

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 capital 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

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> 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 InformationAddress: 16763 IDAHO CENTER BLVD & 0 Idaho Center BlvdParcel Number(s): R3106101000 R31061010A3
R31061010A2 R31061010A1 Total acreage: 11.7 Zoning: GB2Type of proposed use: ☒ Residential ☒ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Baker Park Subdivision No 2Description 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 lotsProposed 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.): 366,271Gross density: 18.8 (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 2.78 % of gross area .39 acresType 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: 188120SFProposed number of residential (multi-family) units: 150Total number of parking spaces provided : 452Print applicant name: Kent BrownApplicant signature: Kent Brown Date: 9/20/24**City Staff**Received by: JKW Received date: 9/20/2024

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,

A handwritten signature in black ink, appearing to read "Kent Brown", is written over a light gray circular background.

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.





Baker Park No 2

Subdivision Final Plat

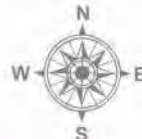
NAMPA*Proud*

SPF-00273-2024

11/26/2024

For illustrative purposes only.

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



0 220 440 660 880 Feet

 Subject Area

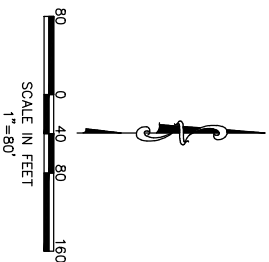
Zoning

-

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

BAKER PARK SUBDIVISION NO. 2
LOCATED IN THE NORTHEAST 1/4 of the NORTHEAST 1/4
OF SECTION 12, T.3N., R.2W., BOISE-MERIDIAN,
CITY OF NAMPA, CANYON COUNTY, IDAHO
2024



LEGEND

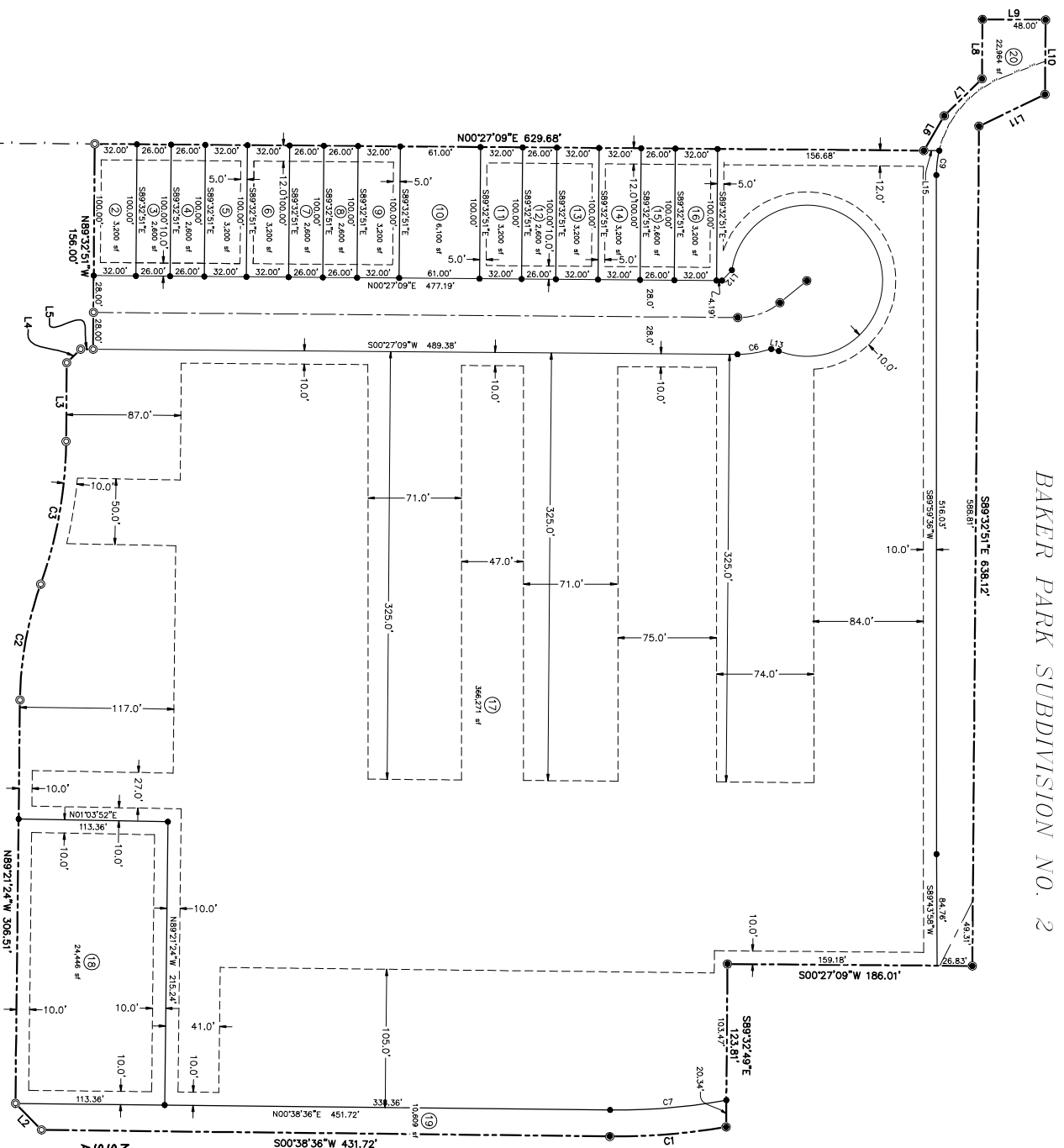
LOT NUMBER

SHEET 1 OF 5

Bailey Engineering, Inc.

1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0014
www.balleyngeers.com

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, PLS 11779
- FOUND 5/8" IRON PIN, PLS 11779 UNLESS NOTED OTHERWISE
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779 UNLESS NOTED OTHERWISE
- △ FOUND OR SET
- SURVEY/DIMENSION LINE



CODY M. MCCAMMON, PLS 11779
6040 SUNNY GROVE
BOISE, ID 83704

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

SHEET 2 OF 5

BAKER PARK SUBDIVISION NO. 2

Line Table			Curve Table					
Line #	Direction	Length	Curve #	Radius	Length	Chord	Bearing	Delta
L2	S45°29.36'W	28.28'	C1	483.00'	88.74'	88.61'	S04°37'11"E	103°1'35"
L3	N88°32'51'W	59.67'	C2	270.00'	88.75'	88.34'	N79°50'02"W	180°2'45"
L4	N44°32'51'W	14.78'	C3	330.00'	110.79'	110.27'	N79°50'45"W	197°41'12"
L5	N00°27'09"E	9.55'	C4	50.00'	34.63'	33.94'	N19°33'31"W	39°41'00"
L6	N88°32'51'W	30.64'	C6	78.00'	28.12'	25.98'	N09°08'32"W	197°1'03"
L7	N44°32'51'W	40.16'	C7	463.00'	88.71'	88.58'	N04°50'45"W	10°58'41"
L8	N88°32'51'W	45.06'	C9	79.70'	18.66'	18.62'	S83°7'58"E	13°24'51"
L9	N00°27'09"E	48.00'						
L10	S88°32'51'E	56.58'						
L12	S45°39.58'E	10.92'						
L13	N15°21'53"E	5.88'						
L14	N39°13'51'W	26.40'						
L15	N00°27'09"E	11.71'						
L17	N85°56'08'W	19.80'						

NOTE:
SEE SHEET 1 OF 5 FOR NOTES.



CODY M. MCGINNON, PLS 11779
IDAHO SURVEY GROUP
1179E STATE STREET, SUITE 210
BOISE, ID 83704



Bailey Engineering, Inc.

Civil Engineering | Planning | CADD

1179E STATE STREET, SUITE 210
BOISE, ID 83704

TEL: 208-358-0013
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, 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°36'36" 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 Plots 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.

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

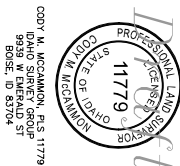
State of Idaho }
County of Ada } s.s.

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 this instrument to me and requested that I execute this instrument on behalf of said corporation, and acknowledged 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
2000 N. GARDEN ST.
BOISE, ID 83704

Health Certificate

[illegible]

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 plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Canyon County Surveyor

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho hereby certify that any and all current and/or future taxes per the requirements of I.C.50-1308 do hereby certify that any and all current and/or future taxes for the property included in this subdivision have been 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, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

Bailey Engineering, Inc.

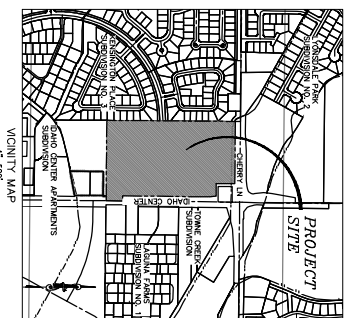
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL. 208-938-0013
EAGLE, ID 83616 www.balayerengineering.com

PRELIMINARY INDEX FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12
T.3N., R.27E., B.M., NAD83, CANYON COUNTY, IDAHO
2023



DATE	REVISION	DESCRIPTION
10/20/23	1	PRELIMINARY INDEX

PRELIMINARY INDEX
BAKER PARK SUBDIVISION
TRILIOYE DEVELOPMENT, INC.

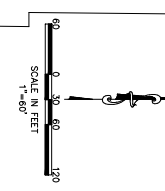


PLAN SHEET INDEX

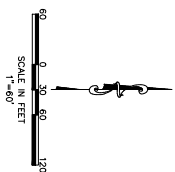
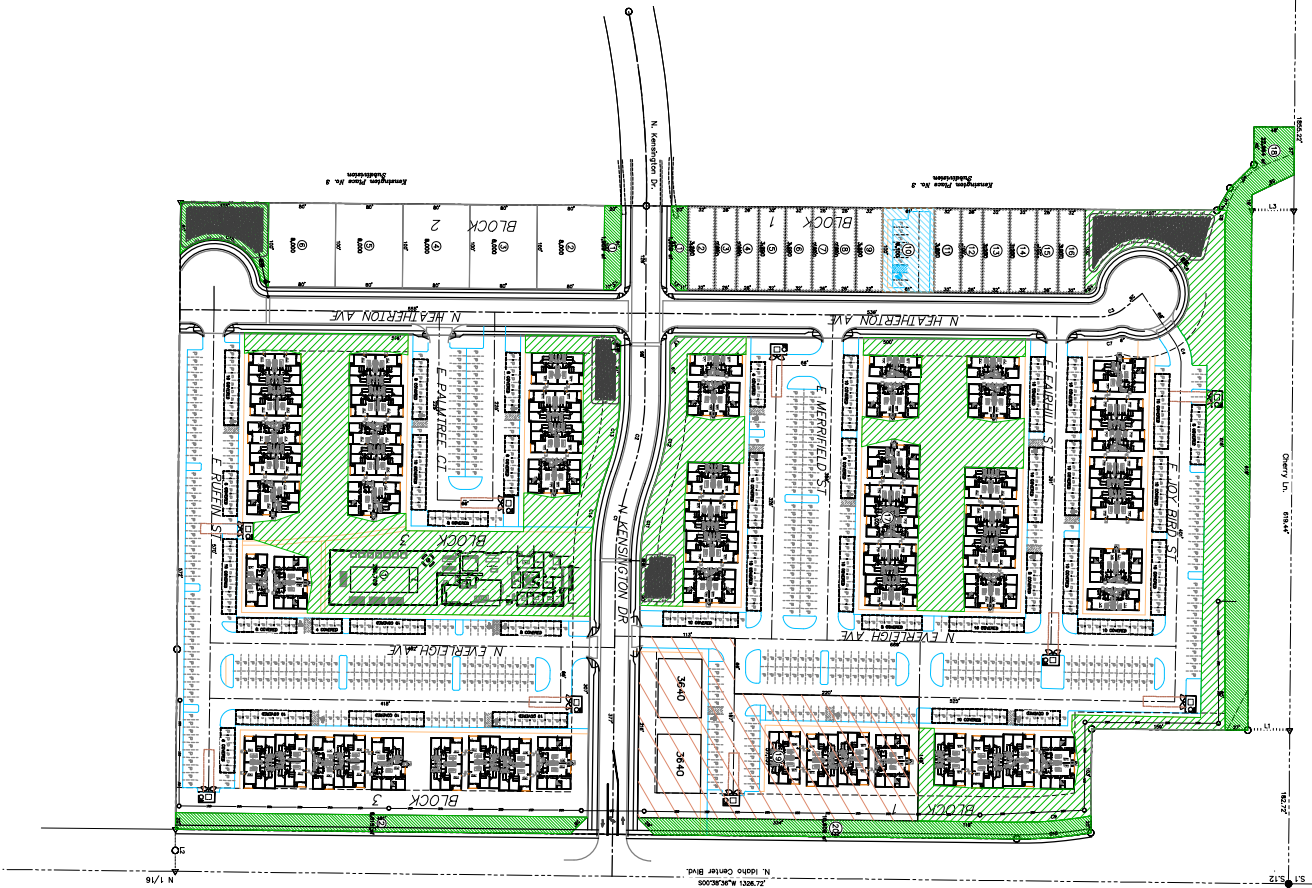
- SHEET DESCRIPTION
- PP-1 - COVER SHEET, INDEX, VICINITY MAP, NOTES, LOT & CURVE TABLES
 - PP-2 - PRELIMINARY PLAT LAYOUT
 - PP-3 - EXISTING TOPOGRAPHY
 - PP-4 - ENGINEERING PLAN & STREET DETAILS
 - PP-5 - PRELIMINARY SEWER PROFILES
 - PP-6 - ADJACENT PROPERTIES MAP

DEVELOPMENT FEATURES

Lot	Area	Footprint	Type
BLOCK 1 LOT 1 OPEN	1959	225	RAVINE
BLOCK 1 LOT 10 COMMON	1010	222	PARKING
BLOCK 1 LOT 11 OPEN	32408	3099	APARTMENTS
BLOCK 1 LOT 12 OPEN	27175	1077	COMMON
BLOCK 1 LOT 13 OPEN	27175	1077	COMMON
BLOCK 1 LOT 14 OPEN	27175	1077	COMMON
BLOCK 1 LOT 15 OPEN	27175	1077	COMMON
BLOCK 1 LOT 16 OPEN	27175	1077	COMMON
BLOCK 1 LOT 17 OPEN	27175	1077	COMMON
BLOCK 1 LOT 18 OPEN	27175	1077	COMMON
BLOCK 1 LOT 19 OPEN	27175	1077	COMMON
BLOCK 1 LOT 20 OPEN	27175	1077	COMMON
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BLOCK 1 LOT 97 OPEN	27175	1077	COMMON
BLOCK 1 LOT 98 OPEN	27175	1077	COMMON
BLOCK 1 LOT 99 OPEN	27175	1077	COMMON
BLOCK 1 LOT 100 OPEN	27175	1077	COMMON



PRELIMINARY PLAT FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12,
T.2N., R.2E., B.M., NAD83, CANYON COUNTY, IDAHO
2023



LEGEND	
BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
PROPOSED LOT LINES	---
LOT NUMBER	①
SECTION	7
STAKE LETTERS & 5M	---
STREET NAME	W. AUSTIN DR.
MANHOLE FLOW	---
WATER LINE	---
SEWER LINE	---
PROPOSED IMPROVEMENT	---
GRAVITY INSULATION	---
FIRE HYDRANT	---
EXISTING WATER WELL	---
ROUND ALUM CAP	---
ROUND BRASS CAP	---
MANHOLE	---

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1100 S. STATE ST. SUITE 210
SANDY, IDAHO 84701
TEL: 208-845-0015
WWW.BAILEYENGINEERING.COM

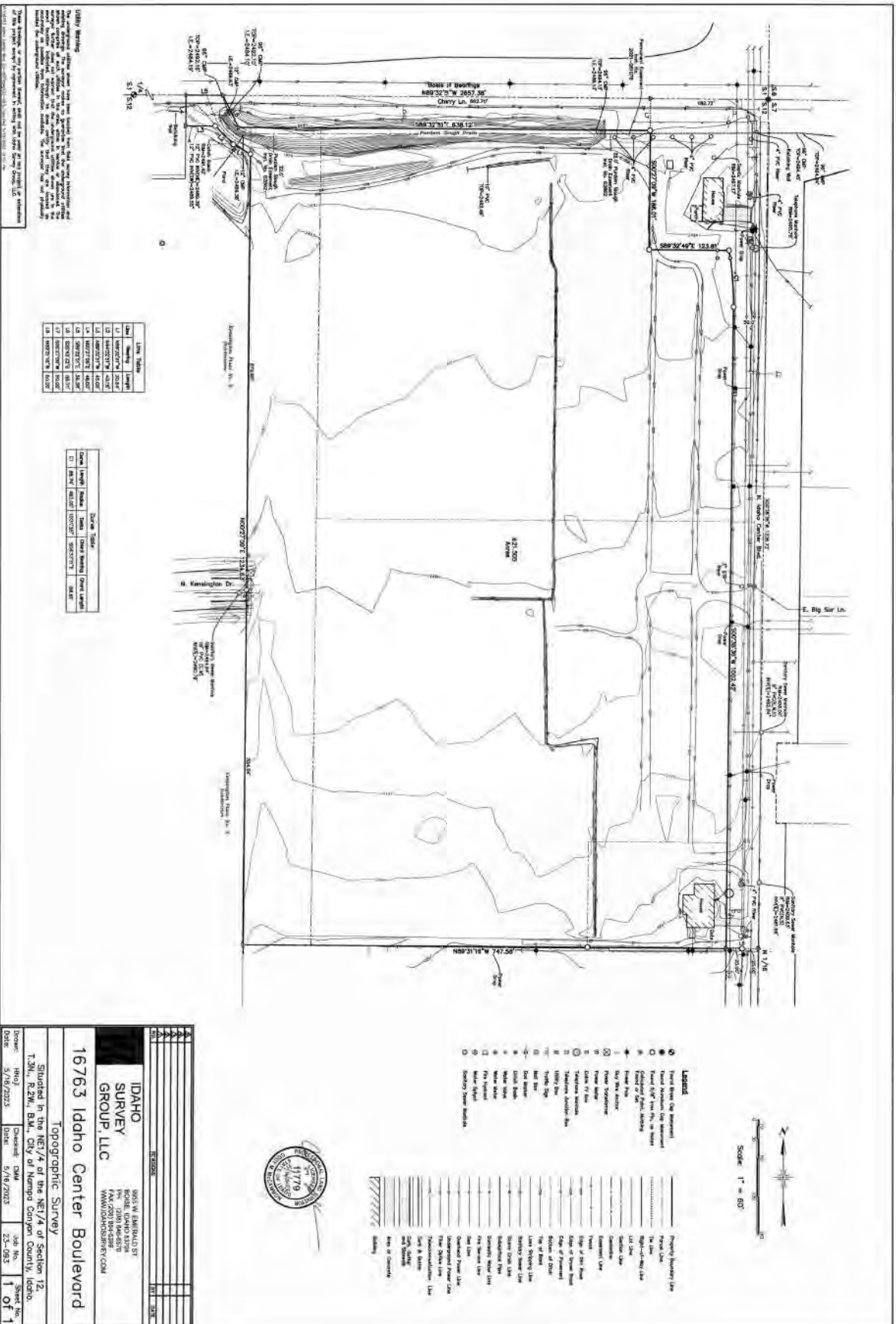


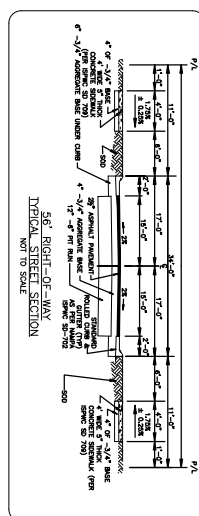
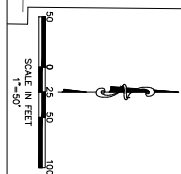
REVISED	NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
BAKER PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

PP-2
DATE: 12/23
PROJECT: BAKER PARK SUBDIVISION
SHEET: 2 OF 2

EXISTING TOPOGRAPHY FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12
T.2N., R.27W., E.1M., NADPA,
CANYON COUNTY, IDAHO
2023





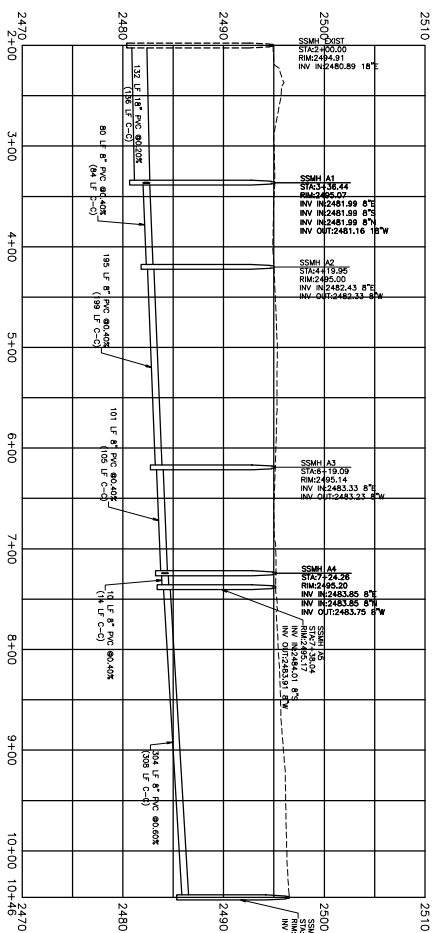
Bailley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4262 N. BROOKSIDE LANE
SHERIDAN, ID 83714
TEL 208-635-0213
www.bailleyengineering.com

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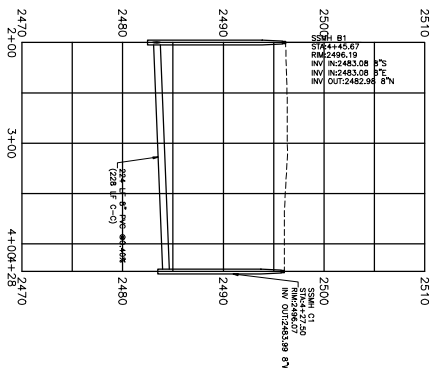
ENGINEERING PLAN
BAKER PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

PP-4

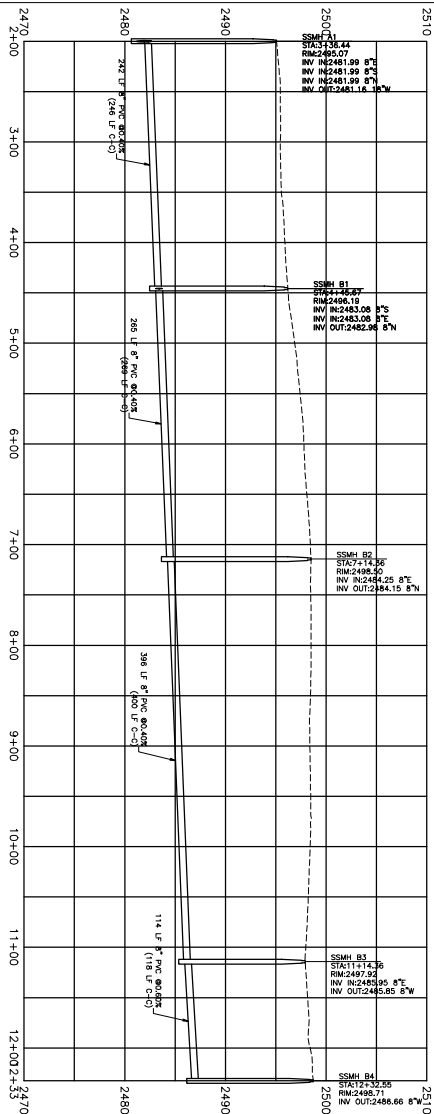
SEWER LINE A PROFILE



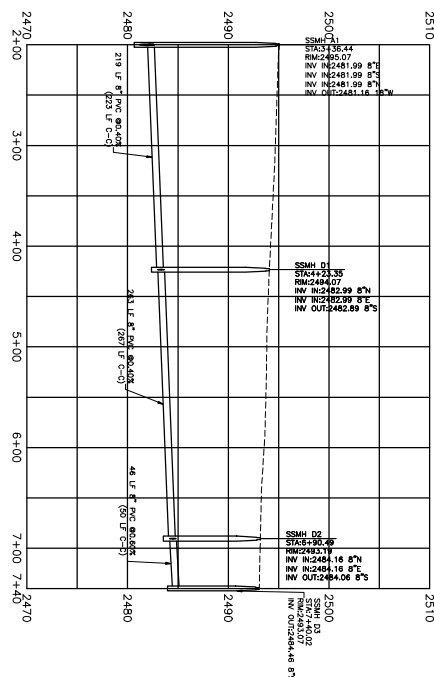
SEWER LINE C PROFILE



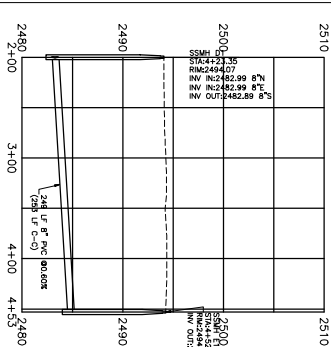
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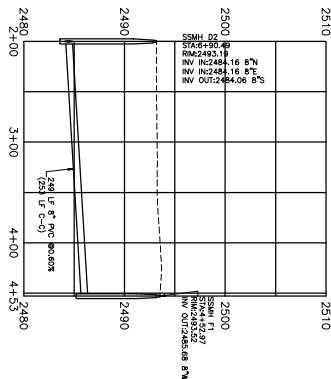
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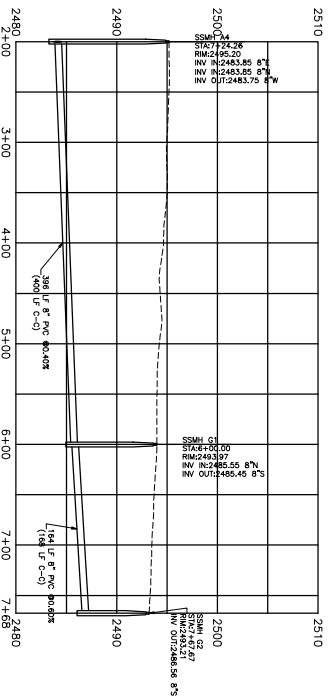
SEWER LINE E PROFILE



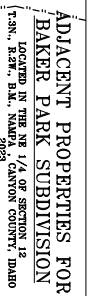
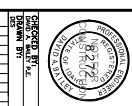
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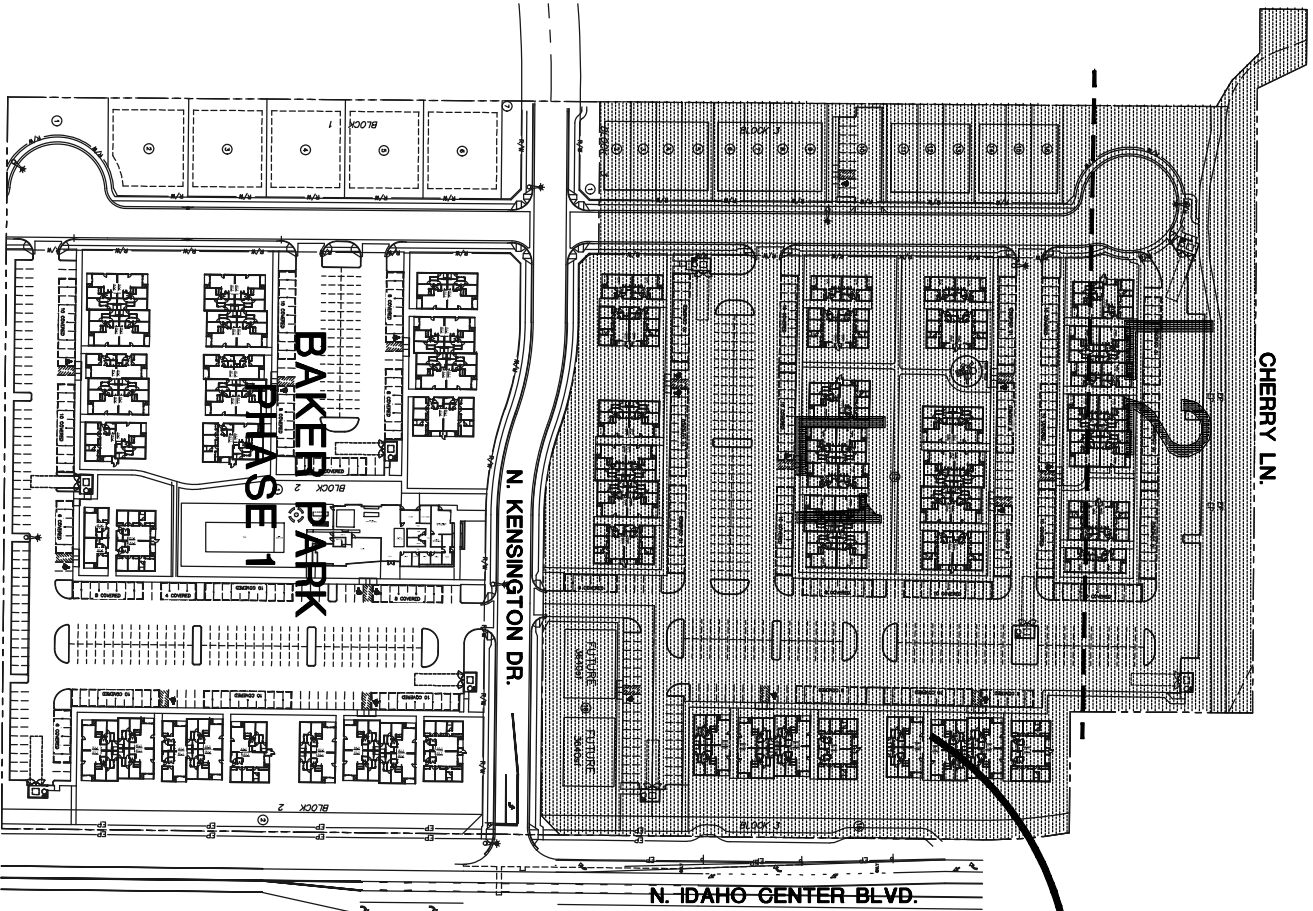


SEWER LINE G PROFILE



SEWER PROFILES FOR
BAKER PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12,
T.3N., R.27E., S.4E., NAD83, CANTON COUNTY, IDAHO
2023

[illegible]



BAKER PARK PHASE 2

NOTES

1. REFER TO FINAL PLAT SHEET (L-1-2) FOR COMPLETE LANDSCAPE PLANTING PLAN.
2. REFERENCE SHEETS L-3 FOR PLANT SCHEDULE AND LANDSCAPE CALCULATIONS.
3. REFERENCE SHEET L-4 FOR LANDSCAPE AND IRRIGATION (PROPOSED) SPECIFICATIONS.

LANDSCAPE PLAN REVISIONS REQUIRED

As Irrigation Plan required per NCC 10-2-2020, Phase 2 of the project requires a landscape plan for irrigation plan requirements. Landscaping is Cherry Lane, Cherry Lane located at the intersection of Cherry Lane and the location of the covered parking buildings next to the existing parking buildings. In lieu, plant screening along the building with the specified trees to mitigate the view of the buildings from Cherry Lane.



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

REVISED
NO. DATE DESCRIPTION

CHECKED BY:
DRAWN BY:



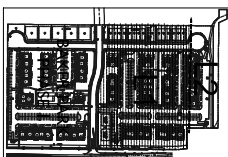
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
607 N. DEWEY BLVD.
BOISE, ID 83724
TEL: 208.355.0000
WWW.BAILEYENGINEERING.COM



SYM COMMON NAME

LAW
SOD

1. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, CALCULATIONS, & DETAILS.
2. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.



KEY MAP

REVISED		
NO.	DATE	DESCRIPTION

CHECKED BY:	
WCS	
DRAWN BY:	
JUN	



Bailey Engineering, Inc.
CML ENGINEERING | PLANNING | CADD
4342 N. BROOKSIDE LANE TEL: 206-836-0913
BORING, ID 83716 www.baileyengineering.com

SYM	COMMON NAME
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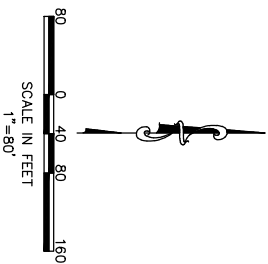
NOTES

- ## LANDSCAPE CALCULATIONS

TOTAL NUMBER OF TREESMERIDIAN, ID 83642

BAKER PARK SUBDIVISION NO. 2

TED IN THE NORTHEAST 1/4 of the NORTHEAST 1/4
OF SECTION 12, T.3N., R.2W., BOISE-MERIDIAN,
CITY OF NAMPA, CANYON COUNTY, IDAHO
2024



R05 Inst. No.: 1990-000636, 1991-013894,
1997-003476, 1999-005375, 1999-039498,
2000-003861, 2000-044264, 2000-044265,
2002-002580, 2002-002581, 2002-035683
2007-061812, 2007-079366, 2008-045332,
2010-031871, 2016-033328, 2018-051199,
2023-008454

The Bath of Babeling is located to the NW/38°36'E between the North 1/16 corner of Section 36, T4N, R26W, S4E, and the NW/38°36'E corner of Section 35, T4N, R26W, S4E, and is located 1/4 mile N.W. of Canyon, Idaho. The purpose of this survey is to subdivide the property shown herein. The property is shown as depicted on a Record of Survey recorded as Instrument No. 2008-00199 as depicted on a Record of Survey recorded as Instrument No. 2016-00139 and as depicted on a Record of Survey recorded as Instrument No. 2021-00170, and as depicted on a Record of Survey recorded by Instrument No. 2023-00107, and as depicted on a Record of Survey recorded by Instrument No. 2024-00176. The monuments found per said Record of Survey's and said Record of Survey's were held as controlling corners.

Curve #	Radius	Length	Chord	Bearing	Delta
C1	483.00'	88.74'	86.61'	S04.37°11'E	10°31'35"
C2	270.00'	89.75'	89.34'	N79°50.02'W	19°02'45"
C3	330.00'	110.79'	110.27'	N79°56.45'W	19°41'12"

SUBDIVISION BOUNDARY LINE
 SECTION LINE
 LOT LINE
 STREET CENTERLINE
 ADJACENT SUBDIVISION BOUNDARY/
 PARCEL/RIGHT-OF-WAY

- [illegible]

NOTES



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.



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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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ADMINISTRATIVE OFFICE
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 capital 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

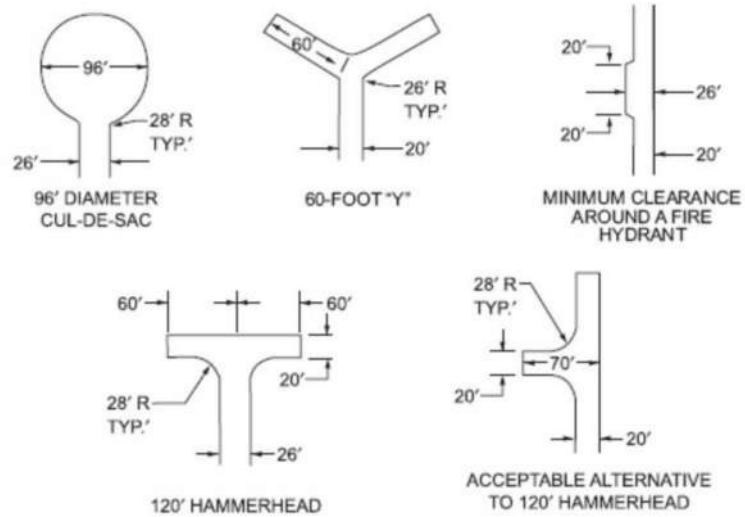


FIGURE D103.6 FIRE LANE SIGNS

“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>; 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>; 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 \(SPF-00273-2024\)](#)

Good morning!

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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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