PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 23 JULY 2019

BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s): Mark Sparrow as Owner/Applicant with Lance Warnick of Aspen
Engineers as Engineer.
File(s): SPF 00095-2019
Analyst: Kristi Watkins

Requested Action:

Recommendation of Final plat approval/denial for:
White Pines Subdivision (hereinafter the “Project”, “Development” or “White Pines
Subdivision”)

Location:
Comprising 14 lots (13 zero-lot line townhouse building lots and 1 common lot) on 1.67 acres.
12 of the buildable lots will be zero-lot line for townhouses and 1 lot will be a single-family lot
platted over one original parcel of land in a RS 6 Zone at 48 N. Sagehen Way in a portion of the
SE ¼ of the SW ¼ of Section 20, 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 18, 2019, authored by Cody Swander, Nampa Parks Department,
which states that Parks has no requests of this project; and,

2. An entry in the Energov permitting program, dated June 19, 2019, authored by Neil
Jones, Nampa Building Department, which states no conditions at this time; and,
3. An email dated June 18, 2019, authored by Eddy Thie!, Nampa Highway District #1, which states; NHD #1 has no comment; and,

4. An email dated June 20, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no comments; and,

5. A letter dated, June 26, 2019, authored by David Duvall, Nampa Meridian Irrigation District stating that the Peter's Lateral has an easement of 40' total (20' on each side) that must be protected and municipal surface drainage must be retained on-site; and,

6. An email dated, June 26, 2019, authored by Carolyn Murray, Nampa Parks & Forestry Department stating that Gleditsia Triacanthos is a Class II tree. It is listed as a Class 1 and will get taller than a Class I tree.

7. A memo dated, July 3, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

   **General Comments**
   a. An Erosion Control Permit with the Nampa Environmental Compliance Division is required prior to any earth disturbing activities.
   b. A Right-of-Way Permit with the Nampa Engineering Division is required for utility and pavement connections in N Sagehen Way.
   c. Proposed structures will need to be able to incorporate 2-car garages to meet City parking requirements since the driveways are less than 20' long.
   d. All roads and drainage facilities internal to the project are private and shall be maintained by the Home-Owner’s Association.

   **Final Plat Comments**
   e. Please submit a full-size print of the Final Plat to the Nampa Engineering Division for review prior to Final Plat signature.
   f. City policy requires an 8-ft wide minimum utility easement along both sides of rear lot lines. It appears both side yard and rear yard easements are plotted as 5’ wide. Please clarify the rear of lot and revise easement width to 8-ft. Otherwise variance request for reduced easement will need to be approved by Council.
   g. Lot lines with pressure irrigation mains should have a minimum 8’ wide utility easement for maintenance purposes.
   h. Ensure all easements are clearly defined and noted on the plat.

   **Conditions of Approval**
   i. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
   j. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “White Pines Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 7/3/2019 prior to construction drawing approval.
   k. 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.
I. The Engineer of Record (EOR) shall be responsible to inspect all on-site drainage facilities. At the time of Record Drawing submittal and prior to City final acceptance of public improvements, the EOR shall provide a certification letter indicating all on-site drainage facilities were constructed in substantial compliance with the approved plans.

Comments/Recommendation(s):

According to the submitted final plat, a 20' easement has been provided for protection of the Peters Lateral and Engineering Comment: ‘Final Plat Comments: #2 & #3’ were satisfied via conversation with the Applicant’s Engineer and the Nampa City Engineer. Therefore, these items are not included in the conditions of approval.

Staff finds that the proposed subdivision final plat for White Pines Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat for White Pines 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 White Pine 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 for White Pines Subdivision; and,

2. Comply with the requirement(s) listed in the July 3, 2019 memorandum from the Nampa Engineering Division authored by Caleb La Clair:
   a. An Erosion Control Permit with the Nampa Environmental Compliance Division is required prior to any earth disturbing activities.
   b. A Right-of-Way Permit with the Nampa Engineering Division is required for utility and pavement connections in N Sagehen Way.
   c. Proposed structures will need to be able to incorporate 2-car garages to meet City parking requirements since the driveways are less than 20' long.
   d. All roads and drainage facilities internal to the project are private and shall be maintained by the Home-Owner’s Association.
   e. Please address all final plat comments and submit a full-size print of the Final Plat to the Nampa Engineering Division for review prior to Final Plat signature.
   f. Ensure all easements are clearly defined and noted on the plat.
   g. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “White Pines Subdivision – Construction
Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 7/3/2019 prior to construction drawing approval.

h. 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.

i. The Engineer of Record (EOR) shall be responsible to inspect all on-site drainage facilities. At the time of Record Drawing submittal and prior to City final acceptance of public improvements, the EOR shall provide a certification letter indicating all on-site drainage facilities were constructed in substantial compliance with the approved plans.

3. Please note the comments from Nampa Parks and Forestry about the Class II Gleditsia Triacanthos being a Class II tree and how it will get bigger than a Class I tree; and,

4. And 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,

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

ATTACHMENTS

- Copy of the application (page 5-7)
- Copy of the legal description for the boundary of the subdivision (page 8)
- Copy of the vicinity map (page 9)
- Copy of the final plat (page 10-13)
- Copy of the preliminary plat (page 14)
- Copies of the agency/department & citizen correspondence (page 15+)
**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>White Pines Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>48 N. Sagehen Way, Nampa ID, 83651</td>
</tr>
</tbody>
</table>

**Owner**  
Mark Sparrow  
Address: 10270 Duck Ln, Nampa ID, 83686  
Phone: 208-615-0042  
E-Mail: msparrow@gci.net

**Applicant** (Same as Owner)  
Address  
Phone  
FAX  
E-Mail

**Engineer/Surveyor/Planner**  
Aspen Engineers (Contact: Lance Warnick)  
Address: 1619 N. Linder Rd Ste 110, Kuna ID, 83634  
Phone: 208-466-8181  
E-Mail: Lance@AspenEngineers.com

**FINAL PLAT INFORMATION**

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>1.67 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Lots:</td>
<td>14 Buildable: 13 Common: 1</td>
</tr>
<tr>
<td>Gross Density per Acre:</td>
<td>7.99 (Number of units per acre of total land to be developed)</td>
</tr>
<tr>
<td>Net Density per Acre:</td>
<td>7.99 (Number of units per acre of land excluding roads)</td>
</tr>
<tr>
<td>Zoning District(s)</td>
<td>RS8</td>
</tr>
<tr>
<td>If Applicable: Zoning Within the Area of Impact</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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2015 Engineering Division Development Policy Manual  
Rev. Date: February 17, 2015  
Division 200  
Section 202 - 3 of 8
June 4, 2019

Kristi Watkins
Nampa City
411 3rd Street South
Nampa, ID 83651

SUBJECT: Final Plat for
WHITE PINES SUBDIVISION
48 N. Sagehen Way
Nampa, Canyon County, Idaho

Dear Kristi:

The White Pines Subdivision is a 14 lot development in Nampa on Sagehen Way. The development will include 13 buildable lots and 1 common lot, Lot 8 which will manage stormwater runoff from the site. Twelve of the buildable lots will be A/B lots for townhouses, and one lot (Lot 6) will be a single family home. Each buildable lot will receive their own water and sewer service off of the new sewer and water mains to be built through the development.

The road N. Sagehen Way will extend from the north boundary of the property as a private roadway to serve the lots. The road will have two stubs to the east to allow all buildings to have the appropriate amount of street frontage. The second stub east will contain the fire truck turn around, as well as the fire hydrant will be placed near the intersection to allow for adequate coverage of the development. There will be a sidewalk on the west side of the main road to allow for walking traffic. At the north end of the development a U.S. mailbox cluster will be placed to serve the future buildings.

Below are the responses to the Nampa City Planning and Zoning conditions of approval dated April 10, 2018. Each conditions have been addressed as described below.

1a. Response to Nampa Engineering Division Comments from Daniel Badger (04/03/18)
   • General
     o No response required.
   • Plat
     o A 10’ easement has been provided on the sides of the roadway to allow for joint trench utilities.
   • Roadway
     o As shown on Sheet C3.1 the entrance into the development will have a sign stating it is a private road way.
     o A sidewalk has been provided on the west side of the road into the development.

1b. Response to Nampa Meridian Irrigation District Comments from Greg Curtis (03/14/18)
   • Surface drainage will be maintained on-site with a swale in lot 8 of the subdivision.
   • The existing easement around the Peters Lateral will be protected with a fence placed outside of
the easement.

1c. Response to Nampa Building Department Comments from Neil Jones (03/12/18)
- See Sheet C4.1 for the range of acceptable finished floor elevations for each lot.

2. Response to Comments on proposed water plan for development.
- All utilities will be constructed and in place prior to construction of any buildings on the development.
- A fire hydrant will be built and the end of the road to provide an adequate amount of water for fire suppression in the development.

3. Comments about fixing spelling, grammar, or other errors on the plats.
- No response required.

4. No response required, we are not aware of any exceptions to the city.

We believe that the enclosed final plat meets the requirements of the City of Nampa Subdivision Ordinance and we ask that you approve the final plat.

Feel free call me at 208-466-8181 if you have any questions or need additional information.

Respectfully,
Aspen Engineers, Chartered

Lance Warnick, PE
Principal Engineer

cc: Aspen 18061
CERTIFICATE OF OWNERS

Known all men by these presents that MSI LLC, does hereby Certify that they are the Owners of the Real Parcel of Land herein after Described and that it is their Intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being a Portion of the SE 1/4 SW 1/4 of Section 20, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County Idaho, and more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 20, which is being Monumented with a found Aluminum Cap; From which, the South 1/4 Corner of said Section 20, which is being Monumented with a found Aluminum Cap bears, South 00°06'21" West, 2645.21 feet; Thence along the North-South Center of Section Line, South 00°06'21" West, 1322.46 feet to the Center-South 1/16th Corner of said Section 20 which is being Monumented with a found 5/8" Iron Pin with "No Cap", the POINT OF BEGINNING: Said Corner is also the Southeast Corner of Discovery Pointe Subdivision No.2 which is Filed for Record in Book 31 of Plats at Page 44, Records of Canyon County, Idaho;

Thence continuing along said North-South Center of Section Line, South 00°06'21" West, 466.70 feet to a point on the Centerline of the Peters Lateral; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Witnessing said point bears, North 00°06'21" East, 28.36 feet;

Thence leaving said Center of Section Line, and along the Centerline of the Peters Lateral, North 44°44'23" West, 37.93 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Referencing said point bears, North 45°15'37" East, 20.03 feet;

Thence continuing, North 41°39'01" West, 81.54 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Referencing said point bears, North 48°20'59" East, 20.16 feet;

Thence continuing, North 34°28'47" West, 156.00 feet to a point of Curvature; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Referencing said point on a Radial Line that bears, North 55°31'13" East, 20.00 feet;

Thence continuing, Northwesterly 80.79 feet along the arc of a curve to the right having a radius of 175.00 feet, a Central angle of 26°26'58", and a Long Chord which bears, North 21°15'18" West, 80.07 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Referencing said point on a Radial Line that bears, North 81°58'11" East, 20.00 feet;

Thence continuing, North 08°01'49" West, 95.38 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Referenceing said point bears, North 81°58'11" East, 20.00 feet;

Thence continuing, North 10°53'50" West, 76.92 feet to a point on the Southerly Boundary Line of said Discovery Pointe Subdivision No.2; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Koerner PLS 8251") which is Witnessing said point bears, South 89°32'52" East, 20.40 feet;

Thence leaving said Centerline, and along the Southerly Boundary Line of said Discovery Pointe Subdivision No.2, South 89°32'52" East, 233.61 feet to the POINT OF BEGINNING:

The above Described Parcel of Land contains 1.67 Acres, more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Easements are not Dedicated to the Public, but are Intended only for the Right and Purpose as Designated within this Plat and no Permanent Structures other than those for Utility, Irrigation or Drainage Purposes are to be Erected within the Limits of said Easements.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Nampa Water Department, and the City of Nampa Water Department has agreed in writing to serve all Lots within this Subdivision.

In witness whereof, we have here unto set our hands this _______ Day of __________, 2019.

Mark Sparrow, Manager
CERTIFICATE OF OWNERS

Known all men by these presents that MSL LLC, does hereby certify that they are the Owners of the Real Parcel of Land herein described and that it is their intention to include said Real Property in the Subdivision Plot.

The foregoing Describe a Parcel of Land being a Portion of the SE 1/4 SW 1/4 of Section 20, Township 3 N., Range 2 W., in the City of Nampa, Canyon County, Idaho, and more particularly described as follows:

CONCERNING at the Center 1/4 Corner of said Section 20, which is being Metmarked with a fixed Aluminum Cap iron, South 0°00'00" West, 3945.34 feet, Thence along the North South Center of Section Line, South 0°00'00" West, 1222.40 feet to the Center South 1/4 Corner of said Section 20 which is being Metmarked with a fixed 5/8" Iron Pin with "No Cap", the POINT OF BEGINNING. Said Corner is also the Southeast Corner of Discovery Park Subdivision No.2 which is filed for Record in Book 31 of Plat at Page 44, Records of Canyon County, Idaho.

Thereon continuing along said North South Center of Section Line, South 0°00'00" West, 466.70 feet to a point on the Centerline of the Prius Lineal; From said point a Set 5/8" Iron Pin with Plastic Cap ("Kramer PLS 8251") which is Witnessing said point bears, North 0°00'00" East, 28.36 feet.

Thence bearing said Center of Section Line, and along the Centerline of the Prius Lineal, North 44°22'37" West, 37.35 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Kramer PLS 8251") which is Witnessing said point bears, North 91°31'17" East, 25.35 feet.

Thence continuing, Southwesterly 20.76 feet along the arc of a curve to the right having a radius of 175.90 feet, a Central angle of 28°28'28", and a Long Chord which bears, North 21°10'16" West, 81.07 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Kramer PLS 8251") which is Witnessing said point on a Radial Line that bears, North 81°16'11" East, 20.68 feet.

Thence continuing, North 89°07'14" West, 95.18 feet to a point; From said point, a Set 5/8" Iron Pin with Plastic Cap ("Kramer PLS 8251") which is Witnessing said point bears, North 0°00'00" East, 20.68 feet.

Thence continuing, North 17°57'58" West, 76.62 feet to a point on the Southeast Boundary Line of said Discovery Park Subdivision No.2 from said point a Set 5/8" Iron Pin with Plastic Cap ("Kramer PLS 8251") which is Witnessing said pin bears, South 88°36'54" East, 20.68 feet.

Thence leaving said Corner, and along the Southeast Boundary Line of said Discovery Park Subdivision No.2, South 88°36'54" East, 233.81 feet to the POINT OF BEGINNING.

The above described Parcel of Land contains 1.57 Acres, more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Easements are not Dedicated to the Public, but are intended only for the public and purposes as designated within this Plat and are Permanent Structures other than those for Utility, Irrigation or Drainage Purposes are to be Elected within the Limits of said Easements.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Nampa Water Department and the City of Nampa Water Department has agreed in writing to serve all Lots within this Subdivision.

In Winess whereof, we have hereunto set our Hands this Day of , 2019.

Mark Sparrow, Manager
MSL LLC

CERTIFICATE OF SURVEYOR

I, Lawrence H. Kiemer, 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 and the attached Plat was drawn from an Actual Survey made on the Ground, made by me under the direct supervision and approval of the Ponzi Platted Surveyor, and is in accordance with Idaho Code Title 51 through Title 612.

Lawrence H. Kiemer

COMPASS LAND SURVEYING, PLLC
623 15th Avenue South
Nampa, ID 83686
Office: (208) 464-9119
Fax: (208) 557-2186
JL 2019
SHEET 3 OF 4

Page 12
PLAT OF
WHITE PINES SUBDIVISION
LOCATED IN THE SE 1/4 SW1/4 OF SECTION 20,
T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO
2019

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 __________, in the year of 2019,
this plat was duly accepted and approved.

City Clerk, Nampa, Idaho
Mayor, 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.

Nampa City Engineer

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and 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 Surveys.

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 proposed subdivision have been paid in full.

County Treasurer

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 38, Chapter 13 have been satisfied based on a review
by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QA/QC
approval of the design plans and specifications and the conditions imposed on the developer to continue
construction of the sanitary wastewater system to be constructed. The developer shall comply with appropriate
building permits if the developer fails to construct those facilities. If the developer fails to construct those facilities,
then sanitary restrictions may be imposed in accordance with Section 38-1328, Idaho Code, by the issuance of
either or by disapproval, and no construction of any building or structure requiring draining water or
sewer/waste facilities shall be allowed.

District Health Department, EHS

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Accepted and Approved this __________ day of __________, in the year of 2019 by the Planning and
Zoning Commission of the City of Nampa, Idaho

Chairman Nampa Planning & Zoning Commission
Secretary Nampa Planning & Zoning Commission

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Nampa, ID 83651
Office: (208) 442-6115
Fax: (208) 227-2199
09/27/19 SHEET 4 OF 4
Hi Shellie,

Nampa Parks has reviewed the final plat for White Pines Subdivision Project SPF-00095-2019. 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.
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Edd
Good morning,
ITD has received application SPF-00095-2019 for review and has no comments.

Thank you,

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

--- 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: Final Plat Approval for White Pines Subdivision (SPF-00095-2019)

Please find attached for your review, Final Plat Approval for White Pines Subdivision in a RS 6 (Single Family Residential - 6,000 sq. ft.) zoning district on the south side of Smith Ave. at 48 N. Sagehen Way (7 Two-Unit Single Family Attached Townhomes for a total of 14 residential lots on 1.67 acres or 72,745 sq. ft. for 8.38 lots per gross acre - A portion of the SE 1/4 SW 1/4 of Section 20, T3N, R2W, BM) for Warnick/Sparrow-MSI LLC.

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-00095-2019 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!
June 26, 2019

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

RE: SPF-00095-2019/ White Pines Subdivision; 48 N. Sagehen Way

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the final plat approval as storm water is retained on site and the Peters Lateral is protected.

Please be advised the District’s Peter’s Lateral has an easement of forty feet (40’) total, twenty feet (20’) each side.

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 will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

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

Cc: Office/ file
Sylvia Mackrill

From: Sylvia Mackrill
Sent: Wednesday, June 26, 2019 11:08 AM
To: Carolynn Murray
Subject: White Pines Subdivision; SPF-00095-2019; Final Plat Review

Sylvia,

The City Forester made the following comment/notes regarding SPF-00095-2019 –

Gleditsia Triacanthos is a class II

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.
Kristi Watkins

From: Kristi Watkins <watkinsk@cityofnampa.us>
Sent: Monday, July 08, 2019 9:30 AM
To: Carolynn Murray <murrayc@cityofnampa.us>; Earl Moran <morane@cityofnampa.us>
Subject: White Pines Sub email response

Hello Carolynn and Earl:

I have an email from you re: the review of White Pines Sub, but all it says is:

"Gleditsia Triacanthos is a Class II"

Is there a condition that applies to this comment...does it need to be replaced with something else...or...?

Thanks,

Kristi Watkins, Senior Planner
O: 208.468.4434, C: 208.412.7769, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

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
DATE: July 3, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
CC: Tom Points, P.E. – Public Works Director


The Engineering Division has completed a review of the Construction Drawings and Final Plat for White Pines Subdivision and recommend the following conditions and comments.

General Comments
1. An Erosion Control Permit with the Nampa Environmental Compliance Division is required prior to any earth disturbing activities.
2. A Right-of-Way Permit with the Nampa Engineering Division is required for utility and pavement connections in N Sagehen Way.
3. Proposed structures will need to be able to incorporate 2-car garages to meet City parking requirements since the driveways are less than 20’ long.
4. All roads and drainage facilities internal to the project are private and shall be maintained by the Home Owner’s Association.

Final Plat Comments
1. Please submit a full-size print of the Final Plat to the Nampa Engineering Division for review prior to Final Plat signature.
2. City policy requires an 8-ft wide minimum utility easement along both sides of rear lot lines. It appears both side yard and rear yard easements are plotted as 5’ wide. Please clarify the rear of lot and revise easement width to 8-ft. Otherwise variance request for reduced easement will need to be approved by Council.
3. Lot lines with pressure irrigation mains should have a minimum 8’ wide utility easement for maintenance purposes.
4. Ensure all easements are clearly defined and noted on the plat.
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 “White Pines Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 7/3/2019 prior to construction drawing approval.

3. 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.

4. The Engineer of Record (EOR) shall be responsible to inspect all on-site drainage facilities. At the time of Record Drawing submittal and prior to City final acceptance of public improvements, the EOR shall provide a certification letter indicating all on-site drainage facilities were constructed in substantial compliance with the approved plans.