

A. GENERAL INFORMATION

Subdivision Name LAGUNA FARMS SUBDIVISION
 Total Acres 24.53
 Intended Land Uses Circle (residential, single-family, multi-family commercial, industrial)
 Property Address(es) 16852 IDAHO CENTER BLVD
 Legal Description SEE ATTACHED LEGAL DESCRIPTION
 Canyon County Parcel Account Number(s) R304170000
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG (GB2)
 (County Zoning) _____

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	BB ONE LLC
Address	250 S BEECHWOOD
City	BOISE
State	ID 83709
Telephone	801-649-3519
Email	JAMES@LDPUTAH.COM
Fax	

Applicant

Name	FIG LAGUNA FARMS LLLC
Address	295 WEST CENTER ST STE 201
City	PROVO
State	UT 84601
Telephone	801-649-3519
Email	JAMES@LDPUTAH.COM
Fax	

Engineer/Surveyor/Planner

Name	JOHN CARPENTER /T-O ENGINEERS/KENT BROWN
Address	332 N BROADMORE WAY STE 101/3161 E SPRINGWOOD DR
City	NAMPA / MERIDIAN
State	ID 83687 / ID 83642
Telephone	208-442-6300 / 208-871-6842
Email	JCARPENTER@TO-ENGINEERS.COM
Fax	

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential	156	22.53
Dwelling units per acre (gross /net)	13.3/	22.53
Commercial	2	2
Industrial	0	
Common (Landscape, Utility, Other)	13	
Open Space		
Total		

DEADLINES FOR SUBMITTALS
 The completed application and plat documents must be submitted to the Planning Department not later than _____. The Planning Commission meets on _____; applications are due approximately ____ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

*****Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.*****

I understand:

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature _____ Date 11/2/19

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____

KENT BROWN PLANNING SERVICES

November 16, 2018

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Conditional Use for Laguna Farms Apartments

Commissioners:

On behalf of Fig Laguna Farms LLC, please accept the attached application for a Conditional Use Permit for Laguna Farms Apartments. The site is located on the eastside of the Idaho Center Boulevard between CW I campus and Cherry Lane, just south of the Phyllis Canal. This new multi-family and commercial neighborhood is adjacent to and north of CWI Campus. It has a total of 24.53 acres and is zoned GB-2.

SITE DESIGN

Idaho Center Boulevard is a major transportation corridor in this area. Placing two commercial lots adjacent to the Idaho Center Boulevard is a very appropriate use. The lots next to the Boulevard will be highly visible and should be very desirable for future commercial use. Placing the multi-family neighborhood behind the commercial lots provides the multi-family residents easy access to those commercial services. It also provides a good street buffer from the Idaho Center Boulevard.

The Fig Design Team has put a great amount of effort into designing the multi-family portion of site. Their goal is to be attractive and sensitive to the surrounding properties. The Team's desire has been to design and construct high quality multi-family neighborhoods. Some attention to the design can be seen in specific buildings that have been located in the Laguna Farms neighborhood. For example, surrounding all of the Laguna Farms parks, are buildings that have been oriented with all of buildings front doors facing a park. This allows each of the residents to have an attractive park environment in which they live. From their front doors these residents are connected to the entire neighborhood, via community pathway systems, which connect the entire overall neighborhood together.

Analysis of the existing multi-family developments in the surrounding area shows all of the other developments have chosen to use traditional multi-story apartment buildings. Traditional multi-story apartment building place individual apartment's one on top of another. This design requires "seas" of asphalt for resident and guest parking.

To provide variety, while maintaining high integrity in the style of the neighborhood, the Design Team has chosen to use three of their townhouse style buildings in the Laguna Farms neighborhood. The buildings are a mixture of two and three stories tall and have rear and front loaded garages for each resident. This neighborhood will be well sought after because each unit will have its own one or two car private garage.

The Laguna Farms neighborhood is proposed with the following amenities:

1. Clubhouse with an indoor fitness room and a meeting gathering space.
2. Community Swimming Pool with restroom facilities
3. Dog Park
4. 2- Tot playground equipment areas
5. A Sand Volleyball Court
6. One covered picnic area with free standing barbeques and picnic tables
7. Half Size Basketball Court
8. Multiple micro pathways' that connect future residents to all the amenities throughout the Laguna Farms neighborhood.

DEVELOPMENT AGREEMENT MODIFICATION

In 2006 at the time of annexation and rezoning of this property, the owners anticipated the property being developed into a large commercial development. Now 12 years later, the likelihood that commercial would encompass the entire parcel is not probable. The frontage is very minimal and will not sustain a commercial development. The Comprehensive Plan supports a mixed use of both commercial and residential. Therefore, the Developer requests that the Development Agreement be modified to allow for residential use.

SUMMARY

The Nampa City Comprehensive Plan designated this site and the surrounding area as a Community Mixed Use Area. In general, Community Mixed Use is recommended for areas along major transportation corridors, with higher density residential developments located nearby. Fig Design Team has endeavored to create a high quality mixed use neighborhood. The unique quality of the design, for the Laguna Farms Subdivision, promotes the feeling of living in a single family neighborhood. Multiple buildings face into a park, creating a park like atmosphere. The design has many high end and desirable amenities, such as: swimming pool, clubhouse, tot lots with play equipment, covered picnic area with barbeques, Dog Park, volleyball court, basketball court, and a network of micro pathway's connecting the entire neighborhood.

Please contact me if you have any questions regarding any of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Brown', written in a cursive style.

Kent Brown

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LEGEND

- SUBDIVISION BOUNDARY
- RW --- ROAD RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED PHASE LINE
- PROPOSED SEWER LINE
- W --- PROPOSED WATER LINE
- SD --- PROPOSED STORM DRAIN LINE
- P --- PROPOSED PRESSURE IRRIGATION LINE
- IR --- PROPOSED GRAVITY IRRIGATION LINE
- X --- PROPOSED FENCE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN/AREA INLET
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STORM SWALE

SITE DATA

DEVELOPER
FIG WILKAGE AT PARKSIDE, LLC
JAMES DOOLIN
4683 S HICKAM DRIVE #202
SALT LAKE CITY, UT 84117
(801) 464-3018

OWNER
SB ONE LLC
285 S BIRCHWOOD
NAMP, ID 83687

ENGINEER
T-O ENGINEERS
332 N. BROADMORE WAY SUITE 101
NAMP, ID 83687
(208) 442-6300

SURVEYOR
T-O ENGINEERS
332 N. BROADMORE WAY SUITE 101
NAMP, ID 83687
(208) 442-6300

PLANNER
SCOTT BROWN
(208) 471-4942
MBROWN@t-o.com

ACREAGE SUMMARY
TOTAL = 24.51 AC
OPEN SPACE = 8.74 ACRES

ZONING
GATEWAY BUSINESS 2 (GB2)

ROADWAY JURISDICTION
CITY OF NAMP

SEWER AND WATER PROVIDER
CITY OF NAMP SEWER AND WATER

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

FIRE DISTRICT
NAMP CITY

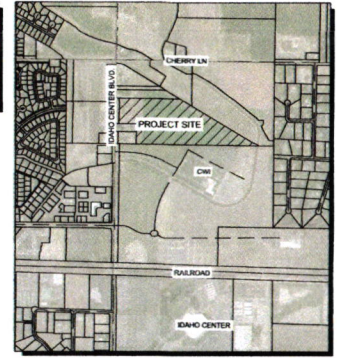
PRELIMINARY PLAT FOR LAGUNA FARMS SUBDIVISION

A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 7
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2018

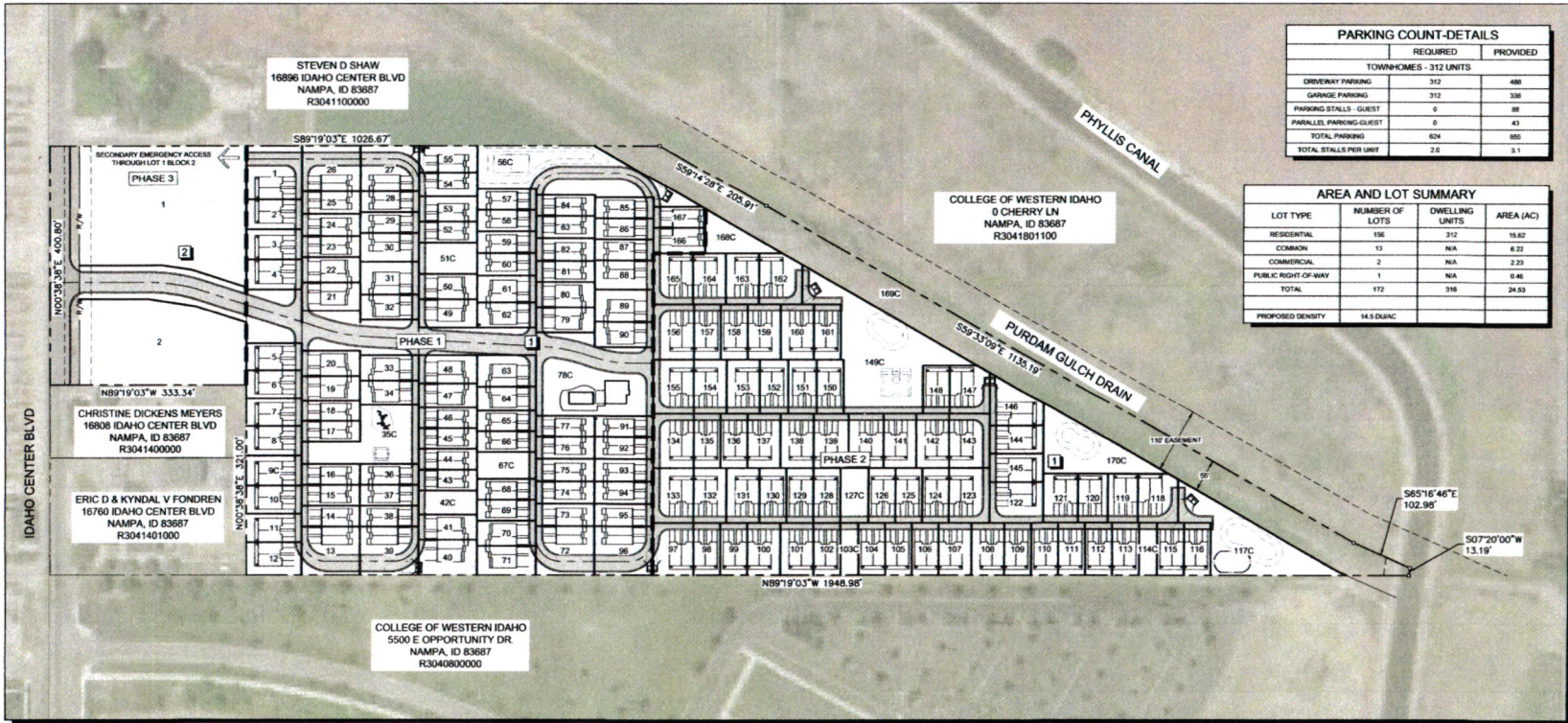


SHEET INDEX

CS.0	COVER
CS.1	EXISTING CONDITIONS
CS.2	WEST LOT DIMENSIONS
CS.3	EAST LOT DIMENSIONS
CS.4	WEST SITE PLAN
CS.5	EAST SITE PLAN



VICINITY MAP
0 500 1000 2000 3000



PARKING COUNT-DETAILS

	REQUIRED	PROVIDED
TOWNHOMES - 372 UNITS		
DRIVEWAY PARKING	312	488
GAUGE PARKING	312	338
PARKING STALLS - GUEST	0	88
PARALLEL PARKING-GUEST	0	43
TOTAL PARKING	624	955
TOTAL STALLS PER UNIT	2.6	3.1

AREA AND LOT SUMMARY

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)
RESIDENTIAL	156	312	18.82
COMMON	13	N/A	8.22
COMMERCIAL	2	N/A	2.23
PUBLIC RIGHT-OF-WAY	1	N/A	0.46
TOTAL	172	318	24.83
PROPOSED DENSITY	14.5 DU/AC		

NO.	DATE	BY	DESCRIPTION

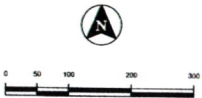
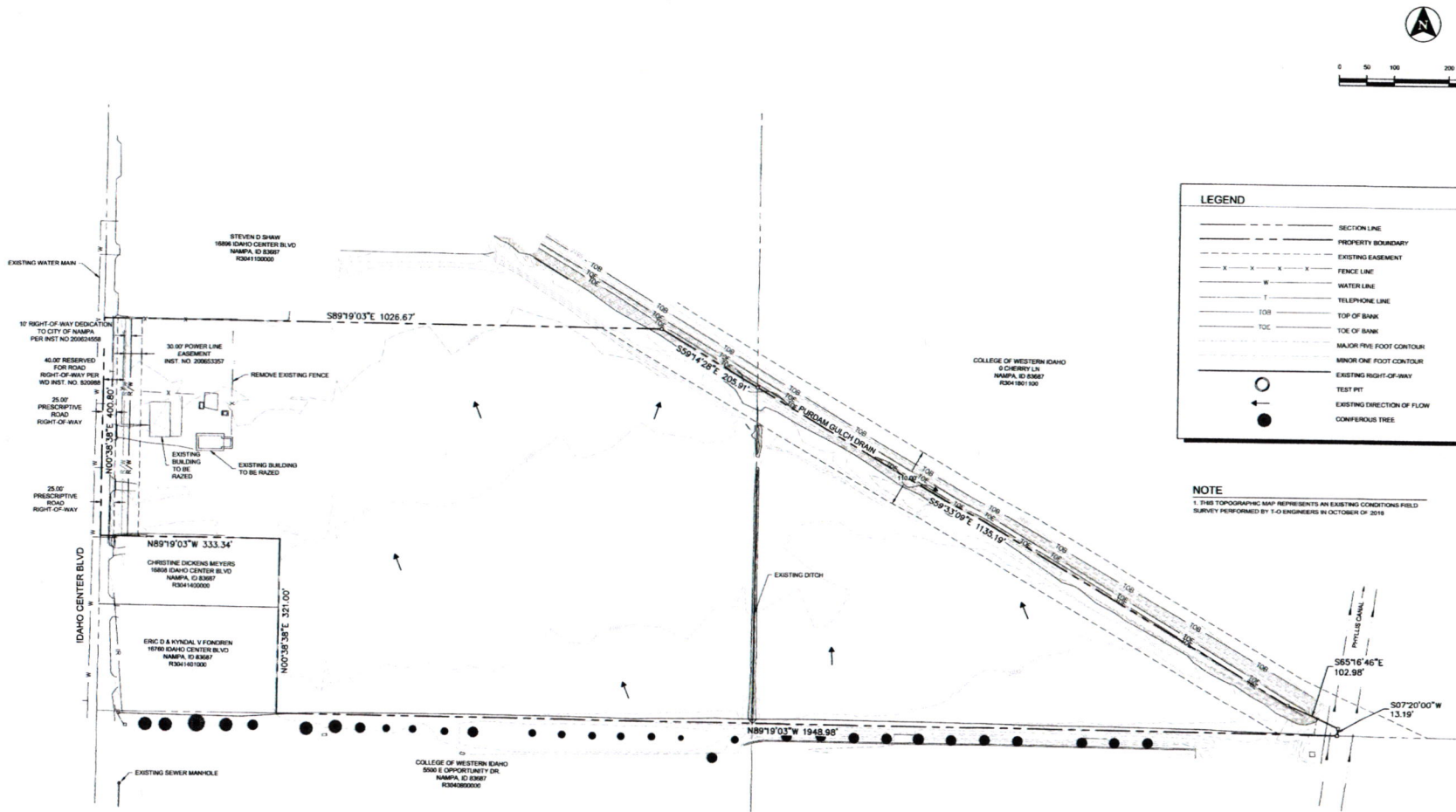
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMP, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM
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MERIDIAN • NAMP • SPOKANE

PRELIMINARY PLAT FOR:
LAGUNA FARMS SUBDIVISION
COVER

ATTENTION: 1" ON 20X4 SHEET OR 1/2" ON 11x17 SHEET. THEN DRAWING IS NOT TO SCALE.

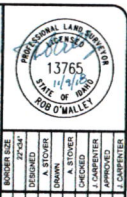
DATE: November 15, 2018
PROJECT: 180318
SHEET: C0.0

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LEGEND	
---	SECTION LINE
---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
X X X X X	FENCE LINE
W	WATER LINE
T	TELEPHONE LINE
---	TOB
---	TOE
---	TOP OF BANK
---	TOE OF BANK
---	MAJOR FIVE FOOT CONTOUR
---	MINOR ONE FOOT CONTOUR
○	TEST PIT
→	EXISTING DIRECTION OF FLOW
●	CONIFEROUS TREE

NOTE
 1 THIS TOPOGRAPHIC MAP REPRESENTS AN EXISTING CONDITIONS FIELD SURVEY PERFORMED BY T-O ENGINEERS IN OCTOBER OF 2018.



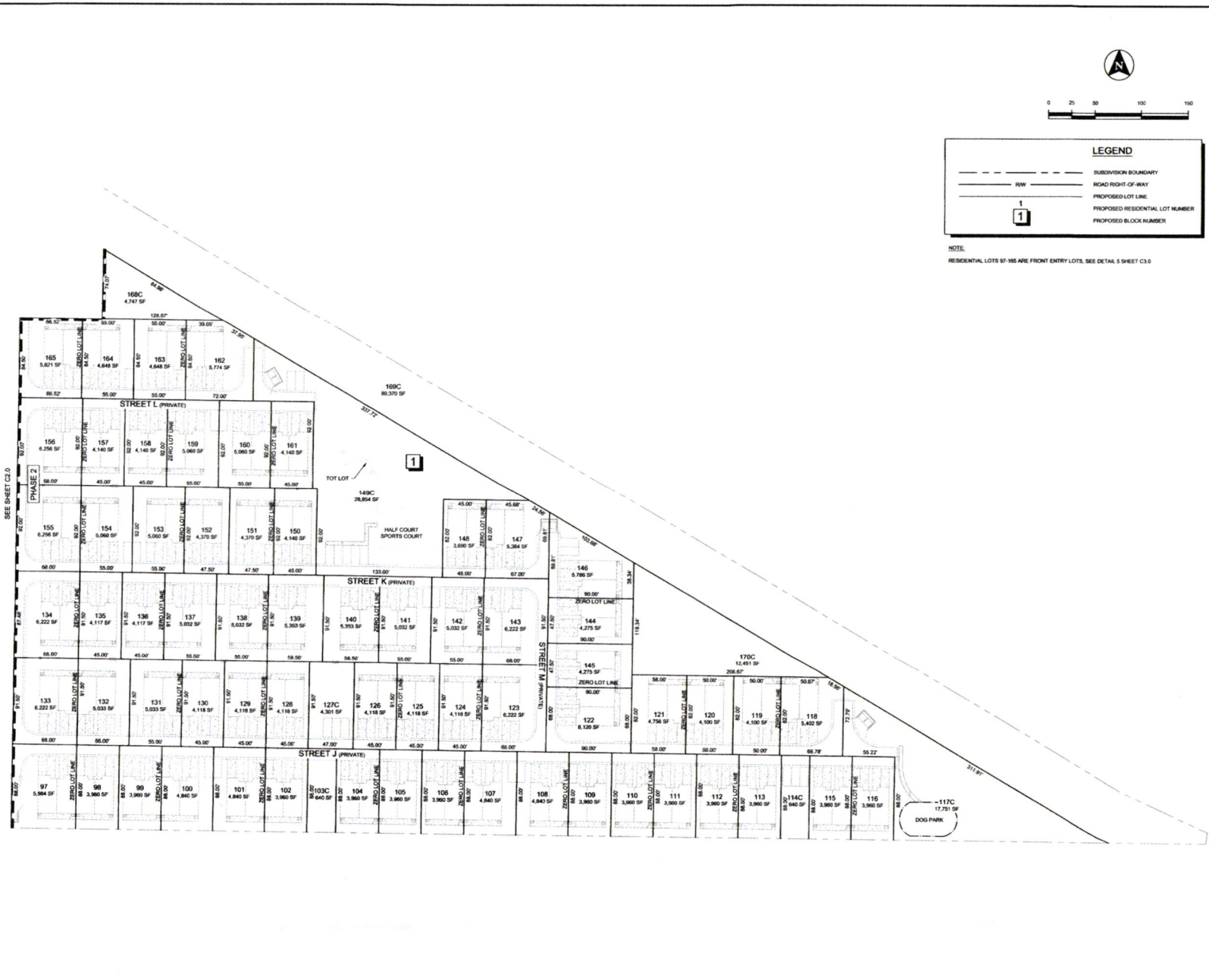
REVISIONS	DATE	BY	CHK

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 Nampa, Idaho 83857-5123
 PHONE: (208) 442-8300 WWW.T-OENGINEERS.COM
 BOISE: (208) 400-8400 • COLEER O'NEILL • WEBER CITY
 BOSTON: (617) 862-1100 • SPICER

PRELIMINARY PLAT FOR:
LAGUNA FARMS SUBDIVISION
 EXISTING CONDITIONS

ATTENTION:
 IF THIS MAP DOES NOT MEASURE 1" ON 22x34 SHEET or 10" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.
 DATE: November 9, 2018
 PROJECT: 180318
 SHEET: C1.0

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REVISIONS	NO.	DATE	BY	DESCRIPTION

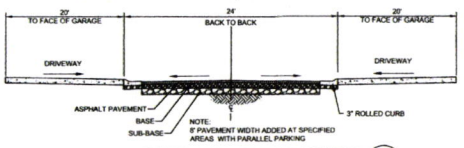
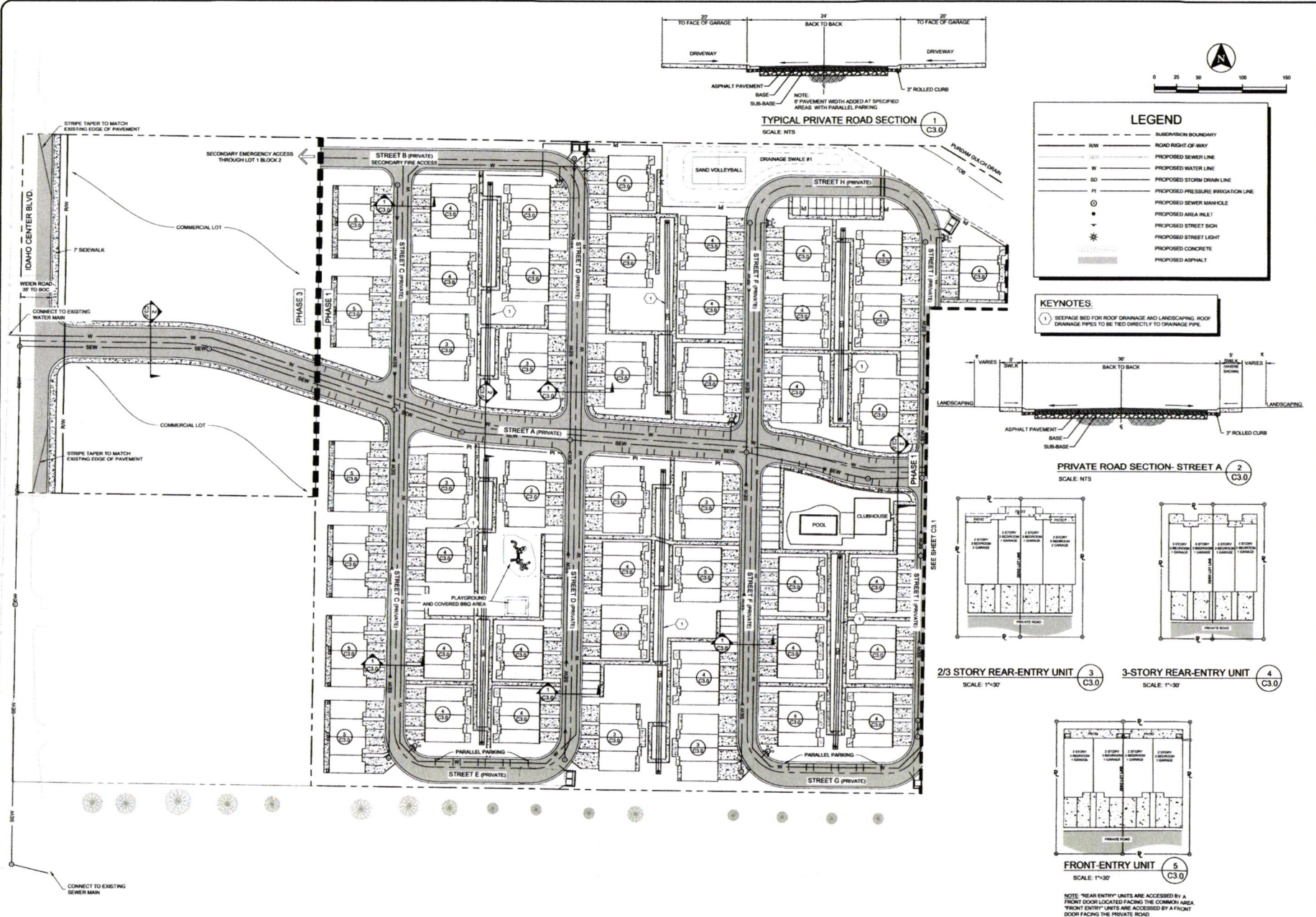
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 MERIDEN • NAPA • SPOKANE

**PRELIMINARY PLAT FOR:
 LAGUNA FARMS SUBDIVISION
 EAST LOT DIMENSIONS**

ATTENTION:
 IF THIS MAP DOES NOT MEASURE
 1" ON 2204 SHEET OF 12" OR
 11/16" SHEET, THEN DIMENSION IS
 NOT TO SCALE

DATE: November 15, 2018
 PROJECT: 180318
 SHEET: C2.1

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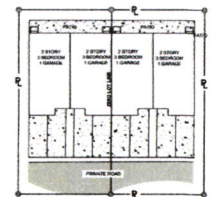
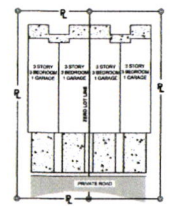
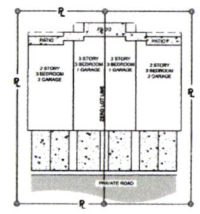
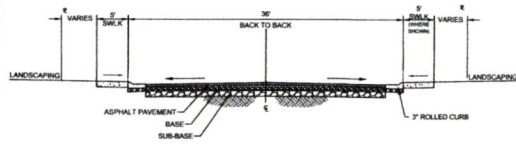


LEGEND

---	SUBDIVISION BOUNDARY
---	ROAD RIGHT-OF-WAY
○	PROPOSED SEWER MANHOLE
○	PROPOSED AREA INLET
○	PROPOSED STREET SIGN
○	PROPOSED STREET LIGHT
○	PROPOSED CONCRETE
○	PROPOSED ASPHALT

KEYNOTES

1 SEEPAGE BED FOR ROOF DRAINAGE AND LANDSCAPING. ROOF DRAINAGE PIPES TO BE TIED DIRECTLY TO DRAINAGE PIPE.



NOTE: "REAR ENTRY" UNITS ARE ACCESSED BY A FRONT DOOR LOCATED FACING THE COMMON AREA. "FRONT ENTRY" UNITS ARE ACCESSED BY A FRONT DOOR FACING THE PRIVATE ROAD.

PROFESSIONAL ENGINEER
REGISTERED
NO. 8856
STATE OF IDAHO
TOM C. CARPENTER

REVISIONS

NO.	DATE	DESCRIPTION

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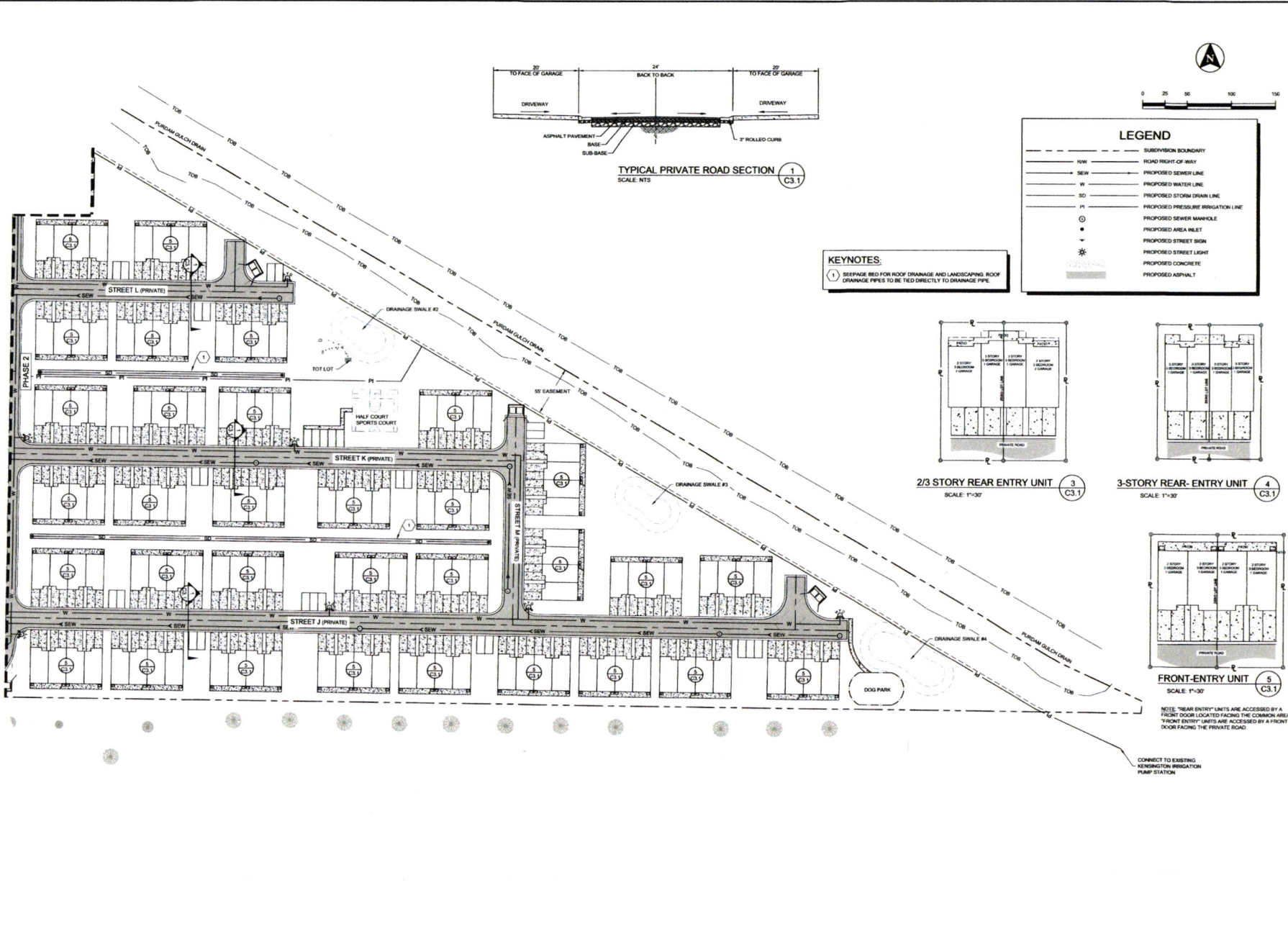
**PRELIMINARY CONCEPT PLAN FOR:
LAGUNA FARMS SUBDIVISION
WEST SITE PLAN**

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET THEN DRAWING IS
NOT TO SCALE

DATE: November 15, 2018
PROJECT: 180318
SHEET: **C3.0**

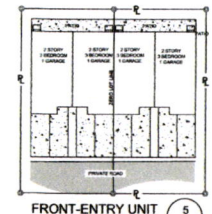
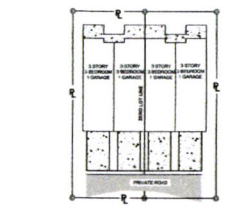
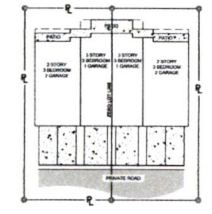
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SEE SHEET C3.0



LEGEND	
---	SUBDIVISION BOUNDARY
---	ROAD RIGHT-OF-WAY
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED SEWER MANHOLE
---	PROPOSED AREA INLET
---	PROPOSED STREET SIGN
---	PROPOSED STREET LIGHT
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT

KEYNOTES	
1	SEEPAGE BED FOR ROOF DRAINAGE AND LANDSCAPING. ROOF DRAINAGE PIPES TO BE TIED DIRECTLY TO DRAINAGE PIPE.



NOTE: "REAR ENTRY" UNITS ARE ACCESSED BY A FRONT DOOR LOCATED FACING THE COMMON AREA. "FRONT ENTRY" UNITS ARE ACCESSED BY A FRONT DOOR FACING THE PRIVATE ROAD.



REVISIONS	NO.	DATE	BY	CHKD.	APP'D.

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MIDWINTER • NASHVILLE • SPOKANE

PRELIMINARY CONCEPT PLAN FOR:
LAGUNA FARMS SUBDIVISION
EAST SITE PLAN

ATTENTION: 1/2" = 1'
IF THIS BAR DOES NOT MEASURE 1" ON 24x36 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: November 15, 2018
PROJECT: 180216
SHEET: C3.1



T-O ENGINEERS

Project No: 180318
Date: November 7, 2018
Page 1 of 2

Laguna Farms
Land Description
PRELIMINARY

A parcel of land located in Government Lot 1 and the NE1/4 of the NW1/4 of Section 7, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southwest corner of said Government Lot 1; thence, along the west boundary thereof,

- A) N.00°38'38"E., 321.00 feet to the **POINT OF BEGINNING**; thence, continuing,
- 1) N.00°38'38"E., 400.80 feet; thence, leaving said boundary,
 - 2) S.89°19'03"E., 1026.67 feet to the centerline of the Purdam Gulch Drain; thence, along said centerline the following courses:
 - 3) S.59°14'28"E., 205.91 feet; thence,
 - 4) S.59°33'09"E., 1135.19 feet; thence,
 - 5) S.65°16'46"E., 102.98 feet to the centerline of the Phyllis Canal; thence, leaving the centerline of said Purdam Gulch Drain, along the centerline of said Phyllis Canal,
 - 6) S.07°20'00"W., 13.19 feet to the south boundary of said NE1/4 of the NW1/4; thence, along said boundary and the south boundary of said Government Lot 1,
 - 7) N.89°19'03"W., 1948.98 feet; thence,
 - 8) N.00°38'38"E., 321.00 feet; thence,
 - 9) N.89°19'03"W., 333.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 24.986 acres.



T-O ENGINEERS

Project No: 180318
Date: November 7, 2018
Page 2 of 2

EXCEPTING THEREFROM:

A parcel of land described in Exhibit "A" of Deed Instrument No. 200624558, records of Canyon County, Idaho, located in Government Lot 1 of Section 7, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southwest corner of said Government Lot 1; thence, along the west boundary thereof,

B) N.00°38'38"E., 321.00 feet; thence,

C) S.89°19'03"E., 40.00 feet (*Of Record S.89°19'01"E*) to the east right-of-way of Idaho Center Boulevard (*Of Record, westerly right-of-way of Can Ada Road*), described as a Reservation in Warranty Deed Instrument No. 820988, records of Canyon County, Idaho and the **POINT OF BEGINNING**; thence, along said right-of-way,

10) N.00°38'38"E., 400.80 (*Of Record 400.89*) feet; thence,

11) S.89°19'03"E., 10.00 feet (*Of Record S.89°19'01"E*); thence, parallel with said right-of-way,

12) S.00°38'38"W., 400.80 (*Of Record 400.89*) feet; thence,

13) N.89°19'03"W., 10.00 feet (*Of Record N.89°19'01"W*) to the **POINT OF BEGINNING**.

CONTAINING: 0.092 acres (4008 sq. ft).

SUBJECT TO: A 40 foot right-of-way Reservation as described in Warranty Deed Instrument No. 820988, records of Canyon County, Idaho.

CONTAINING: 0.368 acres (16,032 sq. ft).

ALSO, SUBJECT TO: Record Documents

NET AREA CONTAINING: 24.527 Acres





R3041700000



▲ Owner Information	
County	Canyon
Parcel	<u>R3041700000</u>
Property Address	16852 IDAHO CENTER BLVD
Property City	NAMPA, ID 83687
Primary Owner	BB ONE LLC
Second Owner	-
Owner Address	250 S BEECHWOOD
Owner City	BOISE ID 83709

▲ Parcel Information					
Acres	24.53	Total Value	\$261,110	Home Exemption	-
Zoning	-	Subdivision	-	Section	07
Property Year	-	Code Area	0020007	Property Code	-
Legal 1	07-3N-1W NW N 440.89' OF W 1206.28' OF TX 00072 IN LT 1 LS W 50' RD	Legal 2	3N1W-07-NW	Legal 3	-
Legal 4	200000064	Legal 5	N00000073451	URL	-
Date Updated	2018-10-24				

▲ Related Public Events - 3 Total				
View	Event Type	Event Date	Event Title	Event Text
	Document - Recording	2000-02-02	2000003861: 2000003861	Survey recorded.
	Document - Recording	1991-07-17	1991013894: 1991013894	Survey recorded.
	Document - Recording	1990-01-12	1990000636: 1990000636	Survey recorded.

▲ Improvements				
AIN	-	Instrument	-	-