

# Victory Springs SD2021-0061

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APPLICANT: RODNEY EVANS & PARTNERS, LLC

OWNER: BLACK SUMMIT, LLC



# REQUEST:

PRELIMINARY PLAT FOR VICTORY SPRINGS  
FOR 13 RESIDENTIAL LOTS, 6 COMMON  
LOTS INCLUDING A PRIVATE ROAD LOT, 3  
LANDSCAPING LOTS AND 2 DRAINAGE LOTS

Parcel: R30566





# SUMMARY

Total Acreage: 10.15 acres

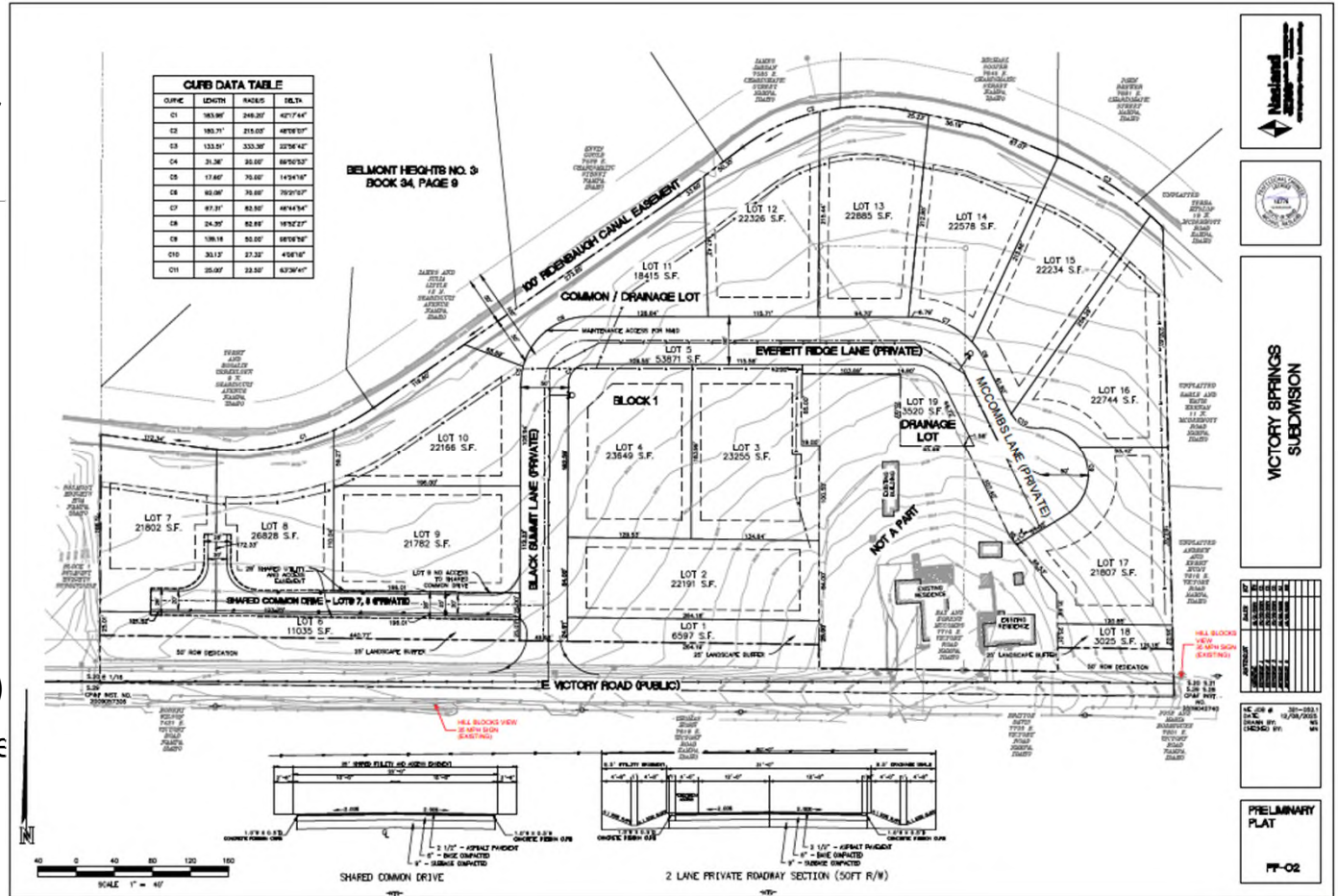
- 22,788 SF average lot size

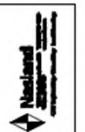


Total Number of Lots:

- 13 residential lots
- 1 private road lot
- 3 landscape buffer lots
- 2 drainage/common lots

Area of City Impact: City of Nampa  
(Pre-annexation agreement signed)

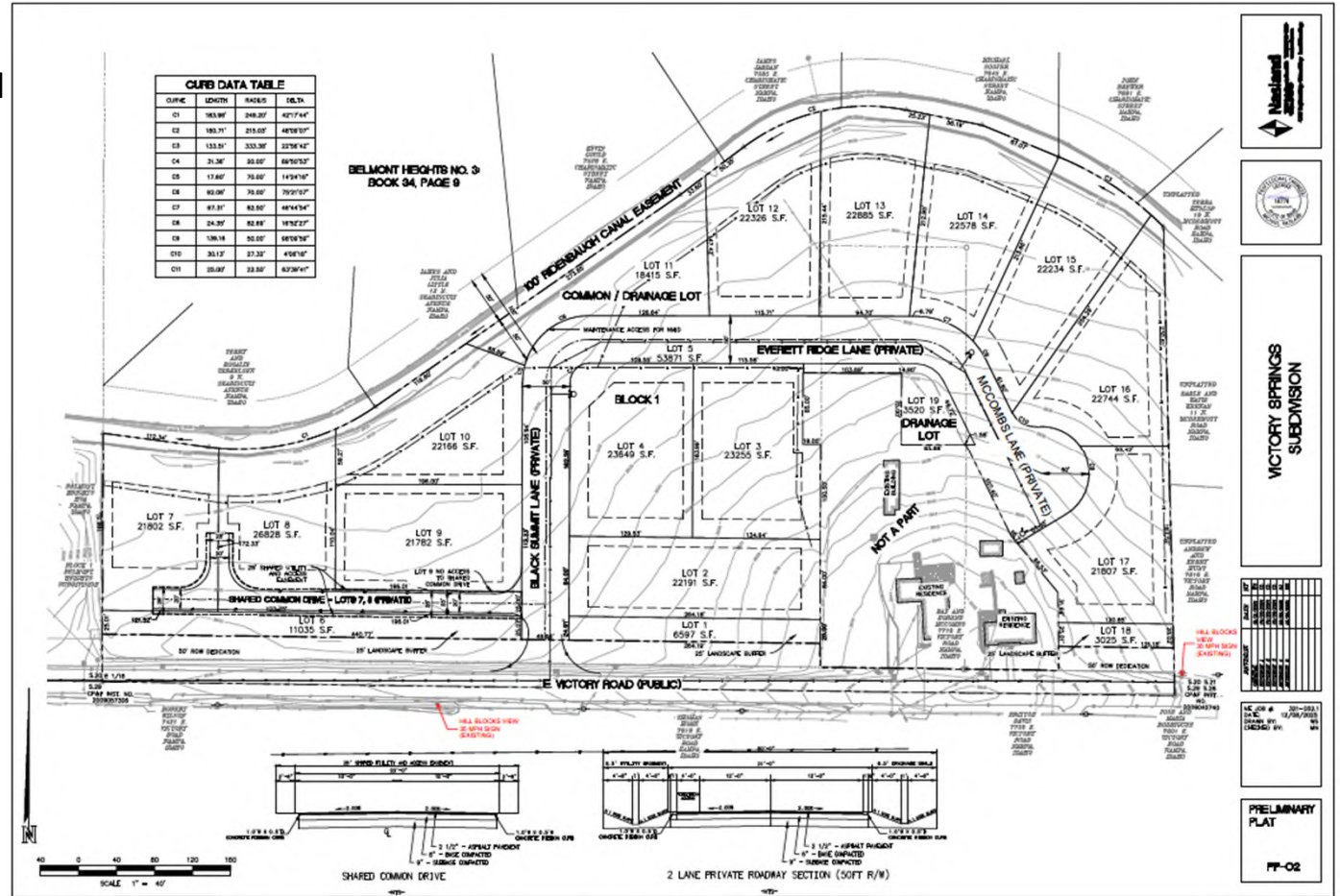
Irrigation: Pressure Irrigation will be provided per plat notes 10, 15 and 16



  
  
**VICTORY SPRINGS SUBDIVISION**  
  
 PRELIMINARY PLAT  
 PP-02



- Water: Domestic water provided by City of Nampa.
- Sewage Disposal: Per plat note 5, residential lots will be served by septic systems.
- Drainage: Per plat note 13, lot owners will contain stormwater drainage onsite. Homeowners Association shall be responsible for maintaining drainage facilities. Storm drainage from roadways and lots will be collected in roadside barrow ditches and subsurface drainage facilities per plat note 3.



**VICTORY SPRINGS SUBMISSION**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	11/15/24

PRELIMINARY PLAT

FF-02



# CONDITIONAL REZONE COMPLIANCE

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October 2023– Conditionally rezoned from “A” Agricultural to “R-1” Single Family Residential DA #23-137 required the following conditions:

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.**
- 2. The subject parcel shall be in subjection to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with a maximum of 13 buildable lots in substantial compliance with the concept plan.**
- 3. Subject to the applicant’s pre-annexation agreement, the development must connect to City of Nampa’s water under the direction of City of Nampa.**
- 4. The preliminary plat must align with the conditions and comments given by the City of Nampa’s letter, seen in Exhibit F Attachment 7e, unless otherwise waived by the City.**
- 5. Developer shall meet with Kuna School District for agency review prior to approval of the Preliminary Plat.**
- 6. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."**



# EVALUATION CRITERIA (07-17-09):

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Pursuant to CCZO §07-17-09(5): Board Action:

*“A. The Board shall consider the commission’s recommendation at a noticed public hearing.*

*B. The Board shall base its findings upon the evidence presented at the Board’s public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*

- 1. The ordinance and standards used in evaluating the application;*
- 2. The reasons for approval or denial; and*
- 3. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*



# ORDINANCE & STANDARDS USED IN EVALUATION

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- A. Idaho Code Section 67-6513 (Subdivisions);
- B. Idaho Code Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2);
- D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation); and
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).



# NOTIFICATION (07-05-01) & COMMENTS:

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All property owners within a 600-foot radius of the existing property boundaries of the property have been provided notice of the public hearing in order that they may provide comment on the application. Notice was also published in the newspaper of general circulation on March 31, 2026, and a sign was posted on the subject property also March 27, 2026. All notices herein described have been provided at least fifteen (15) days prior to the public hearing. **At the time of the expiration of the materials deadline, 1 comment was received from the public. There were 3 comments received prior to the Planning and Zoning hearing.**



# Agency Comments

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Agency comments were received from the following prior to the materials deadline:

Prior to Planning and Zoning Hearing:

Boise Project Board of Control – Confirmed water right on this parcel.

Nampa Meridian Irrigation District – Noted easement for Ridenbaugh Canal.

Canyon Soil Conservation District – No comments

Idaho Transportation District – No concerns

Nampa Highway Dist. No. 1 – No objection to PP. No direct lot access to E Victory Road.

City of Nampa Engineering Dept. – 50' right of way dedication required for E Victory Road.

Southwest Health District – Not in a Nitrate Priority area. Test holes will need to be conducted.

City of Nampa – The applicant has completed the pre=annexation process.

Idaho DEQ – Standard subdivision language

Nampa Fire District – Nampa Fire Station 5 is 2.6 miles away. 5-minute response time.

Kuna School District – Applicant met with the district.

Prior to BOCC Hearing: DSD GIS required naming of road section.

# RECOMMENDATION & CONDITIONS:

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**In consideration of the application, staff concludes that the proposed preliminary plat is compliant with Canyon County Ordinance Sections 07-17-09 and 07-17-33 (1)A. A full analysis is detailed within this staff report.**

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
  - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
    - i. A final engineered grading and drainage plan per 07-17-33(1)D - F shall be submitted to DSD. Once reviewed and approved, and the road construction is completed, certification from a licensed engineer shall be submitted demonstrating that construction was completed per the final drainage and grading plan.
    - ii. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with the requirements of the City of Nampa Engineering. Evidence shall include the city engineer's signature on the final plat.
- 5) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.



# RECOMMENDATION & CONDITIONS:

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- 6) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
- 7) Development will be served with public water from the City of Nampa per the pre-annexation and city water hook-up agreement. (Instrument #2025-001864)
- 8) Development shall comply with the Development Services Engineering Supervisor approval letter dated January 6, 2025.
- 9) Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
- 10) Pressurized irrigation shall be provided to each lot prior to the Board signature on the final plat.
- 11) Secondary Dwellings are restricted on lots 7 and 8, Block 1.

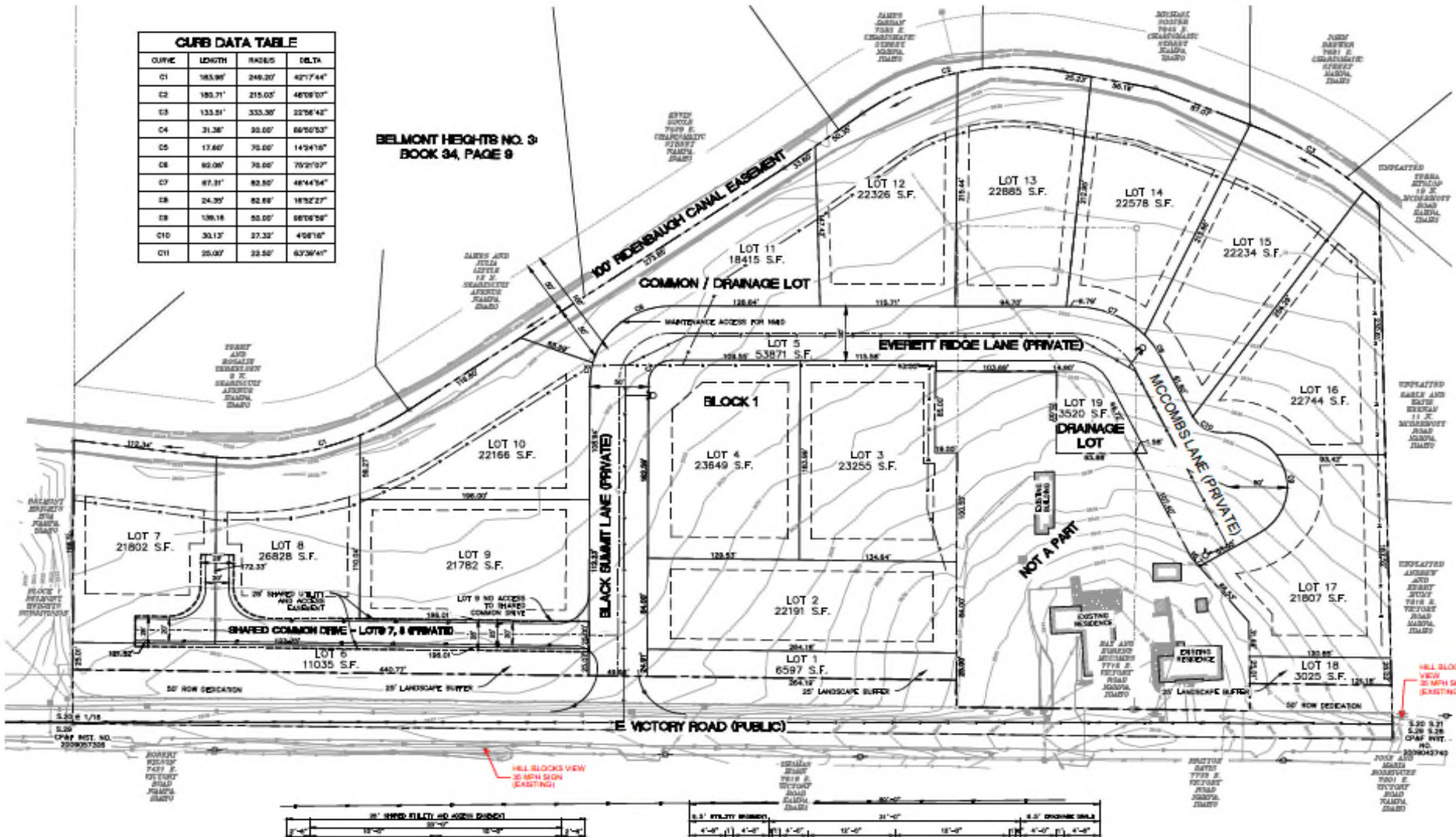


Questions?



CURB DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	183.95'	248.20'	42°17'44"
C2	183.71'	215.03'	48°08'00"
C3	133.51'	333.30'	22°56'42"
C4	31.38'	33.00'	66°50'53"
C5	17.80'	70.00'	14°24'18"
C6	60.00'	70.00'	70°21'02"
C7	87.81'	83.80'	48°44'54"
C8	24.30'	82.69'	16°52'27"
C9	136.18'	55.00'	58°08'58"
C10	30.12'	27.32'	45°16'18"
C11	25.00'	22.50'	63°36'47"

BELMONT HEIGHTS NO. 3  
BOOK 34, PAGE 9



VICTORY SPRINGS  
SUBDIVISION

NO.	DATE	DESCRIPTION
1	12/15/2021	PRELIMINARY PLAN
2	12/15/2021	FINAL PLAN
3	12/15/2021	AS BUILT
4	12/15/2021	AS BUILT
5	12/15/2021	AS BUILT
6	12/15/2021	AS BUILT
7	12/15/2021	AS BUILT
8	12/15/2021	AS BUILT
9	12/15/2021	AS BUILT
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29	12/15/2021	AS BUILT
30	12/15/2021	AS BUILT

NC JOB # 201-2821  
DATE 12/15/2021  
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