



## **PLANNING & ZONING DEPARTMENT**

**Before the Planning & Zoning Commission  
Meeting of 10 MAY 2016**

### **BUSINESS ITEM NO. 1 STAFF REPORT**

**Applicant(s)/Developer(s) & Engineer(s):**

Franklin Village Development as Applicant/Developer and Developer/KM Engineering and Kirsti Grabo as representative(s)

**File(s):** SUB 675-16

**Analyst:** Robert Hobbs

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

1. **Final plat approval for:**  
Franklin Village No. 1 (hereinafter the "Development"; alternatively, "Franklin Village No. 1" or the "Project")

Totaling 41 building lots and eight (8) common lots in an area encompassing some 10.648 acres of land in a RS 6 (Single-Family Residential, 6,000 sq. ft. min. lot size) Zone (with PUD overlay) on property located on the south side of Cherry Lane, south of Franklin Road (lying in a portion of Section 11, T3N, R2W, BM), Canyon County in Nampa

**Correspondence:**

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

**Comments/Recommendation(s):**

Staff finds that in all material respects, the proposed residential subdivision final plat of/for Franklin Village No. 1 Subdivision conforms, or substantially conforms within acceptable limits, to, the approved preliminary plat of/for Franklin Village Subdivision, and, complies with relevant RS 6 zoning code and City of Nampa subdivision standards (as modified by a PUD overlay) appertaining to the proposed Project. Said determinations are, or may be, partially predicated

on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.

Accordingly, Staff recommends that Franklin Village No. 1 Subdivision be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter....

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### SUGGESTED CONDITIONS OF APPROVAL

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Should the Planning and Zoning Commission vote to recommend approval of Franklin Village No. 1 Subdivision final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Applicant/Development shall:

Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to Franklin Village Subdivision.

More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

Specifically:

- a. Comply with the requirement(s) listed in the April 28, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (2 pages – copy hereto attached); and,
  - b. Comply with the requirement(s) listed in the April 07, 2016 email printout from the Nampa Forestry Department authored by Cody Swander (1 page – copy hereto attached); and,
  - c. Comply with the requirement(s) listed in the email printout from the Nampa Building Department authored by Neil Jones (1 page – copy hereto attached plus 3 other related pages) save that the required inscriptions shall be made on the [construction/engineering] record drawings of the plat, not the actual plat face (see report page 23); and,
2. The water system for the Project shall be completely installed and able to deliver water prior to any building permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
  3. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

4. Developer/Development shall comply City of Nampa landscape standards as applicable to the subdivision, to include internal street tree planting and periphery landscape corridor landscape requirements; and,
5. **Developer's engineer shall incorporate required plat revisions onto the final mylar version of the same and revise the Project's landscape plan as required. A copy of the revised landscape plan shall be remitted to Staff in conjunction with the mylar submittal following Council approval of the final plat.**

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#### **ATTACHMENTS**

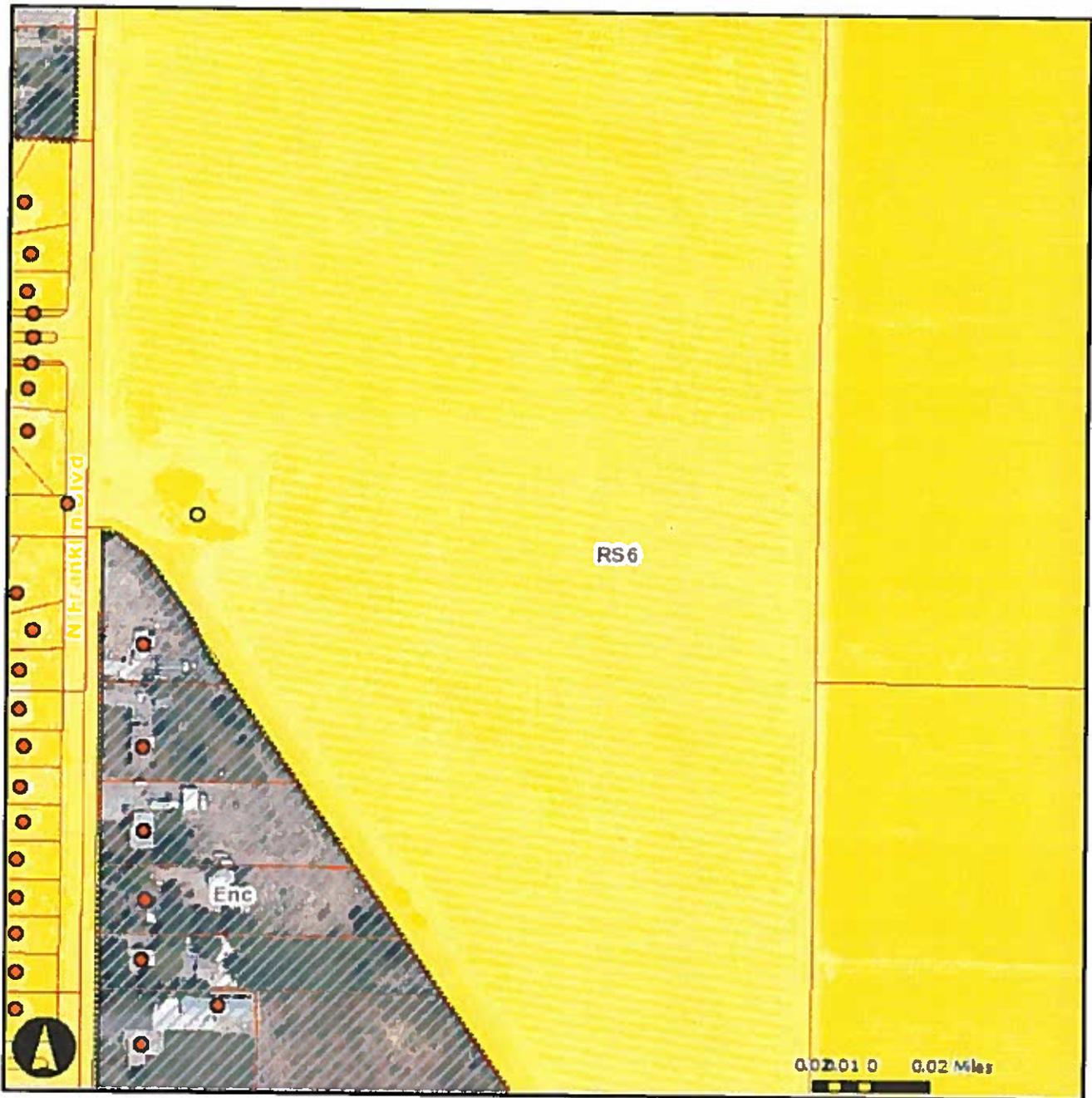
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- Copy of Vicinity/zoning maps, application, plat pages, agency/department & any citizen correspondence, etc.  
(pages/Exhibits 4+)



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# Map



Address Points

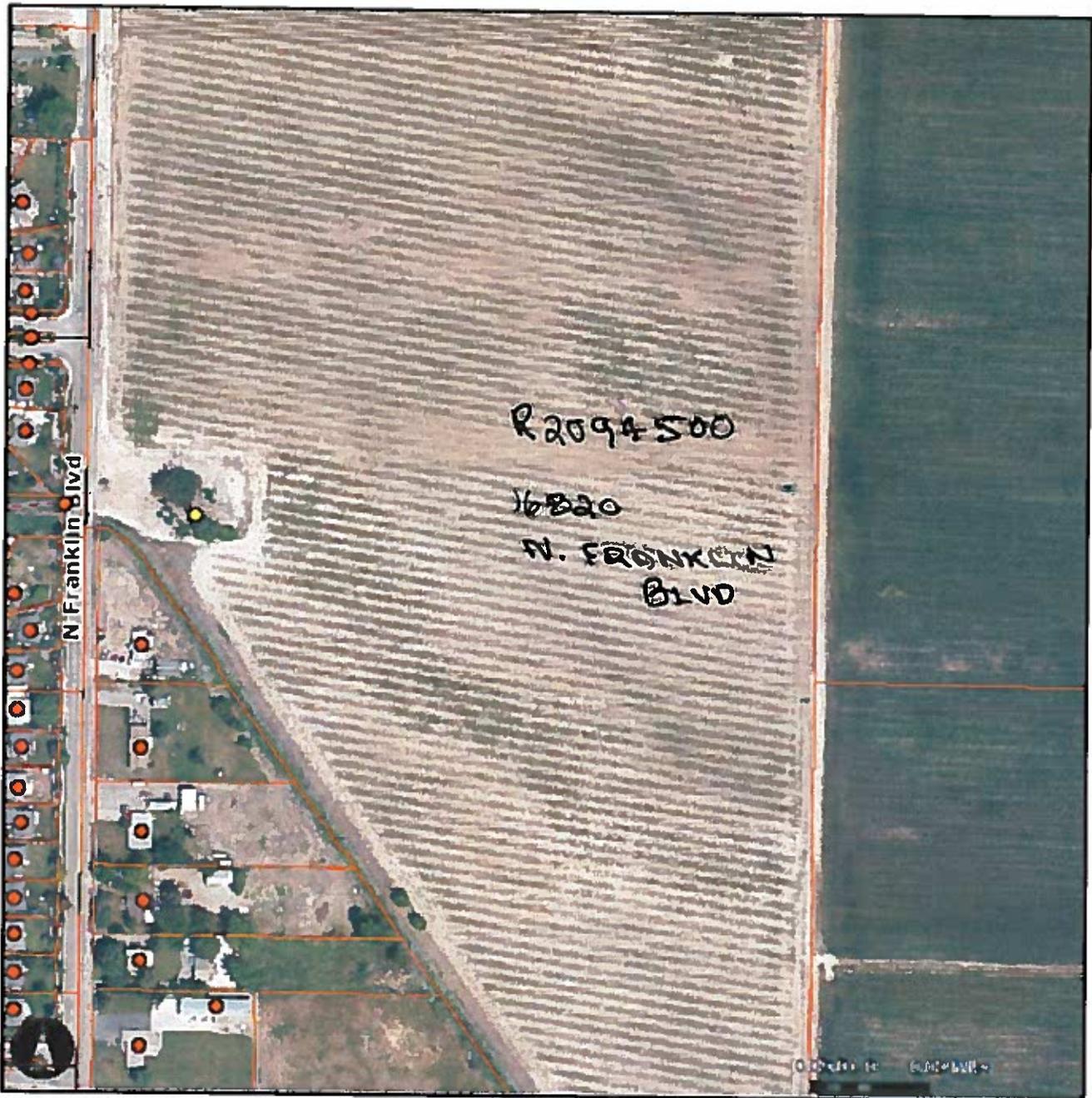
- Active
- Hold
- Proposed
- Retired
- Other

County Parcels



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# Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

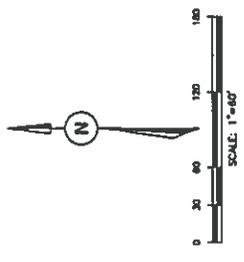
County Parcels





# PLAT OF FRANKLIN VILLAGE No. 1

A PORTION OF LOTS 23, 24 AND 25 OF CORTLAND PLACE SUBDIVISION  
SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF Nampa, CANTON COUNTY, IDAHO.  
2016



**SHEET INDEX**  
SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND  
SHEET 2 - CURVE AND LINE TABLES  
SHEET 3 - CERTIFICATE OF OWNERS AND NOTES  
SHEET 4 - CERTIFICATES AND APPROVALS

**LEGEND**  
 FOUND BRASS CAP AS NOTED  
 FOUND 3/8" REBAR AS NOTED  
 SET 5/8" REBAR WITH PLASTIC CAP MARKED "MB 12458"  
 SET 1/2" REBAR WITH PLASTIC CAP MARKED "MB 11458"  
 SET BRASS PILE W/MAGNETIC SHEET MARKED "MB 12458"  
 CALCULATED POINT  
 A  
 SUBDIVISION BOUNDARY LINE  
 LOT LINE  
 ROAD CENTERLINE  
 SECTION LINE  
 EASEMENT LINE

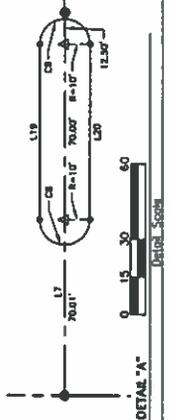
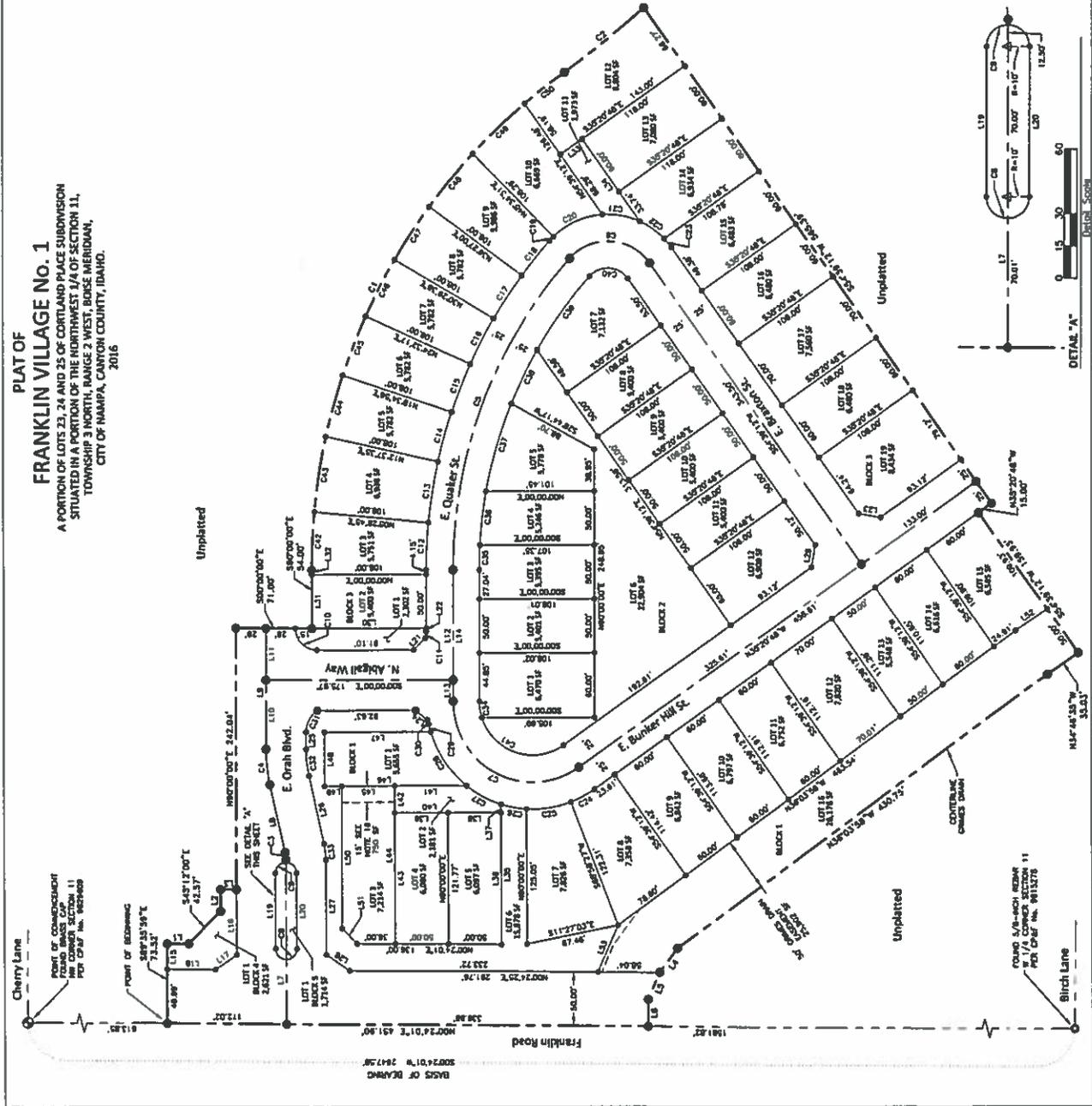
**REFERENCES**  
 RT. PLAT OF CORTLAND PLACE, BOOK 1, OF PLATS AT PAGE 26,  
 RECORDS OF CANTON COUNTY, IDAHO.  
 RL. RECORD OF SURVEY No. 20033301, RECORDS OF CANTON COUNTY,  
 IDAHO.

DEVELOPER  
**FRANKLIN VILLAGE  
 DEVELOPMENT, LLC**  
 Nampa, Idaho



RECEIVED

MAR 18 2016



SHEET 1 OF 4



March 18, 2016  
Project No. 16-009

Mr. Robert Hobbs  
City of Nampa  
411 3<sup>rd</sup> Street South  
Nampa, ID 83651

**RE: Franklin Village No. 1 – 16820 North Franklin Boulevard – Nampa, ID  
Final Plat Application**

Dear Mr. Hobbs:

On behalf of Franklin Village Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin Village No. 1. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 1 includes 41 buildable lots and 8 common lots on 10.65 acres. This represents a gross density of 3.85 units per acre and a net density of 5.27 units per acre, both of which are consistent with the present RS6-DA zoning designation.

The conditions of approval for this project include complying with applicable requirements of the City, entering into a Development Agreement Modification to accommodate the new layout, and entering into a Memorandum of Understanding with the City regarding improvements associated with the new park. Both the Development Agreement and Memorandum of Understanding have been executed by the owner and returned to the City for signature and recording.

Also included in the conditions of approval is a request from the Parks Department to have the property along the north bank of the Grimes Drain deeded to the City for extension of the Grimes Pathway. The final plat depicts this area in a separate lot identified as Lot 16, Block 1, and plat note 4 stipulates that this lot is to be dedicated to the City. Should you desire more specific language in note 4 regarding this dedication, please let us know.

The developer and his contractors will coordinate with the City to obtain the necessary permits prior to commencement of construction.

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

Sincerely,  
KM Engineering, LLP

  
Kirsti Grabo  
Development Coordinator

cc: Franklin Village Development, LLC

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**CITY OF NAMPA**  
**FINAL PLAT APPLICATION**  
 Planning and Community Development Department  
 411 3<sup>rd</sup> St. South  
 Nampa, ID 83651  
 208-465-2214 Phone  
 208-465-2261 FAX

SUB 675-16

<b>Name of Subdivision</b> Franklin Village No. 1
<b>Location of Subdivision</b> 16820 North Franklin Boulevard

<b>Owner</b> Donald K Brandt Et Al
<b>Address</b> 203 11th Avenue South Nampa, ID 83651
<b>Phone</b>
<b>FAX</b>
<b>E-Mail</b>

<b>Applicant</b> Franklin Village Development, LLC
<b>Address</b> 701 South Allen Street, Ste. 108 Meridian, ID 83642
<b>Phone</b> 208.433.8800
<b>FAX</b>
<b>E-Mail</b> marmuth@hubblehomes.com

<b>Engineer/Surveyor/Planner</b> KM Engineering, LLP - c/o Kirsti Grabo
<b>Address</b> 9233 West State Street Boise, ID 83714
<b>Phone</b> 208.639.6939
<b>FAX</b> 208.639.6930
<b>E-Mail</b> kgrabo@kmengllp.com

**FINAL PLAT INFORMATION**

Total Acreage 10.648  
 Total Number of Lots: 49 Buildable: 41 Common: 8  
 Gross Density per Acre: 3.85 (Number of units per acre of total land to be developed  
 Net Density per Acre 5.27 (Number of units per acre of land excluding roads)  
 Zoning District (s) - Zoning Within Nampa City Limits RS6-DA  
 If Applicable: Zoning Within the Area of Impact n/a

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PLAT OF  
FRANKLIN VILLAGE No. 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEG	CHORD END
C1	500.00	540.87	57.7136	567.48377	526.13
C2	1014.42	68.76	87.138	528.84112	68.76
C3	30.00	8.83	12.4033	883.28392	8.83
C4	150.00	33.18	12.4033	883.28392	33.18
C5	438.00	318.77	61.3746	886.10764	208.85
C6	48.00	64.30	102.0785	827.09782	78.13
C7	25.00	184.10	128.7154	827.20978	133.27
C8	20.00	31.42	90.0000	849.00000	28.26
C9	20.00	6.15	17.3721	881.10142	6.15
C10	481.00	43.94	27.738	887.15705	43.94
C11	481.00	53.31	7.9848	887.95309	57.47
C12	481.00	47.82	25.721	887.23459	47.82
C13	481.00	47.82	25.721	888.24339	47.82
C14	481.00	47.82	25.721	887.29302	47.82
C15	481.00	47.82	25.721	887.31178	47.82
C16	481.00	47.82	25.721	887.31178	47.82
C17	481.00	47.82	25.721	887.31178	47.82
C18	481.00	47.82	25.721	887.31178	47.82
C19	481.00	47.82	25.721	887.31178	47.82
C20	481.00	47.82	25.721	887.31178	47.82
C21	481.00	47.82	25.721	887.31178	47.82
C22	481.00	47.82	25.721	887.31178	47.82
C23	481.00	47.82	25.721	887.31178	47.82
C24	481.00	47.82	25.721	887.31178	47.82
C25	481.00	47.82	25.721	887.31178	47.82
C26	481.00	47.82	25.721	887.31178	47.82
C27	481.00	47.82	25.721	887.31178	47.82

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEG	CHORD END
C28	100.00	81.27	37.0177	890.23078	80.28
C29	100.00	7.44	61.938	879.43379	7.44
C30	20.00	4.84	11.3348	877.01381	4.83
C31	24.00	23.84	28.9234	881.46433	22.78
C32	112.50	24.87	12.4033	883.28392	24.87
C33	87.50	18.87	12.4033	883.28392	18.87
C34	50.00	15.36	12.7818	881.13478	15.33
C35	411.00	22.87	31.2110	888.22478	22.87
C36	411.00	50.38	7.0123	883.67038	50.38
C37	411.00	88.11	11.3130	872.87278	88.11
C38	411.00	58.82	7.4515	887.00702	58.82
C39	411.00	84.52	11.4837	884.14438	84.52
C40	21.00	41.26	103.0078	832.98722	38.00
C41	50.00	84.61	107.4338	819.31078	80.78
C42	588.00	34.41	238.48	887.15772	34.41
C43	588.00	70.86	7.9848	887.95309	70.86
C44	588.00	58.15	25.721	887.23459	58.15
C45	588.00	58.15	25.721	887.23459	58.15
C46	588.00	58.15	25.721	887.23459	58.15
C47	588.00	58.15	25.721	887.23459	58.15
C48	588.00	58.15	25.721	887.23459	58.15
C49	588.00	58.15	25.721	887.23459	58.15
C50	588.00	58.15	25.721	887.23459	58.15

LINE TABLE	
LINE #	LENGTH
L1	20.00
L2	20.00
L3	15.00
L4	27.81
L5	27.23
L6	20.00
L7	19.23
L8	64.38
L9	111.88
L10	63.98
L11	63.98
L12	102.14
L13	78.73
L14	171.88
L15	171.88
L16	62.14
L17	24.38
L18	43.68
L19	70.00
L20	70.00
L21	15.47
L22	3.01
L23	21.00
L24	14.38
L25	15.88
L26	64.38
L27	87.84

LINE TABLE	
LINE #	DIRECTION
L28	26.48
L29	21.05
L30	107.88
L31	50.00
L32	4.80
L33	25.00
L34	83.74
L35	121.12
L36	111.88
L37	7.82
L38	30.00
L39	30.00
L40	102.00
L41	87.87
L42	20.00
L43	121.42
L44	148.42
L45	30.00
L46	133.87
L47	102.03
L48	50.00
L49	16.00
L50	132.07
L51	19.87
L52	35.10
L53	47.50

DEVELOPER  
**FRANKLIN VILLAGE, LLC**  
NANPA, IDAHO





PLAT OF  
FRANKLIN VILLAGE No. 1

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANTON COUNTY, OHIO, DO HEREBY CERTIFY THAT I HAVE RECORDED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF OHIO CODE RELATING TO PLATS AND SURVEYS.

CANTON COUNTY SURVEYOR \_\_\_\_\_

DATE \_\_\_\_\_

APPROVAL OF CITY ENGINEER

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

CITY OF NAMPA ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANTON COUNTY, OHIO, HEREBY CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

CITY CLERK, NAMPA, OHIO \_\_\_\_\_

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

THE PROPOSED PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, OHIO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

CHAIRMAN \_\_\_\_\_

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY OHIO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEVELOPER'S REPRESENTATIONS AND THE HEALTH DEPARTMENT'S INSPECTION OF THE PROPERTY AND THE DEVELOPER'S COMPLIANCE WITH THE SANITARY RESTRICTIONS. HOWEVER, IT IS CAUTIONED THAT AT THE TIME OF CONSTRUCTION, THE DEVELOPER SHALL OBTAIN AND COMPLY WITH ALL NECESSARY PERMITS AND BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DETERMINED BY THE HEALTH DEPARTMENT. THE SANITARY RESTRICTIONS MAY BE MODIFIED OR AS TO CONDUCT IF ADDRESS THEM IN ACCORDANCE WITH SECTION 50-1326, OHIO CODE. THE SANITARY RESTRICTIONS MAY BE REPEALED, IN ACCORDANCE WITH SECTION 50-1326, OHIO CODE, BY THE HEALTH DEPARTMENT. THE SANITARY RESTRICTIONS SHALL BE ALLOWED.

HEALTH DISTRICT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER FOR THE COUNTY OF CANTON, OHIO, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE PLAT IS SUBJECT TO AN UNPAID LOCAL GOVERNMENT CERTIFICATE THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBMISSION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANTON COUNTY TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

DEVELOPER  
FRANKLIN VILLAGE  
DEVELOPMENT, LLC  
NAMPA, OHIO



**K.M. ENGINEERING**  
ENGINEERS SURVEYORS PLANNERS  
123 WEST STATE STREET  
PO BOX 1000  
NAMPA, OHIO 43055-1000  
PHONE (614) 885-4400  
FAX (614) 885-4400

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SUB 675-16  
FRANKLIN VILLAGE SUB No. 1

FINAL PLAT – MEMO DISTRIBUTION LIST

- ✓ Engineering Department Review (Daniel Badger – Water/Sewer Model) - Memo, 2 Plats, 2 Soils, 2 Storm Water, 2 Traffic Studies (if available)  
- 6 copies Improvement/Construction Drawings with Landscape Plan attached (Cliff)  
Give to Cliff to log in
- ✓ Nate Runyan, Public Works - Memo – 1 Plat – In Wastewater Cubby
- ✓ Craig Tarter, Engineering Dept GIS - Memo, 1 Plat, CD
- ✓ Patrick Sullivan - Memo, 1 Plat
- ✓ Neil Jones - Memo, 1 Plat – 1 Improvement/Construction, 1 Soils
- ✓ Karla Nelson-Long Range Planner - Memo, 1 Plat
- ✓ Nampa Fire Dept (Brent Hoskins) - Memo, 1 Plat (inter office)
- ✓ Nampa Police Dept (Eric Skoglund) - Memo, 1 Plat (inter office)
- ✓ Darrin Johnson - Parks - Memo, 1 Improvement/Construction & 1 Plat (Rec Center mailbox)
- ✓ Cody Swander/Earl Moran - Memo, 1 Landscape Plan (inter office) & 1 copy Improvement/Construction/w plat (Parks Dept mailbox)
- ✓ Don Barr - Supervisor – Streets - Memo, 1 Plat, 1 Traffic Study (inter office)
- ✓ Nampa Highway District - Memo, 1 Plat (mail)
- ✓ Canyon Highway District - Memo, 1 small plat (mail)
- ✓ Randy Dewey – NSD #131 - Memo, 1 small plat (mail)
- ✓ Alison Westfall – NSD #131 - Memo, 1 small plat (mail)
- ✓ Vallivue School District # 139 - Memo, 1 small plat (mail)
- ✓ Brent Carpenter – Brown Bus - Memo, 1 small plat (mail)
- ✓ South West Health District - Memo, 1 Plat (mail)
- ✓ Tina Fuller – Compass - E-mail – final plat and general info
- ✓ cc: Robert Hobbs - Memo – 1 small plat

Pioneer Inauguration  
Nampa Hwy Dist.  
Vallivue School Dist.



# City of Nampa

**ENGINEERING DIVISION**

**OFFICE (208) 468-5444**

**CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261**

DATE: April 28, 2016  
TO: Planning and Zoning Commission  
FROM: Daniel Badger, P.E.   
SUBJECT: Franklin Village Subdivision #1, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for Franklin Village Subdivision #1 and recommends approval with the following comments:

**Plat:**

- Graphically show the easements on the plat.

**Plan:**

- Sheet C1.1
  - Revise all notes to reference the 2012 ISPWC.
- Sheet C2.3
  - Add pedestrian ramps on the south leg of the intersection of Abigail and Orah.
- Sheet C2.4
  - The road section for Orah does not need to be a collector looking at the geotech report it appears more appropriate for the TI 7 road section.
- Sheet C3.0
  - Provide lot grading/pad site elevations per 120.02 of the Engineering Process and Policy Manual.
- Sheet C-4.0
  - Storm Drain manholes shall be SD-612 channeled manholes.
  - Relocate the catch basin on the south east corner of Abigail and Orah to allow for pedestrian ramp.
  - Can the pond access road be moved to the S&G's or eliminated.
  - Move the storm drain line from under the curb and gutter.
- Sheet C5.2
  - Written scale and graphical scale do not match.
- Sheet C5.3
  - Written scale and graphical scale do not match.
  - We do not allow sewer services into manholes revise accordingly.

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- **Sheet C6.0**
  - Add valves at the end of Bunker Hill and on the south leg of the intersection of Abigail and Orah.
  - Add a sample station per N-409 at the common lot on Bunker Hill.
  
- **Sheet 7.0**
  - Provide additional detail regarding the services to lots 3 and 4 for block 1.

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**Sylvia Mackrill**

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**From:** Cody Swander  
**Sent:** Thursday, April 07, 2016 11:00 AM  
**To:** Sylvia Mackrill  
**Cc:** Darrin Johnson  
**Subject:** Franklin Village Subdivision No. 1 Project: SUB 675-16

Hi Sylvia,

Nampa Parks has reviewed the final plat for Franklin Village Subdivision No. 1 Project: SUB 675-16. We request that the general notes on the Landscape Plans indicate the lawn area on Lot 16, between Bock 1 and the Grimes Pathway, to be irrigated and maintained by the Franklin Village Subdivision Homeowners Association.

Thank you,

Cody Swander  
Nampa Parks Superintendent



Nampa Parks Department  
312 1st Street South  
Nampa, ID 83651  
208.468.5890

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 Mackrill**

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**From:** Kent Lovelace  
**Sent:** Tuesday, March 29, 2016 12:56 PM  
**To:** Sylvia Mackrill  
**Subject:** SUB675-15:

no violations seen at this time

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.

# Memo

To: Planning and Zoning Commission  
From: Karla Nelson, Community Planner  
Date: March 29, 2016  
Re: Franklin Village Subdivision No. 1 Final Plat

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Nampa's Safe Routes to School program does not oppose Franklin Village Subdivision Final Plat. The included Grimes Creek pathway will provide transportation alternatives and quality of life enhancements for nearby residents.

All of Franklin Village Subdivision's associated schools are in the Vallivue School District.

Associated Schools:

East Canyon Elementary School – The subdivision is 2.5 miles from the Elementary School which is not within walking distance.

Sage Valley Middle School – The subdivision is 3.4 miles from the Middle School which is not a reasonable walking.

New Ridgevue High School – The subdivision is 2.5 miles from the new High School which is not a reasonable walking distance for most students. It is a reasonable biking distance. However students would be forced to ride on roadways without complete bike facilities.

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**Sylvia Mackrill**

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, March 28, 2016 3:33 PM  
**To:** Sylvia Mackrill  
**Subject:** SUB 675-16

Good Afternoon Sylvia,

The Nampa Highway District #1 has no objection to the Final Plat of the Franklin Village Sub. #1, SUB 675-16, as it is not within our Jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

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**Eddy Thiel**  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 HIGHWAY 45. • NAMPA, ID 83686  
TEL 208.467.6576 • FAX 208.467.9916

*This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.*

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## Sylvia Mackrill

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**From:** Neil Jones  
**Sent:** Monday, March 28, 2016 11:37 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: Franklin Village No. 1 Final Plat

Building Department requires a max. and a min. top of foundation elevation for each lot of a subdivision. Please add this for each lot and re-submit your final Plat.

Neil Jones  
Building Department

**From:** Sylvia Mackrill  
**Sent:** Tuesday, March 22, 2016 4:25 PM  
**To:** Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>  
**Subject:** Franklin Village No. 1 Final Plat

**SUB675-15:**

KM Engineering, LLP, representing Franklin Village Development, LLC, has submitted the final plat for Franklin Village Subdivision No. 1, located at 16820 N Franklin Blvd, on the east side of N Franklin Blvd and north of Birch Ln. There are 49 lots proposed on 10.648 acres, within the RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning designation.

The final plat is scheduled as a business item on the Planning and Zoning Commission agenda of May 10, 2016.

Please review and return any comments to my attention prior to April 29, 2016.  
Thank you,

Sylvia Mackrill  
City of Nampa Planning Department  
208-468-5484  
[mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)

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 Mackrill**

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**From:** Kirsti Grabo <KGrabo@kmengllp.com>  
**Sent:** Monday, March 28, 2016 1:55 PM  
**To:** Neil Jones  
**Cc:** Sylvia Mackrill; Daniel Badger; Aaron Ballard  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Hi Neil –

This seems like an odd thing to show on a final plat. Is this a new requirement? We have not shown this on plats we have done in the past.

Thanks,

Kirsti Grabo  
Development Coordinator  
Office Manager

---

**KM Engineering, LLP**  
9233 West State Street  
Boise, ID 83714  
208.639.6939 Fax 208.639.6930  
[kgrabo@kmengllp.com](mailto:kgrabo@kmengllp.com)

**\*\* Please note my new e-mail address. \*\***

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**From:** Sylvia Mackrill [<mailto:mackrill@cityofnampa.us>]  
**Sent:** Monday, March 28, 2016 11:46 AM  
**To:** Kirsti Grabo  
**Subject:** FW: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Kirsti,  
Building Department Comments regarding Franklin Village No. 1 Subdivision.

---

**From:** Neil Jones  
**Sent:** Monday, March 28, 2016 11:37 AM  
**To:** Sylvia Mackrill <[mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)>  
**Subject:** RE: Franklin Village No. 1 Final Plat

Building Department requires a max. and a min. top of foundation elevation for each lot of a subdivision. Please add this for each lot and re-submit your final Plat.

Neil Jones  
Building Department

**Sylvia Mackrill**

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**From:** Kirsti Grabo <KGrabo@kmengllp.com>  
**Sent:** Monday, March 28, 2016 3:10 PM  
**To:** Neil Jones  
**Cc:** Sylvia Mackrill  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Sounds good. We can do that!

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**From:** Neil Jones [mailto:jonesn@cityofnampa.us]  
**Sent:** Monday, March 28, 2016 2:09 PM  
**To:** Kirsti Grabo  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Sorry, yes that is what we need.

Neil

**From:** Kirsti Grabo [mailto:KGrabo@kmengllp.com]  
**Sent:** Monday, March 28, 2016 2:07 PM  
**To:** Neil Jones <jonesn@cityofnampa.us>  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Hey Neil –

We can certainly show this information on a record drawing, which is what you sent me. That's what prompted my question...usually it would appear on some kind of engineering drawing and not a platting document. Can you please confirm that we can provide this information on a construction/engineering drawing and not on the final plat?

Thanks,  
Kirsti

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**From:** Neil Jones [mailto:jonesn@cityofnampa.us]  
**Sent:** Monday, March 28, 2016 2:04 PM  
**To:** Kirsti Grabo  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Kirsti; We have been asking for this for about 4 or 5 years, maybe longer. Here is an attachment showing one way to do this.

Neil Jones

**From:** Kirsti Grabo [mailto:KGrabo@kmengllp.com]  
**Sent:** Monday, March 28, 2016 1:55 PM  
**To:** Neil Jones <jonesn@cityofnampa.us>  
**Cc:** Sylvia Mackrill <mackrill@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Aaron Ballard <ABallard@kmengllp.com>  
**Subject:** RE: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

Hi Neil –

24

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Thanks,

Kirsti Grabo  
Development Coordinator  
Office Manager

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**KM Engineering, LLP**  
9233 West State Street  
Boise, ID 83714  
208.639.6939 Fax 208.639.6930  
[kgrabo@kmengllp.com](mailto:kgrabo@kmengllp.com)

**\*\* Please note my new e-mail address. \*\***

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**Subject:** FW: Franklin Village No. 1 Final Plat SUB675 15 - Building Department comments

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**From:** Neil Jones  
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**To:** Sylvia Mackrill <[mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)>  
**Subject:** RE: Franklin Village No. 1 Final Plat

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Neil Jones  
Building Department

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**Subject:** Franklin Village No. 1 Final Plat