Applicant(s)/Engineer(s): Red Letter Day, LLC, Applicant, Bob Taunton, representative
File(s): SPF 00093-2019
Analyst: Kristi Watkins

Requested Action:

Recommendation of Final plat approval/denial for:
Mattingly Creek Subdivision (hereinafter the "Development"; alternatively, "Mattingly Creek Subdivision" or the "Project")

Location:
Comprising 3.25 acres proposed to be platted into twenty-two (22) buildable and three (3) common lots all located in a RD Zoned area located in the SE ¼ of the SW ¼ of Section 17, T3N, R2W, BM, Canyon County in Nampa north of W. Orchard Ave and east of Middleton Road. (Annexation; Ord #4441, signed June 3, 2019).

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. A correction letter dated, June 4, 2019, authored by Doug Critchfield, requesting corrected landscape plans and a subsequent note stating the corrections were made and resolved on June 5, 2019; and,

2. An email, dated June 5, 2019, authored by Neil Jones, Nampa Building Department, which states no conditions at this time; and,
3. An email dated June 4, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

4. A memo dated June 11, 2019, authored by Dan Wagner, Nampa GIS Division, stating that GIS has no addressing/street name comments for this plat; and,

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

6. An email dated June 14, 2019, authored by Les Gutierrez and Brandy Walker, CenturyLink, stating that according to the attached facilities map, the street for the subdivision is proposed for a location where they currently have utilities. Therefore, the developer will need to pay to have the utilities relocated; and,

7. An email, dated June 14, 2019, authored by Cody Swander, Nampa Parks Department, stating Parks has no requests; and,

8. A letter dated, June 5, 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,

9. A memo dated, June 21, 2019, authored by Peter Nielsen, Nampa Engineering Department, which identifies the following Conditions and Comments:

   General Comments
   a. Gravity Irrigation line: Please confirm if for delivery or waste and if other there are still other users on the line; and,
   b. Development will only be responsible for installation of sidewalks, drainage improvements and road widening for any required turn-lanes; and,

   Final Plat
   c. Revise Note 8 to read “access and utility easement”

   Construction Drawings
   d. Address all plan redlines and return response to the attached comments; and,

10. An email dated June 26, 2019, authored by Carolyn Murray, Nampa Parks and Forestry Department, stating they have no comments regarding this project.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Mattingly Creek Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Mattingly Creek Subdivision, and complies with relevant RD 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 Mattingly Creek Subdivision 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 Mattingly Creek Subdivision.

2. Coordinate with Centurylink to relocate utilities; and,

3. Contact Pioneer Irrigation for any irrigation facilities that need to be reviewed; and,

4. Comply with requirements from the Nampa Engineering Department as follows:

   **General Comments**
   a. Gravity Irrigation line: Please confirm if for delivery or waste and if other there are still other users on the line; and,
   b. Development will only be responsible for installation of sidewalks, drainage improvements and road widening for any required turn-lanes; and,

   **Final Plat**
   c. Revise Note 8 to read “access and utility easement”

   **Construction Drawings**
   d. Address all plan redlines and return response to the attached comments.

11. 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,

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

**ATTACHMENTS**

- Copy of the application (page 4-5)
- Copy of the vicinity map (page 6)
- Copy of the legal description for the subdivision boundary (page 7)
- Copy of the final plat (page 8-10)
- Copy of the preliminary plat (page 11)
- Copies of the agency/department & citizen correspondence (page 12+)
# 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>Mattingly Creek Subdivision</th>
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<tr>
<td>Location of Subdivision</td>
<td>T3N R2W Sec. 17</td>
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<tr>
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<tr>
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<th>Bob Taunton Taunton Group</th>
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<tr>
<td>Address</td>
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## FINAL PLAT INFORMATION

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<td>If Applicable: Zoning Within the Area of Impact</td>
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2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015

**SCANNED 05.30.2095**
APPLICATION CHECKLIST (see Zoning Ordinance, Chapter 27, Subdivisions)

Checklist
Please provide a copy of this completed checklist at the time of the Final Plat submittal

The Applicant shall submit to the Planning & Zoning Department Director or designee the following:

- Twenty (20) copies of the Final Plat
- Three (3) Copies of the Landscaping Plans
- Current title report showing proof of ownership of the land being platted
- Original plat sheet and prints required
- Electronic copy in AutoCAD. Contact Engineering Division for minimum required version.
- Two (2) reduced copy of the front sheet (or entire Final Plat) drawing of the Final Plat, 11” x 17” (maximum)
- One (1) 8.5 x 11 copy of the Final Plat
- One (1) 8.5 x 11 copy of the approved Preliminary Plat
- Eleven (11) copies of the final engineering construction drawings showing:
  - Drainage complete with calculations
  - Streets
  - Sidewalk
  - Landscaping
  - Water
  - Sewer
  - Pressurized irrigation facilities
  - Pumping stations
  - Street lights
  - Any other Public Improvement
- These must be stamped or signed by a registered engineer/surveyor in the state of Idaho.
- Subdivision Name approved by the County Engineer
- Three (3) copies of the Geotechnical/Soils Reports
- Three (3) copies of the traffic impact study (if not previously submitted)
- Two (2) copies of the stormwater study
- One (1) copy legal description and Canyon County Parcel Account Numbers
- One (1) copy of the CC&Rs
- A short narrative of how each site specific condition of approval has been addressed. Documentation showing compliance with any conditions of approval that can be complied with prior to submittal of the final plat application shall be provided with this application.
May 24, 2019

City of Nampa
Planning and Zoning Commission
411 3rd St. South
Nampa, Idaho 83651

RE: Final Plat, Mattingly Subdivision

Dear Planning and Zoning Commissioners,

We request final plat approval of Mattingly Subdivision. The proposed final plat complies with the previously approved preliminary plat. Complying with the conditions of approval, forty feet (40’) of right of way has been dedicated for Orchard Ave, the road section is shown to the new dimension of twenty-four feet, six inches (24’-6”). Orchard has been evaluated for left turn bays and left turn bays have been shown on the submitted construction documents for approval. All infrastructure will be installed in accordance with the city’s policy prior to signature of the final plat.

This final plat is in conformance with the approved preliminary plat and has met all conditions of approval. We respectfully request approval of the final plat.

Kind Regards,

Dan Lardie
DESCRIPTION FOR MATTINGLY CREEK SUBDIVISION

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 17, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho being more particularly described as follows:

Commencing at the SW corner of said Section 17 from which the S1/4 corner of said Section 17 bears South 89°25'25" East, 2649.80 feet;

thence along the South boundary line of said Section 17 South 89°25'25" East, 1,720.25 feet to an angle point on the exterior boundary line of Silvercrest Estates PUD No. 3 Record of Survey, recorded March 17, 1992 as Instrument No. 9205701, records of Canyon County, Idaho;

thence along said exterior boundary line of the following 3 courses and distances:

thence North 00°32'24" East, 40.00 feet to a point on the North right-of-way line of W. Orchard Avenue, point also being the REAL POINT OF BEGINNING;

thence continuing North 00°32'24" East, 530.84 feet;

thence South 89°25'32" East, 266.97 feet;

thence leaving said exterior boundary line South 00°31'43" West, 530.85 feet to a point on the North right-of-way line of W. Orchard Street;

thence along said North right-of-way line North 89°25'25" West, 267.08 feet to the REAL POINT OF BEGINNING. Containing 3.25 acres, more or less.
CERTIFICATE OF OWNERS

Know all men by these presents: That Pontifex Capital LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 17, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho, being more particularly described as follows:

Commencing at the SW corner of said Section 17 from which the SE corner of said Section 17 bears South 89°25'25" East, 2949.80 feet,

thence along the South boundary line of said Section 17 South 89°25'25" East, 1,770.25 feet to an angle point on the exterior boundary line of Silvercrest Estates PUD No. 3 Record of Survey, recorded March 17, 1992 as instrument No. 9205701, records of Canyon County, Idaho;

thence along said exterior boundary line of the following 3 courses and distances:

thence North 00°32'24" East, 40.00 feet to a point on the North right-of-way line of W. Orchard Avenue; point also being the REAL POINT OF BEGINNING;

thence continuing North 00°32'24" East, 530.04 feet,

thence South 00°32'24" West, 40.00 feet,

thence North 00°32'24" East, 530.84 feet;

thence South 00°32'24" West, 266.97 feet;

thence leaving said exterior boundary line South 00°31'43" West, 530.85 feet to a point on the North right-of-way line of W. Orchard Street;

thence along said North right-of-way line North 89°25'25" West, 267.08 feet to the REAL POINT OF BEGINNING.

Containing 3.25 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 perpately reserved for public utilities and such other uses as may be used 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.

Pontifex Capital LLC

Lee Gientke, Member

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter
P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho |
County of Ada |

On this ______ day of ________, 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Gientke, known or identified to me to be a member of Pontifex Capital LLC, an Idaho Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires ____________________________

Notary Public for Idaho
Reading in ________, Idaho

BOOK PAGE

IDAHO SURVEY GROUP, LLC

BOISE, IDAHO 83704
(208) 848-6800

JOB NO. 18-057

SHEET 2 OF 3
MATTINGLY CREEK SUBDIVISION

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 been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be removed, in accordance with Section 50-1325, 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.

District Health Department, REHS Date

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 Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Profession Land 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

APPROVAL OF CITY ENGINEER

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.

Date

County Treasurer

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

SHEET 3 OF 3

BOOK 18-057

SURVEY GROUP, LLC
DATE:       June 21, 2019
TO:         John Reese Leavitt (Leavitt & Associates Engineering, Inc)
FROM:       Peter Nielsen
CC:         

SUBJECT:  Mattingly Creek Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Mattingly Creek Subdivision and have the following comments. Please submit one (1) hard copy and one (1) electronic PDF of revised plans and other documents along with the original redlined documents for re-review and final approval. We also request a response letter addressing each of the following comments.

As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

**General Comments**

1. Please confirm if the gravity irrigation line along Orchard Avenue is for delivery or waste. Are there still users on the line?
2. Pavement widening and curb/gutter installation along Collector and Arterial roads is no longer required. The development is only responsible for sidewalk, drainage improvements, and widening necessary for any required turn-lanes.

**Final Plat**

1. Revise note 8 to read “access and utility easement”

**Construction Drawing Comments** – Address all plan redlines and the following comments

**Sheet 1**

1. Add benchmark vertical datum.

**Sheet 2**

1. See minor redline comments to the notes section this sheet and revise accordingly.
2. Curb/gutter and full pavement widening not required to be installed for frontage on W Orchard Ave.
3. Check that stationing labels on this sheet match other applicable sheets.
Sheet 3
1. If irrigation boxes 1 & 6 are to be left in the roadway, make them manholes instead.
2. Are irrigation boxes 3 & 4 necessary? Perhaps another option may be to delete these two boxes and run between box 2 & 5 with C-900 pipe?
3. Is the 8” pipe sufficient to manage water volume in this area? Plot HGL in profile view.
4. Are there still active users on this line?

Sheet 4
1. Street light at intersection of N Baldner Point Pl & W Orchard Ave to be higher LED wattage than the others in this subdivision.
2. Curb/gutter and full pavement widening not required to be installed for frontage on W Orchard Ave. Only sidewalk, drainage ditch, and widening for turn lanes is required.
3. In lieu of left turn lanes as shown on this sheet we suggest the following:
   • Median turn lane to be minimum 12’ width starting from west subdivision boundary running eastward to easterly property boundary of property currently addressed as 1916 W Orchard Ave. Minimum through lanes at 11’ width.
   • Tapers of sufficient length per MUTCD standards to run west and east starting from the bounds described above. See MUTCD Fig 3B-14 for lane shift taper length criteria.

Sheet 5
1. Re-check curb elevations sheet to sheet as some appear to not match.
2. Keynote 11 identifies two very different catch basins, perhaps one is mislabeled?
3. The grade between the catch basins may be too shallow. Perhaps a 1’ sump is needed at the west CB?
4. Please include/ callout riprap at outlet into drainage pond.
5. Provide length/ width dimensions for the bottom of the pond.
6. Identify free draining material in Infiltration Basin Typical Cross Section detail.

Sheet 6
1. Move sewer service to access/ utility easement on Lot 5, Block 2 as shown by redline comment.
2. Sewer services:
   • Lots 7 thru 13, Block 1 services to be C-900 pipe.
   • All Block 2 services to be C-900 pipe.
   • Lots 7 thru 13, Block 1 & Lots 7, 8, 9, 11, 12, Block 2 services shall be per ISPWC SD-511 Type “C”.

Sheet 7
1. Check potable/ non-potable separation for all services.
2. Note double services to be two separate 1” taps with 30” minimum diameter meter tub.
3. In lieu of installing a blow off at the end of the water main, please do the following:
   • Move hydrant located between Lots 7 & 8, Block 2 north to Lot 12, Block 2
   • Move hydrant currently located east of N Baldner Point Pl to N Baldner Point Pl Lot 1 or 2, Block 2.
   • Abandon existing hydrant on W Orchard Ave back to the main.
Sheet 8
1. Instead of connecting to Silvercrest PIRR mainline, please cap and thrust block the PIRR at the north end of N Baldner Point Pl.
2. Move irrigation service for Lot 4 to be in the access and utility easement.
3. It is not necessary to extend PIRR mainline farther east than N Baldner Point Pl. You may do either of two options:
   - Extend PIRR per current plan and 90 at N Baldner Point Pl
   - Or, tie into the PIRR main straight across W Orchard Ave.

Drainage Report
1. Please provide length/width dimensions for the bottom of pond in lot 10, block 2.
Utility Map

Utility Infrastructure
- Water (Private, Public, etc.)
- Water (Active)
- Fire Line (Active)
- Road
- Storm Water
- Sewer (Private, Public, etc.)
- Sewer (Active)
- Pressure Irrigation (Active, Private, etc.)
- Pressure Irrigation (Inactive)
- Irrigation Valve
- Irrigation Pump (Active)
- Irrigation Valve
- Sewer Lift Station
- Stormwater
- Stormwater (Private, Public, etc.)
- Stormwater (Active)
- Stormwater Inactive
- Stormwater Valve
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June 17, 2019

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

RE: SPF-00093-2019/ Mattingly Creek Subdivision

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
DTD/ gnf

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

Nampa Parks has reviewed the final plat or Mattingly Creek Subdivision Project: SPF-00093-2019. We have no requests.

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.
Dear Ms. Mackrill. Please find our engineering comments and attachment below with regard to this project.

Thank you,

Les

From: Walker, Brandy <Brandy.Walker@CenturyLink.com>
Sent: Thursday, June 13, 2019 4:08 PM
To: Gutierrez, Les <Les.Gutierrez@centurylink.com>; Habben, Christopher A <Christopher.Habben@centurylink.com>

This one has potential conflicts all over the place. Please see the attached facility maps as it looks like their street is going to right where we have existing facilities. If this is the case then the developer will have to pay for facility relocations.

From: Gutierrez, Les
Sent: Thursday, June 13, 2019 1:41 PM
To: Walker, Brandy <Brandy.Walker@CenturyLink.com>

Good afternoon James, Attached please find a new proposed subdivision in for final approval for the above location. Can you review and advise if all looks OK or if you have comments so I can respond or before June 20, 2019?

Thank you.

Request from City of Nampa Planning & Zoning Dept for plat review project (SPF-00093-2019) at 2008 W Orchard Ave, Nampa, ID 83651, in Canyon County. The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of July 9th, 2019. Please find attached the SPF-00093-2019 file for your review and send all comments no later than June 21st, 2019. Reviewed request & attachments; verified via CTL wire center map & exchange spreadsheet the TCO, cost center, wire center id, wire center name, exchange & legacy company. Created LN records: added all information in overview section, project summary, contacts, comments.
Good evening,
ITD has received application SPF-00093-2019 for review and has no comments.

Thank you,

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

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From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Tuesday, June 4, 2019 1:25 PM
Subject: [EXTERNAL] Mattingly Creek Subdivision (SPF-00093-2019)

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good Afternoon Everyone,

RE: Mattingly Creek Subdivision (SPF-00093-2019)

Attached please find for your review the Final Plat Approval for Mattingly Creek Subdivision at 2008 W. Orchard Ave. (A 3.5-acre portion of the SE 1/4 of the SW 1/4 of Section 17, T3N, R2W, BM - II Two Unit Single Family Residential Attached lots on 3.5 acres for a total of 22 dwelling units on 3.5 acres or 6.29 dwelling units/gross acre) for Red Letter Day LLC represented by Bob Taunton, Taunton Group, LLC.

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!
June 11, 2019

RE: Mattingly Creek - Final Plat

To: Bob Taunton

cc: Sylvia Mackrill

There are no Addressing/Street naming comments for this plat.

Sincerely,

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

Nampa Highway District #1 has no comment. Thank you,

Eddy

Good Afternoon Everyone,

RE: Mattingly Creek Subdivision (SPF-00093-2019)

Attached please find for your review the Final Plat Approval for Mattingly Creek Subdivision at 2008 W. Orchard Ave. (A 3.5-acre portion of the SE \(\frac{1}{4}\) of the SW \(\frac{1}{4}\) of Section 17, T3N, R2W, BM – II Two Unit Single Family Residential Attached lots on 3.5 acres for a total of 22 dwelling units on 3.5 acres or 6.29 dwelling units/gross acre) for Red Letter Day LLC represented by Bob Taunton, Taunton Group, LLC.

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!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

NampaProud
Building Department has no conditions at this time.

**From:** Shellie Lopez  
**Sent:** Wednesday, June 05, 2019 7:51 AM  
**To:** Shellie Lopez  
**Cc:** Patrick Sullivan  
**Subject:** RE: Mattingly Creek Subdivision (SPF-00093-2019)

Good Afternoon Everyone,

RE: Mattingly Creek Subdivision (SPF-00093-2019)

Attached please find for your review the Final Plat Approval for Mattingly Creek Subdivision at 2008 W. Orchard Ave. (A 3.5-acre portion of the SE 1/4 of the SW 1/4 of Section 17, T3N, R2W, BM - II Two Unit Single Family Residential Attached lots on 3.5 acres for a total of 22 dwelling units on 3.5 acres or 6.29 dwelling units/gross acre) for Red Letter Day LLC represented by Bob Taunton, Taunton Group, LLC.

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!

**From:** Shellie Lopez <lopezs@cityofnampa.us>  
**Sent:** Tuesday, June 04, 2019 1:25 PM  
**Subject:** Mattingly Creek Subdivision (SPF-00093-2019)
The above listed project Landscape Plans have been reviewed by the City of Nampa's Planning Department for compliance with all applicable planning codes, and the following items and/or revisions are required prior to Planning approval:

1. **Street Tree specification.** The Liquidambar styraciflua trees that are specified in the Plant Palette are not on the City of Nampa approved street tree list. Please refer to Treasure Valley Tree Selection Guide ([https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide](https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide)) for a list of approved Class II trees (with exception to Red and Freeman Maple Trees, which are not approved).

2. **Tree protection in turf:** Please specify removal of turf in a 3' diameter around the tree trunk.

3. Please resubmit corrected landscape plans for approval.

If you have questions or would like to discuss this interpretation of the planning code, please call my direct line at (208) 468-5406.

Doug Critchfield
Senior Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
Sylvia Mackrill

From: Carolynn Murray
Sent: Wednesday, June 26, 2019 11:26 AM
To: Sylvia Mackrill
Subject: Mattingly Creek Subdivision; SPF-00093-2019; Final Plat Review

Sylvia,

The City Forester made the following comment/notes regarding SPF-00093-2019 –

Plans are ok.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks & Forestry –
Facebook Page

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

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