

# Memorandum

**To:** Engineering Department Review – Daniel Badger– Staff Engineer  
Nate Runyan – Public Works, Craig Tarter – GIS Department  
Patrick Sullivan - Building Department Review  
Neil Jones – Building Department Review  
Karla Nelson – Long Range Planner  
Robin Collins – Assistant Economic Development Director  
Eric Skoglund - Nampa Police Department  
Brent Hoskins – Nampa Fire Department  
Ray Rice – Environmental Compliance  
Darrin Johnson – Parks Dept, Cody Swander/Earl Moran – Parks Dept  
Don Barr - Superintendent – Streets/Traffic Division  
Chris Hopper – Canyon Highway District, Director – Nampa Highway District  
Tim Wright – South West District Health,  
**Tina Fuller - COMPASS**  
Randy Dewey – NSD #131, Allison Westfall – NSD #131  
Vallivue School District #139, Brent Carpenter – Brown Bus Company  
Boise Kuna Irrigation District  
Nampa Meridian Irrigation District, Pioneer Irrigation District

**cc:** Robert Hobbs – Assistant Planning Director  
**cc:** Tom Points - City Engineer

**From:** Sylvia Mackrill – Nampa Planning Department  
City Hall, 411 Third Street S, Nampa, 83651, Ph: 208-468-5484  
e-mail: [mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)

**Date:** June 14, 2016

**Re:** Winco Place Subdivision  
Short Plat Review  
Project No: SPS-00004-2016

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Attached please find for your review, the Short Plat for Winco Place Subdivision, for 3 commercial lots, submitted by Kirsti Grabo, with KM Engineering, LLP, representing Winco Foods, LLC. The development is located at 1175 N Happy Valley Rd, on 10.094 acres on the west side of N Happy Valley Rd, on the north side of Stamm Lane, adjacent the Gateway Center, in the BC (Community Business) zoning district.

The Short Plat plat is scheduled for the Planning and Zoning Commission meeting of July 26, 2016, as a public hearing item.

Please review and forward any comments to my attention prior to July 15<sup>th</sup>.

Thank you.



June 13, 2016  
Project No.: 15-138

Mr. Robert Hobbs  
City of Nampa  
411 3<sup>rd</sup> Street South  
Nampa, ID 83651

**RE: WinCo Place – Nampa, ID  
Short Plat Application**

Dear Mr. Hobbs:

On behalf of WinCo Foods, LLC, attached please find the application and required supplements for the short plat of WinCo Place Subdivision located at 1175 North Happy Valley Road in Nampa.

As you have discussed with the project architect, the attached plat proposes to subdivide 10.094 acres into 3 buildable commercial lots, which is commensurate with the underlying BC zoning. The project will also involve a right-of-way dedication which, per our discussions with the architect and Daniel Badger, will take place via recording of the final plat. Further, the necessary sewer and water easements are proposed to be dedicated via the final plat and are shown accordingly. Should you require those easements to be dedicated via another method, please let us know.

Should you have questions or require further information in order to process this application, please let me know as soon as possible. When the Planning & Zoning hearing date is determined, please notify our office so that we may coordinate with the architect and owner, one of whom will be representing the project at the hearing.

Sincerely,  
KM Engineering, LLP

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

Kirsti Grabo  
Development Coordinator

cc: WinCo Foods, LLC  
Tait & Associates

**A. GENERAL INFORMATION**

Subdivision Name WinCo Place  
 Total Acres 10.094  
 Intended Land Uses Circle (residential, single-family, multi-family, **commercial**, industrial)  
 Property Address(es) 1175 North Happy Valley Road  
 Legal Description NE 1/4 of SE 1/4, Section 13, T3N, R2W  
 Canyon County Parcel Account Number(s) R3108700000  
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB **(BC)** BF IP IL IH AG  
 (County Zoning) n/a

**B. OWNER/ APPLICANT INFORMATION****Owner of Record**

Name	WinCo Foods, LLC
Address	650 North Armstrong Place
City	Boise
State	Idaho 83704
Telephone	
Email	
Fax	

**Applicant**

Name	Owner
Address	
City	
State	
Telephone	
Email	
Fax	

**Engineer/Surveyor/Planner**

Name	KM Engineering, LLP - Kirsti Grabo
Address	9233 West State Street
City	Boise
State	Idaho 83714
Telephone	208.639.6939
Email	kgrabo@kmengllp.com
Fax	208.639.6930

<b>C. SUBDIVISION INFORMATION</b>		
<i>Lot Types</i>	<i>Number of Lots</i>	<i>Acres</i>
Residential		
Dwelling units per acre (gross /net)		
Commercial	3	10.094
Industrial		
Common (Landscape, Utility, Other)		
Open Space		
Total	3	10.094

**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.

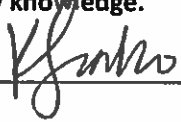
All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

**\*\*\*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 6.13.16

**For City Office Use Only**

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

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_



# TRANSMITTAL

TO: City of Nampa  
 ATTN: Robert Hobbs  
 ADDRESS: 411 3<sup>rd</sup> Street South  
 Nampa, ID  
 RE: WinCo Place Subdivision

DATE: 6/13/2016  
 JOB #: 15-138  
 FROM: Kirsti Grabo

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	6.13.16	--	Short Plat Application, Supplements, & Fee

Transmitted By

- Hand Delivery     
  Mail     
  Fax  
 Submittal Exchange     
  Electronic Transfer     
  Pick-up

Transmittal Purpose

- For Your Use     
  For Review & Approval     
  For Signature  
 As Requested     
 Other: \_\_\_\_\_

Remarks

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CC: \_\_\_\_\_ Signed: Kirsti Grabo, Development Coordinator

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



# City of Nampa

PLANNING and ZONING DEPARTMENT  
CITY HALL 411 THIRD STREET SO.

OFFICE (208) 468-5484  
NAMPA, IDAHO 83651 FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 )  
 ) :SS  
COUNTY OF CANYON )

A. I, David M Butler, whose address is 650 N. ARMSTRONG PL., BOISE, ID 83704, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

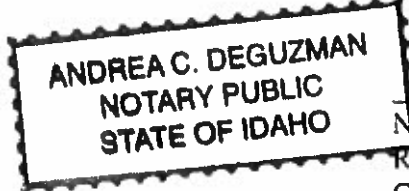
B. I grant my permission to KM Engineering, LLP, whose address is 9233 West State Street, Boise, ID 83714, to submit the accompanying application pertaining to the property described on the attached application.

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 12<sup>th</sup> day of May, 2016.

David M Butler  
Signature

SUBSCRIBED AND SWORN to before me the 12<sup>th</sup> day of May, 2016.



Andrea C. Deguzman  
Notary Public for Idaho  
Residing at: Boise, ID  
Commission Expires: May 16, 2019

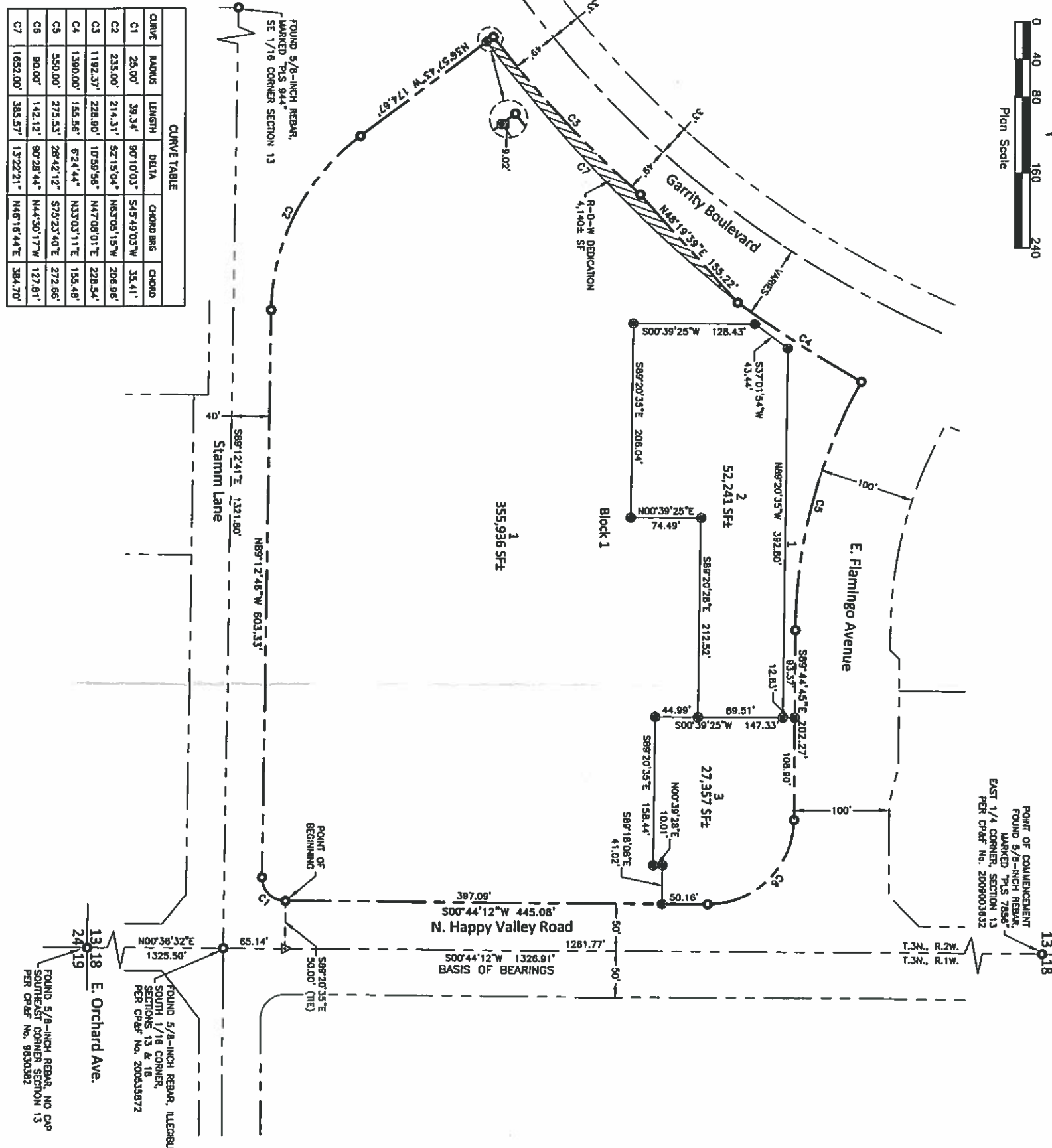
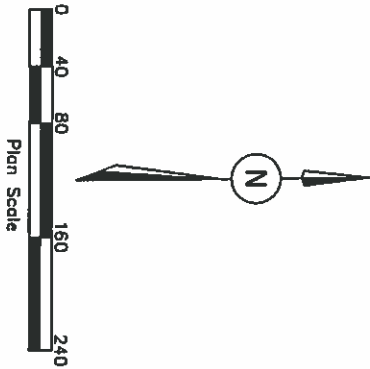
RECEIPT (TRC-1401837-13-06-2016)

**BILLING CONTACT**  
DAVE VANETTEN  
WINCO FOODS, LLC  
North 650 Armstrong Pl  
Boise, ID 83704



REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
SPS-00004-2016	Short Plat - Application Fee	Fee Payment	Check #3790	\$244.00
	Short Plat - Fire Department	Fee Payment	Check #3790	\$160.00
	Short Plat - Fire Department Per Lot Fee	Fee Payment	Check #3790	\$3.00
	Short Plat - Lot Fee	Fee Payment	Check #3790	\$17.94
			<b>SUB TOTAL</b>	<b>\$424.94</b>
			<b>TOTAL</b>	<b>\$424.94</b>

**PLAT OF**  
**Winco Place Subdivision**  
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13,  
 TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
 CITY OF NAMPA, CANYON COUNTY, IDAHO.  
 2016



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C1	25.00'	38.34'	90°10'03"	S45°49'03"W
C2	235.00'	214.31'	92°15'04"	N63°05'15"W
C3	1192.37'	228.90'	10°59'56"	N47°08'01"E
C4	1390.00'	185.58'	6°24'44"	N33°03'11"E
C5	550.00'	275.53'	26°42'12"	S75°23'40"E
C6	90.00'	142.12'	90°28'44"	N44°30'17"W
C7	1852.00'	385.57'	13°22'21"	N46°18'44"E

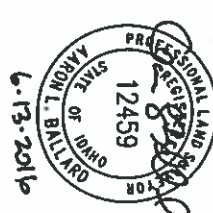
- SHEET INDEX**
- SHEET 1 - SUBDIVISION PLAT
  - SHEET 2 - EASEMENT MAP
  - SHEET 3 - CERTIFICATE OF OWNERS, CERTIFICATES AND APPROVALS

- LEGEND**
- FOUND 5/8" REBAR MARKED "PLS 7876" UNLESS NOTED OTHERWISE
  - SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
  - △ CALCULATED POINT
  - 3 LOT NUMBER
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - ADJACENT LOT LINE
  - ROAD CENTERLINE
  - EASEMENT LINE

- NOTES**
1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
  2. THIS SUBDIVISION IS ZONED BC - COMMUNITY BUSINESS.
  3. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2016-\_\_\_\_ RECORDS OF CANYON COUNTY, IDAHO.
  4. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2010001894 AND ANY FUTURE AMENDMENTS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE.
  5. THIS SUBDIVISION IS WITHIN THE NAMPA AND MERIDIAN IRRIGATION DISTRICT. HOWEVER, IRRIGATION WATER WILL BE PROVIDED FROM NAMPA MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 51-3803(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
  6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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."

- REFERENCES**
- R1. RECORD OF SURVEY PER INSTRUMENT NO. 200525031, RECORDS OF CANYON COUNTY, IDAHO.
  - R2. RECORD OF SURVEY PER INSTRUMENT NO. 200534544, RECORDS OF CANYON COUNTY, IDAHO.
  - R3. RECORD OF SURVEY PER INSTRUMENT NO. 2007044866, RECORDS OF CANYON COUNTY, IDAHO.
  - R4. PLAT OF NAMPA GATEWAY CENTER SUBDIVISION, BOOK 42, PAGE 49, RECORDS OF CANYON COUNTY, IDAHO.

OWNER  
**Winco Foods, LLC**  
 BOISE, IDAHO

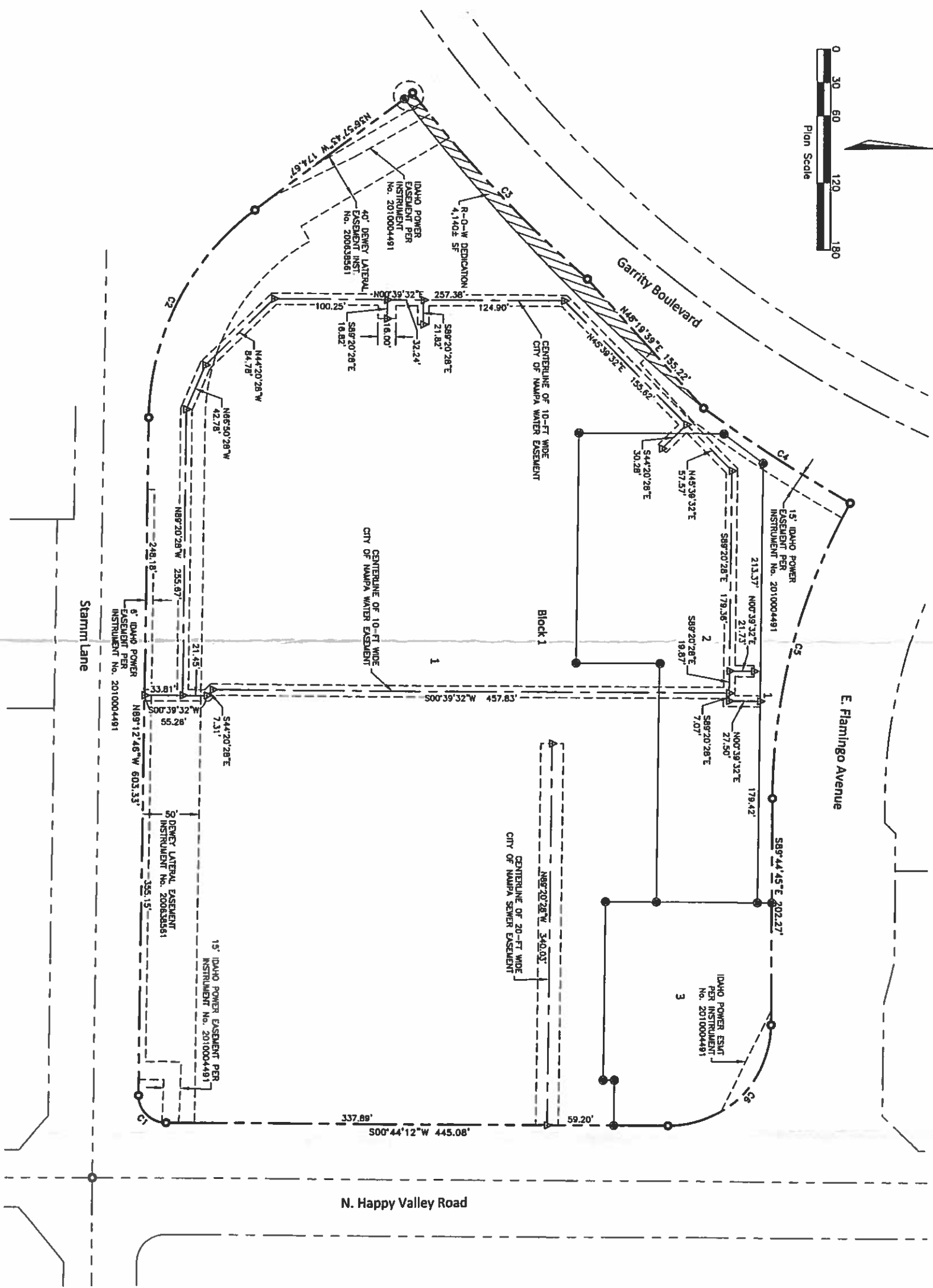
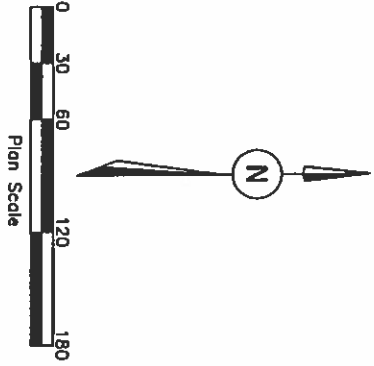


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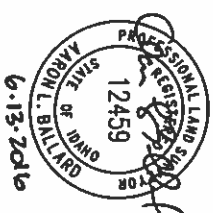
**JUN 13 2016**

**KM ENGINEERING**  
 ENGINEERS, SURVEYORS, PLANNERS  
 9133 WEST STATE STREET  
 BOISE, IDAHO 83714  
 PHONE (208) 639-6939  
 FAX (208) 639-6930

PLAT OF  
Winco Place Subdivision



OWNER  
Winco Foods, LLC  
BOISE, IDAHO



6-13-2016

