PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 27 AUGUST 2019

BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): David Bills, Lanco, Owner/Developer; Will Mason, Mason & Assoc., Engineer
File(s): SPF 00096-2019
Analyst: Kristi Watkins

Requested Action: Recommendation of Final plat approval/denial for:
Gemstone Subdivision (hereinafter the “Development”; alternatively, “Gemstone Subdivision” or the “Project”)

Location:
Comprising 4.68 acres proposed to be platted into nineteen(19) single-family lots, and three (3) common lots located in an RS 7 Zoned area located at 3615 Southside Blvd in the SE ¼ SE ¼ of Section 2, T2N, R2W, BM, Canyon County in Nampa west of Southside Blvd and north of E Locust Lane.

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 July 22, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

2. An email, dated July 23, 2019, authored by Cody Swander, Nampa Parks Department, stating they have no requests; and,

3. A letter dated, July 26, 2019, authored by David Duvall, Nampa Meridian Irrigation District stating that there is no further review at this time; and,
4. An email dated, July 29, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no objection to this development; and,

5. An email, dated July 30, 2019, authored by Neil Jones, Nampa Building Department, which states the building department has no conditions at this time; and,

6. An email conversation, dated August 7, 2019, between Kristi Watkins and David Bills, discussing the possible addition of a tree. Mr. Bills indicates that they will incorporate stones and an additional tree will depend on how they end the berm and sidewalk in regards to the grade on the south and north. The request for an additional tree (if possible) comes from Doug Critchfield, Nampa Planning and Zoning, upon review of the landscape plan; and,

7. A memo dated July 31, 2019, authored by Dan Wagner, Nampa GIS Division, stating that there are no addressing/street naming comments for this plat; and,

8. A memo dated, August 6, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

**Project Comments**

a. Developer shall provide documentation of Nampa & Meridian Irrigation District review of plans prior to construction drawing approval, particularly regarding sewer crossing of the Aaron Drain. Provide copies of any executed license agreement(s) prior to Final Plat signature.

b. The proposed access spacing of E. Onyx Court to existing E. Dark Springs Ave does not meet City minimum requirements. An exception to the spacing requirement is granted due to limited frontage.

c. Section 7.11 (Page 8) of the project Geotechnical Report by All-West Testing & Engineering, dated March 22, 2019 indicates that subsurface storm water disposal is not recommended due to the presence of strongly cemented soils and basalt bedrock. A site specific infiltration test will need to be performed to support the proposed drainage design prior to construction drawing approval.

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

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

**Final Plat Comments**

a. Widen sewer easement at east side of Lot 12 to 20’.

b. Combine Notes 6 and 7; it doesn’t appear separate notes are needed.

**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 “Gemstone Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 8/6/2019 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.

4. Due to the presence of strong cementation in the existing soil strata and recommendations in the project Geotechnical Report, Developer shall perform a site specific infiltration test at the proposed drainage facility prior to construction drawing approval. Drainage design shall be modified as needed based on the results of the test.

5. Developer shall provide documentation of Nampa & Meridian Irrigation District review of plans prior to construction drawing approval for the Aaron Drain sewer crossing. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Gemstone Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Gemstone Subdivision, complies with relevant RS 7 zoning codes, and, City of Nampa subdivision standards pertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)

Accordingly, Staff recommends that Gemstone 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 Laguna Farms Subdivision; and,

2. Obtain ROW and Erosion Control Permits from the City of Nampa; and,

3. Comply with the corrections and requirement(s) listed in the August 6, 2019 memorandum from the Nampa Engineering Division authored by Caleb LaClair and his conditions as follows:
a. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.

b. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Gemstone Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 8/6/2019 prior to construction drawing approval.

c. 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.

d. Due to the presence of strong cementation in the existing soil strata and recommendations in the project Geotechnical Report, Developer shall perform a site specific infiltration test at the proposed drainage facility prior to construction drawing approval. Drainage design shall be modified as needed based on the results of the test.

e. Developer shall provide documentation of Nampa & Meridian Irrigation District review of plans prior to construction drawing approval for the Aaron Drain sewer crossing. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat; and,

4. 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 10-12)
- Copy of the preliminary plat (page 13)
- Copies of the agency/department & citizen correspondence (page 14+)
# 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>Gemstone Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>3415 Southside Blvd, Nampa</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Lanco Inc - under contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3400 S. Montego Way</td>
</tr>
<tr>
<td>Phone</td>
<td>(208) 880-2236</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:davidw@lancoinc.net">davidw@lancoinc.net</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Lanco Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3400 S. Montego Way</td>
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<tr>
<td>Phone</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineer/Surveyor/Planner</th>
<th>Mason and Associates, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>924 3rd Street S, Nampa, ID 83651</td>
</tr>
<tr>
<td>Phone</td>
<td>(208) 454-0256</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:wlmason@masonandassociates.us">wlmason@masonandassociates.us</a></td>
</tr>
</tbody>
</table>

## FINAL PLAT INFORMATION

Total Acreage  
Total Number of Lots: 19  
Buildable: 16  
Common: 3  

Gross Density per Acre: 3.47  
(Number of units per acre of total land to be developed)  
Net Density per Acre: 3.96  
(Number of units per acre of land excluding roads)  

Zoning District(s): Zoning Within Nampa City Limits R37  
If Applicable: Zoning Within the Area of Impact NA
NARRATIVE FOR CONDITIONS OF APPROVAL
GEMSTONE SUBDIVISION

Project: ANN-00119-19 & SPP 00040-19

Subdivision Name: Gemstone Subdivision

The following are conditions of approval and how they are and will be addressed:

1. Provide a utility easement document and dedication of right-of-way to the City of Nampa Engineering Department.
   - This has been addressed and provided.

   - Provisions have been met as outlined.

3. Provide improvement to continue irrigation service through the project, or provide documentation as to why this has not been done.
   - There is no irrigation service through the property.
   - Irrigation waste ditch along the south boundary was not maintained. Said ditch was overflowing onto the property. The irrigation waste ditch has been cleaned and is now functioning with no irrigation waste water flowing onto our property.

4. Provide revised street names as per memo from Craig Wilbur.
   - Street names have been changed.

5. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval.
   - These will be provided on the construction plans at final plat submittal.

6. Apply for ROW and Erosion Control Permits with the City of Nampa.
   - These will be obtained from the City of Nampa at final plat submittal.

7. The utilities for the Development shall be completely installed and able to deliver service 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 developer will comply with the above requirements.
8. Notes Corrections(s): Developer’s engineer shall correct any spelling, grammar, punctuation and/or numbering type errors that may be evident on the plat face and/or in the proposed plat development notes.
   • Noted

9. Any exceptions to City adopted subdivision design standards shall/will require separate design (exception) approval from the City Council.
   • Noted

10. Any other conditions as the Commission concludes befits the application package.
    • Other conditions requested by the Commission will be addressed.

In addition to the above conditions of approval, fencing will also be placed along the south side frontage and the westside of the property.
FOR: Lanco  
JOB NO.: FE0219  
DATE: June 20, 2019  

ORIGINAL PARCEL BOUNDARY LESS 40-FOOT SOUTHSIDE RIGHT-OF-WAY  

A parcel of land being a portion of the SE1/4 SE1/4 of Section 02, Township 2 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 00° 47' 44" E a distance of 678.64 feet along the east boundary of the SE1/4 SE1/4;

Thence N 89° 33’ 04” W a distance of 40.00feet parallel with the north boundary of the SE1/4 SE1/4 to the POINT OF BEGINNING;

Thence N 89° 33’ 04” W a distance of 591.84 feet parallel with the north boundary of the SE1/4 SE1/4;

Thence N 00° 57’ 53” E a distance of 345.00 feet;

Thence S 89° 33’ 04” E a distance of 590.82 feet parallel with the north boundary of the SE1/4 SE1/4 to a point on the east boundary of the SE1/4 SE1/4;

Thence S 00° 47’ 44” W a distance of 345.00 feet parallel with the east boundary of the SE1/4 SE1/4 to the POINT OF BEGINNING.

This parcel contains 4.683 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.
OWNERS CERTIFICATE

LANCO, INC., an Idaho corporation, being first duly shown, designated and
said by name and the owners of Gemstone Subdivision more particularly
shown in the legal description below, state that it is our intention to include
said property in this subdivision plat, that we do for ourselves, our
transferees, successors and assigns, do hereby dedicate, donate and convey
to the public forever the public streets 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 permanently reserved for public utilities
and such other uses as designated within this plat and no permanent
structures other than those for utility, irrigation, or drainage purposes is
to be erected within the limits of said easements. The owners further
hereby certify that all lots in this subdivision will receive domestic water from
the City of Nampa, and that the city has agreed in writing to serve all of the
lots in this subdivision.

GEMSTONE SUBDIVISION BEING A PARCEL OF LAND BEING A PORTION OF THE SE1/4
SE1/4 OF SECTION 62, TOWNSHIP 2 NORTH, RANGE 2 WEST, IDAHO MERIDIAN, CANDY
CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4
SE1/4:

THENCE N 40° 47' 44" E A DISTANCE OF 618.64 FEET ALONG THE EAST BOUNDARY
OF THE SE1/4 SE1/4,

THENCE N 88° 33' 04" W A DISTANCE OF 40.00 FEET PARALLEL WITH THE NORTH
BOUNDARY OF THE SE1/4 SE1/4 TO THE POINT OF BEGINNING,

THENCE S 88° 33' 04" W A DISTANCE OF 561.84 FEET PARALLEL WITH THE NORTH
BOUNDARY OF THE SE1/4 SE1/4,

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SE1/4,

THENCE S 00° 47' 44" W A DISTANCE OF 345.00 FEET PARALLEL WITH THE EAST
BOUNDARY OF THE SE1/4 SE1/4 TO THE POINT OF BEGINNING.

GEMSTONE SUBDIVISION CONTAINS 4.683 ACRES MORE OR LESS.

LANCO, INC.

DAVID A. BILLS, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON § 55

BE IT REMEMBERED THAT ON THE _______ DAY OF __________, 20____, BEFORE ME,
the undersigned, a Notary Public in and for said State, personally
appeared David A. Bills, who is known to me or represented to me to be the President
of the Corporation that executed the instrument or the person who
executed the instrument or the agent through whom such execution
was made, who was authorized by such Corporation, and acknowledged
to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day
last above written.

Notary Public for
Register at
Commission Expires

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor
licensed by the State of Idaho, and that the plat as described in the
owners certificate and the attached plat was drawn from an actual survey
made on the ground, under my direct supervision and accurately represents
the points plotted thereon, in conformity with the State of Idaho Codes,
relating to plats, surveys, and the corner perpetuation and filing act, Idaho
Code 55-1601 through 55-1612.

Darin Holzhey
P.L.S. License No. 9366

FE021995 06/20/99
Sheet 2 of 3

Bk. ______, Pg. ______
GEMSTONE SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR
I, the undersigned, professional land surveyor for Canyon County, hereby certify that I have examined this plot and find that it complies with the State of Idaho code relating to plots and vacations.

Canyon County Surveyor

Date

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

Nampa City Engineer

Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Chairman

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 plot was accepted and approved.

City Clerk, Nampa, Idaho

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 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 since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed 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.

District Health Department, IDH

Date

CERTIFICATE OF COUNTY TREASURER
I, Tracey Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of C.50-1308, 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. This certificate is valid for the next thirty (30) days only.

County Treasurer

Date
Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Good Morning Everyone! 😊

Re: Final Plat Approval for Gemstone Subdivision / SPF-00096-2019

Attached please find for your review the Final Plat Approval for Gemstone Subdivision at 3615 Southside Blvd. (16 single family detached lots on 5 acres for 3.2 dwelling units per gross acre - a 5-acre or 217,800 sq. ft. portion of the SE 3/4 SE 1/4, Section 20, T2N, R2W, BM) for Mason and Associates representing Lanco, Inc.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of August 27, 2019.

Please review and return any comments to my attention prior to August 9, 2019.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the final plat for Gemstone Subdivision Project: SPF-00096-2019. 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.
July 26, 2019

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

RE: SPF-00096-2019/ Gemstone Subdivision; 3615 Southside Boulevard

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
From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, July 29, 2019 12:50 PM
To: Shellie Lopez
Subject: [External] SPF-00096-2019 Gemstone Subdivision

Good afternoon,
ITD has received application SPF-00096-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Friday, July 19, 2019 7:45 AM
Subject: [EXTERNAL] Final Plat Approval for Gemstone Subdivision / SPF-00096-2019

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

Good Morning Everyone! 😊

Re: Final Plat Approval for Gemstone Subdivision / SPF-00096-2019

Attached please find for your review the Final Plat Approval for Gemstone Subdivision at 3615 Southside Blvd. (16 single family detached lots on 5 acres for 3.2 dwelling units per gross acre - a 5-acre or 217,800 sq. ft. portion of the SE 1/4, Section 20, T2N, R2W, BM) for Mason and Associates representing Lanco, Inc.

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Building Department has no conditions at this time.

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Friday, July 19, 2019 7:45 AM
Subject: Final Plat Approval for Gemstone Subdivision / SPF-00096-2019

Good Morning Everyone! 😊

Re: Final Plat Approval for Gemstone Subdivision / SPF-00096-2019

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Sylvia Mackrill

From: Daniel Wagner  
Sent: Wednesday, July 31, 2019 9:32 AM  
To: Sylvia Mackrill; Caleb LaClair  
Subject: Addressing Review - Gemstone Subdivision

Sylvia,

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

Dan Wagner  
GIS Technician 1, Engineering  
O: 208.468.5475  
Nampa GIS, Like us on Facebook

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Kristi Watkins

From: David Bills <david64@lancoinc.net>
Sent: Wednesday, August 7, 2019 9:29 AM
To: Kristi Watkins
Subject: [External] RE: Gemstone with location

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Kristi,

Adding a tree may work, we'll play it as we do the landscaping. We have some stones to incorporate. The real issue will be how we will end the berm and sidewalk 3' above the neighbors( both south and north) grade. I am anticipating some manner of transition.

David

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

NAMPA Proud

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, August 2, 2019 1:56 PM
To: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: Gemstone with location

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: August 6, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer


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

Project Comments

1. Developer shall provide documentation of Nampa & Meridian Irrigation District review of plans prior to construction drawing approval, particularly regarding sewer crossing of the Aaron Drain. Provide copies of any executed license agreement(s) prior to Final Plat signature.

2. The proposed access spacing of E. Onyx Court to existing E. Dark Springs Ave does not meet City minimum requirements. An exception to the spacing requirement is granted due to limited frontage.

3. Section 7.11 (Page 8) of the project Geotechnical Report by All-West Testing & Engineering, dated March 22, 2019 indicates that subsurface storm water disposal is not recommended due to the presence of strongly cemented soils and basalt bedrock. A site specific infiltration test will need to be performed to support the proposed drainage design prior to construction drawing approval.

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

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

Final Plat Comments

1. Widen sewer easement at east side of Lot 12 to 20'.

2. Combine Notes 6 and 7; it doesn’t appear separate notes are needed.
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 “Gemstone Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 8/6/2019 prior to construction drawing approval.

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4. Due to the presence of strong cementation in the existing soil strata and recommendations in the project Geotechnical Report, Developer shall perform a site specific infiltration test at the proposed drainage facility prior to construction drawing approval. Drainage design shall be modified as needed based on the results of the test.

5. Developer shall provide documentation of Nampa & Meridian Irrigation District review of plans prior to construction drawing approval for the Aaron Drain sewer crossing. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.