PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 10 DECEMBER 2019

PUBLIC HEARING ITEM NO. 4
STAFF REPORT

Applicant/Owner: Francisco Ramirez

Engineer: HECO Engineers (Kent Gingrich)

File(s): SPS-00026-2019

Analyst: Rodney Ashby, Principal Planner

Date: December 3, 2019

Requested Action Approval(s) and Location(s): Subdivision Plat Short Approval for Ramirez Lone Star Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district adjacent and west of 620 Lone Star Road at 0 Lone Star Road (2 Single Family detached lots on 1.67 acres for 1.2 average dwelling units per gross acre – A part of the NW ¼ of the NW ¼ of Section 28, T3N, R2W, BM) for Francisco Ramirez (SPS 026-19).

Decision Required: Recommendation

(Status after the “Development”; alternatively, “Ramirez Lone Star Subdivision” or the “Project”)

Status of Applicant: Owner

Existing Zoning: RS6

Location: Adjacent and west of 620 Lone Star Road at 0 Lone Star Road

Existing Land Use: Vacant land/Farmland

Proposed Land Use: Subdivision for two single family homes/ lots

Page 1
General Information

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

Surrounding Land Use and Zoning:
North- Lone Star Rd / Vacant Lot (RA zoning)
South- Phyllis Canal / West Park (RA zoning)
East- Single Family Home (RS6 zoning)
West- Treasure Valley Auction Network (BC zoning)

Comprehensive Plan Designation: Medium Density Residential

Public Utilities/Services:
- Sewer: 15" sewer main available in the north side of the property
- Water: 8" water main available on the north side Lone Star Rd
- Irrigation: 8" pressurized irrigation line available on the south side of Lone Star Rd

Transportation:
Access from Lone Star Rd 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:

- Idaho Transportation Department: No objections
- Planning & Zoning: Due to the property being utilized for Lone Star storm drainage and as long as the drainage basin is maintained and landscaped, the 25' landscape buffer is waived because drainage basin will serve the same purpose
- Nampa Forester: No requests
- **Nampa GIS:** No addressing/street naming comments
- **Nampa Parks:** No requests
- **Nampa Building Department:** Applicant shall provide top of foundation wall or finish floor elevations for each lot on the construction drawing.
- **Nampa & Meridian Irrigation District:** No comment
- **Pioneer Irrigation:** The Phyllis Canal has a 16 foot easement from top of bank and must be noted on the plats. Though a 40' wide Phyllis Canal easement is referenced, it is unclear where it begins and ends. A plat note shall be added to reference Pioneer’s 16 foot easement from top of bank. Written permission must be obtained by Pioneer, prior to any encroachment or modification to the Phyllis Canal or corresponding easements.
- **Nampa Engineering Division:**
  - Project subject to MOU dated October 7, 2019 between City of Nampa and Mr. Francisco Ramirez Escobar regarding storm drainage improvements for the Lone Star Road public right-of-way.
  - Right-of-way permit required for any work within Lone Star Rd ROW
  - Roadway expansion costs will be credited against Streets Impact Fee
  - Review legal description against the plat boundary bearings/distances. There appears to be a discrepancy with the Lone Star Rd ROW line length.
  - Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of plat.
  - Developer’s Engineer shall address all Construction Drawing and Drainage Report comments.
  - Developer shall adhere to all conditions of the MOU dated October 7, 2019.
  - Widen the swale to 5’ to add more volume and reduce potential for ponding within the street.
  - Nampa Engineering will allow an exception to the 3’ separation requirement between groundwater and bottom of swale due to unique constraints.
  - Construction drawing:
    - Check consistency of labels in plan and profile view as redlined
    - Check drawing scale
    - Add 5’ to swale width and expand sand windows
    - Minimum sand window depth is 3’
    - CMP is not permitted. Use an alternative like Corrugated Aluminum Pipe
- **Nampa Highway District #1:** no comment

No other agency or citizen correspondence was received by the date of this staff report

**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 Ramirez-Lone Star Subdivision conforms, or substantially conforms within acceptable limits, with relevant RS6 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...

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend to City Council approval of the “Ramirez Lone Star 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.

**ATTACHMENTS**

- Application
- 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

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>Lamirez Lone Star Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acres</td>
<td>1.68</td>
</tr>
<tr>
<td>Intended Land Uses</td>
<td>Circle (residential, single-family, multi-family, commercial, industrial)</td>
</tr>
<tr>
<td>Property Address(es)</td>
<td>Lamirez Lone Star</td>
</tr>
<tr>
<td>Legal Description</td>
<td>See Attached</td>
</tr>
</tbody>
</table>

Existing Zoning, (Circle one) RA/RCS/RSM RD RML RMH RP BN CB BC BF IP IL IH AG
(County Zoning) Canyon

### B. OWNER/ APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Owner of Record</th>
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<tbody>
<tr>
<td>Name</td>
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<tr>
<td>Address</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
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<tr>
<td>Telephone</td>
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<tr>
<td>Email</td>
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<td>Fax</td>
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<thead>
<tr>
<th>Applicant</th>
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<tbody>
<tr>
<td>Name</td>
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<td>Address</td>
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<thead>
<tr>
<th>Engineer /Surveyor/Planner</th>
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<tbody>
<tr>
<td>Name</td>
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<tr>
<td>Address</td>
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<td>Telephone</td>
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<td>Fax</td>
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</table>
### 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>2</td>
<td>.84 / each lot</td>
</tr>
<tr>
<td>Dwelling units per acre (gross /net)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Industrial</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Common (Landscape, Utility, Other)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Open Space</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2</strong></td>
<td><strong>1.68 total acres</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: ___________________________  Date: 10/14/19
SHORT PLAT
Dividing
(1) 1.68-acre parcel into
(2) .84-acre parcels

SPS-00026-2019

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

11/26/2019

For illustrative purposes only.
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS HIS INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAN.

THIS FOLLOWING DESCRIBES A PARCEL OF LAND LYING IN THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE NORTH LINE OF THE NORTH EAST 1/4 OF THE North West 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 89°17'41" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1379.39 FEET.

BEGINNING AT A POINT ON SOUTH RIGHT OF WAY LINE OF LONE STAR ROAD LOCATED IN THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 28, BEARS NORTH 89°27'50" EAST A DISTANCE OF 452.59 FEET.

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00°11'44" WEST, TO A POINT ON THE CENTERLINE OF THE PHYLIS CANAL, A DISTANCE OF 413.06 FEET.

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1. FROM A TANGENT WHICHaboarding NORTH 89°25'00" WEST, ALONG CURVE TO THE RIGHT WITH A RADIUS OF 369.89 FEET, AND HAVING A CENTRAL ANGLE OF 13°36'10" AN ARC LENGTH OF 87.63 FEET WITH A CHORD BEARING OF NORTH 87°10'54" WEST, AND A CHORD DISTANCE OF 87.52 FEET:
   - NORTH 54°31'19" WEST, A DISTANCE OF 143.44 FEET;
   - NORTH 52°21'54" WEST, A DISTANCE OF 19.21 FEET;
   - THENCE LEAVING SAID CENTERLINE, NORTH 32°11'10" EAST, A DISTANCE OF 104.68 FEET;
   - THENCE NORTH 67°42'50" WEST, A DISTANCE OF 34.15 FEET;
   - THENCE NORTH 35°09'11" EAST, A DISTANCE OF 52.07 FEET;
   - THENCE NORTH 64°44'22" WEST, A DISTANCE OF 82.63 FEET;
   - THENCE NORTH 04°45'13" EDO EAST, A DISTANCE OF 124.19 FEET;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°36'14" EAST, A DISTANCE OF 144.87 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 72,886 SQUARE FEET OR 1.72 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR IMPLIED.

THE PUBLIC STREETS SHOWN ON THIS PLAN ARE HEREBY DESIGNATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAN ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENT IS PERPETUALLY RESERVED TO THE PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREIN, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS HERETO THIS DAY OF , 2019.

FRANCISCO RAMIREZ ESCOBAR
OWNER

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTRY OF CANYON

ON THIS DAY OF , 2019, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARING FRANCISCO RAMIREZ ESCOBAR, OWNER OF REAL PROPERTY IDENTIFIED TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES

DISCLAIMER

Timberline Surveying assumes no responsibility for errors or omissions concerning any measurements included in the service thereof.
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PARCEL OR LAND HEREIN DESCRIBED AND THAT IT IS HIS INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE FOLLOWING DESCRIBES A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 89°37'14" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1325.59 FEET.

BEGINNING AT A POINT SOUTH RIGHT OF WAY LINE OF LONE STAR ROAD LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN FROM WHICH THE NORTH 89°37'14" EAST, A DISTANCE OF 87.62 FEET;
THENCE EAST, A DISTANCE OF 192.59 FEET;
THENCE LEAVING SAID ENTERLINE, NORTH 54°15'13" EAST, A DISTANCE OF 143.44 FEET;
THENCE NORTH 89°21'59" WEST, A DISTANCE OF 19.21 FEET;
THENCE SOUTH 54°47'22" WEST, A DISTANCE OF 62.63 FEET;
THENCE NORTH 04°15'21" EAST, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LONE STAR ROAD, A DISTANCE OF 124.19 FEET;
THENCE SOUTH 54°15'13" EAST, A DISTANCE OF 104.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, CONTAINING 72,685 SQUARE FEET OR 1.67 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR IMPLIED.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC HOWEVER THE RIGHT TO USE SAID EASEMENTS IS PERMANENTLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREIN, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREunto SET OUR HANDS THIS______DAY OF__________, 2019.

FRANCISCO RAMIREZ ESCOBAR
OWNER

ACKNOWLEDGMENT

STATE OF IDAHO

On this______DAY OF______________2019, before me, NOTARY PUBLIC, PERSONALLY APPEARED FRANCISCO RAMIREZ ESCOBAR, OWNER OF REAL PROPERTY IDENTIFIED TO HIM TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE UNDERSIGNED INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES

DISCLAIMER

Timberline Surveying assumes no responsibility for present or future completeness or noncompliance of these plat or for the accuracy of the data herein. Before building permits or the sale thereof.

FINAL PLAT OF

RAMIREZ - LONE STAR SUBDIVISION

CERTIFICATE OF SURVEYOR


kenneth h. cox, dssc, hereby state that i am a registered professional land surveyor, licensed by the state of idaho, that this plat, as described in the "certificate of owners", was drawn from a survey made on the ground under my supervision and that i have complied with the requirements of the state of idaho code relating to plats & surveys and the corner perpetuation and filing act.

idaho codes 55-1601 through 55-1613.

kenneth h. cox
date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

accepted and approved this______day of__________, 2019 by the city of nampa planning and zoning commission of idaho.

chairman, city of nampa planning and zoning commission
date

CERTIFICATE OF COUNTY SURVEYOR

i, the undersigned, professional land surveyor for canyon county, hereby certify that the plat described herein is in accordance with the plat filing requirements of i.c. 55-1086.

i have examined the plat and found it to be a true and correct copy of the plat herein.

idaho code 55-1086.

COUNTY SURVEYOR

date

APPROVAL OF CITY COUNCIL

i, the undersigned, city clerk for the city of nampa, canyon county, idaho, hereby certify that at a regular meeting of the city council held on the______day of______2019, this plat was accepted and approved.

chairman, canyon county commissioners
date

TIMBERLINE SURVEYING

1951 TOCCOA WAY, SUITE 1, Nampa, Idaho 83686
(208) 451-1667 - F. (208) 451-1668
FILE NO. 28405
DATE 2/21/2019
SHEET 10/11
INDEX NO. 321-28-0-0-0-0-0-03
REVISOR'S NO. 50-300

Page 12
CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Southern Idaho District Council of the Assemblies of God

a corporation duly organized and existing under the laws of the State of , Grantor, does hereby Grant, Bargain, Sell and Convey unto

Francisco Ramirez Escobar, a married man.

Grantee, whose address is: 16285 Manatee Ave Caldwell, ID 83607, the following described real estate, to-wit:

SEE ATTACHED EXHIBIT “A”

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this November 14, 2018.

Southern Idaho District Council of the Assemblies of God

By: [Signature]

Edward Kreiner, Secretary

State of Idaho, County of Canyon

This record was acknowledged before me on November 15th by Edward Kreiner, as Secretary of Southern Idaho District Council of the Assemblies of God.

[Signature]
Signature of notary public

Commission Expires:
RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2020
EXHIBIT A

A parcel of land being a part of Lots 3 and 4 of Tuite's Subdivision as on file in Book 1 of Plats at Page 32 in the Office of the Recorder of Canyon County, Idaho, said parcel located in NE 1/4 NW 1/4 of Section 28, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin marking the NE corner of said NE 1/4 NW 1/4 (North 1/4 corner);
Thence N. 89° 34' 55" W., a distance of 296.01 feet along the northerly boundary of said NE 1/4 NW 1/4 to a point;
Thence S. 00° 12' 03" W., a distance of 25.00 feet to a point;
Thence N. 89° 34' 55" W., a distance of 165.00 feet along a line that lies 25.00 feet southerly of and parallel with the northerly boundary of said NE 1/4 NW 1/4 to a point;
Thence S. 00° 12' 03" W., a distance of 15.00 feet to the POINT OF BEGINNING said point monumented with a 1/2 inch diameter iron pin;
Thence continuing S. 00° 12' 03" W. a distance of 443.56 feet to a point on a non-tangent curve right, said point being the centerline of the Phyllis Canal and is witnessed N. 00° 12' 03" E., a distance of 43.34 feet with a 1/2 inch diameter iron pin;
Thence along the centerline of said Phyllis Canal the following courses and distances:
Thence a distance of 87.83 feet along the arc of said curve right, having a radius of 368.99 feet, a central angle of 13° 38' 15", the long chord of which bears N. 61° 40' 28" W., a distance of 87.62 feet to a point, said point referenced N. 35° 08' 40" E., a distance of 40.00 feet with a 1/2 inch diameter iron pin;
Thence tangent to said curve, N. 54° 51' 20" W., a distance of 143.44 feet to a point, said point referenced N. 34° 23' 30" E., a distance of 40.00 feet with a 1/2 inch diameter iron pin;
Thence N. 56° 21' 39" W., a distance of 19.21 feet to a point, said point witnessed N. 32° 17' 29" E., a distance of 40.01 feet with a 1/2 inch diameter iron pin;
Thence leaving the centerline of said Phyllis Canal, N. 32° 17' 29" E., a distance of 104.88 feet to a 1/2 inch diameter iron pin;
Thence N. 57° 42' 31" W., a distance of 34.15 feet to a 1/2 inch diameter iron pin;
Thence N. 35° 09' 30" E., a distance of 53.07 feet to a 1/2 inch diameter iron pin;
Thence N. 54° 44' 03" W., a distance of 62.63 feet to a 1/2 inch diameter iron pin;
Thence N. 04° 51' 45" E., a distance of 124.18 feet to a point that lies 40.00 feet southerly and parallel with the northerly boundary of said NE 1/4 NW 1/4, said point monumented with a 1/2 inch diameter iron pin;
Thence along a line that lies 40.00 feet southerly of and parallel with the northerly boundary of said NE 1/4 NW 1/4, S. 89° 34' 55" E., a distance of 194.87 feet to the POINT OF BEGINNING.
From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Thursday, November 7, 2019 8:24 AM
Subject: [EXTERNAL] Ramirez Lone Star Subdivision / SPS-00026-2019

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good Morning Everyone, 😊

Re: Short Plat Approval for Ramirez Lone Star Subdivision / SPS-00026-2019

Please find attached for your review Short Plat Approval for Ramirez Lone Star Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district adjacent and west of 629 Lone Star Road at 0 Lone Star Road (2 Single Family detached lots on 1.67 acres for 1.2 average dwelling units per gross acre - A part of the NW 1/4 of Section 28, T3N, R2W, BM) for Francisco Ramirez.

This application will go before the Planning and Zoning Commission as a public hearing item on the December 10, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than November 22, 2019.

Thank you & Have a great day!
Date: November 21, 2019
RE: Planning Department Landscape Plan Review
Project: Project Name: Gemstone Subdivision: SPS-00026-2019

The above listed project has been reviewed by the City of Nampa's Planning Department for compliance with the Landscape Corridor Beautification code (NCC 10-33) and the following items and/or revisions are required prior to Planning approval:

1. **Landscape Buffer Area**: Typically, a 25’ landscape buffer area is required for all residential subdivisions per NCC Chapter 33. This property is in an area that has been required by the City of Nampa to accept drainage from Lone Star Road. Associated drainage basins and utilities are located in what would be the required Landscape Buffer Area. The basins will be covered with turf and engineered gravel per City of Nampa Engineering Division requirements. Therefore, the requirement for a landscape buffer for this subdivision is waived.

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
Hi Shellie,

After review of the above Short Plat Review, We have determined there are no requests at this time.

Thank you,

Adam Mancini
City Forester
O: 208.468.5890, C: 208.284.3247
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.
Sylvia,

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

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Hi Shellie,

Nampa Parks has reviewed the short plat for Lone Star Subdivision Project: SPS-00026-2019. 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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Shellie Lopez

From: Shellie Lopez <lopez@cityofnampa.us>
Sent: Thursday, November 07, 2019 8:24 AM
Subject: Ramirez Lone Star Subdivision / SPS-00026-2019

Good Morning Everyone, 😊

Re: Short Plat Approval for Ramirez Lone Star Subdivision / SPS-00026-2019

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This application will go before the Planning and Zoning Commission as a public hearing item on the December 10, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than November 22, 2019.

Thank you & Have a great day!
Shellie Lopez

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Friday, November 8, 2019 1:37 PM
To: Shellie Lopez
Subject: [External] RE: Ramirez Lone Star Subdivision / SPS-00026-2019

This proposed project appears to impact Pioneer Irrigation District’s Phyllis Canal.

The Phyllis Canal in this area has a 16 foot easement from top of bank. This easement must be noted on the plats. I notice that a 40 foot wide Phyllis Canal easement is referenced, however, it is unknown where this proposed easement begins and ends by viewing the plat documents. A plat note shall be added to reference Pioneer’s 16 foot easement from top of bank.

Per Idaho Code, 42-1209, written permission must be obtained by Pioneer, prior to any encroachment or modification to the Phyllis Canal or corresponding easements.

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

Good Morning Everyone, 😊

Re: Short Plat Approval for Ramirez Lone Star Subdivision / SPS-00026-2019

Please find attached for your review Short Plat Approval for Ramirez Lone Star Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district adjacent and west of 629 Lone Star Road at 0 Lone Star Road (2 Single Family detached lots on 1.67 acres for 1.2 average dwelling units per gross acre - A part of the NW 1/4 of Section 28, T3N, R2W, BM) for Francisco Ramirez.

This application will go before the Planning and Zoning Commission as a public hearing item on the December 10, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than November 22, 2019.
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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This application will go before the Planning and Zoning Commission as a public hearing item on the December 10, 2019 agenda.

Please send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than November 22, 2019.
November 18, 2019

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

RE: SPS-00026-2019/ Ramirez Lane Star Subdivision; 629 Lone Star Road

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
DATE: 11/22/2019

TO: Nampa Planning & Zoning Department

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer


The Engineering Division has completed a review of the Construction Drawings and Short Plat application documents for Ramirez Lone Star Subdivision and recommend the following conditions and comments.

General Comments

1. The project is subject to the Memorandum of Understanding (MOU) dated October 7, 2019 entered between the City of Nampa and Mr. Francisco Ramirez Escobar regarding storm drainage improvements for the Lone Star Road public right-of-way.

2. A Right-of-Way permit will be required for any work within the Lone Star Road public right-of-way.

3. The City has agreed to credit the cost of curb, gutter, and pavement widening being installed in Lone Star Road by this project against the Streets Impact Fee as this work is above and beyond what is required by Nampa City Code Section 9-3-1. Said credit shall be based on final construction cost of the listed improvements and applied at time of Building Permit.

Preliminary/Final Plat Comments

1. Review legal description against the plat boundary bearings/distances. There appears to be a discrepancy with the Lone Star Road right-of-way line length.

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 “Ramirez Lone Star Subdivision – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 11/22/2019 prior to construction drawing approval.

3. The Developer shall adhere to all conditions of the MOU dated October 7, 2019 entered between the City of Nampa and Mr. Francisco Ramirez Escobar.
DATE: 11/22/2019
TO: Kent Gingrich, P.E. – HECO Engineers
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC:

SUBJECT: Ramirez Lone Star Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Ramirez Lone Star 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. Provide quantities for public paving, curb, sidewalk and storm drain for use in calculating required inspection fees.

2. When available supply contractors estimate/proposal for public paving, curb, and drainage work for use in determine Streets Impact Fee credit and storm drain reimbursement subject to the enacted MOU.

3. A Right-of-Way permit will be required for any work within the Lone Star Road public right-of-way.

Final Plat Comments

1. Review legal description against the plat boundary bearings/distances. There appears to be a discrepancy with the Lone Star Road right-of-way line length.

Drainage Report Comments

1. The drainage calculations do not specifically follow the City of Nampa Drainage Policy Manual, which requires analysis of multiple storm durations from 10-min to 24-hrs when using the Rational Method, while accounting for outflow via infiltration. The methodology used appears to follow ACHD standards. Please verify volume based on the City drainage policy methodology.
2. The drainage design assumes the 100-yr storm volume at essentially the top of curb/sidewalk elevation. We request widening the swale to 5' to add a bit more volume and reduce the potential for ponding within the street.

3. The separation between groundwater and bottom swale does not appear to meet the 3’ separation requirement. We understand the constraints involved, and it appears you are maximizing the separation. As a result, Nampa Engineering will allow an exception to the 3’ separation.

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

1. Check consistency of labels in plan and profile view as redlined.
2. Check drawing scale. The prints provided do not appear to scale to 1”=20’ as suggested. It may be it was printed to “fit” as opposed “to scale”.
3. See Drainage Report comments regarding swale width. Also recommend making the sand windows larger to improve infiltration and reduce clogging potential, particularly since there are no sand/grease traps for pre-treatment.
4. Please note the minimum sand window depth is 3’ per Nampa Drainage Policy.
5. Nampa specifications do not allow use of CMP material. An accepted alternative is Corrugated Aluminum Pipe (CAP).