BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): Trilogy Development, Developer, Kent Brown, representative
File(s): SPF 00090-2019
Analyst: Kristi Watkins

Requested Action:

Recommendation of Final plat approval/denial for:
Kinghorn Place Subdivision No. 1 (hereinafter the “Development”; alternatively, “Kinghorn Place Subdivision No. 1” or the “Project”)

Location:
Comprising 17.01 acres proposed to be platted into fifty-three (53) buildable and eight (8) common lots all located in a RS 7 Zoned area located in the SE ¼ of Section 33, T4N, R2W, BM, Canyon County in Nampa north of Ustick Rd and west of Northside Blvd.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

1. An email, dated June 5, 2019, authored by Neil Jones, Nampa Building Department, which states no conditions at this time; and,

2. An email dated June 5, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

3. An email dated June 13, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no comments; and,

4. An email, dated June 17, 2019, authored by Cody Swander, Nampa Parks Department, stating Parks requests that 20’ from the top of bank along the north side of Mason Creek be deeded and dedicated to the City of Nampa for the Mason Creek pathway as indicated in the Nampa Bicycle
and Pedestrian Master Plan and that the developer construct the pathway to the City of Nampa pathway standards at time of development; and,

5. A letter dated, June 17, 2019, authored by Greg Curtis, Nampa Meridian Irrigation District stating that the facilities are not located within NMID jurisdiction so the developer will need to contact Pioneer Irrigation; and,

6. An email dated, June 17, 2019, authored by Mark Zirschky, Pioneer Irrigation, stating that:
   a. Amend the final plat document to reference the 110 foot Bureau of Reclamation right-of-way along Mason Creek Drain.
   b. Contact Bureau of Reclamation, Lupe Rodriguez, for additional input; and,

7. A memo dated June 20, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the developer needs to propose a new street name for N Laxa Ave (sound alike may be a problem for Emergency Services); and,

8. A memo dated, June 28, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

**General Comments**

a. The Kinghorn Subdivision is dependent on water main, sewer, and pressure irrigation improvements identified in the Hartland Subdivision #1 Construction Drawings that have yet to be constructed. If the Hartland project is delayed, Kinghorn Place will be responsible to construct necessary utility tie-ins to the existing City system, as well as, the irrigation pump station associated with the Hartland Subdivision.

b. The Kinghorn Phase 1 construction drawings reflect full road widening and curb/gutter construction across the Northside Blvd frontage. City code no longer requires full frontage improvements for arterial road ways. The plans should be revised to reflect only the widening necessary for the required Marigold Ave turn-lanes. The Developer should coordinate widening and turn-lane striping with the Hartland Subdivision developer.

c. The Kinghorn Phase 1 construction drawings reflect a cross-walk across Northside Blvd at Marigold Ave as required by Preliminary Plat condition of approval. Developer should coordinate with the Hartland Subdivision developer and the East Vallivue School District to provide a safe pedestrian travel route to East Canyon Elementary School along the east side of Northside Blvd.

d. Improvements within the Northside Blvd right-of-way will require approval and permit from Canyon Highway District No. 4 (CHD4).

e. Improvement within the Mason Creek easement will require approval and permit from Pioneer Irrigation District (PID) and Bureau of Reclamation (BOR).

f. The Developer should clarify if Mason Creek pathway will be dedicated to the City via easement or in fee. The Developer is responsible to construct the pathway.

**Final Plat Comments**

a. Northside Blvd right-of-way as already been dedicated. Reflect as such on the plat and revise the legal description accordingly.

b. Recommend maintaining consistent bearing direction for labels on the same line to avoid confusion. See basis of bearing along Northside Blvd.

c. A boundary curve label appears to be missing on Sheet 1.

d. The rear property line length label appears to be missing for Lots 16 and 17, Block 5.

e. Clarify if land will be dedicated to the City in fee or by easement for the Mason Creek trail.

f. Fix any text conflicts and spelling errors.
**Engineering Conditions of Approval**

m. If construction of Hartland Subdivision Phase 1 begins after Kinghorn Place, Developer shall be responsible to construct necessary utility tie-ins to the existing City system, as well as, the irrigation pump station associated with the Hartland Subdivision.

n. Developer shall provide documentation of CHD4 review of Northside Blvd design prior to construction drawing approval. Developer shall provide a copy of the executed encroachment permit with CHD4 prior to start of construction in the right-of-way.

o. Developer shall provide documentation of PID and BOR review of improvements within the Mason Creek easement prior to construction drawing approval. Developer shall provide electronic copy of executed license agreement prior to Final Plat signature.

p. Developer shall submit a new name for “N Laxa Ave” per Nampa GIS review comment. Approval for new street name shall be obtained from Nampa GIS prior to construction drawing approval.

q. Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of plat.

r. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Kinghorn Place Subdivision #1 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 6/28/2019 prior to construction drawing approval.

s. The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall also sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction; and,

9. An email dated June 26, 2019, authored by Carolyn Murray, Nampa Parks & Forestry Dept, stating that there are no Class III trees allowed in the planting strip; and,

**Comments/Recommendation(s):**

Staff finds that the proposed subdivision final plat of/for Kinghorn Place Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Kinghorn Place Subdivision, complies with relevant RS 7 zoning codes, and, City of Nampa subdivision standards pertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)

Accordingly, Staff recommends that Kinghorn Place Subdivision No. 1 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval.

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved preliminary plat of/for Kinghorn Place Subdivision; and,

2. Comply with the requirement(s) listed in the June 28, 2019 memorandum from the Nampa Engineering Division authored by Caleb LaClair:
a. If construction of Hartland Subdivision Phase 1 begins after Kinghorn Place, Developer shall be responsible to construct necessary utility tie-ins to the existing City system, as well as, the irrigation pump station associated with the Hartland Subdivision.

b. Developer shall provide documentation of CHD4 review of Northside Blvd design prior to construction drawing approval. Developer shall provide a copy of the executed encroachment permit with CHD4 prior to start of construction in the right-of-way.

c. Developer shall provide documentation of PID and BOR review of improvements within the Mason Creek easement prior to construction drawing approval. Developer shall provide electronic copy of executed license agreement prior to Final Plat signature.

d. Developer shall submit a new name for “N Laxa Ave” per Nampa GIS review comment. Approval for new street name shall be obtained from Nampa GIS prior to construction drawing approval.

e. Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of plat.

f. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Kinghorn Place Subdivision #1 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 6/28/2019 prior to construction drawing approval.

3. Deed and dedicate 20’ pathway easement to the City of Nampa; and,

4. Construct pathway per Nampa Pathway standards; and,

5. Comply with Pioneer Irrigation conditions:

   a. Amend the final plat document to reference the 110 foot Bureau of Reclamation right-of-way along Mason Creek Drain.

   b. Contact Bureau of Reclamation, Lupe Rodriguez, for additional input; and,

6. Revise landscape plan to remove Class III trees from the planting strip; and,

7. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

8. <Any other conditions as may be levied by the Commission....

**ATTACHMENTS**

- Copy of the application (page 5-6)
- Copy of the legal description for the boundary of the subdivision (page 7-9)
- Copy of the vicinity map (page 10)
- Copy of the final plat (page 11-15)
- Copy of the preliminary plat (page 16-20)
- Copies of the agency/department & citizen correspondence (page 21+)
# CITY OF NAMPA
## FINAL PLAT APPLICATION
Planning and Community Development Department
411 3rd St. South
Nampa, ID 83651
208-465-2214 Phone
208-465-2261 FAX

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
<th>KINGHORN PLACE SUBDIVISION NO 1</th>
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<tbody>
<tr>
<td>Location of Subdivision</td>
<td>WEST SIDE OF NORTH SIDE BLVD APPROXIMATELY 1000 FEET NORTH OF USTICK</td>
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<table>
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<tr>
<th>Owner</th>
<th>COREY BARTON</th>
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<tbody>
<tr>
<td>Address</td>
<td>1977 E OVERLAND ROAD</td>
</tr>
<tr>
<td>Phone</td>
<td>208-895-8858</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:SHAWN@TRILOGYIDAHO.COM">SHAWN@TRILOGYIDAHO.COM</a></td>
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<tr>
<th>Applicant</th>
<th>TRILOGY IDAHO</th>
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<tbody>
<tr>
<td>Address</td>
<td>9839 W CABLE CAR ST BOISE ID 83709</td>
</tr>
<tr>
<td>Phone</td>
<td>208-895-8858</td>
</tr>
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<table>
<thead>
<tr>
<th>Engineer/Surveyor/Planner</th>
<th>KENT BROWN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3161 E SPRINGWOOD DR MERIDIAN ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-871-6842</td>
</tr>
<tr>
<td>FAX</td>
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<td>E-Mail</td>
<td><a href="mailto:KENTLKB@GMAIL.COM">KENTLKB@GMAIL.COM</a></td>
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## FINAL PLAT INFORMATION

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<td>61</td>
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<td>Gross Density per Acre</td>
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<td>Net Density per Acre</td>
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<td>Zoning District(s):</td>
<td>Zoning Within Nampa City Limits RS 7</td>
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If Applicable: Zoning Within the Area of Impact

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*2015 Engineering Division Development Policy Manual*
Rev. Date: February 17, 2015
May 10, 2019

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

RE: Final Plat for Kinghorn Place Subdivision No 1 (SPP 038-18)

Dear Staff and Council:

On behalf of developer Corey Barton, please accept our request for Final Plat Approval for phase one of Kinghorn Place Subdivision. Kinghorn Place Development is located, on the west side of Northside Blvd, between Ustick Road and Spruce Street. The applicant is requesting final plat approval of 54 single-family lots and 7 common lots on 17.01 acres. This application with attachments is in accordance with the City of Nampa Final Plat application and checklist.

The Final plat and Final Construction Engineering Plans are in compliance with all conditions of approval, both site specific as well as general conditions of approval.

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

Sincerely,

[Signature]
Kent Brown
Planner
EXHIBIT __

DESCRIPTION FOR
KINGHORN SUBDIVISION NO. 1

A portion of the SE 1/4 of Section 33, T.4N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the E1/4 corner of said Section 33 from which the SE corner of said Section 33 bears South 00°06'58" West, 2651.71 feet;

thence along the East boundary line of said Section 33, South 00°06'58" West, 979.60 feet to the REAL POINT OF BEGINNING;

thence continuing along said East boundary line, South 00°06'58" West, 616.97 feet;

thence leaving said East boundary line, South 88°19'59" West, 290.01 feet;

thence North 00°06'49" East, 141.81 feet;

thence North 89°20'01" West, 900.17 feet to a point on the northeasterly right-of-way line of Mason Creek Drain Ditch;

thence along said northeasterly right-of-way line for the following 2 courses and distances:

North 38°48'12" West, 403.83 feet;

North 35°54'10" West, 109.59 feet;

thence leaving said northeasterly right-of-way line, North 54°05'50" East, 43.44 feet;

thence North 64°37'56" East, 112.88 feet;

thence North 59°11'56" East, 56.00 feet;

thence 23.81 feet along the arc of a curve to the right, having a radius of 77.00 feet, a central angle of 17°42'51" and a long chord which bears North 21°56'39" West, 23.71 feet;

thence South 89°53'02" East, 112.96 feet;

thence South 10°20'38" East, 7.53 feet;

thence South 89°53'02" East, 169.63 feet;

thence South 00°06'58" West, 5.73 feet;
thence South $90^\circ 2^\prime$ East, 230.00 feet;
thence North $00^\circ 06^\prime 58^\prime$ East, 3.11 feet;
thence South $89^\circ 53^\prime 02^\prime$ East, 286.00 feet;
thence North $00^\circ 06^\prime 58^\prime$ East, 17.86 feet;
thence South $89^\circ 53^\prime 02^\prime$ East, 171.00 feet;
thence South $00^\circ 06^\prime 58^\prime$ West, 62.00 feet;
thence South $89^\circ 53^\prime 02^\prime$ East, 115.00 feet;
thence North $00^\circ 06^\prime 58^\prime$ East, 2.00 feet;
thence South $89^\circ 53^\prime 02^\prime$ East, 246.01 feet to the REAL POINT OF BEGINNING.

Containing 17.01 acres, more or less.

End of Description.
CERTIFICATE OF OWNERS
Know all men by these presents: That Corey Barton, a married man, as his sole and separate property is the owner of the property described as follows:

A portion of the SE 1/4 of Section 33, T.4N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the E1/4 corner of said Section 33 from which the SE corner of said Section 33 bears South 00°00'58" West, 2651.71 feet; thence along the East boundary line of said Section 33, South 00°00'58" West, 679.60 feet to the REAL POINT OF BEGINNING.

thence continuing along said East boundary line, South 00°00'58" West, 616.97 feet; thence leaving said East boundary line, South 89°17'50" West, 206.01 feet; thence North 00°06'49" East, 141.81 feet; thence North 89°20'01" West, 966.17 feet to a point on the northwesterly right-of-way line of Mason Creek Drain Ditch; thence along said northwesterly right-of-way line for the following 2 courses and distances:

North 39°42'12" West, 403.83 feet; North 39°54'10" East, 109.59 feet; thence leaving said northwesterly right-of-way line, North 54°05'50" East, 43.44 feet; thence North 89°27'56" East, 112.88 feet; thence North 59°11'55" East, 59.00 feet; thence 23.81 feet along the arc of a curve to the right, having a radius of 77.00 feet, a central angle of 17°42'51" and a long chord which bears North 21°06'39" West, 23.71 feet: thence South 89°52'52" East, 112.96 feet; thence South 10°20'38" East, 7.53 feet; thence South 89°57'02" East, 169.63 feet; thence South 00°06'58" West, 5.73 feet; thence South 89°02'32" East, 230.00 feet; thence North 00°06'58" East, 3.11 feet; thence South 89°52'52" East, 266.00 feet; thence North 00°06'58" East, 17.81 feet; thence South 89°57'02" East, 171.00 feet; thence South 20°06'58" West, 82.00 feet; thence South 89°57'02" East, 115.00 feet; thence North 00°06'58" East, 2.06 feet; thence South 89°57'02" East, 246.01 feet to the REAL POINT OF BEGINNING.

Containing 17.01 acres, more or less. It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public.

However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Nampa main line located adjacent to the subject subdivision, and City of Nampa has agreed in writing to serve all the lots in this subdivision.

Corey Barton
HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Nampa Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 59-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of ________, 20______, this plat was duly accepted and approved.

City Clerk, Nampa, Idaho

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat

City Engineer

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

Accepted and approved this _____ day of ________, 20______, by the Planning and Zoning Commission of the City of Nampa, Idaho.

Chairman, Nampa Planning & Zoning Commission

Secretary, Nampa Planning & Zoning Commission

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat in accordance with Idaho Code, Title 50, Chapter 13 relating to plats and vacations.

Canyon County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, do hereby certify that any and all current and/or delinquent County property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record at the request of ___________________________ at _______ Minutes past ______ O'clock M. on the _____ day of __________, 20_____, in Book ___________ at Pages ___________.

Instrument No. ___________

Ex-Officio Recorder

BOOK PAGE 15
June 20, 2019

RE: Kinghorn Place #1 - Final Plat

To: Shawn Brownlee

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- Propose new, unique street name for N Laxa Ave to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Shellie Lopez

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, June 17, 2019 1:46 PM
To: Shellie Lopez
Cc: Rodriguez, Maria
Subject: SPF-00090-2019 Final Plat.pdf

Shellie,

Prior to final plat approval, the below referenced item needs to be corrected.

The attached request indicates an instrument number to be referenced, regarding the right of way along the Mason Creek Drain. The right of way along the Mason Creek Drain is 110 feet in overall width, and must be referenced on the final plat. I am not aware of an instrument number that references this width, as indicated on the final plat. Lupe Rodriguez at the Bureau of Reclamation may have additional input on this matter.

Please have the final plat document amended to reference the 110 foot Bureau of Reclamation right of way along the Mason Creek Drain.

Regards,

Mark Zirschky
Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481

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From: Mark Zirschky
Sent: Monday, January 14, 2019 12:17 PM
To: mackril@cityofnampa.us; Daniel Badger <BadgerD@cityofnampa.us>
Cc: Amber O'Neal <amber@pioneerirrigation.com>
Subject: SPP-00038-2018 Kinghorn Place Annexation and Zoning

Sylvia,

Per the attached application, Pioneer Irrigation District’s 8.26 Lateral and the Bureau of Reclamation’s Mason Creek Drain may be impacted by this proposed development.

Pioneer’s 8.26 Lateral has a 16 foot easement from top of bank along both sides of the lateral.

The BOR’s Mason Creek Drain has a 110 foot federal right of way, which is 55 feet from the centerline of the drain along both sides.

Per Idaho Statutes 42-1209, written permission must be obtained by either entity, prior to any encroachment or modification to either facility.
June 17, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPF-00090-2019/ Kinghorn Place

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
Hi Shellie,

Nampa Parks has reviewed the final plat for Kinghorn Subdivision Project: SPF-00090-2019. We continue to request that 20 feet from the top of bank along the north side of Mason Creek be deeded and dedicated to the City of Nampa for the Mason Creek Pathway as indicated on the Nampa Bicycle and Pedestrian Master Plan as it is shown on the final plat for this development. Additionally, we request that the developer construct the pathway to City of Nampa pathway standards at time of development.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
Good evening,
ITD has received application SPF-00090-2019 for review and has no comments.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

---

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Tuesday, June 4, 2019 5:01 PM
Subject: [EXTERNAL] Final Plat Approval for Kinghorn Place Subdivision No. 1 (SPF-00090-2019)

---

Good Afternoon Everyone, 😊

Re: Kinghorn Place Subdivision (SPF-00090-2019)

Attached please find for your review the Final Plat Approval for Kinghorn Place Subdivision No. 1 on the west side of Northside Blvd. north of Ustick Rd. (A portion of the SE 1/4 of Section 33, T4N, R2W, BM – 54 single family dwellings on 17.01 acres for 3.17 lots/acre) for Kent Brown representing Trilogy Idaho.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of July 09, 2019.

Please review and return any comments to my attention prior to June 21, 2019.

Thank you & Have a great day!
Good Morning Shellie,

Nampa Highway District #1 has no comment as it is not in our district.

Thank you,

Eddy

---

Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, June 05, 2019 6:24 AM
To: Shellie Lopez
Subject: [External] RE: Final Plat Approval for Kinghorn Place Subdivision No. 1 (SPF-00090-2019)

Good Afternoon Everyone, 😊

Re: Kinghorn Place Subdivision (SPF-00090-2019)

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The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of July 09, 2019.

Please review and return any comments to my attention prior to June 21, 2019.

Thank you & Have a great day!
Building Department has no conditions at this time.

---

Good Afternoon Everyone, 😊

Re: Kinghorn Place Subdivision (SPF-00090-2019)

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The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of July 09, 2019.

Please review and return any comments to my attention prior to June 21, 2019.

Thank you & Have a great day!
The Engineering Division has completed a review of the Construction Drawings and Final Plat for Kinghorn Place Subdivision #1 and recommend the following conditions and comments.

General Comments

1. The Kinghorn Subdivision is dependent on water main, sewer, and pressure irrigation improvements identified in the Hartland Subdivision #1 Construction Drawings that have yet to be constructed. If the Hartland project is delayed, Kinghorn Place will be responsible to construct necessary utility tie-ins to the existing City system, as well as, the irrigation pump station associated with the Hartland Subdivision.

2. The Kinghorn Phase 1 construction drawings reflect full road widening and curb/gutter construction across the Northside Blvd frontage. City code no longer requires full frontage improvements for arterial road ways. The plans should be revised to reflect only the widening necessary for the required Marigold Ave turn-lanes. The Developer should coordinate widening and turn-lane striping with the Hartland Subdivision developer.

3. The Kinghorn Phase 1 construction drawings reflect a cross-walk across Northside Blvd at Marigold Ave as required by Preliminary Plat condition of approval. Developer should coordinate with the Hartland Subdivision developer and the East Vallievue School District to provide a safe pedestrian travel route to East Canyon Elementary School along the east side of Northside Blvd.

4. Improvements within the Northside Blvd right-of-way will require approval and permit from Canyon Highway District No. 4 (CHD4).

5. Improvement within the Mason Creek easement will require approval and permit from Pioneer Irrigation District (PID) and Bureau of Reclamation (BOR).

6. The Developer should clarify if Mason Creek pathway will be dedicated to the City via easement or in fee. The Developer is responsible to construct the pathway.
Final Plat Comments

1. Northside Blvd right-of-way as already been dedicated. Reflect as such on the plat and revise the legal description accordingly.
2. Recommend maintaining consistent bearing direction for labels on the same line to avoid confusion. See basis of bearing along Northside Blvd.
3. A boundary curve label appears to be missing on Sheet 1.
4. The rear property line length label appears to be missing for Lots 16 and 17, Block 5.
5. Clarify if land will be dedicated to the City in fee or by easement for the Mason Creek trail.
6. Fix any text conflicts and spelling errors.

Conditions of Approval

1. If construction of Hartland Subdivision Phase 1 begins after Kinghorn Place, Developer shall be responsible to construct necessary utility tie-ins to the existing City system, as well as, the irrigation pump station associated with the Hartland Subdivision.
2. Developer shall provide documentation of CHD4 review of Northside Blvd design prior to construction drawing approval. Developer shall provide a copy of the executed encroachment permit with CHD4 prior to start of construction in the right-of-way.
3. Developer shall provide documentation of PID and BOR review of improvements within the Mason Creek easement prior to construction drawing approval. Developer shall provide electronic copy of executed license agreement prior to Final Plat signature.
4. Developer shall submit a new name for “N Laxa Ave” per Nampa GIS review comment. Approval for new street name shall be obtained from Nampa GIS prior to construction drawing approval.
5. Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of plat.
6. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Kinghorn Place Subdivision #1 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 6/28/2019 prior to construction drawing approval.
7. The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall also sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
Sylvia,  

The City Forester made the following comment/notes regarding SPF-00090-2019 –  

No Class III’s allowed in the planting strip.

Carolynn Murray  
Administrative Coordinator  
O: 208.468.5890, C: 208.371.4877  

Celebrating Nampa’s 21st year as a Tree City USA recipient!!!