BUSINESS ITEM NO. 3
STAFF REPORT

Applicant(s)/Engineer(s):
M3 Companies, LLC as Applicant/Developer with Mark Tate representing, JUB Engineers as Engineer(s)/Surveyor(s)

File(s): SPF-00101-2019

Analyst: Doug Critchfield, Senior Planner

Requested Action: Recommendation of Final plat approval/denial for:
Summit Ridge Subdivision No. 2 (hereinafter the "Development"; alternatively, "Summit Ridge Subdivision No. 2" or the "Project")

Location:
Comprising 9.23 acres proposed to be platted into thirty (30) buildable and three (3) common lots all located in a RS-6 Zoned area located in Government Lots 1 and 2 in the N ¼ of the NE ¼ of Section 5, T2N, R2W, BM, Nampa, Canyon County, Idaho on the south side of W. Greenhurst Road between S. Midland Boulevard and S. Middleton Road.

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 August 6, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 - has no comment; and,

2. An email, dated August 9, 2019, authored by Cody Swander, Nampa Parks Department - has no requests; and,

3. A letter dated, August 12, 2019, authored by David Duvall, Nampa Meridian Irrigation District – has no comment; and,
4. A letter dated August 12, 2019, authored by Thomas Ritthaler, Boise Project Control Board – stating it appears that all of Boise Project’s concerns have been met; and,

5. A memo dated August 20, 2019, authored by Dan Wagner, GIS Technician I, Nampa Engineering Division – stating the following changes must be made prior to submitting for signatures:
   a. Propose a new, unique street name for the East West oriented street south of Block 9. Use the following format: W (new name) St.; and,

6. An email, dated August 22, 2019, authored by Sarah Arjona, Idaho Transportation Department - states no objections to the proposed development; and,

7. A memo dated August 30, 2019, authored by Doug Critchfield, Nampa Planning and Zoning Department – stating that the Acer x fremanii specified on the plan must be replaced with a different species selected from the Treasure Valley Tree Selection Guide.

8. A memo dated August 30, 2019, authored by Caleb LaClair, Nampa Engineering Division – stating the following:

General Comments

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

Final Plat

1. Provide a new street name for “W Crescendo Street” per Nampa GIS comment. New street name shall be approved by GIS Division prior to Construction Drawing approval.
2. Recommend revising the “Utility Easement Line” in the legend to “Public Utility and Drainage Easement”.
3. The front property pin for Lots 3/4, Block 9 needs to be offset due to conflict with proposed sand and grease trap.
4. Add missing Block #’s to the plat.
5. Confirm if the existing Ingress/Egress Easement and Idaho Power Blanket Easement are to be vacated, and if so, the intended timeline.

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 “Summit Ridge Subdivision #2 – Construction Drawings & Final
Plat – 1st Review letter from the Nampa Engineering Division, dated 8/30/2019 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 sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

**Comments/Recommendation(s):**
Staff finds that the proposed subdivision final plat of/for Summit Ridge Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Summit Ridge Subdivision, and, complies with relevant RS-6 zoning codes and City of Nampa subdivision standards appertaining 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 Summit Ridge Subdivision No. 2 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated above and hereafter....

**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. Generally, Applicant/Development shall:
   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 appertaining to the approved preliminary plat of/for Summit Ridge Subdivision.

2. 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,
   a. Comply with the corrections and requirement(s) listed in the memo dated August 20, 2019, authored by Dan Wagner, GIS Technician I, Nampa Engineering Division – stating the following changes must be made prior to submitting for signatures:
      "Propose a new, unique street name for the East West oriented street south of Block 9. Use the following format: W (new name) St.; and,
   b. Comply with the corrections and requirement(s) listed in the memo dated August 30, 2019, authored by Doug Critchfield, Nampa Planning and Zoning Department – stating that the Acer x fremanii specified on the plan must be
replaced with a different species selected from the Treasure Valley Tree Selection Guide.

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

d. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Summit Ridge Subdivision #2 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 8/30/2019 prior to construction drawing approval.

e. 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 sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

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

ATTACHMENTS

- Copy of City of Nampa Final Plat Application for Summit Ridge Subdivision No. 2 (page 5)
- Copy of July 11, 2019 Application Letter to Norm Holm, Planning and Zoning Director, authored by Wendy Shrief, J-U-B Engineers, Inc (pages 6-7)
- Copy of Legal Description (Pages 8-9)
- Copy of Vicinity Map (page 10)
- Copy of Preliminary and Final Plat (reduced from original size) (pages 11-12)
- Copies of agency response letters (pages 13+)
**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>Summit Ridge Subdivision No. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>W. Greenhurst Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>M3 Idaho Greenhurst LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4222 E. Camelback Rd, Ste H-100 Phoenix, AZ</td>
</tr>
<tr>
<td>Phone</td>
<td>208.939.6263</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:mtate@m3companiesllc.com">mtate@m3companiesllc.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>M3 Companies, LLC - Mark Tate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1087 W. River St. Suite 310 Boise, ID 83702</td>
</tr>
<tr>
<td>Phone</td>
<td>208.939.6263</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:mtate@m3companiesllc.com">mtate@m3companiesllc.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineer/Surveyor/Planner</th>
<th>JUB - W. Scott Wonders P.E.; Timothy Harrigan, PLS; Wendy Shrief, AICP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>250 S. Beechwood Ave. Ste 201</td>
</tr>
<tr>
<td>Phone</td>
<td>376.7330</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:wshrief@jub.com">wshrief@jub.com</a></td>
</tr>
</tbody>
</table>

**FINAL PLAT INFORMATION**

- Total Acreage: 9.25
- Total Number of Lots: 33  
  - Buildable: 30  
  - Common: 3
- Gross Density per Acre: 3.23 DU/ac (Number of units per acre of total land to be developed)
- Net Density per Acre: 5.00 DU/ac (Number of units per acre of land excluding roads)
- Zoning District(s): Zoning Within Nampa City Limits RS6
- If Applicable: Zoning Within the Area of Impact

**2015 Engineering Division Development Policy Manual**  
Rev. Date: February 17, 2015  
Division 200  
Section 202 - 3 of 8
July 11, 2019

Norman Holm  
Planning and Zoning Director  
City of Nampa  
411 3rd St. South  
Nampa, ID 83651

RE: FINAL PLAT APPLICATION – SUMMIT RIDGE SUBDIVISION NO. 2

Dear Mr. Holm:

On behalf of our client, M3 Companies, LLC, we are submitting this final plat application. The property is located on W Greenhurst Road in Section 5, Township 2 North, Range 2 West, Boise Meridian, Nampa City, Canyon County, Idaho; Parcel # R2929100000. The final plat contains 30 residential lots and 3 common lots on approximately 9.23 acres in an RS6 zoning district.

General conditions

1. The final plat conforms in all respects to the approved preliminary plat and all conditions of approval stated in the Preliminary Plat approval letter.

2. The final plat conforms in all respects to the applicable provisions of the City Engineering Department, City Fire Department, City Planning and Zoning Department, City Forester, City Parks Department and other agencies having jurisdiction.

3. Water will be installed and provided prior to request for any building permits.

4. Corrections will be noted and included on the final plat prior to recording.

5. CCRs, Bylaws and Articles will be established. A Draft of the CCRs is submitted with this application for final plat approval.

6. Design approval from City Council will be requested if any exceptions to the City Adopted subdivision design standards are desired.

7. The Applicant has provided an overall landscape plan for the development. This landscape plan complies with the City’s adopted landscape standards.
This application is submitted in conformance with the Final Plat submittal requirements for the City of Nampa. Please do not hesitate to call if there are any questions regarding this final plat application.

Sincerely,
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP
J-U-B ENGINEERS, Inc.

p  208-376-7330
c  208-608-3276
Summit Ridge Subdivision No. 2
Boundary Description

Project No. 10-19-042    July 10, 2019

A parcel of land situate in Government Lot 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 5; thence North 89°03'10" West, along the north line of said Section 5, a distance of 2639.96 feet to the north quarter corner of said Section 5; thence South 01°20'23" West, along the westerly line of said Government Lot 2, a distance of 423.92 feet to the Point of Beginning of this description; thence from said Point of Beginning, continuing South 01°20'23" West, along said westerly line, a distance of 576.04 feet; thence leaving said westerly line, the following eight (8) consecutive courses and distances:

1. EAST, a distance of 145.73 feet,
2. along the arc of a non-tangent curve to the left, concave easterly, having a radius of 328.00 feet, an arc length of 10.39 feet, through a central angle of 1°48'52", and a chord bearing South 20°01'36" East, a distance of 10.39 feet,
3. along the arc of a reverse curve to the right, concave westerly, having a radius of 275.00 feet, an arc length of 16.41, through a central angle of 3°25'08", and a chord bearing South 19°13'28" East, a distance of 16.41 feet,
4. North 72°29'06" East, a distance of 50.00 feet,
5. along the arc of a non-tangent curve to the right, concave westerly, having a radius of 325.00 feet, an arc length of 9.56 feet, through a central angle of 1°41'08", and a chord bearing South 16°40'20" East, a distance of 9.56 feet,
6. North 89°33'20" East, a distance of 542.29 feet,
7. South 85°17'57" East, a distance of 16.88 feet to the southwest corner of the tract of land described in the warranty deed to Cleo R. Miller and Barbara Ann Miller as Co-Trustees of the Miller Family Trust filed in Instrument No. 2017-014063, Official Records of Canyon County, hereinafter referred to as the Miller Family Trust Tract, and
8. North 02°13'22" East, along the westerly line of said Miller Family Trust Tract, a distance of 132.45 feet to a point on the southerly boundary line of Summit Ridge Subdivision No. 1 (Book ___ of Plats, Page ____, Canyon County Records);

thence leaving said westerly line, along the boundary lines of said Summit Ridge Subdivision No. 1, the following nine (9) consecutive courses and distances:

1. North 85°09'03" West, a distance of 72.59 feet,
2. North 04°50'57" East, a distance of 234.95 feet,

July 10, 2019
3. North 42°06'36" West, a distance of 27.30 feet,
4. North 00°28'59" West, a distance of 50.02 feet,
5. North 45°55'31" East, a distance of 9.90 feet,
6. North 00°55'52" East, a distance of 108.00 feet,
7. North 89°04'08" West, a distance of 513.17 feet to a point on a line lying 181.00 feet easterly of, and parallel with, the westerly line of said Government Lot 2,
8. North 01°20'23" East, along said parallel line, a distance of 22.13 feet, and
9. leaving said parallel line, North 88°39'37" West, a distance of 181.00 feet to the Point of Beginning.

The above-described parcel contains an area of 9.23 acres of land, more or less.

End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665
7/10/2019
VICINITY MAP

SUMMIT RIDGE DEVELOPMENT
<table>
<thead>
<tr>
<th>From:</th>
<th>Eddy Thiel <a href="mailto:eddy@nampahighway1.com">eddy@nampahighway1.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Tuesday, August 6, 2019 6:44 AM</td>
</tr>
<tr>
<td>To:</td>
<td>Shellie Lopez</td>
</tr>
<tr>
<td>Subject:</td>
<td>[External] RE: Final Plat Approval for Summit Ridge Subdivision #2 (SPF-00101-2019)</td>
</tr>
</tbody>
</table>

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

Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Good Afternoon! 😊

Re: Final Plat Approval for Summit Ridge Subdivision #2 (SPF-00101-2019)

Please find attached for your review the Final Plat Approval for Summit Ridge Subdivision No. 2 at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 9.23-acre parcel of land situated in Government Lot 2 of Section 5, T2N, R2W, BM – 30 Single Family Residential Detached lots on 9.23 acres or 3.25 dwelling units/gross acre) for M3 Idaho Greenhurst LLC - Mark Tate.

This final plat has been scheduled as a business item on the Planning and Zoning Commission Agenda of September 10, 2019.

Please review and return any comments to my attention prior to August 23, 2019.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the final plats for Summit Ridge Subdivisions No. 2 and 3 Projects: SPF-00101-2019 and SPF-00102-2019. We have no requests.

Thank you,

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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.
August 12, 2019

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

RE: SPF-00101-2019/ Summit Ridge Subdivision No. 3

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project-Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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. Developers must comply with Idaho Code 31-3805.

Sincerely,

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

Cc: Office/ file  
T. Ritthaler, Board of Control
12 August 2019

Nampa Planning and Zoning Department
411 3rd Street South
Nampa, Idaho 83651

RE: Summit Ridge Subdivision No. 2 and 3
Greenhurst and S. Midland
Boise-Kuna Irrigation District
Thacker Lateral 138+90
Robinson Lateral 169+00
Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves the plans for the final plats for the Summit Ridge Subdivision No. 2 and 3 as it appears all of Boise Project’s concerns have been met per our following comments. Please note the sections in Bold.

The United States’ Thacker lateral and Robinson Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement 20 feet west and 25 feet east of the Thacker Lateral’s centerline and 20 feet south and southwest of and 25 feet north and northeast of the Robinson Lateral’s centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No work shall take place in our easements during the irrigation season between March 15th and October 15th.
Fencing/pathways (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must get the proper crossing agreements from the Bureau of Reclamation. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.
Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

**Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.**

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Rithalder
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File
August 20, 2019

RE: Summit Ridge Phase 2 - Final Plat

To: Scott Wonders – JUB Engineers

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:

- Propose a new, unique street name for the East West oriented street south of Block 9. Use the following format: W (new name) St.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Good morning,

ITD has received application SPF-00101-2019 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 Afternoon! 😊

Re: Final Plat Approval for Summit Ridge Subdivision #2 (SPF-00101-2019)

Please find attached for your review the Final Plat Approval for Summit Ridge Subdivision No. 2 at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 9.23-acre parcel of land situated in Government Lot 2 of Section 5, T2N, R2W, BM - 30 Single Family Residential Detached lots on 9.23 acres or 3.25 dwelling units/gross acre) for M3 Idaho Greenhurst LLC - Mark Tate.

This final plat has been scheduled as a business item on the Planning and Zoning Commission Agenda of September 10, 2019.

Please review and return any comments to my attention prior to August 23, 2019.

Thank you & Have a great day!
PLANNING AND ZONING DEPARTMENT

Date: August 30, 2019

RE: Planning Department Landscape Plan Review

Project: Project Name: Summit Ridge Subdivision #2: COM-00101-2019

The above listed project 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:

1. **Acer x fremanii**: This species and Acer rubrum have been experiencing a high mortality rate in Canyon County. Please refer to Treasure Valley Tree Selection Guide for a different tree selection (https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide).

2. 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
DATE: August 30, 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 Summit Ridge Subdivision No. 2 and recommend the following conditions and comments.

**General Comments**
1. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

**Final Plat**
1. Provide a new street name for “W Crescendo Street” per Nampa GIS comment. New street name shall be approved by GIS Division prior to Construction Drawing approval.
2. Recommend revising the “Utility Easement Line” in the legend to “Public Utility and Drainage Easement”.
3. The front property pin for Lots 3/4, Block 9 needs to be offset due to conflict with proposed sand and grease trap.
4. Add missing Block #’s to the plat.
5. Confirm if the existing Ingress/Egress Easement and Idaho Power Blanket Easement are to be vacated, and if so, the intended timeline.

**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 “Summit Ridge Subdivision #2 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 8/30/2019 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 sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.