



## PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission  
Meeting of 28 JUNE 2016

### PUBLIC HEARING ITEM NO. 1 STAFF REPORT

**Applicant(s)/Engineer(s):** Blake Wolf as Applicant/representative, Compass Land Surveying,  
Richard Grey as Engineer(s)

**Analyst:** Robert Hobbs

**File(s):** SPS 00003-16

---

### REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY

---

1. **Short (Combined Preliminary and Final) Plat Approval for (2 residential building lots to be known as the):**

#### **East Florida Subdivision**

(hereinafter the "Project"; alternatively, the "Plat, "East Florida Subdivision", the "Subdivision", or the "Development")

#### **Appertaining to:**

Some .72 acres of land addressed as 1616 E. Florida Avenue in a portion of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35 T3N, R2W, Boise Meridian, Canyon County on land zoned RS 6 (Single-Family Residential, 6,000 sq. ft. min. lot size) in Nampa (hereinafter the "Property")...

#### **History:**

Land divisions of a parcel or lot executed post June of 2002 in Nampa that create more than two (2) subsequent properties require filing for subdivision plat approval (vs. use of simple record of survey split process). Correspondingly, land splits executed since June 11, 2002 or date of annexation of a property are tolled such that upon the creation of (from either parcel of a prior split via survey) a third parcel, a plat is required to used to officially create the third (or more) [new] "buildable" lots.

The master parcel from which the two (2) lots involved in this matter are being derived was created post 2002. As the one-time split option for the Property and its "parent parcel" has already been exhausted, a plat is required to effectuate the land division herewith associated.

Fortuitously for small divisions, a recent subdivision rule change [actually a re-introduction] in Nampa allows the processing of subdivisions of seven (7) or fewer lots to be processed as "short plats" whereby a preliminary and final plat are combined to expedite application handling time and to consolidate (reduce) the intake/processing fees associated with a basic platting process.

---

## 2016 SUBDIVISION STATISTICS

---

**Overall Site Area-** .72 acres

**Total, RS 6 Lot Count-** 2

**Total Common Lot Count-** 0

**Total Building Lot Count-** 2

**Regarding "RS 6 Building Lots":**

**Min. Allowed RS 6 Bldg. Lot Size-**  
6,000 sq. ft.

**Min. Proposed RS 6 Bldg. Lot Size-**  
10,510 sq. ft.

**Min. Allowed Avg. RS 6 Bldg. Lot Size-**  
8,000 sq. ft.

**Periphery Compatibility Applicability**  
N/A

**Min. Req. St. Frontage RS 6 Zone-**  
22'

**Min. Allowed RS 6 Bldg. Lot Widths-**  
50' @ 20' front setback mark

**Min. Allowed RS 6 Bldg. Mean Lot Depths-**  
50'

**Plat Development Data/Notes:** See plat sheets

---

## FINDINGS OF FACT & NOTES REGARDING PLAT

---

This matter before the Commission is to determine whether or not the short plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-08, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Accordingly, Plat review was done to analyze the Project's compliance to code in the context of this project having already been annexed and zoned.

**Regarding the Plat, Zoning Staff finds:**

1. **Minimum Lot Area(s) (N.C.C. § 10-08-6):**  
No issues; Both building lots meet or exceed minimum sizing requirements; and,
2. **Average Lot Size (N.C.C. § 10-27-6.F(2)):**  
No issues; Both building lots meet or exceed minimum average sizing requirements; and,
3. **Lot Compatibility (N.C.C. § 10-27-6.F(2)(b)):**  
N/A
4. **Lot Width:**  
No issues; Both building lots meet or exceed minimum lot width requirements; and,
5. **Lot Depth:**  
No issues; Both building lots meet or exceed minimum lot depth requirements; and,
6. **Right-Of-Way Dedication(s)/Improvements:**  
N/A – Per Engineering, no new street frontage dedication/provision is associated with this matter; and,
7. **Landscaping:**  
To be developed in at time of building construction, with requisite corridor beautification (front setback) landscape strip and relevant parking lot landscaping to be made a part of [any] building Certificate of Occupancy sign-off; and,
9. **Path/Trailway(s):**  
No waterways affect the Project (in terms of invoking a requirement to provide a path or trailway alongside the same); and,
10. **Misc./Correspondence:**  
Any correspondence from agencies or the citizenry regarding this part of the application is hereafter attached to this report. (Agency comments, when provided, are usually geared towards recommending conditions for the Project should it be approved.)

**Recommendation:**

Both Staff and the Engineering Division recommend approval of this Short Plat with a few Conditions of Approval recommended for Commission imposition against the requested entitlement as noted hereafter.

---

## RECOMMENDED CONDITION(S) OF APPROVAL

---

In the event that the Commission wishes to vote to recommend approval of the Short Plat as presented, then Staff would recommend that the Commission consider, correspondingly, suggesting to the City Council that they impose the following Conditions of Approval on/against the Development/Developer:

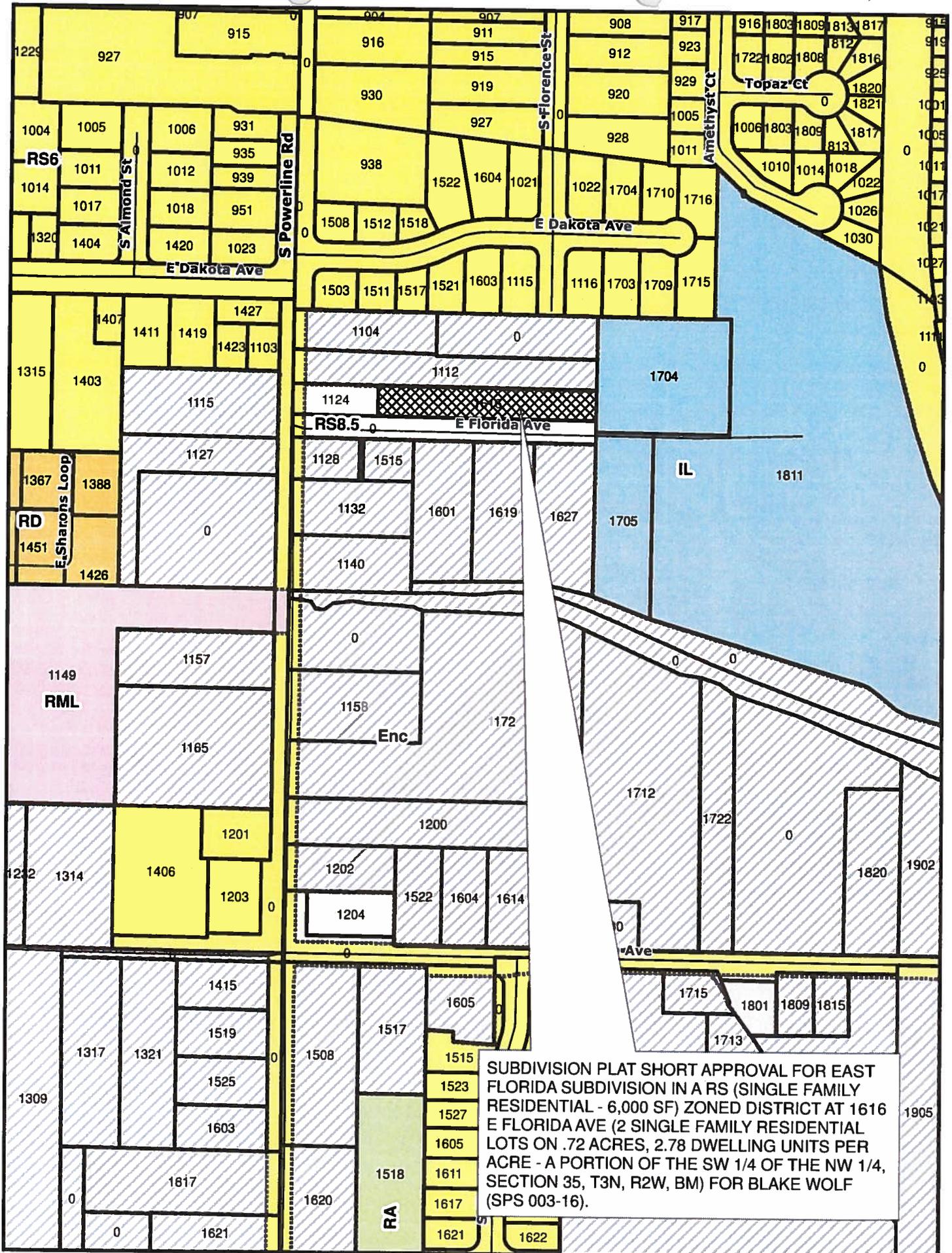
1. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
2. Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat to be provided to the City; and,
3. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

---

## ATTACHMENTS

---

- Copy of Vicinity Map  
(page/Exhibit 5)
- Copy of plat application page  
(page/Exhibit 6)
- Copy of Applicant's letter of absence  
(page/Exhibit 7)
- Copies of aerial photos of Property and surrounds, with zoning overlay on one image  
(pages/Exhibits 8-9)
- Copy of proposed, preliminary plats drawing/sheets  
(pages/Exhibits 10-12)
- Copy of agency/department notification/plans distribution checklist  
(page/Exhibit 13)
- Copy of any agency/any citizen correspondence/etc.  
(pages/Exhibits 14+)



~~SHORT~~ 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

Name of Subdivision	East Florida Subdivision
Location of Subdivision	S. Powerline & E. Florida

Owner	Blake Wolf - Wolf Building Co
Address	843 W. Horizon Wy Nampa 83686
Phone	941-7700
FAX	
E-Mail	wolfbuildingco@gmail.com

Applicant	
Address	same
Phone	
FAX	
E-Mail	

Engineer/Surveyor/Planner	Compass Land Survey Richard Gray
Address	3818 E. Newby ST Suite 103 Nampa 83687
Phone	442-0115
FAX	
E-Mail	rgray.cls@gmail.com

FINAL PLAT INFORMATION

Total Acreage 72  
 Total Number of Lots: 2 Buildable: 2 Common: none  
 Gross Density per Acre: 2 (Number of units per acre of total land to be developed)  
 Net Density per Acre 2 (Number of units per acre of land excluding roads)  
 Zoning District (s) - Zoning Within Nampa City Limits RS 6  
 If Applicable: Zoning Within the Area of Impact \_\_\_\_\_

\*\*\*\*\*

Robert Hobbs

---

**From:** Blake Wolf <wolfbuildingco@gmail.com>  
**Sent:** Thursday, June 16, 2016 7:38 AM  
**To:** Robert Hobbs; Sylvia Mackrill  
**Subject:** E Florida Public Hearing

Sylvia and Robert

I just got notification regarding my public hearing for the short plat on E Florida for June 28th.

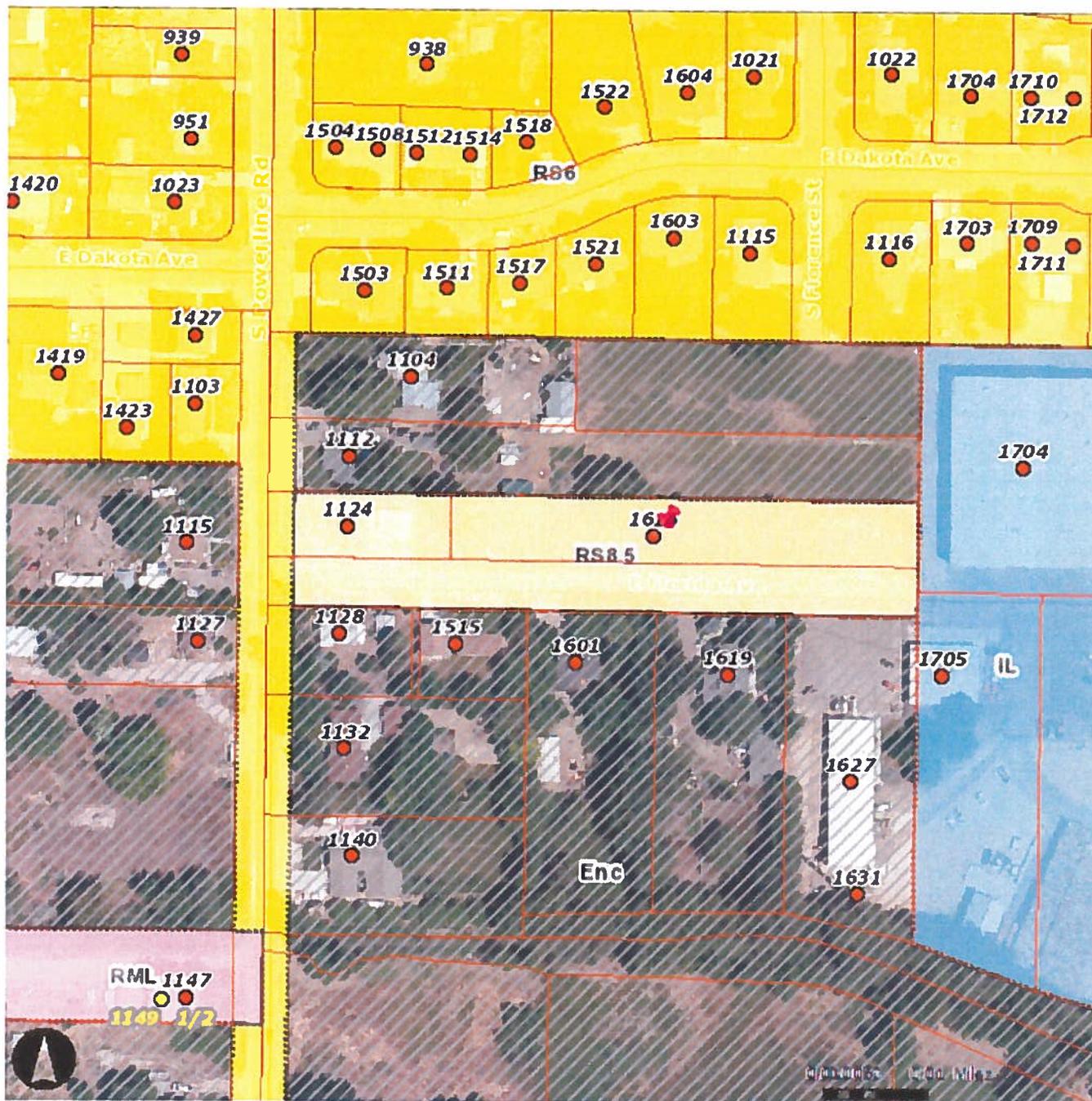
Unfortunately I will be out of town on a mission trip with our youth group from church.

I don't want to reschedule the hearing so what can I do to make sure you and the council have everything to move forward? I would rather not pay a representative since this one is for only the two lots and should be a slam dunk but I can if you need me to have someone there.

Let me know

Thanks

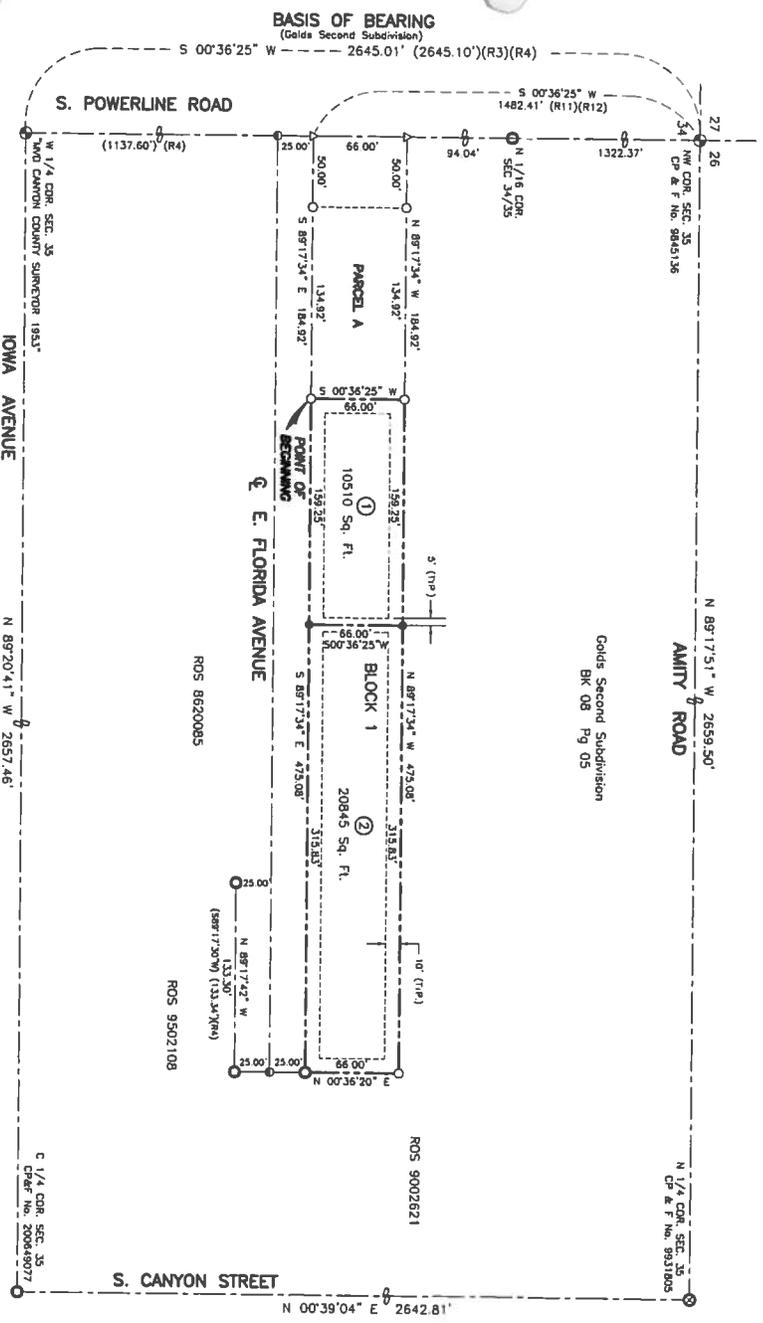
Blake





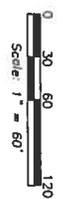
10

**EAST FLORIDA SUBDIVISION**  
 LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 35, T. 3 N. R. 2 W., B.M.  
 CITY OF NAMPA, CANYON COUNTY, IDAHO  
 2016



**NOTES**

- 1.) All street rights of way shown hereon are dedicated to the public for public use, as stated in the Owner's Certificate on sheet 2 of 2
- 2.) Parcel A of Record of Survey Instrument No. 2008004055 is not a part of this Subdivision.
- 3.) For further boundary information see Record of Survey Instrument No. 2008004055.
- 4.) All buildable lots are subject to a 5 foot wide drainage easement along each side of lot lines and a 10' public utility, drainage, and irrigation easement along the boundary lines.



**LEGEND**

- ▲ Calculated point
- Found brass cap monument
- ⊙ Dept. of Transportation right of way monument
- Found 5/8 inch dia. iron pin
- ⊙ Found 1/2 inch dia. iron pin
- Found 1/2 inch dia. x 24 inch iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap PLS 7732
- Witness corner
- Let No 5
- W.C.
- Reference monument
- R.M.
- ( ) Record data
- Boundary line
- Section line
- Easement line
- Tie line
- Centerline

**REFERENCE DATA**

- R1) Division of Highway map Project No. S--3754(4)
- R2) Record of Survey Inst. No. 200260484
- R3) Record of Survey Inst. No. 200370088
- R4) Record of Survey Inst. No. 200443254
- R5) Record of Survey Inst. No. 2007663995
- R6) Record of Survey Inst. No. 2007003782
- R7) Record of Survey Inst. No. 200804605
- R8) Record of Survey Inst. No. 200804605
- R9) Co-Peragonal Representatives Deed Inst. No. 9223596
- R10) Warranty Deed Inst. No. 615785
- R11) Record of Survey Inst. No. 2008004055
- R12) Warranty Deed Inst. No. 2016--007696



**EAST FLORIDA SUBDIVISION**  
 LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 35, T. 3 N. R. 2 W., B.M.  
 CITY OF NAMPA, CANYON COUNTY, IDAHO 2016

**CERTIFICATE OF OWNERS**

KNOWN ALL MEN BY THESE PRESENTS:  
 THAT WOLF BUILDING COMPANY LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-133A (2); ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF NAMPA, IDAHO AND CITY OF NAMPA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING PORTION OF THAT CERTAIN WARRANTY DEED RECORDER AS INSTRUMENT NO. 2007028278 IN OFFICE OF THE CANYON COUNTY RECORDER, LOCATED IN THE SW 1/4 NW 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF NAMPA, CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH DIAMETER BRASS DISK STAMPED "SUD RFE 777 JULY 1963" BEING THE NW CORNER OF SAID SECTION 35, SAID CORNER BEARS N. 07° 36' 25" E., A DISTANCE OF 2645.01 FEET FROM A FOUND BRASS DISK STAMPED "TWO CANYON SURVEYOR 1953" MARKING THE W 1/4 CORNER OF SAID NW 1/4, (SECTION CORNER COMMON TO SECTIONS 27, 26, 34 AND 35).  
 THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW 1/4, S. 07° 36' 25" W., (formerly south), A DISTANCE OF 1482.41 FEET TO A POINT SAID POINT WITNESSED S.89°17'34" E., A DISTANCE OF 50.00 FEET WITH A SET 1/2 INCH DIAMETER IRON PIN STAMPED "C.S. PLS 7732";  
 THENCE LEAVING SAID WESTERLY BOUNDARY OF SAID NW 1/4, S. 89° 17' 34" E. (formerly east) A DISTANCE OF 184.92 FEET ALONG A LINE 23.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF E. FLORIDA AVE. TO A FOUND 1/2 INCH IRON PIN STAMPED "C.S. PLS 7732" MARKING THE POINT OF BEGINNING.  
 THENCE COMMENCING S. 89° 17' 34" E. (formerly east), A DISTANCE OF 475.08 FEET TO A FOUND 5/8 INCH DIAMETER IRON PIN STAMPED "J.B. PLS 972";  
 THENCE N. 07° 36' 20" E. (formerly north) A DISTANCE OF 66.00 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "C.S. PLS 7732";  
 THENCE N. 89° 17' 34" W., (formerly west) A DISTANCE OF 475.08 FEET PARALLEL WITH THE CENTERLINE OF SAID E. FLORIDA AVE. TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "C.S. 7732";  
 THENCE S. 07° 36' 25" W., A DISTANCE OF 66.00 FEET PARALLEL WITH THE WESTERLY BOUNDARY OF SAID NW 1/4 TO THE POINT OF BEGINNING.  
 THIS PARCEL CONTAINS 31,356 SQ. FT. MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESCRIBED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ OWNER

**APPROVAL OF CITY COUNCIL**

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
 CITY CLERK, NAMPA, IDAHO

**APPROVAL OF CITY ENGINEER**

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

\_\_\_\_\_  
 NAMPA CITY ENGINEER DATE

**APPROVAL OF CITY NAMPA PLANNING AND ZONING COMMISSION**

\_\_\_\_\_  
 CHAIRMAN DATE

**CERTIFICATE OF SURVEYOR**

I, RICHARD A. GRAY, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATIVE TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND PLANS ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



\_\_\_\_\_  
 RICHARD A. GRAY P.L.S. NO. 7732

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
 COUNTY OF ADA } SS  
 DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, WHO IS KNOWN OR DEEMED TO ME TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME.

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

NOTARY PUBLIC FOR \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 13, HAVE BEEN DETERMINED BY THE HEALTH DEPARTMENT OF CANYON COUNTY, IDAHO, AND APPROVAL OF THE HEALTH DEPARTMENT IS A NECESSARY CONDITION FOR THE DEVELOPER TO OBTAIN PERMITS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS, BOTHER IS CAUTIONED THAT AT THE OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES TO MEET THE OTHER CONDITIONS OF DEO, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE RESUME OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

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

**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE LOCATED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE CHAPTER 13 RELATIVE TO PLATS AND VOUCHERS.

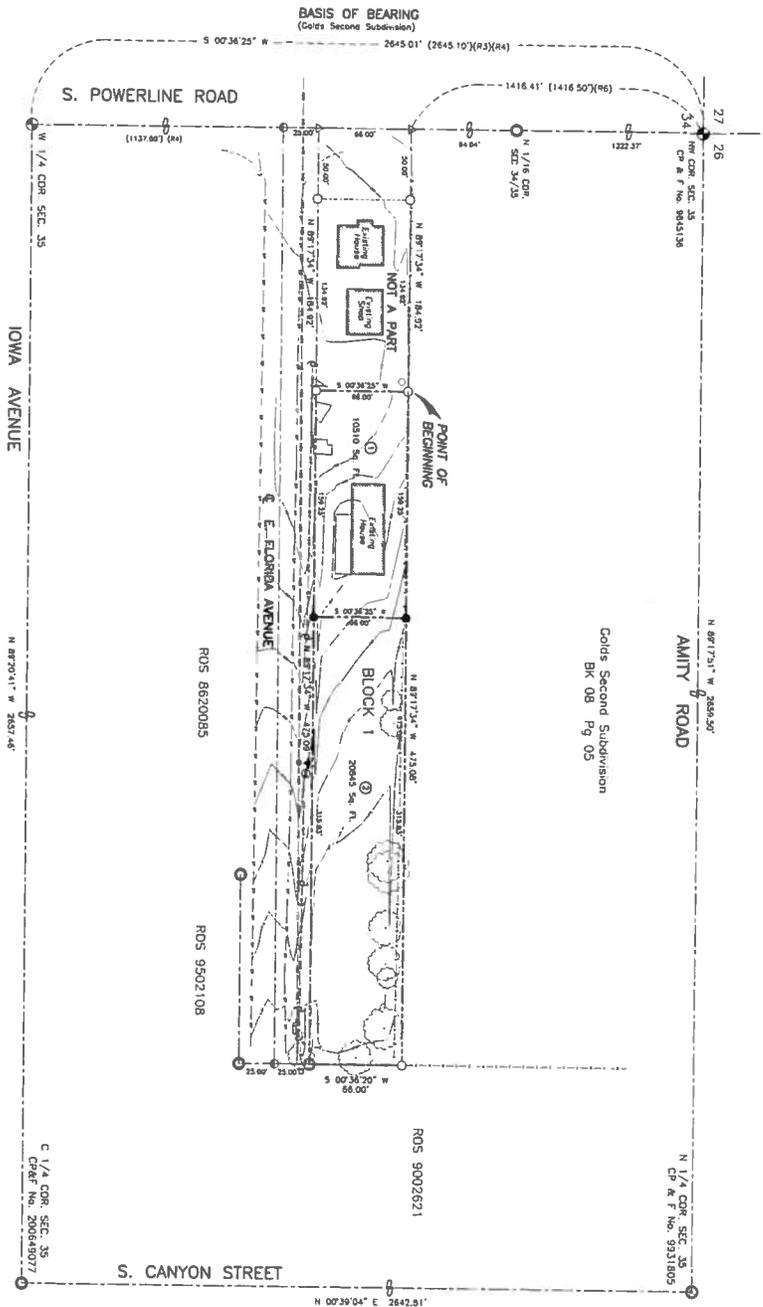
\_\_\_\_\_  
 CANYON COUNTY SURVEYOR DATE

**CERTIFICATE OF COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 150-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

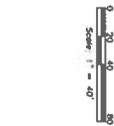
\_\_\_\_\_  
 COUNTY TREASURER DATE

2



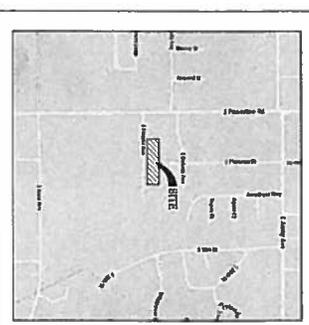
**NOTES**

- 1.) All street rights of way shown hereon are dedicated to the public for public use, as stated in the Owner's Certificate on sheet 2 of 2
- 2.) Parcel A of Record of Survey Instrument No. 2008004055 is not a part of this Subdivision
- 3.) For further boundary information see Record of Survey Instrument No. 2008004055.
- 4.) All buildable lots are subject to a 5 foot wide drainage easement along each side of lot lines and a 10' public utility, drainage, and irrigation easement along the boundary lines
- 5.) City of Nampa water and Sewer, septic system



**LEGEND**

- ▲ Calculated point
- Found brass cap monument
- Found 5/8 inch dia iron pin
- Found 1/2 inch dia iron pin
- Found 1/2 inch dia iron pin w/plastic cap PLS 7732
- Existing Fire Hydrant
- Existing Water Valve
- Telephone riser
- Utility pole
- Lot No. 5
- Guy anchor
- Witness corner
- Reference monument
- Record data
- Boundary line
- Section line
- Easement line
- Tie line
- Fence line
- Edge of pavement
- Water line
- Overhead utility lines



### Short Plat – Memo Distribution Check List

- ✓ **Engineering Department Review – Daniel Badger – Staff Engineer** - ~~Memo, 2 Plats, Soils, Storm Water, 2 Traffic Studies (if available).~~  
To Cliff to log in
- ✓ **Patrick Sullivan - Building Dept Review** - Memo, 1 Plat - **SMALL**
- ✓ **Neil Jones – Building Department Review** - ~~Memo, 1 Plat, Geo Soils Report~~
- ✓ **Craig Tarter – GIS Department** - ~~Memo, 1 Plat, CD~~ **WONE**
- ✓ **Nate Runyan – Public Works** - ~~Memo, 1 Plat~~
- ✓ **Karla Nelson – Long Range Planner** - ~~Memo, 1 Plat~~
- ✓ **Robin Collins – Economic Development** - ~~Memo, 1 Plat~~
- ✓ **Eric Skoglund - Nampa Police Dept** - ~~Memo, 1 Plat~~
- ✓ **Brent Hoskins – Nampa Fire Dept** - ~~Memo, 1 Plat~~
- ✓ **Ray Rice – Environmental Compliance** - ~~Memo, 1 Plat~~
- ✓ **Darrin Johnson – Nampa Parks Dept** - ~~Memo, 1 Plat (Rec Center mailbox)~~
- ✓ **Cody Swander/Earl Moran – Parks Dept** - ~~Memo, 1 Plat and Landseape Plan (Parks Dept Mailbox)~~
- ✓ **Don Barr - Supt – Streets/Traffic Div** - ~~Memo, 1 Plat, 1 Traffic Study~~
- ✓ **Chris Hopper – Canyon Highway District Director – Nampa Highway District** - ~~Memo, 1 Plat~~ - **SMALL**
- ✓ **Tim Wright – SWDH** - ~~Memo, 1 Plat, 1 Traffic Study~~
- ✓ **Tina Fuller – COMPASS** - ~~Memo, 1 Plat~~
- ✓ **Randy Dewey – NSD #131** - ~~E-mail – plat and general info~~
- ✓ **Allison Westfall – NSD #131** - ~~Memo, 1 Plat~~ **Small plat**
- ✓ **Brent Carpenter – Brown Bus Co** - ~~Memo, 1 Plat~~ **Small**
- ✓ **Vallivue School District #139** - ~~Memo, 1 Plat~~ - **SMALL**
- ✓ **Boise Kuna Irrigation District** - ~~Memo, 1 Plat~~ - **SMALL**
- ✓ **Nampa Meridian Irrigation District** - ~~Memo, 1 Plat~~
- ✓ **Pioneer Irrigation District** - ~~Memo, 1 Plat~~ - **SMALL**
- cc: **Robert Hobbs – Assist Planning Dir** - ~~Memo~~  
**Tom Poirts - City Engineer**

Nampa School District ✓  
Nampa Meridian Irrigation District ✓  
Nampa Highway District No. 1 ✓



# City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

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

14

DATE: June 20, 2016  
TO: Planning and Zoning Commission  
FROM: Daniel Badger, P.E.   
SUBJECT: East Florida Subdivision, Short Plat

The Engineering Division has reviewed the short plat East Florida Subdivision and recommends approval.

There is an existing deferral agreement for the East Florida frontage improvements.



# City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

CITY HALL

411 THIRD STREET S

NAMPA, IDAHO 83651

FAX (208) 465-2261

June 13, 2016

**RE: East Florida Subdivision- Short Plat**

To: Compass Land Surveying LLC

cc: Sylvia Mackrill

cc: Blake Wolf, Wolf Building Company

The following changes must be made prior to submitting for signatures:

- Existing street Amity Rd should be E Amity Rd
- Existing S Canyon St should be Chicago St
- Existing street Iowa Ave should be E Iowa Ave

Sincerely,

Amanda Morse  
GIS Technician  
Engineering Division  
City of Nampa  
(208) 468-5475

# Memo

To: Planning and Zoning Commission  
From: Karla Nelson, Community Planner  
Date: June 16, 2016  
Re: East Florida Subdivision Short Plat

---

Nampa's Safe Routes to School program does not oppose the short Plat for East Florida Subdivision. In the future East Florida subdivision residents will be able to bike and walk on the Stoddard Pathway to Sherman Elementary School and Downtown Nampa.

Associated Schools:

Sherman Elementary School – The subdivision is within easy walking distance of the Elementary School. Students could walk the .8 miles along Powerline Road. Unfortunately, students would have to cross Amity Avenue and sidewalks are not continuous along Powerline. Hopefully, the Stoddard Pathway will eventually develop with neighborhood access points, and at that time, students will have a safe route to Sherman Elementary school.

West Middle School – The subdivision is 3.1 mile from the Middle School which is not a reasonable walking distance for most students. Some students could bike the distance but they would have to travel in part on busy roadways without bike facilities.

Skyview High School – The high school is 1 mile away from the subdivision which is a reasonable walking or biking distance. However, since we do not have connections through residential subdivisions, students would have to walk along sections of Powerline and Greenhurst Roads that lack sidewalks and bicycle facilities.

## Sylvia Mackrill

17

**From:** Neil Jones  
**Sent:** Friday, June 03, 2016 10:47 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: East Florida Subdivision SPS00003 16, East Florida Subdivision Short Plat at 1616 E Florida Ave for Blake Wolf

Building Department has no conditions.

### Neil Jones

Plans Examiner Supervisor

P: 208.468.5492 F: 208.468.4494

[Department of Building Safety](#), [Like us on Facebook](#)

**From:** Sylvia Mackrill

**Sent:** Wednesday, May 18, 2016 11:32 AM

**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 <brooksj@cityofnampa.us>; Kent Lovelace <lovelacek@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>; Soyla Reyna <reynas@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>

**Subject:** East Florida Subdivision SPS00003 16, East Florida Subdivision Short Plat at 1616 E Florida Ave for Blake Wolf

Attached is the application for East Florida Subdivision Short Plat (SPS00003 16), a two lot development, located within an RS-8.5 (Single Family Residential – 8,500 sq ft minimum lot size), on .72 acres, located at 1616 E Florida Ave, submitted by Blake Wolf, Blake Wolf Building Company.

The Short Plat has been scheduled for the Planning and Zoning Commission Agenda of June 28, 2016, as a public hearing item.

Please review and forward any comments to my attention prior to June 17, 2016.

Thank you,



**Sylvia Mackrill, Administrative Operations Manager**

O: 208.468.5484, F: 208.468.5439

411 3<sup>rd</sup> Street South, Nampa, ID 83651

[Planning and Zoning](#) - [Like us on Facebook](#)

**NAMPA** Proud

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**Sylvia Mackrill**

---

18

**From:** Carolynn Murray  
**Sent:** Tuesday, June 07, 2016 9:50 AM  
**To:** Sylvia Mackrill  
**Subject:** East Florida Subdivision - Project # SPS00003-16

Sylvia,

Earl wanted me to let you know that there were no landscape plans included with the above listed subdivision submission to our office therefore he is unable to review for approval or denial.



**Carolynn Murray**  
Administrative Coordinator  
O: 208.468.5890, C: 208.371.4877  
[Nampa Parks – Facebook Page](#)

**NAMPA** Proud

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**Sylvia Mackrill**

---

**From:** Cody Swander  
**Sent:** Friday, May 27, 2016 9:08 AM  
**To:** Sylvia Mackrill  
**Cc:** Darrin Johnson  
**Subject:** East Florida Subdivision Project No. SPS00003-16

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sylvia,

Nampa Parks has reviewed the short plat for East Florida Subdivision Project Number SPS00003-16 and has no requests.

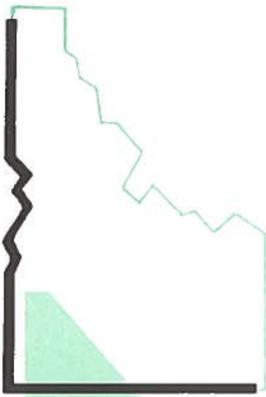
Thank you,



**Cody Swander**  
Parks Superintendent  
O: 208.468.5890, F: 208.465.2321  
[Nampa Parks – Facebook Page](#)  
**NAMPA** Proud

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

20



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

June 6, 2016

Phones: Area Code 208

Sylvia Mackrill  
Nampa Planning Department  
411 Third Street South  
Nampa, ID 83651

OFFICE: Nampa 466-7861  
SHOP: Nampa 466-0663

**RE: SPS00003-16/ East Florida Subdivision; 1616 E. Florida Avenue**

Dear Sylvia:

Provided all storm drainage is retained on-site there will be no impact on Nampa & Meridian Irrigation District (NMID) and no further review will be required.

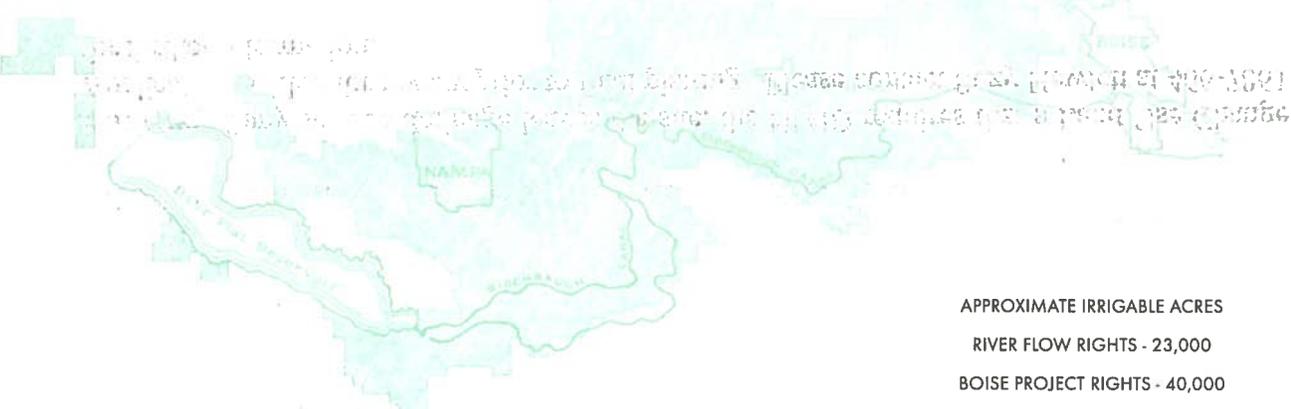
However, if any surface drainage leaves the site, the NMID requires that a Land Use Change Application is filed for review prior to final platting. Please contact Suzy Hewlett at 466-7861 for further information.

All private laterals and waste ways must be protected. The developer must comply with Idaho Code 31-3805. It is recommended that irrigation water be made available to all developments within the NMID.

Sincerely,

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

PC: Office/File



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000