

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 29 April 2025

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Final Plat Approval for Lady Bird Landing in a RD (Two Family -Duplex - Residential) zoning district, a total of 3.17 acres on two parcels #R2909800000, R9097012000 addressed as 3809 & 0 Greenhurst Rd, (NW 1/4 of Section 1, T2N, R2W, BM) for Mason & Associates Inc representing SI Construction LLC (SPF-00284-2025). Original Concept: Development and construction of 24 single-family attached units (six 4-unit townhouse buildings) on 1.78 acres, and 6 common area lots on .71 acres.

(Action: *Consent Item for recommendation to City Council*)

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Lady Bird Landing Subdivision and complies with relevant RD zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

CORRESPONDENCE

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies regarding this application package is attached (responses of 'no comment' are not listed here but are attached to this staff report).

Engineering Department

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Lady Bird Landing Subdivision and provide the following comments and recommended conditions of approval.

Nampa Fire District

This application is for Final plat for a subdivision with 24 single-family attached lots and 6 common lots on 3.17 acres.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

- **The proposed construction drawing show only one fire hydrant at the end of the road. A fire hydrant shall be placed at the entrance to the subdivision and the other hydrant relocated to no more than 400' from the entrance hydrant.**

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access.

Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, **"ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY"**. The language below in smaller font is as follows: **"Violating Vehicle Will Be Towed; IFC Sec. 503"**. See exhibit below.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.8 miles from Nampa Fire Station 2 with an approximate response time of 5 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The current impact fee is \$1,567 per residential unit; however, the adoption of a new Capital Improvement Plan is in process that is expected to be complete prior to construction of this development. The new impact fee will be \$1,267 per single-family unit for an approximate total of \$30,408 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 68 residents to 24 residential lots, with an increased personnel demand of 0.07 firefighter positions.

Note: The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.

Building Department Comments

The Building Department has the following comments for the Final Plat Approval for Lady Bird Landing (SPF-00284-2025).

Townhouses shall follow the provisions of R302.2 through R302.2.6 in the 2018 International Residential Code, including (but not limited to) the fire rated separation walls between dwellings and the requirements for each townhouse to have full structural independence from adjacent townhouses for gravitational loads and bracing requirements.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6" within the first 10 feet. Where lot lines, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. The proper support for a structure through the foundation system, adequate preparation of the building site necessary to keep water drainage away from the supporting foundations. Proper site drainage is an important element in preventing wet basements, damp crawl spaces, eroded banks and possible failure of a foundation system. Cross-lot drainage and drainage over graded slopes should be avoided. Slopes should be designed with a moderate grade as possible to minimize instability and erosion.

STAFF ANALYSIS

History:

January 2023 – Annexed and Zoned RD (ord. 4733) & Preliminary Plat approved

Surrounding Zoning:

North: RS 6 (Single Family Residential)

South: RS 6 (Single Family Residential)

East: RS 6 (Single Family Residential) & Canyon County

West: RS 6 (Single Family Residential) & Canyon County

LAYOUT:

Total, Proposed Residential Lot Count-	24
Total Common Lot Count-	6
Total Acreage	3.71

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project 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. 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 "Lady Bird Landing Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
 3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
 4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
 5. Developer shall submit plans to Nampa and Meridian Irrigation District for review of work with the South Nampa Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement if required shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.
 6. 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.
 7. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.
 8. The following changes must be made prior to submitting for signatures
 - Bayne Ln should be S Bayne Ln
 9. Work with Code Compliance to resolve the debris on the property.
- <Any other conditions as may be levied by the Commission....

ATTACHMENTS

- Narrative
- Legal Description
- Vicinity/ Zoning Map
- Final Plat
- Preliminary Plat
- Landscape Plan
- Inter-departmental/agency/citizen correspondence



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651

Ph (208) 454-0256

Email: wmason@masonandassociates.us

NARRATIVE
LADY BIRD LANDING SUBDIVISION
FINAL PLAT

This submittal is for final plat and improvement/construction drawing review for Lady Bird Subdivision.

The property is located at 3809 & 0 Greenhurst Rd, parcel numbers R2909800000 & R2909701200. The current zone is RD. The final plat is in substantial compliance with the approved preliminary plat, with 24 townhomes and 6 common lots.

The final plat and improvement/construction drawings reflect the frontage road improvements along Greenhurst, and final storm drainage improvements as well as City standards for development.



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: dholtzcy@masonandassociates.us

FOR: Si Construction, LLC

JOB NO.: JY1624

DATE: February 17, 2025

SUBDIVISION DESCRIPTION

A parcel of land being a portion of the NW1/4 of Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of said NW1/4, said corner situate N 89° 13' 49" W., 2642.54 feet from the northeast corner of the NW1/4;

Thence S 89° 13' 49" E., 2492.68 feet along the north boundary of the NW1/4;

Thence S 00° 30' 01" W., 50.00 feet to the **POINT OF BEGINNING**;

Thence S 00° 30' 01" W., 264.04 feet to a found 1/2" iron pin reset with a 5/8" iron pin marked PLS 9366;

Thence S 89° 12' 35" E., 148.49 feet to a found 1/2" iron pin marked PLS 3627 reset with a 5/8" iron pin marked PLS 9366;

Thence S 00° 44' 59" W., 396.47 feet to a point on the approximate centerline of the South Nampa Lateral, witnessed by a found 5/8" iron pin marked PLS 9895 bearing
N 00° 44' 59" E., 25.00 feet;

Thence N 51° 00' 50" W., 572.76 feet along the approximate centerline of the South Nampa Lateral, witnessed by a found 5/8" iron pin marked PLS 9895 bearing
N 00° 43' 54" E., 25.00 feet;



Professional Engineers, Land Surveyors and Planners

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Thence leaving said approximate centerline of the South Nampa Lateral, N 00° 43' 54" E., 42.31 feet to a found 1/2" iron pin marked PLS 3627 reset with a 5/8" iron pin marked PLS 9366;

Thence S 89° 12' 35" E., 151.40 feet to a point witnessed by a found 5/8" iron pin marked PLS 9895 bearing N 89° 12' 35" W., 5.00 feet;

Thence N 00° 30' 01" E., 263.99 feet;

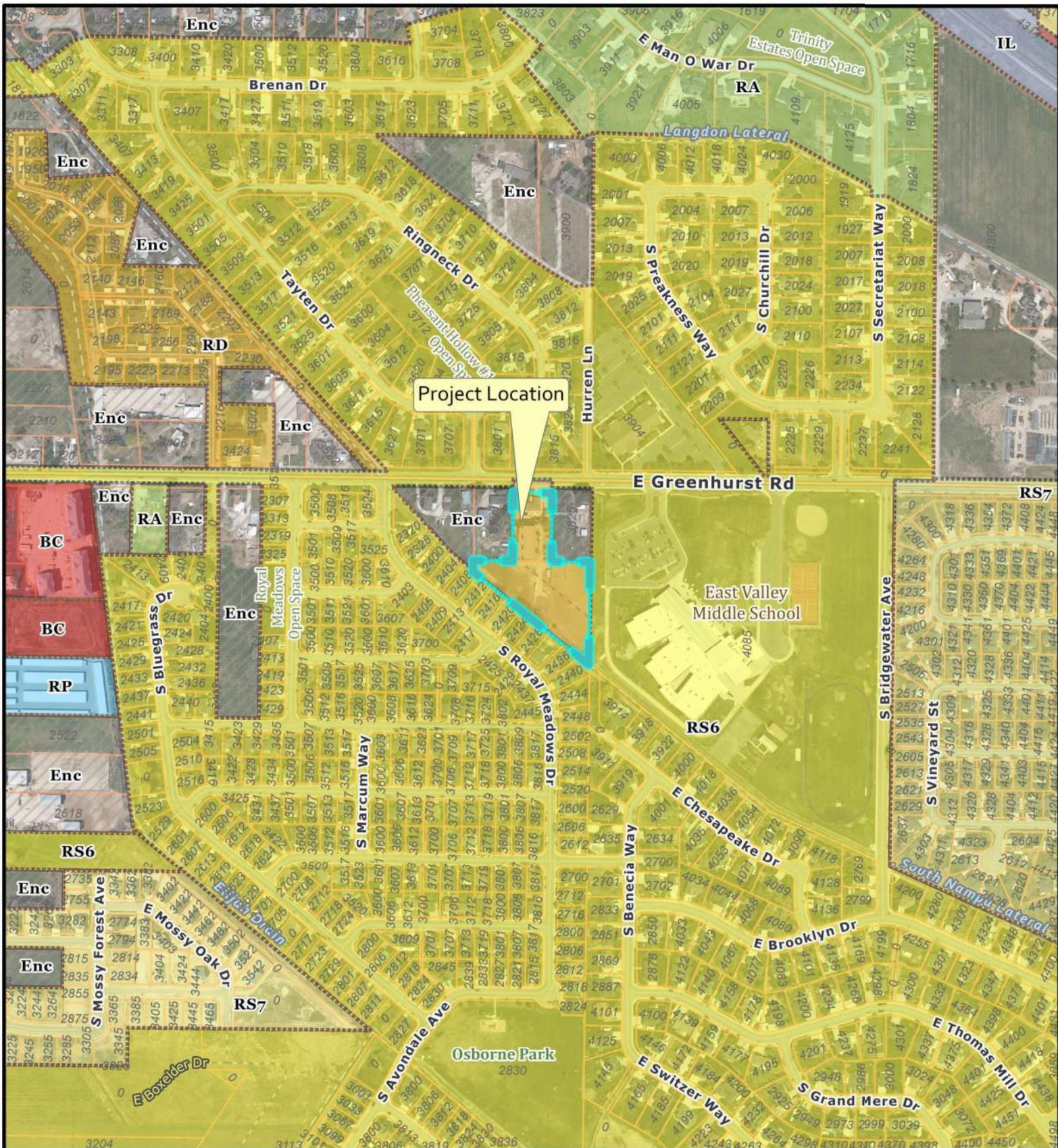
Thence S 89° 13' 49" E., 150.00 feet parallel with the north boundary of the NW1/4;
to the **POINT OF BEGINNING**.

This parcel contains 3.174 acres, more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



Mason &
Associates Inc.



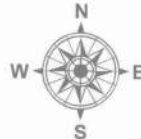
Project Location

3809 & 0 Greenhurst Rd

Lady Bird Landing Subdivision

Subdivision Final Plat

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



0 130 260 390 520 Feet

Subject Area
County Parcels

Zoning

- AG
- BC
- BF
- BN
- DB
- DH
- DV
- Enc
- GB1

- GB2
- GBE
- HC
- IH
- IL
- IL_RS
- IP
- IP_RS
- RA
- RD
- RMH
- RML

- RP
- RS4
- RS6
- RS7
- RS8.5
- RS12
- RS15
- RS18
- RS22
- U
- Unzoned



NAMPAProud

SPF-00284-2025

4/22/2025

For illustrative purposes only.

A PART OF THE NE 1/4 NW 1/4, SECTION 1, T. 2 N., R. 2 W., B.M.,
NANPA, CANYON COUNTY, IDAHO



- THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED

FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

Professional Engineers

[illegible]

9366


 SHEET 1 of 3
 BK PG

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LADY BIRD LANDING SUBDIVISION

OWNERS CERTIFICATE

WE, ST Construction, LLC, a United Liability Company, on Idaho Corporation, being first duly sworn, depose and say we are the owners of LADY BIRD LANDING SUBDIVISION, more particularly described in the legal description below, since that it is our intention to include the same in the public record of this subdivision and the same are not dedicated to the public. However, the right to use said assessments is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said assessments. The owners further certify that all lots in this subdivision are subject to the provisions of the Idaho Department of Agriculture, and that the City has agreed in writing to serve all of the lots in this subdivision.

A parcel of land being a portion of the NW 1/4 of Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of said NW 1/4, said corner situate N 89° 13' 49" W, 2842.54 feet from the northeast corner of the NW 1/4;

Thence S 89° 13' 49" E, 2492.88 feet along the north boundary of the NW 1/4;

Thence S 00° 30' 01" W, 50.00 feet to the POINT OF BEGINNING;

Thence S 00° 30' 01" W, 284.04 feet to a found 1/2" iron pin reset with a 5/8" iron pin marked PLS 9366;

Thence S 89° 12' 35" E, 148.49 feet to a found 1/2" iron pin marked PLS 3827 reset with a 5/8" iron pin marked PLS 9366;

Thence S 00° 44' 59" W, 396.47 feet to a point on the approximate centerline of the South Nampa Lotterel, witnessed by a found 5/8" iron pin marked PLS 9893 bearing N 00° 44' 59" E, 25.00 feet;

Thence N 51° 00' 50" W, 572.76 feet along the approximate centerline of the South Nampa Lotterel, witnessed by a found 5/8" iron pin marked PLS 9893 bearing N 00° 43' 54" E, 25.00 feet;

Thence bearing said approximate centerline of the South Nampa Lotterel, N 00° 43' 54" E, 48.43 feet to a found 1/2" iron pin marked PLS 3827 reset with a 5/8" iron pin marked PLS 9366;

Thence S 89° 12' 35" E, 151.40 feet to a point witnessed by a found 5/8" iron pin marked PLS 9893 bearing N 89° 12' 35" W, 5.00 feet;

Thence N 00° 30' 01" E, 283.99 feet;

Thence S 89° 13' 49" E, 150.00 feet parallel with the north boundary of the NW 1/4, to the POINT OF BEGINNING.

LADY BIRD LANDING SUBDIVISION contains 3.174 acres, more or less.

Taylor Schmidt - President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CAYON } SS

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared TAYLOR SCHMIDT, who is known or identified to me to be the President of ST Construction LLC, an Idaho limited liability company, that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

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

Notary Public for _____

Residing at _____

Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Hotzhey, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that I have personally supervised the survey and the setting of the monuments shown on this plat, and that the same are in accordance with the provisions of the act, Idaho code 55-1601 through 55-1612.

Darin Hotzhey



PLS License No. 9366

Mason & Associates
Professional Engineers
Land Surveyors
& Planners
801 N 3rd Ave, Ste 1000
BOISE, ID 83724

LADY BIRD LANDING SUBDIVISION

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for Canyon County, State of Idaho, per the requirements of I.C.S. 50-1306, 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 certificate is valid for the next thirty (30) days only.

County Treasurer _____

Date _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Canyon County, Idaho, hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and surveys.

Canyon County Surveyor _____

Date _____

HEALTH CERTIFICATE

Sanitary restriction as required by Idaho Code, Title 52, Chapter 13 have been satisfied. Corner on a review by a Certified Licensed Professional Engineer (CLPE) representing the County of Idaho and the City of Nampa, Idaho, on the _____ day of _____, 20____, and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have been constructed. If the developer fails to construct facilities that the sanitary restrictions may be reimposed in accordance with Section 50-1306, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS _____

Date _____

APPROVAL OF CITY 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 _____, A.D. 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 OF NAMPA PLANNING AND ZONING COMMISSION

The foregoing plat was accepted and approved by the Planning and Zoning Commission of the City of Nampa on the _____ day of _____, 20____.

Chairman _____

Date _____



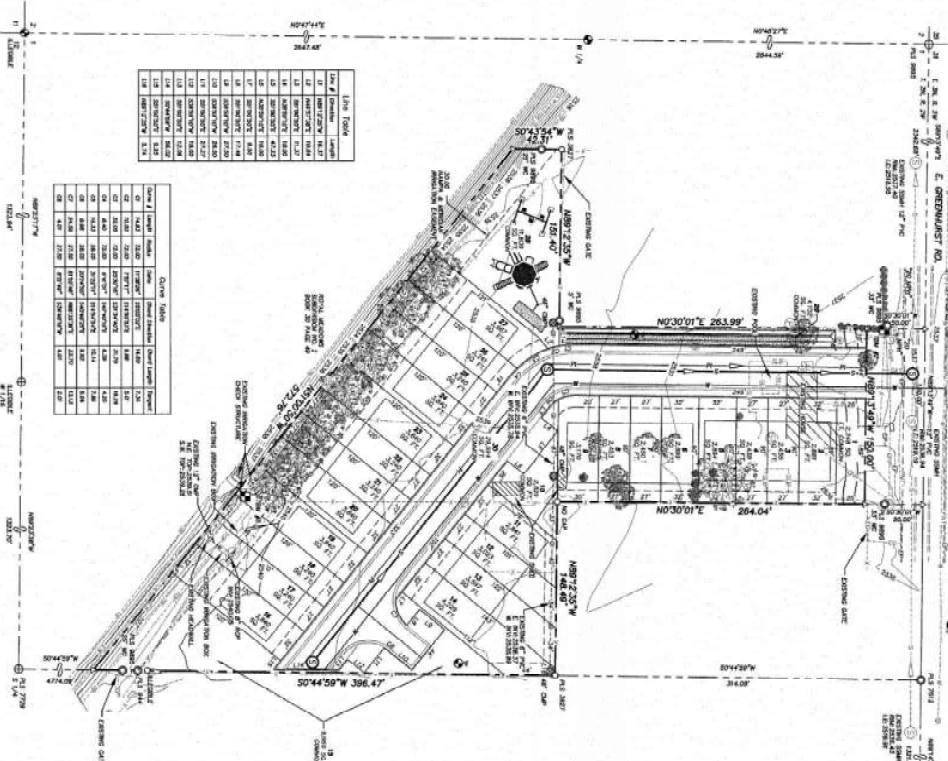
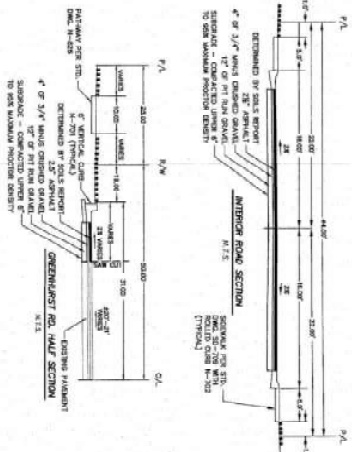
Mason & Associates
Professional Engineers
Land Surveyors
& Planners
20745 SW 10th Street
294-6458

LADY BIRD SUBDIVISION PRELIMINARY PLAT A PART OF THE NE 1/4, NW 1/4, SECTION 1, T. 2N, R. 2W, B.M. CITY OF NAPA, CANYON COUNTY, IDAHO 2024

This document and the concepts, ideas and designs incorporated herein are the property of Mason & Associates, Inc. and shall remain the property of Mason & Associates, Inc. and shall not be used in whole or in part for any other project without the express written authorization of Mason & Associates, Inc.

PROJECT NARRATIVE

1. LADY BIRD SUBDIVISION, 2024, IS A PART OF THE NE 1/4, NW 1/4, SECTION 1, T. 2N, R. 2W, B.M., CANYON COUNTY, IDAHO.
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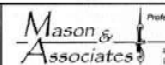


Lot	Area	Owner
1	0.10	...
2	0.10	...
3	0.10	...
4	0.10	...
5	0.10	...
6	0.10	...
7	0.10	...
8	0.10	...
9	0.10	...
10	0.10	...
11	0.10	...
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14	0.10	...
15	0.10	...
16	0.10	...
17	0.10	...
18	0.10	...
19	0.10	...
20	0.10	...



September 26, 2024

DRAWING TITLE: LADY BIRD SUBDIVISION		JOB NO.: JY1524	CLIENT: SI CONSTRUCTION LLC 1016 W. SANETTA ST. NAPA, ID, 83651 (208)-690-2824	DESIGNED BY: CS	DATE: 9/24
PRELIMINARY PLAT		SCALE: N/A		DRAWN BY: CS	
SHEET NO. 1 OF 1 SHEETS		FIELD BOOK NO.:		CHECKED BY:	



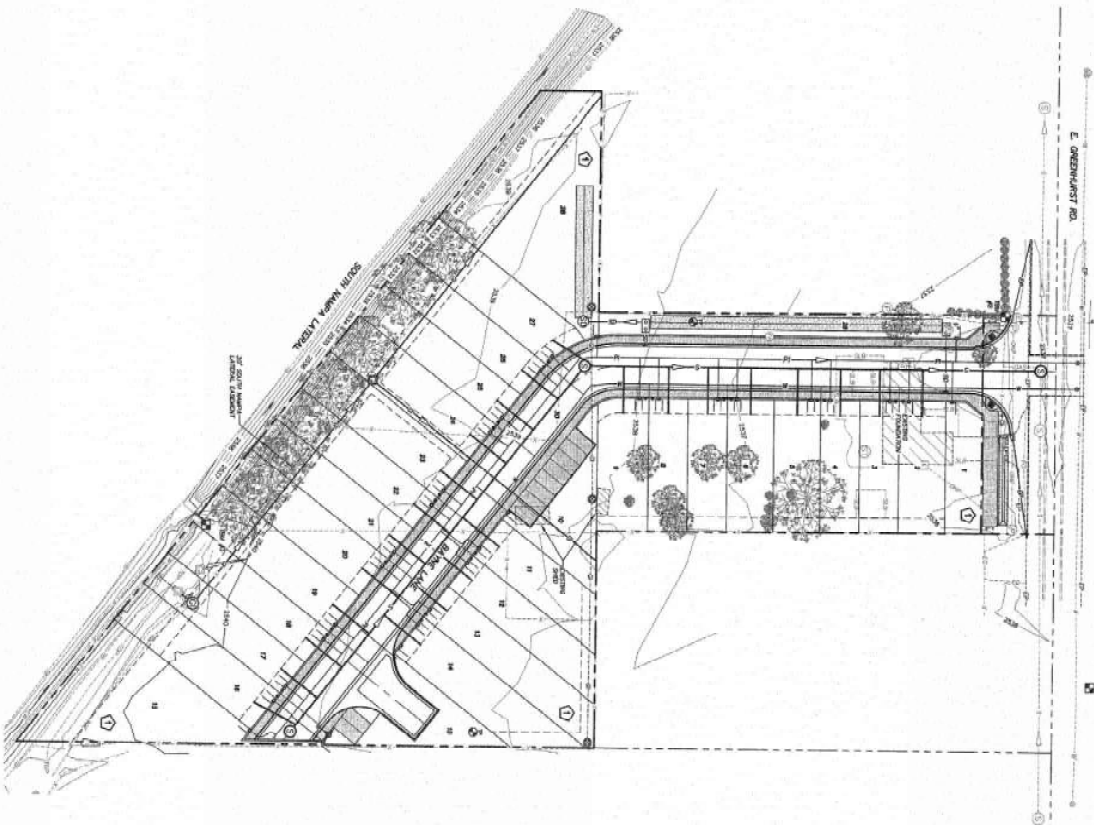
This Document, and the Concepts, Ideas and Design Incorporated therein are an instrument of professional services and are the property of Watson and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Watson and Associates, Inc. All construction shall conform to the 2020 edition of the Idaho Standards for Public Works Construction, the City of Nampa 2020.

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OWNER/DEVELOPER

MAISON & ASSOCIATES, INC.
524 3rd ST. SOUTH
NANPA, ID 83657
(208) 454-0156



David J. Patis

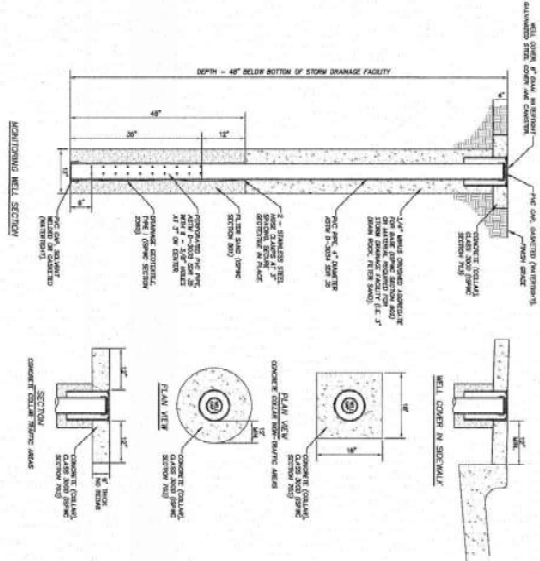
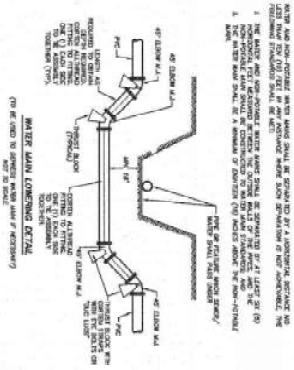
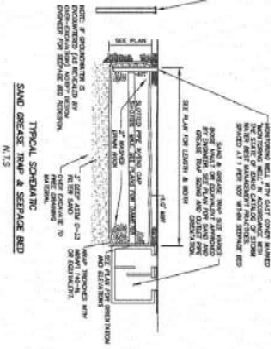
SHEET INDEX

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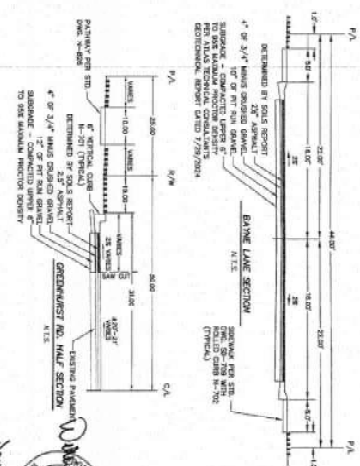
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DRAWING TITLE: LADY BIRD LANDING SUBDIVISION		JOB NO.: JY1624 DWS NO.: JY1624-001		CLIENT: SI CONSTRUCTION LLC 1016 W. SANETTA ST. NAPPA, ID. 83651 (208)-590-2824		 Professional Engineers, Land Surveyors & Planners 201 South Lake Avenue, ID 83651 (208) 456-6500		DESIGNED BY:		NO.		BY		DATE		DESCRIPTION	
COVER SHEET		SCALE: VERT. N/A HORIZ. 1"=40'						DRAWN BY: CS		10/24							
SHEET NO. 1 OF 12 SHEETS		Rev. <input type="radio"/>		FIELD BOOK NO.				CHECKED BY:									
								APPROVED BY:									

MONITORING WELL PER NADPA STANDARD DRAWING N-1023
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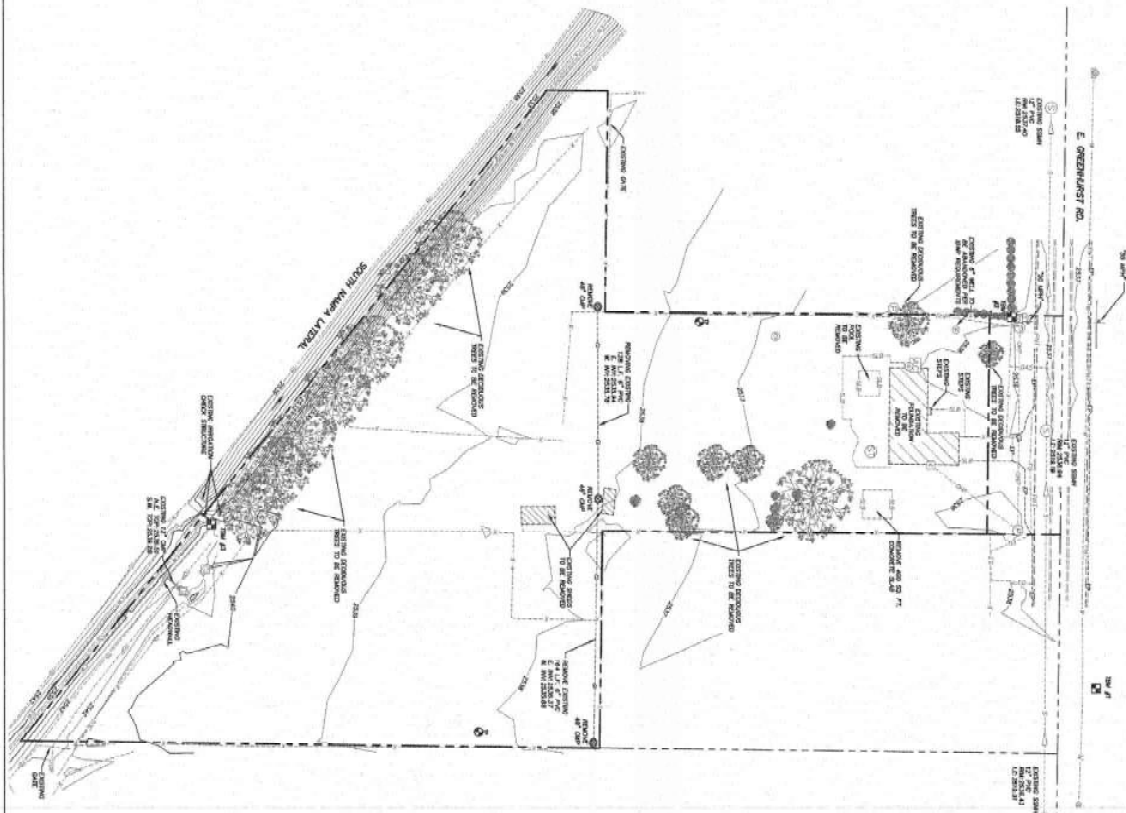
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Professional Engineer
 License No. 9212
 Mason & Associates
 2025

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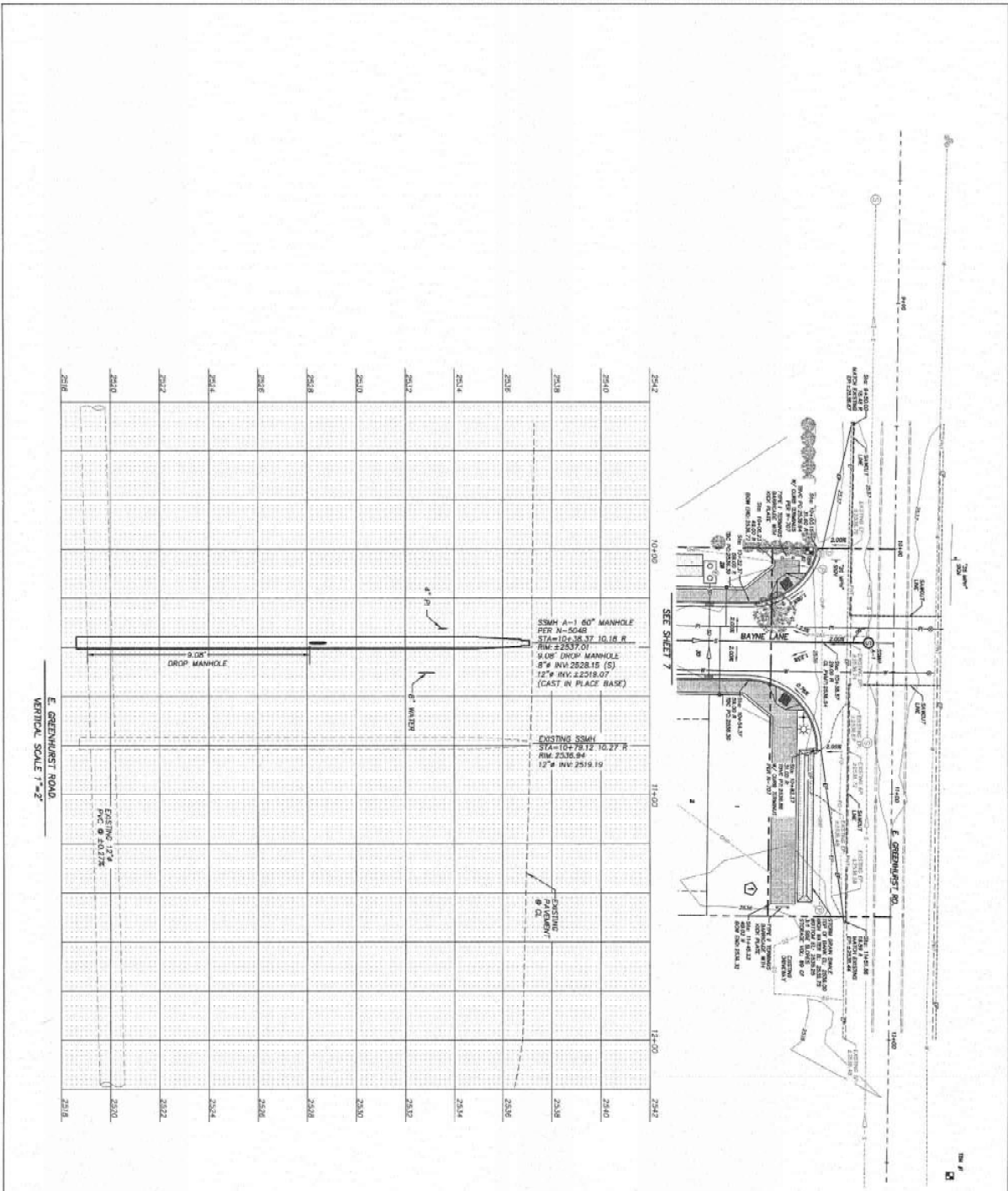
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STANDARD DETAILS		SCALE: VERT. N/A HORIZ. N/A			DRAWN BY: CS	10/24				
SHEET NO. 4 OF 12 SHEETS		Rev. <input type="radio"/>	FIELD BOOK NO.		CHECKED BY:					
					APPROVED BY:					



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Stamp: Mason & Associates, Inc. 8212, dated January 21, 2025.

DRAWING TITLE LADY BIRD LANDING SUBDIVISION		JOB NO. JY1624	CLIENT SI CONSTRUCTION LLC	Professional Engineers, Land Surveyors & Planners Mason & Associates, Inc. 1016 W. SANETTA ST. NANPA, ID. 83651 (208)-800-2824	DESIGNED BY:	NO	BY	DATE	DESCRIPTION
EXISTING FEATURES/DEMO SHEET		DWG NO. JY1624-005	SCALE: N/A		DRAWN BY:	CS	10/24		
SHEET NO. 5 OF 12 SHEETS		REV	FIELD BOOK NO.		CHECKED BY:				

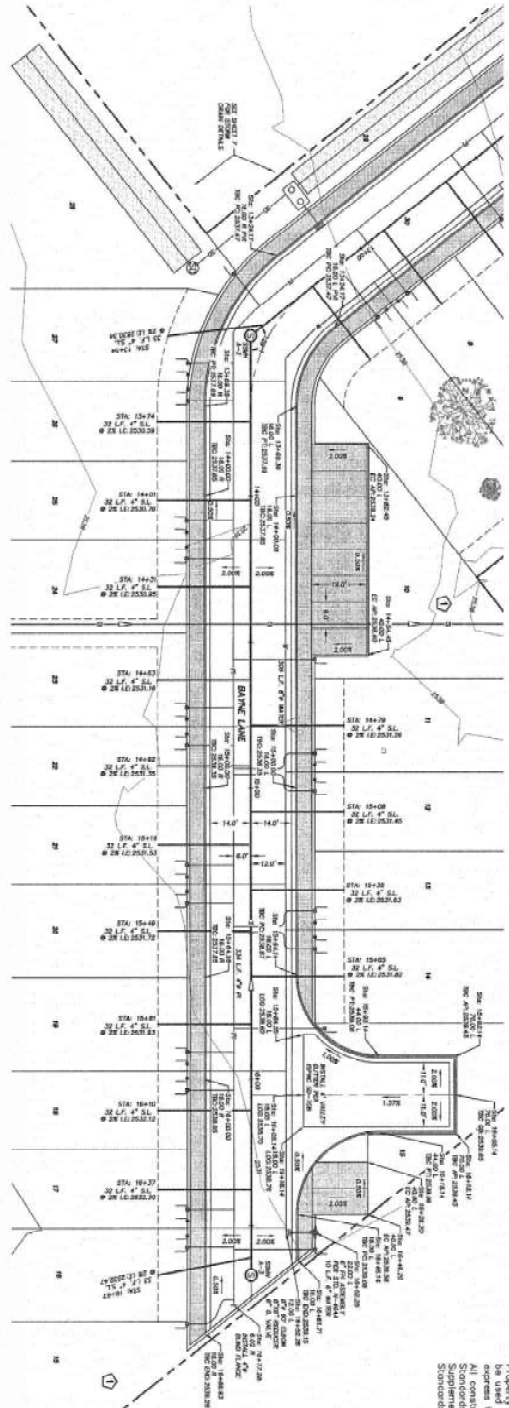


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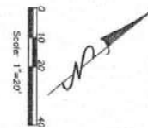
DRAWING TITLE: LADY BIRD LANDING SUBDIVISION E. GREENHURST ROAD SHEET NO. 6 OF 12 SHEETS	JOB NO. JY1624 DWG NO. JY1624-006 SCALE: N/A Vert. 1"=20' HORIZ. 1"=20' FIELD BOOK NO.	CLIENT: SI CONSTRUCTION LLC 1016 W. SANETTA ST. NAMPA, ID, 83651 (208)-890-2824	 Mason & Associates Professional Engineers, Land Surveyors & Planners 601123 Jack Napa #0887 208-451-0225	DESIGNED BY: <input type="text"/>	NO. <input type="text"/>	BY <input type="text"/>	DATE <input type="text"/>	DESCRIPTION <input type="text"/>
				DRAWN BY: CS 10/24	REVISIONS	CHECKED BY: <input type="text"/>	APPROVED BY: <input type="text"/>	

DRAWING TITLE LADY BIRD LANDING SUBDIVISION		JOB NO. JY1624 DWG NO. JY1624-007		CLIENT SI CONSTRUCTION LLC 1016 W. SANETTA ST. NAMPA, ID, 83651 (208)-890-2824		Professional Engineer, Land Surveyor & Planner REVISED Dwg. Notes 01/08/01 208-49-033		DESIGNED BY: CS 10/24/00		NO BY DATE		DESCRIPTION	
BY/DATE BAYNE LANE 10+00-13+50		SCALE: Vert: N/A Hori: 1"=20'						DRAWN BY: CS 10/24/00		NO BY DATE		DESCRIPTION	
SHEET NO. 7 OF 12 SHEETS		Rev <input type="radio"/>		FIELD BOOK NO.				CHECKED BY:		NO BY DATE		DESCRIPTION	
								APPLY BY:		NO BY DATE		DESCRIPTION	

SEE SHEET 7



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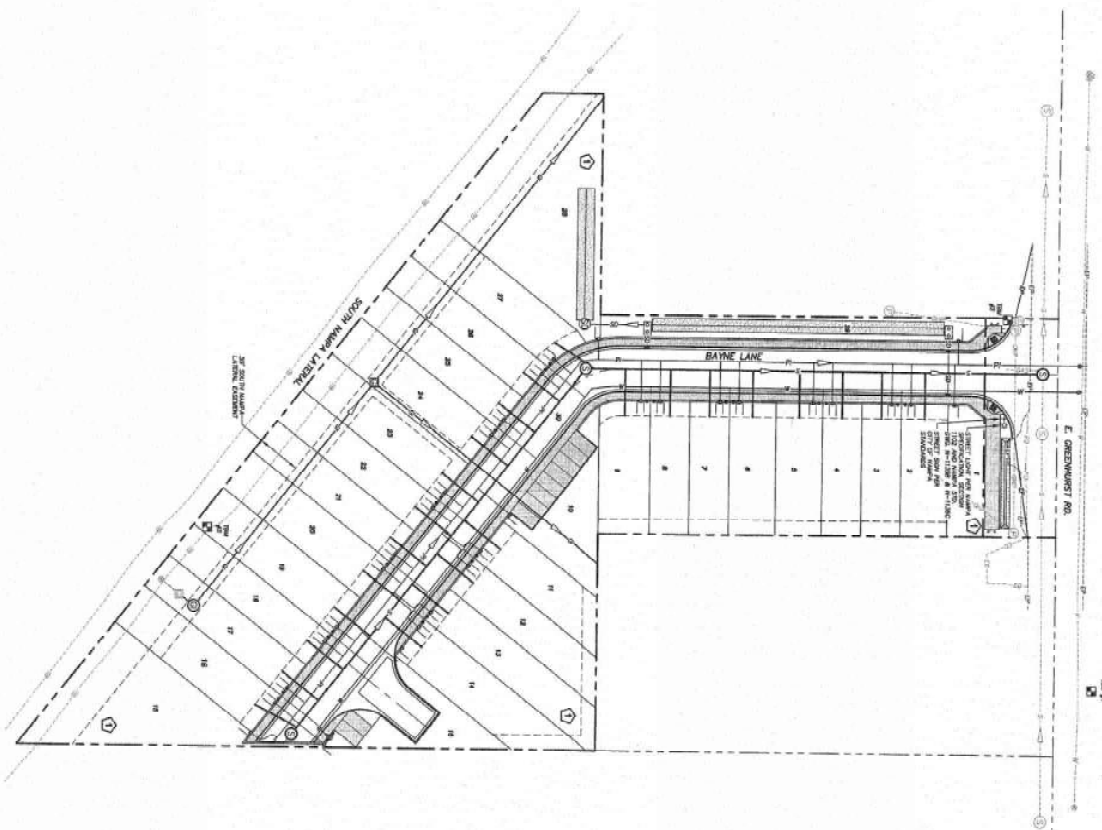
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2012
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Mason & Associates

Professional Engineer,
Land Surveyors
& Planners
800.333.3333
208.412.0000

DESIGNED BY:	DATE:	DESCRIPTION:
DRAWN BY: CS	10/24	
CHECKED BY:		
APPROVED BY:		

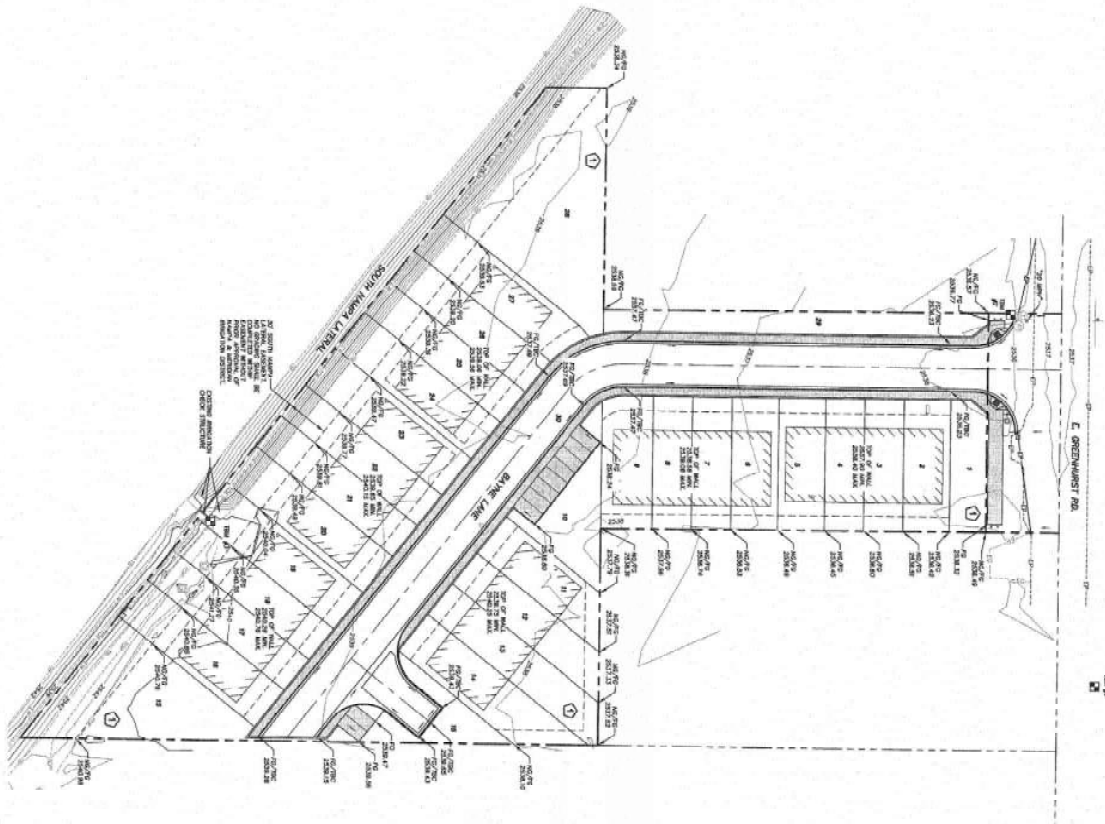
DRAWING TITLE: LADY BIRD LANDING SUBDIVISION	JOB NO.: JY1624 DWG NO.: JY1624.008	CLIENT: SI CONSTRUCTION LLC 1016 W. SANETTA ST. NAMPA, ID 83851 (208)-890-2824
BAYNE LANE 13+50-17+00	SCALE: VERT: N/A HORIZ: 1"=20'	Rev: <input type="radio"/> FIELD BOOK NO.:
SHEET NO. 8 OF 12 SHEETS		



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DRAWING TITLE: LADY BIRD LANDING SUBDIVISION		JOB NO.: JY1624	CLIENT: SI CONSTRUCTION LLC		DESIGNED BY:	NO.	BY	DATE	DESCRIPTION
MASTER UTILITY SHEET		DWG NO.: JY1624-008	1016 W. SANETTA ST. Nampa, ID, 83851 (208)-890-2824		DRAWN BY: CS	10/2/24			
SHEET NO. 9 OF 12 SHEETS		SCALE: N/A			CHECKED BY:				
Rev. <input type="radio"/> FIELD BOOK NO.		VERT: 1"=40'			APPROVED BY:				



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LEGEND

Approximate Building Footprint

Scale 1"=40'

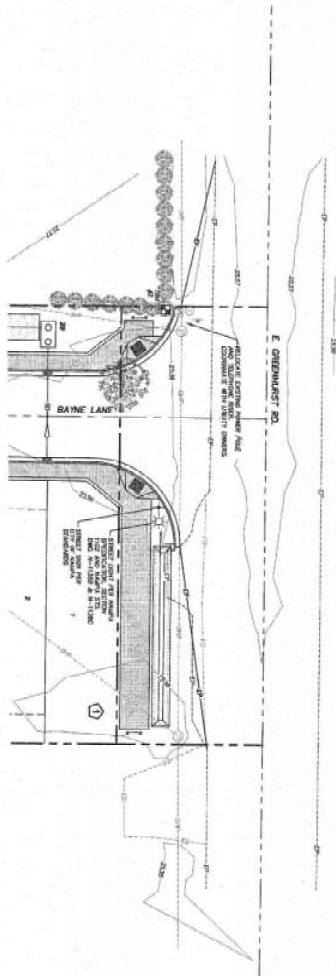
08/21/2025

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GRADING PLAN	SCALE: Vert. 1"=40'	
SHEET NO. 10 OF 12 SHEETS	Rev. <input type="radio"/>	FIELD BOOK NO.

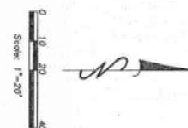
Mason & Associates

Professional Engineers,
Land Surveyors & Planners
80415, 5th Ave. S. 68007
208-461-255



DESIGNED BY:	NO.	BY	DATE	DESCRIPTION
DRAWN BY: CS	10/24			
CHECKED BY:				
APPROVED BY:				

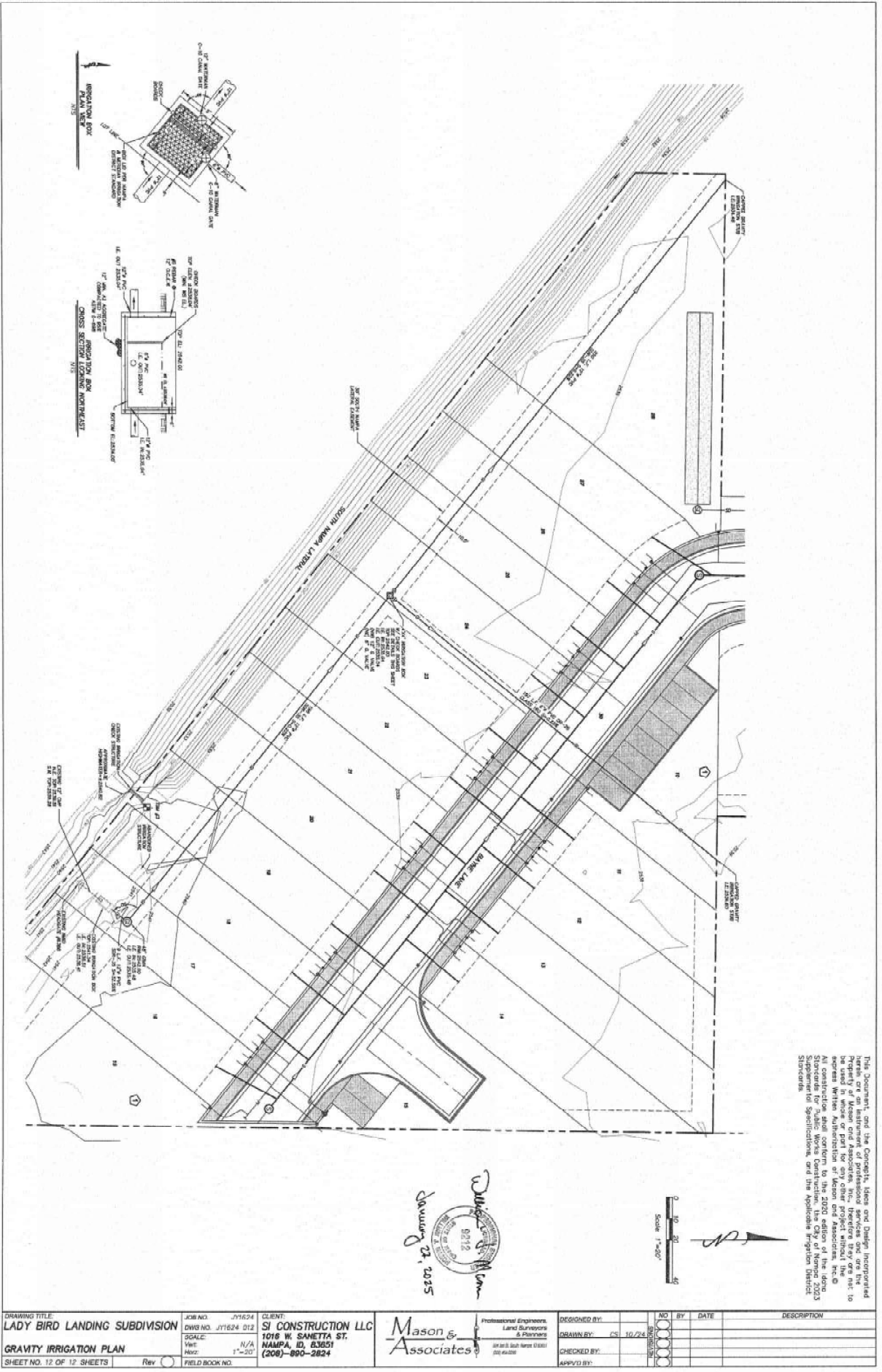


January 21, 2025



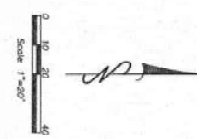
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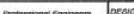

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IDAHO POWER RELOCATION SHEET										DRAWN BY: CS 10/24											
SHEET NO. 11 OF 12 SHEETS				REV <input type="checkbox"/>		FIELD BOOK NO.				CHECKED BY:											
										APPROVED BY:											



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January 21, 2025



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GRAVITY IRRIGATION PLAN		SCALE: N/A Vet: T-20 Habit: 1"=20'			DRAWN BY: CS 10/24						
SHEET NO. 12 OF 12 SHEETS		Rev <input type="radio"/>	FIELD BOOK NO.	CHECKED BY:							
				APPROVED BY:							



3/25/2025

RE: Lady Bird Landing - Final Plat

To: William Mason

cc: City of Nampa Engineering; City of Nampa P&Z

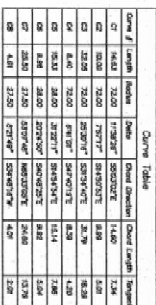
The following changes must be made prior to submitting for signatures:

- Bayne Ln should be S Bayne Ln

Sincerely,

Donald Brown
GIS Tech II
Public Works Department
City of Nampa

A PART OF THE NE 1/4 NW 1/4, SECTION 1, T. 2 N., R. 2 W., B.M.
NANPA, CANYON COUNTY, IDAHO



- DATE _____

Mason & Associates
Professional Engineers
Land Surveyors
& Planners
204 N. 3rd Street, Suite 1000
Orem, UT 84401
(801) 225-4477



DATE: April 15, 2025

TO: Nampa Planning & Zoning Department

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

CC: Mark Steuer, P.E. – Senior Director of Development Services

SUBJECT: SPF-00284-2025 – Lady Bird Landing Subdivision – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Lady Bird Landing Subdivision and provide the following comments and recommended conditions of approval.

General Comments

1. None

Final Plat Comments

1. None

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 "Lady Bird Landing Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Developer shall submit plans to Nampa and Meridian Irrigation District for review of work with the South Nampa Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement if required shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.

Lynda Noah

From: Brendon Smith
Sent: Friday, April 4, 2025 4:13 PM
To: Planning-Zoning Staff
Cc: Jeff Miranda
Subject: Building Departments comments for Lady Bird Landing (SPF-00284-2025)

The Building Department has the following comments for the Final Plat Approval for Lady Bird Landing (SPF-00284-2025)

Townhouses shall follow the provisions of R302.2 through R302.2.6 in the 2018 International Residential Code, including (but not limited to) the fire rated separation walls between dwellings and the requirements for each townhouse to have full structural independence from adjacent townhouses for gravitational loads and bracing requirements.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6" within the first 10 feet. Where lot lines, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. The proper support for a structure through the foundation system, adequate preparation of the building site necessary to keep water drainage away from the supporting foundations. Proper site drainage is an important element in preventing wet basements, damp crawl spaces, eroded banks and possible failure of a foundation system. Cross-lot drainage and drainage over graded slopes should be avoided. Slopes should be designed with a moderate grade as possible to minimize instability and erosion.

Thank you,



Brendon Smith
Plans Examiner Supervisor
500 12th Ave S, Nampa, ID 83651
Direct Line: 208.590.8201
[Department of Building Safety](#)

NAMPA Proud

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Lynda Noah

From: Carol Shackelford
Sent: Friday, March 28, 2025 11:39 AM
To: Planning-Zoning Staff
Subject: FW: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

An email with pictures was sent from my phone. Subject Lady Bird Landing

From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Friday, March 28, 2025 11:23 AM
To: Carol Shackelford <shackelfordc@cityofnampa.us>
Cc: Kent Lovelace <lovelacek@cityofnampa.us>; Juan Vergara <vergaraj@cityofnampa.us>
Subject: FW: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

CRM created

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, March 28, 2025 9:45 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttkt@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Riccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDA Analysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend









DATE: April 15, 2025

TO: Mason & Associates

FROM: Daniel Badger, P.E. – Nampa City Engineer

CC:

SUBJECT: Lady Bird Landing Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Lady Bird Landing Subdivision and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Revised drainage report;
- Response letter addressing each of the following comments; and,

Documents may be submitted via email attachment or web storage/FTP download link. 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. Add comment...

Final Plat Comments

1. Add comment...

Drainage Report Comments

1. The excel file was provided, please submit a stamp version of the report.

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

Sheet 6

1. The improvement to Greenhurst to the west of the property extend beyond the prescriptive right of way, either provide the required right of way or revise the improvements.
2. The pedestrian ramps on Greenhurst should be directional along the Greenhurst.

Sheet 9

1. Callout for the street sign at Greenhurst needs to include callout for a stop sign.
2. Add street lights as noted.
3. The propose street section requires one side to be signed no parking, add signs to comply with this requirement.

Lynda Noah

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, March 28, 2025 11:39 AM
To: Planning-Zoning Staff
Cc: Lynda Noah
Subject: RE: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

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Hello Nampa,

ITD has no objections to this final plat application.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, March 28, 2025 9:45 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer

Lynda Noah

From: PlatReview <PlatReview@lumen.com>
Sent: Tuesday, April 1, 2025 2:58 PM
To: Planning-Zoning Staff
Cc: Garrett, James
Subject: FW: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

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Hello,

Our engineer has completed the review of the plat, and the comments are as follows: "Potential conflicts exist along Greenhurst. If the developer determines relocations are needed they will need to contact Lumen for a relocation job."

If you require signatures or have any additional questions, please feel free to contact the engineer directly at James.Garrett@lumen.com.

Best regards,



Kari Hoover
Lumen Plat Review
Business Analyst I
platreview@lumen.com

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, March 28, 2025 11:45 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff

Lynda Noah

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 31, 2025 6:43 AM
To: Planning-Zoning Staff
Subject: FW: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

CAUTION: This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, March 28, 2025 9:45 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny

Lynda Noah

From: Cody Swander
Sent: Friday, March 28, 2025 2:08 PM
To: Lynda Noah; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini; Carolynn Murray
Subject: RE: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025) Parks ID# 851

Hi Lynda,

Nampa Parks has reviewed the final plat for Lady Bird Landing, Project: SPF-0000284-2025. We have no requests.

Thank you,



Cody Swander
Assistant Parks and Rec Director
O: 208.468.5890, F: 208.318.2270
[Nampa Parks – Facebook Page](#)

NAMPAReady

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, March 28, 2025 9:45 AM
Subject: Request for Dept/Agency comments by 04/16/25 for Lady Bird Landing (SPF-00284-2025)

RE: Final Plat Approval for Lady Bird Landing in a RD (Two Family -Duplex - Residential) zoning district, a total of 3.17 acres on two parcels #R2909800000, R9097012000 addressed as 3809 & 0 Greenhurst Rd, (NW 1/4 of Section 1, T2N, R2W, BM) for Mason & Associates Inc representing SI Construction LLC (SPF-00284-2025). Original Concept: Development and construction of 24 single-family attached units (six 4-unit townhouse buildings) on 1.78 acres, and 6 common area lots on .71 acres.

Good day,

I am providing for your review and comments for the application for a Final Plat Approval for Lady Bird Landing in a RD (Two Family -Duplex - Residential) zoning district, a total of 3.17 acres on two parcels #R2909800000, R9097012000 addressed as 3809 & 0 Greenhurst Rd, (NW 1/4 of Section 1, T2N, R2W, BM) for Mason & Associates Inc representing SI Construction LLC (SPF-00284-2025). Original Concept: Development and construction of 24 single-family attached units (six 4-unit townhouse buildings) on 1.78 acres, and 6 common area lots on .71 acres.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed.

Here are the attachments as links for your review.

[SPF-00284-2025 Lady Bird Landing Application Revised.pdf](#)
[SPF-00284-2025 Lady Bird Landing Building Elevations.pdf](#)
[SPF-00284-2025 Lady Bird Landing Construction Drawings.pdf](#)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: April 16, 2025

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Mason & Associates, Inc

OWNER: SI Construction LLC

PROJECT ADDRESS: 3809 E. Greenhurst Rd and 0 E. Greenhurst Rd.

RE: SPF-00284-2025

This application is for Final plat for a subdivision with 24 single-family attached lots and 6 common lots on 3.17 acres.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

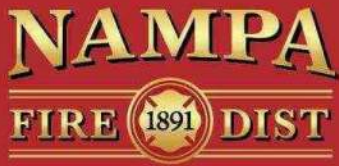
Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

- **The proposed construction drawing show only one fire hydrant at the end of the road. A fire hydrant shall be placed at the entrance to the subdivision and the other hydrant relocated to no more than 400' from the entrance hydrant.**

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)



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Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, "**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY**". The language below in smaller font is as follows: "**Violating Vehicle Will Be Towed; IFC Sec. 503**". See exhibit below.

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.



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Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.8 miles from Nampa Fire Station 2 with an approximate response time of 5 minutes.

Infrastructure additions and capital purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The current impact fee is \$1,567 per residential unit; however, the adoption of a new Capital Improvement Plan is in process that is expected to be complete prior to construction of this development. The new impact fee will be \$1,267 per single-family unit for an approximate total of \$30,408 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 68 residents to 24 residential lots, with an increased personnel demand of 0.07 firefighter positions.

Note: *The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.*

Exhibits

“No Parking” Signs

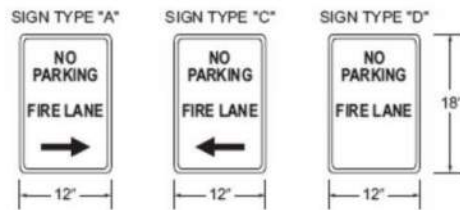
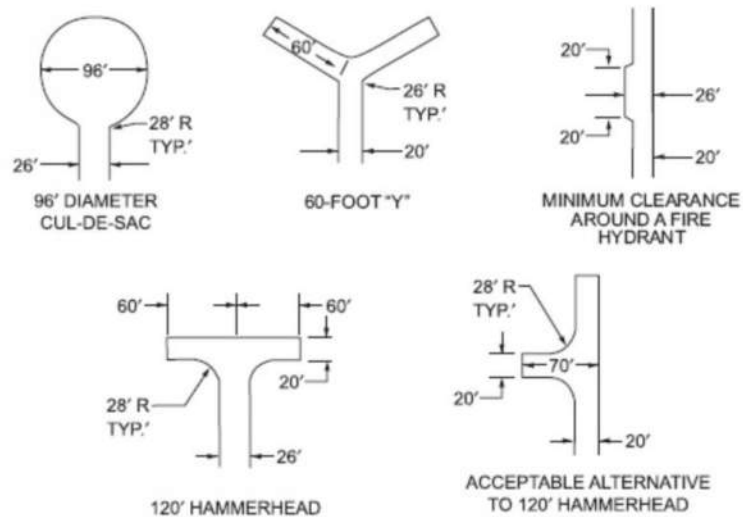


FIGURE D103.6 FIRE LANE SIGNS

“No Parking” signs for developments with parking stalls. Post at entrances.



Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND