



# APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **\$452.00** (1 acre or less) Nonrefundable Fee: **\$910.00** (more than 1 acre)

Applicant Name Toll ID LLC		Home Number	
Street Address 3103 W. Sheryl Drive, Suite 100		Mobile Number 208-424-0020	
City Meridian	State Idaho	Zip code 83642	Email tcoleman@tollbrothers.com
Property Owner Name JARA-8, LLC		Home Number	
Street Address 11544 Iowa		Mobile Number	
City Nampa	State Idaho	Zip Code	Email
Applicant's interest in property: ( ) Own ( ) Rent ( X ) Other			
<b>ADDRESS OF SUBJECT PROPERTY:</b> Parcels Nos. 32087013A0 and 32087013B0 - SE of Intersection of Lake Lowell Avenue and Midway Road, Nampa, ID 83686			

### Please provide the following required documentation

- Completed Application
- A copy of one of the following:  Warranty Deed  Proof Of Option  Earnest Money Agreement
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

### Project Description

- State the zoning desired for the subject property: RS 7
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Annexation for Carriage Hills West Subdivision - See attached narrative.

Dated this 17<sup>th</sup> day of July, 2018

Applicant Signature

### NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

### OFFICE USE ONLY

FILE NUMBER: **ANN** - 102 - 2018 PROJECT NAME Carriage Hill West

**CARRIAGE HILLS WEST SUBDIVISION  
ANNEXATION/ZONING AND  
PRELIMINARY PLAT APPLICATIONS**

**WRITTEN NARRATIVE**

Toll ID I LLC hereby applies for annexation and zoning of 122.38 acres of land from Agricultural to RS-7 with a preliminary plat for 368 single-family residential lots, 6 common driveway/access lots and 29 open space/common lots for Carriage Hills West Subdivision. The property is located east of Midway Road between W. Iowa Avenue and Lake Lowell Avenue. The Robinson Lateral borders a portion of the property on the eastern boundary, and the Thacker Lateral traverses the site.

The City of Nampa's Future Land Use Map designates the area as Low Density Residential. The surrounding area is a mixture of single-family residential developments, a golf course, agricultural uses and two gravel pits. The City's gravel pit is located northeast of the subject property and a private pit is located on the west side of Midway Road. City staff has indicated they are in the processing of reclaiming the pit and anticipate it will be used as a City Park in the future.

Carriage Hills West Subdivision has lots ranging in size from 7,000 square feet to 20,606 square feet, with an average residential lot size of 9,240 square feet. Based on the Nampa Zoning Ordinance requirement for calculating the average residential lot size (excluding 20% of the largest lots and 20% of the smallest lots), the average lot size is 8,695 square feet. The gross density of the project is 3.01 units per acre, with a net density of 3.91 units per acre. The development has a variety of lot sizes and depths to accommodate different house plans and resident lifestyles.

The development is currently serviceable with central sewer and water by the City of Nampa. A 12-inch water main line is available at the intersection of W. Iowa Avenue and Beaverton Street. The applicant will extend the water main west to Midway Road. A 12-inch water main line is in Lake Lowell Avenue at the boundary of Carriage Hill North Subdivision. The applicant will be responsible for extension of the 12-inch water main line west in Lake Lowell Avenue and within Midway Road. Central sewer is currently available in Lake Lowell Avenue at Carriage Hill North. Nampa Public Works indicated an upgrade of the sewer main line will be required to serve the proposed development. Public Works will evaluate the project and analyze the sewer model to determine whether the upgrade will require a 10-inch or 12-inch main and if it will be necessary to upsize the line to the Orr Drain. The Carriage Hills West development will extend all utility services within the project and provide public streets designed to City of Nampa standards.

The project has been designed with a continuous collector roadway with primary entrances at Lake Lowell Avenue and Midway Road. The local street network intersects with the collector, allowing traffic to flow to the arterial streets. The proposed streets will include 56- and 50-foot rights-of-way with a 34-foot street section including curb, gutter, a six-foot-wide landscape strip, and a four-foot-wide detached sidewalk.

The applicant will be required to improve Lake Lowell Avenue, Iowa Avenue and Midway Road. Lake Lowell Avenue and Midway Road are designated as arterials and will require a total of 50 feet of right-of-way from centerline, with half street improvements of 35 feet with vertical curb and a 5-foot-wide detached sidewalk. Iowa Avenue is designated a collector and will require a 45-foot-wide right-of-way from centerline, with a half street improvement of 24 feet with vertical curb and a detached 5-foot-wide sidewalk.

A traffic study was prepared for the project by Thompson Engineers. The study included Carriage Hills West and Carriage Hollows. At buildout, the development will generate 3,700 vehicle trips per day - 291 trips during the AM peak hour, and 388 trips during the PM peak hour. The distribution of traffic is estimated with 45 percent northbound, 10 percent southbound, 45 percent eastbound and 0 percent westbound. All intersections impacted by the development and the background traffic will continue to operate within operational thresholds. The required improvement determined by the study will be a turn lane at Lake Lowell entrance to the development.

Pressurized irrigation will be installed with two-inch irrigation main lines along Iowa, Lake Lowell and Midway to provide adequate service to the project and adjoining properties. Nampa Public Works indicated a new regional pump station will be required in this area to service the project. Depending on the timing of construction of another project, the Carriage Hill West Subdivision may be required to construct the pump station along the Thacker Lateral and be eligible for reimbursement for the regional station in the future.

Storm drainage will be retained on site, and the discharge will not exceed the pre-development flows. Local streets will utilize a combination of above-ground retention and detention facilities in the common area and subsurface seepage bed facilities. All storm drainage facilities will be designed in accordance with City of Nampa and Department of Environmental Quality standards.

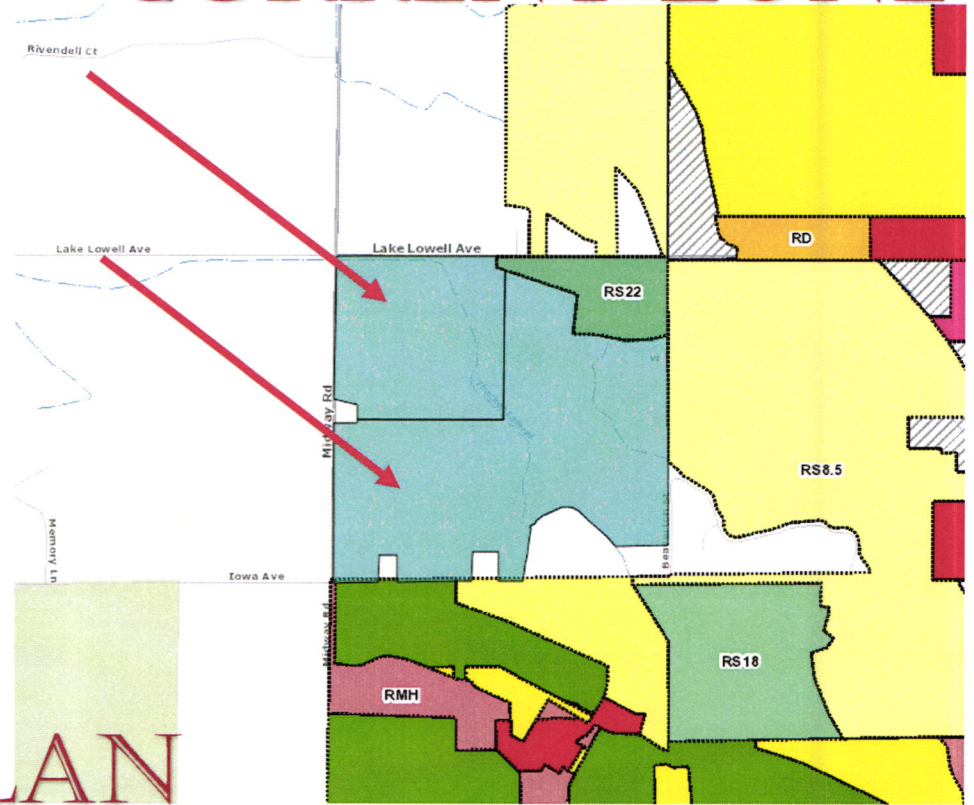
The Robinson Lateral will remain open and the project will provide the necessary easements as required by the Boise Project Board of Control and Boise-Kuna Irrigation District. No bridges are proposed across the waterway. The Thacker Lateral traverses the property from south to north. The site plan incorporated a large portion of the waterway as an amenity to the residents. The applicant will coordinate with the Boise Project Board of Control on easement widths, access and safety issues. A portion of the Thacker Lateral will be relocated and piped within the northern section of the subject site. There will be two utility and vehicular crossings of the Thacker Lateral within the project. Approval by Boise Project Board of Control and the U. S. Bureau of Reclamation will be required for any crossings, piping or relocation of the facility. Any existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly.

Open space within the development equates to 15.96 acres, or 13 percent of the site. The proposed amenities within the project include a central common area consisting of 2.28 acres with a swimming pool, changing rooms, play equipment, picnic gazebo, and pathways. An interconnecting pathway network within the project will provide pedestrian and bicycle access throughout the neighborhood. Other smaller pocket parks are proposed within the project and the applicant will provide smaller amenities for resident recreation.

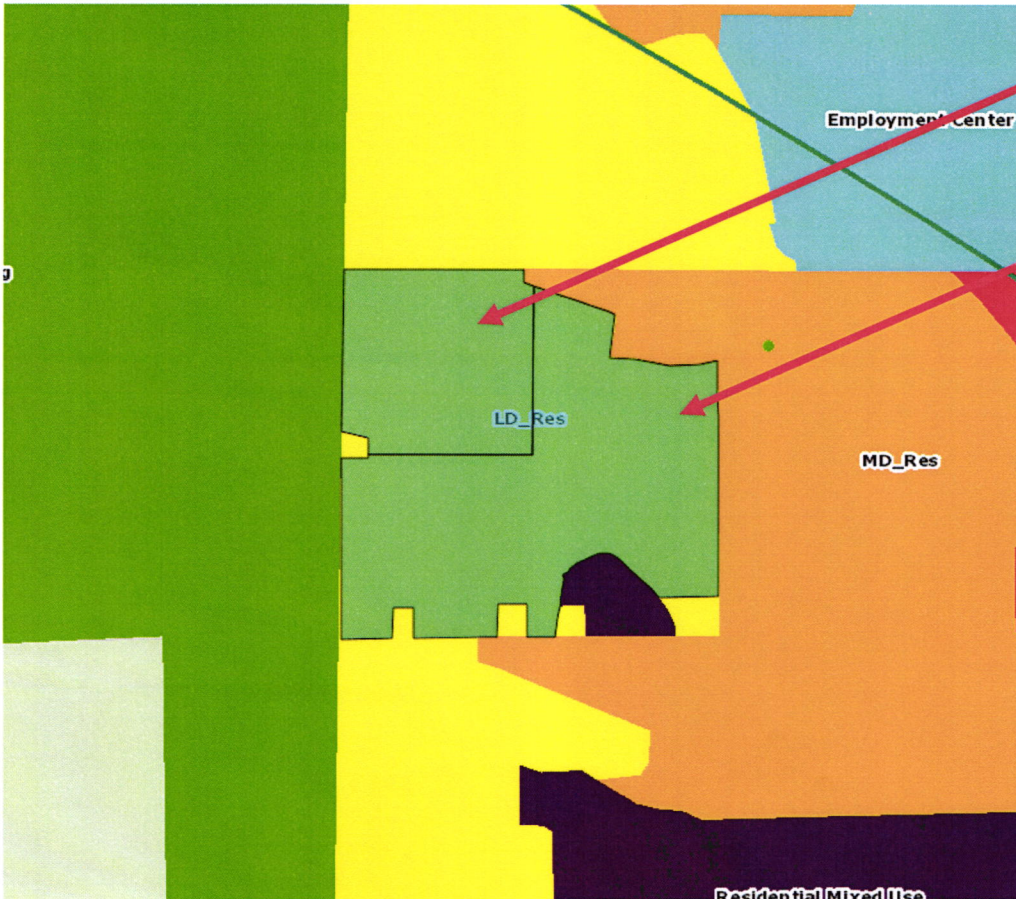
The property is within an area designated for residential development on the City's future land use map. The proposed low density of the project is consistent with the existing and proposed residential developments in the area. The Carriage Hills West development complies with the Comprehensive Plan by promoting various types of lot sizes to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing styles and sizes. The proposed lot sizes are consistent with lots within the Carriage Hill development and will complement the existing homes.

# R32087013A0 & R32087013B0

## CURRENT ZONE



## COMP PLAN





# City of Nampa

PLANNING and ZONING DEPARTMENT  
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 OFFICE (208) 468-5484  
FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 ) :SS  
COUNTY OF CANYON )

A. I, TARA-8 LLC, whose address is 11544 FOWA, Nampa, ID 83686, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to TOIL BROS., INC, whose address is \_\_\_\_\_, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 13<sup>th</sup> day of June, 2018.

Mary Crowe  
Signature

SUBSCRIBED AND SWORN to before me the 13 day of June, 2018.



Hailey Blazas  
Notary Public for Idaho  
Residing at: Nampa  
Commission Expires: 4/10/24

# INVOICE



**BILLING CONTACT**

Thomas Coleman  
 Toll ID I, LLC  
 W 3103 Sheryl Dr, Suite 100  
 Meridian, ID 83642

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00022216	07/21/2018	07/21/2018	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ANN-00102-2018	Annexation (More than 1 Acre)	\$910.00
<b>SUB TOTAL</b>		\$910.00

REFERENCE NUMBER	FEE NAME	TOTAL
SPP-00029-2018	Preliminary Plat - Application Fee	\$244.00
	Preliminary Plat - Fire Department	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	\$403.00
	Preliminary Plat - Lot Fee	\$2,409.94
	Preliminary Plat - Sewer Model	\$250.00
	Preliminary Plat - Water Model	\$250.00
<b>SUB TOTAL</b>		\$3,716.94

<b>TOTAL</b>	\$4,626.94
--------------	------------