PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 27 AUGUST 2019

BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s): BB One, LLC Owner, John Carpenter, TO Engineers, Representative
File(s): SPF 00097-2019
Analyst: Kristi Watkins

Requested Action:

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

Location:
Comprising 15.42 acres proposed to be platted into forty-three(43) Multi-family lots, two (2) commercial lots and eight (8) common lots all located in a GB 2 Zoned area located at 16852 Idaho Center Blvd in the NW ¼ of Section 7, T3N, R1W, BM, Canyon County in Nampa east of Idaho Center Blvd and north of the existing CWI campus.

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 entry into Energov, dated August 7, 2019, authored by Neil Jones, Nampa Building Department, which states the project will need to meet site accessibility requirements and will need to pull building permits for any and all work before it starts; and,

2. A memo, dated August 6, 2019, authored by Doug Critchfield, Nampa Planning and Zoning, asking to please specify additional trees and shrubs at the ends of the buildings for screening wherever possible; especially those building ends that face Idaho Center Blvd, and the current planting does not sufficiently screen the trash enclosures, and the planting between buildings is sparse, please locate additional trees and shrubs wherever possible to mitigate and soften the building structures and provide opportunities for shade.

These items will also be addressed by the Nampa Building and Site Design Standards Committee at their committee meeting on August 19.
Applicant has provided revised landscape plans, see attached for elevations showing tall trees on the southerly elevations.

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

4. An email, dated July 24, 2019, authored by Cody Swander, Nampa Parks Department, stating they recognize that the pathway along the Purdam Drain is private for that development and not part of the public Purdam Pathway that is indicated on the Nampa Bicycle and Pedestrian Master Plan, therefore they have no requests; and,

5. A letter dated, July 30, 2019, authored by David Duvall, Nampa Meridian Irrigation District stating that the facilities are not located within NMID jurisdiction so the developer will need to contact Pioneer Irrigation; and,

6. A memo dated August 2, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the developer needs to make the following changes:
   a. Include Predirectionals in all street names,
   b. The following streets should have N predirection – Jace Cover Ln, Moss Beach Ln, Seabright Ln, and Macabee Beach Ln.
   c. The following streets should have an E predirection – Big Sur Ln, Picnic Beach Ln, and Seaciff Ln.

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

**General Comments**

a. Provide analysis for required number of ADA parking stalls. A minimum of one (1) stall is required per lot per Nampa City Code, unless a shared parking agreement is established to allow distribution of ADA stalls across the development in accordance with Federal ADA regulations defined in the International Building Code.

b. A separate “Signing/Striping and Street Light” plan shall be added to the set detailing “No Parking – Fire Lane” sign placement on streets less than 26’ wide in accordance with International Fire Code standards and per Preliminary Plat comment.

c. All onsite drainage facilities shall be private. The Engineer of Record is responsible for inspection of onsite facilities and shall provide a letter to the Nampa Engineering Division at the time of Record Drawing submittal certifying that all drainage facilities were constructed in substantial conformance with the approved plans. Operation and maintenance of private drainage facilities shall be accounted for in CC&R’s or other Owner’s Association documents. Regular cleaning of the storm drain system should be planned for given the proposed “bubble-up” design to prevent mosquito habitat and ensure functionality during the rainy season.

d. Please clarify if the onsite irrigation system is intended to be private. It appears the intent is to have the Owner’s Association maintain all irrigation and landscaping in common. If this is true, we need to have a discussion on how irrigation billing will take place, since the City is required to bill based on individual property ownership. In this instance it would make the most sense to have all bills paid via the Owner’s Association, since the City will be unable to address delinquent billing on a lot by lot basis. CC&R’s or other recordable Owner’s Association agreement documents will need to clearly define landscaping/irrigation operation and
maintenance responsibilities, as well as, billing and collection procedures, to be reviewed and approved by the City Attorney.

e. Developer shall provide documentation of Pioneer Irrigation District and/or Bureau of Reclamation review of plans prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to Final Plat signature.

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

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

**Final Plat Comments**

a. The Idaho Center Blvd right-of-way has already been dedicated via deed to the City. Reflect as such on the plat.

b. Identify the Point of Beginning on the plat.

c. Add directional prefixes to all street names per Nampa GIS review comment and as noted on the plat.

d. Clarify Note 7 comment regarding “ingress/egress”. Is this note correct?

e. Label streets as private.

f. Add missing street names on Sheet 2.

g. Relook at proposed easements on Sheet 2:

- Consider making the Nampa Sewer & Water Easement a Public Utility Easement. This will also allow for dry utilities to cross the road with services as needed.
- Provide an Ingress/Egress easement along the private streets for cross access.
- Provide drainage and irrigation easements as needed for the seepage beds and other utilities not located within the private streets.

**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 “Laguna Farms Subdivision #1 – 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. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of work shall be by the Engineer of Record (EOR). EOR shall provide a letter to the Nampa Engineering Division certifying on-site drainage facilities were installed in substantial conformance with the approved plans at the time of Record Drawing submittal and prior to final acceptance of improvements by the City.
5. Developer shall provide documentation of Pioneer Irrigation District and/or Bureau of Reclamation review of plans prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.

6. Developer shall submit CC&R’s or other recordable Owner’s Association agreement documents to the City for review and approval by the City Engineering Division and Attorney that clearly define landscaping/irrigation and drainage facility operation and maintenance responsibilities, as well as, irrigation assessment billing and collection procedures, prior to City Engineer signature of the plat.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Laguna Farms Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Laguna Farms Subdivision, complies with relevant GB 2 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 Laguna Farms Subdivision No. 1 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval.

SUGGESTED CONDITIONS OF APPROVAL

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

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

2. Meet site accessibility requirements and pull necessary building permits; 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 “Laguna Farms Subdivision #1 – 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. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of work shall be by the Engineer of Record (EOR). EOR shall provide a letter to the Nampa Engineering Division certifying on-site drainage facilities were installed in substantial conformance with the approved plans at the time of Record Drawing submittal and prior to final acceptance of improvements by the City.

e. Developer shall provide documentation of Pioneer Irrigation District and/or Bureau of Reclamation review of plans prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.

f. Developer shall submit CC&R’s or other recordable Owner’s Association agreement documents to the City for review and approval by the City Engineering Division and Attorney that clearly define landscaping/irrigation and drainage facility operation and maintenance responsibilities, as well as, irrigation assessment billing and collection procedures, prior to City Engineer signature of the plat.; and,

4. Correct street names as follows:
   a. Include Predirectionals in all street names,
   b. The following streets should have N predirection – Jace Cover Ln, Moss Beach Ln, Seabright Ln, and Macabee Beach Ln.
   c. The following streets should have an E predirection – Big Sur Ln, Picnic Beach Ln, and Seacliff Ln.; and,

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....

**ATTACHMENTS**

- Application pages (page 6-7)
- Legal description for the boundary of the subdivision (page 8)
- Vicinity map (page 9)
- Final plat (page 10-13)
- Preliminary plat (page 14-18)
- Landscape Plans (pages 19-24)
- Agency/department & citizen correspondence (page 25+)
Name of Subdivision
LAGUNA FARMS SUBDIVISION NO 1
Location of Subdivision
16852 N. IDAHO CENTER BLVD, NORTH OF CWI CAMPUS

Owner
BB ONE LLC
Address 250 S BEECHWOOD BOISE ID 83709
Phone 801-649-3519
FAX
E-Mail JAMES@LDPUTAH.COM

Applicant
FIG LAGUNA FARMS LLCC
Address 295 WEST CENTER ST STE 201 PROVO UT 84601
Phone 801-649-3519
FAX
E-Mail JAMES@LDPUTAH.COM

Engineer/Surveyor/Planner JOHN CARPENTER /T-O ENGINEERS/KENT BROWN
Address 332 N BROADMORE WAY STE 101Nampa ID /83687 /3161 E SPRINGWOOD DR
Phone 208-442-6300 / 208-871-6842 / Meridian ID 83642
FAX
E-Mail JCARPENTER@TO-ENGINEERS.COM /KENTLKB@GMAIL.COM

FINAL PLAT INFORMATION

Total Acreage 15.42
Total Number of Lots: 53 Buildable: 47 Common: 6
Gross Density per Acre: 11.67 (Number of units per acre of total land to be developed
Net Density per Acre N/A (Number of units per acre of land excluding roads)
Zoning District(s) - Zoning Within Nampa City Limits GB-2
If Applicable: Zoning Within the Area of Impact

**************************
July 8, 2019

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

RE: Final Plat for Laguna Farms Subdivision No 1 (SPP 035-18)

Dear Staff and Planning and Zoning Commission and City Council:

On behalf of developer Fig Laguna Farms LLC please accept our request for Final Plat Approval for phase one of Laguna Farms Subdivision. The site is located on the eastside of the Idaho Center Boulevard between CW I campus and Cherry Lane, just south of the Phyllis Canal. This new multi-family and commercial neighborhood is adjacent to and north of CWI Campus. It has a total of 15.42 acres and is zoned GB-2.

The applicant is requesting final plat approval of 45 multi-family lots and two commercial lots and 6 common lots on 15.42 acres. This application with attachments is in accordance with the City of Nampa Final Plat application and checklist.

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

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

Sincerely,

Kent Brown
Planner
Laguna Farms Subdivision Phase 1
Land Description

A parcel of land located in Government Lot 1 of Section 7, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of said Government Lot 1; thence, along the west boundary thereof,

A) S.00°38'38"W., 604.95 feet to the POINT OF BEGINNING; thence,

1) S.89°19'03"E., 1026.67 feet to the centerline of the Purdam Gulch Drain; thence, along said centerline;

2) S.59°14'28"E., 205.90 feet to the east boundary of said Government Lot 1; thence, along said boundary,

3) S.00°21'15"W., 71.62 feet; thence, parallel with the south boundary of said Government Lot 1,

4) N.89°19'03"W., 188.43 feet; thence,

5) S.00°40'57"W., 547.00 feet to the south boundary of said Government Lot 1, thence, along said boundary,

6) N.89°19'03"W., 683.00 feet; thence,

7) N.00°38'38"E., 321.00 feet; thence,

8) N.89°19'03"W., 333.34 feet to the west boundary of said Government Lot 1; thence, along said boundary,

9) N.00°38'38"E., 400.80 feet to the POINT OF BEGINNING.

CONTAINING: 14.933 acres.

SUBJECT TO: Record Documents
LAGUNA FARMS
SUBDIVISION NO 1
Final Plat

Visit Planning & Zoning
at cityofnampa.us
for more info.

8/15/2019
Page 9
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, BISE VERDAN, CITY OF Nampa, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SAID GOVERNMENT LOT 1, THENCE, ALONG THE WEST BOUNDARY THEREOF,

1) 5.993'90"N, 180.66 FEET TO THE POINT OF BEGINNING, THENCE,

2) 5.993'90"E, 108.87 FEET TO THE CENTERLINE OF THE PUBLIC UTILITY DRAIN, THENCE, ALONG SAID CENTERLINE;

3) 5.993'90"E, 205.90 FEET TO THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1, THENCE, ALONG SAID BOUNDARY,

4) 5.993'90"W, 71.62 FEET, THENCE, PARALLEL WITH THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1,

5) 5.993'90"W, 683.00 FEET, THENCE,

6) 5.993'90"W, 180.66 FEET, THENCE,

7) 5.993'90"W, 321.00 FEET, THENCE,

8) 5.993'90"W, 321.00 FEET, THENCE,

CONTAINING: 15.422 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT ARE INTENDED TO BE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREIN. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF NAPPA, IDAHO, AND SAID CITY OF NAPPA 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: FGC LAGUNA FARMS, LLC

JAMES DOODIN, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON

ON THIS _____ DAY OF __________, 20 __., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES DOODIN, IDAHO, OR IDENTIFIED TO ME TO BE A MEMBER OF FGC LAGUNA FARMS, LLC, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: __________

Notary Public for the State of Idaho

CERTIFICATE OF SURVEYOR


By: ROB O'MALLEY
IDAHO NO. 13765

T-O ENGINEERS
322 N. BROMWICK BLVD
NAPPA, IDAHO 83686-5135
PHONE (208) 384-0755
EMAIL: info@TOENGINEERS.COM
SHEET NO. 3 OF 4
LAGUNA FARMS SUBDIVISION

HEALTH CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE IMPROVED IN ACCORDANCE WITH SECTION 50-1304, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

APPROVAL OF HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COMMISSIONERS OF NAMPA HIGHWAY DISTRICT NO. 1.

CHAIRMAN

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

CITY ENGINEER - NAMPA, IDAHO

APPROVAL OF COUNTY COMMISSIONERS
WE, THE COUNTY COMMISSIONERS FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING, THIS PLAT OF XXXXXXXXXX WAS ACCEPTED AND APPROVED.

CHAIRMAN

CLERK

APPROVAL OF PLANNING AND ZONING COMMISSION
This plat of XXXXXXXXXX was accepted and approved by the Canyon County Planning and Zoning Commission of Idaho.

CHAIRMAN

DATE

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

DATE

CERTIFICATE OF THE 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 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

DATE

ROBBY O'NEILL
IDAHO NO. 13765

T-D ENGINEERS
321 N. BROADVIEW WAY
NAMPA, IDAHO 83687-5323
PHONE: (208) 466-9339
www.t-dengineers.com

SHEET NO. 4 OF 4
Will need to meet site accessibility and will need to pull permits for any and all work, before it starts.
The above listed project(s) Landscape Plans have been reviewed by the City of Nampa's Planning Department for compliance with all applicable planning codes, and the following items and/or revisions are required prior to Planning approval:


2. **Trash enclosure at the east end of Surfer's Point Ln.:** The current planting plan does not sufficiently screen the trash enclosure. Please specify additional shrubs for screening.

3. **Landscaping between buildings, parking areas and in grassy areas:** The planting in these areas is sparse. Please locate additional trees and shrubs wherever possible to mitigate and soften the building structures and provide opportunities for shade.

4. Please resubmit landscape plans for approval.

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

Doug Critchfield
Senior Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
August 2, 2019

RE: Laguna Farms - Final Plat

To: Kent Brown

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:

- Include Predirectionals in all street names.
- The following streets should have a N predirection: Jade Cover Ln, Moss Beach Ln, Seabright Ln, and Macabee Beach Ln.
- The following streets should have an E predirection: Big Sur Ln, Picnic Beach Ln, and Seacliff Ln.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
July 30, 2019

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

RE: SPF-00097-2019/ Laguna Farms Subdivision No. 1; 16852 N. Idaho Center Blvd.

Dear Norm:

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

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

Sincerely,

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

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

Nampa Parks has reviewed the final plat for Laguna Farms Subdivision No. 1 Project: SPF-00097-2019. We recognize the pathway along the Purdam Drain to be private for that development and not part of the public Purdam Pathway that is indicated on the Nampa Bicycle and Pedestrian master plan. Therefore, 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,

Eddy

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Good Morning Everyone! 😊

Re: Final Plat Approval for Laguna Farms Subdivision No. 1 / SPF-00097-2019

Please find attached for your review the Final Plat Approval for Laguna Farms Subdivision No. 1 at 16852 N. Idaho Center Blvd, north of the CWI Campus (45 multi-family residential lots and 2 commercial lots on a 15.42-acre portion of the NW 1/4 of Section 7, T3N, R1W, BM) for Kent Brown representing Fig Laguna Farms LLC.

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!
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 Laguna Farms Subdivision #1 and recommend the following conditions and comments.

General Comments

1. Provide analysis for required number of ADA parking stalls. A minimum of one (1) stall is required per lot per Nampa City Code, unless a shared parking agreement is established to allow distribution of ADA stalls across the development in accordance with Federal ADA regulations defined in the International Building Code.

2. A separate “Signing/Striping and Street Light” plan shall be added to the set detailing “No Parking – Fire Lane” sign placement on streets less than 26’ wide in accordance with International Fire Code standards and per Preliminary Plat comment.

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5. Developer shall provide documentation of Pioneer Irrigation District and/or Bureau of Reclamation review of plans prior to construction drawing approval. Provide copies of any executed license agreement(s) prior to Final Plat signature.

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

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

**Final Plat Comments**

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2. Identify the Point of Beginning on the plat.
3. Add directional prefixes to all street names per Nampa GIS review comment and as noted on the plat.
4. Clarify Note 7 comment regarding “ingress/egress”. Is this note correct?
5. Label streets as private.
6. Add missing street names on Sheet 2.
7. Relook at proposed easements on Sheet 2:
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   - Provide drainage and irrigation easements as needed for the seepage beds and other utilities not located within the private streets.

**Conditions of Approval**

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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.

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