PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 23 JULY 2019

BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): Brookfield Holdings (Hayden II), LLC, Owner/Applicant & David Sterling, of TO Engineers, Engineer.
File(s): SPF 00094-2019
Analyst: Kristi Watkins

Requested Action:

Recommendation of Final plat approval/denial for:
Meadowcrest Subdivision No. 3 (hereinafter the “Project”, “Development” or “Meadowcrest Subdivision”)

Location:
Comprising 88 lots (83 buildable & 5 common lots) on 17.12 acres platted over one original parcel of land in a RS 6 Zone in a portion of the SW ¼ of the SW ¼ of Section 29, T3N, R2W, BM, Canyon County) in Nampa...

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 26, 2019, authored by Carolynn Murray, Nampa Parks & Forestry Department suggesting the following:
   a. Substitute Cimmaron or Autumn Purple Ash (they are less susceptible to Lilac Ash Bore; and,
2. A letter dated, June 26, 2019, authored by David Duvall, Nampa Meridian Irrigation District stating that there are no requirements and that all storm drainage must be retained on-site; and,

3. An email, dated June 18, 2019, authored by Cody Swander, Nampa Parks Department, which states that Parks has no requests of this project; and,

4. An email, dated June 19, 2019, authored by Neil Jones, Nampa Building Department, which states no conditions at this time; and,

5. An email dated June 18, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

6. An email dated June 20, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no objection at this time, but cautions that ITD does not have current funding assigned to mitigate traffic congestion along State Highway 45; and,

7. A memo dated, July 3, 2019, authored by Dan Wagner, Nampa GIS Division, requesting changes to the following street names:
   a. E Silvermound St should be E Yellowbell St.
   b. E Skyar St should be E Skylar St
   c. Rising Sun Dr should be S Rising Sun Dr.; and,

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

**General Comments**

a. Pavement widening and curb/gutter installation along Middleton Road and Lake Lowell Ave is no longer required per City Code Section 9-3-1. The development is only required to construct sidewalk and drainage improvements across the frontage. The City has plans to construct a roundabout at the street intersection, so it is preferred to not complete the widening improvements to reduce scope of future demolition.

b. Change all references of “W. Silvermound St” to “W. Yellowbell St”. This street name change occurred with Phase 2 of the project.

c. Developer shall restripe the south leg of S. Rising Sun Drive to accommodate one (1) left-turn lane and one (1) combined right-turn/thru lane per Traffic Impact Study mitigation item #6.

d. Developer shall extend 12” water and pressure irrigation mains along the S. Middleton Road frontage to connect to utilities in Lake Lowell Avenue.

e. Developer shall install speed control measures on W. Yellowbell Street and W. Skylark Street per Preliminary Plat condition of approval.
f. Developer shall provide documentation of NMID approval of lateral modifications at the SE corner of S. Middleton Road and Lake Lowell Avenue prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to Final Plat signature.

g. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the public right-of-way.

h. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

**Final Plat Comments**

i. Add missing street names to the plat.

j. Add note to the plat per Preliminary Plat condition of approval identifying all lots that are exempt from the 6,000-sf minimum lot size (in-fill lots per Nampa City Code 10-27-4).

k. Check legal description for errors as redlined.

l. Revise easements as redlined for Lots 13 and 14, Block 2 and Lot 19, Block 5.

m. Fix any spelling errors and text conflicts.

**Conditions of Approval**

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

o. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Meadowcrest Subdivision #3 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 7/8/2019 prior to construction drawing approval.

p. The Developer and their Engineer and Contractor(s) 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.

**Comments/Recommendation(s):**

Staff finds that the proposed subdivision final plat for Meadowcrest Subdivision No. 3 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat for Meadowcrest Subdivision, complies with relevant RS 6 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 Meadowcrest Subdivision No. 3 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 for Meadowcrest Subdivision; and,

2. Submit a revised landscape plan, addressing Parks Department requirements; and,

3. Submit revised street names as per GIS memo:
   a. E Silvermound St should be E Yellowbell St.
   b. E Skyar St should be E Skylar St
   c. Rising Sun Dr should be S Rising Sun Dr.; and,

4. Comply with the requirement(s) listed in the July 8, 2019 memorandum from the Nampa Engineering Division authored by Caleb LaClair:
   a. Construct sidewalk and drainage improvements across the frontage.
   b. Restripe the south leg of S. Rising Sun Drive to accommodate one (1) left-turn lane and one (1) combined right-turn/thru lane per Traffic Impact Study mitigation item #6.
   c. Extend 12" water and pressure irrigation mains along the S. Middleton Road frontage to connect to utilities in Lake Lowell Avenue.
   d. Install speed control measures on W. Yellowbell Street and W. Skylark Street per Preliminary Plat condition of approval.
   e. Provide documentation of NMID approval of lateral modifications at the SE corner of S. Middleton Road and Lake Lowell Avenue prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to Final Plat signature.
   f. Obtain a Right-of-Way Permit with City of Nampa for any work to be performed within the public right-of-way.
   g. Obtain an Erosion Control Permit with City of Nampa prior to the start of any earth disturbing activities.
   h. Add missing street names to the plat.
i. Add note to the plat per Preliminary Plat condition of approval identifying all lots that are exempt from the 6,000-sf minimum lot size (in-fill lots per Nampa City Code 10-27-4).

j. Check legal description for errors as redlined.

k. Revise easements as redlined for Lots 13 and 14, Block 2 and Lot 19, Block 5.

l. Address all Final Plat comments prior to City Engineer signature of the plat.

m. Address all Construction Drawing and Drainage Report comments identified in the "Meadowcrest Subdivision #3 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division, dated 7/8/2019 prior to construction drawing approval.

n. 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.

5. 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,

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

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**ATTACHMENTS**

- Copy of the application (page 6-8)
- Copy of the legal description for the boundary of the subdivision (page 9-10)
- Copy of the vicinity map (page 11)
- Copy of the final plat (page 12-14)
- Copy of the preliminary plat (page 15-18)
- Copies of the agency/department & citizen correspondence (page 19+)
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>Meadowcrest Subdivision No. 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>Northeast corner of S. Middleton Road and Lake Lowell Avenue Parcel#R320220000</td>
</tr>
<tr>
<td>Owner</td>
<td>Brookfield Holdings (Hayden II), LLC</td>
</tr>
<tr>
<td>Address</td>
<td>1406 N. Main St., Suite 114, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-869-9785</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:tmokwa@hayden-homes.com">tmokwa@hayden-homes.com</a></td>
</tr>
<tr>
<td>Applicant</td>
<td>Hayden Homes of Idaho, LLC (Contact: Time Mokwa)</td>
</tr>
<tr>
<td>Address</td>
<td>1406 N. Main St., Suite 114, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-869-9785</td>
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<tr>
<td>FAX</td>
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</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:tmokwa@hayden-homes.com">tmokwa@hayden-homes.com</a></td>
</tr>
<tr>
<td>Engineer/Surveyor/Planner</td>
<td>T-O Engineers (Contact: David Sterling, P.E.)</td>
</tr>
<tr>
<td>Address</td>
<td>332 N. Broadmore Way, Suite 101, Nampa, ID 83687</td>
</tr>
<tr>
<td>Phone</td>
<td>208-323-2288</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:dsterling@to-engineers.com">dsterling@to-engineers.com</a></td>
</tr>
</tbody>
</table>

FINAL PLAT INFORMATION

Total Acreage 17.12
Total Number of Lots: 88
Buildable: 83
Common: 5

Gross Density per Acre: 4.85
(Number of units per acre of total land to be developed
Net Density per Acre: 5.86
(Number of units per acre of land excluding roads)

Zoning District (s) – Zoning Within Nampa City Limits RS-6

If Applicable: Zoning Within the Area of Impact

*******************************************************************************
May 24, 2019

Robert Hobbs, Assistant Director
City of Nampa Planning & Zoning Department
411 Third Street South
Nampa, ID 83651

RE: Meadowcrest Subdivision No. 3 – Final Plat Narrative

Dear Mr. Hobbs:

Hayden Homes Idaho, LLC (Applicant/Developer) is submitting the Final Plat for Phase 3 of the Meadowcrest Subdivision for review and approval. The property is located northeast of the S. Middleton Road and Lake Lowell Avenue intersection. The preliminary plat was approved in February 2018 under applications SPP-020-2017 and ANN-065-2017. Hayden Homes intends to pursue approval of subdivision Phase 3 improvement plans with the City and proceed with construction in late 2019. The property is zoned as RS-6.

Phase 3 consists of approximately 17.12 acres directly south of the Phase 2 development area, and consists of 83 buildable lots (12.75 acres), five (5) common lots (1.16 acres), and one (1) public street right-of-way parcel (3.21 acres). The lot sizes and general development layout are in substantial conformance with the approved preliminary plat.

The Preliminary Plat conditions of approval have been addressed as described in bold italic text below:

1. Comply with all City department/division or outside agency requirements pertinent to this matter.
   
   All City Engineering Department conditions have been addressed and incorporated into the subdivision construction drawings, which are included with this application submittal, with the following modifications:
   
   - An asphalt speed hump was used in Phase 1 for the traffic calming in lieu of restricting the pavement width. No traffic calming devices are required in Phase 2.
   
   - The designated left turn lane described in Traffic Mitigation #6 is no longer required since the Copper River Basin Subdivision No. 7 is widening the west side of Middleton Road and installing a two-way left striped center lane.

2. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the Development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable.

   The water system reflected in the construction drawings are designed in accordance with City of Nampa design criteria, and will be installed prior to Building Permit issuance.

3. Developer’s engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and

2471 Titanium Place, ID 83642 Phone (208) 323-2288 Fax (208) 323-2399 to-engineers.com
Aviation | Transportation | Land Development | Municipal | Water Resources | Surveying
include said corrections in a revised preliminary plat; also, Developer’s engineer shall identify within the plat notes section of any final plat of/for the Development those lots that are common by Lot # and Block # and shall identify those lots by note that are exempted from having to be at least 6,000 sq. ft. per allowance made via N.C.C. § 10-27-4(A)(3); and, 

**There are no lots within Phase 3 that are exempt from the 6,000 SF allowance.**

4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council; and, 

**There are no design exceptions being requested.**

5. Temporary bollards shall be emplaced at the end of the proposed Lancaster Drive where the same is slated to link to the existing road section in Roosevelt Park Subdivision No. 4 named Lancaster Drive. The bollards shall be used to deter civil construction contractor access across/through Roosevelt Park Subdivision. The bollards may be removed once the streets (with associated sidewalks, curbs and gutters are fully constructed and approved by the City to allow for home construction contractors to access Meadowcrest through/from Roosevelt Park Subdivision roads as may be necessary. (Civil work construction traffic for the Development shall access the Property from S. Middleton Road); and,

**A temporary barricade was setup as part of the Phase 2 construction and will remain in place until the homes associated with Phase 2 are substantially complete.**

6. The proposed Lot 7 of Block 2 shall be removed. Said lot may be emplaced elsewhere in Meadowcrest provided it is not located in the row of lots comprising Block 2 as shown on the approved preliminary plat; and,

**The lot was removed as part of the Phase 1 Final Plat.**

7. A six-foot (6’) chain link fence (unless allowed otherwise by the City’s Council) along the Orr Drain’s southwestern easement edge shall be emplaced in conjunction with adjoining common area improvement(s). Said fencing shall comply with standards found in N.C.C. § 10-27-6(J)(4).

**A six foot (6’) chain link fence was installed as part of the Phase 1 construction.**

We appreciate your consideration of approval of the Final Plat. Please contact myself or the applicant at any time should you have any questions or require additional information.

Respectfully,

David Sterling, P.E.
Project Manager

cc: 190157
Tim Mokwa (Hayden Homes Idaho, LLC)
EXHIBIT A
MEADOWCREST SUBDIVISION No.3

A parcel of land located in the SW1/4 of the SW1/4 of Section 29, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southwest corner said Section 29; thence, along the west boundary of said SW1/4 of the SW1/4,

A) N.00°12'02"W., 449.60 feet; thence,

B) N.89°58'32"E., 50.00 feet to the southwest corner of Meadowcrest Subdivision No.2 and the POINT OF BEGINNING; thence, along said south boundary the following courses:

1) N.89°58'32"E., 178.07 feet; thence,

2) N.00°01'59"W., 5.42 feet to the beginning of a tangent curve; thence,

3) Northeasterly along said curve to the right, having a radius of 13.00 feet, an arc length 20.42 feet, through a central angle of 90°00'00", of which the long chord bears N.44°58'01"E., 18.38 feet; thence, tangent from said curve,

4) N.89°58'01"E., 50.23 feet; thence,

5) N.00°00'00"W., 165.30 feet; thence,

6) N.89°58'04"E., 289.00 feet; thence,

7) N.00°01'59"W., 35.72 feet; thence,

8) N.89°58'01"E., 286.00 feet; thence,

9) N.00°01'59"W., 90.00 feet; thence,

10) N.89°58'01"E., 105.00 feet; thence,

11) S.00°01'59"E., 21.97 feet; thence,
12) N.89°58'36"E., 170.00 feet; thence,

13) S.00°01'59"E., 68.00 feet; thence,

14) N.89°58'01"E., 181.08 feet to the east boundary of said SW1/4 of the SW1/4; thence, along said boundary,

15) S.00°01'51"W., 619.00 feet to the northerly right-of-way line of W. Lake Lowell Road; thence, along said right-of-way line,

16) S.89°58'01"W., 1245.61 feet; thence,

17) N.45°07'01"W., 35.41 feet to the easterly right-of-way line of S. Middleton Road; thence, along said right-of-way line,

18) N.00°12'02"W., 374.59 feet to the POINT OF BEGINNING.

CONTAINING: 17.12 Acres.

SUBJECT TO: Record Documents
MEADOWCREST SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREOFURTHER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, DOSE MERIDIAN, CITY OF NAMPA, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SAID SECTION 29; THENCE, ALONG THE WEST BOUNDARY OF SAID SW 1/4 OF THE SW 1/4:

1) N 00°12'02" W., 449.60 FEET; THENCE,
2) N 89°58'32" E., 50.00 FEET TO THE SOUTHWEST CORNER OF MEADOWCREST SUBDIVISION NO.2 AND THE POINT OF BEGINNING, THENCE, ALONG SAID SOUTH BOUNDARY THE FOLLOWING COURSES:

1. N 89°58'32" E., 178.07 FEET; THENCE,
2. N 00°01'56" W., 5.42 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
3. NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH 20.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", OF WHICH THE LONG CHORD BEARS N 44°58'01" E., 18.38 FEET; THENCE, TANGENT FROM SAID CURVE,
4. N 89°58'32" E., 50.23 FEET; THENCE,
5. N 00°00'00" W., 165.30 FEET; THENCE,
6. N 89°58'04" E., 289.00 FEET; THENCE,
7. N 00°01'56" W., 35.72 FEET; THENCE,
8. N 89°58'04" E., 286.00 FEET; THENCE,
9. N 00°01'56" W., 90.00 FEET; THENCE,
10. N 89°58'04" E., 105.00 FEET; THENCE,
11. S 00°01'56" E., 21.97 FEET; THENCE,
12. S 89°58'04" E., 170.00 FEET; THENCE,
13. S 00°01'56" E., 68.00 FEET; THENCE,
14. N 89°58'04" E., 181.08 FEET TO THE EAST BOUNDARY OF SAID SW 1/4 OF THE SW 1/4; THENCE, ALONG SAID BOUNDARY,
15. S 00°01'56" W., 619.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF W LAKE LOWELL ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE,
16. S 89°58'04" W., 1245.61 FEET; THENCE,
17. N 45°00'00" W., 35.41 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S. MIDDLETON ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE,
18. N 00°12'02" W., 374.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.12 ACRES.

IT IS THE INTENTSION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREOF. ALL LOTS IN THIS SUBDIVISION WILL BE CLOSE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF NAMPA, IDAHO, AND SAID CITY OF NAMPA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS_____ DAY OF ___________ 20_____.

By: ANDREW BRAUS: MANAGER, BROOKFIELD HOLDINGS (HAYDEN I), LLC

ACKNOWLEDGMENT

STATE OF NEW YORK

ON THIS THIS ___ DAY OF __________, 20___ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUS, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN I), LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST Above WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NEW YORK

CERTIFICATE OF SURVEYOR


ROB O’MALLEY

DAVID NO. 13765

T+O ENGINEERS

332 N. BRODMORE PKWY

NAMPA, IDAHO 83687-5123

PHONE: (208) 465-0600

FAX: (208) 465-3844

BOOK ___ PAGE ___

SHEET NO. 2 OF 3
MEADOWCREST SUBDIVISION NO. 3

SATISFACTION OF SANITARY RESTRICTIONS
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 THE CITY OF NAMPA 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 RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, 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.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

APPROVAL OF THE CITY COUNCIL
1. 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 ___ DAY OF___, THIS PLAT OF MEADOWCREST SUBDIVISION NO. 2, WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, NAMPA, IDAHO

NAMPA CITY MAYOR

APPROVAL OF THE CITY ENGINEER
1. THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER, NAMPA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, 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

ROB O'MALLEY

T-D ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 462-6602
FAX: (208) 462-6616

BOOK____ PAGE____

SHEET NO. 3 OF 3
TO ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF TO REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT WRITTEN PERMISSION OF THE ENGINEERS IS STRICTLY PROHIBITED.
Sylvia,  

The City Forester made the following comment/notes regarding SPF-00092-2019 –  

Note: Suggest substituting Cimmaron or Autumn Purple Ash. They are less susceptible to Lilac Ash Bore  

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!!!  

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.
June 26, 2019

Norman Holm
Nampa City
411 Third Street South
Nampa, ID 83651

RE: SPF-00094-2019/ Meadowcrest Subdivision No. 3

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

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

Cc: Office/ File
Hi Shellie,

Nampa Parks has reviewed the final plat for Meadowcrest Subdivision No. 3 Project: SPF-00094-2019. We have no requests.

Thank you,

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

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Building Department has no conditions at this time.

Neil Jones  
Assistant Building Official  
P: 208.468-5492  F: 208.468.4494  
jonesn@cityofnampa.us  
Department of Building Safety, Like us on Facebook

From: Shellie Lopez <lopes@cityofnampa.us>  
Sent: Monday, June 17, 2019 4:44 PM  
Subject: Final Plat Approval for Meadowcrest Subdivision No. 3 (SPF-00094-2019)

Good Afternoon Everyone! 😊

Re: Final Plat Approval for Meadowcrest Subdivision No. 3 (SPF-00094-2019)

Please find attached for your review, Final Plat Approval for Meadowcrest Subdivision No. 3 at the Northeast corner of Lake Lowell Ave. and So. Middleton Rd. (A portion of the SW 1/4 of the SW 1/4 of Section 29, T3N, R2W, BM - 83 Single Family Residential lots on 17.12 acres or 4.85 lots per gross acre) for Hayden Homes Idaho LLC, Tim Mokwa.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of July 23, 2019.

Please find attached the SPF-00094-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to July 05, 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
Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Monday, June 17, 2019 4:44 PM
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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

Nampa Proud
Good morning,

ITD has received application SPF-00094-2019 for review. The City is reminded that the SH-45 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-45 corridor in this area. ITD does not object to the proposed application as presented.

Thank you,

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

---

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Monday, June 17, 2019 4:44 PM
Subject: [EXTERNAL] Final Plat Approval for Meadowcrest Subdivision No. 3 (SPF-00094-2019)

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

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Thank you & Have a great day!
July 3, 2019

**RE: Meadowcrest Subdivision Phase 3 - Final Plat**

To: Tim Mokwa

cc: Sylvia Mackrill, City of Nampa P&Z  
    Caleb LaClair, P.E., City of Nampa Engineering

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

- E Silvermound St should be E Yellowbell St.
- E Skyar St should be E Skylar St.
- Rising Sun Dr should be S Rising Sun Dr

Sincerely,

Dan Wagner  
GIS Technician I  
Engineering Division  
City of Nampa  
(208) 468-5475
DATE: July 8, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
CC: Tom Pointes, P.E. – Public Works Director

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Meadowcrest Subdivision No. 3 and recommend the following conditions and comments.

General Comments

1. Pavement widening and curb/gutter installation along Middleton Road and Lake Lowell Ave is no longer required per City Code Section 9-3-1. The development is only required to construct sidewalk and drainage improvements across the frontage. The City has plans to construct a roundabout at the street intersection, so it is preferred to not complete the widening improvements to reduce scope of future demolition.

2. Change all references of “W. Silver mound St” to “W. Yellowbell St”. This street name change occurred with Phase 2 of the project.

3. Developer shall restripe the south leg of S. Rising Sun Drive to accommodate one (1) left-turn lane and one (1) combined right-turn/thru lane per Traffic Impact Study mitigation item #6.

4. Developer shall extend 12” water and pressure irrigation mains along the S. Middleton Road frontage to connect to utilities in Lake Lowell Avenue.

5. Developer shall install speed control measures on W. Yellowbell Street and W. Skylark Street per Preliminary Plat condition of approval.

6. Developer shall provide documentation of NMID approval of lateral modifications at the SE corner of S. Middleton Road and Lake Lowell Avenue prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to Final Plat signature.

7. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the public right-of-way.

8. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.
Final Plat Comments

1. Add missing street names to the plat.
2. Add note to the plat per Preliminary Plat condition of approval identifying all lots that are exempt from the 6,000-sf minimum lot size (in-fill lots per Nampa City Code 10-27-4).
3. Check legal description for errors as redlined.
4. Revise easements as redlined for Lots 13 and 14, Block 2 and Lot 19, Block 5.
5. Fix any spelling errors and text conflicts.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Meadowcrest Subdivision #3 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 7/8/2019 prior to construction drawing approval.
3. The Developer and their Engineer and Contractor(s) 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.