

# City of Notus

P.O. Box 257  
375 Notus Road  
Notus, Idaho 83656  
Office: 208-459-6212  
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Notuscityclerk@gmail.com

## Master Application Form

### STAFF USE ONLY:

Project Name: Conway Ridge Subdivision File Number: <sup>#</sup> 2024  
Applicant/Agent: \_\_\_\_\_ Date Received: 4-4-24

### Type of Application

*Complete on 5-22-24*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation        | <input type="checkbox"/> Time Extension                            |
| <input type="checkbox"/> Appeal                       | <input type="checkbox"/> Variance                                  |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Subdivision – Preliminary Plat |
| <input type="checkbox"/> Design Review                | <input type="checkbox"/> Subdivision – Final Plat                  |
| <input type="checkbox"/> Ordinance Amendment          | <input type="checkbox"/> Subdivision – Short Plat                  |
| <input type="checkbox"/> Rezone                       | <input type="checkbox"/> Planned Unit Developments                 |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> _____                                     |

### Subject Property Information

Address: 0 Purple Sage Rd., 0 Conway Rd., 0 Notus Rd.  
Parcel Number(s): R3855501800, R3855501300, Subdivision: \_\_\_\_\_  
R3855501400, R3855501200,  
R1888600000, R1888601000  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: \_\_\_\_\_ Zoning: County and R-1

Prior Use of Property: Agriculture, undeveloped

Proposed Use of Property: Single-family residential homes

### Applicant Information

Applicant Name: Triple Dot Development, LLC Phone: 208.830.9751  
Address: 811 E McKinley St. City: Boise State: ID Zip: 83712  
Email: tanner@triplidotdev.com Cell: \_\_\_\_\_

Owner Name: Blake Fotheringham Phone: \_\_\_\_\_

Address: 4129 W Donibristle Cir. City: South Jordan State: UT Zip: 84009

Email: bfotheringham@hotmail.com Cell: \_\_\_\_\_

Agent Name: KM Engineering, LLP. - Stephanie Hopkins Phone: 208.639.6939

Address: 5725 N Discovery Way City: Boise State: ID Zip: 83713

Email: shopkins@kmengllp.com Cell: \_\_\_\_\_

**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	169	35.59
Commercial	n/a	n/a
Industrial	n/a	n/a
Common (Landscape, Utility, Other)	28	13.16
Open Space	22 (included in above)	12.78 acres (included in above)
<b>Total</b>	<b>197</b>	<b>66.65</b>

**Please answer all questions relevant to your project.**

Minimum square footage of structure: TBD Maximum building height: TBD

Minimum property size (sf): 8,050 square feet Average property size (sf): 9,175 square feet

Gross density: 2.53 dwelling units/acre Net density: 3.47 dwelling units/acre

Type of dwelling proposed:  Single-family detached  Single-family attached

Duplex  Multi-family  Condo  Other: \_\_\_\_\_

Proposed number of units: 169

Total number of parking spaces provided: per code

Percentage of open space/common area: 19.17%

**Authorization**

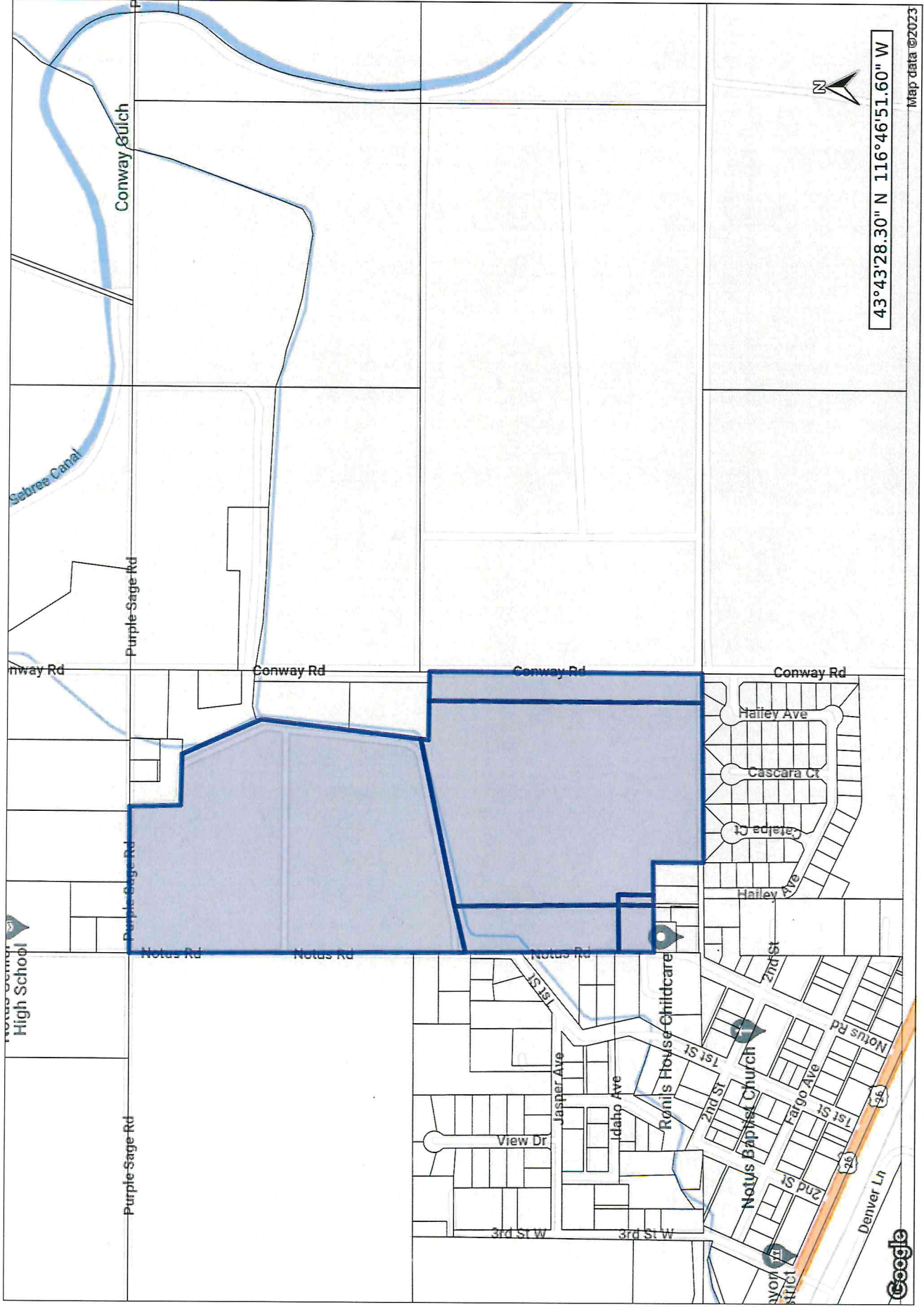
Print Applicant Name: Stephanie Hopkins on behalf of Triple Dot Development and Blake Fotheringham

Applicant Signature: *Stephanie Hopkins* Date: April 4, 2024

**City Staff**

Received by: *Raette Vollmer* Received Date: 4-4-24

# Vicinity Map



April 4, 2024  
Project No.: 23-235

Mr. Antonio Conti, P.E., PLS  
Planning & Zoning Department  
City of Notus  
375 Notus Road  
Notus, Idaho 83656

**RE: Conway Ridge Subdivision – Notus, ID  
Annexation & Zoning and Preliminary Plat Applications**

Dear Mr. Conti:

On behalf of Triple Dot Development, LLC, we are pleased to present Conway Ridge, a single-family residential community on the south side of Purple Sage Road between Notus Road and Conway Road. The approximately 66.64-acre site is adjacent to existing residential, commercial, and agricultural uses.

We held one neighborhood meeting for this project on February 22, 2024. The meeting was well attended with various questions and concerns regarding the proposed subdivision, questions regarding the previous proposal (Lemp Manor) and discussion regarding revisions. Neighbors discussed the potential impacts accompanying development on the community of Notus, services available to the project and community as a whole, concerns regarding density and the number of homes proposed, traffic and impact on Notus schools.

Applications for this project include annexation and zoning for the southern part of the project to the R-1 zoning district and a preliminary plat for the entire subject property. In 2023, a different concept was proposed as the Lemp Manor Subdivision. The Lemp Manor Subdivision incorporated a rezone request to allow for increased density within the northern part of the subdivision and a planned unit development request to permit a townhome product proposed at the time. The Lemp Manor Subdivision received a denial decision after much deliberation occurring in several meetings. Throughout the public hearing process, the Developer heard the community's concerns and feedback and decided to revise the concept to bring forward a less-dense

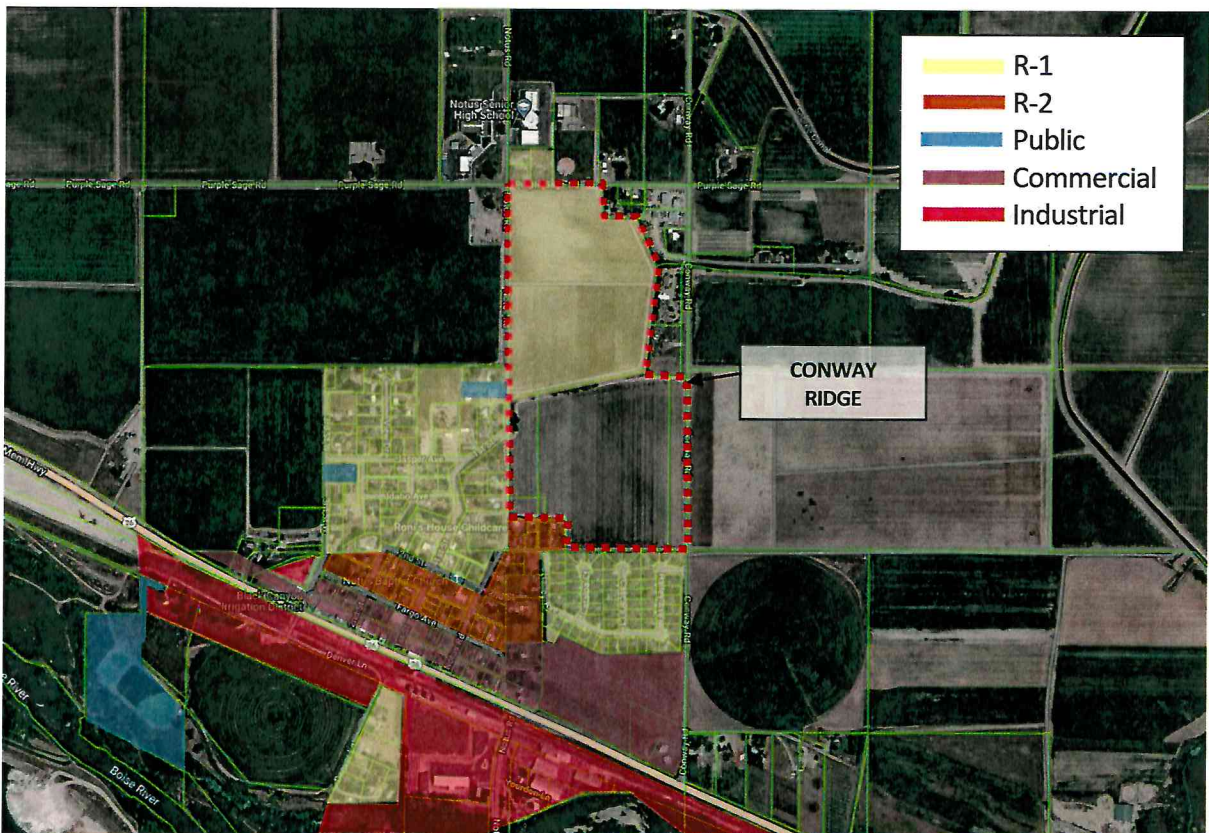


community consistent with existing development in Notus. The total number of homes being considered was a concern for the community, in response, the Developer is willing to develop the subdivision in 8 phases to gradually bring in new residents.

The Developer has worked on several similar projects within nearby communities in the Treasure Valley. As Idaho natives and a local company, they are excited to provide a variety of housing to the City of Notus. The housing product they anticipate developing includes a single-family detached product to accommodate a variety of footprints for future residents.

### Site Information

The property is approximately 66.65 acres and is located between Notus Rd. and Conway Rd., south of Purple Sage Rd., and north of the Kremmwood Heights subdivision. Parcel number R3855501800, directly south of Purple Sage Road, was previously annexed into the City of Notus with the R-1 zoning designation. Parcel numbers R3855501300, R1888600000, R1888601000, R3855501400, and R3855501200 have not been annexed into the City of Notus and are currently within Canyon County's jurisdiction.



Conway Ridge has been designed to be compatible with existing land uses surrounding the property. The property is bounded on the north by Purple Sage Rd. (an arterial roadway), existing single-family homes, and Notus Senior High School athletic facilities; to the east by Conway Rd. and existing single-family homes and commercial uses; to the south by existing single-family homes and the Kremmwood Heights subdivision in the City of Notus; and to the west by Notus Rd., existing single-family homes in the City of Notus, and agricultural land in Canyon County.

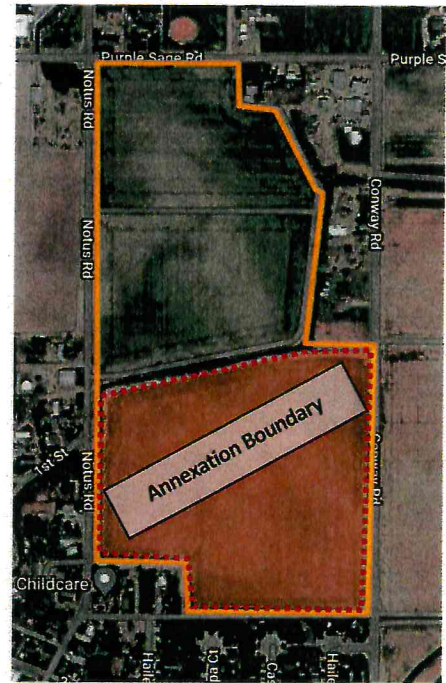
## Annexation and Zoning

The applicant proposes to annex and zone approximately 34.23 acres in the southern portion of the project to the R-1 zoning district to accommodate single-family detached lots. Approximately 32.06 acres north of the Conway Gulch Drain is currently zoned R-1 in the City. Previously, the Applicant proposed to rezone approximately 14.17 of that acreage to the R-2 district to accommodate single-family attached (townhome) lots. However, based on the community's feedback, the current proposal includes a lower density of single-family detached lots within the northern portion of the development, eliminating the need for a rezone to the R-2 district.

The approximately 66-acre development will be comprised of the R-1 district entirely and will include 139 single-family detached residential lots.

## Preliminary Plat

The Conway Ridge preliminary plat encompasses approximately 66.65 acres and consists of 197 lots overall with 169 single-family detached lots, 22 common lots and 6 common driveway lots. The average residential lot size is 9,175 square feet with a minimum lot size of 8,050 square feet.



The gross density of the project is approximately 2.53 dwelling units per acre. Conway Ridge has been thoughtfully designed to reflect existing development in Notus and align proposed lots with existing single-family homes where possible.

## Services

Conway Ridge will utilize City services upon annexation and development of the community. Existing sewer and water services and the city's capacity and ability to serve this property were discussed throughout the hearing process for the previous proposal. In preparation for this proposal, our team spoke with the City Engineer and reviewed the City's water and sewer master studies. The following information has been discerned from the water and sewer master studies. Our team will continue to coordinate with the city to determine steps forward to accommodate the service needs of this project and Notus as a whole.

Currently, the city is only using one of two wells resulting in not having a redundant water supply. There are also issues with the age of parts of the infrastructure, including the tower park reservoir, the waterlines, and some of the hydrants and services. The Developer will work with the City Engineer and Public Works Department to determine how the Conway Ridge development can contribute to improve upon the existing system and provide a cost off-set for existing residents.

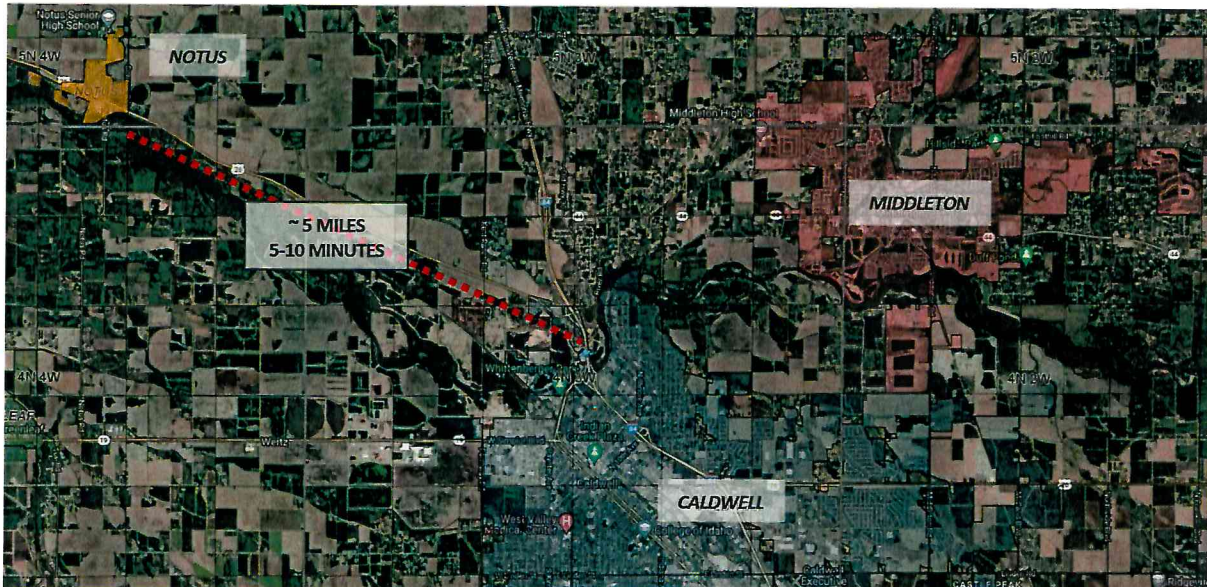
The current sewer pond system consists of four (4) lagoons. The treatment system does not disinfect the effluent flow and there is a controlled discharge of treated effluent into the Conway Gulch. The collection system consists of asbestos-cement pipe installed in and before 1968 and PVC pipe installed in 2000. System deficiencies include a reduced hydraulic retention time, BOD loadings on Pond 1 are double the EPA Design Manual levels, a lack of hydraulic control, no disinfection nor aeration, no adequate treatment for future NPDES permits, and the collection system is antiquated. The plan details the following five (5) alternatives, a no action alternative, regionalization, aerated lagoons, rapid infiltration - activated sludge, and river discharge - activated sludge

treatment. The recommended alternative is regionalization, piping sewage to the regional treatment facility in the City of Greenleaf, which was estimated to cost \$4,200,000 in 2011. The plan states that if agreements between municipalities cannot be made, either the rapid infiltration-activated sludge or river discharge-activated sludge treatment alternatives should be pursued.

Irrigation will be delivered by Black Canyon Irrigation District via the Conway Gulch. Irrigation water will be delivered to individual lots via a pressure irrigation system.

Notus High School is located across Purple Sage Road to the north. During one of the Lemp Manor City Council Meetings, Micah Doramus, Superintendent and Principal, presented current district conditions and the potential impact of the proposed development on existing facilities. His presentation included the school district's current capacity volumes, current infrastructure conditions and detailed how a residential subdivision would require additional funding to the district. The development team has spoken with Mr. Doramus and will continue to coordinate with him and the school district to determine impacts in relation to the current proposal.

Various churches, a library, and commercial businesses are located nearby in Notus. In addition, District 26, a large mixed-use project, is planned to include over 1 million square feet of commercial space about 5 miles to the east in the City of Caldwell. A development of that size will provide a variety of employment opportunities and would benefit from housing in close proximity. As surrounding communities to expand and the population around Notus grows, the city of Notus will be in a prime location to provide housing and eventually services for residents in the area. The Conway Ridge development presents a unique opportunity to set the stage for future development in this community.



**Access and Connectivity**

Three entrances via Notus Road are proposed on the western boundary and one entrance via Conway Road is proposed on the eastern boundary. Previously, the Lemp Manor development proposed an emergency access to Purple Sage Road on the north, however, Conway Ridge has eliminated that access point. With the omission of the townhome product in the northern portion of the project and with a reconfiguration of the phasing plan, we were able to accommodate secondary access to the homes in that part of the development without an emergency access to Purple Sage. This revision should alleviate the community's concerns regarding direct access to Purple Sage, mitigate the amount of traffic traveling in that direction, and eliminate potential conflicts with an access in close proximity to the Purple Sage and Notus Road intersection.

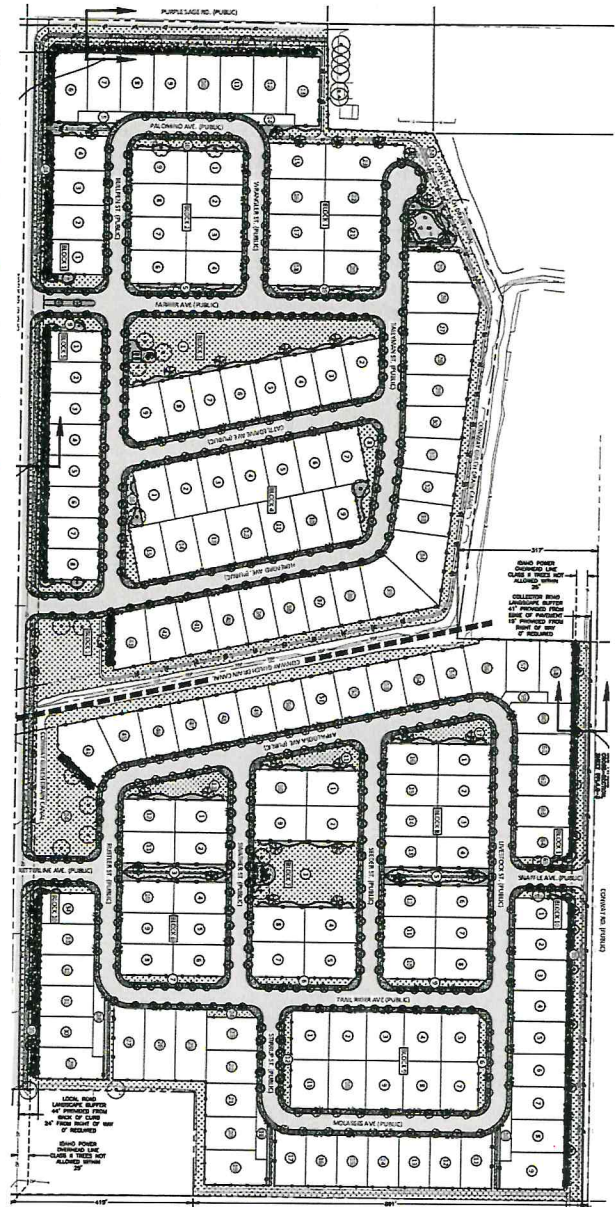
Internal roadways will be public and improved to the city of Notus' and the NPHD2's standards. Internal pedestrian walkways and a walkway adjacent to the Conway Gulch Drain have been provided to increase pedestrian connectivity options in this area, provide a route for children to get to the school safely and to increase active open space available to future and current residents.

The traffic impact study (TIS) associated with the Lemp Manor development is being utilized to understand the impacts on existing infrastructure for the Conway Ridge development. The number of homes and proposed number of access points has decreased from the original study, so the impacts of the new development should be lesser than originally anticipated. A copy of the TIS is included within this application for your review.

**Amenities and Open Space**

Conway Ridge includes ample open space with 8.94 acres of open space overall, which is approximately 13.4% of the site. A pathway system will be included within open space and adjacent to roadways to provide pedestrian connectivity throughout Conway Ridge, to existing adjacent neighborhoods and to adjacent roadways.

Central open spaces included within the subdivision in the north and south phases of the project will serve as a gathering place for residents, with two conveniently located children's play structures, a dog park, two picnic tables and two BBQ stations. Pathways will provide an active amenity for residents who can safely walk around the entire neighborhood and adjacent to the Conway Gulch Drain. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.





### **Project Phasing**

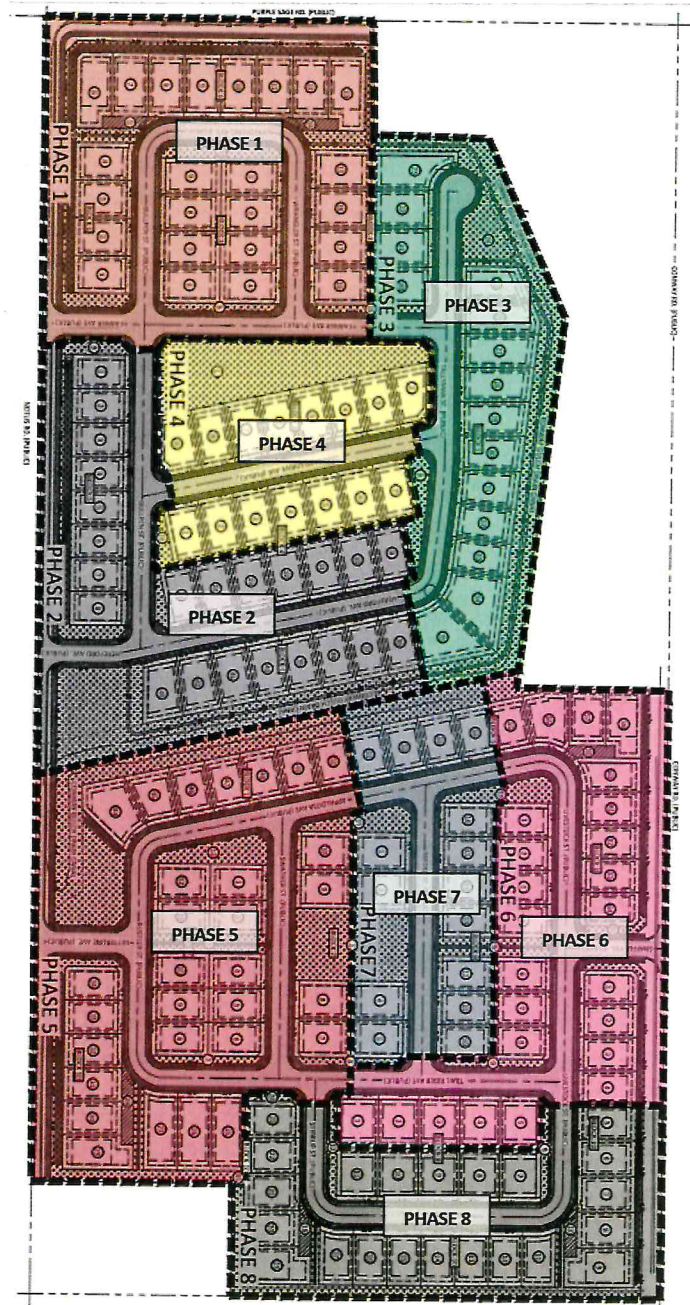
Conway Ridge is proposed to be constructed in 8 phases, as depicted on the enclosed phasing exhibit. The Lemp Manor development had originally proposed 3 phases, however, the community's feedback was clear that more phases and slower development would be preferred. Additionally, during the neighborhood meeting held for Conway Ridge on February 22<sup>nd</sup>, a community member noted that they would prefer phasing to occur from north to south. Her thoughts were echoed by several neighbors. As such, the Developer directed our team to increase the number of phases and start the project in the north rather than the south.

The first phase is proposed in the northwest corner of the site and will include 24 single family lots and one access point to Notus Road via Farrier Avenue. Fluctuations may occur, but the projected timeline would be to commence construction in 2025 with an anticipated buildout year of 2027.

The second phase will include the 23 single-family lots and one point of access to Notus Road via Hereford Avenue. Improvements will be made to the Conway Gulch Drain including a pedestrian walkway that will connect from Hereford Avenue to the south of buildable lots and north along the ditch to connect with the third phase of the development. The projected timeline for the second phase would be to commence construction in 2027 with an anticipated buildout year of 2027.

The third and fourth phases will complete development north of the Conway Gulch Drain. Both phases will include 15 residential lots respectively, the large open space area will be completed with the fifth phase and the remainder of the path adjacent to the Conway Gulch will be completed with the fourth phase. The projected timeline for the third and final phase would be to commence construction in 2028 or 2029 with an anticipated buildout year of 2030.

Phases 5-8 are located within the south part of the development. As mentioned, we heard the community's feedback that they'd prefer the north portion of the development to occur first so switched phasing to accommodate their request. The fifth phase will include the third access point to Notus Road, 30 residential lots and open space lots. The sixth phase will complete a connection to Conway Road and 25 residential lots. The



seventh phase will include open space area and 15 residential lots. The eighth and final phase will include 22 residential lots adjacent to existing homes in the Kremmwood Subdivision.

The Developer has been receptive to the community's feedback and is hopeful that the proposed staged approach will help to mitigate the rate of growth experienced as a result of this development. Timeframes associated with development will be market-driven and susceptible to change based on demand and other market conditions.

***Development Agreement***

In conjunction with the annexation and zoning of the property the applicant proposes to enter into a development agreement to guide future development of the site in concurrence with the City of Notus' conditions or requirements. We expect that the preliminary development plan will be connected to the development agreement once recorded.

The applicant proposes to work with the city on sewer, water and any other services deemed necessary throughout the project.

**Conclusion**

We are excited to bring Conway Ridge to the City of Notus. Conway Ridge has been carefully designed to reflect feedback received throughout the public hearing process for the previously proposed Lemp Manor development. Conway Ridge will complement existing development, will help to improve existing public facilities, and will provide needed housing opportunities in this area. The Developer has experience in adjacent communities and is excited to work with residents and stakeholders on next steps to move this project forward.

Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**



Stephanie Hopkins  
Land Planning Manager

cc: Triple Dot Development, LLC.