

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 10 December 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Baker Park No. 2 subdivision in the GB2 (Gateway Business) zoning district, 11.7 acres in five parcels #R31061010B0, R31061010A2, R3106101000, R31061010A1, R31061010A3 addressed as 0 Cherry Ln and 0, 0, 0, 16763 Idaho Center Blvd (located in the NE 1/4 of Section 12, T3N, R2W, BM) for Trilogy Idaho representing Open Door Rentals LLC (SPF-00273-2024).

Original concept: 14 buildable lots for (2) 3-unit attached townhouse and (2) 4-unit attached townhouse dwelling units, one lot for 150 multi-family attached dwelling units, one commercial lot, and 3 common lots.

(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 Baker Park No 2 Subdivision and complies with relevant GB 2 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 Division

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Baker Park Subdivision No. 2 and recommend the following conditions and comments.

General Comments

1. The Preliminary Plat was approved in March 2024 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project.
2. A Right-of-Way Permit shall be obtained from the City prior to performing any work within Cherry Ln, N Kensington Dr and N Idaho Center Blvd public right-of-way.
3. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Final Plat Comments

1. Sheet 1 – Dedicate ROW along Cherry Ln.
2. Sheet 1 – Public drainage facility easements not shown on plat.

3. Sheet 1 – Add lot number to northern lot.
4. Sheet 1 – Add ingress/egress easements.

Nampa Fire District

This application is for approval of a final plat for a subdivision consisting of seven residential duplex lots (14 units), one multi-family lot (150 units), one commercial lot, and three common lots on 11.7 acres.

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

Water Supply Comments:

Fire Department 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).

Fire Access Comments:

Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30, or the number of multi-family dwelling units exceeds 200, shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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 2.3 miles from Nampa Fire Station 3 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 home at the time of building permit applications will total approximately \$256,988.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 460 residents to 164 single and multi-family residential units, with an increased personnel demand of 0.5 firefighter positions.

Lumen

Our engineer has reviewed this plat and their comments are: "There does not appear to be any conflicts. If the developer determines otherwise they will need to contact lumen for a customer paid relocation."

Nampa Parks

Nampa Parks has reviewed the final plat for Baker Park No. 2, Project: SPF-00273-2024. We request a permanent 20' easement on the south side of the Purdam Gulch Drain for the location of the Purdam Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. Additionally, we request the pathway be built by the contractor to the specification indicated in Nampa Bicycle and Pedestrian Master Plan at the time of this phase's construction.

Nampa Police Department

The Nampa Police Department (NPD) has reviewed the proposal for Baker Park No 2. This development is for 15 Multi-Family Residential lots resulting in 164 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Baker Park No 2 is projected to add 437.88 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.55 additional officers and 0.28 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$77,241 and additional support staff is \$28,117 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 6.00 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 1492 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	132
2	Directed Patrol	71
3	Follow Up	36
4	Susp Vehicle	32
5	Abandoned Veh	24
6	School Time	11
7	Pursuit	11
8	K-9 Assist	10
9	Parking Problem	5
10	Graffiti	5

Rank	Reactive Calls for Service	Total
1	Disturbance	86
2	PD Accident	68
3	Suspicious	38
4	Hit and Run	38
5	JUV Runaway	35
6	CPOR Violation	35
7	Theft	33
8	Fraud	32
9	Alarm	32
10	Impound	29

STAFF ANALYSIS

History:

December 2002 – City Council approved annexation and zoning to GB2 (no development agreement)

March 2024- Planning and Zoning Commission approved Subdivision Preliminary Plat and Conditional Use Permit for Baker Park

Surrounding Zoning:

North: RMH (Multi-Family Residential)

South: GB2 (Gateway Business)

East: GB2 (Gateway Business) & Canyon County

West: RS6 (Single Family Residential)

LAYOUT:

Total, Proposed Residential Lot Count-	15 lots
2 – three-unit attached townhouses- 6 units' total	
2 – four- unit attached townhouses- 8 units' total	
1 Multi-Family Lot- 150 units total	164 total residential units
Total Commercial Lot Count	1
Total Common Lot Count-	3
Total Acreage	11.7

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 Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Baker Park Subdivision No. 2 – 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 and 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. 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.
6. The following changes must be made prior to submitting for signatures: Add the approved street names to the final plat.
 - E Joy Bird St
 - E Fairhill St
 - N Everleigh Ave
 - E Merrifield St
7. Landscape plan revisions shall be submitted prior to final plat signature.
8. 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.
9. Work with Code Compliance to verify that the weeds and debris have been removed prior to final plat signature.
10. The Developer shall provide a permanent 20' easement on the south side of the Purdam Gulch Drain for the location of the Purdam Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. and a second condition: At the time of development of this requisite phase of development, the Developer shall construct to the specifications indicated in the Nampa Bike Ped Master Plan, the section of the Purdam Pathway adjacent to the development.

<Any other conditions as may be levied by the Commission....

ATTACHMENTS

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



Planning & Zoning Department
Master Application

Staff Use Only
Project Name: Baker Park No 2
File Number: SPF-00273-2024
Related Applications: SPP-00134-2023

Type of Application

- Accessory Structure, Annexation/Pre-Annexation, Appeal, Design Review, Comprehensive Plan Amendment, Conditional Use Permit, Development Agreement, Home Occupation, Kennel License, Mobile Home Park, Legal Non-Conforming Use, Planned Unit Development/MPC, Subdivision, Short, Preliminary, Final, Condo, Temporary Use Permit, Fireworks Stand, Vacation, Variance, Staff Level, Zoning Map/Ordinance Amendment (Rezone), Other:

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Trilogy Idaho, Phone: 208-895-8858
Applicant Address: 9839 W. Cable Car Street Suite 101, Email: shawn@trilogyidaho.com
City: Boise, State: Idaho, Zip:
Interest in property: Own, Rent, Other: Agent
Owner Name: Open Door Rentals LLC, Phone: 208-895-8858
Owner Address: 1977 E Overland Road, Email: shawn@trilogyidaho.com
City: Meridian, State: Idaho, Zip: 83642
Contractor Name (e.g., Engineer, Planner, Architect): Kent Brown
Firm Name: Kent Brown Planning Services, Phone: 208-871-6842
Contractor Address: 3161 E Springwood Drive, Email: kentlkb@gmail.com
City: Meridian, State: Idaho, Zip: 83642

Subject Property Information

Address: 16763 IDAHO CENTER BLVD & 0 Idaho Center Blvd

Parcel Number(s): R3106101000 R31061010A3 R31061010A2 R31061010A1 Total acreage: 11.7 Zoning: GB2

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Baker Park Subdivision No 2

Description of proposed project/request: Baker Park No 2 final plat with 14 townhouse units and one multi family lot and one commercial lot and three common lots

Proposed Zoning: GB2 Acres of each proposed zone: 11.7

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	15	9.35
Commercial	1	.56
Industrial	0	
Total Common Area	3	.91
Internal Roadways	Provide acres only	.87
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	19	11.7

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 2,600 Maximum residential lot size (s.f.): 366,271

Gross density: 18.8 (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: 2.78 % of gross area .39 acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)
 Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: N/A Max building height: 38.4' Gross Floor Area: 188120SF

Proposed number of residential (multi-family) units: 150

Total number of parking spaces provided : 452

Print applicant name: Kent Brown

Applicant signature: Kent Brown Date: 9/20/24

City Staff	
Received by: <u>JKW</u>	Received date: <u>9/20/2024</u>

KENT BROWN PLANNING SERVICES

August 6, 2024

Nampa City Planning & Zoning Department
500 12th Ave S
Nampa ID 83651

RE: Final Plat for Baker Park Subdivision No 2

Dear Staff and Council:

On behalf of Open-Door Rentals, please accept our request for Final Plat Approval for phase two of Baker Park Subdivision. Baker Park Subdivision is located between Cherry Lane and Achievement Drive on the west side of Idaho Center Blvd.

The developer is now ready to start moving forward with the second phase Baker Park. This phase is located on the west side of Idaho Center Blvd. There are 14 townhouse lots and one commercial lot and one multi-family lot (150 Units) and 3 common lots on 11.7 acres.

This application with attachments is in accordance with the City of Nampa Final Plat checklist requirements.

The Final Plat and Final Construction Engineering Plans are following all conditions of approval, both site specific as well as general conditions of approval.

Please contact me if you have any questions regarding this application.

Sincerely,



Kent Brown
Planner

Description for
Baker Park Subdivision No. 2
August 30, 2024

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 3 North, Range 2 West, Boise-Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 12 from which the North 1/4 corner of said Section 12 bears North 89°32'51" West, 2,657.38 feet; thence on the north line of said Section 12, North 89°32'51" West, 182.72 feet; thence leaving said north line, South 00°27'09" West, 50.00 feet to the westerly right-of-way line of N. Idaho Center Boulevard and the **POINT OF BEGINNING**;

thence continuing on said westerly right-of-way line the following four (4) courses and distances:

South 00°27'09" West, 186.01 feet;

South 89°32'49" East, 123.81 feet;

88.74 feet on the arc of a curve to the right, having a radius of 483.00 feet, a central angle of 10°31'35", and a long chord which bears South 04°37'11" East, 88.61 feet;

South 00°38'36" West, 431.72 feet;

thence leaving said westerly right-of-way, South 45°38'36" West, 28.28 feet;

thence North 89°21'24" West, 306.51 feet;

thence 89.75 feet on the arc of curve to the right having a radius of 270.00 feet, a central angle of 19°02'45" and a long chord which bears North 79°50'02" West, 89.34 feet;

thence 110.79 feet on the arc of a curve to the left having a radius of 330.00 feet, a central angle of 19°14'12" and a long chord which bears North 79°55'45" West, 110.27 feet;

thence North 89°32'51" West, 59.67 feet;

thence North 44°32'51" West, 14.78 feet;

thence North 00°27'09" East, 9.55 feet;

thence North 89°32'51" West, 156.00 feet to the exterior boundary line of Kensington Place No. 3 Subdivision as filed in Book 32 of Plats at Page 15, records of Canyon County, Idaho;

thence on said exterior boundary line the following four (4) courses and distances;

North 00°27'09" East, 629.68 feet;

North 59°32'51" West, 30.64 feet;

North 44°32'51" West, 40.16 feet;

North 89°32'51" West, 45.06 feet;



thence leaving said exterior boundary line, North 00°27'09" East, 48.00 feet to the north line of said Section 12;

thence on said north line, South 89°32'51" East, 56.58 feet;

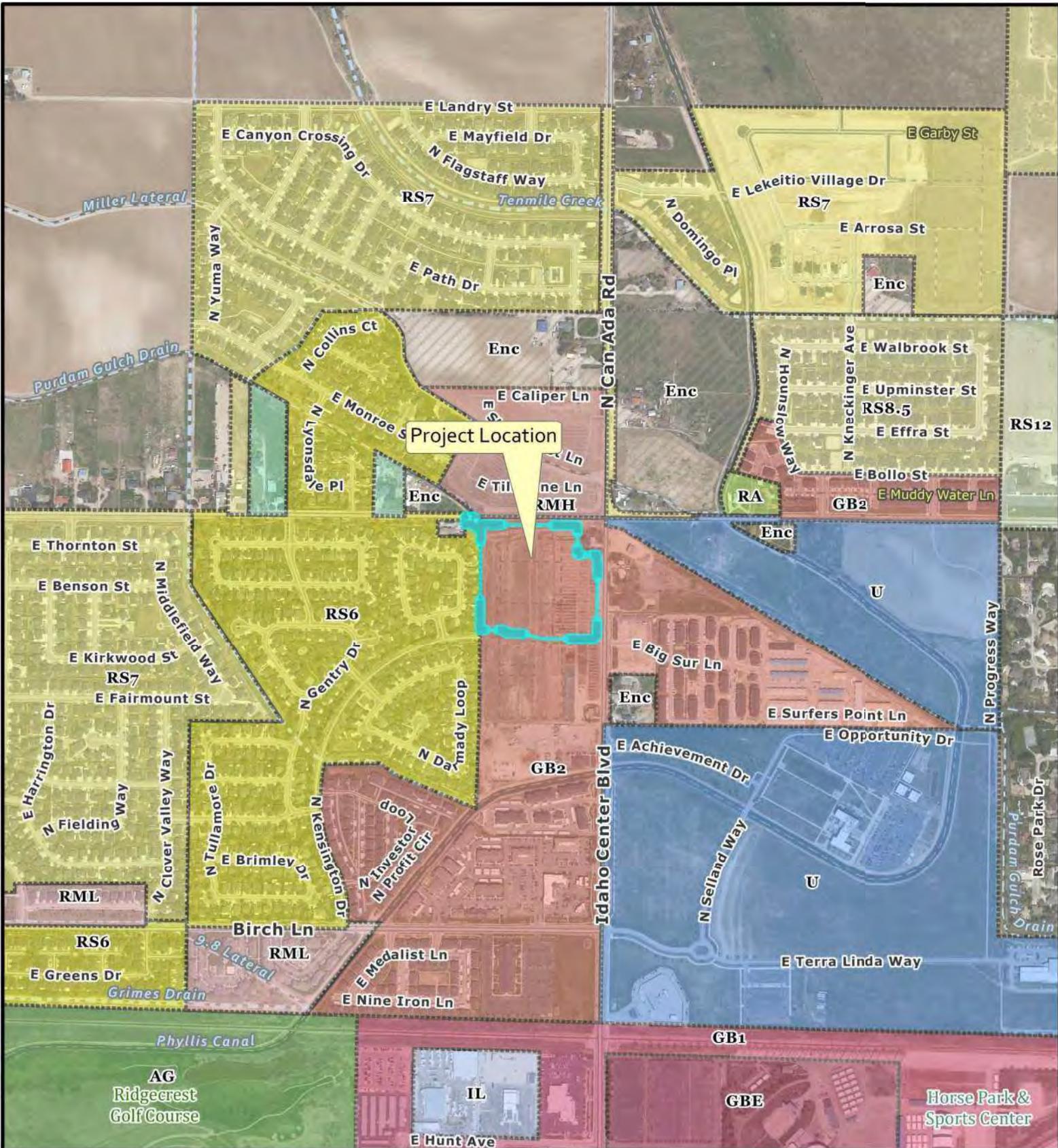
thence leaving said north line, South 25°43'32" East, 55.71 feet to the south right-of-way line of Cherry Lane;

thence on said south right-of-way line, South 89°32'51" East, 638.12 feet to the **POINT OF BEGINNING.**

Containing 11.701 acres, more or less,

End of Description.





0 & 16763 Idaho Center Blvd

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

Baker Park No 2

Subdivision Final Plat

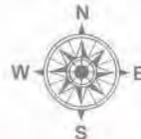


NAMPA Proud

SPF-00273-2024

11/26/2024

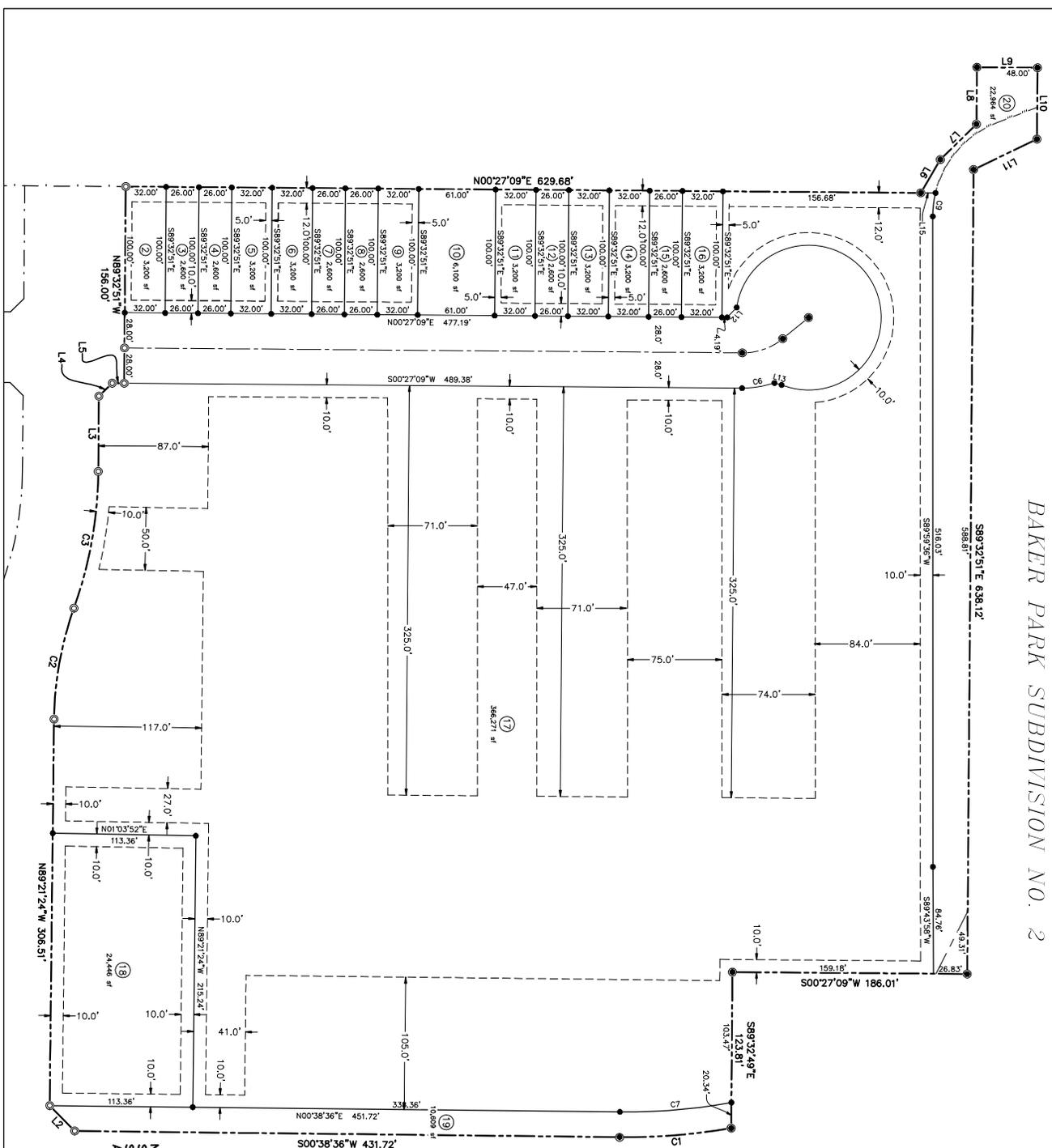
For illustrative purposes only.



0 220 440 660 880 Feet

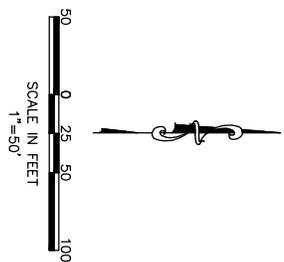
Zoning		Subject Area
AG	BC	BN
DB	DH	DV
Enc	GB1	GB2
GBE	HC	IH
IL	IL_RS	IP
IP_RS	RA	RD
RMH	RML	RP
RS4	RS6	RS7
RS8.5	RS12	RS15
RS18	RS22	U
Unzoned		

BAKER PARK SUBDIVISION NO. 2



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- STREET CENTRELINE
- ADJACENT SUBDIVISION BOUNDARY/PARCEL/RIGHT-OF-WAY
- EASEMENT LINE (SEE NOTE 1)
- ① LOT NUMBER
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, P.S. 11779
- FOUND 5/8" IRON PIN, P.S. 11779 UNLESS NOTED OTHERWISE
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, P.S. 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, P.S. 11779 UNLESS NOTED OTHERWISE
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SURVEY/DIMENSION LINE



NOTE:
SEE SHEET 1 OF 5 FOR NOTES.
SEE SHEET 4 OF 5 FOR LINE
AND CURVE TABLES.

CODY M. MCCAMMON, P.E. 11779
6940 SHERIDAN BOULEVARD
BOONE, IN 46704

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD
1190 E STATE STREET, SUITE 210
INDIANAPOLIS, IN 46202
TEL: 317.589.0013
WWW.BAILEYENGINEERING.COM

BAKER PARK SUBDIVISION NO. 2

Line #	Direction	Length
L2	S45°18'32"W	28.28'
L3	N89°32'51"W	59.67'
L4	N44°32'51"W	14.78'
L5	N00°27'09"E	9.55'
L6	N89°32'51"W	30.64'
L7	N44°32'51"W	40.16'
L8	N89°32'51"W	45.06'
L9	N00°27'09"E	48.00'
L10	S86°32'51"E	56.58'
L12	S45°39'58"E	10.92'
L13	N15°21'53"E	5.88'
L14	N39°13'51"W	28.40'
L15	N00°27'09"E	11.71'
L17	N85°56'08"W	19.80'

Curve #	Radius	Length	Chord	Bearing	Delta
C1	483.00'	88.74'	88.61'	S04°37'11"E	103°1'35"
C2	270.00'	89.75'	89.34'	N19°50'02"W	197°2'45"
C3	330.00'	110.79'	110.27'	N79°55'45"W	197°4'12"
C4	50.00'	34.63'	33.94'	N19°33'31"W	39°41'00"
C6	78.00'	28.12'	25.90'	N09°08'22"W	197°1'02"
C7	463.00'	88.37'	88.58'	N04°50'45"W	105°8'41"
C9	79.370'	18.66'	18.62'	S83°7'58"E	132°4'51"

NOTE:
SEE SHEET 1 OF 5 FOR NOTES.

SHEET 3 OF 5



Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 119 E. STATE STREET, SUITE 210
 BOISE, ID 83706
 TEL: 208-336-0013
 WWW.BAILEYENG.COM

BAKER PARK SUBDIVISION NO. 2

Certificate of Owners

Know all men by these presents: that Challenger Development Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 3 North, Range 2 West, Boise-Meridian, City of Nampa, Conyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 12 from which the North 1/4 corner of said Section 12 bears North 89°32'51" West, 2,657.38 feet; thence on the north line of said Section 12, North 89°32'51" West, 182.72 feet; thence leaving said north line, South 00°27'09" West, 50.00 feet to the westerly right-of-way line of N. Idaho Center Boulevard and the POINT OF BEGINNING;

thence continuing on said westerly right-of-way line the following four (4) courses and distances:

South 00°27'09" West, 186.01 feet;

South 89°32'49" East, 123.81 feet;

88.74 feet on the arc of a curve to the right, having a radius of 483.00 feet, a central angle of 10°31'35", and a long chord which bears South 04°37'11" East, 88.61 feet;

South 00°38'36" West, 431.72 feet;

thence leaving said westerly right-of-way, South 45°38'36" West, 28.28 feet;

thence North 89°21'24" West, 306.51 feet;

thence 89.75 feet on the arc of curve to the right having a radius of 270.00 feet, a central angle of 19°02'45" and a long chord which bears North 7°50'02" West, 89.34 feet;

thence 110.79 feet on the arc of a curve to the left having a radius of 330.00 feet, a central angle of 19°14'12" and a long chord which bears North 7°55'45" West, 110.27 feet;

thence North 89°32'51" West, 59.67 feet;

thence North 44°32'51" West, 14.78 feet;

thence North 00°27'09" East, 9.55 feet;

thence North 89°32'51" West, 156.00 feet to the exterior boundary line of Kensington Place No. 3 Subdivision as filed in Book 32 of Plats of Page 15, records of Conyon County, Idaho;

thence on said exterior boundary line the following four (4) courses and distances:

North 00°27'09" East, 629.68 feet;

North 59°32'51" West, 30.64 feet;

North 44°32'51" West, 40.16 feet;

North 89°32'51" West, 45.06 feet;

thence leaving said exterior boundary line, North 00°27'09" East, 48.00 feet to the north line of said Section 12;

thence on said north line, South 89°32'51" East, 56.58 feet;

thence leaving said north line, South 25°43'32" East, 55.71 feet to the south right-of-way line of Cherry Lane;

thence on said south right-of-way line, South 89°32'51" East, 638.12 feet to the POINT OF BEGINNING.

Containing 11,701 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing City of Nampa main line located adjacent to the subject Subdivision, and the City of Nampa has agreed in writing to serve all the lots in this Subdivision.

Challenger Development Inc., an Idaho Corporation

Corey D. Barton
Registered Agent

Certificate of Surveyor

I, Cody M. McCommon, 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" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCommon



P.L.S. No. 11779

Acknowledgment

State of Idaho }
County of Ada } s.s.

On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the president of Challenger Development Inc., an Idaho corporation, who presented to me a certain instrument the person who executed this instrument in behalf of said corporation, and acknowledging to me that said corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires _____

Notary Public, State of Idaho
Residing in Boise, Idaho



CODY M. MCCOMMON, P.L.S. 11779
IDAHO SURVEY GROUP
BOISE, IDAHO 83704

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1198 STATE STREET, SUITE 210
BOISE, IDAHO 83706
TEL: 208-386-0013
WWW.BAILEYENG.COM

BAKER PARK SUBDIVISION NO. 2

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLE) representing City of Nampa Public Works, and no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1328, Idaho Code. If the developer fails to construct facilities, then no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health Department, REHS 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 _____, 20____, this plot 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 plot.

City Engineer Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have examined this plot and that it complies with the requirements of Idaho State Code, relating to plots and surveys.

Canyon County Surveyor

Certificate of County Treasurer

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

Approval of City Planning and Zoning Commission

Approval of City Planning and Zoning Commission accepted and approved this _____ day of _____, 20____ by the Planning and Zoning Commission of the City of Nampa, Idaho.

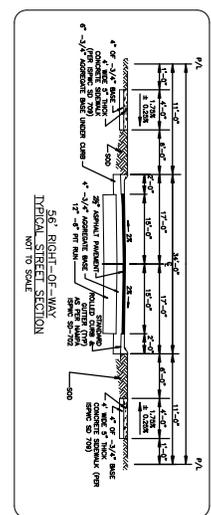
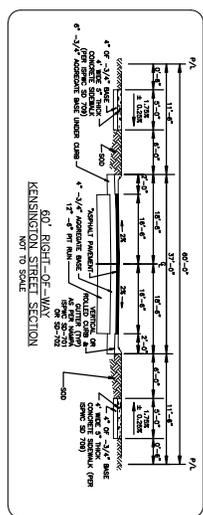
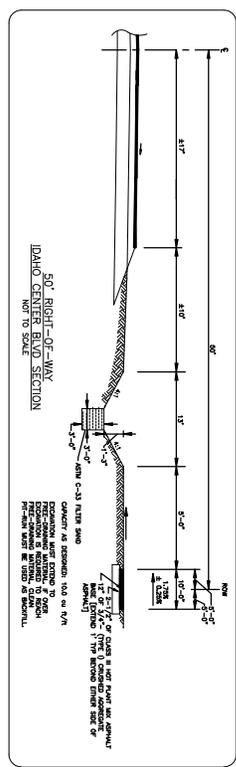
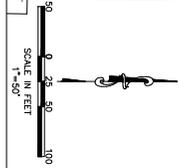
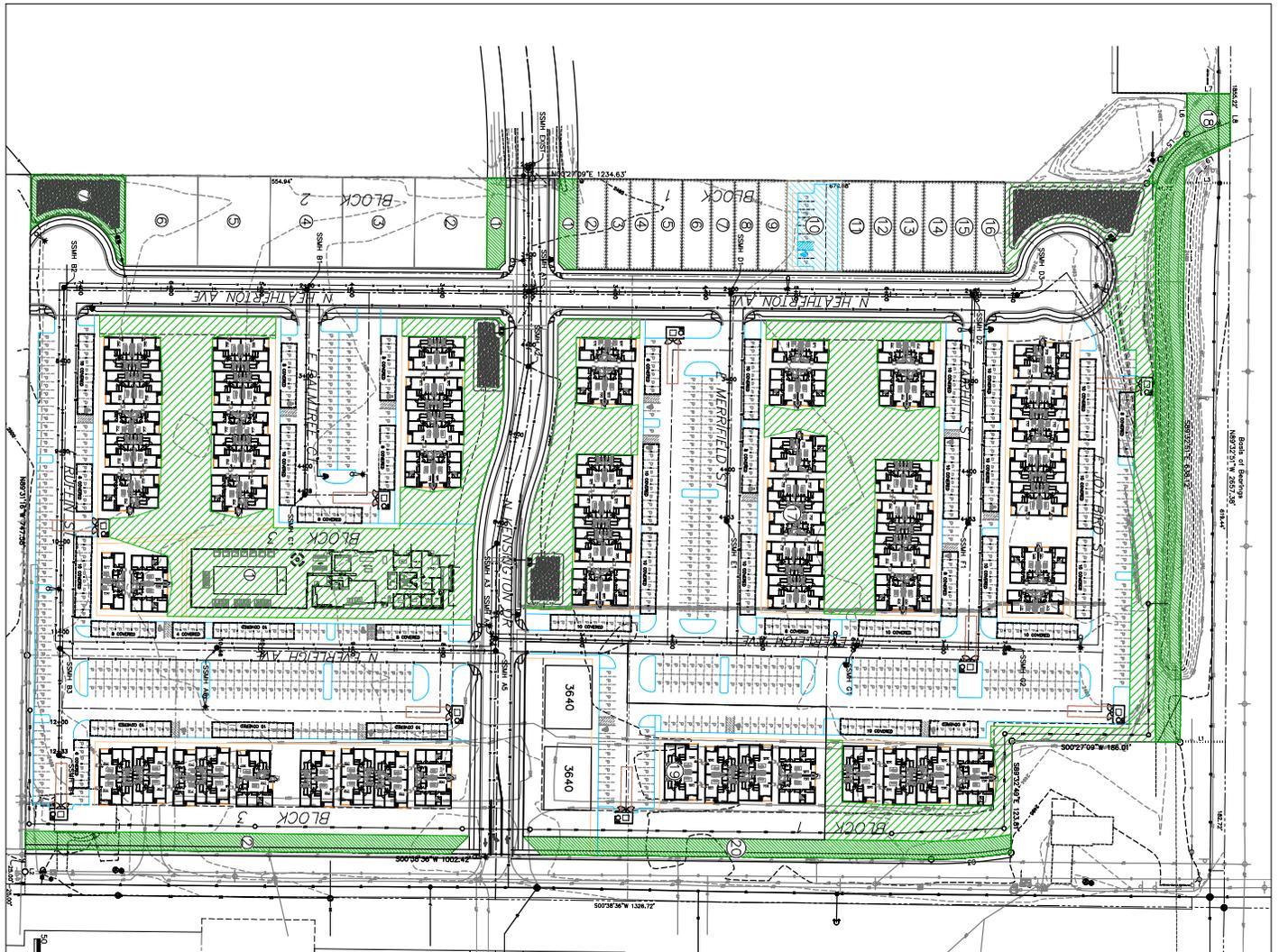
Chairman, Nampa Planning & Zoning Commission

Secretary, Nampa Planning & Zoning Commission



CODY M. MCCAMMON, P.L.S. 11779
IDAHO SURVEY GROUP
1198 E STATE STREET, SUITE 210
NAMPA, ID 83704

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1198 E STATE STREET, SUITE 210
NAMPA, ID 83704
TEL: 208-836-0013
WWW.BAILEYENG.COM



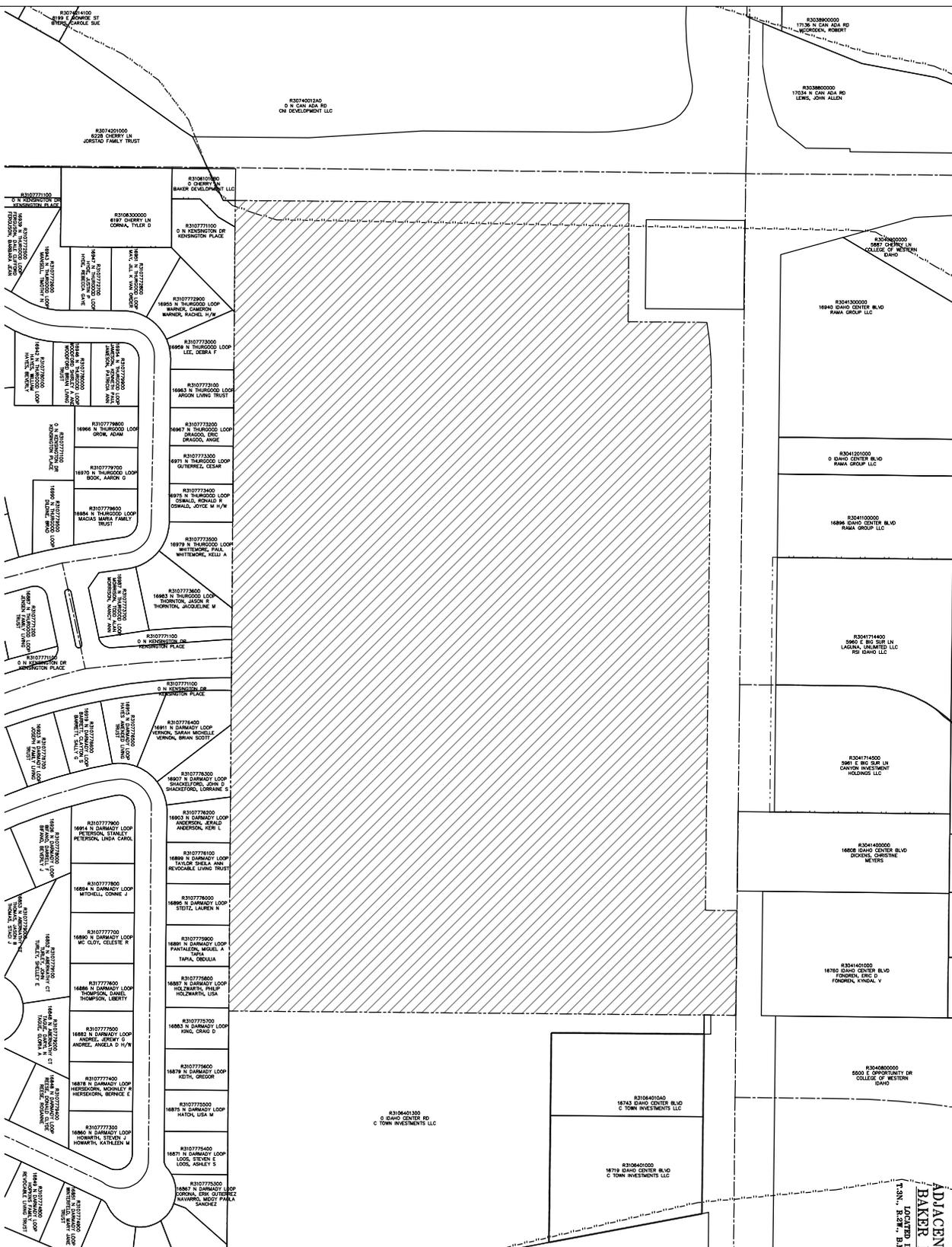
ENGINEERING PLAN FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12
T.3N., R.2E., B.M. NADRA, 2023
CANYON COUNTY, IDAHO

ENGINEERING PLAN
BAKER PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
402 N. BROOKSIDE LANE
BOISE, ID 83724
TEL: 208-333-0215
WWW.BAILEYENGINEERING.COM



ADJACENT PROPERTIES FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12
T.3N., R.2E., B.M., NAD83, CANTON COUNTY, INDIAN

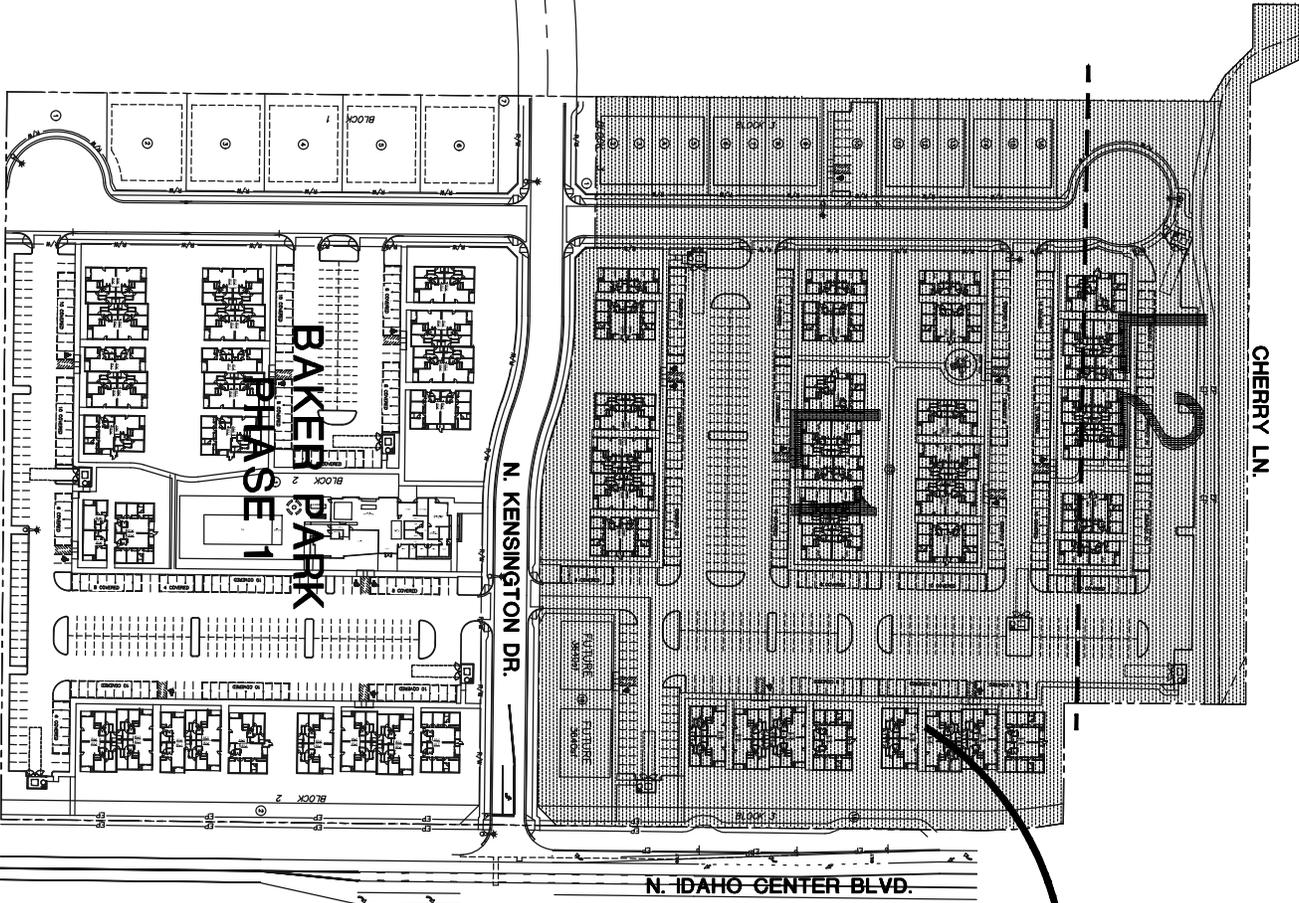


PP-6
DATE: 08/20/2024
PROJECT: 2400000000
ADJACENT PROPERTIES
BAKER PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

REVISED	DATE	DESCRIPTION



Bayley Engineering, Inc.
Civil Engineering | Planning | CADD
111 E. STATE ST. SUITE 210 TEL: 304-608-0012
SANDY, WV 26057 WWW.BAYLEYENGINEERING.COM



BAKER PARK PHASE 2

- NOTES**
1. REFER TO EACH INDIVIDUAL SHEET (L1-L7) FOR COMPLETE LANDSCAPE PLANNING PLANS.
 2. REFERENCE SHEETS 1, 3 FOR PLANT SCHEDULE AND LANDSCAPE NOTES & DETAILS.
 3. REFERENCE SHEET 14 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

LANDSCAPE PLAN REVISIONS REQUIRED

An Irrigation Plan required per NCC for irrigation plan requirements.

Landscaping in Cherry Lane, Open Field located on the site, east of Cherry Lane and the location of the covered parking buildings next to the landscaped area. In lieu, plant screening along the building with the specified trees to mitigate the view of the buildings from Cherry Lane.

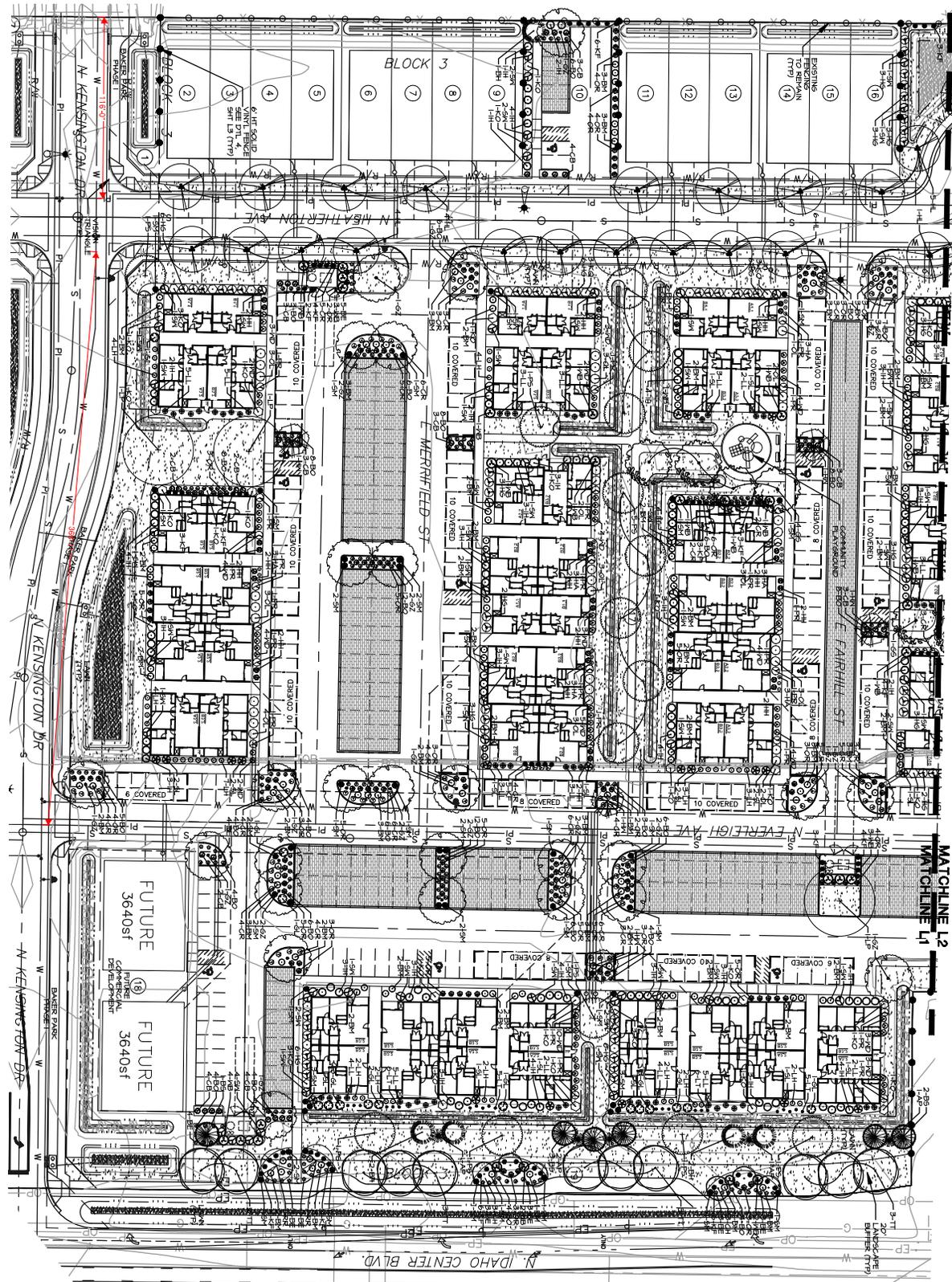


10	FINAL PLAT LANDSCAPE PLAN	REVISED	NO. DATE DESCRIPTION
	BAKER PARK SUBDIVISION No. 2		
	TRILOGY DEVELOPMENT, INC.		

DATE
PROJECT NO.
DRAWING NO.

Checked By:
Drawn By:

BAiley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
602 N. DEWEED LANE
BOZEMAN, ID 83724
TEL: 208.353.9333
WWW.BAILEYENGINEERING.COM

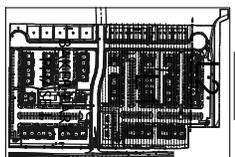
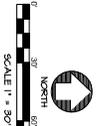


PLANT SCHEDULE

- STYL. COTTON WAXE
- EXISTING TREES
- AS 100' ASPEN
 - AS 120' ASPEN
 - BL 10' BLACK HILLS SPRUCE
 - BL 12' BLACK HILLS SPRUCE
 - FR 10' FRODO
 - FR 12' FRODO
 - FR 14' FRODO
 - FR 16' FRODO
 - FR 18' FRODO
 - FR 20' FRODO
 - FR 22' FRODO
 - FR 24' FRODO
 - FR 26' FRODO
 - FR 28' FRODO
 - FR 30' FRODO
 - FR 32' FRODO
 - FR 34' FRODO
 - FR 36' FRODO
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 - FR 80' FRODO
 - FR 82' FRODO
 - FR 84' FRODO
 - FR 86' FRODO
 - FR 88' FRODO
 - FR 90' FRODO
 - FR 92' FRODO
 - FR 94' FRODO
 - FR 96' FRODO
 - FR 98' FRODO
 - FR 100' FRODO

NOTES

- REFER TO SHEET L3 FOR PLANT SCHEDULE.
- REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.



FINAL PLAT LANDSCAPE PLAN
 BAKER PARK SUBDIVISION No. 2
 TRILOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION



Bailey Engineering, Inc.
 Civil Engineering | Planning | CADD
 1001 S. DEWEY LANE
 SALT LAKE CITY, UT 84143
 TEL: 313.463.9000
 WWW.BAILEYENGINEERING.COM

PLANT SCHEDULE

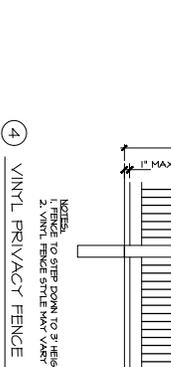
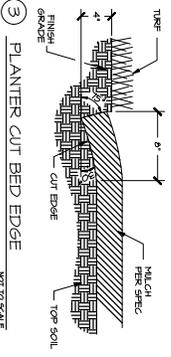
SYM	COMMON NAME	BOTANICAL NAME	SIZE
EX	EXTERIOR TREES		
BT	BURCHING DOGWOOD	SWIDONIA PURPUREA	6-8" HT BRB
BL	BLACK HILLS SPRUCE	PICEA MURICA	6-8" HT BRB
MS	MOUNTAIN SPRUCE	PICEA MURICA	6-8" HT BRB
AL	ALBERTA BLUE SPRUCE	PICEA MURICA	6-8" HT BRB
MS	MOUNTAIN SPRUCE	PICEA MURICA	6-8" HT BRB
LP	BLACKWOOD LONDON PLANTAIN	PLANTAIN X ACHERONIA LMOXCOXOOP	2" CAL BRB
SM	SMOKED BIRCH	BETULA PULVERULENTA	2" CAL BRB
66	GREENBERRY LINDEN	TILIA CORDATA GREENBERRY	2" CAL BRB
67	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
68	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
69	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
70	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
71	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
72	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
73	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
74	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
75	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
76	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
77	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
78	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
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86	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
87	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
88	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
89	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
90	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
91	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
92	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
93	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
94	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
95	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
96	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
97	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
98	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
99	SMOKE TREE	NITELLA SPERMA	2" CAL BRB
100	SMOKE TREE	NITELLA SPERMA	2" CAL BRB

NOTES

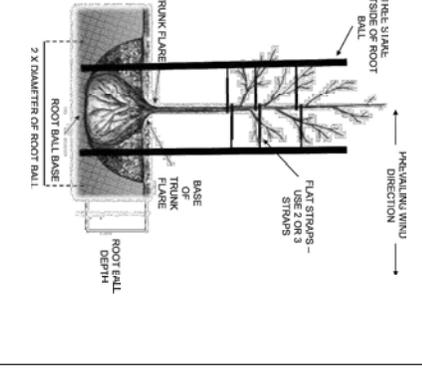
1. ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF NAPA CODE, REFER TO SHEET L4 - GRADE SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, REFER TO SHEET L4 - GRADE SECTION 32 04 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES, OR PLANTINGS IN PLANTING BEDS SHALL BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION PERIOD. TREES SHALL HAVE A ROOT BALL THAT DOES NOT EXCEED 3" IN DIAMETER NO LARGER THAN 20" OVER DRAINAGE SHALE SAND MINOR.
5. NO TREES SHALL BE PLANTED AT ALL INTERSECTIONS OF CONCERNED TREES OR SHRUBS OVER 3" IN DIAMETER. PLANTING SHALL BE RESPONSIBLE FOR PROTECTING TREE CANOPIES TO MAINTAIN CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERSECTION STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TWO 2" CALIBER TREES ARE REQUIRED PER LOT ONE OF THE TWO TREES TO BE PLANTED ON THE LOT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES OR WITHIN 20' OF STREET LIGHTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITY.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES TO PLANT MATERIAL AVAILABILITY. BUYER AND LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING AVAILABILITY OF SPECIES FROM THE BALL OF THE TREE. ALL VISION TRIANGLES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE.

LANDSCAPE CALCULATIONS

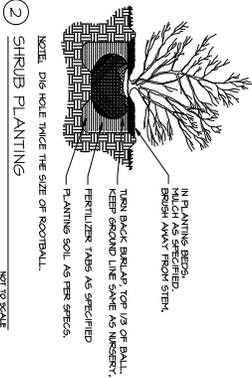
LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. DAVO CENTER BLVD.	20'	540'	11 CLASS 2 TREES X 33 (4 FURNISHED TREES)	23
TOTAL NUMBER OF TREES				207



1. PREPARE HOLE
2. DIG HOLES DEEPER THAN THE ROOT BALL
3. DO NOT REMOVE SOIL FROM THE ROOT BALL
4. BRUSH UP TO THE EDGE OF THE ROOT BALL
5. DO NOT USE SOIL FROM THE SITE
6. NORTH IN THE SITE
7. REMOVE SOIL FROM THE HOLE
8. REMOVE SOIL FROM THE HOLE
9. REMOVE SOIL FROM THE HOLE
10. REMOVE SOIL FROM THE HOLE
11. REMOVE SOIL FROM THE HOLE
12. REMOVE SOIL FROM THE HOLE
13. REMOVE SOIL FROM THE HOLE
14. REMOVE SOIL FROM THE HOLE
15. REMOVE SOIL FROM THE HOLE
16. REMOVE SOIL FROM THE HOLE
17. REMOVE SOIL FROM THE HOLE
18. REMOVE SOIL FROM THE HOLE
19. REMOVE SOIL FROM THE HOLE
20. REMOVE SOIL FROM THE HOLE
21. REMOVE SOIL FROM THE HOLE
22. REMOVE SOIL FROM THE HOLE



1 APPROVED CITY OF NAPA TREE DETAIL



2 SHRUB PLANTING

3 PLANTER CUT BED EDGE

4 VINYL PRIVACY FENCE



10/24/2024

RE: Baker Park No.2 - Final Plat

To: Kent Brown and Shawn Brownlee

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

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

- Add the following approved street names to the final plat.
 - E Joy Bird St
 - E Fairhill St
 - E Merrifield St
 - N Everleigh Ave

Sincerely,

Donald Brown
GIS Tech I
Engineering Division
City of Nampa

From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)
Date: Thursday, November 21, 2024 4:56:55 PM
Attachments: [image004.png](#)
[image005.png](#)

Building has no comment



Michael Underwood
Plans Examiner Supervisor
P: (208) 250-4192
underwoodm@cityofnampa.us
[Department of Building Safety, Like us on Facebook](#)
NAMPA Ready

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, October 10, 2024 9:59 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@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 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>; Larry Hoobery <hooberyl@cityofnampa.us>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael

From: [Juan Vergara](#)
To: [Planning-Zoning Staff](#)
Subject: RE: Trilogy Idaho Final Plat for Baker Park No. 2 at 0 Cherry Ln & 0,0,0, 16763 Idaho Center Blvd (SPF-00273-2024)
Date: Wednesday, October 16, 2024 2:12:44 PM
Attachments: [image001.png](#)

Good afternoon all,

We received a P&Z inspection for properties below, just to inform you that we have cases open on these lots for tall grass/weeds and some with debris.

16763 Idaho Center BLVD.	0 Idaho Center BLVD.
CC24-004024	CC24-001514
R:3106101000	R:31061010A2

0 Idaho Center BLVD.	0 Cherry Ln.
CC24-001516	CC24-001513
R:31061010A1	R:31061010B0

Have a great day.



JUAN VERGARA SR,
Code Compliance, Officer II
O: 208.468.5473, D: 208.468.5485
401 3rd ST. S. Nampa, ID 83651
[City of Nampa – Like us on Facebook](#)



DATE: November 25, 2024
TO: Jonah Duncan, P.E. – Bailey Engineering
FROM: Brady Barroso – Civil Engineering Plans Examiner
CC: Daniel Badger, P.E. – City Engineer
SUBJECT: Baker Park Subdivision No. 2 – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Baker Park Subdivision No. 2 and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Storm O&M Manual;
- Public facility quantities;
- Response letter addressing each of the following comments; and,
- Other documentation as required by comments.

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 208-565-5253 to clarify any comments to ensure a timely review and approval process.

General Comments

1. Refer to “SPF-00273-2024 – Baker Park Subdivision No. 2 – Engineering Review Memo” for General Comments.
2. Provide improvement quantities per Section 108 of the Nampa Engineering Development Process and Policy Manual for use in determining inspection fees with next submittal.

Final Plat Comments

1. Refer to “SFP-00273-2024 – Baker Park Subdivision No. 2 – Engineering Review Memo” for Final Plat Comments.

Drainage Report Comments

1. Public drainage areas must be separate from private drainage areas.

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

Sheet 1.2 – Cover Sheet

1. Adjust storm drain notes to match correct numbering.

Sheet 3.2 – Master Utility & Site Dimension Plan

1. Exterior street lights must be installed per N-1135B and N-1136C.
2. Interior street lights must be installed per N-1135A and N-1136A.

3. Specify 11' potable/non-potable water separation distance.
4. Specify 25' potable water and drainage facility separation distance.
5. Place water meters within landscape island.
6. Connect water meter and fire line to water main.
7. Meters should be installed within easement. Extend the easement or bump out past meters.

Sheet 3.9 – Storm Drainage Plan

1. Separate public drainage areas from private drainage areas.
2. Filtration sand should be 3' unless a variance is requested.
3. Bottom of drainage facility should be 3' above groundwater.

Sheet 4.1-4.2 – Roadway & Drainage Plans

1. Adjust pedestrian ramps to match plans, SD-712A shown on plans, but calls out SD-712C.
2. Keep vertical curb on east side of N Heatherton Ave.
3. Pedestrian ramps in ROW must be brick red.
4. Minimum 14" Pit Run per City of Nampa Policy.
5. Vertical curb must be per N-701. Rolled curb must be per N-702. All catch basins must be per SD-604.

Sheet 5.1-5.5 – Sewer and Water Plan and Profile

1. Specify service sizes for all units.

Sheet 6.1 – Pressure Irrigation Plan

1. Specify services sizes and their locations.
2. Remove break line.



DATE: November 25, 2024
TO: Nampa Planning & Zoning Department
FROM: Brady Barroso – Civil Engineering Plans Examiner
CC: Daniel Badger, P.E. – City Engineer
SUBJECT: SPF-00273-2024 – Baker Park Subdivision No. 2 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Baker Park Subdivision No. 2 and recommend the following conditions and comments.

General Comments

1. The Preliminary Plat was approved in March 2024 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project.
2. A Right-of-Way Permit shall be obtained from the City prior to performing any work within Cherry Ln, N Kensington Dr and N Idaho Center Blvd public right-of-way.
3. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Final Plat Comments

1. Sheet 1 – Dedicate ROW along Cherry Ln.
2. Sheet 1 – Public drainage facility easements not shown on plat.
3. Sheet 1 – Add lot number to northern lot.
4. Sheet 1 – Add ingress/egress easements.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Baker Park Subdivision No. 2 – 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 and 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.



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

DATE: November 25, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Trilogy Idaho

OWNER: Open Door Rentals LLC.

PROJECT ADDRESS: 16763 Idaho Center BLVD.

RE: SPF-00273-2024; Baker Park No. 2

This application is for approval of a final plat for a subdivision consisting of seven residential duplex lots (14 units), one multi-family lot (150 units), one commercial lot, and three common lots on 11.7 acres.

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

Water Supply Comments:

Fire Department 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).

Fire Access Comments:

Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30, or the number of multi-family dwelling units exceeds 200, shall

be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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.

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 2.3 miles from Nampa Fire Station 3 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 home at the time of building permit applications will total approximately \$256,988.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 460 residents to 164 single and multi-family residential units, with an increased personnel demand of 0.5 firefighter positions.

Exhibits

“No Parking” Signs

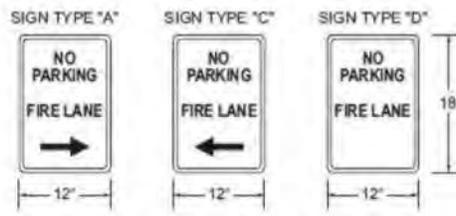
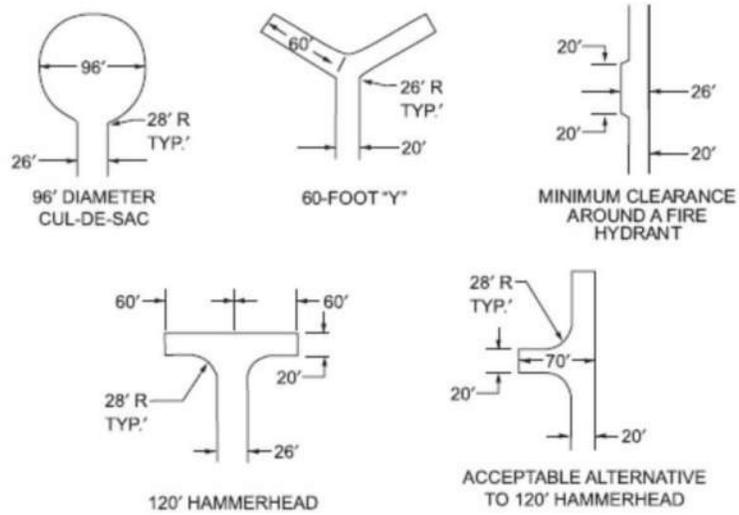


FIGURE D103.6 FIRE LANE SIGNS

“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

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)
Date: Thursday, October 10, 2024 10:59:55 AM
Attachments: [image004.png](#)

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Good Morning,

After careful review of the transmittal submitted to ITD on October 10, 2024, regarding Baker Park No. 2 Final Plat (SPF-00273-2024), the Department has no comments or concerns to make at this time.

Thank you,



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: Teri Friend <friendt@cityofnampa.us>

Sent: Thursday, October 10, 2024 9:59 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@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

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)
Date: Wednesday, October 16, 2024 10:42:29 AM

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Hi Teri,

Kuna School District has no official comment on this application as it does not lie in our boundaries.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

On Thu, Oct 10, 2024 at 9:58 AM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Trilogy Idaho Final Plat for Baker Park No. 2 at 0 Cherry Ln & 0,0,0, 16763 Idaho Center Blvd (SPF-00273-2024)

Good morning!

I have attached for your review the application for the Subdivision Final Plat approval for Baker Park No. 2 subdivision in the GB2 (Gateway Business) zoning district, 11.7 acres in five parcels #R31061010B0, R31061010A2, R3106101000, R31061010A1, R31061010A3 addressed as 0 Cherry Ln and 0, 0, 0, 16763 Idaho Center Blvd (located in the NE 1/4 of Section 12, T3N, R2W, BM) for Trilogy Idaho representing Open Door Rentals LLC (SPF-00273-2024). Original concept: 14 buildable lots for (2) 3-unit attached townhouse and (2) 4-unit attached townhouse dwelling units, one lot for 150 multi-family attached dwelling units, one commercial lot, and 3 common lots.

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. Thank you!

Here are the attachments as links for your review:

SPF-00273-2024_Baker Park No
2_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:0361db2d-0356-403e-b81f-a74bf2d61a99>>

SPF-00273-2024_Baker Park No
2_Narrative.doc<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:8038070f-31d0-41b4-88eb-61c1c51d34ae>>

SPF-00273-2024_Baker Park No 2_Prelim
Plat.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:510b4c6e-f558-42c9-8936->

From: [PlatReview](#)
To: [Planning-Zoning Staff](#)
Cc: [Garrett, James](#)
Subject: FW: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)
Date: Tuesday, October 15, 2024 9:59:41 AM
Attachments: [image001.png](#)
[image003.png](#)

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Requester,

Our engineer has reviewed this plat and their comments are: "There does not appear to be any conflicts. If the developer determines otherwise they will need to contact lumen for a customer paid relocation."

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

Thank you!

LUMEN[®]

Lumen Plat Review

platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>

Sent: Thursday, October 10, 2024 11:59 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>;Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@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

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)
Date: Thursday, October 10, 2024 11:02:09 AM
Attachments: [image001.png](#)

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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: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, October 10, 2024 9:59 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@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

From: [Cody Swander](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Darrin Johnson](#); [Carolynn Murray](#); [Adam Mancini](#)
Subject: RE: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024) Parks ID# 835
Date: Friday, October 11, 2024 10:28:41 AM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the final plat for Baker Park No. 2, Project: SPF-00273-2024. We request a permanent 20' easement on the south side of the Purdam Gulch Drain for the location of the Purdam Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan. Additionally, we request the pathway be built by the contractor to the specification indicated in Nampa Bicycle and Pedestrian Master Plan at the time of this phase's construction.

Thank you,



Cody Swander

Assistant Parks and Rec Director
O: 208.468.5890, F: 208.318.2270

[Nampa Parks – Facebook Page](#)

NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, October 10, 2024 9:59 AM
Subject: Request for Agency/Dept Comments by 11/25/2024 for Subdivision Final Plat for Baker Park No. 2 (SPF-00273-2024)

[RE: Trilogy Idaho Final Plat for Baker Park No. 2 at 0 Cherry Ln & 0,0,0, 16763 Idaho Center Blvd \(SPF-00273-2024\)](#)

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TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: November 26, 2024

SUBJECT: Final Plat Approval for Baker Park No 2 – SPF-00273-2024

HEARING DATE: December 10, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Baker Park No 2. This development is for 15 Multi-Family Residential lots resulting in 164 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Baker Park No 2 is projected to add 437.88 new residents to the City of Nampa’s current population.

Therefore, NPD is recommending a commitment to fund 0.55 additional officers and 0.28 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$77,241 and additional support staff is \$28,117 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 6.00 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 1492 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	132
2	Directed Patrol	71
3	Follow Up	36
4	Susp Vehicle	32
5	Abandoned Veh	24
6	School Time	11
7	Pursuit	11
8	K-9 Assist	10
9	Parking Problem	5
10	Graffiti	5

Rank	Reactive Calls for Service	Total
1	Disturbance	86
2	PD Accident	68
3	Suspicious	38
4	Hit and Run	38
5	JUV Runaway	35
6	CPOR Violation	35
7	Theft	33
8	Fraud	32
9	Alarm	32
10	Impound	29

Candace Fry

From: Doug Critchfield
Sent: Monday, December 2, 2024 11:35 AM
To: Candace Fry
Subject: Baker Park No. 2
Attachments: SPF-00273-2024_Baker Park No 2_Landscape Plans REVISIONS REQUIRED.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Candace – Please see the following comments for Baker Park No. 2. Thanks - Doug

1. An Irrigation Plan required per NCC 10-33-2.H.1 Please review this section for irrigation plan requirements.
2. Landscaping on Cherry Lane: Given the location of the slough directly off of Cherry Lane and the location of the covered parking buildings next to the slough, there is little room for a required landscape buffer. In lieu, plant screening along the building with evergreens and tall shrubs along with the specified trees to mitigate the view of the buildings from Cherry Lane.



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPAReady

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