BUSINESS ITEM NO. 3
STAFF REPORT

Applicant(s)/Engineer(s): Providence Properties, Chad Shaxted, Applicant; Kent Brown; Representative
File(s): SPF-104-2019
Analyst: Kristi Watkins, Senior Planner

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

Final plat approval for:

**Covey Run Subdivision** (hereinafter the “Development”; alternatively, “Covey Run Subdivision” or the “Project”)

Comprising 5.56 acres proposed to be platted into fifty-eight (58) buildable and two (2) common lots for 10.42 units per gross acre all located in an RD Zoned area located in the NW ¼ of the NE ¼ of Section 26, T3N, R2W, BM, Canyon County, Nampa on the southeast corner of E. Victory Rd and S. Sugar Ave.

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 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 Dept 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, other than they are still waiting for a license agreement; 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, future mitigation may be needed at the intersection of I-84B and Sugar St; and,

6. An email, dated September 12, 2019, authored by Doug Critchfield, Nampa Planning and Zoning Dept, stating that the landscape plan appears to be only about 60% complete and will require more detail; and,

7. A memo dated August 28, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the city GIS Department has no comments for this plat; and,

8. A memo dated, September 18, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

**Engineering General Comments**

a. The final plat does not reflect required right-of-way dedication along Victory Road that was a condition of the Preliminary Plat approval. Since Victory Road is classified as a “Minor Arterial”, the Developer shall dedicate an additional 10 feet of public right-of-way for 50 feet total from centerline, along with a 25° chamfer at the Victory Road and Sugar Street southeast corner. The dedication shall take place ahead of the plat recording via separate deed. The Developer shall provide legal description and associated exhibit to facilitate the right-of-way dedication.

b. Frontage improvements are required along Victory Road in accordance with Nampa City Code Section 9-3-1, including sidewalk and drainage improvements.

c. Sugar Street is classified as a “Local Road”. As a result, the development is responsible for all frontage improvements including curb, gutter, and sidewalk construction, pavement widening, and drainage.

d. The proposed development shall complete 12” water main construction along the Victory Road frontage.

e. The project is proposing all onsite pressure irrigation main be private as all landscaping is intended to be maintained by the Home Owner’s Association. As a result, the CC&R’s shall clearly define that the City has the right to shut down all irrigation supply to the development if any property owner refuses to pay their irrigation assessment.

f. The draft CC&R’s do not define responsibility/maintenance of on-site private drainage facilities. Language should be added to Article IV, Section 4 and/or Section 18 to address private drainage.

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

h. A Right-of-Way permit with City of Nampa is required prior to the start of any work within the Sugar Street and Victory Road right-of-way.

i. The North Nampa Lateral runs along the easterly property boundary of this project. The Developer provide documentation from Nampa & Meridian Irrigation District that they have reviewed the project.

j. The Engineer of Record shall be responsible for inspecting the on-site private drainage facilities. The EOR shall submit a letter to the Nampa Engineering Division certifying that the facility was constructed within substantial conformance with the approved plans and specifications prior to Final Plat signature.

**Engineering Final Plat Comments**

a. Revise the plat to reflect the required Victory Lane additional right-of-way dedication.

b. Define the crossed hatched easement on Sheet 1 as “Cross Access Area Easement” to conform with Article IV, Section 4 of the CC&R’s. This area should also include a Public Utility Easement to cover sewer, water,
and joint trench dry utilities through the drive aisle. Recommend adding a note to describe the purpose of the easement.

c. Add a note referencing the CC&R’s by instrument number. The CC&R’s shall be recorded concurrent with the Final Plat.

d. Add missing 10’ wide Public Utility Easement along the boundary of the two common lots as redlined on Sheet 2.

e. Describe the easement line in the Legend on Sheets 2 and 3 (e.g. “Public Utility, Drainage, & Irrigation Easement”).

f. Add lot areas to all lots on Sheets 2 and 3.

g. The Public Utility Easement drafted along the Block boundary is not wide enough. See previous Final Plat Comment # 2.

Engineering Conditions of Approval

1. The Developer’s Surveyor shall address all Final Plat comments to the satisfaction of the Nampa Engineering Division prior to City Engineer signature of the plat.

2. The Developer’s Engineer shall address all Nampa Engineering Division comments to the Construction Drawing and Drainage Report 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.

4. The Developer shall dedicate an additional 10 feet of public right-of-way along Victory Road, for a total of 50 feet from centerline, along with a 25’ chamfer at the Victory Road and Sugar Street southeast corner. The dedication shall take place via separate and be recorded prior to the City Engineer signature of the plat.

5. The Developer shall revise the CC&R’s to include language indicating the City has the right to shut down all irrigation supply to the development if any property owner refuses to pay their irrigation assessment. The HOA shall be responsible to ensure compliance with property owner payment of irrigation assessments to the City. Article IV, Sections 4 and/or Section 18 shall also be modified to address maintenance responsibility of on-site private drainage facilities. The revised CC&R language shall be reviewed by the Nampa Engineering Division for approval prior to the City Engineer signature of the plat. The CC&R’s shall be referenced by note on the face of the plat and recorded concurrent with the Final Plat.

6. The Developer shall provide City with documentation of plan review/approval from Nampa & Meridian Irrigation District prior to construction drawing approval since this project is adjacent to the North Nampa Lateral.

7. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of the private Phase 2 drainage facility 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.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat for Covey Run Subdivision conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of for Covey Run Subdivision, complies with relevant RD 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
Accordingly, Staff recommends that Covey Run Subdivision be approved, contingent on applicant/Developer/Development compliance with various Conditions of Approval.

SUGGESTED CONDITIONS OF APPROVAL

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

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

2. Provide a revised landscape plan; and,

3. The Developer's Surveyor shall address all Final Plat comments to the satisfaction of the Nampa Engineering Division prior to City Engineer signature of the plat; and,

4. The Developer's Engineer shall address all Nampa Engineering Division comments to the Construction Drawing and Drainage Report prior to construction drawing approval; and,

5. 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; and,

6. The Developer shall dedicate an additional 10 feet of public right-of-way along Victory Road, for a total of 50 feet from centerline, along with a 25' chamfer at the Victory Road and Sugar Street southeast corner. The dedication shall take place via separate and be recorded prior to the City Engineer signature of the plat; and,

7. The Developer shall revise the CC&R's to include language indicating the City has the right to shut down all irrigation supply to the development if any property owner refuses to pay their irrigation assessment. The HOA shall be responsible to ensure compliance with property owner payment of irrigation assessments to the City. Article IV, Sections 4 and/or Section 18 shall also be modified to address maintenance responsibility of on-site private drainage facilities. The revised CC&R language shall be reviewed by the Nampa Engineering Division for approval prior to the City Engineer signature of the plat. The CC&R's shall be referenced by note on the face of the plat and recorded concurrent with the Final Plat; and,

8. The Developer shall provide City with documentation of plan review/approval from Nampa & Meridian Irrigation District prior to construction drawing approval since this project is adjacent to the North Nampa Lateral; and,

9. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of the private Phase 2 drainage facility 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; and,
10. 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,

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

ATTACHMENTS

- Application pages (page 6-7)
- Vicinity map (page 8)
- Final plat (page 9-13)
- Preliminary plat (page 14)
- Agency/department & citizen correspondence (page 15+)
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
COVEY RUN SUBDIVISION

Location of Subdivision
Southeast corner of Sugar Ave and Victory Rd

Owner
ROBERT BASS
Address 1653 E BRAEMERE RD, BOISE ID 83702
Phone 208-695-2000
FAX
E-Mail MARMUTH@HUBBLEHOMES.COM

Applicant
PROVIENCE PROPERTIES
Address 701 S ALLEN ST STE 401
Phone 208-695-2000
FAX
E-Mail CSHAXTED@HUBBLEHOMES.COM

Engineer/Surveyor/Planner ROGER SMITH /NATHAN DANG/KENT BROWN
Address 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone 208-871-6842
FAX
E-Mail KENTLKB@GMAIL.COM

FINAL PLAT INFORMATION

Total Acreage 5.56
Total Number of Lots: 60 Buildable: 58 Common: 2
Gross Density per Acre: 10.77 (Number of units per acre of total land to be developed
Net Density per Acre: 11.27 (Number of units per acre of land excluding roads)
Zoning District(s) - Zoning Within Nampa City Limits RD
If Applicable: Zoning Within the Area of Impact

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Page 6
July 24, 2019

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

RE: Final Plat for Covey Run Subdivision (SPP 030-18)

Dear Staff and Council:

On behalf of developer Providence Properties, please accept our request for Final Plat Approval for Covey Run Subdivision. Covey Run Development is located, at southeast corner of Sugar Ave and Victory Road. The applicant is requesting final plat approval of 58 residential lots and 2 common lots on 5.56 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,

[Signature]

Kent Brown
Planner
COVEY RUN
SUBDIVISION
Final Plat

SPF-00104-2019

9/18/2019

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

Page 8
COVEY RUN SUBDIVISION

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, GETTY CAPITAL OF IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS SAID CORPORATION'S INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAN.

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 EAST, 6TH PM, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 5/8TH INCH IRON PIN MONUMENT WITH AN INDELIBLE PLASTIC CAP AT THE NORTH WEST CORNER OF SAID SECTION 26 FROM WHICH THE FOUND 3-1/2 INCH BRASS CAP MONUMENT IN ASPHALT AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, 26, 26, 26 BEARS 5° 20' 31" E A DISTANCE OF 3651.27 FEET, THEN 5° 20' 31" W ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 658.55 FEET. THENCE 5° 20' 31" W FOR A DISTANCE OF 40.00 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A PLASTIC CAP LABELED "PLS 4347" AND THE REAL POINT OF BEGINNING;

THENCE N 00° 20' 31" E ALONG THE EASTERNLY RIGHT-OF-WAY OF S. SANDY AVENUE FOR A DISTANCE OF 819.99 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A PLASTIC CAP LABELED "PLS 4347";

THENCE S 89° 16' 32" E ALONG THE SOUTHERNLY RIGHT-OF-WAY OF E. VICTORY ROAD FOR A DISTANCE OF 234.16 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A PLASTIC CAP LABELED "PLS 4347";

THENCE N 29° 33' 08" E ALONG THE SOUTHWESTERNLY RIGHT-OF-WAY OF THE N. VICTORY ROAD LATERAL FOR A DISTANCE OF 896.34 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A PLASTIC CAP LABELED "PLS 4347";

THENCE N 89° 13' 35" E ALONG THE NORTHEASTLY BOUNDARY OF SUGAR MANSION NO. 1 SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN BOOK 17 OF PLATS AT PAGE 42, CANYON COUNTY RECORDS, FOR A DISTANCE OF 549.43 FEET TO THE REAL POINT OF BEGINNING.

PARCEL CONTAINS 5.560 ACRES, MORE OR LESS.

THE PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES, AND FOR SUCH OTHER USES AS DESIGNATED HEREIN, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ERECTED TO REACT WATER FROM THE CITY OF NAMPA WATER DEPARTMENT AND DEAL WITH THE NAMPA WATER DEPARTMENT HAS AGREED IN WRITING TO SERVE ALL LOTS PER IDAHO CODE 55-1334.

ROBERT BASS MANAGER

DATE:

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF ADAMS

ON THIS DAY OF _______ IN THE YEAR ______, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED ROYALIN L. HUBBLE, KNOWING HIMSELF TO BE THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF A CORPORATION BY ROYALIN L. HUBBLE, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES

RESIDING IN

CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Nathan J. Dang
P.L.S. 111463
Digitaally signed

Accurate Surveying & Mapping

Covey Run Subdivision

1002 W. Hwy St., Suite 306
Boise, Idaho 83702
(208) 803-4188
www.accuratesurveyors.com

JOB NO.: 10-210
DRAWN BY:
P. MAH

SHEET: 3 OF 4
COVEY RUN SUBDIVISION

CERTIFICATE OF CANYON COUNTY SURVEYOR
I, THE UNDERSIGNED, 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 SURVEYS.

CANYON COUNTY SURVEYOR DATE

APPROVAL OF CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND CERTIFY THAT IT IS IN ACCORDANCE WITH NAMPA SUBDIVISION ORDINANCE RELATING TO SUBDIVISION PLATS.

CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL
I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD THE DATE 20__, THIS PLAT WAS ACCEPTED AND APPROVED.

NAMPA CITY CLERK DATE

CERTIFICATE OF SOUTHWEST DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, SECTION 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE FILED ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT DATE

CERTIFICATE OF THE CANYON 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 PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER DATE

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
ACCEPTED AND APPROVED THIS ___ DAY OF ____________, BY THE PLANNING AND ZONING COMMISSION OF NAMPA, IDAHO.

NAMPA PLANNING & ZONING COMMISSION DATE

Nathan J. Dang
Dang Nathan J., P.L.S. 11463

Accurate Surveying & Mapping
1602 W. Hays St., Suite 395
Boise, Idaho 83702
(208) 883-4198
www.accuratesurveyors.com
Building Department has no conditions at this time.

---

Shellie Lopez

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Thursday, August 15, 2019 7:34 AM
Subject: Final Plat Approval for Covey Run Subdivision (SPF-00104-2019)

Good Morning Everyone! 🌟

Re: Final Plat Approval for Covey Run Subdivision (SPF-00104-2019)

Please find attached for your review, Final Plat Approval for Covey Run Subdivision at the southeast corner of S. Sugar Ave. and E. Victory Rd. (14 Four-Unit Condo Townhomes and 1 Two-Unit Condo Townhome for a total of 58 units on 5.569 acres for 10.42 units per gross acre - A portion of the E of the NW of the NW of the NE Section 26, T3N, R2W, B.M.) for Kent Brown representing Providence Properties.

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-00104-2019 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 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

---

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Thursday, August 15, 2019 7:34 AM
Subject: Final Plat Approval for Covey Run Subdivision (SPF-00104-2019)

Good Morning Everyone! 😊

Re: Final Plat Approval for Covey Run Subdivision (SPF-00104-2019)

Please find attached for your review, Final Plat Approval for Covey Run Subdivision at the southeast corner of S. Sugar Ave. and E. Victory Rd. (14 Four-Unit Condo Townhomes and 1 Two-Unit Condo Townhome for a total of 58 units on 5.569 acres for 10.42 units per gross acre - A portion of the E<sup>r</sup> of the NW<sup>v</sup> of the NW<sup>v</sup> of the NE<sup>v</sup> Section 26, T3N, R2W, B.M.) for Kent Brown representing Providence Properties.

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-00104-2019 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 Covey Run Subdivision Project: SPF-00104-2019. 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-00104-2019/ Covey Run Subdivision

Dear Norm:

Please be advised Nampa & Meridian Irrigation District (NMID) has reviewed and approved this development and the work within the easement for the North Nampa Lateral. We have requested the developer obtain a License Agreement, in which we are still waiting for. NMID will have no further comment at this time.

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.

Should you have any further questions regarding this letter, please feel free to give me a call.

Sincerely,

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

Cc: Office/ file
September 6, 2019

Shellie Lopez
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>SPF-00104-2019</th>
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</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>COVEY RUN SUBDIVISION</td>
</tr>
<tr>
<td>Project Location</td>
<td>2305 East Victory Road, south of I-84B milepost 59.96</td>
</tr>
<tr>
<td>Project Description</td>
<td>Construct a subdivision with 14 four-unit condo townhomes and a 1 two-unit condo townhome with a total of 58 units</td>
</tr>
<tr>
<td>Applicant</td>
<td>Kent Brown</td>
</tr>
<tr>
<td>Representing</td>
<td>Providence Properties</td>
</tr>
</tbody>
</table>

The Idaho Transportation Department (ITD) reviewed the final plat application and has the following comments:

1. This project does not abut the State highway system.

2. Again ITD requests trip generations and turning movements for the intersection of North Sugar Street and I-84B to determine if there is a need for mitigation. Any necessary mitigation for traffic impacts shall be the responsibility of the applicant to install.

3. A Road Safety Audit (RSA) was completed for the intersection of I-84B/ North Sugar Street. ITD encourages the City to review the RSA and require improvements that reduce safety conflicts identified in the RSA.

4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD’s Headquarters Right-of-Way Section at (208) 334-8832 for more information.
6. Once safety concerns identified in the RSA have been addressed, ITD will not object to the proposed application.

If you have any questions, you may contact me at (208) 334-8338 or Erika Bowen (208) 265-4312 ext 7.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov
Hi Kent – The landscape plan for the Covey Run Final Plat is about 60% complete. There are various things missing and the legend does not match the plan. Please resubmit a completed landscape plan.

Thanks - Doug

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Sylvia Mackrill

From: Daniel Wagner
Sent: Wednesday, August 28, 2019 10:02 AM
To: Sylvia Mackrill; Caleb Laclair
Subject: Addressing Review - Covey Run Subdivision

Sylvia,

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

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

NAMPA Proud

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.
DATE:   September 18, 2019
TO:     Nampa Planning & Zoning Department
FROM:   Caleb LaClair, P.E. – Assistant City Engineer
CC:     Daniel Badger, P.E. – City Engineer

SUBJECT:  SFP-00104-2019 – Covey Run Subdivision – Engineering Review Memo

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

General Comments

1. The final plat does not reflect required right-of-way dedication along Victory Road that was a condition of the Preliminary Plat approval. Since Victory Road is classified as a “Minor Arterial”, the Developer shall dedicate an additional 10 feet of public right-of-way for 50 feet total from centerline, along with a 25’ chamfer at the Victory Road and Sugar Street southeast corner. The dedication shall take place ahead of the plat recording via separate deed. The Developer shall provide legal description and associated exhibit to facilitate the right-of-way dedication.

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5. The project is proposing all onsite pressure irrigation main be private as all landscaping is intended to be maintained by the Home Owner’s Association. As a result, the CC&R’s shall clearly define that the City has the right to shut down all irrigation supply to the development if any property owner refuses to pay their irrigation assessment.

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8. A Right-of-Way permit with City of Nampa is required prior to the start of any work within the Sugar Street and Victory Road right-of-way.
9. The North Nampa Lateral runs along the easterly property boundary of this project. The Developer provide documentation from Nampa & Meridian Irrigation District that they have reviewed the project.

10. The Engineer of Record shall be responsible for inspecting the on-site private drainage facilities. The EOR shall submit a letter to the Nampa Engineering Division certifying that the facility was constructed within substantial conformance with the approved plans and specifications prior to Final Plat signature.

**Final Plat Comments**

1. Revise the plat to reflect the required Victory Lane additional right-of-way dedication.

2. Define the crossed hatched easement on Sheet 1 as “Cross Access Area Easement” to conform with Article IV, Section 4 of the CC&R’s. This area should also include a Public Utility Easement to cover sewer, water, and joint trench dry utilities through the drive aisle. Recommend adding a note to describe the purpose of the easement.

3. Add a note referencing the CC&R’s by instrument number. The CC&R’s shall be recorded concurrent with the Final Plat.

4. Add missing 10’ wide Public Utility Easement along the boundary of the two common lots as redlined on Sheet 2.

5. Describe the easement line in the Legend on Sheets 2 and 3 (e.g. “Public Utility, Drainage, & Irrigation Easement”).

6. Add lot areas to all lots on Sheets 2 and 3.

7. The Public Utility Easement drafted along the Block boundary is not wide enough. See previous Final Plat Comment # 2.

**Conditions of Approval**

1. The Developer’s Surveyor shall address all Final Plat comments to the satisfaction of the Nampa Engineering Division prior to City Engineer signature of the plat.

2. The Developer’s Engineer shall address all Nampa Engineering Division comments to the Construction Drawing and Drainage Report 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.

4. The Developer shall dedicate an additional 10 feet of public right-of-way along Victory Road, for a total of 50 feet from centerline, along with a 25’ chamfer at the Victory Road and Sugar Street southeast corner. The dedication shall take place via separate and be recorded prior to the City Engineer signature of the plat.

5. The Developer shall revise the CC&R’s to include language indicating the City has the right to shut down all irrigation supply to the development if any property owner refuses to pay their irrigation assessment. The HOA shall be responsible to ensure compliance with property owner payment of irrigation assessments to the City. Article IV, Sections 4 and/or Section 18 shall also...
be modified to address maintenance responsibility of on-site private drainage facilities. The revised CC&R language shall be reviewed by the Nampa Engineering Division for approval prior to the City Engineer signature of the plat. The CC&R’s shall be referenced by note on the face of the plat and recorded concurrent with the Final Plat.

6. The Developer shall provide City with documentation of plan review/approval from Nampa & Meridian Irrigation District prior to construction drawing approval since this project is adjacent to the North Nampa Lateral.

7. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of the private Phase 2 drainage facility 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.