

## Dan Lister

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**From:** Dan Lister  
**Sent:** Monday, December 23, 2024 10:05 AM  
**To:** 'wmason@masonandassociates.us'  
**Cc:** 'mike.chidester@eltonco.com'  
**Subject:** SD2022-0037 - Cambridge Estates - Preliminary Plat  
**Attachments:** CR2024-0037 Cambridge Estates Subdivision - Nampa Comments.pdf; Initial Agency SD2022-0037 Cambridge Estates Subdivision.pdf; ITD.pdf; NampaAddressing.pdf; NHD1.pdf; SD2022-0037\_Cambridge Estates Sub.pdf; Cambridge Estates\_17672 N. Can Ada Rd.\_Fire District Comments\_V2.pdf; 2023.02.21 Full Preliminary Plat Checklist.pdf; NampaCCActionLtr\_CambridgeSub\_WaiverRequest\_20220929.pdf

Mr. Mason,

I've been assigned Case No. SD2022-0037—Cambridge Estates Preliminary Plat. Since the case has been sitting for a while, a courtesy notice was sent to affected agencies for updated comments. All comments received are attached.

Based on comments and communication with DSD, Nampa is opposing the development and requesting annexation. Nampa has also denied waiving any subdivision improvement requirements. Per the Area of City Agreement between Nampa and the County, waivers require a final decision by the County (CCCO Section 09-11-19(6)). Therefore, even if Nampa waives or does not waive subdivision improvements, the final decision is by the Board of County Commissioners. Per CCZO Section 07-17-31(2), Subdivision Required Improvements, the Board of County Commissioners upon recommendation by the P&Z Commission can require subdivision improvements which include, but are not limited to, curbs, gutters, sidewalks, streetlights, ribbon curbing, swales, stormwater retention and disposal, and connection to services. Therefore, if the development requests waivers and to not connect to city services, then make sure the plat meets the minimum requirements of CCZO Section 07-17-09 and the rest will be determined at the public hearings.

Based on notes from the previous planner and engineer, a checklist with corrections and items to be addressed was sent on February 21, 2023 (attached). Revisions and addressed items were never submitted.

### Options:

- Inactivity: The application has been inactive with no updates or revisions submitted to DSD for almost two years. Therefore, if no response or revisions are received by February 21, 2025, DSD will either schedule the case for hearing as is or the director may decide to void the case due to inactivity (CCZO Section 01-17-05(3)).
- Withdraw Application/Annexation: If the developer is no longer interested or is now seeking annexation, please withdraw the application. This will need to be completed in writing (email is fine).

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

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## PLANNING AND ZONING DEPARTMENT

DATE: October 28, 2024

TO: Dan Lister, Canyon County Development Services

RE: CR-2024-0037 Cambridge Estates

Dan, Per the Joint Powers Agreement for the Nampa Area of Impact, Nampa Planning and Zoning provides the comments regarding the following:

Case No. SD2024-0037: The applicant, Mason & Associates representing Intermountain Pacific LLC, requests approval of a preliminary plat, Cambridge Estates Subdivision, on Parcel R30395 (39.08 acres). The requests include 29 residential lots and seven (7) common lots. The request includes a waiver of city subdivision improvements. The parcel is zoned "R-1" (Single Family Residential). The subject property is located at 17672 N. Can-Ada Road, Nampa; also referenced as a portion of the NW $\frac{1}{4}$  of Section 06, T3N, R1W, BM, Canyon County, Idaho.

The City of Nampa continues to oppose this project due to non-conformance with the Nampa Comprehensive Plan Future Land Use Map, and that the property is adjacent to City of Nampa annexed property. The City has repeatedly stated that if this property is to develop, because of its proximity to City boundaries, it should be annexed and zoned appropriately. The City recognizes that utilities are difficult in this area, so the City contends that it may not be the appropriate time to develop this parcel.

When the rezoning request for this property came before the Board of County Commissioners months ago, Nampa staff testified against the proposal. The City of Nampa was disappointed that the Board of County Commissioners approved the zoning change to allow this subdivision to move forward.

A proposal is now before the Canyon County Planning and Zoning Commission and Canyon County Board of Commissioners to approve a plat that does not conform with the Nampa Future Land Use Map, nor does it conform with Nampa subdivision codes. The City of Nampa has a long-standing policy of opposing the development of County subdivisions on parcels that are adjacent to City of Nampa annexed parcels, and opposes the approval of the plat that has been submitted for the following reasons:

- The Nampa Future Land Use Map allows a density of 2.5+ dwelling units per acre on this parcel. The proposed subdivision is inconsistent with those provisions and proposes 29 units on 38.92 acres for a density of .7 dwelling units per acre.

- When a subdivision is developed in Canyon County utilizing Canyon County residential development standards, and is directly in the path of annexation, it poses a financial hardship on the City and its citizens due to the necessity of running utilities around County subdivisions, lack of continuity of sidewalk corridors, reduced efficiency in providing services, the creation of enclaved parcels that do not have City services, and conflicts created due to the lack of compatibility with adjacent land uses.
- The County has stated on several occasions that the practice of developing County subdivisions adjacent to property that is annexed into the City is irresponsible and a practice that the County wishes to avoid for the above stated reasons.

**Nampa respectfully requests denial of this proposal.**

Sincerely,

Doug Critchfield, Principal Planner



November 18, 2024

Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, Ste 310  
Caldwell, Idaho 83605  
[daniel.lister@canyoncounty.id.gov](mailto:daniel.lister@canyoncounty.id.gov)

Subject: Initial Agency SD2022-0037 Cambridge Estates Subdivision

Dear Canyon County Development:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

## 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. SURFACE WATER**

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.



We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, reading "Valerie A. Greear". The signature is fluid and cursive, with the first name "Valerie" being more prominent than the last name "Greear".

Valerie A. Greear, PE  
Acting Regional Administrator

## Dan Lister

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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Tuesday, October 22, 2024 6:31 AM  
**To:** Dan Lister  
**Cc:** Amber Lewter  
**Subject:** [External] RE: Initial Agency SD2022-0037 Cambridge Estates Subdivision

Good Morning, Dan –

After careful review of the transmittal submitted to ITD on October 21, 2024 regarding SD2022-0037 Cambridge Estates Subdivision, the Department has no comments or concerns to make at this time. This development is proposing 29 lots and is greater than 2 miles from ITD facilities. Therefore, we anticipate that minor impact will occur.

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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

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**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Sent:** Monday, October 21, 2024 4:13 PM  
**To:** 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfielddd@cityofnampa.us' <critchfielddd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.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>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins

<Sage.Huggins@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>; 'tammi.l.barth@usps.gov' <tammi.l.barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>

**Subject:** Initial Agency SD2022-0037 Cambridge Estates Subdivision

**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 **November 20, 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. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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 **Dan Lister** at [daniel.lister@canyoncounty.id.gov](mailto:daniel.lister@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW public office hours**

**Effective Jan. 3, 2023**

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8am – 5pm

Wednesday

1pm – 5pm

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

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## Dan Lister

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**From:** Clay Brown <brownd@cityofnampa.us>  
**Sent:** Wednesday, October 30, 2024 1:30 PM  
**To:** Mike.chidester@eltonco.ocm; wmason@masonandassociates.us  
**Cc:** Addressing; Planning-Zoning Staff; Dan Lister  
**Subject:** [External] Prelim Plat Street Name Review Comments - Cambridge Estates Subdivision  
2nd Review  
**Attachments:** Cambridge Estates Road Name Changes.pdf; Cambridge Estates Road Names.pdf

Please see the attached comments. Contact [addressing@cityofnampa.us](mailto:addressing@cityofnampa.us) if you have any questions.

Thanks,



**Clay Brown**  
GIS Technician, Engineering  
Office: 208.468.5475  
[Nampa GIS, Like us on Facebook](#)  
**NAMPA** *Proud*

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10/30/2024

**RE: Cambridge Estates Road Name Changes**

To: Intermountain Pacific LLC; Masion & Associated Inc

cc: 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.

- Ellingwood St should be E Breitenbach St. This future road will be a continuation of E Breitenbach St in the Spring Hollow Ranch Subdivision

Sincerely,

Donald Brown  
GIS Tech I  
Engineering Division  
City of Nampa



# CAMBRIDGE ESTATES SUBDIVISION PRELIMINARY PLAT

THE N 1/2 OF GOV'T LOT 5 AND THE N 1/2 SE 1/4 NW 1/4,  
SECTION 06, T. 3 N., R. 1 W., B.M.,  
CANYON COUNTY, IDAHO  
2022

## PROJECT NARRATIVE

- CURRENT CANYON COUNTY ZONE AG, PROPOSED ZONE R-1
- NO. OF RESIDENTIAL LOTS IS 29  
NO. OF COMMON LOTS IS 3  
TOTAL NUMBER OF LOTS IS 36
- AREA: ±38.92 ACRES
- MINIMUM LOT SIZE: 1.00 ACRE
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED  
UNLESS OTHERWISE SHOWN  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
- LOTS 1, 2, & 18, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, AND LOTS 1, & 2, BLOCK 4 TO BE OWNED AND OPERATED BY CAMBRIDGE ESTATES SUBDIVISION HOA. SUBJECT TO PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE BLANKET EASEMENT
- EXISTING WATER WELLS ON LOTS 9, & 17, BLOCK 1 AND LOT 11, BLOCK 2 TO BE ABANDONED PER IDWR REQUIREMENTS
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER
- INDIVIDUAL PRIVATE SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. INDIVIDUAL LOTS ARE RESPONSIBLE FOR RETENTION AND TREATMENT OF STORM WATER RUNOFF INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. THIS INCLUDES THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT DISCHARGE INTO IRRIGATION FACILITIES. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. STORM WATER RUNOFF SHALL BE MAINTAINED ON SUBJECT PROPERTY
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE
- WAIVER WILL BE REQUESTED TO ELIMINATE SIDEWALK, CURB, & GUTTER ALONG PUBLIC ROADS
- HISTORIC IRRIGATION LATERAL, DRAIN, AND DITCH FLOW PATTERNS SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR DITCH COMPANY
- PIONEER IRRIGATION DISTRICT AND NAMPA & MERIDIAN IRRIGATION DISTRICT CLAIM AN EASEMENT FOR THE PHYLLIS CANAL AND WEICK DRAIN AS FOLLOWS: 20' FROM TOP OF BANK ALONG EAST SIDE AND THE TOE OF BANK ALONG THE WEST SIDE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	56.09	150.00	21°25'33"	N79°54'51"E	55.77	28.38
C2	56.09	150.00	21°25'33"	S79°54'51"W	55.77	28.38
C3	55.93	150.00	21°21'43"	N78°41'32"E	55.60	28.29
C4	55.93	150.00	21°21'43"	S78°41'32"W	55.60	28.29

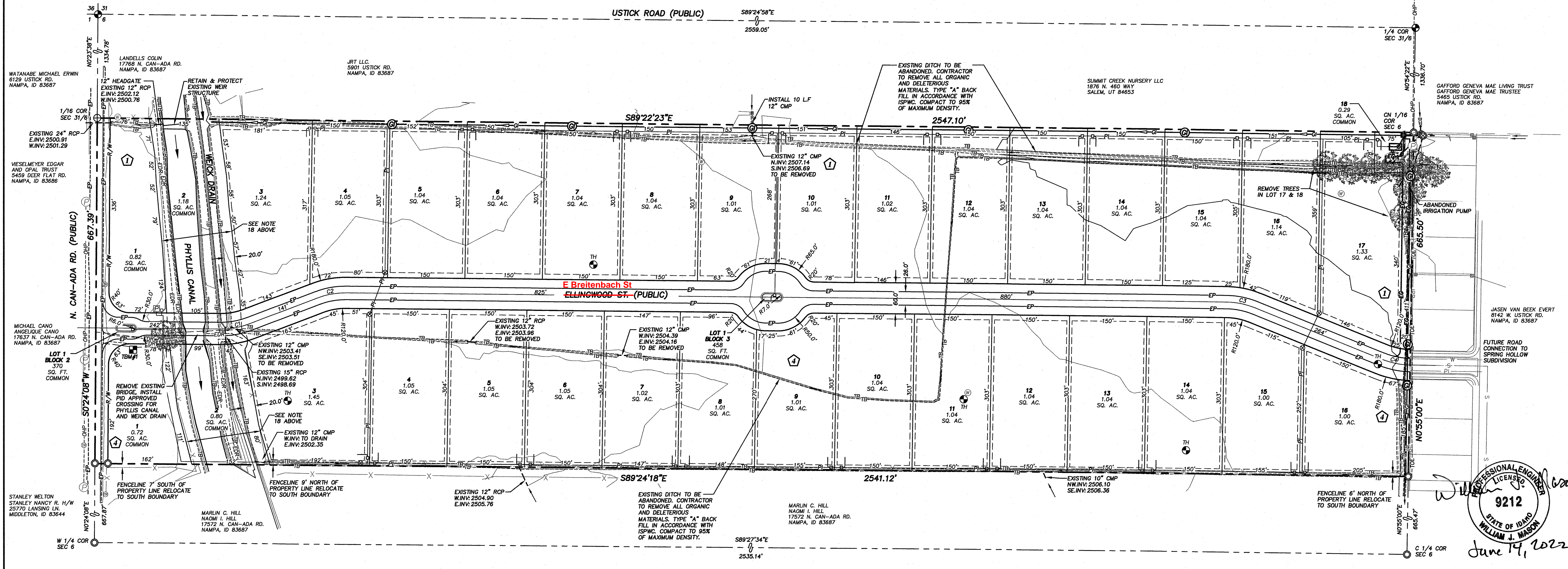
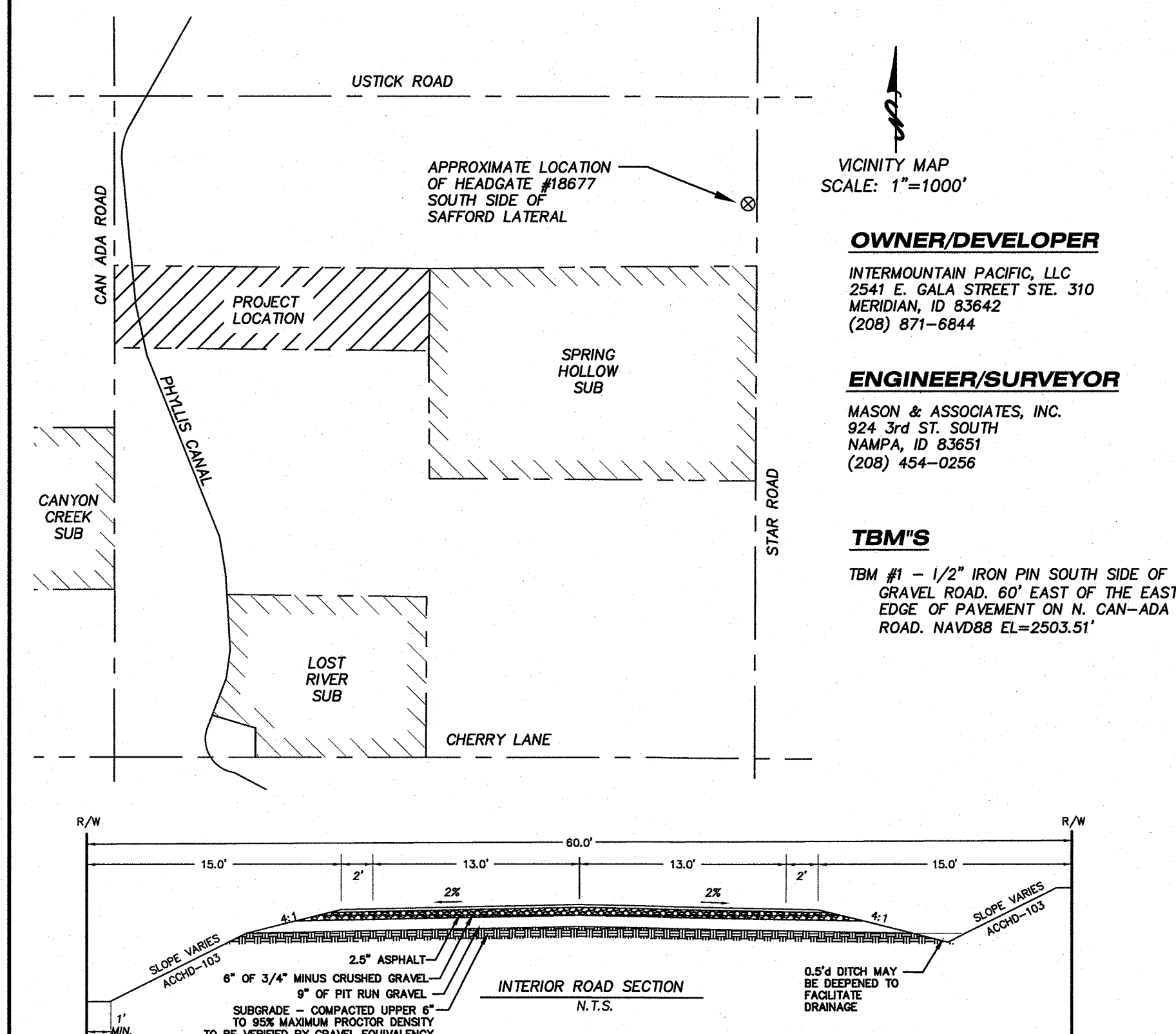
Scale: 1"=100'

## LEGEND

- BLOCK NUMBER
- BENCHMARK
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- EXISTING IRRIGATION MANHOLE
- TELEPHONE RISER
- POWER POLE
- IRRIGATION VALVE/GATE VALVE
- TEST HOLE
- EXISTING WELL
- INSTALL NEW IRRIGATION MANHOLE
- DECIDUOUS TREE
- CONTOUR LINE
- PROPERTY BOUNDARY LINE
- SECTION LINE
- CENTERLINE ROAD
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- OVERHEAD POWER LINE
- EDGE OF DIRT ROAD
- EDGE OF GRAVEL ACCESS ROAD
- TOE OF SLOPE
- FENCE LINE
- TOP OF BANK
- EXISTING PIPE
- INSTALL GRAVITY IRRIGATION LINE
- INSTALL NEW PRESSURE IRRIGATION LINE
- INSTALL NEW PRESSURE IRRIGATION SERVICE
- PI PUMP OUT WITH AIR RELEASE VALVE
- FLOW ARROWS

## SHEET INDEX

SHEET 1 - PRELIMINARY PLAT  
SHEET 2 - IRRIGATION & DRAINAGE PLAN



DESIGNER	DATE	NO.	BY	CS	9/21	CS	9/21	CS	9/21	WM	9/21
Professional Engineer, Land Surveyors & Planners Mason & Associates, Inc. 2541 E. GALA STREET STE 301 MERIDIAN, ID 83642 (208) 871-6844											
DRAWING TITLE: CAMBRIDGE ESTATES SUBDIVISION PRELIMINARY PLAT SHEET NO. 1 OF 2 SHEETS	JY0821 JY0821PP SCALE: Vert: 1"=100' Horz: 1"=100'	CLIENT: INTERMOUNTAIN PACIFIC 2541 E GALA STREET STE 301 MERIDIAN, ID 83642 (208) 871-6844	Rev	FIELD BOOK NO.							



## Dan Lister

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, October 28, 2024 7:29 AM  
**To:** Dan Lister  
**Cc:** Nick Lehman; Noble Lafferty  
**Subject:** [External] FW: Initial Agency SD2022-0037 Cambridge Estates Subdivision  
**Attachments:** AGENCY\_PACKET.pdf; 20230215 Cambridge Estates Sub Prelim Plat Review.pdf

Good Morning Dan,

I have attached our comments for the Preliminary Plat review for the subject development. Per our review comments, the developer will need to either get a waiver from the City of Nampa for frontage and City improvements as it is within the City of Nampa's Area of Impact, or a Development Agreement with the City of Nampa, NHD#1, and the Developer is required. Nampa Highway District #1 Commissioners denied a variance request to waive this requirement.

These comments are based off of Section 2100.010 of the ACCHD Standards Manual.

Let me know if you have any questions or comments.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

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**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Sent:** Monday, October 21, 2024 4:13 PM  
**To:** 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@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>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.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>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian



# NAMPA HIGHWAY DISTRICT NO. 1

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February 15, 2023

Mason & Associates  
C/O Will Mason  
924 3<sup>rd</sup> St. South  
Nampa, Idaho. 83651

RE: Cambridge Estates Subdivision Preliminary Plat Review

Dear Will,

As requested, we have completed a review of the Cambridge Estates 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:

Section 2030.021 – Vicinity Map shall extend 1 mile beyond all boundaries.

Section 2040.010 – Private utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District.

Section 2100 – City comments state the development must comply with landscaping standards within the development along with the frontage of the development. This will require a Development Agreement between the Developer, City of Nampa, and the Nampa Highway District #1.

Section 2120.040 – Landscaping will require a License Agreement with the Highway District, and a Development Agreement with the Developer, City of Nampa, and the Highway District.

Section 3010.050 – The Bridge shall meet these standards.

Section 3030.030 – A Temporary cul-de-sac is required at the end of E. Breitenbach St. until the road is extended to the adjacent development to the east. It is to be built per ACCHD Standards Drawing #ACCHD-104.

Section 3030.040 – E. Breitenbach St. shall connect to Can-Ada Rd. by a 40' radius. Radiuses shall apply to asphalt and right-of-way.

Section 3060.030 – No Waiver from City of Nampa provided.



# NAMPA HIGHWAY DISTRICT NO. 1

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Section 3060.050 – Access island and midpoint island requires an approved License Agreement. NHD#1 prefers the islands to be part of the ROW rather than being lots owned by the HOA. Islands shall be designed per ACCHD Standards Drawing #ACCHD-108.

Section 3060.060 – Road section shall meet these Standards. 3” Asphalt, 4” Base, 14” Pitrun.

Section 3060.070 – Asphalt shall be PG64-28.

Section 3061 – Access to Can-Ada Rd requires an approved Variance Request by the Highway District Commissioners as Can-Ada Rd is an Arterial Roadway.

Per Section 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”.

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

Section 3063.010 – Private 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 are subject to License Agreement.

Section 3063.030 – No utilities shall attach to bridges, and shall be a minimum of 24” under culverts.

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

Section 3066.020 – Cleanout boxes required for all gravity irrigation facilities.

Section 3066.030 – PI crossings shall meet these standards.

Section 3066.040 – Gravity irrigation crossings shall meet these requirements.

Section 3070 - We are requesting a Geotechnical Engineering Report for this project location. Provide stormwater facility details.

Section 3070.020 – Access Culvert shall be installed to meet these standards unless curb & gutter are required. If curb & gutter are required, provide drainage facilities detail.



# NAMPA HIGHWAY DISTRICT NO. 1

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Section 3070.040 – Borrow ditches shall be designed to convey stormwater runoff and shall not be designed for stormwater disposal through infiltration. Note 11 swales are not to be in the ROW.

Section 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.

Section 3070.110 - 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."

Section 3080 – Bridge design shall be approved by the District.

Section 3090 – Signs shall be installed by the Applicant. 36" Stop sign, 24"x30" speed limit sign posted @ 20mph, no outlet sign until E. Breitenbach St through connection is made.

Section 3120.020 – Proper provision for a temporary or permanent turnaround at the end of the stub connection shall be made.

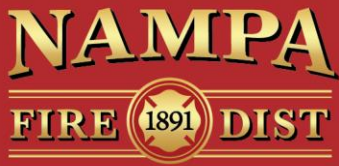
General Comment – We need more detail on drainage facilities.

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

Sincerely,

Eddy Thiel  
Right-of-Way Tech





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ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** November 20, 2024

**TO:** Canyon County Development Services Department

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Mason & Associates

**OWNER:** Intermountain Pacific LLC

**PROJECT ADDRESS:** 17672 N. Can-Ada Road, Nampa, ID 83687.

**RE:** SD2022-0037; Cambridge Estates Sub

This application is for a preliminary plat of a subdivision with 29 residential lots and 7 common lots on approximately 39 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

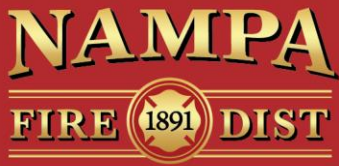
Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105). **The proposed plans do not show water supply for firefighting. There is a potential connection to a municipal water supply at the east end of the parcel on the neighboring development. Please provide documentation you are connecting to the available municipal supply or provide a design for an independent fire hydrant system capable of producing the necessary fire flow per IFC table 105.1.1.**

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5) **The proposed public road is approximately 2500 feet**



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**long and shows a “future” connection to Spring Hollow Subdivision. Without the connection, it is an excessively long dead-end road. There are currently no applications for the final phase of Spring Hollow that would bring that connection opportunity. The Fire District will not support the signing of the Final Plat for Cambridge Estates until the Spring Hollow Subdivision road system is complete to the point of connection with Cambridge Estates.**

When a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

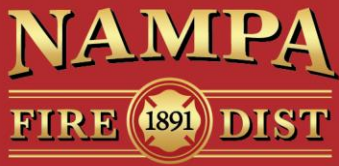
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1, T)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)



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Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

### General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

### Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.3 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 82 residents to 29 single-family residential units, with an increased personnel demand of .08 firefighter positions.

Exhibits

“No Parking” Signs

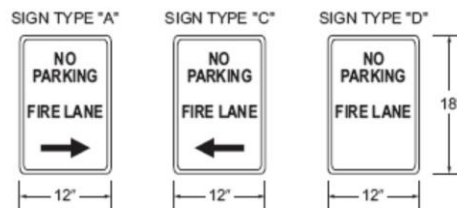
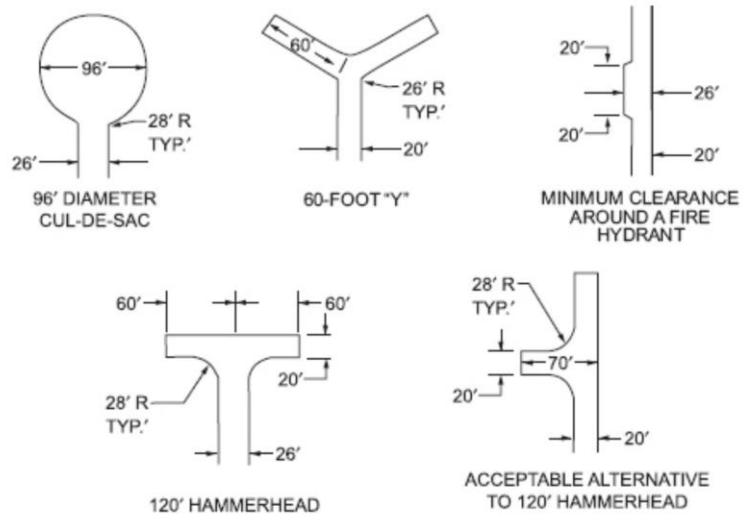


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



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208.468.5770

Approved Bollards by Maxiforce



Collapsibles

**MCSW-SS3-EZ**

Operation: Wrench  
Head Style: Std. Style 3  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

**MCSW-SS2-EZ**

Operation: Wrench  
Head Style: Std. Style 2  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

**MCSW-SS1-EZ**

Operation: Wrench  
Head Style: Std. Style 1  
Body Style: Std. Rectangular  
Base Style: EZ





Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

### Preliminary Plat Check-List

<b>Applicant:</b> Intermountain Pacific LLC	<b>Case Number:</b> SD2022-0037
<b>Subdivision Name:</b> Cambridge Estates	<b>Plat Date (Review #):</b> 2022.06.14 (1)

#### CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of <b>all</b> information given graphically and by note on the plat	OK
1. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	Straight rezone. No conditions.
2. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	City of Nampa subdivision ordinances are applicable until waived by the BOCC. This application has not been reviewed to those ordinances.
3. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	See conditions of approval related to compliance with NHD1, SWDH, and irrigation entity requirements
3. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	N/A
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	<b>Meets Code</b> We'll have you submit an updated paper copy of the pre-plat once we have a final version

2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <li>Obtain electronic version of all submittals</li> </ul>	Meets Code
<b>B. IDENTIFICATION AND DESCRIPTIVE DATA</b>	<b><u>Meets Code / Comments</u></b>
1. Proposed name of subdivision and its location by section, township, and range <ul style="list-style-type: none"> <li>Name of sub needs to be reserved through DSD GIS</li> </ul>	Meets Code
2. Reference by dimension and bearing to a section corner or quarter section corner	Meets Code
3. Name, address and phone number of developer	Meets Code
4. Name address and phone number of the person preparing the plat	Meets Code
5. North arrow	Meets Code
6. Date of preparation	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Meets Code
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> <li>Check for consistency between pre-plat and vicinity map</li> </ul>	Meets Code

<b>C. EXISTING CONDITIONS DATA</b>	<b><u>Meets Code / Comments</u></b>
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	Meets Code
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Meets Code
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> <li>Future use of remaining wells, if applicable</li> </ul>	Please dimension the Can Ada width
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	Meets Code  Adjacent phases of Spring Hollow Ranch are not recorded yet
5. Existing zoning classification, by note <ul style="list-style-type: none"> <li>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</li> </ul>	Please update with current zone

6. Approximate acreage of the tract, by note	Meets Code
7. Boundary dimensions of the tract	Meets Code
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	Meets Code
<b>D. PROPOSED CONDITIONS DATA</b>	<b><u>Meets Code / Comments</u></b>
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract <ul style="list-style-type: none"> <li>• <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i></li> <li>• Check alignment of stub streets with adjacent developments, if applicable</li> <li>• Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040)</li> <li>• <i>Private road names need to be reserved through DSD GIS. Private roads require a separate application.</i></li> <li>• If typical sections are shown make sure they are consistent with what will be required</li> </ul>	<p>Please update road name to be E Breitenbach St per City of Nampa</p> <p>Access not yet approved. See condition proposed related to highway district.</p> <p>Won't the fire district require a temporary turn around on the east end?</p>
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. <ul style="list-style-type: none"> <li>• <i>Curve table is present and matches data shown graphically</i></li> <li>• <i>Minimum lot size</i></li> <li>• <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i></li> <li>• <i>Check block numbering</i></li> <li>• <i>Consider any phasing shown</i></li> </ul>	Some lot line curves are given with only a radius or only a length. Please correct.
3. Location, width and use of easements <ul style="list-style-type: none"> <li>• <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i></li> <li>• <i>Show easements for all shared infrastructure</i></li> </ul>	Meets Code <p>An Aug 31, 2021 comment we have from PID during the rezone suggests a 20' easement from top of bank on both sides of the Phyllis. The pre-plat seems to show a minimum of 20 ft from TB but note 15 mentions 20 ft from the toe on the west side. Please correct note unless PID has provided updated information.</p>
4. Designation of all land to be dedicated or reserved for public use with use indicated	Meets Code
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	N/A

<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	<p><b>N/A</b></p> <p>Although, being prepared to describe (to the planner or hearing bodies) how the planned timing of the adjacent phase of Spring Hollow compares to the timing of Cambridge wouldn't hurt since future connection is shown.</p>
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> <li>• <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i></li> <li>• <i>Consider recommended conditions related to special development areas and related reports</i></li> </ul>	<p><b>N/A</b></p>
<p>8. All roads must be labeled as either "private" or "public" behind or beneath the road name</p>	<p><b>Meets Code</b></p>
<p><b>E. PROPOSED UTILITY METHODS</b></p>	<p><b><u>Meets Code / Comments</u></b></p> <p>In order to minimize adverse conditions this parcel would most appropriately be served by City of Nampa Utilities. Which, according to a 1/30/23 email from City of Nampa, would require annexation.</p> <p>Comments below are given based on the current plan for utilities.</p>
<p>1. <b>Sewage:</b> A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> <li>• <i>Preliminary location/layout of proposed sewage facilities</i></li> <li>• <i>Nutrient-Pathogen study if required by SWDH</i></li> <li>• <i>If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities</i></li> </ul>	<p><b>Meets Code</b></p> <p>The preliminary nutrient pathogen study results provided show 65% reducing system should keep increases in groundwater nitrate concentrate below the relevant threshold. However, there is currently no effective regulatory mechanism to ensure those systems are monitored as required. Basically, DEQ told SWDH to handle it but SWDH told DEQ they don't have the man power. And now they hardly see any annual reports for these systems come in.</p> <p>Is there any way the developer can help ensure the maintenance and reporting happens so these systems provide the benefits we say they are going to?</p>

	<p>Maybe complete the reporting for the first year or two for each new septic system? Maybe provide some sort of funding to the HOA dedicated to contracting with the correct professionals as the systems get installed?</p>
<p><b>2. Water Supply:</b> A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <li><i>Preliminary location/layout of proposed potable water facilities</i></li> <li><i>If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities</i></li> </ul>	<p><b>Meets Code</b></p> <p>Groundwater data shows depth to water influenced by the irrigation season. Depth to water will continue to change as the surrounding land use changes. Arsenic levels nearby seem to be fine. Uranium and nitrate are concerns.</p> <p>See related recommended condition for potable water supply to be via a public drinking water system.</p>
<p><b>3. Storm Water Disposal:</b> A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> <li><i>Include statement that all storm water shall be retained on site, if appropriate</i></li> <li><i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect</i></li> <li><i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i></li> </ul>	<p>Current plan is infiltration via swales. Please verify this is acceptable to NHD1 and update pre-plat if necessary.</p>
<p><b>4. Irrigation System:</b> A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> <li>Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and</li> <li>Copies of the community association's or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development.</li> </ul> </li> </ul>	<p>IDWR records show this parcel as a place of use for groundwater right 63-33671 and a point of diversion in the NE corner. Is that correct? If so what, if anything, will happen to that water right and point of diversion?</p> <p>If groundwater is available, what's the diversion rate and/or quantity of water available to the development between the shares in NMID and the groundwater right?</p>

5. <b>Utility Easement:</b> The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	Meets Code
---	------------

**CURRENT RECOMMENDED CONDITIONS**

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
  - a. A crossing agreement for the Phyllis Canal shall be in place and provided to Development Services prior to Board of County Commissioner's signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping.
7. Existing wells to be abandoned prior to Board of County Commissioner's signature on the final plat. Documentation showing IDWR's acceptance of the application for well abandonment shall be submitted to Development Services prior to Board signature on the final plat.
8. A public drinking water system meeting Idaho Department of Environmental Quality and any applicable City of Nampa standards shall supply potable water within the development.
9. A Water User's Maintenance Agreement for the irrigation system shall be submitted with application for final plat and be recorded concurrently with the final plat.

**PRELIMINARY PLAT REVIEWED ON:**

Sept 14, 2022 and Jan 30 – Feb  
21, 2023

**PLAT REVIEWED BY:**

Stephanie Hailey and Devin  
Krasowski

**COMPLIANCE WITH CONDITIONS OF APPROVAL:**

RZ2021-0032  
Rezone from "A" to "R-1"  
Straight Rezone / No Conditions of Approval

**For DSD Use: After County Engineer review is complete, schedule a meeting with assigned planner to do "hand off" meeting and explain review and any recommended conditions of approval.**



# CAMBRIDGE ESTATES SUBDIVISION PRELIMINARY PLAT

THE N 1/2 OF GOV'T LOT 5 AND THE N 1/2 SE 1/4 NW 1/4,  
SECTION 06, T. 3 N., R. 1 W., B.M.,  
CANYON COUNTY, IDAHO  
2022

## PROJECT NARRATIVE

1. CURRENT CANYON COUNTY ZONE AG, PROPOSED ZONE R-1

2. NO. OF RESIDENTIAL LOTS IS 29  
NO. OF COMMON LOTS IS 36  
TOTAL NUMBER OF LOTS IS 36

3. AREA: ±38.92 ACRES

4. MINIMUM LOT SIZE: 1.00 ACRE

5. A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT

6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE

7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION

8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF

9. IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED

UNLESS OTHERWISE SHOWN

SUBDIVISION BOUNDARY : 10 FEET

STREET FRONTAGE : 10 FEET

REAR LOTS : 10 FEET

SIDE LOTS : 5 FEET

10. LOTS 1, 2, & 18, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, AND LOTS 1, & 2, BLOCK 4 TO BE OWNED AND OPERATED BY CAMBRIDGE ESTATES SUBDIVISION HOA. SUBJECT TO PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE BLANKET EASEMENT

11. EXISTING WATER WELLS ON LOTS 9, & 17, BLOCK 1 AND LOT 11, BLOCK 2 TO BE ABANDONED PER IDWR REQUIREMENTS

12. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER

13. INDIVIDUAL PRIVATE SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER

14. IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. INDIVIDUAL LOTS ARE RESPONSIBLE FOR RETENTION AND TREATMENT OF STORM WATER RUNOFF INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. THIS INCLUDES THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT DISCHARGE INTO IRRIGATION FACILITIES. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. STORM WATER RUNOFF SHALL BE MAINTAINED ON SUBJECT PROPERTY

15. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE

16. WAIVER WILL BE REQUESTED TO ELIMINATE SIDEWALK, CURB, & GUTTER ALONG PUBLIC ROADS

17. HISTORIC IRRIGATION LATERAL, DRAIN, AND DITCH FLOW PATTERNS SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR DITCH COMPANY

18. PIONEER IRRIGATION DISTRICT AND NAMPA & MERIDIAN IRRIGATION DISTRICT CLAIM AN EASEMENT FOR THE PHYLLIS CANAL AND WEICK DRAIN AS FOLLOWS: 20' FROM TOP OF BANK ALONG EAST SIDE AND THE TOE OF BANK ALONG THE WEST SIDE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	56.09	150.00	21°25'33"	N79°54'51"E	55.77	28.38
C2	56.09	150.00	21°25'33"	S79°54'51"W	55.77	28.38
C3	55.93	150.00	21°21'43"	N78°41'32"E	55.60	28.29
C4	55.93	150.00	21°21'43"	S78°41'32"W	55.60	28.29

Scale: 1"=100'

## LEGEND

BLOCK NUMBER

BENCHMARK

FOUND BRASS CAP MONUMENT

FOUND ALUMINUM CAP MONUMENT

FOUND 5/8" IRON PIN

EXISTING IRRIGATION MANHOLE

TELEPHONE RISER

POWER POLE

IRRIGATION VALVE/GATE VALVE

TEST HOLE

EXISTING WELL

INSTALL NEW IRRIGATION MANHOLE

DECIDUOUS TREE

CONTOUR LINE

PROPERTY BOUNDARY LINE

SECTION LINE

CENTERLINE ROAD

EASEMENT LINE

LOT LINE

RIGHT OF WAY LINE

EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

OVERHEAD POWER LINE

EDGE OF DIRT ROAD

EDGE OF GRAVEL ACCESS ROAD

TOE OF SLOPE

FENCE LINE

TOP OF BANK

EXISTING PIPE

INSTALL GRAVITY IRRIGATION LINE

INSTALL NEW PRESSURE IRRIGATION LINE

INSTALL NEW PRESSURE IRRIGATION SERVICE

PI PUMP OUT WITH AIR RELEASE VALVE

FLOW ARROWS

## SHEET INDEX

SHEET 1 - PRELIMINARY PLAT

SHEET 2 - IRRIGATION & DRAINAGE PLAN

DESIGNED BY:	DATE:	NO. BY:	DATE:	DESCRIPTION:
CS	9/21	CS	9/21	NO. 1
CS	9/21	CS	9/21	NO. 2
CS	9/21	CS	9/21	NO. 3
CS	9/21	CS	9/21	NO. 4
CS	9/21	CS	9/21	NO. 5
CS	9/21	CS	9/21	NO. 6
CS	9/21	CS	9/21	NO. 7
CS	9/21	CS	9/21	NO. 8
CS	9/21	CS	9/21	NO. 9
CS	9/21	CS	9/21	NO. 10
CS	9/21	CS	9/21	NO. 11
CS	9/21	CS	9/21	NO. 12
CS	9/21	CS	9/21	NO. 13
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CS	9/21	CS	9/21	NO. 97
CS	9/21	CS	9/21	NO. 98
CS	9/21	CS	9/21	NO. 99
CS	9/21	CS	9/21	NO. 100

Mason & Associates

Professional Engineer,  
Land Surveyors  
& Planners  
2541 E. GALA STREET  
STE 301  
MERIDIAN, ID 83642  
(208) 871-6844

JOB NO. JY0821  
DWG NO. JY0821PP  
SCALE: N/A  
Ver: 1  
Hor: 1  
FIELD BOOK NO.

CAMBRIDGE ESTATES SUBDIVISION  
PRELIMINARY PLAT  
SHEET NO. 1 OF 2 SHEETS

Rev. 0  
June 14, 2022



# CAMBRIDGE ESTATES SUBDIVISION IRRIGATION & DRAINAGE PLAN

THE N 1/2 OF GOV'T LOT 5 AND THE N 1/2 SE 1/4 NW 1/4,  
SECTION 06, T. 3 N., R. 1 W., B.M.,  
CANYON COUNTY, IDAHO  
2022

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	
C1	56.09	150.00	21°25'33"	N79°54'51"E	55.77	28.38	
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C3	55.93	150.00	21°21'43"	N78°41'32"W	55.60	28.29	
C4	55.93	150.00	21°21'43"	S78°41'32"E	55.60	28.29	

0 50 100 200  
Scale: 1"=100'

**OWNER/DEVELOPER**  
INTERMOUNTAIN PACIFIC, LLC  
2541 E. GALA STREET STE. 301  
MERIDIAN, ID 83642  
(208) 871-6844

**ENGINEER/SURVEYOR**  
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0258

## TBM'S

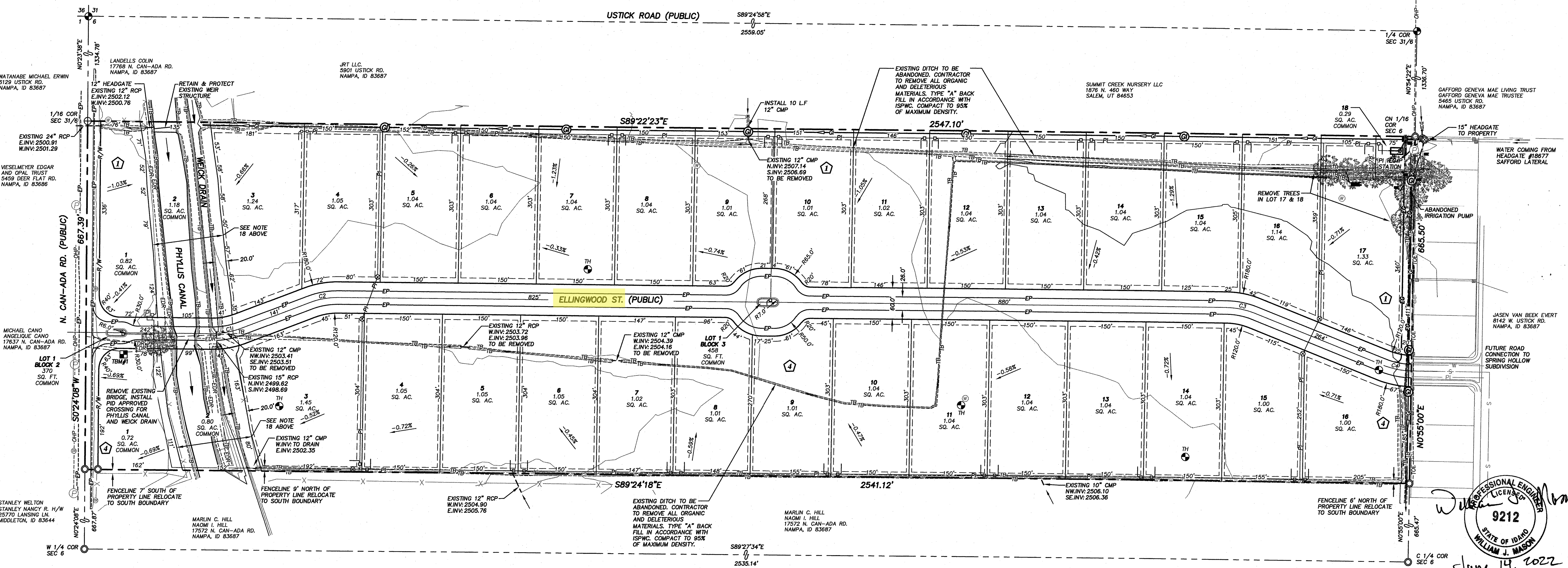
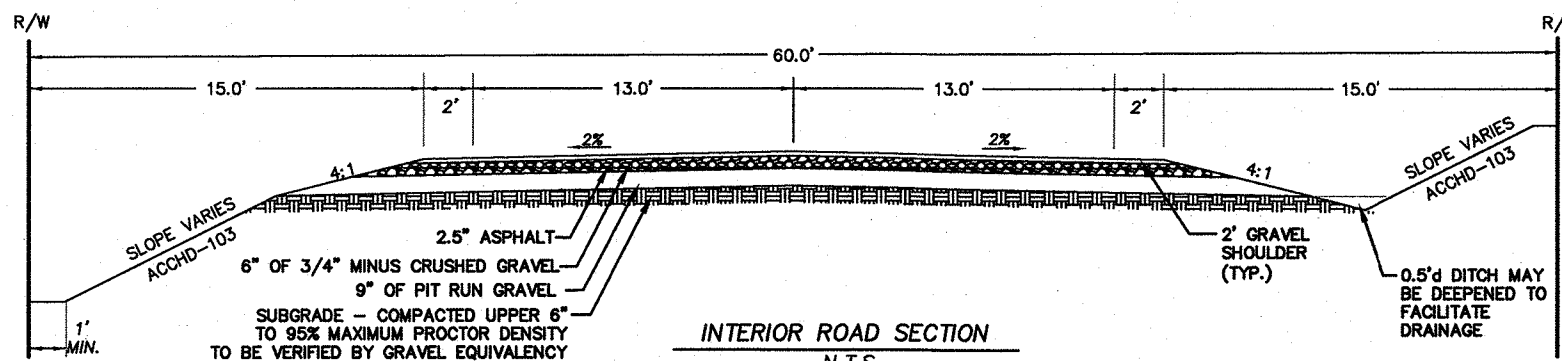
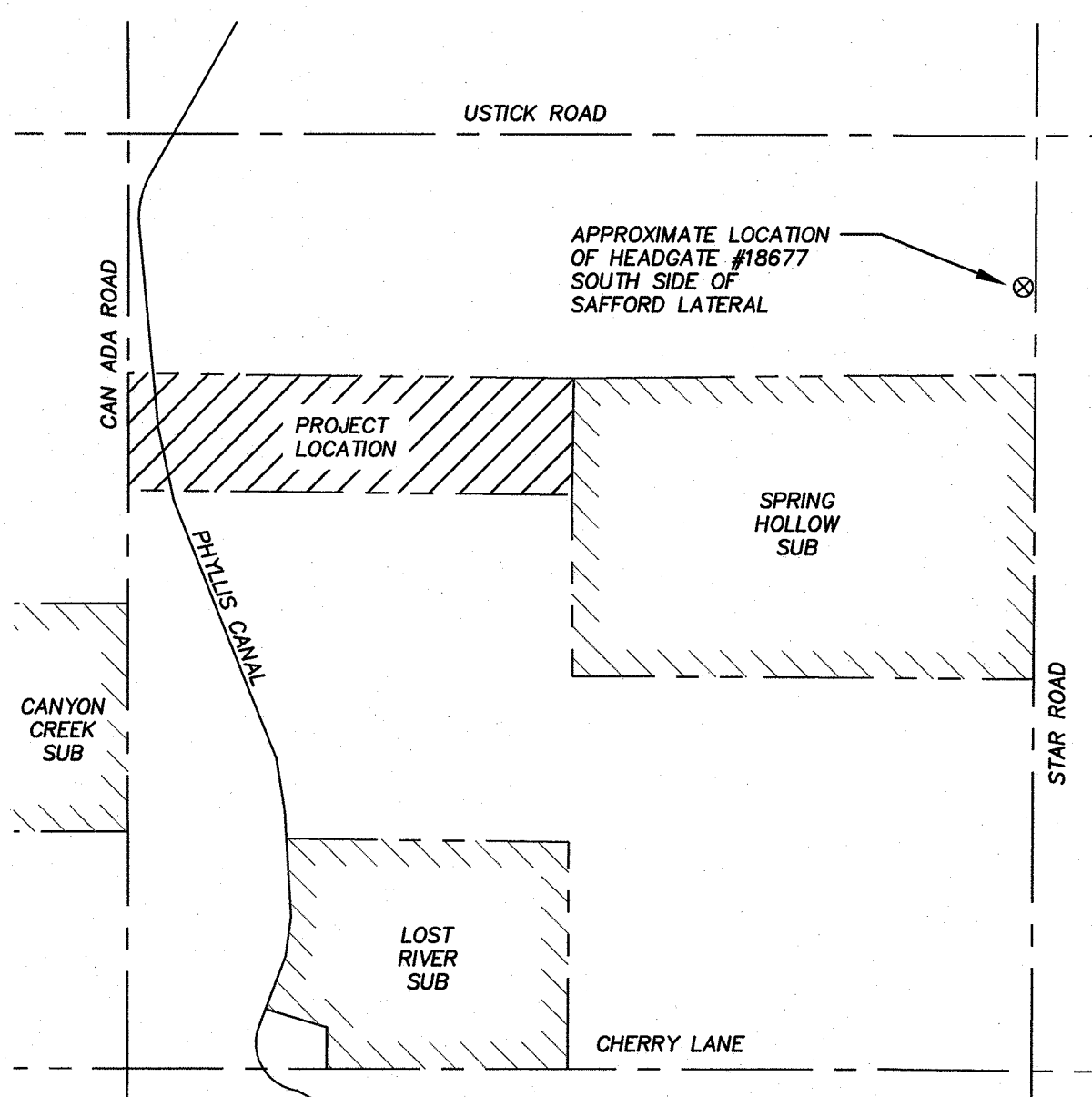
TBM #1 - 1/2" IRON PIN SOUTH SIDE OF  
GRAVEL ROAD, 60' EAST OF THE EAST  
EDGE OF PAVEMENT ON N. CAN-ADA  
ROAD. NAVD83 EL=2503.51'

## PROJECT NARRATIVE

1. CURRENT CANYON COUNTY ZONE AG, PROPOSED ZONE R-1
2. NO. OF RESIDENTIAL LOTS IS 29  
NO. OF COMMON LOTS IS 7  
TOTAL NUMBER OF LOTS IS 36
3. AREA: ±38.92 ACRES
4. MINIMUM LOT SIZE: 1.00 ACRE
5. A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT
6. IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED  
UNLESS OTHERWISE SHOWN  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
7. LOTS 1, 2, & 18, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, AND LOTS 1, & 2, BLOCK 4 TO BE OWNED AND OPERATED BY CAMBRIDGE ESTATES  
SUBDIVISION HOA. SUBJECT TO PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE BLANKET EASEMENT
8. EXISTING WATER WELLS ON LOTS 9 & 17, BLOCK 1 AND LOT 11, BLOCK 2 TO BE ABANDONED PER IDWR REQUIREMENTS
9. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER
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FOLLOWS: 20' FROM TOP OF BANK ALONG EAST SIDE AND THE TOE OF BANK ALONG THE WEST SIDE

## LEGEND

1	BLOCK NUMBER	---	OVERHEAD POWER LINE
2	BENCHMARK	---	EDGE OF DIRT ROAD
3	FOUND BRASS CAP MONUMENT	---	EDGE OF GRAVEL ACCESS ROAD
4	FOUND ALUMINUM CAP MONUMENT	---	TOE OF SLOPE
5	FOUND 5/8" IRON PIN	---	FENCE LINE
6	EXISTING IRRIGATION MANHOLE	---	TOP OF BANK
7	TELEPHONE RISER	---	EXISTING PIPE
8	POWER POLE	---	INSTALL GRAVITY IRRIGATION LINE
9	IRRIGATION VALVE/GATE VALVE	---	INSTALL NEW PRESSURE IRRIGATION LINE
10	TEST HOLE	---	INSTALL NEW PRESSURE IRRIGATION SERVICE
11	EXISTING WELL	---	PI PUMP OUT WITH AIR RELEASE VALVE
12	INSTALL NEW IRRIGATION MANHOLE	---	FLOW ARROWS
13	DECIDUOUS TREE		
14	CONTOUR LINE		
15	PROPERTY BOUNDARY LINE		
16	SECTION LINE		
17	CENTERLINE ROAD		
18	EASEMENT LINE		
19	LOT LINE		
20	RIGHT OF WAY LINE		
21	EDGE OF PAVEMENT		
22	EXISTING EDGE OF PAVEMENT		



DESIGNED BY:	CS	9/21	NO	BY	DATE	DESCRIPTION
DRAWN BY:	CS	9/21				
CHECKED BY:	DL	9/21				
APPROVED BY:	WM	9/21				
Professional Engineer, Land Surveyors & Planners						
Mason & Associates						
CLIENT:	INTERMOUNTAIN PACIFIC					
JOB NO.	JY0821					
DWG NO.	JY0821PP					
SCALE:	N/A					
VERT:	1"=100'					
HORIZ:						
FIELD BOOK NO.						
REVISION						
DRAWING TITLE:	CAMBRIDGE ESTATES SUBDIVISION					
IRRIGATION & DRAINAGE PLAN						
SHEET NO. 2 OF 2 SHEETS						





**SUPPLEMENT TO PRELIMINARY PLAT APPLICATION  
CAMBRIDGE SUBDIVISION  
(WAIVER REQUEST)**

Dan Lister, Planning Official  
Canyon County Development Services Department  
[dan.lister@canyoncounty.id.gov](mailto:dan.lister@canyoncounty.id.gov)

RE: Cambridge Subdivision [File No. SD2022-0037]  
Request for Variance Pursuant to Section 09-11-19(6) of Nampa Area of City Impact Agreement

Dear Dan:

Many thanks to you and your staff for your work on this application. As you know, Cambridge Subdivision includes a proposal for twenty-nine single-family lots ranging from 1 to 1.45 acres in a rural part of the Nampa Area of City Impact. As further detailed below, the property has been previously reviewed by the Board of County Commissioners ("BOCC") and a rezone allowing this project to move forward was approved over the City of Nampa's objections.

We have since submitted a preliminary plat application that carries out the intent of the BOCC's prior approval. As directed by the Nampa Area of City Impact Agreement, we submitted a request for certain waivers of otherwise applicable Nampa City ordinance standards. As detailed below, these waivers are necessary for a number of reasons, including the fact that Nampa Highway District No. 1 does not maintain roads built to Nampa City standards. The waivers also address a significant bridge crossing required at the entry of the project and make the development consistent with the large-lot design that was a significant reason for the BOCC's approval.

Unfortunately, the City of Nampa has refused to grant even the most trivial of waivers. Accordingly, please find attached a detailed request that will allow the present preliminary plat application to move forward. We believe these waivers are reasonable and required to carry out the intent of the BOCC's prior approval. It is solely within the BOCC's authority to grant these waivers per the Area of City Impact Agreement.

We look forward to discussing this matter further in connection with the hearing on our proposed preliminary plat and thank you for your attention in the meantime.

Sincerely,

A handwritten signature in blue ink that reads 'm. Chidester'.

Mike Chidester  
Vice President of Development  
Elton Companies  
[mike.chidester@eltonco.com](mailto:mike.chidester@eltonco.com)  
208-202-2506

## DETAILED WAIVER REQUEST

Cambridge Subdivision is a rural-oriented, large-lot, high-end subdivision project that was approved by the County, in part, due to the area's current state of development and surrounding environment. It is a single-street project with large area near an entry bridge that will remain in open space near the subdivision entrance. It is not annexed to the City of Nampa nor is annexation contemplated in the near future as there is no sewer available to the project.

This preliminary plat application is the next step required after the BOCC's approval of a rezone in 2021. For much of the rezone application history, there was not significant opposition; however, you may recall that the City of Nampa changed its position mid-stream and, after indicating no objection, submitted letters and appeared in opposition to this project, claiming that it should not develop until the City of Nampa was prepared to provide services. When asked, the City indicated it had no plan that would allow for such services for many years given the difficulty and expense of providing a sewer connection. The BOCC ultimately approved the project over Nampa's objection.

As with any project within the area of impact, there are a number of cross-jurisdictional issues that must be addressed. This was recognized in the Findings of Fact, Conclusions of Law & Order for this project, which state that, "[p]ursuant to CCZO § 09-11-19, future development will be required to comply with Nampa's subdivision ordinance and subdivision improvements requirements (curb, gutter, sidewalk and landscaping) unless waived by the city and/or the county." (Conclusion of Law B).

In developing the project, we have reviewed the Nampa City standards that would be applicable in light of the above requirement. Importantly, **the project meets all corridor landscaping requirements**. The traveling public will see a project that is consistent with other Nampa subdivisions. However, internal to the project, certain of the Nampa City landscaping and street standards present jurisdictional issues and are not consistent with the rural nature of the area and this development. As further described below, the waivers are being requested because Nampa City standards conflict with County and highway district standards, and because they are inconsistent with large-lot, rural development.

These requests have been discussed with Nampa City Staff (on June 14, 2022) and were, in accordance with the Area of Impact Agreement, submitted to Nampa City for review on August 11, 2022. Unfortunately, Nampa City refused to consider *any* of the waivers and, in fact, did not even notice the applicant or invite the undersigned to be present at their hearing when they considered the waivers. We simply received a flat denial. As a result, we now turn to the BOCC to uphold its approval by granting the waiver requests identified below.

### Specific Waiver Requests

Cambridge Subdivision is a large-lot project with a rural feel. Such a project can be, in certain instances, inconsistent with the much more urban standards required by the City of Nampa. This theme follows through to issues as varied as maintenance. One significant example: Nampa Highway District No. 1 ("NHD1") is the responsible highway jurisdiction. It is our understanding that NHD1 does not maintain urban street sections that include curb, gutter, and sidewalk.

With these facts in mind, we ask that you consider the following waiver requests:

- In terms of **landscaping**, we will be following Nampa City landscaping standards along Can-Ada Road (such as providing trees, shrubs, berms, and monument island). This ensures that the general public driving past the subdivision will see an entry that is consistent with what would

exist elsewhere in the City, ensuring the corridor beautification that Title 10, Chapter 33 of Nampa City Code promotes. Depictions of the landscape plan and what the Board can anticipate once this project is built are shown below. As you can see, the layout is attractive and consistent with the rural nature of the area.

#### **CAN-ADA ROAD STREET VIEW PERSPECTIVES**



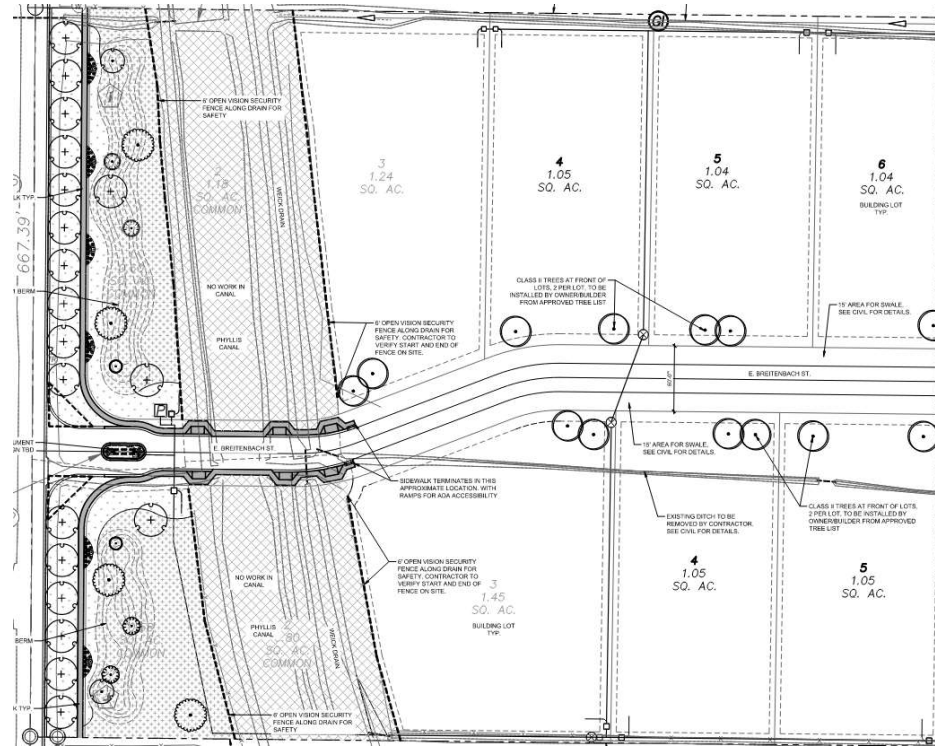
*Concept Rendering | Perspective: Traveling Northbound on Can-Ada Road*



*Concept Rendering | Perspective: Traveling Southbound on Can-Ada Road*

Our waiver requests related to landscaping are interior to the project. The lots are intended to be developed in a rural, large, open atmosphere, which is not what is contemplated in the City's landscape standards. We are requesting that those landscaping standards be waived interior to the project consistent with our proposed 15-foot swales on each side of a rural street section. We propose that the residential development tree requirements, for example, be relaxed to permit greater spacing along the street frontages.

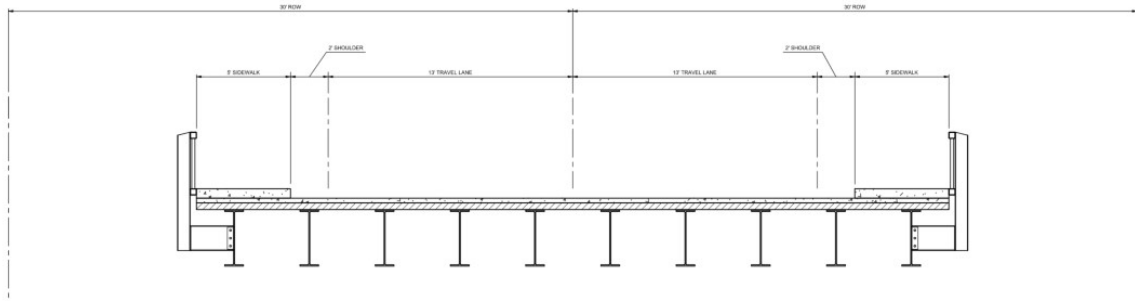
#### PRELIMINARY LANDSCAPE PLAN – WEST ENTRANCE AND PORTION OF INTERIOR SECTION



A more detailed Preliminary Landscape Plan is attached as Exhibit 1

- With regard to the **street sections**, there are two relevant areas of the project. The first includes the bridge crossing the Phyllis Canal. Discussions have been held with the City of Nampa in which a bridge width of 40 feet was discussed. City staff had indicated to the applicant's team that the street section and width was acceptable; however, even this element was rejected by City Council. This 40-foot bridge travel section would be composed of two 13-foot travel lanes each with a 2-foot shoulder, with 5-foot attached sidewalks on the side of each travel lane. A waiver is therefore requested from the City's typical 44-foot street section for the area encompassing the entry bridge. The below drawing shows the proposal in detail:

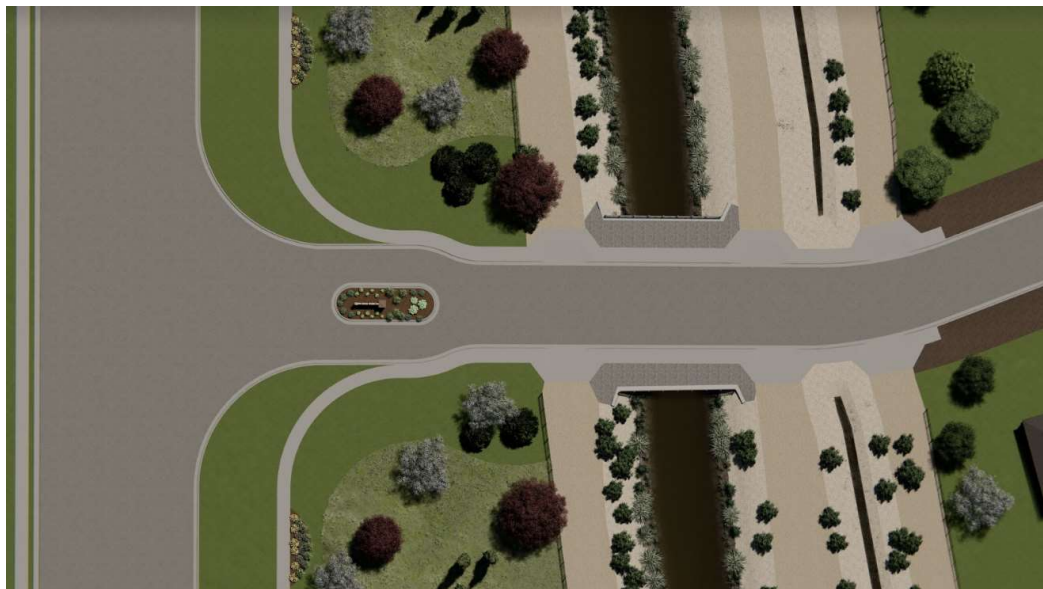
#### 40' WIDE BRIDGE OVER PHYLLIS CANAL



*Proposed Bridge Typical Section attached as Exhibit 2*

Internal to the project, the roadways will be built in accordance with NHD1 rural street section standards with one exception: As sidewalks will be needed for pedestrian crossing of the bridge, a sidewalk connection from Can-Ada Road is proposed, which will continue toward the entrance of the subdivision and continue across to the east side of the bridge. The sidewalks would terminate at the street shortly after crossing the Weick Drain, east of the bridge. The street standards internal to the project would, from that point, be consistent with the requirements of the **maintaining** agency, NHD1, meaning a waiver of the Nampa City standards would be required in order to allow NHD1 standards to apply.

#### CONCEPTUAL RENDERING OF WEST ENTRANCE



*\*Concept Rendering | Perspective: West Entrance at Can-Ada Road (shows 40' bridge section and transition to interior street section)*

Thank you in advance for your attention to these important matters. Again, the waiver requests are made so that the project can remain consistent with the original intent of the Board of County Commissioners, while resolving the multiple jurisdictional overlaps that affect the project. The design of the subdivision is typical of similar acre-lot subdivisions developed within Canyon County. NHD1 does not maintain the urban street sections required by Nampa's default code requirements. The requested waivers accommodate the multiple jurisdictions that have an interest in this project—including NHD1, which will have jurisdiction over these roads for the foreseeable future.