PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 NOVEMBERY 2019

PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): Lindquist Properties, LLC

File(s): SPS-00025-2019

Analyst: Rodney Ashby, Principal Planner

Date: November 5, 2019

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

Subdivision Plat Short Approval for Arbor Court Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 424 W. Greenhurst Road (4 Single Family detached lots on .658 acres for 6.08 average dwelling units per gross acre - A part of the SW ¼ SE ¼ Section 33, T3N, R2W, BM) for Lindquist Properties LLC (SPS 025-19).

(Decision Required: Recommendation or Denial)

(hereinafter the “Development”; alternatively, “Arbor Court Subdivision” or the “Project”)

Status of Applicant: Owner

Existing Zoning: RS6 (Single-Family Residential, 6,000 sf minimum)

Location: 424 W. Greenhurst Rd.

Existing Land Use: A Single-Family Dwelling

General Information
Proposed Land Use: Subdivision for four (4) single-family detached homes

Surrounding Land Use and Zoning:
North- Seasons Subdivision/Single Family homes (RS6 zoning)
South- W Greenhurst Rd
    Morning Sun Estates/Single Family homes (RS6 zoning)
East- Seasons Subdivision/Single Family homes (RS6 zoning)
West- Seasons Subdivision/Single Family homes (RS6 zoning)

Comprehensive Plan Designation: Medium Density Residential

Public Utilities/Services:
All city utilities have capacity and are available in the general area.
- 8" sewer main in Fall Drive to the east. A 4" sewer service was extended to this property as part of the Seasons Subdivision in 1994 and is located in an existing public utility easement along the north lot line of property addressed 405 Fall Drive.
- 12" water main on south side of Greenhurst Road.
- 3" and 10" pressure irrigation main around the perimeter of the property.

Transportation:
The project will take access directly from W Greenhurst Rd, classified as a “Minor Arterial”. Greenhurst Rd is already fully developed in this location and no additional right-of-way is necessary.

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 impact as long as all storm drainage is retained on-site.
- Nampa Engineering Division:
  Engineering Division comments are found in the attached exhibit. The following are conditions of approval from their memo:
  - Applicant shall reference CC&R's by note on the face of the Final Plat.
  - Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Arbor Court Subdivision – Construction
Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 10/24/2019 prior to construction drawing approval.

- CC&R’s or alternative agreement shall be submitted to the Nampa Engineering Division for review prior to City Engineer signature of the plat. CC&R’s shall specify maintenance and cost share responsibilities for the driveway and drainage improvements and the recording instrument number shall be noted on the plat.

- Use of a shared sewer service will be subject to the following conditions:
  - Upsize the proposed 1% sloped sewer lateral to 6” and replace the existing 4” sewer lateral with a 6” service line, along with provision of cleanouts as required by adopted Plumbing Code. As an alternative to upsizing the service line, the 4” sewer service would need to be sloped at 2% minimum for the entire distance.
  - Applicant shall provide an analysis reflecting the shared service can support the proposed fixture count per Plumbing Code; and,
  - The Applicant shall establish and record a shared use agreement detailing joint ownership and maintenance responsibilities of the service.

Documentation of the above shall be provided to the Nampa Engineering Division and Building Department prior to Construction Drawing approval. The final recorded Shared Use Agreement shall be provided prior to issuance of Certificate of Occupancy of the first building.


- 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 and specifications at the time of Record Drawing submittal and prior to Certificate of Occupancy issuance for the first building.

- Provide a 20’ setback along the Greenhurst Rd ROW to accommodate potential future roadway expansion.

- Shared private driveway easement shall be 22’ wide minimum and meet agency standards.

- Applicant shall obtain an Erosion Control Permit prior to start of any earth disturbing activities.

- A Right-of-Way Permit with City of Nampa is required prior to any work within the Greenhurst Road right-of-way or the existing onsite sewer easement.

- **Nampa Planning and Zoning Department:**
  - A 25’ landscape buffer is not shown on the plans
  - The Landscape Plan should be revised to include a 25’ landscape buffer along Greenhurst Rd
  - Trees may be selected from the Treasure Valley Tree Selection Guide
  - Class II trees are required in the landscape buffer

- **Nampa Parks Division:** No requests
- **Nampa Highway District #1:** no comment
- **Nampa Building Department:** no conditions
- **Idaho Transportation Department:** no impact
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 Arbor Court Subdivision conforms, or substantially conforms within acceptable limits, with relevant RS6 zoning codes and City of Nampa subdivision standards pertaining to land division. This determination is conditioned on the applicant revising the landscape plan to comply with the conditions stated in the attached correspondence authored by Doug Critchfield and being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.

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

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend to City Council a and approval of the "Arbor Court Subdivision" Short Plat, then Staff suggests the following as Conditions of Approval:

1. Generally, the Applicant/Development shall:
   a. Comply with all City department/division or outside agency requirements pertinent to this matter.

2. Specifically, the Applicant/Development shall:
   a. Revise the landscape plan to comply with City Subdivision ordinances and include a 25' landscape buffer with trees selected from the Treasure Valley Tree Selection Guide (Class II trees)
   b. Applicant shall reference CC&R’s by note on the face of the Final Plat.
   c. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Arbor Court Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division, dated 10/24/2019 prior to construction drawing approval.
   d. CC&R’s or alternative agreement shall be submitted to the Nampa Engineering Division for review prior to City Engineer signature of the plat. CC&R’s shall specify maintenance and cost share responsibilities for the driveway and drainage improvements and the recording instrument number shall be noted on the plat.
   e. Use of a shared sewer service will be subject to the following conditions:
      i. Upsize the proposed 1% sloped sewer lateral to 6" and replace the existing 4" sewer lateral with a 6" service line, along with provision of cleanouts as required by adopted Plumbing Code. As an alternative to upsizing the service line, the 4" sewer service would need to be sloped at 2% minimum for the entire distance.
      ii. Applicant shall provide an analysis reflecting the shared service can support the proposed fixture count per Plumbing Code; and,
      iii. The Applicant shall establish and record a shared use agreement detailing joint ownership and maintenance responsibilities of the service.
Documentation of the above shall be provided to the Nampa Engineering Division and Building Department prior to Construction Drawing approval. The final recorded Shared Use Agreement shall be provided prior to issuance of Certificate of Occupancy of the first building.


g. 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 and specifications at the time of Record Drawing submittal and prior to Certificate of Occupancy issuance for the first building.

h. Provide a 20’ setback along the Greenhurst Rd ROW to accommodate potential future roadway expansion.

i. Shared private driveway easement shall be 22’ wide minimum and meet agency standards.

j. Applicant shall obtain an Erosion Control Permit prior to start of any earth disturbing activities.

k. A Right-of-Way Permit with City of Nampa is required prior to any work within the Greenhurst Road right-of-way or the existing onsite sewer easement.

ATTACHMENTS

- Application
- Vicinity/Zoning 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

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>Arbor Court</th>
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<tbody>
<tr>
<td>Total Acres</td>
<td>0.658</td>
</tr>
</tbody>
</table>

Intended Land Uses: Circle (residential, single-family, multi-family, commercial, industrial)

<table>
<thead>
<tr>
<th>Property Address(es)</th>
<th>424 W. Greenhurst, Nampa, ID</th>
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</table>

Legal Description:

- B.M. Nampa, Canyon County.

Existing Zoning: (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG

(County Zoning)

### B. OWNER/ APPLICANT INFORMATION

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<tr>
<th>Owner of Record</th>
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<td>Name</td>
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<td>Email</td>
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<tr>
<td>Name</td>
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<thead>
<tr>
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<tbody>
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C. SUBDIVISION INFORMATION

<table>
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<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
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<td>Dwelling units per acre (gross/net)</td>
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<td>Commercial</td>
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<td>N/A</td>
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<tr>
<td>Open Space</td>
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<td>0.046</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>4</strong></td>
<td><strong>0.65B</strong></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: [August 30, 2019]
OWNERS CERTIFICATE

ML Lindquist Properties, LLC, a Limited Liability Company, being first duly sworn, deposes and says we are the owners of ARBOR COURT SUBDIVISION more particularly described in the legal description below, to wit, that it is our intention to include said property in this subdivision plat. The easements as shown on this plat are not dedicated to the public, however, the right to use said easements is hereby permanently reserved for public utilities and such other uses as are designated within this plat; and no person may use said easements for any purpose other than as hereinbefore described and the intent herein is that the use of said easements is hereby reserved for public utility and other purposes as shown herein.

A parcel of land being a portion of the SW1/4 SE1/4 of Section 35, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4, (SE Corner of Section 35), that is S 89° 04' 12" E a distance of 2940.03 feet from the southeast corner of the SE1/4, (SE Corner of Section 35);

Thence N 89° 04' 12" W a distance of 1588.97 feet along the south boundary of the SE1/4;

Thence N 00° 55' 48" E a distance of 40.01 feet to the southeast corner of Lot 26 Block 5 of Seasons Subdivision No. 1 in Book 21 Page 31 recorded in the Canyon County Recorder's Office and the POINT OF BEGINNING;

Thence N 89° 04' 12" W a distance of 155.00 feet parallel with the south boundary of the SE1/4 to the southeast corner of Lot 25 Block 5 of Seasons Subdivision No. 1;

Thence N 00° 55' 48" E a distance of 185.00 feet along the westerly boundaries Lots 25, 21, & 25 Block 5 of Seasons Subdivision No. 1 to the southerly boundary of Lot 18 Block 5 of Seasons Subdivision No. 1;

Thence S 89° 04' 12" E a distance of 155.00 feet parallel with the south boundary of the SE1/4 and along the southerly boundaries Lots 17 & 18 Block 5 of Seasons Subdivision No. 1 to the southeast corner of Lot 16 Block 5 of Seasons Subdivision No. 1;

Thence S 00° 55' 48" W a distance of 185.00 feet along the westerly boundaries Lots 15 & 26 Block 5 of Seasons Subdivision No. 1 to the POINT OF BEGINNING;

ARBOR COURT SUBDIVISION contains 0.658 acres more or less.

Craig A. Lindquist - Member

ACKNOWLEDGMENT

STATE OF IDAHO \ 9 SS
COUNTY OF \ 9

I, Craig A. Lindquist, do hereby certify that the undersigned, a limited liability company, have caused this instrument to be executed this day of ________, 20__, at______ o'clock______ minutes, and has caused it to be acknowledged before me, the undersigned, a notary public in and for said state, personally appear Craig A. Lindquist, the person or persons executing this instrument, and acknowledged to me that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day and year above written.

Notary Public for

Residing at

Commission expires

CERTIFICATE OF SURVEY

I, Darin Holkey, hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the acknowledgment, and the survey and the description given in the same, which I directed and supervised, and which is the best survey and description I then had and was able to make, so far as the same was possible, and the direction of the survey and the description given in the same are correct.

Darin Holkey
P.L.S. License No. 9366

9366

JN12085 08/7/99
SHEET 2 of 3

BK. _____ PG. _______
ARBOR COURT SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, professional land surveyor for Canyon County, hereby certify that I have examined this plot and find that it complies with the STATE OF IDAHO code relating to Plats and Variations.

[Signature]

Canyon County Surveyor

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

[Signature]

Nampa City Engineer

APPROVAL OF CITY OF NAMPA
PLANNING AND ZONING COMMISSION

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

[Signature]

Chairman

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 30, 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 restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities that the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or structure requiring drinking water or sewer/septic facilities shall be allowed.

[Signature]

District Health Department, ENS

APPROVAL OF CITY COUNCIL

I, the undersigned, City Council, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

[Signature]

City Clerk, Nampa, Idaho

CERTIFICATE OF COUNTY TREASURER

I, Track Lloyd, County Treasurer, in and for the County of Canyon, State of Idaho, per the requirements of I.C.50-1308, 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.

[Signature]

County Treasurer

Page 11
DATE: October 28, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SPS-00025-2019 – Arbor Court Subdivision – Engineering Review Memo

The Engineering Division has completed a review of the Short Plat for Arbor Court Subdivision and recommend the following conditions and comments.

Project Comments

1. The project site is located between 424 W Greenhurst Rd and will take access directly from W Greenhurst Rd, classified as a "Minor Arterial".

2. Greenhurst Rd is fully developed with pavement, rolled curb, and sidewalk across the project frontage. The road was recently reconstructed as a City Capitol Improvement Project this summer. No additional right-of-way dedication or improvements are necessary with this development.

3. A 20' building setback along the Greenhurst Road right-of-way is requested to better accommodate potential future roadway expansion.

4. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
   - 8” sewer main in Fall Drive to the east. A 4” sewer service was extended to this property as part of the Seasons Subdivision in 1994 and is located in an existing public utility easement along the north lot line of property addressed 405 Fall Drive.
   - 12” water main on south side of Greenhurst Road.
   - 3” and 10” pressure irrigation main around the perimeter of the property.

5. No additional public utility construction other than services are required to serve this development.

6. The project proposes a shared private driveway. The easement for the driveway shall be 22’ wide minimum and paved in accordance with Section 101.80.08 of the 2015 City of Nampa Engineering Development Process and Policy Manual.
7. A Home Owner’s Association (HOA) with associated Covenants, Conditions, and Restrictions (CC&R’s) should be established as part of this subdivision. CC&R’s should specify maintenance and cost share responsibilities for the shared driveway and drainage improvements.

8. The project proposes to utilize the existing 4” sewer lateral to serve the four individual lots. Since a public sewer main is not directly available to the property in Greenhurst Road (more than 300’ away), and in an effort to avoid trenching within the newly reconstructed pavement, the Nampa Engineering Division supports shared use of the existing 4” sewer lateral. However, per coordination with the Nampa Building Official, Plumbing Code requires upsizing the service lateral to 6” due to the proposed reduced slope of 1%. As a result, use of a shared sewer service will be allowed under the following conditions:

- Upsize the proposed 1% sloped sewer lateral to 6” and replace the existing 4” sewer lateral with a 6” service line, along with provision of cleanouts as required by adopted Plumbing Code. As an alternative to upsizing the service line, the 4” sewer service would need to be sloped at 2% minimum for the entire distance.
- The Applicant shall provide an analysis reflecting the shared service can support the proposed fixture count per Plumbing Code; and,
- The Applicant shall establish and record a shared use agreement detailing joint ownership and maintenance responsibilities of the service.

Any replacement/ modification of the existing 4” sewer lateral will require coordination with the existing property owner 405 Fall Drive.

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

10. A Right-of-Way Permit with City of Nampa is required prior to any work within the Greenhurst Road right-of-way or the existing onsite sewer easement.

Final Plat Comments

1. The shared private driveway shall be 22’ wide minimum per Section 101.80.08 of the 2015 City of Nampa Engineering Development Process and Policy Manual.

2. Reference CC&R’s by note on the face of the plat.

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 “Arbor Court Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 10/24/2019 prior to construction drawing approval.

3. CC&R’s or alternative agreement shall be submitted to the Nampa Engineering Division for review prior to City Engineer signature of the plat. CC&R’s shall specify maintenance and cost share responsibilities for the shared driveway and drainage improvements and the recording instrument number shall be noted on the plat.

4. Use of a shared sewer service will be subject to the following conditions:
- Upsize the proposed 1% sloped sewer lateral to 6" and replace the existing 4" sewer lateral with a 6" service line, along with provision of cleanouts as required by adopted Plumbing Code. As an alternative to upsizing the service line, the 4" sewer service would need to be sloped at 2% minimum for the entire distance.
- The Applicant shall provide an analysis reflecting the shared service can support the proposed fixture count per Plumbing Code.
- The Applicant shall establish and record a shared use agreement detailing joint ownership and maintenance responsibilities of the service.

Documentation of the above shall be provided to the Nampa Engineering Division and Building Department prior to Construction Drawing approval. The final recorded Shared Use Agreement shall be provided prior to issuance of Certificate of Occupancy of the first building.


6. Drainage shall be retained on site in accordance with approved plans. Inspection and certification of work shall be by the Engineer of Record (EOR). EOR shall provide a letter to the Nampa Engineering Division certifying on-site drainage facilities were installed in substantial conformance with the approved plans and specifications at the time of Record Drawing submittal and prior to Certificate of Occupancy issuance for the first building.
DATE: October 24, 2019
TO: William Mason, P.E. – Mason & Associates
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC:
SUBJECT: Arbor Court Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Arbor Court Subdivision and have the following comments. Please submit one (1) hard copy and one (1) electronic PDF of revised plans and other documents along with the original redlined documents for re-review and final approval. We also request a response letter addressing each of the following comments.

As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

General Comments

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

2. A Right-of-Way Permit with City of Nampa is required prior to any work within the Greenhurst Road right-of-way or the existing onsite sewer easement.

3. The on-site drainage facilities are considered private. As a result, inspection and certification of the facility construction 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 and specifications at the time of Record Drawing submittal and prior to Certificate of Occupancy issuance for the first building.

4. A Shared Use Agreement and/or CC&R’s need to be established detailing joint ownership and maintenance for the following items:
   - Shared sewer service line;
   - Private common driveway; and,
   - Common drainage improvements.

5. Applicant shall provide an analysis showing the shared sewer service line can support the total number of tributary fixtures per Plumbing Code. The analysis shall be provided to the Nampa Engineering Division and Building Department along with the draft Shared Use Agreement prior...
to approval of Construction Drawings. The final recorded Shared Use Agreement shall be provided prior to issuance of Certificate of Occupancy of the first building.

6. The Nampa Building Official has determined the sewer service will need to be upsized to 6" with the proposed reduced slope of 1%, along with provision of cleanouts at a 50’ spacing, as required by adopted Plumbing Code. The upsizing would need to continue the full length to the public main, necessitating replacement of the existing 4" service line. As an alternative, the 4" sewer service would need to be sloped at 2% minimum for the entire distance.

Final Plat Comments
1. The shared private driveway shall be 22’ wide minimum per Section 101.80.08 of the 2015 City of Nampa Engineering Development Process and Policy Manual.
2. Reference CC&R’s by note on the face of the plat.

Construction Drawing Comments – Address all plan redlines and the following comments

Sheet 1
1. None.

Sheet 2
1. See Final Plat comments.

Sheet 3
1. Revise Storm Drain Note 3 to indicate inspections and approval to be by Engineer of Record, since all facilities are private.

Sheet 4
1. Revise Paved Driveway Detail to reflect 12” wide compacted gravel shoulders on each side with 22’ wide easement.

Sheet 5
1. See General Comments 5 and 6 regarding the sewer service.
2. Verify if the long water service lines need to be upsized to mitigate for headloss. Static pressures in this area are between 55 and 60 psi.
3. City records indicate the existing water main is located on the south side of Greenhurst Road. Since the road was just recently reconstructed, pavement patch shall be full width at a minimum 20’ length in accordance with Section 307, Part 3.1.G of the Nampa Supplemental Specifications. Road striping shall be replaced upon completion of patch.
4. A minimum 20’ building setback along the Greenhurst Road right-of-way is requested to better accommodate potential future roadway expansion.

Sheets 6
1. None.

Sheet 7
1. None.

Drainage Report Comments
1. None. Drainage report is approved as submitted.
Building Department has no conditions at this time.

Good Afternoon Everyone,

Re: Short Plat Approval for Arbor Court Subdivision /SPS 00025-2019

Please find attached for your review Short Plat Approval for Arbor Court Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 424 W. Greenhurst Road (4 Single Family detached lots on .656 acres for 6.08 average dwelling units per gross acre - A part of the SW 1/4 SE 1/4 Section 33, T3N, R2W, BM) for Lindquist Properties LLC.

This application will go before the Planning and Zoning Commission as a public hearing item on the November 12, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than October 25, 2019.

Thank you & Have a great day!
October 4, 2019

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

RE: SPS-00025-2019/ Arbor Court Subdivision; 424 W. Greenhurst Road

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

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

Cc: Office/ File
Good Morning 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
Hi Shellie,

After reviewing the above Plat Review, Parks and Rec. has no requests.

Thank you,

Adam

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.
From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Sunday, September 29, 2019 3:06 PM
Subject: Short Plat Approval for Arbor Court Subdivision /SPS 00025-2019

Good Afternoon Everyone,

Re: Short Plat Approval for Arbor Court Subdivision /SPS 00025-2019

Please find attached for your review Short Plat Approval for Arbor Court Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 424 W. Greenhurst Road (4 Single Family detached lots on .658 acres for 6.08 average dwelling units per gross acre - A part of the SW ¼ SE ¼ Section 33, T3N, R2W, BM) for Lindquist Properties LLC.

This application will go before the Planning and Zoning Commission as a public hearing item on the November 12, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than October 25, 2019.

Thank you & Have a great day!
Good morning,

ITD has received application SPS-00025-2019 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

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From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Sunday, September 29, 2019 3:06 PM
Subject: [EXTERNAL] Short Plat Approval for Arbor Court Subdivision /SPS 00025-2019

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Good Afternoon Everyone,

Re: Short Plat Approval for Arbor Court Subdivision /SPS 00025-2019

Please find attached for your review Short Plat Approval for Arbor Court Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 424 W. Greenhurst Road (4 Single Family detached lots on .658 acres for 6.08 average dwelling units per gross acre - A part of the SW 1/4 SE 1/4 Section 33, T3N, R2W, BM) for Lindquist Properties LLC.

This application will go before the Planning and Zoning Commission as a public hearing item on the November 12, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than October 25, 2019.

Thank you & Have a great day!
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. **Sheet 1:**
   - **Landscape Buffer:** Nampa City Code requires a 25' landscape buffer for residential subdivisions (NCC 10-33-4A1d(3))

2. Please revise landscape plan and resubmit for approval.

**For tree selections:** Please refer to Treasure Valley Tree Selection Guide (with exception to Acer rubrum and Acer freemanii due to high mortality rates in Canyon County; and Liquidambar styraciflua as a street tree due to heaving problems)


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