PUBLIC HEARING ITEM NO. 2
STAFF REPORT

Applicant/Owner: Was a Wheat Field, LLC (Ed Thrift)

Engineer: Aspen Engineers (Lance Warnick)

File(s): SPS-00024-2019

Analyst: Rodney Ashby, Principal Planner

Date: October 15, 2019

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

Subdivision Plat Short Approval for Was A Wheat Field Subdivision in a IL (Light Industrial) zoning district at 3303 and 3305 Caldwell Blvd. (2 industrial lots on 1.35 acres – A portion of Lots 1 and 2 of Portners Subdivision located in a portion of the N ½ of Section 7, T3N R2W, BM) for Aspen Engineers representing Was A Wheat Field, LLC). SPS 024-19

Decision Required: Recommendation

(Status of Applicant: Owner

Existing Zoning: IL (Light Industrial)

Location: 3303 and 3305 Caldwell Blvd

Existing Land Use: 3303 Caldwell Blvd recently received a building permit to construct a warehouse/office building. That building is being constructed. The remaining vacant ground will be split into a second parcel as 3305 Caldwell Blvd through this subdivision short plat.

Proposed Land Use: Subdivision for two industrial buildings/properties.
General Information

Proposed Land Uses: Two parcels created from an existing single parcel with two industrial buildings and a common driveway

Surrounding Land Use and Zoning:
North- Sears Hometown Store/Kdbi (BC zoning)
    Vacant Lot (IL zoning)
South- Single Family Homes (R2 county zoning)
East- Vacant Lot (BC zoning)
West- Treasure Valley Auction Network (BC zoning)

Comprehensive Plan Designation: Light Industrial

Public Utilities/Services:
No irrigation services are available to the property at this time. Sewer and water are available to the north in 3301 Caldwell Blvd. "Since there are no City pressure irrigation mains in the area, the lots will share a connection with 3301 Caldwell Blvd to an existing water service with backflow prevention device to provide landscape irrigation water."

Transportation:
Access from Caldwell Blvd by use of a common drive.

Applicable Regulations

Subdivision Short Plat
Section 10-27-4F Short Plats, allows an abbreviated platting process for subdivisions of three to seven lots created from a single original property. “Drawings shall portray all features required to be shown on standard preliminary and final plat drawings; and Short plats will be processed as combination preliminary and final plats requiring a public hearing before the City’s Planning and Zoning Commission and approval by the City Council.”

As stated in the subdivision chapter of the Title 10, the Planning & Zoning Commission shall evaluate a proposed plat's design based on city codes in making its determination. The plat must also meet the standards identified in the approved Subdivision Process and Policy Manual; and Standard Construction Specification Manual.

Correspondence

The following is a summary of agency correspondence that can be found in full detail in the exhibits:

- Nampa & Meridian Irrigation District: No comment
- Nampa Engineering Division:
Identify irrigation service to be shared with adjacent properties on the plat.
Correct spelling and punctuation errors.
Correct angle details in the legal description.
Remove reference to public street dedication.
Conditions before Engineer’s final signature of Plat:
  - Developer’s Surveyor shall address all Plat comments
  - All public infrastructure installed and Record Drawings associated with Building Permit COM-01643 shall be submitted for review
  - Drainage retained on site and confirmed by Engineer of Record

- **Nampa Parks Division**: No requests
- **Nampa Highway District #1**: no comment
- **Building Department**: Will require building permits for any and all work on these lots
- **Pioneer Irrigation District**: Pioneer’s 15.0 North Branch Lateral should be correctly labelled on the plans. Any work within the easement must be permitted in writing
- **Planning & Zoning**: Access to the properties should be clarified. A cross access easement is shown on the plat that is included on Lot 2, but the cross access is not clearly shown to Caldwell Blvd through 3301 Caldwell Blvd. The note on the plat referring to Access and Parking and Utility Easements across the existing common lot accessed from Caldwell Blvd, needs to clarify the reference to “(4&5)” and provide an instrument number for the second amendment to Master Declaration for West Valley Center.

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**STAFF FINDINGS & DISCUSSION**

**Subdivision Short Plat**

Staff finds that with the changes requested in the Correspondence Section of this report, the proposed subdivision short plat for the Was a Wheatfield Subdivision conforms, or substantially conforms within acceptable limits, with relevant IL zoning codes and City of Nampa subdivision standards pertaining to land division.

Accordingly, Staff recommends that the Development be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter….

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**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend to City Council approval of the “Was A Wheatfield Subdivision” Short Plat, then Staff would suggest the following as (a) Condition(s) of Approval(s):

1. Generally, the Applicant/Development shall:
   a. Comply with all City department/division or outside agency requirements pertinent to this matter and contained under the “Correspondence” section of this report.

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**ATTACHMENTS**
- Application
- Aspen Engineers Letter Dated August 8, 2019 written to City of Nampa Engineering
- Comprehensive Plan Future Land Use Map
- Vicinity/Zoning Map
- Utility Map
- Plat pages
- Agency/department & citizen correspondence, etc.
***Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.

A. GENERAL INFORMATION
Subdivision Name: Was A Wheat Field Subdivision
Total Acres: 1.35 Acres
Intended Land Uses: Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es): 3303 and 3305 Caldwell Blvd, Nampa, ID
Legal Description: See Attachments 8 and 9

Existing Zoning: (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP [IL] H AG
(County Zoning) __________________

B. OWNER/APPLICANT INFORMATION

Owner of Record
Name: Was A Wheat Field, LLC (Contact: Ed Thrift)
Address: 1550 Prospect Ave
City: Capitola
State: CA, 95010
Telephone: 415-519-2504
Email: thrifted1550@gmail.com
Fax:

Applicant
Name: (Same as Owner)
Address:
City:
State:
Telephone:
Email:
Fax:

Engineer/Surveyor/Planner
Name: Aspen Engineers (Contact: Lance Warnick)
Address: 1619 N. Linder Rd, Suite 110, Kuna ID, 83634
Telephone: 208-466-8181
Email: lance@AspenEngineers.com
Fax:
C. SUBDIVISION INFORMATION

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling units per acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(gross /net)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
<td>1.35 Acres</td>
</tr>
<tr>
<td>Common (Landscape, Utility,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2</td>
<td>1.35 Acres</td>
</tr>
</tbody>
</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: [Signature]  Date: 7/19/19
August 08, 2019

Caleb LaClair
City of Nampa - Engineering
411 Third Street South
Nampa, ID 83651

SUBJECT: Short Plat for
WAS A WHEATFIELD SUBDIVISION
3303 & 3305 Caldwell Blvd
Nampa, Idaho 83651

Dear Caleb:

The purpose of this letter is to describe the requested Short Plat Approval for Was a Wheatfield Subdivision, which is located in an IL (Light Industrial) zone. The project is owned by Was A Wheatfield, LLC and located at 3303 & 3305 Caldwell Blvd near the intersection of Caldwell Blvd and Homedale Rd. The parcel (R255300000), is located on the west side of Caldwell Blvd and on the west side of the Sears complex, the parcel has a total area of 1.36 acres.

The property is located within the Nampa City limits and is adjacent to BC (Community Business) zoned property on three sides (North, East, South) and an unplatted area to the west, which consists of single-family residential homes. Due to the nature of the area being Industrial we believe that the development is a good fit for the area.

The development will create two lots containing 3303 Caldwell Blvd (Lot 2), which is currently under construction, and 3305 Caldwell Blvd (Lot 1), which will be a future building. Lot 1 will be served by existing water and sewer services and would develop the stormwater management as the site is built.

Lot 2 will be served by sewer and water services that are being constructed as per the recently approved plans for 330X Caldwell Blvd. Stormwater for Lot 2 will be managed by two infiltration trenches on each side of lot (See PP-1). The water service will connect to an existing 1” water service. The sewer service will tap an existing 4” sewer stub from the Sanitary Sewer Manhole and 8” dia sewer main.

Since there are no City pressure irrigation mains in the area, the lots will share a connection with 3301 Caldwell Blvd to an existing water service with backflow prevention device to provide landscape irrigation water.

All three properties, the existing 3301 Caldwell Blvd building, the Lot 2 building under construction, and the future Lot 1 building will all take access off of the shared driveway in the middle of the property. At the end of the shared driveway there will be an emergency vehicle turnaround.

We believe that the enclosed Short plat meets the requirements of the City’s subdivision Ordinance and we ask that you approve the preliminary plat.
August 6, 2019

Feel free call me at 208-466-8181 if you have any questions or need additional information.

Respectfully,
Aspen Engineers, Chartered

Lance Warnick, PE
Principal Engineer

cc: Aspen 19016
NOTES:

1. Any Redistribution of this Plat shall comply with the Applicable Zoning Regulations in effect at that time.
2. Minimum Building Setbacks shall be in accordance with the City of Nampa Applicable Zoning and Subdivision Regulations at the time of issuance of individual building permits or as specifically approved and recorded, as shown on the Plat.
3. The Sewage System shall be an Extension of the City of Nampa Municipal Sewer System.
4. The Water System serving the Lots within this Subdivision shall be an Extension of the City of Nampa Municipal Water System.
5. Irrigation Water has not been Provided from the Nampa Municipal Irrigation District in Compliance with Section 31-2852.3, Lots within this Subdivision will be subject to Irrigation Water Rights and will be subject to Water Service or the maintenance of所述公共水道、灌溉和水系在所述细分。The City of Nampa shall be responsible for the maintenance of said Public Sewer, Irrigation and Water Mains within the Subdivision. The City of Nampa shall also be responsible for Water Services to Meters.
6. A Permanent Easement for Public Utilities, Drainage and Irrigation lines is Deeded as follows, unless otherwise dimensioned:
   a) 12’ along Subdivision Boundary where Paved Henses
   b) Thors are Interdictary to Easements along Interfer Lot Lines unless specifically otherwise noted herein. If any Lot Lines not be occupied by the Easement, shall also be Adjusted Accordingly. Providing that Facilities have not been created within the Easement.
7. Lot 2, Block 1 is Subject to a Cross Access, Public Utilities, Drainage & Irrigation Easement for the Proper Use of Existing, Installing, Constructing, Laying, Connecting, Reconstructing, Upgrading and Improving Water and Wastewater Facilities or other Public Works of Infrastructure necessary or Conveniently needed to the City of Nampa’s General Plan of Municipal Service. Irrigation Drainage may include Waste Water and/or Water, with all the necessary Appurtenances, which has not been or will be Constructed. Said Lot also has a Cross Access and Parking Agreement that Outlines the Access and Maintain the Requirements Recorded as Instrument No. 2016-3632, Records of Canyon County, Idaho as Shown and Dimensioned herein.
8. This Development Regulizes Section 24-333 of the Idaho Code, Right of Farm Act, which States: No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changes in land use or by any other uses and that it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provision of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.

SURVEYOR'S NARRATIVE:
This Survey was performed at the request of Was a Wheat Field LLC, to create this Subdivision Plat. The Boundary Lines of this Parcel of Land for said Subdivision Plat were Established from Record Information and from Field Measurements as shown and described herein. For further Boundary Information refer to Record of Survey Instrument No. 2019-0026926.
CERTIFICATE OF OWNERS

Knaun all men by these presents that Was A Wheat Field LLC, does hereby Certify that they are the Owners of the Real Parcel of Land herein after Described and that it is their Intention to include said Real Property in this Subdivision Plat.

The following describes a Parcel of Land being a Portion of Lots 1 & 2 of the Plat as Recorded in Book 4 of Plats as Page 45, Records of Canyon County, Idaho, and being in a Portion of the North 10 of Section 7, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 7 which is being Monumented with a Round 5/8" Iron Pin with Plastic Cap "PLS 0391" from which the Center 1/4 Corner of said Section 7, East 35' 7/12 East, 497.23 feet which is being Monumented by a round 5/8" iron Pin with "Handi" Plastic Cap, Thence along the North-East Corner of Section Line, South 38° 47' 10" West, 102.50 feet to a point on the South-East upper Right of Way Line of the Nampa Cabled Subdivision, Thence leading North-South Center of Section Line, and along the South-East upper Right of Way Line of the Nampa Cabled Subdivision, South 69° 14' 18" East, 45.37 feet to begin 5/8" Iron Pin with Plastic Cap "PLS 0391". Thence having said South-East upper Right of Way Line, South 36° 13' 36" West, 427.10 feet to a Round 5/8" Iron Pin with Plastic Cap "PLS 0391", the POINT OF BEGINNING.

Thence, South 26° 13' 36" West, 729.60 feet to a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651", Replace with a Red 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651".

Thence South-Southwest by 56.13 feet along the arc of a curve to the left having a radius of 219.00 feet, to Central angle of 39° 19' 56" and a Long Chord which leaves, South 19° 46' 01" East, 32.33 feet to a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651", Replace with a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651".

Thence, South 37° 61' 18" East, 26.50 feet to a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651", Replace with a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651".

Thence, South 51° 17' 38" West, 26.50 feet to a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651", Replace with a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651".

Thence, South 57° 54' 18" East, 67.00 feet to a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651", Replace with a Round 5/8" Iron Pin with Plastic Cap "Koerner PLS 0651".

Thence, South 20° 19' 36" West, 242.66 feet to a point on the Contour of the Fruit Growers Lateral, From said point, a Round 5/8" Iron Pin with Plastic Cap "PLS 0372" which is Witnessing; said point leaves, North 26° 26' 43" East, 20.00 feet.

Thence along the Contour of the Fruit Growers Lateral, North 22° 14' 26" East, 334.43 feet to a point; from said point, a Round 5/8" Iron Pin with Plastic Cap "PLS 0372" which is Witnessing; said point leaves, North 26° 26' 43" East, 20.00 feet.

Thence having said Contour, North 20° 13' 36" East, 108.50 feet to the POINT OF BEGINNING.

The above described Parcel of Land contains 1.35 Acres (58,834 Sq. Ft.) more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Easements are not Dedicated to the Public, but are Intended only for the Right and purpose as Designated within this Plat and no Permanent Structure other than those for Utility, Irrigation or Drainage Purposes are to be Erected within the Limits of said Easements.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Nampa Water Department, and the City of Nampa Water Department has agreed in writing to serve any Lots within this Subdivision.

In Witness Whereof, we have hereunto set our Hands the Day of , 20__

Edgar M. Thor Jr., Managing Manager
Was A Wheat Field, LLC

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON

On this day of , in the year 20__, before me, Edgar M. Thor Jr., personally appeared, known or identified to me to be the Managing Manager of Was A Wheat Field LLC, an Idaho Limited Liability Corporation that Executed the Instrument or the person who Executed the Instrument on behalf of said Idaho Limited Liability Corporation and acknowledged to me that said Idaho Limited Liability Corporation Executed the same.

In Witness Whereof, I have hereunto set my hand and notarial seal the day last above written.

Robyn Public for
Commission expires _

CERTIFICATE OF SURVEYOR

I, Lawrence H. Koerner do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that the Plat as described in the Certificate of Owners and the Attached Plat was drawn from an Aerial Survey made on the Ground, made by me or under my Direct Supervision and Accurately Represents the Plat Platable hereon, and is in Conformity with State of Idaho Codes Relating to Plat, Survey and the Optics Lending and Filing Act, Sales Codes 55-501 through 55-152.

Lawrence H. Koerner
Lawrence H. Koerner

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Nampa, ID 83651
Phone: (208) 442-5115
Fax: (208) 337-3019
ID: 1998
Sheet 2 of 3
PLAT OF

WAS A WHEAT FIELD SUBDIVISION

2019

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 on the _____ day of __________, in the year of 2019, this plat was duly accepted and approved.

City Clerk, Nampa, Idaho

Date

Mayor, 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

CERTIFICATE 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

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-70, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.

This certificate is valid for the next thirty (30) days only.

County Treasurer

Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary regulations. 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. If the developer is simultaneously constructing these facilities, the sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS

Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Accepted and Approved this _____ day of __________, in the year of 2019 by the Planning and Zoning Commission of the City of Nampa, Idaho.

Chairman Nampa Planning & Zoning Commission

Secretary Nampa Planning & Zoning Commission

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Nampa, ID 83651

Phone: (208) 447-2115

Fax: (208) 277-2701

January 12, 2019

SHEET 3 OF 3
Building Department will require permits for any and all work on these lots.

Good Morning Everyone! 😊

Re: Short Plat Approval for *Was A Wheat Field Subdivision / SPS-00024-2019*

Please find attached for your review the Short Plat Approval for Was A Wheat Field Subdivision in a IL (Light Industrial) zoning district at 3303 and 3305 Caldwell Blvd. (2 industrial lots on 1.35 acres - A portion of Lots 1 and 2 of Portners Subdivision located in a portion of the N of Section 7, T3N, R2W, BM) for Aspen Engineers representing Was a Wheat Field, LLC.

The short plat is scheduled for the Planning and Zoning Commission meeting of October 22, 2019, as a public hearing item.

Please review and return any comments to my attention prior to October 04, 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
Shellie Lopez

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, September 30, 2019 5:03 PM
To: Shellie Lopez
Subject: [External] FW: Was A Wheat Field Subdivision - Project SPS 00024 2019 - Short Plat

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Shellie,

See email below. I may have sent the prior email to the incorrect address.

Thank you.

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com

From: Mark Zirschky
Sent: Monday, September 30, 2019 4:57 PM
To: Sylvia Mackrill <mackrill@cityofnampa.us>
Cc: 'Kirk Meyers (kirk@pioneerirrigation.com)' <kirk@pioneerirrigation.com>
Subject: Was A Wheat Field Subdivision - Project SPS 00024 2019 - Short Plat

Shellie,

Per the above referenced project, Pioneer Irrigation District has the following comments.

It appears that the project is bordering Pioneer’s 15.0 North Branch Lateral. It is identified as the Fruit Growers Lateral on the plans provided, and should be referenced correctly as the 15.0 NB Lateral. The plans have identified a 16 foot easement from top of bank, which is correct in this location.

Any impact to Pioneer’s 15.0 NB Lateral, or encroachment within the easement, must be permitted in writing by Pioneer Irrigation District, per Idaho Code 42-1209.

Should you have any questions or comments, please let me know.

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, September 30, 2019 4:57 PM
To: Sylvia Mackrill
Cc: Kirk Meyers
Subject: [External] Was A Wheat Field Subdivision - Project SPS 00024 2019 - Short Plat

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It appears that the project is bordering Pioneer’s 15.0 North Branch Lateral. It is identified as the Fruit Growers Lateral on the plans provided, and should be referenced correctly as the 15.0 NB Lateral. The plans have identified a 16 foot easement from top of bank, which is correct in this location.

Any impact to Pioneer’s 15.0 NB Lateral, or encroachment within the easement, must be permitted in writing by Pioneer Irrigation District, per Idaho Code 42-1209.

Should you have any questions or comments, please let me know.

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com
DATE: September 30, 2019
TO: Nampa Planning & Zoning Department
FROM: Nicole Fletcher
CC: Daniel Badger, P.E. – City Engineer & Caleb LaClair, P.E. – Assistant City Engineer

The Engineering Division has completed a review of the Short Plat for Was a Wheat Field 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 Permit COM-01643-2019. The construction of utility services is currently underway.

**Plat Comments**

1. Identify the designated irrigation service, on the PRELIMINARY PLAT, to be shared by Was a Wheat Field sub and adjacent properties.
2. Check for any spelling or punctuation errors in the notes and legend and correct.
3. Check legal description in the Certificate of Owners on Sheet 2 of the FINAL PLAT for correctness. The C1 central angle (delta) is inconsistent between the preliminary and final plats.
4. Remove the reference to public street dedication in the Certificate of Owners, on Sheet 2 of the FINAL PLAT, as there are no public streets being dedicated.

**Conditions of Approval**

1. The Developer’s Surveyor shall address all Plat comments prior to City Engineer signature of the plat.
2. All public infrastructure associated with Building Permit COM-01643 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.
Hi Shellie,

Nampa Parks has reviewed the short plat for Was A Wheat Field Subdivision Project: SPS-00024-2019. 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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September 19, 2019

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

RE: SPS-00024-2019/ Was A Wheat Field Subdivision; 3303 & 3305 Caldwell Blvd.

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 Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

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

Sincerely,

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

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
Sylvia Mackrill

From: Daniel Wagner
Sent: Thursday, September 26, 2019 8:06 AM
To: Sylvia Mackrill; Caleb Laclair
Subject: Addressing Review - Was a Wheatfield Subdivision

Sylvia,

There are no Addressing/Street naming comments for this plat; SPS-00024-2019 Was a Wheatfield Subdivision. Thanks.

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

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Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Good Morning Everyone! 😊

Re: Short Plat Approval for **Was A Wheat Field Subdivision** / SPS-00024-2019

Please find attached for your review the Short Plat Approval for Was A Wheat Field Subdivision in a IL (Light Industrial) zoning district at 3303 and 3305 Caldwell Blvd. (2 industrial lots on 1.35 acres - A portion of Lots 1 and 2 of Portners Subdivision located in a portion of the N7° of Section 7, T3N, R2W, BM) for Aspen Engineers representing Was a Wheat Field, LLC.

The short plat is scheduled for the Planning and Zoning Commission meeting of October 22, 2019, as a public hearing item.

Please review and return any comments to my attention prior to October 04, 2019.

**Thank you & Have a great day!**