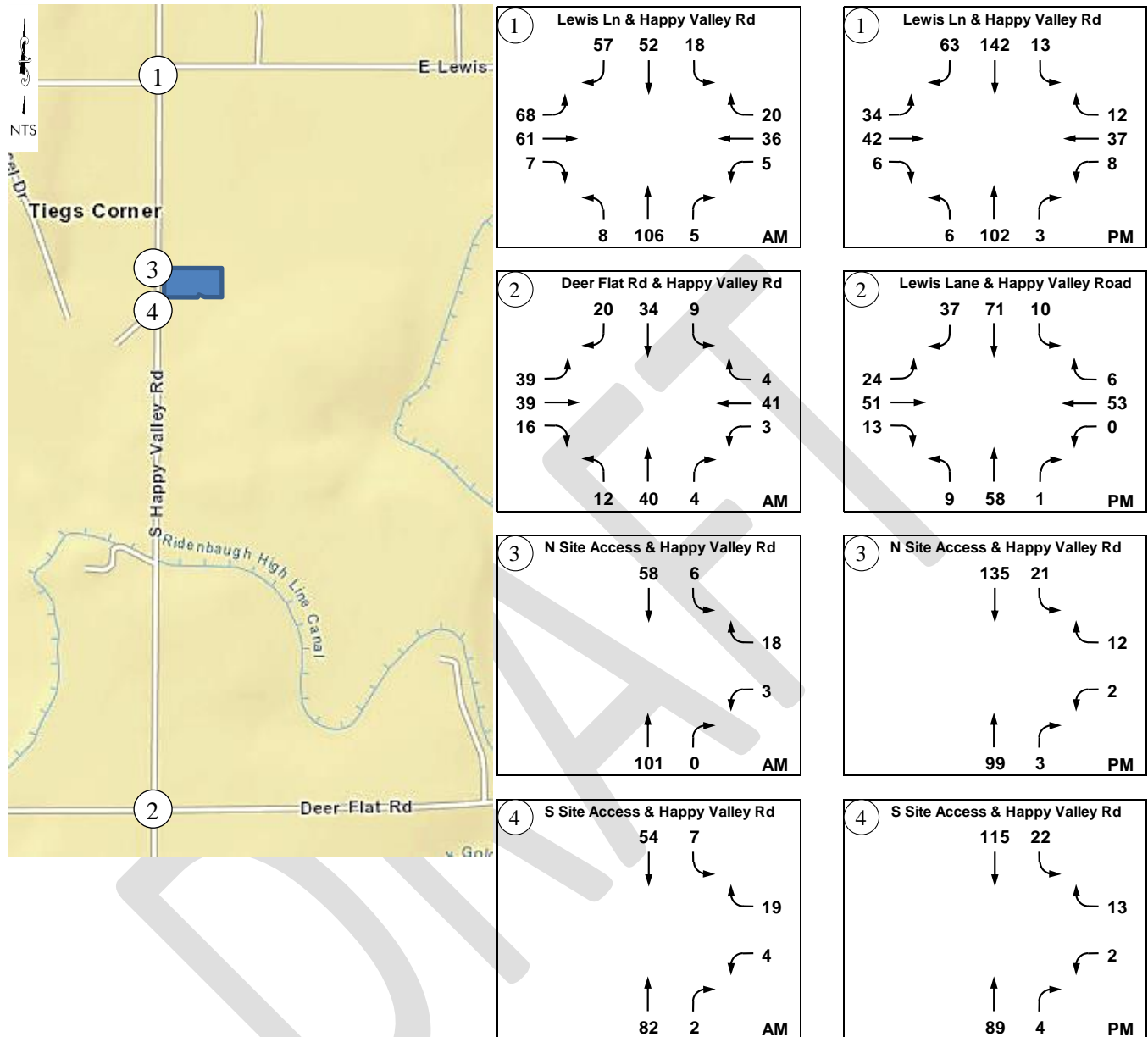


Figure 4.3 – 2025 Build-Out Year Peak Hour Total Traffic



4.4 Intersection Level of Service

To determine the 2025 total traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and 2025 total traffic. Copies of the analysis reports are included in the appendix. **Table 4.3** summarizes the intersection capacity analysis results. All study area intersection is expected to continue to meet minimum operational thresholds.

Table 4.3 – Intersection Level of Service – 2025 Build-Out Year Total Traffic

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
①	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	13 / 11	13 / 12
			Worst Lane Group LOS	B (EB)	B (EB)
②	Deer Flat Road and Happy Valley Road	Two-Way Stop (Deer Flat Road)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	11 / 10	11 / 11
			Worst Lane Group LOS	B (NB)	B (NB)

4.5 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2025 build-out total traffic.

4.6 Site Access and Circulation

According to Nampa Highway District Highway Standards and Development Procedures, the minimum driveway spacing is dependent on if the collector roadway is a major or minor collector. The 2020 Canyon County Comprehensive Plan Roadway Map does not identify if these are minor or major collector roadways, so a major collector roadway assumed based on the 50 mph posted speed limit. Therefore, a spacing of 660 feet is required for rural roadways and 350 feet for urban roadways. As a rural section at the time of this report, the spacing requirements are not satisfactory to Nampa Highway District Standards. The western frontage abuts Happy Valley Road for 1,300 feet and can be redesigned if necessary. However, multiple subdivisions are also proposed within one mile of the site, which will most likely cause the area to become classified as urban.

Turn lane analysis was evaluated at the proposed site access intersections using guidelines from the NCHRP Report 457. See the appendix for turn lane worksheets. Neither of the proposed site access intersections are expected to meet guidelines for turn lanes with 2025 total traffic.

The proposed driveways are located in a generally flat and straight segment of Happy Valley Road. Sight distance at the proposed driveway intersections is expected to be adequate for the posted speed limit of 50 mph. Building setback and landscaping should be located and designed to ensure adequate intersection sight distance of 555 feet for a 50 MPH roadway.

As summarized in **Figure 4.6**, all internal roadways are expected to carry less than 1,000 vpd.

Figure 4.4 – Proposed Site Access Locations and Expected ADTs

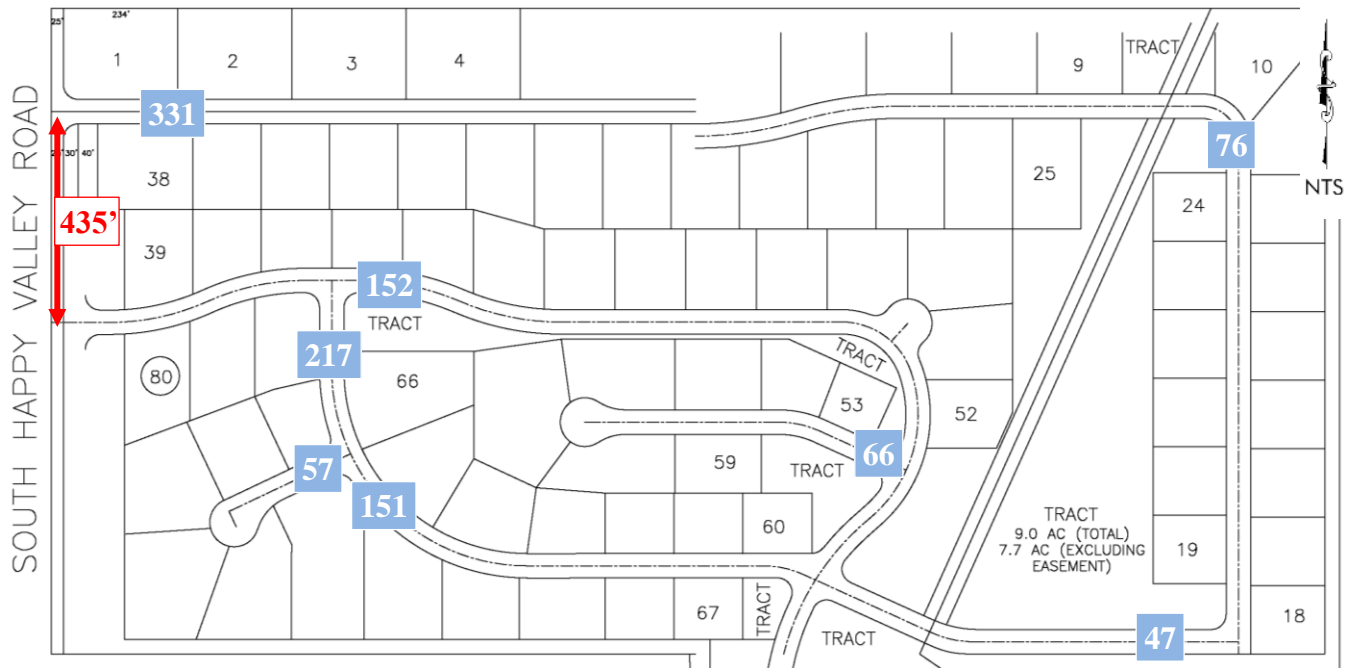


Table 4.5 summarizes the proposed site access intersections operations. All proposed site access intersections are expected to operate at LOS B or better with a with 2025 total traffic.

Table 4.4 – Site Access Intersection Level of Service – 2025 Build-Out Year Total Traffic

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
3	North Access and Happy Valley Road	Stop (North Access)	LOS (WB)	A	A
			Delay [s/v] (WB)	9	9
			Worst Lane Group LOS	A (WB)	A (WB)
4	South Access and Happy Valley Road	Stop (South Access)	LOS (WB)	A	A
			Delay [s/v] (WB)	9	9
			Worst Lane Group LOS	A (WB)	A (WB)

APPENDIX
Scope
Traffic Counts
2018 Synchro Reports
2025 Synchro Reports
Turn-Lane Analysis Worksheets

EXHIBIT B

Supplemental Documents

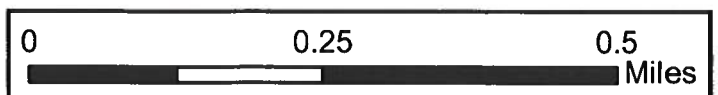
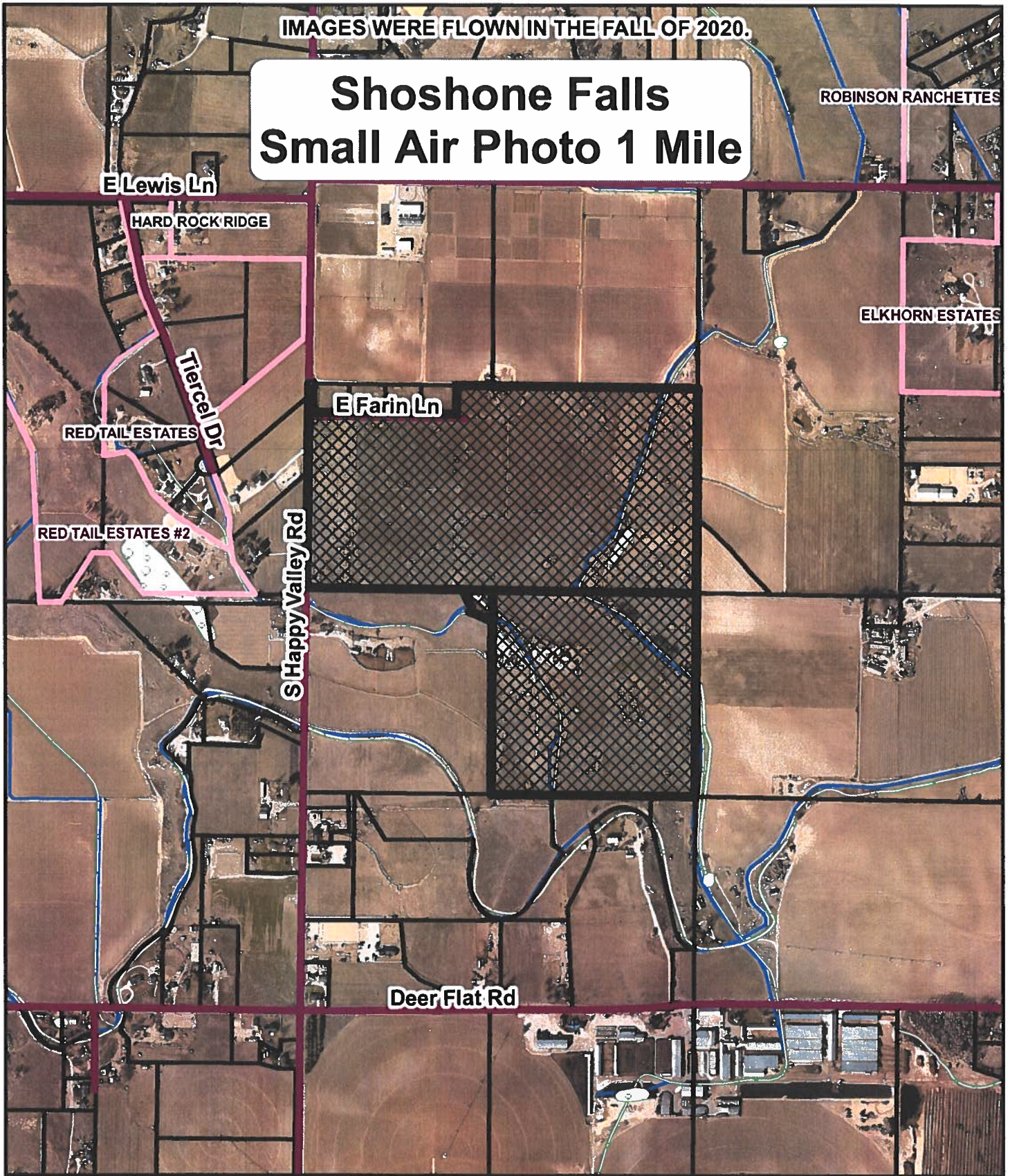
Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

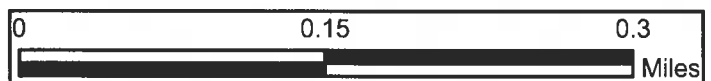
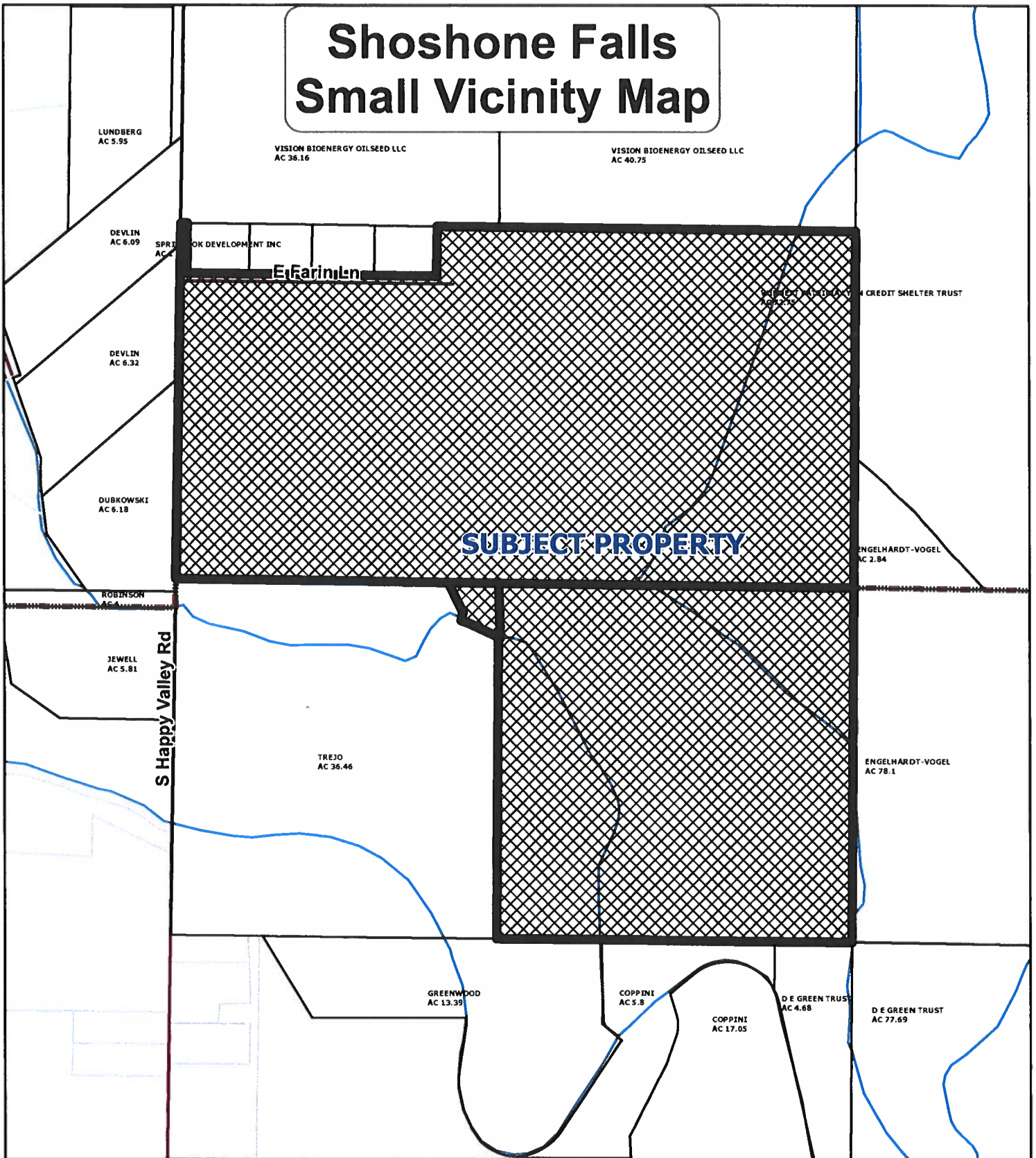
Hearing date: September 19, 2024

IMAGES WERE FLOWN IN THE FALL OF 2020.

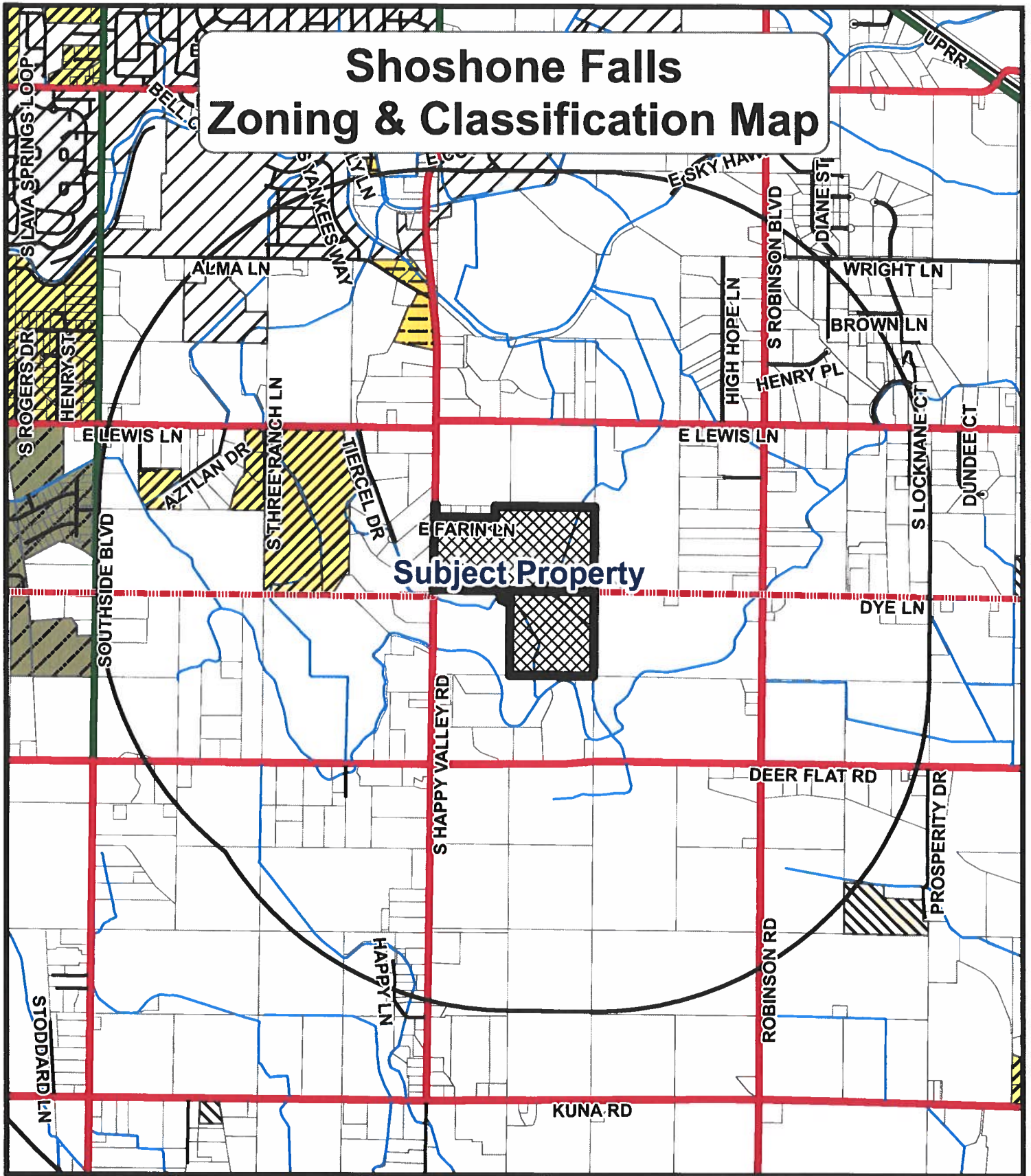
Shoshone Falls Small Air Photo 1 Mile



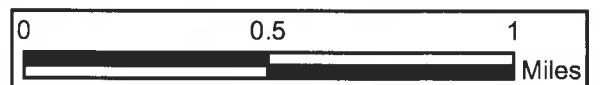
Shoshone Falls Small Vicinity Map



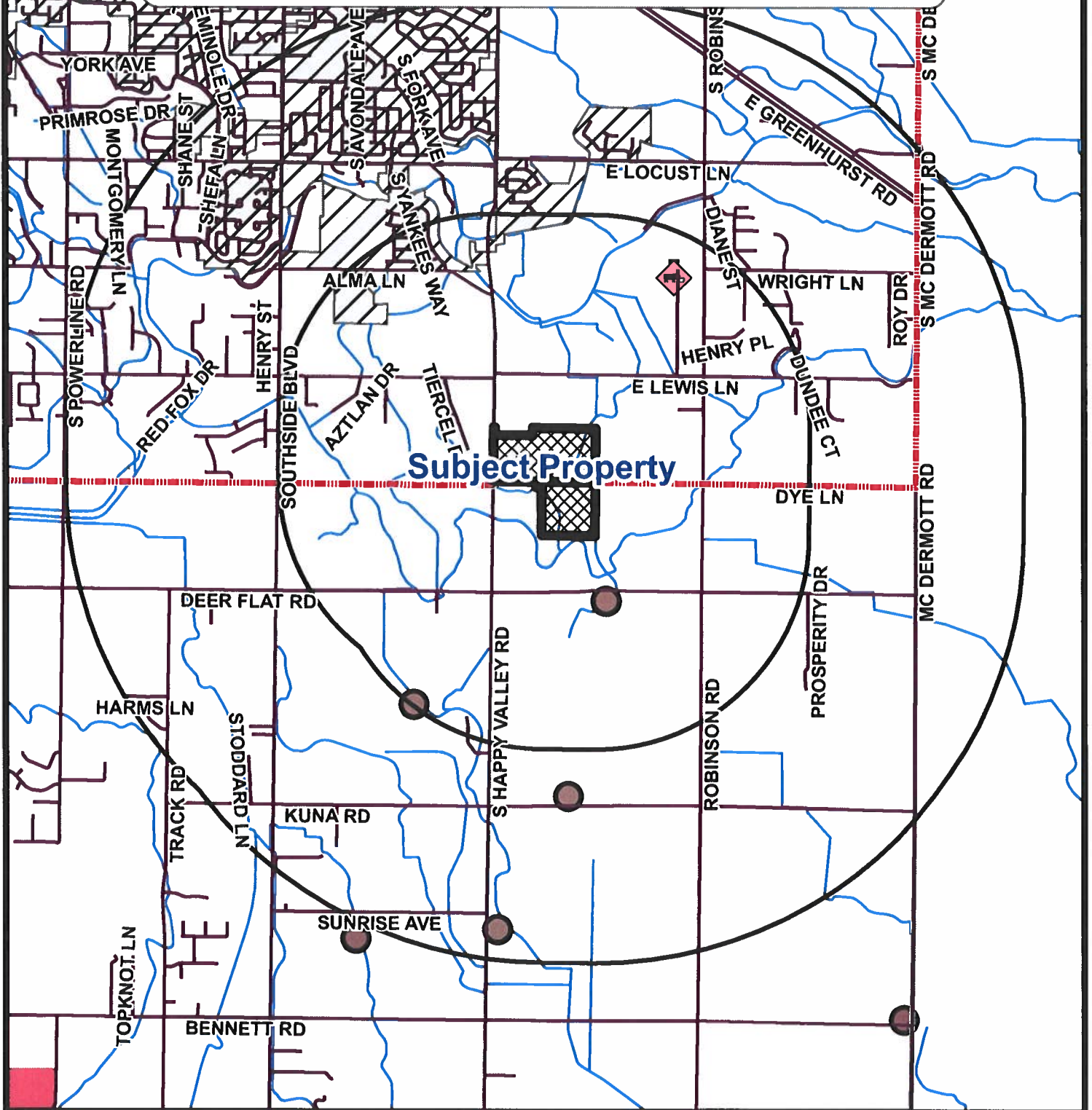
Shoshone Falls Zoning & Classification Map



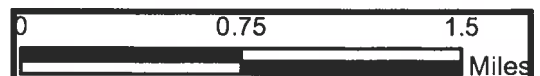
Current Zoning		ITD Functional Classification	
	RR		C1
	CR-RR		CR-C1
	R1		C2
	CR-R1		CR-C2
	R2		M1
	C		CR-M1
			M2
			AG
			Interstate
			Major Collector
			Minor Arterial
			Minor Collector
			Other Principal Arterials



Shoshone Falls Dairy, Feedlot, and Gravel Pit Map

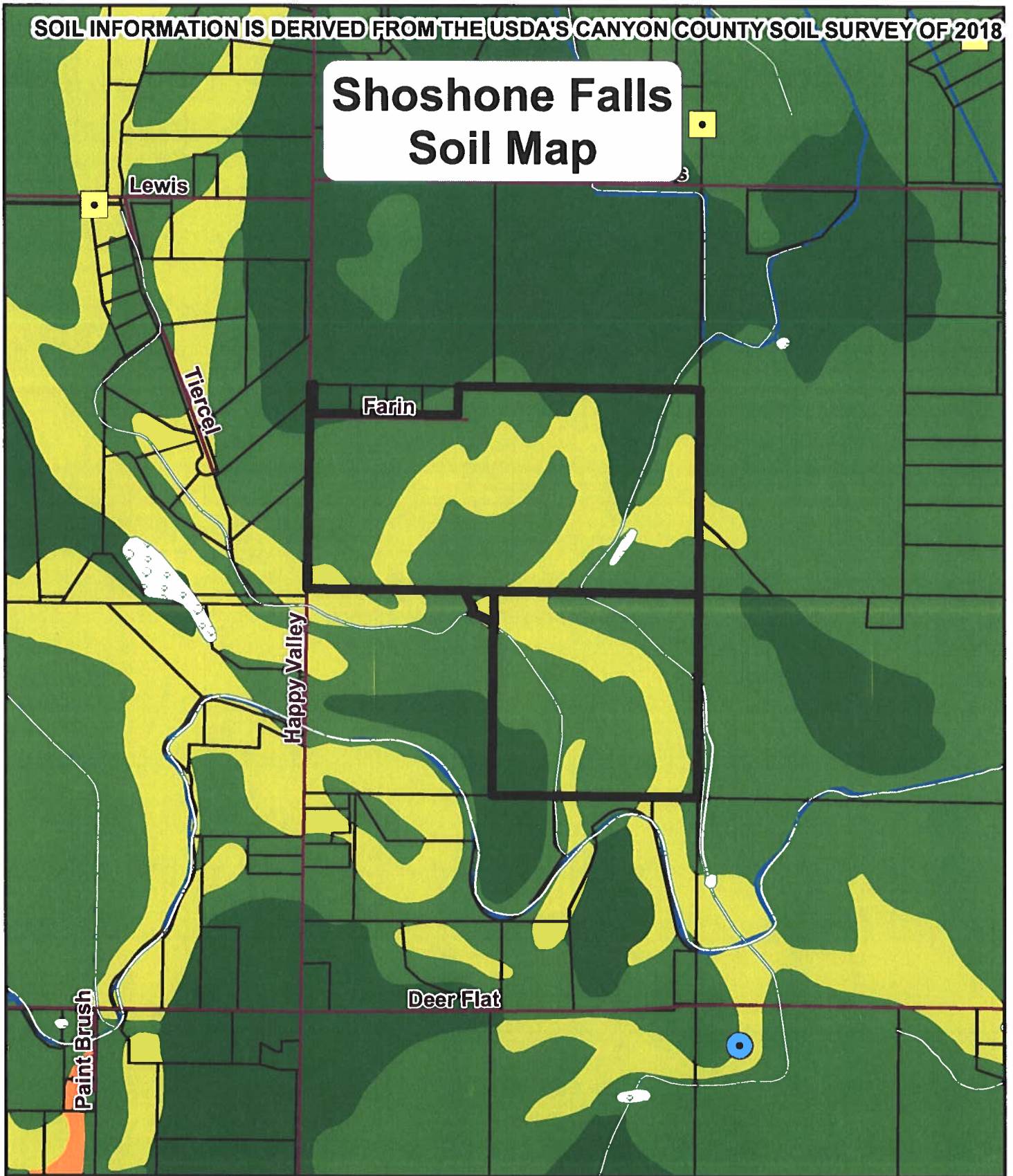


	FEEDLOTS
	DAIRIES
	GRAVELPITS



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Shoshone Falls Soil Map



Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_

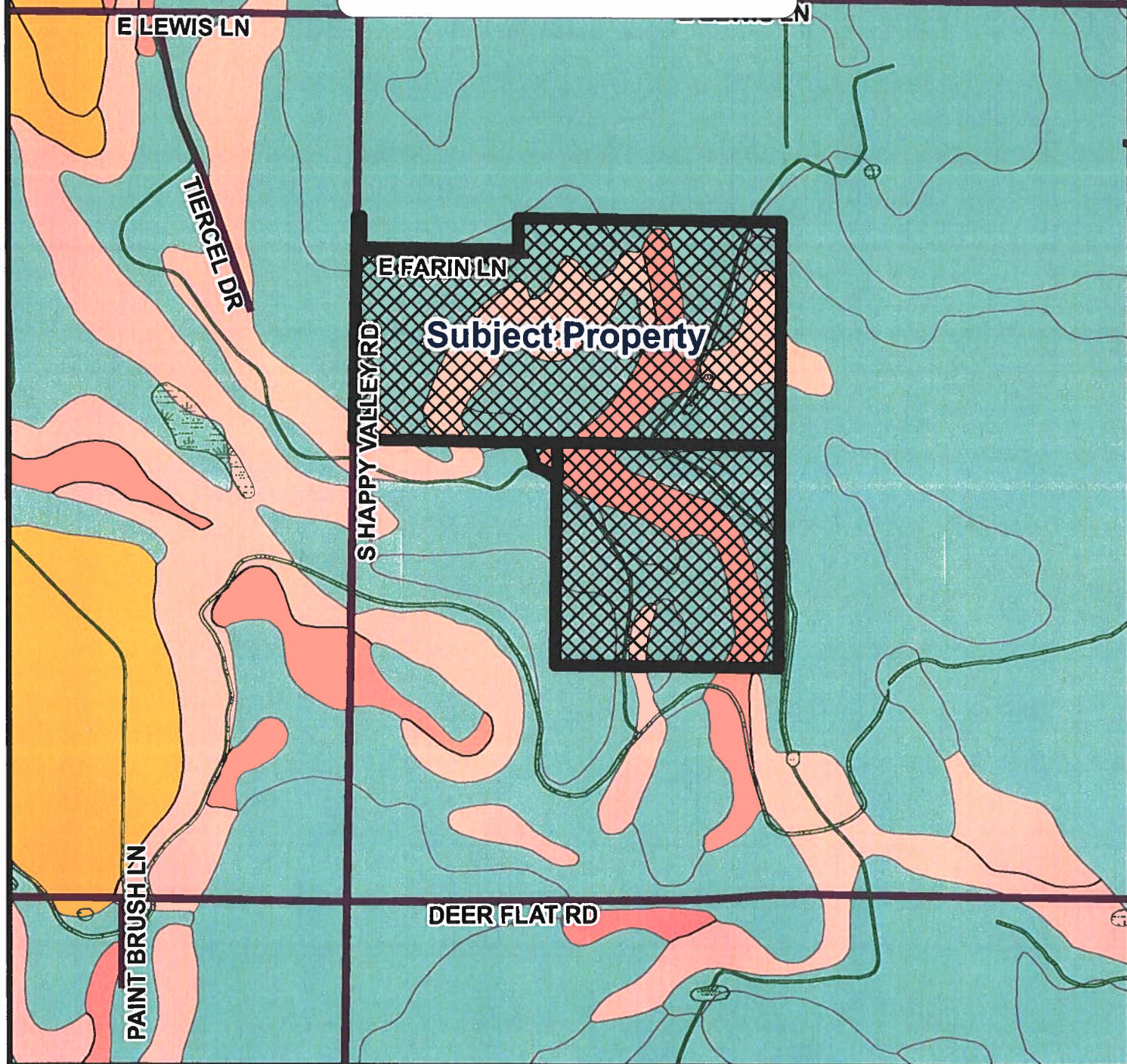


Wetlands



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Shoshone Falls Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro

FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

0 0.125 0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	337110.84	7.74	6.77%
3	MODERATELY SUITED SOIL	520934.04	11.96	10.45%
3	MODERATELY SUITED SOIL	97792.20	2.25	1.96%
3	MODERATELY SUITED SOIL	57717.00	1.33	1.16%
2	BEST SUITED SOIL	158079.24	3.63	3.17%
3	MODERATELY SUITED SOIL	17903.16	0.41	0.36%
3	MODERATELY SUITED SOIL	269505.72	6.19	5.41%
3	MODERATELY SUITED SOIL	69826.68	1.60	1.40%
4	MODERATELY SUITED SOIL	76943.84	17.66	15.44%
4	MODERATELY SUITED SOIL	37069.56	0.85	0.74%
4	MODERATELY SUITED SOIL	591239.88	13.57	11.86%
4	MODERATELY SUITED SOIL	203120.28	4.66	4.08%
3	MODERATELY SUITED SOIL	986590.44	22.65	19.80%
3	MODERATELY SUITED SOIL	866800.44	19.90	17.39%
		4983133.32	114.40	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	337110.84	7.74	8.89%
PoB	Prime farmland if irrigated	520934.04	11.96	13.73%
PeB	Prime farmland if irrigated	97792.20	2.25	2.58%
PeB	Prime farmland if irrigated	57717.00	1.33	1.52%
PoA	Prime farmland if irrigated	158079.24	3.63	4.17%
EnA	Prime farmland if irrigated	17903.16	0.41	0.47%
PeB	Prime farmland if irrigated	269505.72	6.19	7.10%
PeB	Prime farmland if irrigated	69826.68	1.60	1.84%
TKE	Not prime farmland	76943.84	17.66	20.28%
PcC	Farmland of statewide importance, if irrigated	37069.56	0.85	0.98%
PcC	Farmland of statewide importance, if irrigated	591239.88	13.57	15.59%
PcC	Farmland of statewide importance, if irrigated	866800.44	19.90	22.85%
		3793422.60	87.09	100%

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

IMAGES WERE FLOWN IN THE 2022/2023.

HARD ROCK RIDGE SUB NO 2

Shoshone Falls Contour Map

E Farin Ln

RED TAIL ESTATES #2

S Happy Valley Rd

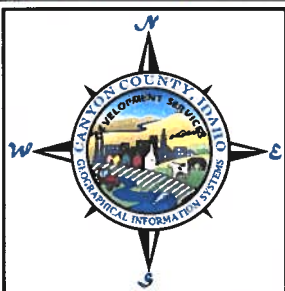


- Legend**
- SUBJECT_PROPERTY
 - Proposed
 - Setback Contours
 - Water 15

0 200 400 600
Feet

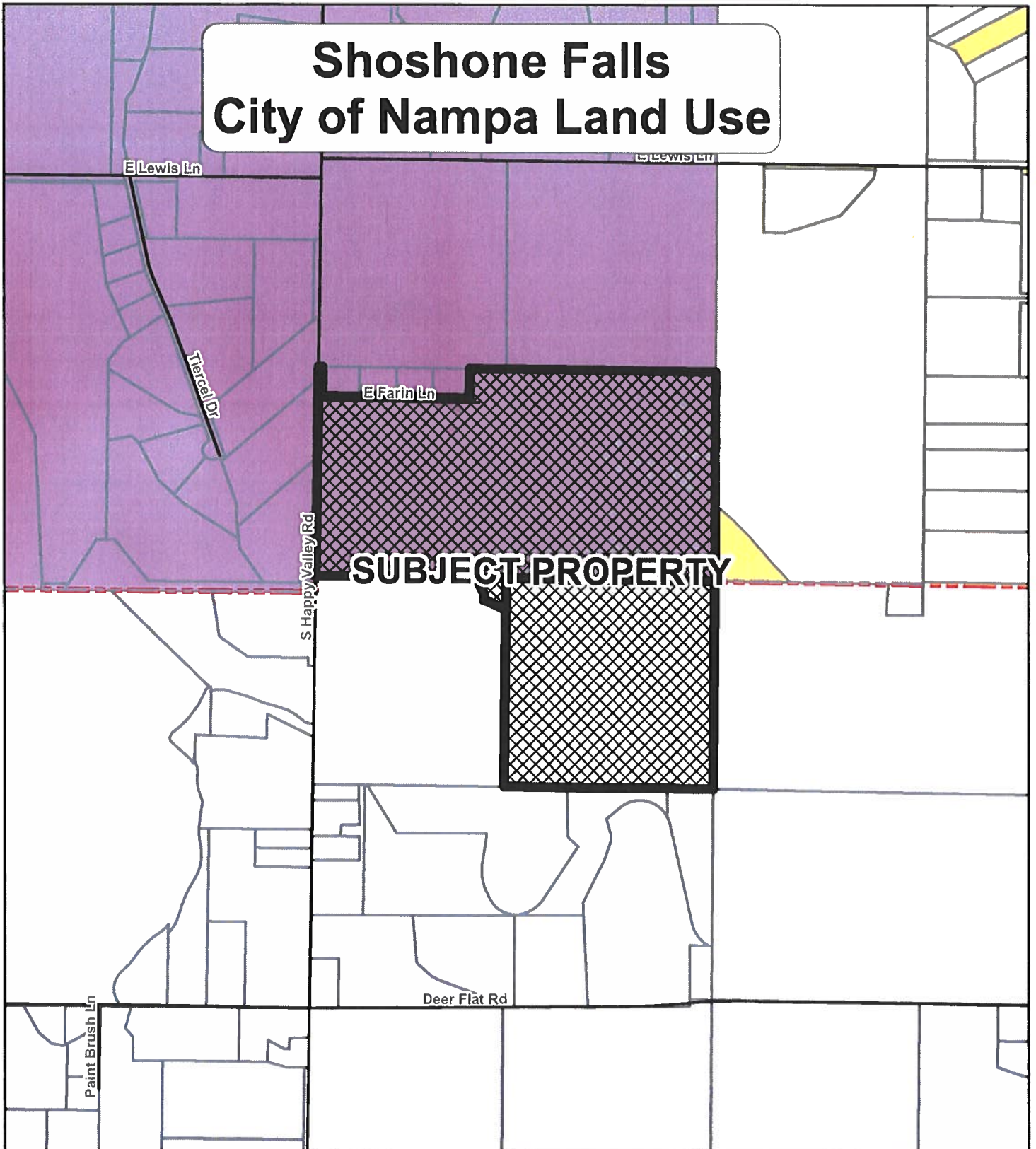
**Shoshone Falls
Future Land Use map**

SUBJECT PROPERTY



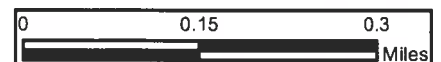
0 0.5 1 Miles

Shoshone Falls City of Nampa Land Use



NampaCompPlan

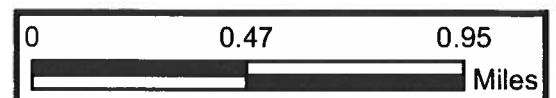
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use



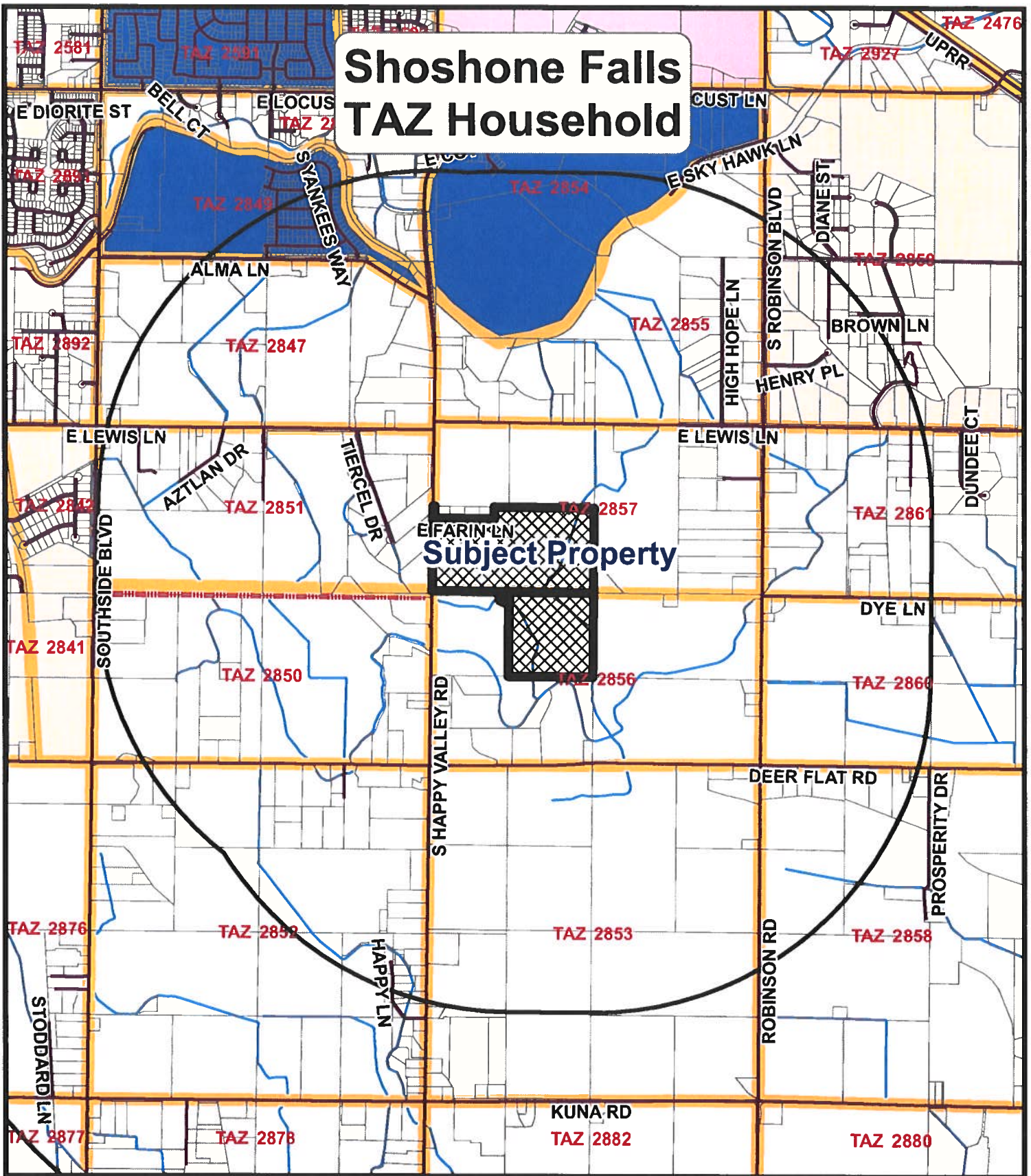
Shoshone Falls Nitrate Priority & Wells



 10.000001 - 49.80

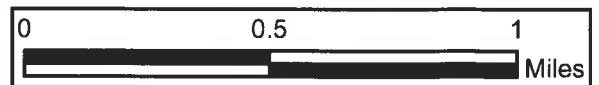


Shoshone Falls TAZ Household

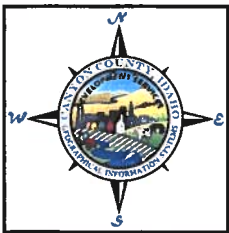
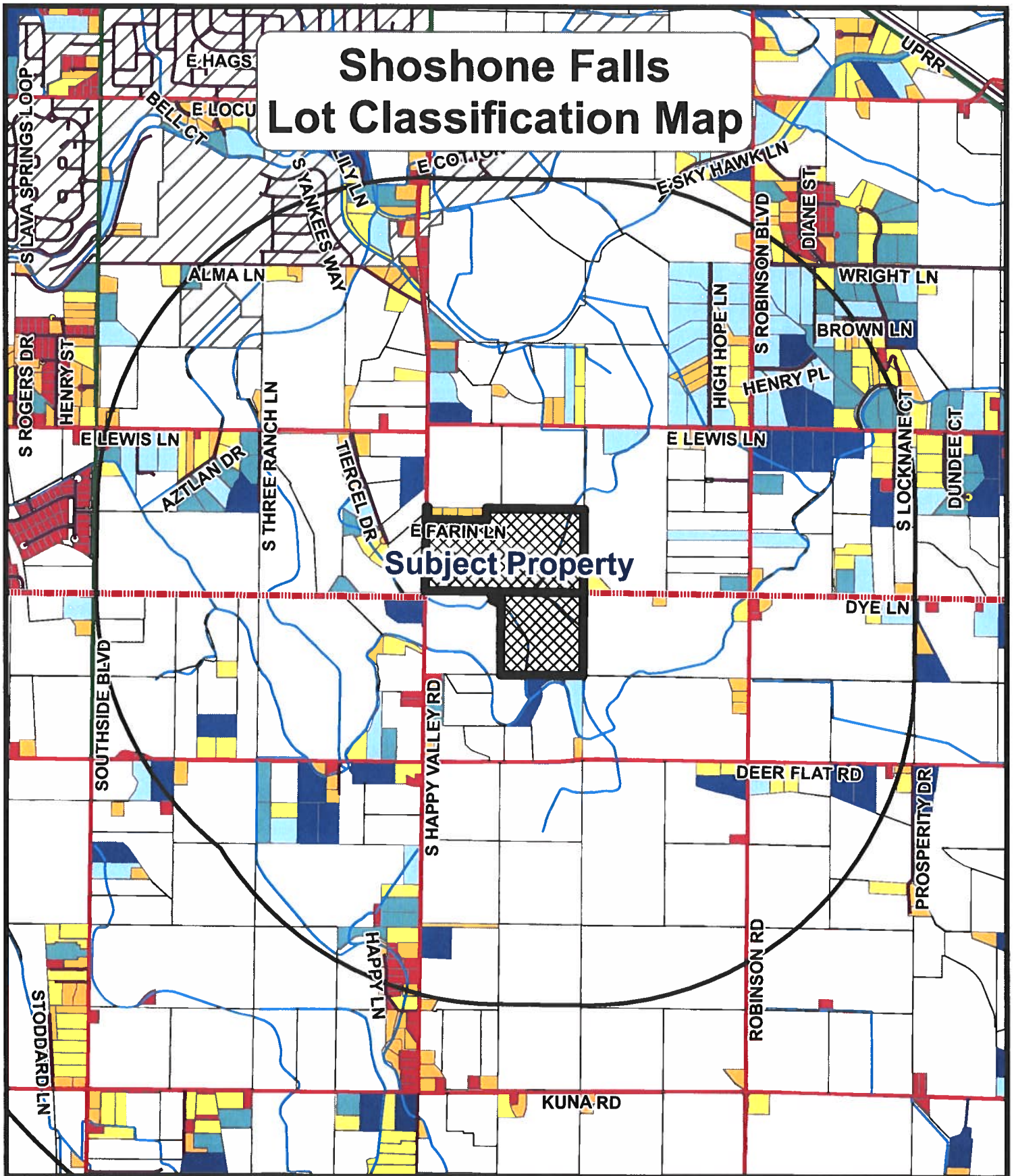


House Hold 2025-2050

 -4 - 50	 251 - 500
 51 - 150	 501 - 750
 151 - 250	 751 - 1263



Shoshone Falls Lot Classification Map

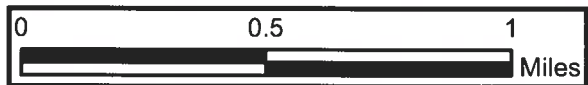


Legend

0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0







ITD Functional Classification

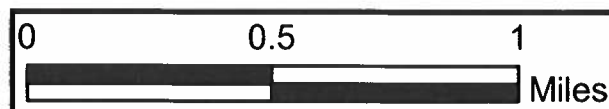
Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials



A detailed street map titled "Shoshone Falls Case Map". The map shows a grid of streets including E Rock Falls St, E Hags' Head St, E Warm Creek Ave, E Locust Ln, S Slava Springs Loop, S Taunton Ave, S Hankes Way, E Alma Ln, E Lewis Ln, E Farin Ln, E Dye Ln, Deer Flat Rd, Kuna Rd, Robinson Rd, Prosperity Dr, S Happy Valley Rd, S Lockman Ct, Dundee Ct, High Hope Ln, Henry Pl, Ten Akre Ln, Diane St, Wright Ln, Ocust Ln, UPRR, Red Sky Ln, Stoddard Ln, Makayla Dr, and Southside Blvd. A large black circle is drawn across the map. Several areas are highlighted: a red area labeled 5, a purple area labeled 2, a green area labeled 4, and two cross-hatched areas labeled 3. A dashed red line runs horizontally across the middle of the map. The text "SUBJECT PROPERTY" is written in bold capital letters across the center of the map.

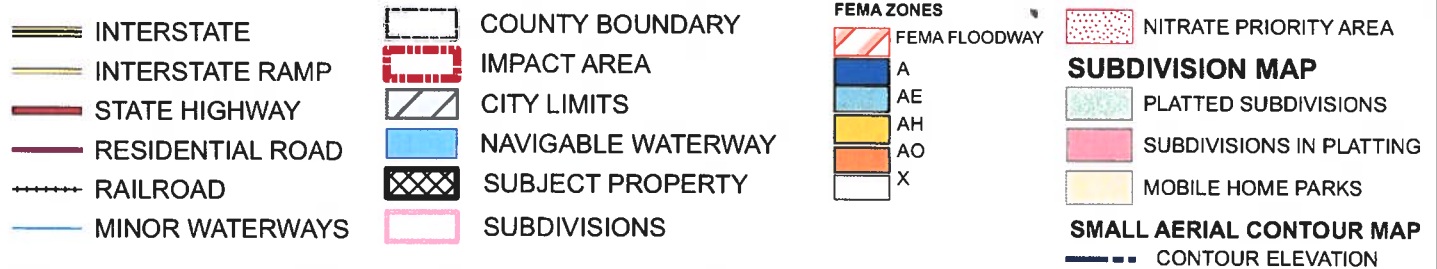


	2023		2020
	2022		2019
	2021		2018



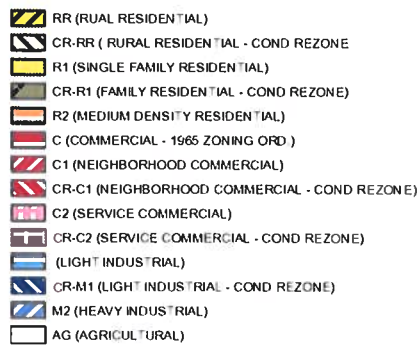
CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	PH2017-77	Wireless Communications Facility	Mavenick Towers	APPROVED
2	RZ2019-0014	Rezon AG to RR	Corsberg Land, LLC	APPROVED
3	SD2019-0010	Subdivision Redtail Estates No.3	Redtail Estates No.3	APPROVED
4	CR2020-0006	Rezone AG to CR-RR	Slagel	APPROVED
5	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED

COMMON LEGEND DATA



*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

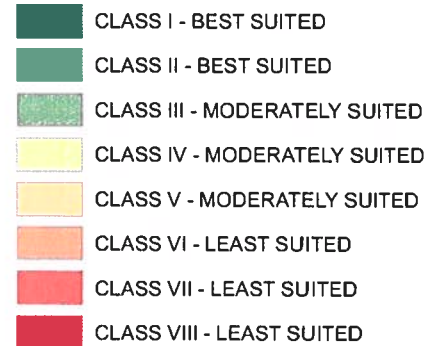
ZONING



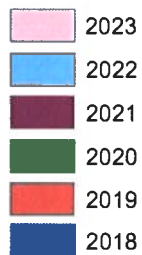
FUNCTIONAL CLASSIFICATION (2035)



SOIL CAPABILITY MAP



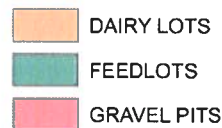
CASE MAP



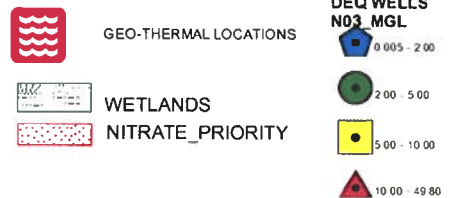
Caldwell City Comp Plan



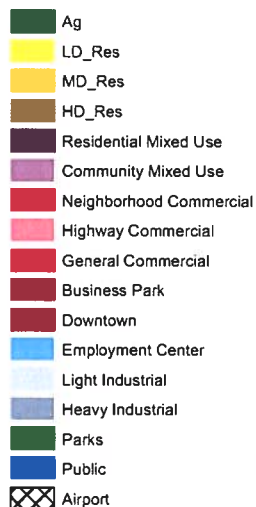
GRAVEL PITS, DAIRIES, & FEEDLOTS MAP



NITRATE PRIORITY & WELLS



Nampa City Com Plan



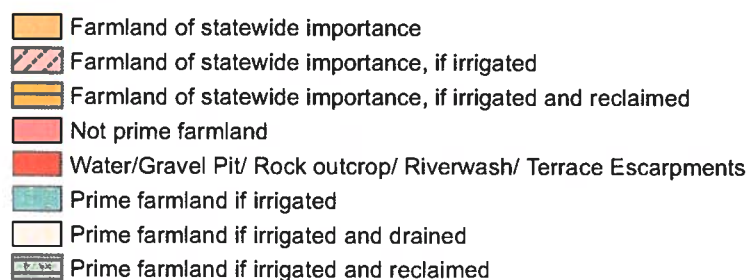
Future Land Use 2030



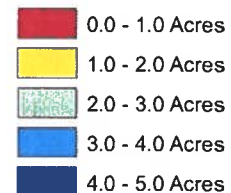
FUTURE LAND USE 2011-2022



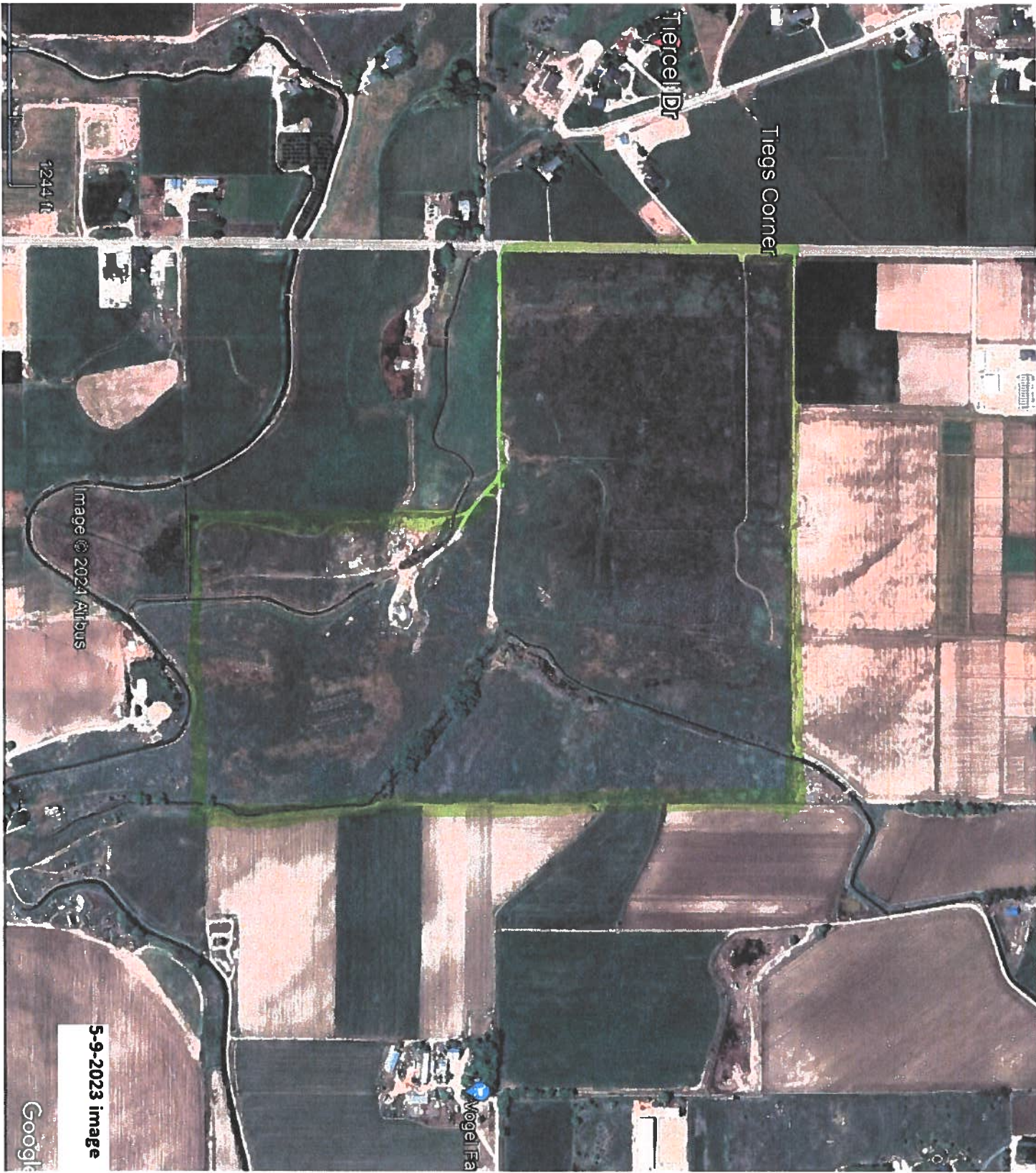
PRIME FARMLANDS MAP



LOT CLASSIFICATION



5-9-2023



4-1-2016



Tiegs Corner

Unique Plumbing

Purdum Gulch Drain

Fork Golden Gulch Drain

Google Earth

Imagery Date: 8/31/2011

43°30'38.55" N 116°30'35.31" W elev 2599 ft eye alt 6969 ft

8-31-2011

EXHIBIT C

Site Visit Photos: Month day, year

Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

Hearing date: September 19, 2024

EXHIBIT D

Agency Comments Received by: August 16,2024

Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

Hearing date: September 19, 2024

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

11 April 2022

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RE: Shoshone Falls Sub **OR2021-0006, RZ2021-0011, SD2021-0010**
Springbrook Development
0 Happy Valley Rd. Nampa, Idaho
Nampa & Meridian Irrigation District
Golden Gulch Wasteway
Sec. 18, T2N, R1W, BM.

Jenifer Almeida:

The United States' Golden Gulch Wasteway/drain lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement of 30 feet west and 30 feet east of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain flat drivable surfaces and no other roads shall encroach within our easements.

Fencing/ pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.



Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a **full-size hard copy** of the irrigation and drainage plans.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

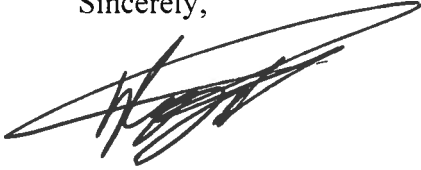
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes **when our easements and/or facilities are affected by unknown factors even during the construction phase.**

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

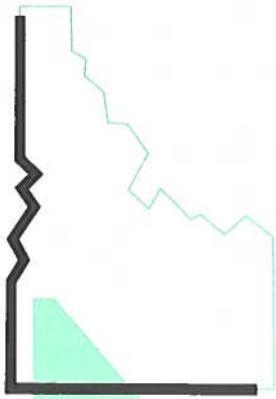
Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', with a large, sweeping flourish extending from the end of the signature.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Greg Curtis	Water Superintendent, NMID
File		



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

February 27, 2024

Canyon County Development Services
111 N 11th Ave. Suite 310
Caldwell, ID 83605

**RE: OR2021-0006, (CR)RZ2021-0011, & SD2021-0010/ Shoshone Falls Sub;
0 S Happy Valley Rd**

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. The District's Rand Lateral through this property. The District's easement for the Rand Lateral at this location is a minimum of thirty-five feet (35') total, twenty feet (20') left and fifteen feet (15') right.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD /eol

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

NAMPA HIGHWAY DISTRICT NO. 1

September 20, 2021

To: Jennifer Almeida
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech



Re; SD2021-0010, OR2021-0006, RZ2021-0011 Shoshone Falls Subdivision Submittal

I have reviewed the request from Springbok Development, Inc for the Shoshone Falls Subdivision Submittal with a date of Notification of September 21, 2021, received September 20, 2021.

Comments are based upon information provided to the Highway District by Canyon County Development Services and from the Patron. Nampa Highway District #1 has no objection to the Preliminary Plat, Irrigation, and Drainage Plans subject to the following information:

1. The Subject property is adjacent to Happy Valley Rd.
2. NHD#1 Functional Classification of Happy Valley Rd. is Rural Major Collector Roadway.
3. Local Road access spacing shall be a minimum 1/8 mile between approaches.
4. A Traffic Impact Study will be required to be submitted as ACCHD Standards require a TIS for any subdivision with 50 or more lots.
5. Patron will need to Submit the required Plan Submittal Package to the Highway District along with associated Review Fees for a formal review by the Highway District.

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

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to the formal review by the Highway District, Plat revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.



NAMPA HIGHWAY DISTRICT NO. 1

February 2, 2023

Breckon Land Design Inc.
C/O Mark Wall
6661 N. Glenwood St.
Garden City, Idaho. 83714

RE: Shoshone Falls Subdivision Preliminary Plat Review

Dear Mark,

As requested, we have completed a review of the Shoshone Falls Subdivision Preliminary Plat. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts and Nampa Highway District #1 Supplementals:

Sec. 2030.021.B – Elements of this section have not been addressed/missing.

Sec. 2040.010 – All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 2100.010 – Provide City of Nampa Comments as the development is within the City of Nampa's Area of Impact.

Sec. 2100.020 – No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3030.010 – Why is Dye Ln showing 80' of ROW dedication?

Sec. 3030.030 – Cul-de-sacs shall have a minimum radius of 65' and be connected by 20' radiuses per ACCHD Standard Drawing #ACCHD-104.

Section 3030.040 – Subdivision access streets shall connect to Happy Valley Rd by a 40' radius. Radiuses shall apply to asphalt and right-of-way.

Section 3040.040 & 3040.050 – Need Horizontal and Vertical curve alignments.



NAMPA HIGHWAY DISTRICT NO. 1

Sec. 3050.010 – Stopping sight distance shall be met for Dye Ln for the posted speed of 50 mph.

Sec. 3060.060 – Street section shall meet these standards. Asphalt shall be PG64-28.

Sec. 3061.070 - add a note on the plat stating “No access shall be allowed to land in a platted subdivision other than to internal subdivision streets or as otherwise shown on the plat”.

Sec. 3062.010 – We are requesting a Geotechnical Engineering Report for this project location.

Sec. 3063.010 - All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 3063.030 – All utilities shall follow these standards.

Sec. 3064 - No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3064.010 – No valves shall be located in wheel paths.

Sec. 3066.010 – All irrigation facilities, except crossings, shall be removed and maintained outside Highway District right-of-way. Crossings are subject to License Agreement.

Sec. 3066.020 – Irrigation facilities shall meet these standards.

Sec. 3066.030 & 3066.040 – All Pipe crossings shall meet these standards.

Sec. 3070.010 – There are no drainage facilities identified on the plat. Design drainage per Sec. 3070 standards. No discharge is allowed to the Happy Valley Rd ROW or to irrigation waters of the U.S.

Sec. 3070.020 – Access Culverts required at Happy Valley Rd intersections and shall meet these standards.



NAMPA HIGHWAY DISTRICT NO. 1

Sec 3070.100 – Maintenance of storm drainage outside the right-of-way shall be the HOA's responsibility. Include the note on the final plat exactly as written in this section.

Per Resolution #2013-05, add a note on the plat stating "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."

Sec. 3090 – Signage shall meet these standards. 36" Stop signs, 24"x30" Speed Limit signs @ 20 mph.

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



Jennifer Almeida

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, June 15, 2022 9:24 AM
To: Jennifer Almeida
Subject: [External] Paved Apron requirement Happy Valley Pl/Springbok Development Inc
Attachments: 20180117 Happy Valley Pl. LLC.pdf

Good Morning Jennifer,

Conditions of the Land Split Application have not been met for the subject lot split. We have revoked the Approach Permit that was issued to the patrons contractor for failure to complete the work in a timely manner. We have been extending the permit since 2019 hoping they would complete the paved apron but they have failed to do so.

We just wanted to give you a heads up that the conditions of approval have not been honored.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916



LAND SPLIT APPLICATION

NHD-003
Rev Jan 2015
Page 1 of 1

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

I certify that I am the owner (or authorized representative of owner) of the property proposed to be split.

Happy Valley Place, LLC
NAME OF APPLICANT

102 W. Idaho Ave.
ADDRESS

Homedale Idaho
CITY STATE ZIP

ROAD NAME: S. Happy Valley Road BETWEEN E. Lewis Street & Deer Flat Rd
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD:

☐ North ☐ South
☒ East ☐ West

TOTAL NUMBER OF:

New Lots: 4
New Access Points: 1

PLATTED SUBDIVISION?

☒ No (attach sketch of proposed land split)
☐ Yes (submit Conceptual Plan prepared by an Engineer)

[Signature]
SIGNATURE OF APPLICANT (KM Engineering Representative)

1-8-18
DATE

208.639.6939
PHONE (CELL NUMBER PREFERRED)

SECTION II - WORKSHEET/RECOMMENDATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

APPLICATION FEE: ☒ Paid ☐ Not Paid *ch#4590* 85th PERCENTILE SPEED: 56 mph

ROAD NO. 302

SIGHT DISTANCE: ☒ Sufficient ☐ Insufficient

ROAD SURFACE: ☒ Asphalt ☐ Gravel ☐ Dirt

TRAFFIC VOLUME: 1170 ADT

SHARED ACCESS: ☒ Yes ☐ No

FUNCTIONAL CLASSIFICATION: ☐ Arterial

CULVERTS REQUIRED: ☒ Yes ☐ No

☒ Collector *Major*
☐ Other

MEETS ACCESS CONTROL STANDARDS?: ☒ Yes ☐ No

ADDITIONAL REMARKS/CONDITIONS: (IF NONE, SO STATE)

Both approaches will be required to install paved aprons per A.C.C.H.D. Standards as a condition of approval. The existing southern approach serves lots 5, 6, & 7, and the new approach near the northern property line serves lots 1, 2, 3, & 4.

THIS LAND SPLIT IS:

☒ Recommended for approval,
subject to the above conditions
☐ Not recommended

[Signature]
SIGNATURE - HIGHWAY DISTRICT OFFICIAL

1-17-18
DATE

ADMINISTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: Nampa Highway District #1

Applicant Name: Happy Valley Place, LLC

Current Mailing Address: 102 W. Idaho Ave, Homedale, ID

Site (Subject Property) Address: 9446 + S. Happy Valley Road

Phone Number: 208.639.6939

Fax: _____

E-mail address: dwilson@kmengllp.com

Date: 1-8-18

Parcel #

R 289800000

R 289910000 6

R 289900000

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

Both approaches will require a paved apron be installed per ACCHD Standards.

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Per ACCHD standards, any approach serving 3 or more lots requires a paved apron.

Dated: 1-17-18

Signed

Edward Thiel

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☐ Section Line

☐ Quarter Section Line

Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: Please note that unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff): _____

P:\17-202\CAD\SURVEY\17-202 ADM N STRATIVE SPLIT WITH AERIAL DWG, ALEX GREEN, 1/8/2018, KYOCERA TASKALFA 4550CI 00.PC3, ---



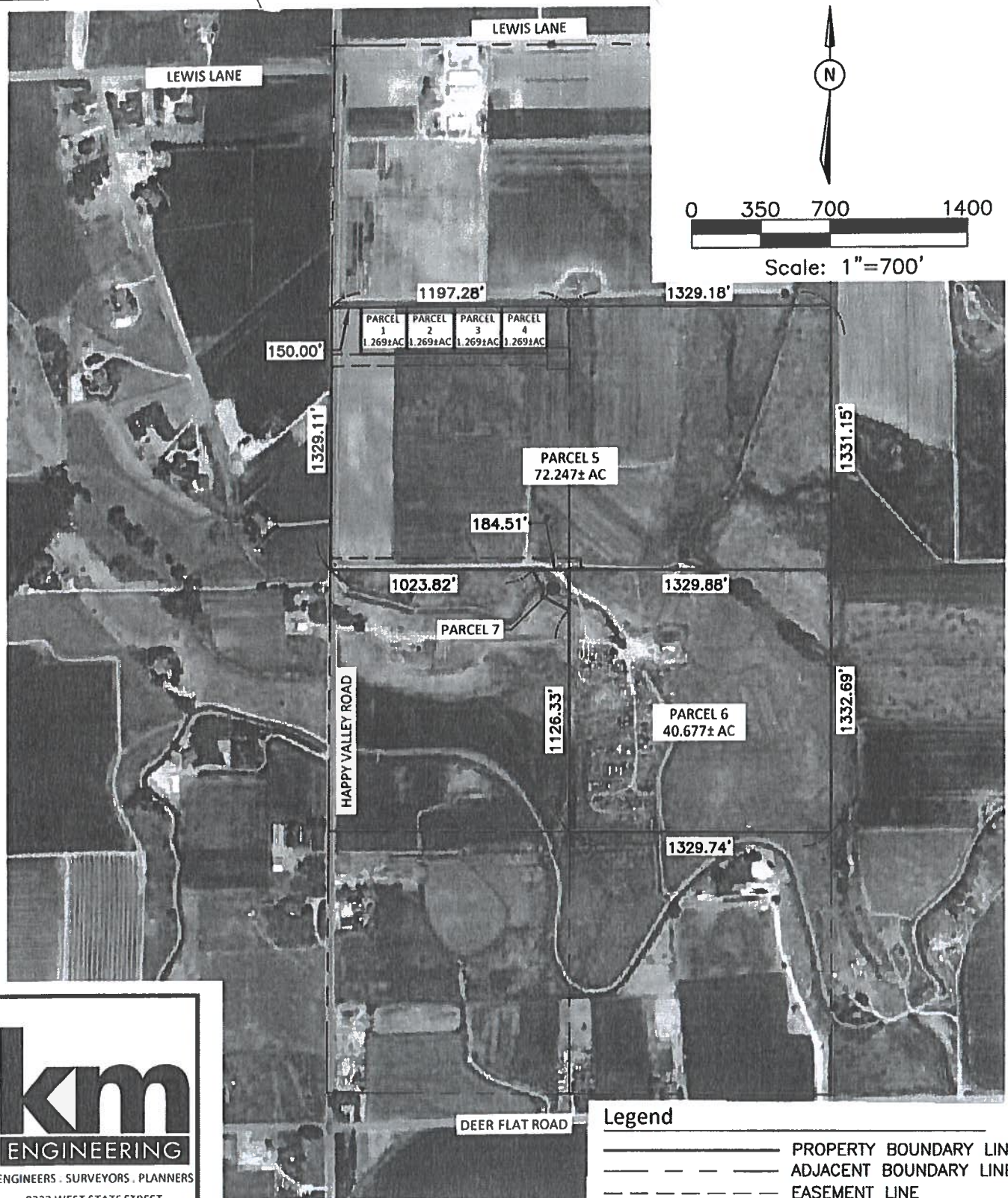
ENGINEERS · SURVEYORS · PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 01/08/2018

PROJECT: 17-202

SHEET:
1 OF 1



Legend

- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- - - - - EASEMENT LINE

Parcel Overview - Administrative Split/Property Boundary Adjustment
APN. R2898900000, R2899100000, R2899000000 and R2898800000

Gov't Lot 2; The SE 1/4 of the NW 1/4; The NE 1/4 of the SW 1/4 and
a portion of Gov't Lot 3, Sec. 18, T.2N., R.1W., B.M., CANYON COUNTY, ID.



TO: Nampa Highway District No. 1
ATTN: Eddy Theil
ADDRESS: 4507 12th Ave. Road
Nampa Idaho, 83686

DATE: 1/9/2018
JOB #: 17-202
FROM: Donna Wilson

RE: Happy Valley Lot Split

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	1.8.18	-	Lot split application
1	1.8.18	-	Letter of Acknowledgement Form
1	1.8.18	1	Check \$50.00

Transmitted By

☐ Hand Delivery

☐ Mail

☐ Fax

☐ Submittal Exchange

☐ Electronic Transfer

☐ Pick-up

Transmittal Purpose

☐ For Your Use

☒ For Review & Approval

☐ For Signature

☐ As Requested

☐ Other: _____

Remarks

Eddy,

Please find attached the application and fee as requested. Once you have signed off on the letter of acknowledgment form please send me a pdf. If you should need anything else, let me know right away.

Thank you,

Donna

RECEIVED
JAN 15 2018

BY: _____

CC: _____

Signed: Donna Wilson, Development Assistant

If enclosures are not as indicated, please notify us as soon as possible.

Debbie Root

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, November 27, 2023 12:47 PM
To: Debbie Root
Subject: [External] RE: Shoshone Falls Subdivision (proposed)
Attachments: 20230202 Shoshone Falls Sub Prelim Plat Review.pdf

Hi Debbie,

Yes they did submit a preliminary plat and a Draft TIS. We reviewed the plat and provided comments. We haven't heard anything since. I have attached a copy of our review.

I think they're going to have a problem constructing this because they wanted City of Nampa Water to serve this development, but we require the City to annex any roads they run utilities in. So I don't think the City is in any hurry to annex that far out as they don't have a touch.

Let me know if you have any questions.

Thank you,

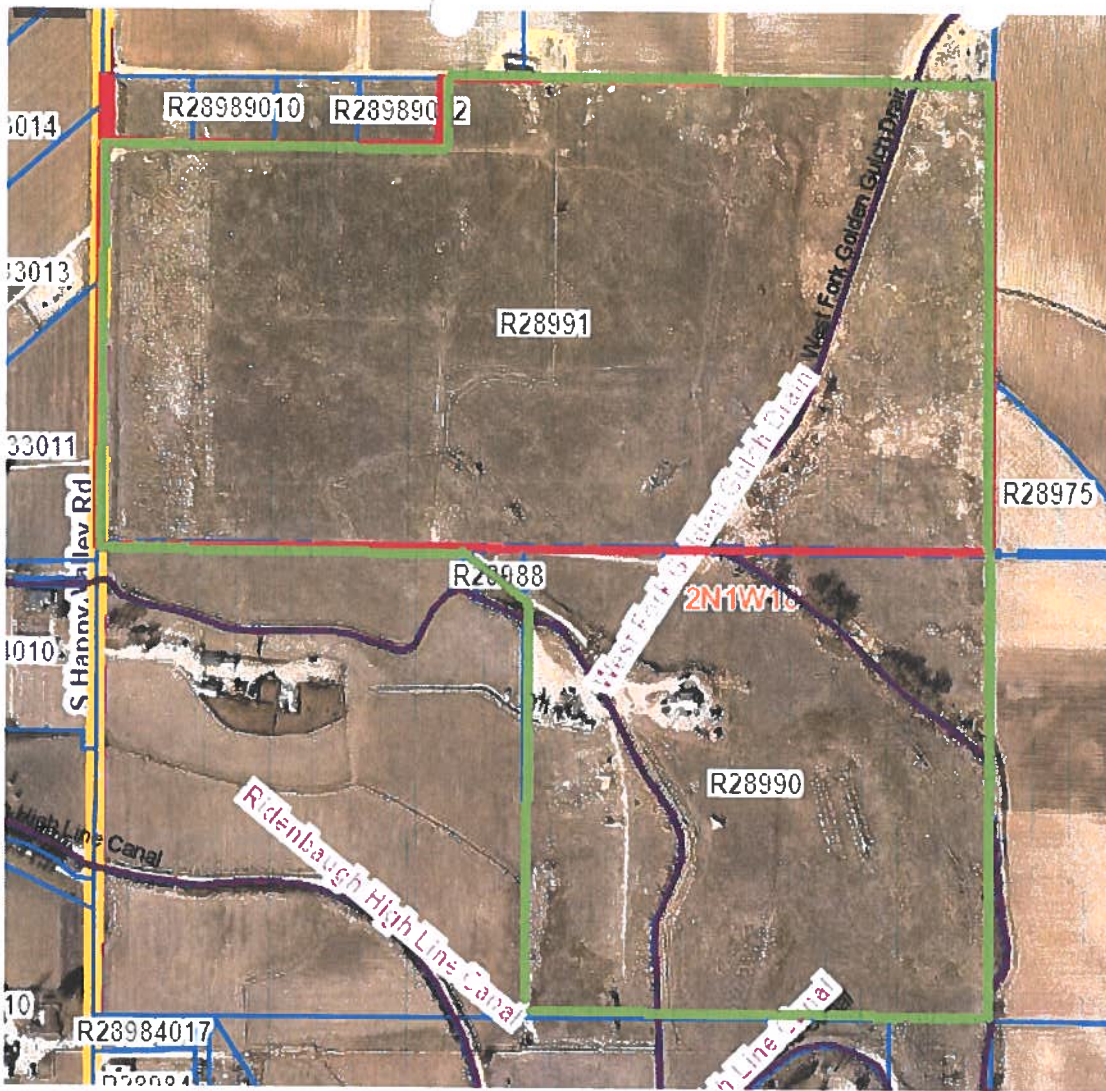
Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Monday, November 27, 2023 9:28 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: Shoshone Falls Subdivision (proposed)

Eddy,

Back in January 2023 Mary Wall (Breckon Land Design) communicated with you regarding a preliminary plat review and associated fees for Shoshone Falls Subdivision (9466 Happy Valley). Did the applicants ever submit the preliminary plat and TIS for review by NHD1?



Deb Root, MBA
 Canyon County Development Services
debbie.root@canyoncounty.id.gov
 208-455-6034

Development Services Department (DSD)
NEW public office hours
 Effective Jan. 3, 2023
 Monday, Tuesday, Thursday and Friday
 8am - 5pm
 Wednesday
 1pm - 5pm
 **We will not be closed during lunch hour **

Debbie Root

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, February 22, 2024 6:16 AM
To: Debbie Root
Cc: Amber Lewter
Subject: [External] RE: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

Good Morning, Deb –

After careful review of the transmittal submitted to ITD on February 13, 2024 regarding OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub, the Department has no comments or concerns to make at this time. This development is greater than 3 miles east of SH-45 and a greater distance west from SH-69, therefore minor impact is anticipated to the state highway facility.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, February 13, 2024 1:10 PM
To: 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'lori.kent@id.nacdn.net' <lori.kent@id.nacdn.net>; 'mgrodriguez@usbr.gov' <mgrodriguez@usbr.gov>

Subject: Initial Agency Notification OK2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 14, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Debbie Root** at debbie.root@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****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.



KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 2/20/2024
From: Kuna Rural Fire District

Regarding: Site Access & Water Supply
Shoshone Falls Subdivision
9466 S Happy Valley Road,
Nampa, ID

Agency Comments: New single-family homes must comply with the Idaho State Adopted Fire Code requiring emergency services site access, water supply, and premise identification. Please provide additional information as to how future single-family homes in this proposed subdivision will comply with the below provisions.

- **Fire Service and Emergency Service Access:**

IFC section D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development.

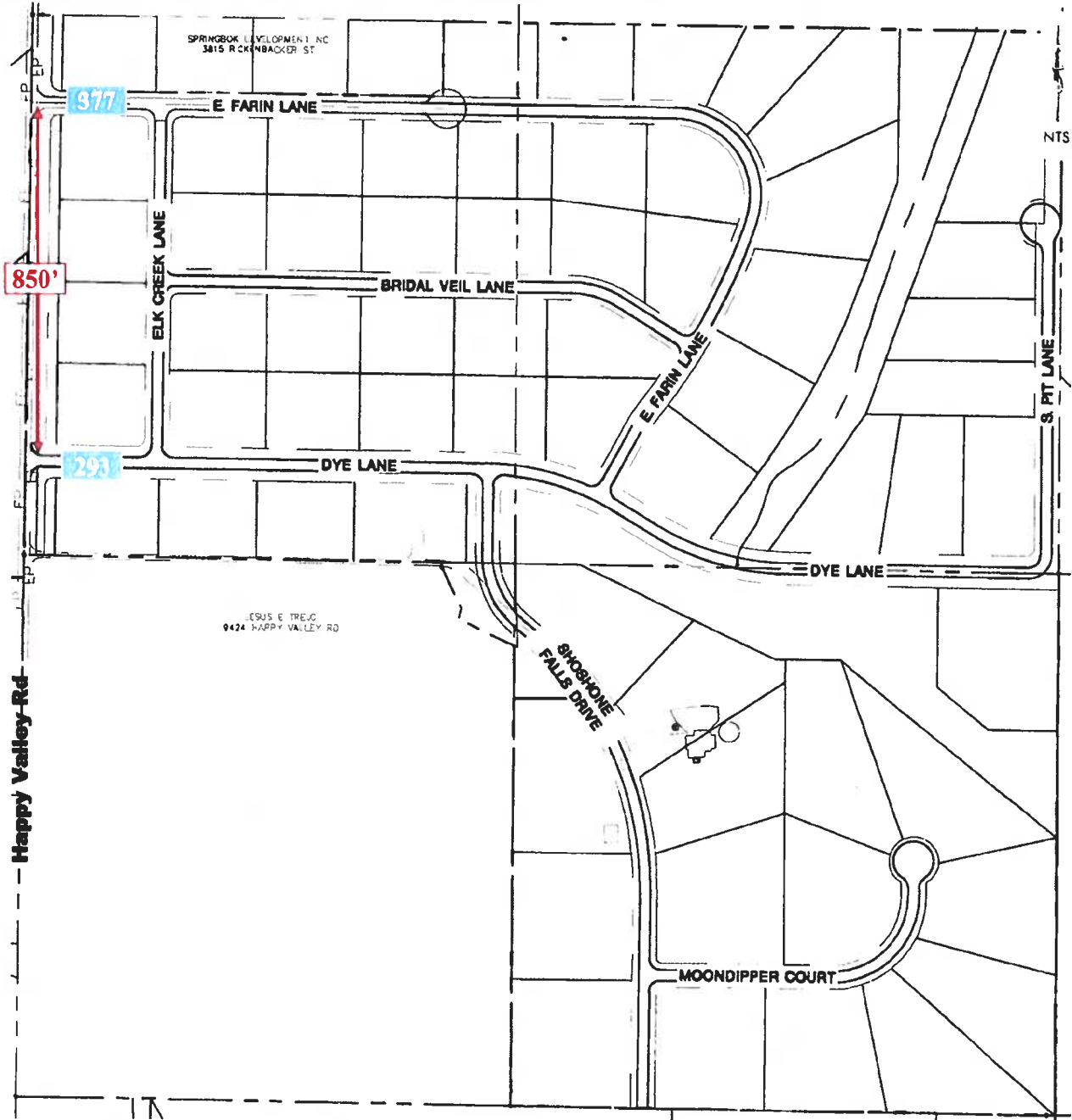
IFC section D107.2 Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

The provided site plan indicates two service roads for the proposed subdivision separated by 850 feet. The maximum overall diagonal dimension of the area to be served measures approximately 3,400 feet from Moon Piper Court to East Farm Lane. Additional access will be necessary, unless exception 2 above is intended for all future single family homes. Alternative approvals shall be noted on the final PLAT and recorded.

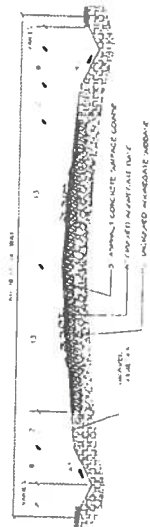
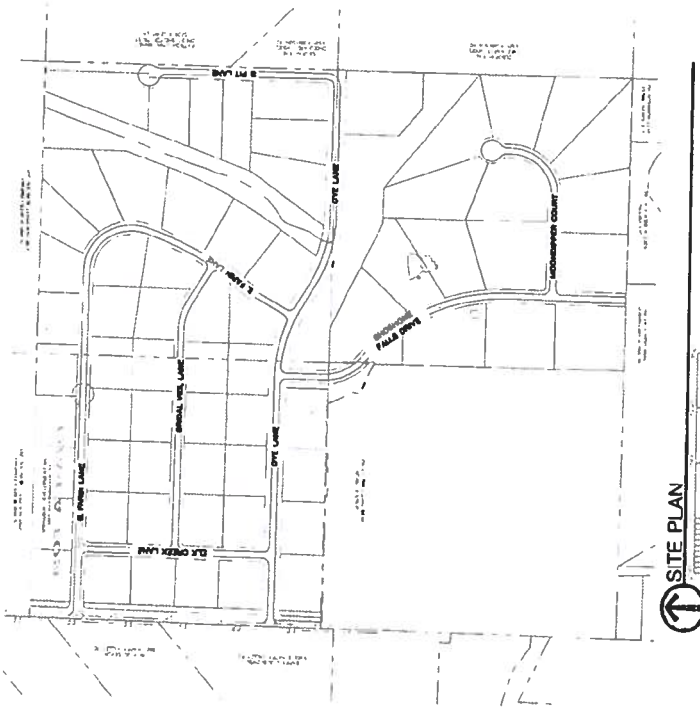
Regards,
Plan Review & Inspection
1.208.629.8636 (plan review)
Kuna Rural Fire District / 1.208.922.1144 (main)

Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs



SHOSHONE FALLS SUBDIVISION

ALL OF GOVT LOT 2, THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4 AND A
PORTION OF GOVT LOT 3 SITUATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 2
WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.



PRELIMINARY PLAT DEVELOPMENT FEATURES:

1. ALL LOTS SHALL BE 1/4 SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

BENCHMARK & DATUM

1. ALL LOTS SHALL BE 1/4 SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

CONTACTS

1. ALL LOTS SHALL BE 1/4 SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

DRAWING INDEX

PP10 COVER
PP11 TOPOGRAPHIC SURVEY
PP12 PRELIMINARY PLAT
PP13 CONSTRAINTS MAP AND UTILITY PLAN
PP14 PRELIMINARY GRADING PLAN
PP15 PRELIMINARY IRRIGATION PLAN

NOTES

1. ALL LOTS SHALL BE 1/4 SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

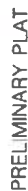
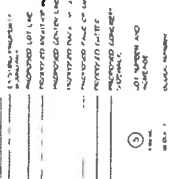
PRELIMINARY
NOT FOR
CONSTRUCTION



SHOSHONE FALLS SUBDIVISION
CANYON COUNTY, ID
PRELIMINARY PLAT
COVER

100% CONSTRUCTION DRAWING

PP10
SHEET NUMBER
DATE
PROJECT
DRAWN BY
CHECKED BY
APPROVED BY



PRELIMINARY SURVEY FOR PLAT OF SHOSHONE FALLS SUBDIVISION

PRELIMINARY
NOT FOR
CONSTRUCTION



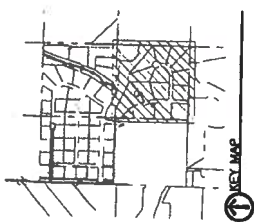
SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, ID
PRELIMINARY PLAT

100% CONSTRUCTION DRAWING



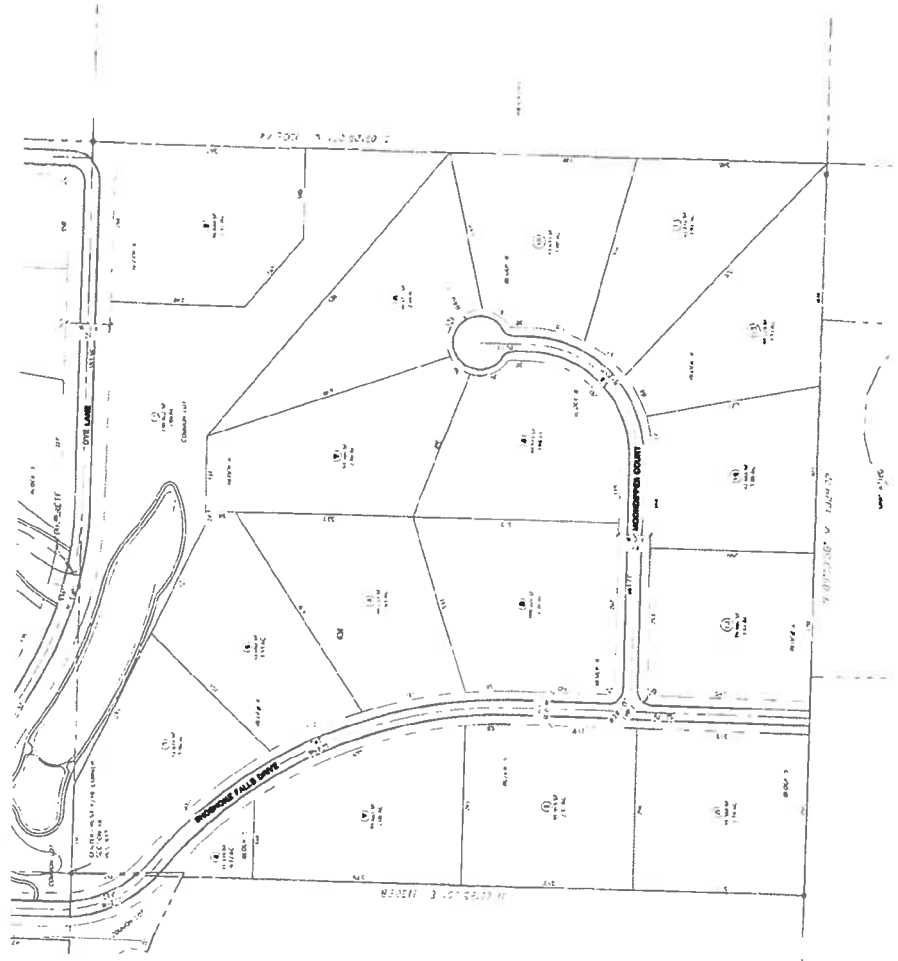
PROJECT NO.
DATE
BY
CHECKED BY

PP12



PLAT LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. UTILITY
- 5. LOT
- 6. TRACT
- 7. SECTION
- 8. TOWNSHIP
- 9. RANGE
- 10. COUNTY



PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION



SHOSHONE FALLS SUBDIVISION PRELIMINARY PLAT CANYON COUNTY, ID CONSTRAINTS MAP AND UTILITY PLAN

100% CONSTRUCTION DRAWING



PROJECT NO. 10000
DATE: 10/15/10
BY: DLS
CHECKED BY: [Signature]
DATE: 10/15/10

PP13

LEGEND

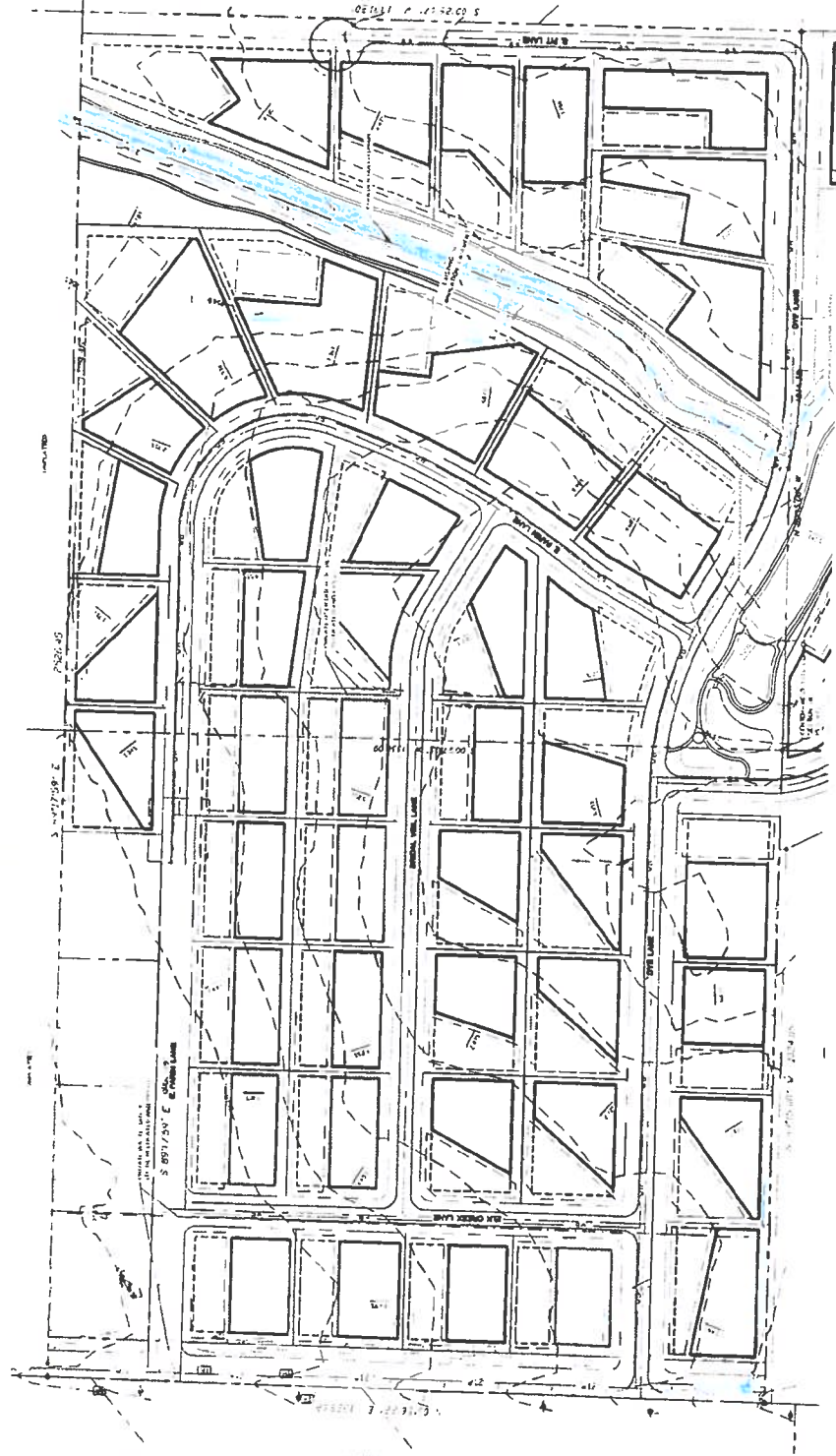
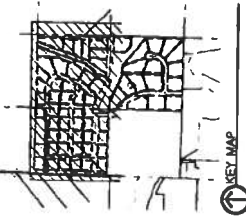
- PROPOSED LOT AREA
- PROPOSED LOT LINE
- PROPOSED LOT CORNER
- PROPOSED LOT CENTER
- PROPOSED LOT AREA
- PROPOSED LOT LINE
- PROPOSED LOT CORNER
- PROPOSED LOT CENTER
- PROPOSED LOT AREA
- PROPOSED LOT LINE
- PROPOSED LOT CORNER
- PROPOSED LOT CENTER

SLOPES TABLE

MAXIMUM SLOPE	MINIMUM SLOPE	CODE
2%	0%	20%
3%	0%	30%

NOTES

1. THE SLOPES TABLE IS A SUMMARY OF THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA. THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA ARE LISTED IN THE SLOPES TABLE.
2. THE SLOPES TABLE IS A SUMMARY OF THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA. THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA ARE LISTED IN THE SLOPES TABLE.
3. THE SLOPES TABLE IS A SUMMARY OF THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA. THE SLOPES REQUIRED FOR THE PROPOSED LOT AREA ARE LISTED IN THE SLOPES TABLE.



CONSTRAINTS MAP AND UTILITY PLAN

Debbie Root

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Thursday, February 15, 2024 2:52 PM
To: Debbie Root
Cc: Caleb Laclair
Subject: [External] FW: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

Debbie – The only change to our comments from September 21, 2021 is the parcel R28991 is now within the Residential Mixed Use Land Use designation, which is medium density residential (2.5 – 8 DU/acre) with mixed commercial. The change to the map was made in March 2023. The applicant has the option to stretch Low Density Residential (1 – 2.5 DU/acre) from the parcel to the east in this location. In either designation, the proposed plat does **not** meet the density or lot size limitation requirements of the comprehensive plan future land use map in this area as was stated in the September 21, 2021 letter.

Thank you – Doug

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, February 13, 2024 1:10 PM
To: Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Clerks Staff Email <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; Ron Johnson <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; 'mgrodriguez@usbr.gov' <mgrodriguez@usbr.gov>
Subject: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 14, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider



September 21, 2021

Jennifer Almeida
111 North 11th Ave, Ste 140
Caldwell, ID 83605
jalmeida@canyonco.org

Re: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010- Springbok Development, Comprehensive Plan Map Amendment to change the designation of approximately 41.06 acres from A "Agriculture" to "Residential"; Rezone of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone; and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural zone) to a "R-R" (Rural Residential zone). The request includes a Preliminary Plat (including Irrigation, Drainage, & Grading) for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW¼ and SW¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Jennifer:

Regarding the Comprehensive Plan Amendment request to change the Designation from Agricultural to Residential and Rezone of parcel R28991 from "A" to "R-1":

This parcel is within the Nampa Area of Impact. The designated Land Use Setting for this area on the Future Land Use Map is Low-Density Residential with a minimum density of 1.01 dwelling units/acre. The plat presented indicates a density of .54 dwelling units per acre. This is inconsistent with the Nampa Future Land Use Map

Regarding the entire subdivision:

The proposed subdivision is less than one mile from the City of Nampa, and in the path of annexation to the south. Locating these large lot developments in the annexation path creates conflict with future periphery developments that will likely be much denser.

Nampa Planning and Zoning opposes this development.

Should you have any questions, please feel free to contact me at (208) 468-5406.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Critchfield". The signature is fluid and cursive, with a long horizontal stroke at the end.

Doug Critchfield
Principal Planner
City of Nampa Planning & Zoning Department
critchfieldd@cityofnampa.us

Jennifer Almeida

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Tuesday, December 21, 2021 11:25 AM
To: Jennifer Almeida
Subject: [External] RE: [External]Springbok Development/ Shoshone Falls Subdivision (Parcel R28991, R28988 & R28990)

Yes, that is still the case. Connection to City water system was denied by our Board of Appraisers.

Caleb LaClair, P.E.
Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Tuesday, December 21, 2021 11:18 AM
To: Caleb Laclair <laclairc@cityofnampa.us>
Subject: [External]Springbok Development/ Shoshone Falls Subdivision (Parcel R28991, R28988 & R28990)

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

Caleb:

I am working on my staff report for the above case. In reviewing emails/agency comment there is an email from you dated 10/6/21, in which you indicate that the City denied a connection to the city's water system for this project. Is this still the case? I want to make sure there is no correspondence I may have missed.

Thank you



Jennifer Almeida, PCED
Planner III
Canyon County Development Services Department

111 N. 11th Ave., #140, Caldwell, ID 83605
Direct Line: 208-455-5957
Fax: 208-454-6633
Email: Jennifer.Almeida@canyoncounty.id.gov

www.canyonco.org/dsd

The property research information presented today by the Development Services Department (DSD) is based on the current ordinances and policies, in effect on the date of this summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Jennifer Almeida

Springbok Dev.
Shoshone Falls Sub.

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Wednesday, October 6, 2021 10:28 AM
To: Richelle Kiyabu; Jennifer Almeida
Cc: Doug Critchfield; Deborah Rosin; Kristi Watkins; Daniel Badger
Subject: [External] RE: [External] Agency Notice

Follow Up Flag: Follow up
Flag Status: Flagged

Nampa Engineering Division offers the following comments:

1. Happy Valley Road is designated a "Minor Arterial" in the City's 2020 Functional Classification Map. The required public right-of-way for this classification is 50' from Section Line. The preliminary plat is reflecting this dedication.
2. The City's 2020 Functional Classification Map also reflects two future mid-mile collector roads. One along the south boundary which is an extension of Dye Lane, and the other along the east boundary. The full right-of-way for this roadway classification is 80' with half right-of-way being 40' from Section Line. We request any development of the property accommodate these right-of-way's to allow future road construction if deemed necessary in the future.
3. The closest available City services are located near Locust Lane and Happy Valley Rd more than 1-mile away. The applicant had requested a hookup and annexation agreement from the City's Board of Appraisers on April 7, 2021 to allow extension and connection to the City's water system. The request was denied based on the feeling that the property was too far away from City limits resulting in unorderly development and the densities were not in alignment with the City's comprehensive plan. The City would have been more in favor if the development employed a community sewer system to allow for higher densities in conjunction with public water.

Please reach out if there are follow up questions.

Best,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

From: Richelle Pittman-Kiyabu <rkiyabu@canyonco.org>
Sent: Monday, September 20, 2021 12:41 PM
To: Deborah Rosin <rosind@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Brian Crawforth <bcrawforth@canyonco.org>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'Kiestler, Mitch' <Mitch.Kiestler@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; 'proberts@kunafire.com' <proberts@kunafire.com>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Media - IPT Newsroom <newsroom@idahopress.com>; Media - KTVB News <ktvbnews@ktvb.com>; Media - KIVI News <news@kivitv.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Cc: 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Carl Miller' <CMiller@compassidaho.org>
Subject: [External] Agency Notice



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

Please see attached agency notice for case # OR2021-0006 / RZ2021-0011 / SD2021-0010

Please direct all comments or concerns to planner Jennifer Almeida at jalmeida@canyonco.org.

Thank you ~

Richelle Kiyabu

Sr. Administrative Specialist
Canyon County Development Services
111 North 11th Avenue, #140
Caldwell, Idaho 83605
208-454-6631

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



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

9/30/2021

RE: Shoshone Falls Subdivision

To: Jennifer Almeida

cc: Caleb LaClair, P.E., City of Nampa Engineering; City of Nampa P&Z

The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering GIS staff reflecting these changes prior to final plat application submittal. Please see attached exhibit for explanation on requested changes.

- Propose new, unique street names for Bridal Veil Ln, Dye Ln and S Pit Ln to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
 - Bridal Veil Ln should be E (New Name) St
 - S Pit Ln should be S (New Name) Ln
 - Dye Ln should be E (New Name) Dr
- Elk Creek Ln should be S Elk Creek Ave
- Shoshone Falls Way should be S Shoshone Falls Way
- Moondipper Ct Should be E Moon Dipper Ct
- Propose new, unique street name end E Farin Ln turns south. New name should be S (New Name) Way.

Sincerely,

Elvis Herrera
GIS Tech I
Engineering Division
City of Nampa



NAMPAReady

Jer Almeida

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Monday, October 4, 2021 11:59 AM
To: Claire Smarda
Cc: Mary Wall; Jon Breckon; Addressing; Jennifer Almeida; Elvis Herrera
Subject: [External] RE: [External]RE: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

Dye Lane should remain since it lines up with Dye Lane to the east with an intent to connect.

A new name in place of "Pit" is likely appropriate. As there is significant disconnect between Pit Lane to the north including New York Canal and the railroad (unlikely to get new crossings) and a segment of road referred to as Cruse Lane north of the tracks. Your team can select a name.

Thanks,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

From: Claire Smarda <csmarda@breckonld.com>
Sent: Monday, October 4, 2021 11:38 AM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Mary Wall <mwall@breckonld.com>; Jon Breckon <jbreckon@breckonld.com>; Addressing <Addressing@cityofnampa.us>; jalmeida@canyonco.org; Elvis Herrera <herrerae@cityofnampa.us>
Subject: [External]RE: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

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

Good Morning, Caleb,

Per the city's updated TMP road classification map, the two collector roads running through our site should be called Dye Lane (E-W) and S. Pit Lane (N-S). Per the most recent pre plat comments we received, these street names are not available. Would the city like to choose what these roads are called or will that be left up to us?

Thank you,

Claire Smarda, PE

MAIN (208) 376-5153 x110 | CELL (512) 608-7717
BRECKONlanddesign.com

From: Mary Wall <mwall@breckonld.com>
Sent: Friday, October 1, 2021 6:21 PM
To: Claire Smarda <csmarda@breckonld.com>; Jon Breckon <jbreckon@breckonld.com>
Subject: Fwd: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

FYI

Get [Outlook for iOS](#)



September 21, 2021

Jennifer Almeida
111 North 11th Ave, Ste 140
Caldwell, ID 83605
jialmeida@canyonco.org

Re: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010- Springbok Development, Comprehensive Plan Map Amendment to change the designation of approximately 41.06 acres from A "Agriculture" to "Residential"; Rezone of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone; and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural zone) to a "R-R" (Rural Residential zone). The request includes a Preliminary Plat (including Irrigation, Drainage, & Grading) for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW¼ and SW¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Jennifer:

Regarding the Comprehensive Plan Amendment request to change the Designation from Agricultural to Residential and Rezone of parcel R28991 from "A" to "R-1":

This parcel is within the Nampa Area of Impact. The designated Land Use Setting for this area on the Future Land Use Map is Low-Density Residential with a minimum density of 1.01 dwelling units/acre. The plat presented indicates a density of .54 dwelling units per acre. This is inconsistent with the Nampa Future Land Use Map

Regarding the entire subdivision:

The proposed subdivision is less than one mile from the City of Nampa, and in the path of annexation to the south. Locating these large lot developments in the annexation path creates conflict with future periphery developments that will likely be much denser.

Nampa Planning and Zoning opposes this development.

Should you have any questions, please feel free to contact me at (208) 468-5406.



Sincerely,

A handwritten signature in black ink, appearing to read "Doug Critchfield".

Doug Critchfield
Principal Planner
City of Nampa Planning & Zoning Department
critchfieldd@cityofnampa.us

EXHIBIT E

Public Comments Received by: Month day, year

Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

Hearing date: September 19, 2024

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# OR2021-0006 & RZ2021-0011(CR)

Hearing date: September 19, 2024