PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): Blake Wolf, Owner/Developer; Richard Gray, Compass Land Survey, Engineer
File(s): SPS-00021-2019
Analyst: Kristi Watkins, Senior Planner

Requested Action Approval(s) and Location(s):

1. Short Plat approval for:
   East Iowa Subdivision (hereinafter the "Development"; alternatively, "East Iowa Subdivision" or
   the "Project")...

Comprising 1.25 acres of land per the application for plat review proposed to be divided into four (4) multi-
family residential lots (15 total dwelling units) in an RD (Two-Family Residential) Zone located at 1017 E
Iowa Ave, Parcel #R322210000, N ½ of the NE ¼, NW ¼, SE ½ of Section 34, T3N, R2W, BM, Nampa;
(hereinafter the "Property" -- see attached zoning "Vicinity Map")...

PRELIMINARY PLAT

Plat review was done to analyze the Project’s compliance to code in the context of this Project having
already been, theoretically, annexed and zoned.

Overall Site Area- 1.25 acres
Total, Proposed Lot Count - 4

Building Permits- Building permits for the 4 buildings have been issued and construction of the three (3)
4-plex buildings and one (1) tri-plex building is underway. Certificate of Occupancy of these buildings
cannot be granted until the final plat is recorded.

Landscape Buffer - None proposed at this time, a deferral agreement for frontage improvements is in
place between the developer and the City of Nampa. A 15' landscape easement has been shown on the
plat.
Min. Allowed RD Bldg. (or "Master") Lot Size -
4-Plex = 14,000 s.f. 
3-Plex = 10,500 s.f.

Min. Proposed RD Bldg. Lot Size -
12,251 sq. ft.

Min. Allowed RD Bldg. Lot Widths -
50' (feet);

The matter or act of plat review before the Commission by virtue of the application package made the subject of this report is to determine whether or not the preliminary plat, as proposed, is acceptable. Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-10, Nampa City Code § 10-33, and, in cooperation with the City’s currently adopted Engineering Design and Specification manuals.

Accordingly, preliminary plat and final plat reviews were done to analyze the Project’s compliance to code.

Regarding the plat, Staff finds:

1. **Minimum Lot Areas:** That because the proposed Development is slated for development in conjunction with RD zoning, this requirement applies...all master or standard building lots meet or exceed 14,000 sq. ft. in area to construct a 4-plex and 10,500 sq. ft. in area to construct a tri-plex, therefore, the Plat is deemed compliant in this regard; and,

2. **Lot Width:** All master lots demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,

3. **Landscaping:** A landscape plan was not submitted with the application paperwork. A deferral agreement for frontage improvements is in place between the developer and the City of Nampa. A 15’ landscape easement has been shown on the plat to reserve space for future construction, therefore the plat is deemed compliant in this regard; and,

4. **Misc./Correspondence:** Any correspondence from agencies or the citizenry regarding the plat received by noon, August 21, 2019 is hereafter attached to this report. (Agency comments are usually geared towards recommending conditions for the Project should it be approved.)
   a. Applicant responses to phone call from resident at 1606 Gold Court (listed below)
      1. "trash enclosure will be on east side between two buildings."
      2. "fencing is already installed and in decent condition on south and west sides. I will replace the wood fencing on east side with a 6' cedar which is what is on the other two sides."

**Recommendation:**
Approval with conditions...

### AGENCY COMMENTS in regards to the PRELIMINARY and FINAL PLATS

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies or the citizenry regarding this application package [received by noon August 21, 2019] is hereafter attached.

1. Phone call from resident at 1606 Gold Court with two questions:
   a. Where are the dumpsters to be located; and,
   b. Will there be fencing along the boundary of the subdivision; and,

2. An email dated, July 22, 2019, authored by Les Gutierrez, Centurylink, stating that the developer should contact Brandy Walker for further plan review; and,
3. An July 22, 2019 email from Nampa Highway District #1 authored by Eddy Theil indicating that they have no comment on the proposed project; and,

4. An email, dated July 23, 2019, authored by Cody Swander, Nampa Parks Department, that states, the Parks Department has no requests; and,

5. A July 26, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall stating that there is no further review required at this time; and,

6. A July 29, 2019 letter from Idaho Transportation Department (ITD) authored by Sarah Arjona indicating that ITD has no objection to the proposed project; and,

7. An email, dated July 30, 2019, authored by Neil Jones, Building Department, requiring that the accessible parking be moved to the front of each building; and,

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

9. A August 6, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb Laclair indicates:

Project Comments

a. Construction drawings for site improvements were already reviewed and approved as part of Building Permits COM-01529-2019, COM-01530-2019, COM-01531-2019, and COM01532-2019. A pre-construction meeting was held on June 13, 2019 with Engineering Division staff and inspector, and construction is underway.

Final Plat Comments

a. Remove “Blanket” from description of the “Public Utility Easement” and “Cross-Access and Parking Easement” under Note 8 and the Legend. The easement does not blanket the entire lots. Recommend revising Note 8 to reflect “subject to a Public Utility Easement as shown”.

b. Add note that subdivision is subject to East Iowa Subdivision Covenants, Conditions, and Restrictions (CC&R's) recorded as Instrument #__________.

c. Check for any spelling or punctuation errors in the notes and legend and correct.

d. Check legal description in the Certificate of Owners on Sheet 3 for correctness. The bearing of the first line does not match that shown on the plat.

e. Remove the reference to public street dedication in the Certificate of Owners on Sheet 3 as there are no public streets being dedicated.

Conditions of Approval

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

B. All public infrastructure associated with Building Permits COM-01529-2019, COM-01530-2019, COM-01531-2019, and COM01532-2019 shall be fully installed, inspected and accepted by the City of Nampa and Record Drawings submitted for review prior to City Engineer signature of the plat.

C. 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 City Engineer signature of the plat.

Staff has not received further commentary from any surrounding property owners or neighbors either supporting or opposing this request.
RECOMMENDED CONDITIONS OF APPROVAL

Should the Commission vote to approve the Preliminary Plat request and recommend to the City Council that they approve the final plat proposal staff would recommend that the Commission consider imposing the following Condition(s) of Approval against the requests/Applicant(s):

1. Contact Centurylink for plan review comments; and,
2. Move the accessible parking spaces to the front of each building; and,
3. Add perimeter fencing as indicated; and,
4. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
5. All public infrastructure associated with Building Permits COM-01529-2019, COM-01530-2019, COM-01531-2019, and COM01532-2019 shall be fully installed, inspected and accepted by the City of Nampa and Record Drawings submitted for review prior to City Engineer signature of the plat.
6. 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 City Engineer signature of the plat; and,
7. <Any other condition(s) as the Commission concludes befit(s) the application package…>

ATTACHMENTS

- Copy of Vicinity Map (page/Exhibit 5)
- Copy of Comprehensive Plan Map snippet (page/Exhibit 6)
- Copy of aerial photo showing utility line locations and diameters – blue water, pink pressure irrigation, green sewer (page/Exhibit 7)
- Copies of Short Plat Application forms (pages/Exhibits 8-10)
- Copy of legal description of Property and zoning areas (pages/Exhibits 11-16)
- Copy of Preliminary & Final Plat layouts (page/Exhibit 17-21)
- Copy of [any] inter-departmental/agency/citizen correspondence (pages/Exhibits 22+)
**CITY OF NAMPA**
**SHORT PLAT APPLICATION**

***Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.***

**A. GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>East Idaho Subdivision</th>
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<tr>
<td>Total Acres</td>
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**Property Address(es):**

1017, 1021, 1025, 1029 East Idaho

**Legal Description:**

R322710600

**Existing Zoning:** (Circle one)

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<th>RMH</th>
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(Circle one)

**B. OWNER/APPLICANT INFORMATION**

**Owner of Record**

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<thead>
<tr>
<th>Name</th>
<th>Wolf Building Company LLC - Blake Wolf</th>
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<tr>
<td>Address</td>
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<td>City</td>
<td>Nampa</td>
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<tr>
<td>State</td>
<td>ID</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-941-7700</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:wolfbuildingco@gmail.com">wolfbuildingco@gmail.com</a></td>
</tr>
<tr>
<td>Fax</td>
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**Applicant**

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**Engineer/Surveyor/Planner**

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<tr>
<th>Name</th>
<th>Compass Land Survey - Richard Gray</th>
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<tr>
<td>Address</td>
<td>623 11th Ave S, Nampa 83651</td>
</tr>
<tr>
<td>Telephone</td>
<td>208-942-6115</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:r.gray.615@gmail.com">r.gray.615@gmail.com</a></td>
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C. SUBDIVISION INFORMATION

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<td>Dwelling units per acre (gross /net)</td>
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<tr>
<td>Total</td>
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<td>1.25</td>
</tr>
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</table>

I understand:
1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature ___________________________ Date 6/26/19

For City Office Use

FEE $____________________ CASH_____ CHECK_____ RECEIPT NO._____

DATE RECEIVED_________ RECEIVED BY____________ HEARING DATE_______
June 26, 2019

To whom it may concern,

I am submitting the below items to begin the Short Plat process to subdivide the following addresses into four individual lots. Next to the addresses are the newly issued commercial building permits. This subdivision will be called East Iowa Subdivision.

-1025 E. Iowa – COM-01529-2019 (tri-plex)
-1017 E. Iowa – COM-01532-2019 (four-plex)
-1029 E. Iowa – COM-01530-2019 (four-plex)
-1021 E. Iowa – Com-01531-2019 (four-plex)

When I submitted for the above building permits, I also submitted a Civil Design and Soils/Drainage Report. Those items were submitted and approved as a condition of the building permits. I am not submitting a landscape plan because a deferment agreement is in place for frontage improvements along East Iowa. The adjacent buildings to East Iowa will contain landscaping up to the roadway.

Here is what I am submitting today to begin the Short Plat process:

-20 copies of both the Preliminary and Final Plats
-2 copies of 11x17 of both the Preliminary and Final Plats
-1 copy of 8.5x11 of both the Preliminary and Final Plats
-Written legal description of Plat area
-CD of AutoCad containing a closed polygon for each parcel

Thank you,

Blake Wolf

Wolf Building Company

208-941-7700

wolfbuildingco@gmail.com
EAST IOWA SUBDIVISION
EXTERIOR BOUNDARY DESCRIPTION

The following describes a parcel of land being a portion of the North 1/2 of the NE 1/4 NW 1/4
SE 1/4 of Section 34, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho,
and more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Center 1/4 Corner of said Section 34; From
which, the East 1/4 Corner of said Section 34 bears, South 89°04'48" East, a distance of 2640.26
feet which is being Monumented with a found Aluminum Cap; Thence along the East-West Center
of Section Line of said Section 34, South 89°04'48" East, a distance of 833.95 feet to a point;
Thence leaving said East-West Center of Section Line, South 00°18'02" East, a distance of 30.01
feet to found 1/2" Iron Pin with Plastic Cap "PLS 972", and Replaced with a set 5/8" Iron Pin with
Plastic Cap "Koerner PLS 8251" on the Southerly Right of Way Line of East Iowa Avenue, the
POINT OF BEGINNING:

Thence along the Southerly Right of Way Line of East Iowa Avenue, South 89°04'48" East, a
distance of 182.39 feet to found 1/2" Iron Pin with Plastic Cap "PLS 5617", and Replaced
with a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said Southerly Right of Way Line, South 00°10'31" East, a distance of 299.72 feet
to found 1/2" Iron Pin with Plastic Cap "PLS 5617", and Replaced with a set 5/8" Iron Pin with
Plastic Cap "Koerner PLS 8251";

Thence, North 89°01'40" West, a distance of 181.74 feet to found 1/2" Iron Pin with Plastic Cap
"PLS 972", and Replaced with a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence, North 00°18'02" West, a distance of 299.57 feet to the POINT OF BEGINNING:

The above described parcel of land contains 1.25 Acres, more or less.
EAST IOWA LOT 1, BLOCK 1

Scale: 1 inch = 18 feet  

Tract 1: 0.2812 Acres (12251 Sq. Feet), Closure: n71.4908w 0.01 ft. (1/72214), Perimeter=474 ft.

01 s00.1031e 125.19
02 s89.4156w 38.07
03 s00.1802e 22.50
04 s89.4156w 50.00
05 n00.1802w 149.51
06 s89.0448e 88.37
EAST IOWA LOT 3, BLOCK 1

Scale: 1 inch = 17 feet

Tract 1: 0.3216 Acres (14010 Sq. Feet), Closure: s20.3139w 0.01 ft. (1/54057), Perimeter=486 ft.

01 s00.1802e 150.08
02 n89.0140w 94.02
03 n00.1802w 148.00
04 n89.4158e 94.00

Page 15
EAST IOWA LOT 4, BLOCK 1

Scale: 1 inch = 17 feet

Tract 1: 0.3249 Acres (14154 Sq. Feet), Closure: s10.4113e 0.01 ft. (1/66171), Perimeter=489 ft.

01 s89.0448e 94.02
02 s00.1802e 149.57
03 s89.4158w 94.00
04 n00.1802w 151.58

6/24/2019
A PORTION NE 1/4 NW 1/4 SE 1/4 OF SECTION 34,
T. 3 N., R. 2 W., 8.M., CITY OF NAMPA, CANYON COUNTY, IDAHO

PLAT OF EAST IOWA SUBDIVISION

BASIS OF BEARING:

COMPASS AND SURVEYING, PLLC
623 11th Avenue South
Nampa, ID 83651
(208) 442-0115
Fax: (208) 321-2107

Page 19
CERTIFICATE OF OWNERS

Known as hereinafter described and to which the undersigned person or persons are the Owners of the Real Property described herein, is located in the Subdivision Plat.

The following describes a parcel of land being a portion of the north 1/2 of the NE 1/4 NW 1/4 SW 1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a Found Aluminum Cap Marking the Center 1/4 Corner of said Section 34 from which the East 1/2 Corner of said Section 34 Bear, South 89°04'48" East, 2643.26 feet which is being Monumented with a Found Aluminum Cap. Thence along the East-West Center of said Section 34, South 89°04'48" East, 435.05 feet to a point, Thence leaving said East-West Center of said Section 34, South 07°10'32" East, 30.01 Feet to Found 1/2 Iron Pin with Plastic Cap "PLS 877", and Replaced with a Set 1/2" Iron Pin with Plastic Cap "Koemer PLS 5251" on the Southwesterly Right of Way Line of East Idaho Avenue, the POINT OF BEGINNING.

Thence along the Southwesterly Right of Way Line of East Idaho Avenue, South 89°04'48" East, 182.38 Feet to Found 1/2" Iron Pin with Plastic Cap "PLS 5617", and replaced with a Set 1/2" Iron Pin with Plastic Cap "Koemer PLS 5251".

Thence leaving said Southwesterly Right of Way Line, South 89°04'37" East, 259.77 Feet to a Found 1/2" Iron Pin with Plastic Cap "PLS 5617", and Replaced with a Set 1/2" Iron Pin with Plastic Cap "Koemer PLS 5251".

Thence, North 89°04'47" West, 181.14 Feet to a Found 1/2" Iron Pin with Plastic Cap "PLS 977", and Replaced with a Set 5/8" Iron Pin with Plastic Cap "Koemer PLS 5251".

Thence, North 02°20'52" West, 298.27 Feet to the POINT OF BEGINNING.

The above described parcel of land contains 1.25 acres, more or less.

The public streets as shown on this Plat are Dedicated to the Public. The easements as shown on this Plat are not Dedicated to the Public, however the rights herein said easements are forever Perpetually Reserved for Public Utilities and such other uses as may be designated within the Plat and no permanent structures are to be erected within the limits of said easements.

All lots in this Plat will be eligible to receive water service from the City of Nampa, and the City of Nampa has agreed in writing to serve all lots in this Subdivision.

Stu Blake
Manager, Wotf Building Company, LLC.
FINAL PLAT OF EAST IOWA SUBDIVISION

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk, in and for the City of Nampa, Canyon County, Idaho, do hereby certify that a regular meeting of the City Council held on the ___ day of ________, 20___, in the year of 20___, this plan was duly accepted and approved.

City Clerk, Nampa, Idaho

Date

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

Date

APPROVAL 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

Date

APPROVAL 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 or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.

County Treasurer

Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by state Code, Title 16, Chapter 13, have been satisfied and reviewed by a qualified licensed professional engineer (QIPE) representing the City of Nampa and the QIPE 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 sanitary restrictions may be re-imposed in accordance with Section 16-13-106, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/sptic facilities shall be allowed.

District Health Department, Ehtb

Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Chairman

Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, 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

Date

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 or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.

County Treasurer

Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Chairman

Date

623 11th Ave. South, Nampa, ID 83686
Office: (208) 468-3535  Fax: (208) 469-3536
351777 03/11/19
B:\data\t\431o.png
<table>
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<th>MEMO</th>
<th>PLAT</th>
<th>SOIL</th>
<th>STORM WATER</th>
<th>TRAFFIC</th>
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Shekie Lopez
July 19, 2019

Page 22
Good Morning Everyone! 😊

Re: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

Please find attached for your review the Short Plat Approval for East Iowa Subdivision in a RD (Two-Family Residential) zoning district at 1017, 1021, 1025, and 1029 E. Iowa Ave. (3 Fourplexes and 1 Triplex on 1.25 acres for 12 dwelling units per gross acre - A part of the North V of the NE V NW V SE V of Section 34, T3N, R2W, BM) for Wolf Building Co. LLC, Blake Wolf.

The short plat is scheduled for the Planning and Zoning Commission meeting of August 27, 2019, as a public hearing item.

Please review and return any comments to my attention prior to August 09, 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

NAMPA Proud
MEMORANDUM

To: Carl Miller - COMPASS

From: Shellie Lopez
   City Hall, 411 Third Street South, Nampa, 83651
   208-468-5484
   e-mail: mackrill@cityofnampa.us

Date: July 19, 2019

Re: East Iowa Subdivision
   Short Plat Review
   Project: SPS-00021-2019

Please find attached for your review Short Plat Approval for East Iowa Subdivision in a RD (Two-Family Residential) zoning district at 1017, 1021, 1025, and 1029 E. Iowa Ave. (3 Townplexes and 1 Triplex on 1.25 acres for 12 dwelling units per gross acre - A part of the North Y of the NE 1/4 NW 1/4 SE 1/4 of Section 34, T3N, R2W, BM) for Wolf Building Co. LLC, Blake Wolf.

The short plat is scheduled for the Planning and Zoning Commission meeting of August 27, 2019, as a public hearing item.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!
Kristi Watkins

From: Norm Holm
Sent: Monday, August 19, 2019 10:24 AM
To: rodicademi@hotmail.com
Cc: Kristi Watkins
Subject: East Iowa Subdivision Dumpster location and Fencing

Dear Rodica:

This email is to advise you that I received your telephone message expressing your concerns relative to E. Iowa Subdivision to be heard before the Planning and Zoning Commission on August 27th. Your concerns include: 1) the dumpster location away from the backyard of your property at 1606 Gold Court, and 2) fencing along the subdivision boundary. These matters will be addressed by the Commission in their decision on the request.

Thanks,

Norman L. Holm, Director
O: 208.468.5446, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning & Zoning Department - Like us on Facebook

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Good afternoon Shellie, please see our comments from the local Centurylink Engineer regarding this project. The developer should contact Brandy Walker before the project gets underway.

Thank you very much.

Les Gutierrez

From: Walker, Brandy <Brandy.Walker@CenturyLink.com>
Sent: Monday, July 22, 2019 11:31 AM
To: Gutierrez, Les <Les.Gutierrez@centurylink.com>
Subject: RE: P818596 Plat Review City of Nampa, Idaho. East Iowa Ave.

Les,

The easements are acceptable by CTL, however there are buried facilities on E Iowa that may need to be relocated depending on their construction. The developer will need to let me know if there are relocations necessary for their development and if so provide appropriate plans so we can know where to move facilities.

From: Gutierrez, Les
Sent: Monday, July 22, 2019 10:03 AM
To: Walker, Brandy <Brandy.Walker@CenturyLink.com>
Subject: RE: P818596 Plat Review City of Nampa, Idaho. East Iowa Ave.

Sorry, Brandy. Try this file.

Thanks,

Les

From: Walker, Brandy <Brandy.Walker@CenturyLink.com>
Sent: Monday, July 22, 2019 9:55 AM
To: Gutierrez, Les <Les.Gutierrez@centurylink.com>
Subject: RE: P818596 Plat Review City of Nampa, Idaho. East Iowa Ave.

This does not contain the plat for us to review.

From: Gutierrez, Les
Sent: Monday, July 22, 2019 9:43 AM
To: Walker, Brandy <Brandy.Walker@CenturyLink.com>
Subject: P818596 Plat Review City of Nampa, Idaho. East Iowa Ave.
Good morning Brandy, hope you had a good weekend.

This plat request is for a few new lots located on East Iowa, in the City of Nampa, ID.

Would you mind taking a look at the plat and survey to see if you have any comments or changes?

Thank you,

Les

Les Gutierrez
ROW AGENT
CenturyLink
Network Real Estate
Ofc  505-767-7440
Cell  505-710-2079
Fax  505-245-6733
Les.Gutierrez@centurylink.com

CenturyLink

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Friday, July 19, 2019 8:08 AM
Subject: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

Good Morning Everyone! 😊

Re: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

Please find attached for your review the Short Plat Approval for East Iowa Subdivision in a RD (Two-Family Residential) zoning district at 1017, 1021, 1025, and 1029 E. Iowa Ave. (3 Fourplexes and 1 Triplex on 1.25 acres for 12 dwelling units per gross acre - A part of the North West SE of Section 34, T3N, R2W, BM) for Wolf Building Co. LLC, Blake Wolf.

The short plat is scheduled for the Planning and Zoning Commission meeting of August 27, 2019, as a public hearing item.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the short plat for East Iowa Subdivision Project: SPS-00021-2019. 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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RE: SPS-00021-2019/ East Iowa Subdivision/ 1017, 1021, 1025, & 1029 E. Iowa Avenue

July 26, 2019

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

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
Good afternoon,

ITD has received application SPS-00021-2019 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

--- 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: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

Please find attached for your review the Short Plat Approval for East Iowa Subdivision in a RD (Two-Family Residential) zoning district at 1017, 1021, 1025, and 1029 E Iowa Ave. (3 Fourplexes, and 1 Triplex on 1.25 acres for 12 dwelling units per gross acre - A part of the North, NW, SE of Section 34, T3N, R2W, BM) for Wolf Building Co. LLC, Blake Wolf.

The short plat is scheduled for the Planning and Zoning Commission meeting of August 27, 2019, as a public hearing item.

Please review and return any comments to my attention prior to August 09, 2019.

Thank you & Have a great day!
Building Department is requiring that the Accessible parking be move to the front of each building.

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Friday, July 19, 2019 8:08 AM
Subject: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

Good Morning Everyone! 😊

Re: Short Plat Approval for East Iowa Subdivision / SPS-00021-2019

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Please review and return any comments to my attention prior to August 09, 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
Sylvia Mackrill

From: Daniel Wagner
Sent: Wednesday, July 31, 2019 9:33 AM
To: Sylvia Mackrill, Caleb LaClair
Subject: Addressing Review - East Iowa Apts Short Plat

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
Nampa Proud

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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 Short Plat for East Iowa Subdivision and recommend the following conditions and comments.

Project Comments

1. Construction drawings for site improvements were already reviewed and approved as part of Building Permits COM-01529-2019, COM-01530-2019, COM-01531-2019, and COM01532-2019. A pre-construction meeting was held on June 13, 2019 with Engineering Division staff and inspector, and construction is underway.

Final Plat Comments

1. Remove “Blanket” from description of the “Public Utility Easement” and “Cross-Access and Parking Easement” under Note 8 and the Legend. The easement does not blanket the entire lots. Recommend revising Note 8 to reflect “subject to a Public Utility Easement as shown”.
2. Add note that subdivision is subject to East Iowa Subdivision Covenants, Conditions, and Restrictions (CC&R’s) recorded as Instrument #__________.
3. Check for any spelling or punctuation errors in the notes and legend and correct.
4. Check legal description in the Certificate of Owners on Sheet 3 for correctness. The bearing of the first line does not match that shown on the plat.
5. Remove the reference to public street dedication in the Certificate of Owners on Sheet 3 as there are no public streets being dedicated.

Conditions of Approval

1. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. All public infrastructure associated with Building Permits COM-01529-2019, COM-01530-2019, COM-01531-2019, and COM01532-2019 shall be fully installed, inspected and accepted by the
City of Nampa and Record Drawings submitted for review prior to City Engineer signature of the plat.

3. 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 City Engineer signature of the plat.