BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s): Franklin Village Development, LLC, Mitch Armuth; KM Engineering, Kirsti Grabo
File(s): SPF-100-2019
Analyst: Kristi Watkins, Senior Planner

Requested Action Approval(s): Recommendation of approval to City Council

Final plat approval for:

Franklin Village Subdivision No. 6 (hereinafter the “Development”; alternatively, “Franklin Village Subdivision No. 6” or the “Project”)

Comprising 10.23 acres proposed to be platted into fifty (50) buildable and four (4) common lots all located in an RS 6 Zoned area located in the SE ¼ of the NW ¼ of Section 11, T3N, R2W, BM, Canyon County, Nampa on the north of Birch Ln, east of N Franklin Blvd.

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 Energov entry, dated August 15, 2019, authored by Neil Jones, Nampa Building Department, stating that the building department has no conditions at this time; and,

2. An email dated August 15, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

3. An email dated August 16, 2019, authored by Cody Swander, Nampa Parks Department, stating that the Parks Department has no requests; and,

4. A letter, dated September 6, 2019, authored by Greg Curtis, Nampa Meridian Irrigation District, stating that NMID has no comment; and,
5. An email, dated September 6, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no objections to the proposed development; and,

6. An email, dated September 12, 2019, authored by Doug Critchfield, Nampa Planning and Zoning in regards to the landscape plans and adding a note about selecting the trees from the guide the City has posted on their website; and,

7. A memo dated August 28, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the city GIS Department requests the following changes:
   a. Propose new, unique street name for the section of Cypress Ln parallel to E Stark Dr after turning northwest, Format should be E (new name) Dr
   b. A follow up email from Kirsti Grabo on September 6, states ‘Let’s do ‘Brigade’; and,

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

**Engineering General Comments**

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

**Engineering Final Plat**

a. Revise “N Cypress Lane” to “E Brigade Dr” per Nampa GIS comment and recent coordination.

b. Verify the “N Hopkinson Way” street name is correct. There are discrepancies between this plat and the Phase 5 Final Plat and construction drawings. It seems the name should be “N. Hopkinson Dr”.

c. Add missing lot areas on sheets 2 and 3.

**Engineering 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 “Franklin Village Subdivision #6 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 9/6/2019 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 for Franklin Village Subdivision No. 6 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Franklin Village Subdivision, complies with relevant RS 6 zoning codes, and, City of Nampa subdivision standards pertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)
Accordingly, Staff recommends that Franklin Village Subdivision No. 6 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 Franklin Village Subdivision; and,

2. Provide a revised landscape plan; and,

3. Obtain an Erosion Control Permit from the City of Nampa; and,

4. Correct Street Names; and

5. Address Construction Drawing Comments and Redlines; and,

6. 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,

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

**ATTACHMENTS**

- Application pages (page 4-8)
- Vicinity map (page 9)
- Final plat (page 10-14)
- Preliminary plat (page 15-20)
- Landscape Plans (page 21-22)
- Agency/department & citizen correspondence (page 23+)
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

Name of Subdivision  Franklin Village Subdivision No. 6
Location of Subdivision  7780 Birch Lane

Owner  Donald Brandt & Marilyn Brandt
Address  203 11th Ave S, Nampa, Idaho 83651
Phone
FAX
E-Mail

Applicant  Franklin Village Development, LLC - Mitch Armuth
Address  701 S Allen Street, Ste. 108 Meridian, Idaho
Phone  208.433.8800
FAX
E-Mail marmuth@hubblehomes.com

Engineer/Surveyor/Planner  KM Engineering, LLP - Kirsti Grabo, Development Coordinator
Address  9233 W State Street, Boise, Idaho 83714
Phone  208.639.6939
FAX  208.639.6930
E-Mail kgrabo@kmengllp.com

FINAL PLAT INFORMATION

Total Acreage 10.23
Total Number of Lots: 54  Buildable: 50  Common: 4
Gross Density per Acre: 4.89 (Number of units per acre of total land to be developed
Net Density per Acre: 6.11 (Number of units per acre of land excluding roads)
Zoning District(s) - Zoning Within Nampa City Limits, RS6 - DA
If Applicable: Zoning Within the Area of Impact n/a

******************************************************************************

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015

SCANNED 07-22-04 Division 200
Page 4 Section 202 - 3 of 8
July 9, 2019  
Project No. 19-075

Mr. Norm Holm  
City of Nampa  
411 3rd Street South  
Nampa, ID 83651

RE: Franklin Village Subdivision No. 6 – Nampa, ID  
Final Plat Application

Dear Mr. Holm:

On behalf of Franklin Village Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin Village Subdivision No. 6. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 6 includes 50 buildable lots and 4 common lots on approximately 10.23 acres. This represents a gross density of 4.89 units per acre and a net density of 6.11 units per acre, both of which are consistent with the existing entitlements.

The conditions of approval for this project include complying with applicable requirements of the City, entering into a Development Agreement Modification to accommodate the new layout, and entering into a Memorandum of Understanding with the City regarding improvements associated with the new park. Both of these documents were finalized and recorded in 2016.

To our knowledge, all conditions of approval have been satisfied in the documents submitted herewith. Should you have questions or require further information in order to process this application, please let me know as soon as possible.

Sincerely,

KM Engineering, LLP

Kirsti Grabo  
Development Coordinator

cc: Franklin Village Development, LLC
June 5, 2019  
Project No. 19-075  
Franklin Village No. 6  
Legal Description

A parcel of land, being a portion of Lots 27 and 28 of Cortland Place Subdivision (Book 1 of Plats, Page 26, records of Canyon County, Idaho), further situated in the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 11, which bears S00°24’01”W a distance of 2,647.58 feet from a found brass cap monument marking the Northwest corner of said Section 11, thence following the southerly line of said Northwest 1/4, S89°24’43”E a distance of 2,647.56 feet to a found brass cap monument marking the center 1/4 corner of said Section 11, thence leaving said southerly line and following the easterly line of said Northwest 1/4, N00°29’15”E a distance of 530.85 feet to a found 5/8-inch rebar on the subdivision boundary of Franklin Village No. 5 (Book__, of Plats, Page__, records of Canyon County, Idaho) and being the POINT OF BEGINNING.

Thence leaving said easterly line and following the subdivision boundary of said Franklin Village Subdivision No. 5 the following ten (10) courses:

1. N89°30’45”W a distance of 113.01 feet to a found 5/8-inch rebar;
2. S85°29’47”W a distance of 50.19 feet to a found 5/8-inch rebar;
3. N89°24’43”W a distance of 355.41 feet to a found 5/8-inch rebar;
4. S85°17’36”W a distance of 54.18 feet to a found 5/8-inch rebar;
5. N89°24’43”W a distance of 365.30 feet to a found 5/8-inch rebar;
6. 95.93 feet along the arc of a circular curve to the right, said curve having a radius of 195.00 feet, a delta angle of 28°11’11”, a chord bearing of N75°19’08”W and a chord distance of 94.97 feet to a found 5/8-inch rebar;
7. N36°18’19”W a distance of 74.78 feet to a found 5/8-inch rebar;
8. 11.93 feet along the arc of a circular curve to the right, said curve having a radius of 713.00 feet, a delta angle of 00°57’31”, a chord bearing of S54°10’26”W and a chord distance of 11.93 feet to a found 5/8-inch rebar;
9. S54°39’12”W a distance of 36.37 feet to a found 5/8-inch rebar;
10. N35°20’48”W a distance of 108.00 feet to a found 5/8-inch rebar on the subdivision boundary of Franklin Village No. 4 (Book 48, of Plats, Page 23, records of Canyon County, Idaho);

Thence leaving said subdivision boundary of Franklin Village Subdivision No. 5 and following said subdivision boundary of Franklin Village No.4 the following four (4) courses:

1. N54°39’12”E a distance of 36.37 feet to a found 5/8-inch rebar;
2. 352.07 feet along the arc of a circular curve to the left, said curve having a radius of 605.00 feet, a delta angle of 33°20’33”, a chord bearing of N37°58’55”E and a chord distance of 347.12 feet to a found 5/8-inch rebar;

ENGINES | SURVEYORS | PLANNERS
3. N21°18'39"E a distance of 171.53 feet to a found 5/8-inch rebar;
4. N16°53'12"E a distance of 91.72 feet to a set 5/8-inch rebar;

Thence leaving said subdivision boundary of Franklin Village No. 4, S56°30'42"E a distance of 1,012.57 feet to a set 5/8-inch rebar on the easterly line of the Northwest 1/4 of said Section 11;
Thence following said easterly line, S00°29'15"W a distance of 127.88 feet to the POINT OF BEGINNING.

Said description contains 10.229 acres, more or less.
Title: Franklin Village No. 6

Scale: 1 inch = 160 feet

<table>
<thead>
<tr>
<th>File</th>
<th>Franklin Village No. 6 19-075</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 1:</td>
<td>10.229 Acres: 44571 Sq Feet: Closure = S30.3204e 0.01 Feet: Precision = 1/458152: Perimeter = 3057 Feet</td>
</tr>
<tr>
<td>001 = n89.3045w 113.01</td>
<td>007 = n36.1819w 74.78</td>
</tr>
<tr>
<td>002 = s85.2947w 50.19</td>
<td>008 = n31.1236w, Delta = 00.5731</td>
</tr>
<tr>
<td>003 = n89.2443w 355.41</td>
<td>009 = s54.3912w 36.37</td>
</tr>
<tr>
<td>004 = s85.1736w 54.18</td>
<td>010 = n35.2048w 108.00</td>
</tr>
<tr>
<td>005 = n89.2443w 365.30</td>
<td>011 = n54.3912e 36.37</td>
</tr>
<tr>
<td>006 = n89.2443w 365.30</td>
<td>012 = n54.3912e 36.37</td>
</tr>
<tr>
<td>Bng = 75.1908w, Cld = 94.97</td>
<td>Bng = 375.8352e, Cld = 347.12</td>
</tr>
</tbody>
</table>

Date: 06-05-2019
CARRIAGE HILL WEST
SUBDIVISION NO. 5

Final Plat

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

SPF-00103-2019

9/12/2019
for illustrative purposes only
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREOFOLLOWED.

A PARCEL OF LAND BEING A PORTION OF LOT 27 AND 28 OF CRAWFORD PLAT SUBDIVISION (D) OF PLAT, PAGE 25, RECORDS OF CRAWFORD COUNTY, MARICOPA COUNTY, ARIZONA, HEREIN RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MARICOPA COUNTY, ARIZONA, WHERE J. NOE, RECORDED MARRIAGE OF NAPLES, COUNTY, AND BONDS WAS SUBMITTED, DESCRIBED AS FOLLOWING:


CERTIFICATE OF SURVEY


ACKNOWLEDGMENT

CRAWFORD COUNTY

THE UNDERSIGNED, KNOWING FULLY THE TRUE VALUE OF THE LAND CONSENTED TO THE SLOPE SIMILAR TO THE SOUTH END OF THE LOT AND IS ON THE SLOPE.

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF SURVEY

PLAT OF FRANKLIN VILLAGE No. 6

I, R. B. ASHLEY, COUNTY SURVEYOR OF CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT ACCURATELY SHOWS THE TRUE LOCATION OF THE DESCRIPTION OF PROPERTY HEREBY APPENDED.

CITY, CANYON COUNTY, IDAHO.

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

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL ON THE DAY OF 20, THIS PLAT WAS ACCEPTED AND LEDGED.

I, THE FOREGOING PLAT OF NAMPA, IDAHO, ON CERTIFICATE OF THE CITY SURVEYOR, AND

I, THE UNDERSIGNED, COUNTY SURVEYOR OF CANYON COUNTY, IDAHO, UNDER THE REQUIREMENTS OF IDAHO STATUTE 53-508, CERTIFY THAT ALL AND ANY UPSET AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID AND COMPLETED FOR THE NEXT FORTY YEARS.

DEVELOPER FRANKLIN VILLAGE DEVELOPMENT, LLC, NAMPA, IDAHO

ENGINEERS, SURVEYS, PLANNERS, BOSSES, IDAHO 83718

PHONE (208) 639-6939

REQUIRING SOUTHWEST DISTRICT HEALTH DEPARTMENT DATE OF APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

APPROVAL OF CITY COUNCIL

APPROVAL OF CITY SURVEYOR

APPROVAL OF CITY CLERK

APPROVAL OF CITY ENGINEER

APPROVAL OF CITY SURVEYOR

APPROVAL OF CITY CLERK
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45 • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

Good Afternoon Everyone! 😊

Re: Final Plat Approval for Franklin Village Subdivision No. 6 (SPF-00100-2019)

Please find attached for your review, Final Plat Approval for Franklin Village Subdivision No. 6 north of Franklin Village No. 5 (A parcel of land, being a portion of Lots 27, and 28 of Cortland Place Subdivision, further situated in the SE 1/4 of the NW 1/4 of Section 11, T3N, R2W, BM - 50 Single Family Residential lots on 10.23 acres for 4.89 lots/gross acre) for KM Engineering representing Franklin Village Development, LLC - Mitch Armuth.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of September 24, 2019.

Please find attached the SPF-00100-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to September 06, 2019.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the final plat for Franklin Village Subdivision No. 6 Project: SPF-00100-2019. 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.
September 6, 2019

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

RE: SPF-00100-2019/ Franklin Village Subdivision No. 6; 7780 Birch Lane

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

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

Please feel free to contact me with any further questions.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ file
Good morning,
ITD has received application SPF-00100-2019 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 Everyone! 😊

Re: Final Plat Approval for Franklin Village Subdivision No. 6 (SPF-00100-2019)

Please find attached for your review, Final Plat Approval for Franklin Village Subdivision No. 6 north of Franklin Village No. 5 (A parcel of land, being a portion of Lots 27, and 28 of Cortland Place Subdivision, further situated in the SE 1/4 of the NW 1/4 of Section 11, T3N, R2W, BM - 50 Single Family Residential lots on 10.23 acres for 4.89 lots/gross acre) for KM Engineering representing Franklin Village Development, LLC - Mitch Armuth.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of September 24, 2019.

Please find attached the SPF-00100-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to September 06, 2019.

Thank you & Have a great day!
Hi Kristi – I've reviewed the plans for Franklin Village Subdivision No. 6. Please add a note to the landscape plans:


Please contact me if you have any questions. Thanks - Doug

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 28, 2019

RE: Franklin Village Phase 6- Final Plat

To: Kirsti Grabo

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 name for the section of Cypress Ln parallel to E Stark Dr after turning northwest. Format should be E (new name) Dr.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Kirsti Grabo <KGrabo@kmenqllp.com> wrote:

Hi Daniel —

Will any of these names work to replace Cypress?

- Armory
- Brevet
- Brigade
- Gabion
- Ironclad
- Rampart
- Vidette

Thanks!
Kirsti
DATE: September 6, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SFP-00100-2019 – Franklin Village Subdivision #6 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Franklin Village Subdivision #6 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. Revise "N Cypress Lane" to "E Brigade Dr" per Nampa GIS comment and recent coordination.
2. Verify the "N Hopkinson Way" street name is correct. There are discrepancies between this plat and the Phase 5 Final Plat and construction drawings. It seems the name should be "N. Hopkinson Dr".
3. Add missing lot areas on sheets 2 and 3.

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 “Franklin Village Subdivision #6 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 9/6/2019 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.