

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

**CONSENT AGENDA ITEM**  
**STAFF REPORT**

By Candace Fry, Assistant Planner

Final Plat Approval for Franklin Village North No 5 in a RS-6 (Single Family Residential) zoning district, a total of 10.95 acres; parcel #R209400000 addressed as 7345 Cherry Lane (SE 1/4 of Section 2, T3N, R2W, BM) for Hubble Homes (SPF-00275-2024, SPP-00092-2021). Original Concept: 30 single family detached units on 6.85 acres, and 9 common area lots on 1.97 acres, with a ROW dedication of 2.13 acres.

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

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**STAFF RECOMMENDATION**

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Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Franklin Village North No. 5 Subdivision and complies with relevant RS 6 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.

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**CORRESPONDENCE**

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

**Engineering Department**

The Engineering Division has completed a review of the Final Plat application for the Franklin Village North #5 Subdivision property and provide the following comments and recommended conditions.

**Nampa Fire District**

This application is for a final plat for a subdivision with 30 single-family residential lots and 9 common lots on 10.95 acres.

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

**Water Supply Comments:**

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

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

#### **Fire Access Comments:**

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

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

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

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

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

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

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

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

#### **Emergency Response Time Analysis and Service Impact:**

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.3 miles from Nampa Fire Station 3 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The current impact fee is \$1,567 per residential unit; however, the adoption of a new Capital Improvement Plan is in process that is expected to be complete prior to construction of this development. The new impact fee will be \$1,267 per single-family unit for an approximate total of \$38,010 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 85 residents to 30 residential lots, with an increased personnel demand of 0.09 firefighter positions.

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

### **Building Department Comments**

The building department has the following comments on the approval of Franklin Village North No 5. The International Residential Code (IRC) requires that surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6" within the first 10 feet. Where lot lines, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. The proper support for a structure through the foundation system, adequate preparation of the building site necessary to keep water drainage away from the supporting foundations. Proper site drainage is an important element in preventing wet basements, damp crawl spaces, eroded banks and possible failure of a foundation system. Cross-lot drainage and drainage over graded slopes should be avoided. Slopes should be designed with as moderate a grade as possible to minimize instability and erosion.

### **Nampa & Meridian Irrigation District Comments**

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31 – 3805.

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## **STAFF ANALYSIS**

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### **History:**

**April 2008** – Annexed and Zoned RS6 (ord. 3780)

**April 2009** – Modification of legal description for ROW dedication (ord. 4396)

**December 2021-** Preliminary Plat approved

**June 2022-** Phase 1 approved

**May 2024-** Phase 3 approved

**November 2024-** Phase 4 approved

### **Surrounding Zoning:**

**North:** RS 8.5 (Single Family Residential)

**South:** RS 6 (Single Family Residential)

**East:** RS 8.5 (Single Family Residential)

**West:** RS 6 (Single Family Residential)

### **LAYOUT:**

<b>Total, Proposed Residential Lot Count-</b>	30
<b>Total Common Lot Count-</b>	9
<b>Total Acreage</b>	10.95

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### **SUGGESTED CONDITIONS OF APPROVAL**

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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. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
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. 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.

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

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### **ATTACHMENTS**

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



October 15, 2024  
Project No. 24-119

City of Nampa  
411 3<sup>rd</sup> Street South  
Nampa, Idaho 83651

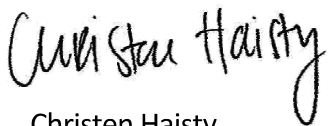
RE: Franklin Village North Subdivision No. 5 – Nampa, Idaho

On behalf of Hubble Homes, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin Village North No. 5. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 5 includes 39 total lots: 30 buildable lots and 9 common lots on approximately 10.95 acres. This represents a gross density of 2.74 lots per acre and a net density of 3.40 lots per acres, both of which are consistent with the existing entitlements.

To our knowledge, all conditions of approval have been satisfied. Should you have questions or require further information to process this application please feel free to contact me at [chaisty@kmengllp.com](mailto:chaisty@kmengllp.com).

Thank you,  
KM Engineering, LLP



Christen Haisty  
Survey Operations Manager

August 8, 2024  
Project No. 24-119

**Franklin Village North Subdivision No. 5**

A parcel of land being a portion Lots 13, and 14 of Cortland Place Subdivision (Book 1, Page 26 of Plats, records of Canyon County, Idaho), further situated in the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 3 North, Range 2 West, B.M., City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the South 1/4 corner of said Section 2, which bears N89°25'15"W a distance of 2,650.56 feet from a brass cap marking the Southeast corner of said Section 2;

Thence following the southerly line of said Southeast 1/4 of Section 2, S89°25'15"E a distance of 453.16 feet to a point;

Thence leaving said southerly line, N00°34'45"E a distance of 50.00 feet to a 5/8-inch rebar on the northerly right-of-way line of Cherry Lane and the subdivision boundary of Franklin Village North Subdivision No. 2 and being the **POINT OF BEGINNING**.

Thence leaving said northerly right-of-way line and following said subdivision boundary the following two (2) courses:

1. N00°34'45"E a distance of 25.00 feet to a 5/8-inch rebar;
2. N00°34'34"E a distance of 135.03 feet to a 5/8-inch rebar;

Thence leaving said subdivision boundary, N00°34'34"E a distance of 179.59 feet to a 5/8-inch rebar;

Thence N32°30'51"W a distance of 463.34 feet to a 5/8-inch rebar;

Thence N52°40'29"W a distance of 221.87 feet to a 5/8-inch rebar;

Thence N37°46'41"W a distance of 39.82 feet to a 5/8-inch rebar;

Thence N00°34'34"E a distance of 133.86 feet to a 5/8-inch rebar on the subdivision boundary of Franklin Village North Subdivision No. 4;

Thence following said subdivision boundary the following three (3) courses:

1. N00°34'34"E a distance of 80.00 feet to a 5/8-inch rebar;
2. N00°29'45"E a distance of 50.00 feet to a 5/8-inch rebar;
3. N00°36'06"E a distance of 116.82 feet to a 5/8-inch rebar;

Thence leaving said subdivision boundary, S68°07'19"E a distance of 134.32 feet to a 5/8-inch rebar;

Thence S58°09'37"E a distance of 52.50 feet to a 5/8-inch rebar;

Thence S00°34'34"W a distance of 91.16 feet to a 5/8-inch rebar;

Thence S52°40'29"E a distance of 266.65 feet to a 5/8-inch rebar;

Thence S47°53'03"E a distance of 88.59 feet to a 5/8-inch rebar;

Thence S44°37'10"E a distance of 90.60 feet to a 5/8-inch rebar;

Thence S40°21'44"E a distance of 79.89 feet to a 5/8-inch rebar;

Thence N57°29'09"E a distance of 28.75 feet to a 5/8-inch rebar;

Thence S34°53'05"E a distance of 29.75 feet to a 5/8-inch rebar;

Thence S40°23'35"E a distance of 73.26 feet to a 5/8-inch rebar;

Thence S35°24'02"E a distance of 73.26 feet to a 5/8-inch rebar;

Thence S30°24'29"E a distance of 73.26 feet to a 5/8-inch rebar;

Thence S25°24'56"E a distance of 73.26 feet to a 5/8-inch rebar;

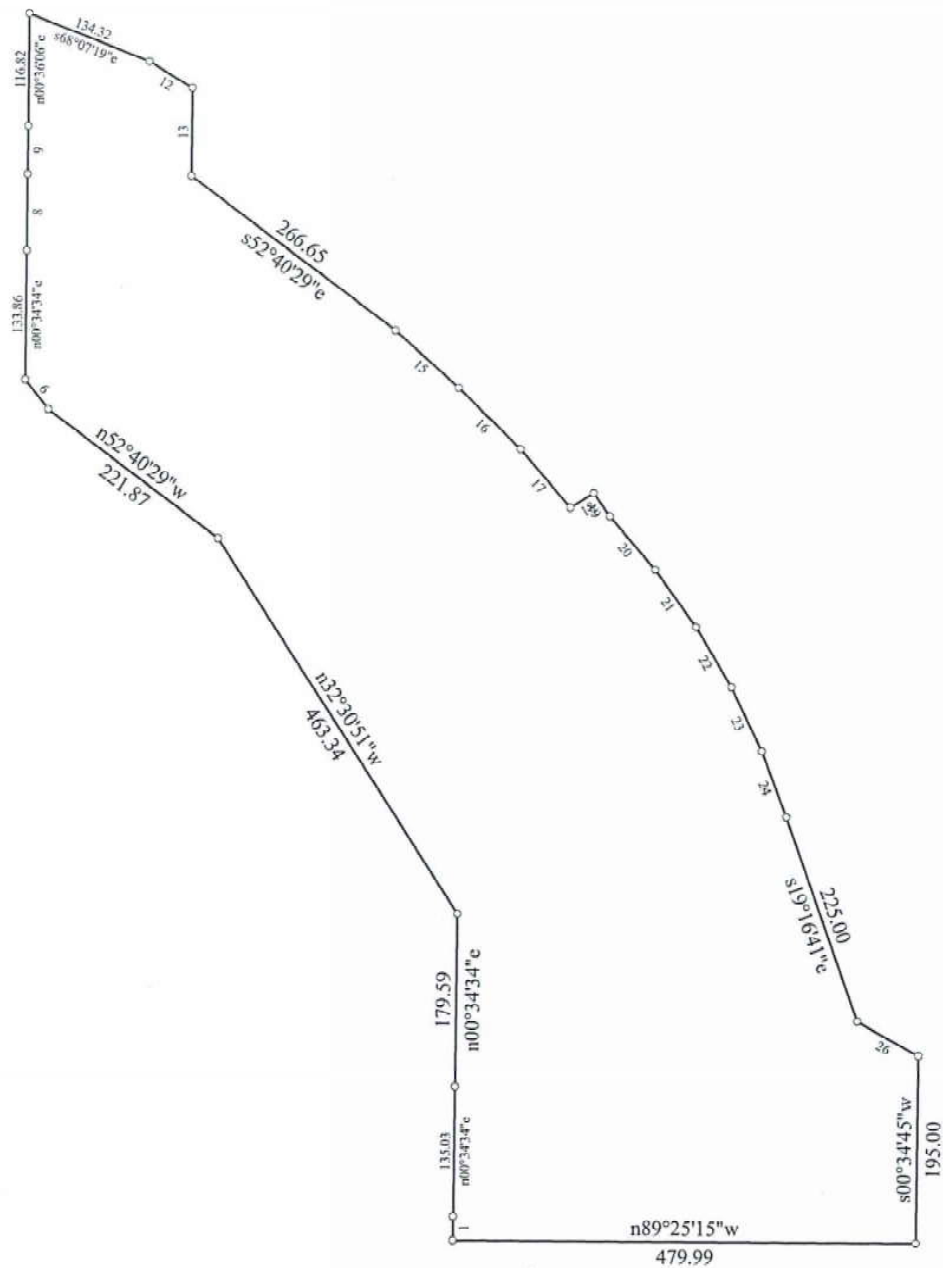
Thence S20°35'51"E a distance of 73.73 feet to a 5/8-inch rebar;

Thence S19°16'41"E a distance of 225.00 feet to a 5/8-inch rebar;  
Thence S60°09'13"E a distance of 72.89 feet to a 5/8-inch rebar;  
Thence S00°34'45"W a distance of 195.00 feet to a 5/8-inch rebar on the northerly right-of-way line of said Cherry Lane;  
Thence following said northerly right-of-way line, N89°25'15"W a distance of 479.99 feet to the **POINT OF BEGINNING**.

Said description contains a total of 10.946 acres, more or less.

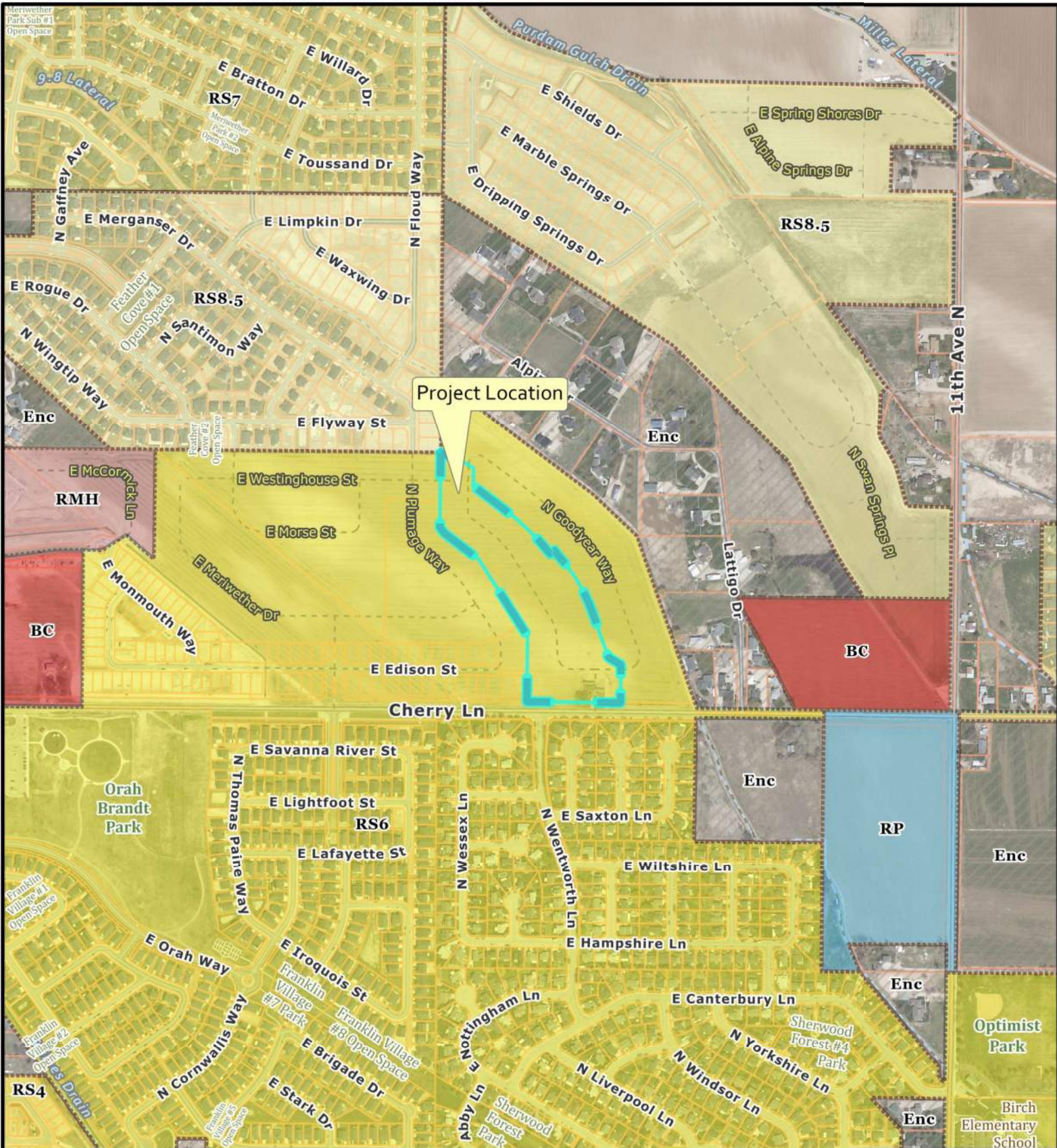


8.8.2024



Title:		Date: 08-08-2024
Scale: 1 inch = 200 feet	File: Deed Plotter.des	
Tract 1: 10.946 Acres: 476790 Sq Feet: Closure = n72.0647w 0.02 Feet: Precision =1/231984; Perimeter = 3647 Feet		
001=n00.3445e 25.00	011=s68.0719e 134.32	021=s35.2402e 73.26
002=n00.3434e 135.03	012=s58.0937e 52.50	022=s30.2429e 73.26
003=n00.3434e 179.59	013=s00.3434w 91.16	023=s25.2456e 73.26
004=n32.3051w 463.34	014=s52.4029e 266.65	024=s20.3551e 73.73
005=n52.4029w 221.87	015=s47.5303e 88.59	025=s19.1641e 225.00
006=n37.4641w 39.82	016=s44.3710e 90.60	026=s60.0913e 72.89
007=n00.3434e 133.86	017=s40.2144e 79.89	027=s00.3445w 195.00
008=n00.3434e 80.00	018=n57.2909e 28.75	028=n89.2515w 479.99
009=n00.2945e 50.00	019=s34.5305e 29.75	
010=n00.3606e 116.82	020=s40.2335e 73.26	







**NAMPA***Proud*

## 7345 Cherry Ln

# Franklin Village North No 5 Subdivision

Subdivision Final Plat

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



**Subject Area**

  County Parcels

**Zoning**

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

GB2

GBE

HC

IH

IL

IL\_RS

IP

IP\_RS

RA

RD

RMH

RML

RP

RS4

RS6

RS7

RS8.5

RS12

RS15

RS18

RS22

U

Unzoned

SPF-00275-2024

**4/22/2025**

For illustrative purposes only.

Feet

0 175 350 525 700



PLAT OF  
FRANKLIN VILLAGE NORTH SUBDIVISION No. 5  
A PORTION OF LOTS 13 AND 14 OF CORTLAND PLACE SUBDIVISION, SITUATED IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF NAAPCA, CANYON COUNTY, IDAHO.  
2025



**SHEET INDEX**

- SHEET 1 - SUBDIVISION MAP, BOUNDARY LINE/CORNER TABLE AND LEGEND  
SHEET 2 - DETAIL PLAT MAP AND LINE/CORNER TABLE  
SHEET 3 - DETAIL PLAT MAP AND LINE/CORNER TABLE  
SHEET 4 - CERTIFICATE OF OWNERS AND NOTES  
SHEET 5 - CERTIFICATES AND APPROVALS

**LEGEND**

- FOUND BRASS CAP
- UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ① LOT NUMBER
- LOT NUMBER ON ADJACENT PLAT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE

**REFERENCES**

- R1. PLAT OF CORTLAND PLACE, BOOK 1 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.  
R2. FEATHER COVE SUBDIVISION No. 3, BOOK 51, PAGE 22, RECORDS OF CANYON COUNTY, IDAHO.  
R3. RECORD OF SURVEY No. 200355018, RECORDS OF CANYON COUNTY, IDAHO.  
R4. RECORD OF SURVEY No. 2019-00431, RECORDS OF CANYON COUNTY, IDAHO.  
R5. FRANKLIN VILLAGE NORTH SUBDIVISION No. 2, BOOK 57, PAGE 47, RECORDS OF CANYON COUNTY, IDAHO.  
R6. FRANKLIN VILLAGE NORTH SUBDIVISION No. 4, BOOK ---, PAGE ---, RECORDS OF CANYON COUNTY, IDAHO.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF NAAPCA, CANYON COUNTY, IDAHO, INTO LOTS 1 THROUGH 23. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IDAHO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED BY KIMBERLY M. HUBBLE, A PROFESSIONAL SURVEYOR IN THE STATE OF IDAHO. THE SURVEY WAS COMPLETED ON 11/28/2025. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IDAHO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS COMPLETED ON 11/28/2025. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IDAHO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS COMPLETED ON 11/28/2025.



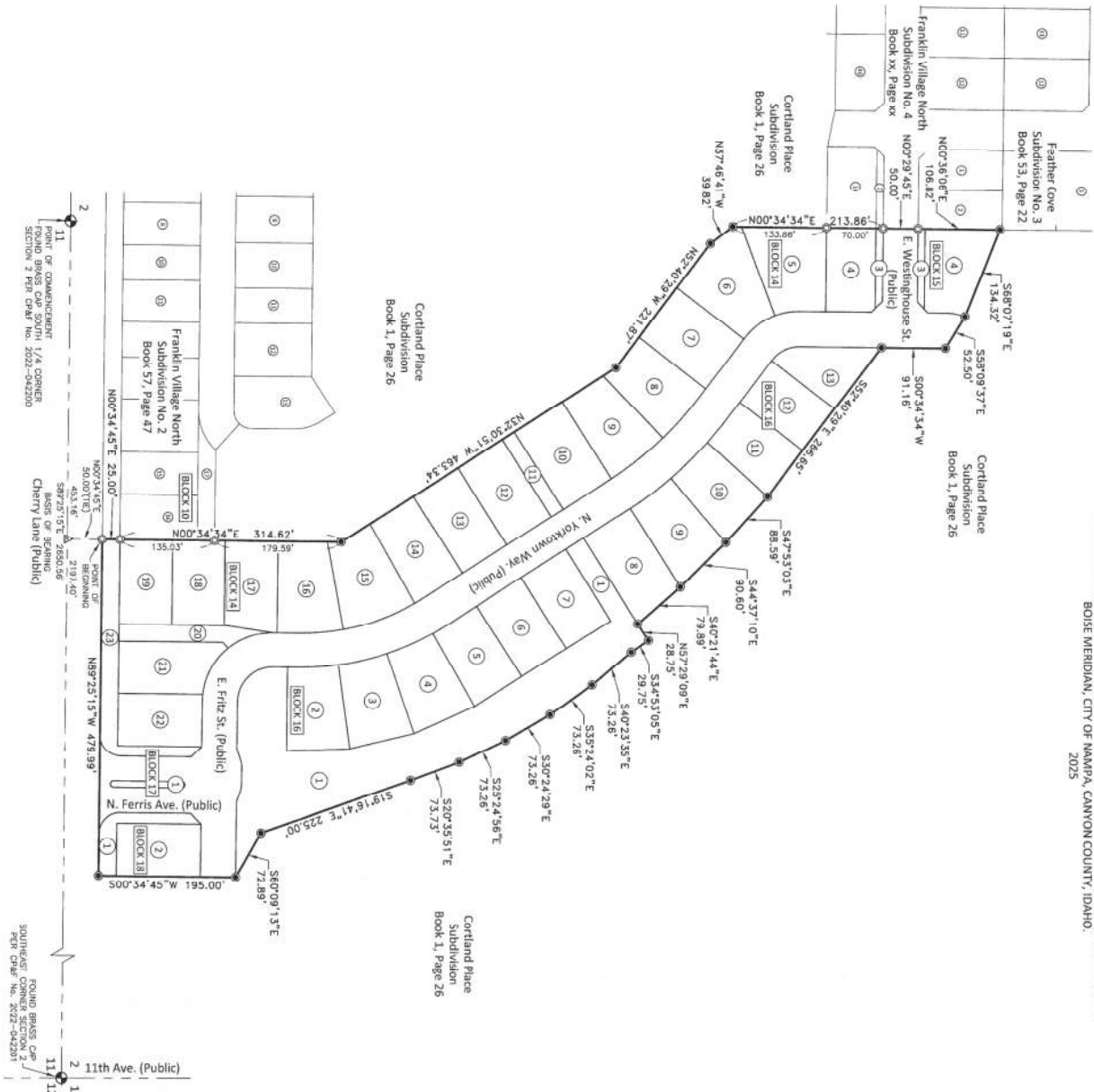
DEVELOPER  
**Hubble Homes, LLC**  
MERIDIAN, IDAHO

**km**  
ENGINEERING  
5725 NORTH RECOVERY WAY  
PHOENIX, AZ 85043  
PHOTOGRAPHY

BOOK PAGE

BOOK 24 PAGE 15

SHEET 1 OF 5



Feather Cove  
Subdivision No. 3  
Book 53, Page 22

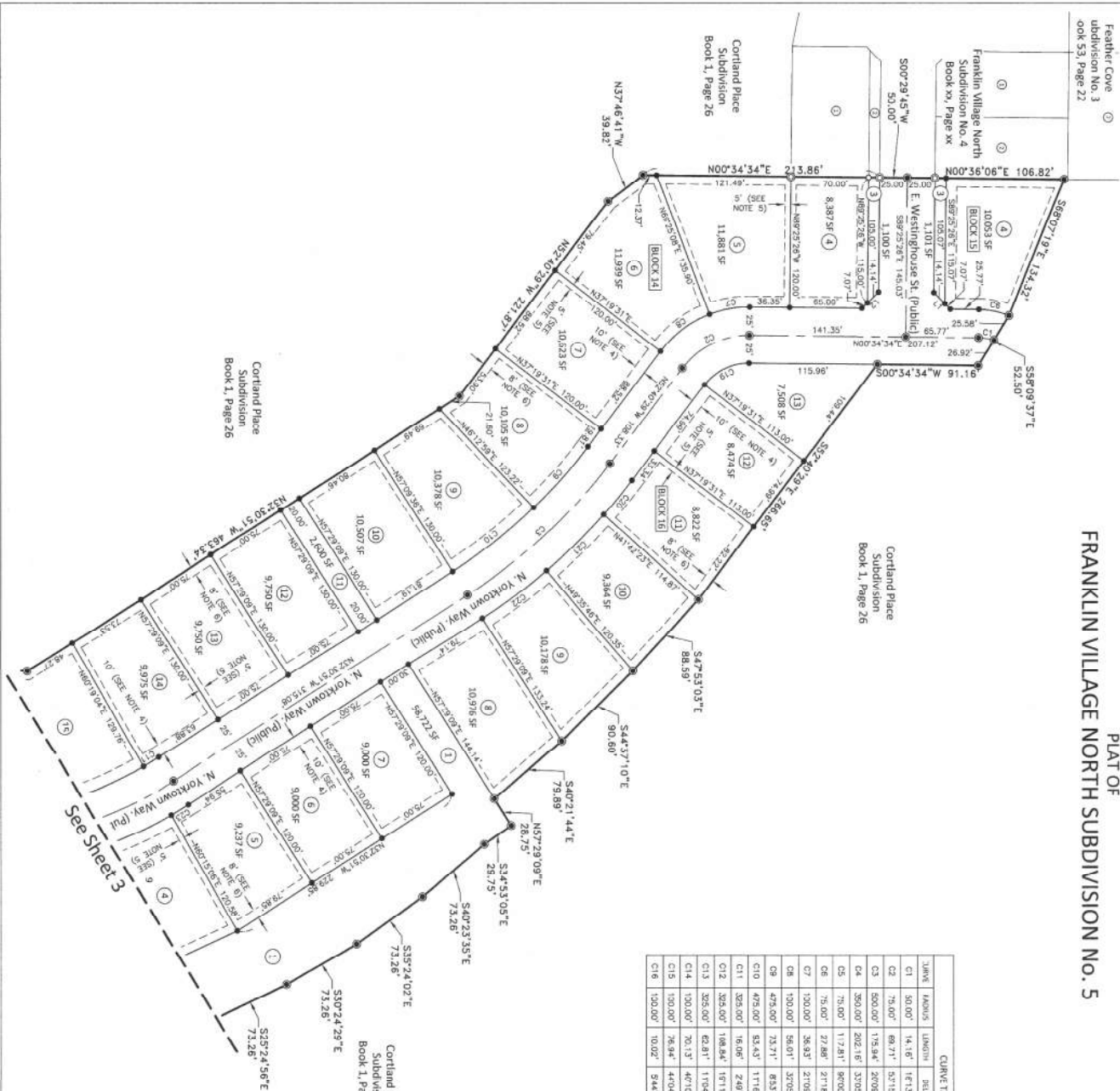
Franklin Village North  
Subdivision No. 4  
Book xx, Page xx

Cortland Place  
Subdivision  
Book 1, Page 26

Cortland Place  
Subdivision  
Book 1, Page 26

Cortland Place  
Subdivision  
Book 1, Page 26

PLAT OF  
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5



CURVE TABLE				
LINE	LENGTH	BEITA	CHORD BEG.	CHORD
C1	50.00'	14.16'	N08°41'17"E	14.11'
C2	75.00'	21.17'	N26°02'58"W	67.22'
C3	500.00'	175.34'	N42°25'40"W	175.00'
C4	350.00'	202.16'	N15°58'03"W	199.30'
C5	75.00'	17.28'	N44°23'13"W	106.00'
C6	75.00'	27.86'	N11°13'37"E	37.77'
C7	100.00'	26.93'	N10°00'09"W	36.72'
C8	475.00'	56.01'	N48°37'41"W	50.20'
C9	475.00'	73.71'	N48°13'45"W	73.64'
C10	475.00'	53.43'	N48°08'56"W	53.28'
C11	325.00'	16.06'	N47°05'53"W	16.06'
C12	325.00'	108.84'	N07°05'17"W	108.33'
C13	325.00'	62.81'	N45°37'27"W	62.71'
C14	100.00'	70.13'	N19°50'37"W	68.70'
C15	100.00'	76.84'	N47°38'28"W	76.00'
C16	100.00'	10.02'	N48°35'04"W	10.01'

CURVE TABLE				
LINE	BEITA	LENGTH	DATA	CHORD BEG.
C17	30.00'	47.12'	N45°34'53"E	42.43'
C18	30.00'	47.12'	N47°25'15"E	42.43'
C19	50.00'	48.47'	N47°25'15"E	44.82'
C20	50.00'	40.14'	N47°25'15"E	40.13'
C21	50.00'	72.29'	N47°25'15"E	72.24'
C22	50.00'	72.29'	N47°25'15"E	72.24'
C23	375.00'	18.10'	N47°25'15"E	18.10'
C24	375.00'	71.31'	N47°25'15"E	71.20'
C25	375.00'	71.31'	N47°25'15"E	71.20'
C26	375.00'	55.87'	N47°25'15"E	55.82'
C27	50.00'	78.54'	N47°25'15"E	70.71'
C28	27.00'	9.29'	N47°25'15"E	9.05'
C29	27.00'	9.29'	N47°25'15"E	9.05'
C30	450'	14.14'	N47°25'15"E	9.00'
C31	450'	14.14'	N47°25'15"E	9.00'

LINE TABLE	
LINE	DISTANCE
L1	N07°17'21"E 16.60'
L2	S89°25'15"E 26.00'
L3	S70°27'31"E 16.60'
L4	S45°34'45"W 21.21'
L5	N44°25'15"W 21.21'
L6	N07°44'02"E 11.20'

Hubble Homes, LLC  
DEVELOPER  
MERIDIAN, IDAHO

ENGINEERING  
5775 NORTH DISCOVERY WAY  
PHOENIX, AZ 85043  
km

# PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEING	CHORD
C1	50.00'	14.16'	18°13'40"	N00°41'17"E	14.11'
C2	75.00'	69.31'	53°15'03"	N02°03'56"W	67.22'
C3	500.00'	175.94'	30°03'35"	N42°23'40"W	175.03'
C4	350.00'	202.16'	33°05'34"	N15°39'03"W	199.26'
C5	75.00'	117.81'	90°00'00"	N44°29'15"W	106.07'
C6	75.00'	22.86'	21°18'07"	N11°13'17"E	22.72'
C7	100.00'	36.43'	21°09'25"	N10°00'08"W	36.72'
C8	100.00'	56.01'	32°05'37"	N05°37'41"W	55.36'
C9	475.00'	73.71'	8°53'28"	N48°17'45"W	73.64'
C10	475.00'	93.43'	11°18'10"	N30°09'56"W	93.26'
C11	325.00'	16.08'	2°44'55"	N31°03'53"W	16.06'
C12	325.00'	108.64'	19°11'13"	N07°00'17"W	108.33'
C13	325.00'	62.81'	11°04'24"	N09°57'27"W	62.71'
C14	100.00'	70.13'	40°10'44"	N17°30'37"W	68.70'
C15	100.00'	78.94'	44°04'55"	N45°38'26"W	75.65'
C16	100.00'	10.07'	5°44'21"	N88°33'04"W	10.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEING	CHORD
C17	30.00'	47.12'	89°39'56"	N45°34'43"E	42.43'
C18	30.00'	47.12'	90°00'00"	S44°29'15"E	42.43'
C19	50.00'	46.47'	55°15'03"	N08°02'58"W	44.82'
C20	525.00'	40.14'	4°22'52"	N65°28'03"W	40.13'
C21	525.00'	72.29'	7°53'25"	N44°20'56"W	72.24'
C22	525.00'	72.29'	7°53'25"	N66°27'33"W	72.24'
C23	375.00'	18.10'	2°45'57"	N31°07'52"W	18.10'
C24	375.00'	71.31'	10°53'43"	N24°18'02"W	71.20'
C25	375.00'	71.31'	10°53'43"	N13°24'19"W	71.20'
C26	375.00'	55.87'	8°32'12"	N03°41'21"W	55.82'
C27	50.00'	78.54'	90°00'00"	N44°29'15"W	70.71'
C28	27.00'	9.09'	19°17'24"	N65°56'03"E	9.05'
C29	27.00'	9.09'	19°17'24"	S79°46'33"E	9.05'
C30	4.50'	14.14'	180°00'00"	N89°25'15"W	9.20'
C31	4.50'	14.14'	180°00'00"	S89°25'15"E	9.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°17'21"E	16.66'
L2	S89°25'15"E	26.00'
L3	S70°07'31"E	16.66'
L4	S45°34'43"W	21.21'
L5	N44°29'15"W	21.21'
L6	N07°24'02"E	11.22'



DEVELOPER  
Hubble Homes, LLC  
MERIDIAN, IDAHO





PLAT OF  
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION LOTS 13, AND 14 OF CERTAIN PLAT SUBDIVISION (BOOK 1, PAGE 26 OF PLAT, RECORDS OF CANYON COUNTY, IDAHO) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 2, WHICH BEARS 188°23'15"W A DISTANCE OF 2,650.35 FEET FROM A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 45°1'1" E, A DISTANCE OF 3,000 FEET TO A 5/8-INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY RECORDS OF CANYON COUNTY, IDAHO BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 44°45' E A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR;

2. NORTH 34°14' E A DISTANCE OF 135.03 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, NORTH 34°14' E, A DISTANCE OF 179.59 FEET TO A 5/8-INCH REBAR;

THENCE NORTH 40°29'15" W A DISTANCE OF 462.14 FEET TO A 5/8-INCH REBAR;

THENCE NORTH 40°29'15" W A DISTANCE OF 13.29 FEET TO A 5/8-INCH REBAR;

THENCE NORTH 34°14' E A DISTANCE OF 133.66 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF FRANKLIN VILLAGE NORTH SUBDIVISION NO. 4 (BOOK XX OF PLATS, PAGE XX, RECORDS OF CANYON COUNTY, IDAHO);

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 44°45' E A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR;

2. NORTH 34°14' E A DISTANCE OF 116.62 FEET TO A 5/8-INCH REBAR;

3. NORTH 30°00' E A DISTANCE OF 116.62 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, 58807°19' E, A DISTANCE OF 134.32 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 52°25'35" W A DISTANCE OF 111.16 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 52°25'35" W A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 80.60 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 80.60 FEET TO A 5/8-INCH REBAR;

THENCE NORTH 78°28'09" E A DISTANCE OF 28.75 FEET TO A 5/8-INCH REBAR;

THENCE NORTH 78°28'09" E A DISTANCE OF 28.75 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 73.26 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 73.26 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 73.26 FEET TO A 5/8-INCH REBAR;

THENCE SOUTH 54°25'03" E A DISTANCE OF 73.26 FEET TO A 5/8-INCH REBAR;

NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF HANNA, IN COMPLIANCE WITH DADO CODE SECTION 21-2002(10). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE ELIGIBLE FOR ASSESSMENTS FROM THE CITY OF HANNA.

2. THIS DEVELOPMENT REQUIRES SECTION 22-4501 OF THE DADO CODE, RIGHT TO FARM ACT, WHICH STATES: "NATURE, CHARACTER OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SUBDIVISION OR DEVELOPMENT, THE CITY OF HANNA HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR RECKLESS OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

3. ANY REDEVELOPMENT OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF REDEVELOPMENT.

4. ALL LOTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.

5. UNLESS SHOWN OTHERWISE, ALL LOT LINES SHALL BE 5.00 FEET WIDE EASEMENT (EACH SIDE) FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.

6. UNLESS SHOWN OTHERWISE, ALL BEAR LOT LINES SHALL BE 5.00 FEET WIDE EASEMENT, FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.

7. LOTS 3, 11, 20 AND 23, BLOCK 15, LOT 1 AND 13, BLOCK 16, LOT 1, BLOCK 17 AND LOT 1, BLOCK 18, ARE COMMON LOTS AND SHALL BE OWNED AND UNOWNED BY THE FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5. THE COMMON LOTS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION.

8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.

9. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

10. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.

12. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

13. LOT 18, BLOCK 14 IS SUBJECT TO A BLANKET EASEMENT AS A COMMON DRIVE TO PROVIDE ACCESS FOR LOTS 15-17, BLOCK 14 RESPECTIVELY, AND LOT 18, BLOCK 14 SHALL BE OWNED BY THE FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5. THE COMMON DRIVE SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID COMMON DRIVE AT THEIR OWN COST AND EXPENSE, AND LOT 4, BLOCK 10, IS SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND NEIGHBORHOOD ASSOCIATION PREDETERMINED IRRIGATION.

CERTIFICATE OF SURVEYOR

I, AARON L. BULLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5 IS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE "PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5" IS IN ACCORDANCE WITH THE DADO CODE, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BULLARD, P.L.S. 12459



DEVELOPER  
Hubble Homes, LLC  
MERIDIAN, IDAHO



# PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION No. 5

## APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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

DATE \_\_\_\_\_

## APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, IDAHO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

## HEALTH CERTIFICATE

SAINTARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF NAMPA, AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SAINTARY RESTRICTIONS, BUTER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED ON IF THE DEVELOPER IS SMALL, MEDIOUSLY CONSTRUCTING THESE FACILITIES, IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT  
HEALTH DEPARTMENT \_\_\_\_\_

DATE \_\_\_\_\_

## APPROVAL OF CITY ENGINEER

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

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

DATE \_\_\_\_\_

## APPROVAL OF CITY COUNCIL

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

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

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308 DO HEREBY CERTIFY THAT THE PLAT HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

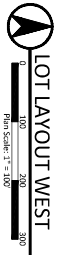
Hubble Homes, LLC  
DEVELOPER  
MERIDIAN, IDAHO



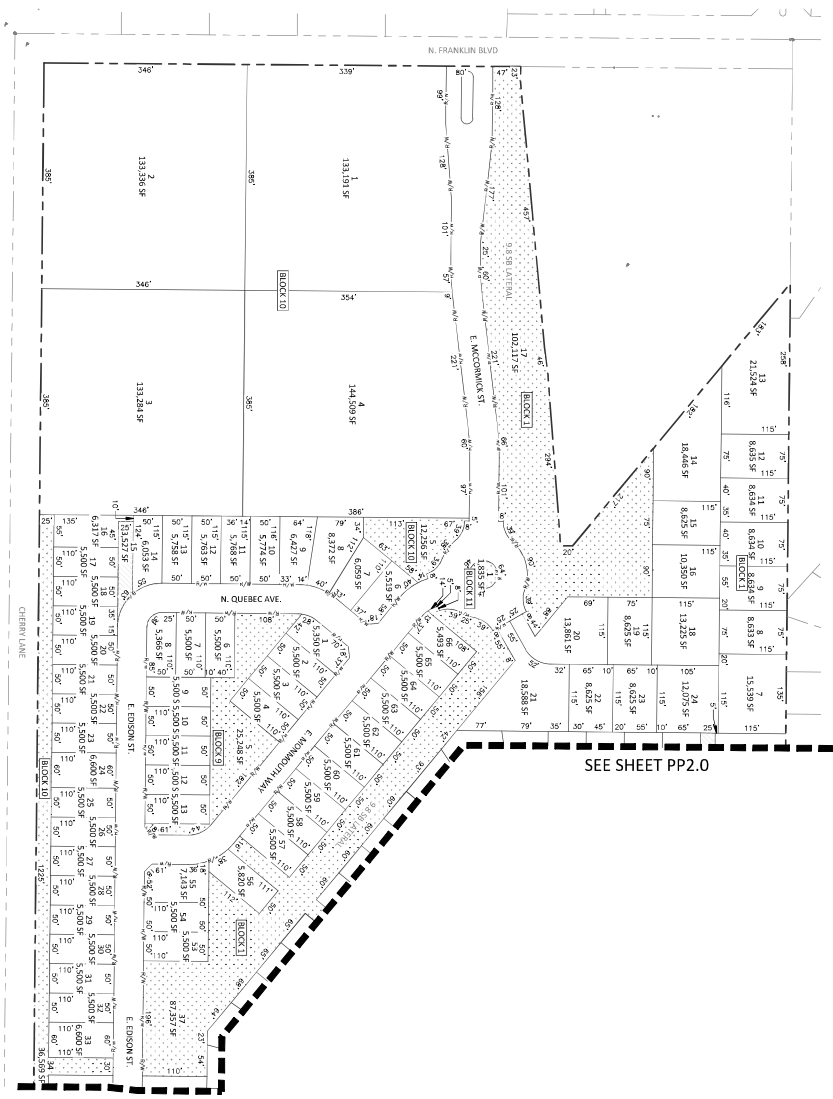




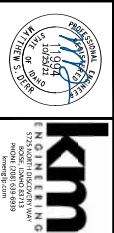




LOT LAYOUT WEST



SEE SHEET PP2.0



FRANKLIN VILLAGE NORTH  
Nampa, ID  
LOT LAYOUT WEST



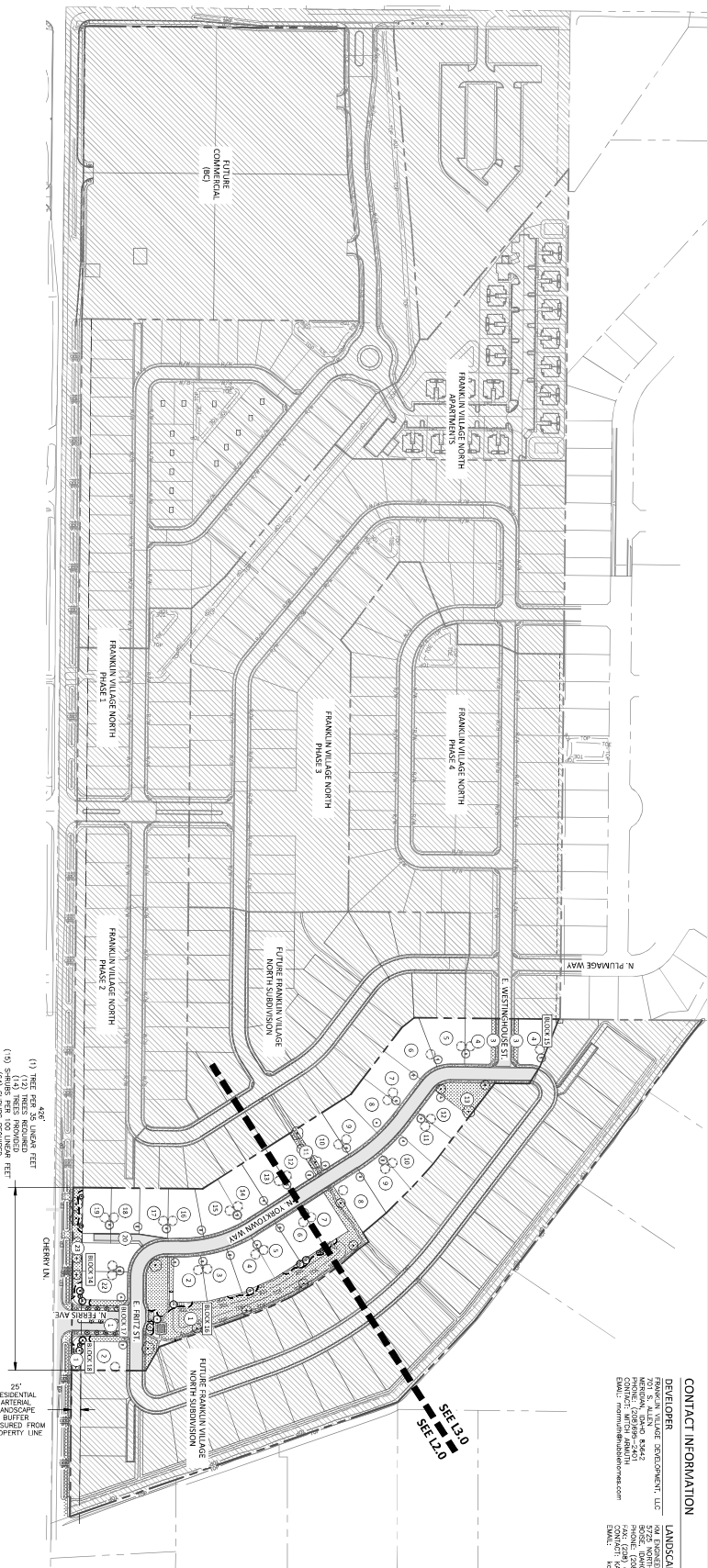
5725 SOUTH INDUSTRY WAY  
Nampa, ID 83655-8989  
Phone: (208) 858-8989  
Fax: (208) 858-8990  
www.kmarengineering.com

SHEET NO.  
PP2.1





## LANDSCAPE COVER



## CONTACT INFORMATION

<p><b>DEVELOPER</b></p> <p>FRANKLIN WILCOX DEVELOPMENT, LLC          701 S. ALLEN          MERIDIAN, ID-83642          PHONE: (208)656-2401          FAX: (208)656-2401          E-MAIL: meridian@franklinwilcox.com</p>	<p><b>LANDSCAPE CONSULTANT</b></p> <p>KM ENGINEERING, LLP          5725 NORTH DISCOVERY WAY          BOISE, IDAHO 83713          PHONE: (208) 639-9339          FAX: (208) 639-6930          E-MAIL: KYLEE.CAIDMAN@kmengr.com</p>
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[illegible]

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5  
NAMPA, ID

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LANDSCAPE IMPROVEMENT PLANS  
LANDSCAPE COVER

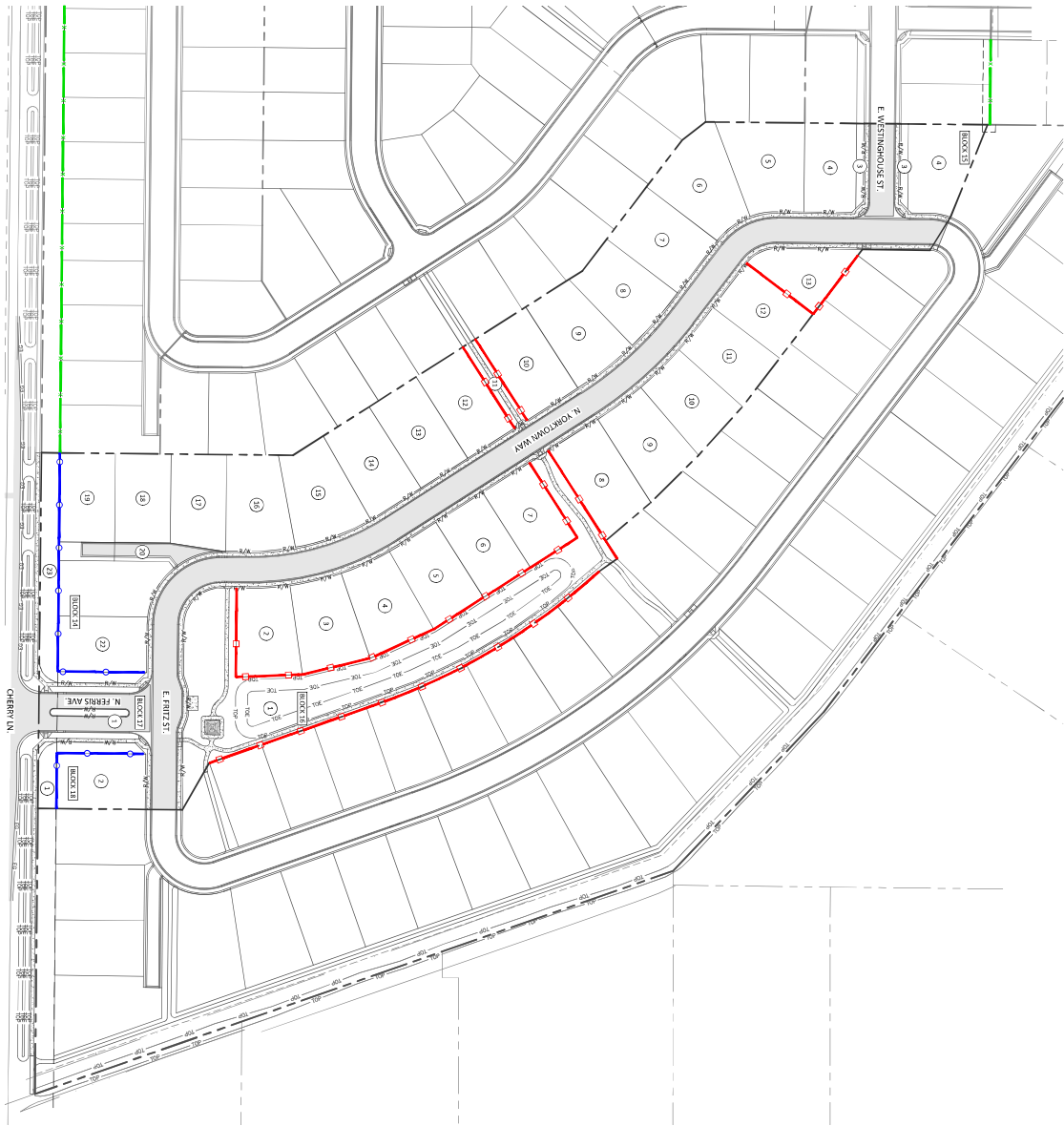
DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	KAC
DATE:	10/15/24
PROJECT:	24-119
SHEET NO.	L1.0











FENCE SCHEDULE	
SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL PRIVACY FENCE, MATCH PREVIOUS PHASES, SEE L.S.D. #4
	6' HEIGHT LATTICE TOP FENCE, MATCH PREVIOUS PHASES, SEE L.S.D. #10
	EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN, PRESERVE AND PROTECT.



9  
NTS  
6' HEIGHT VINYL PRIVACY FENCE



10  
NTS  
6' HEIGHT LATTICE TOP VINYL FENCE



REVISIONS		
NO.	ITEM	DATE

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5  
NAMPA, ID  
LANDSCAPE IMPROVEMENT PLANS  
FENCE PLAN

**K.M. ENGINEERING**  
3770E. CHASE BLVD. SUITE 100  
NAMPA, ID 83655-1000  
PHONE: (208) 835-8939  
FAX: (208) 835-8940  
WWW.KME-ENGINEERING.COM

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 02/12/24  
SHEET NO: 26 OF 30  
L.S.D. NO: 15.0

**Lynda Noah**

---

**From:** Brendon Smith  
**Sent:** Friday, April 4, 2025 4:28 PM  
**To:** Planning-Zoning Staff  
**Cc:** Jeff Miranda  
**Subject:** Building Department's comments for Franklin Village North No. 5 (SPF-00275-2024)

The building department has the following comments on the approval of Franklin Village North No. 5. The International Residential Code (IRC) requires that surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6" within the first 10 feet. Where lot lines, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. The proper support for a structure through the foundation system, adequate preparation of the building site necessary to keep water drainage away from the supporting foundations. Proper site drainage is an important element in preventing wet basements, damp crawl spaces, eroded banks and possible failure of a foundation system. Cross-lot drainage and drainage over graded slopes should be avoided. Slopes should be designed with a moderate grade as possible to minimize instability and erosion.

Thank you,



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

**NAMPA** Proud

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## Lynda Noah

---

**From:** PlatReview <PlatReview@lumen.com>  
**Sent:** Tuesday, April 1, 2025 3:11 PM  
**To:** Planning-Zoning Staff  
**Cc:** Garrett, James  
**Subject:** FW: Request for Dept/Agency comments by 04/16/25 for Franklin Village North No 5 (SPF-00275-2024)

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Hello,

Our engineer has completed the review of the plat, and the comments are as follows: " It does not appear any conflicts exist if the developer determines otherwise they will need to reach out to Lumen for a relocations job."

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

Best regards,



**Kari Hoover**  
**Lumen Plat Review**  
Business Analyst I  
[platreview@lumen.com](mailto:platreview@lumen.com)

---

**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, March 28, 2025 12:08 PM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>;

## Lynda Noah

---

**From:** Clay Brown  
**Sent:** Thursday, February 27, 2025 5:30 PM  
**To:** chaisty@kmengllp.com  
**Cc:** Addressing; Planning-Zoning Staff  
**Subject:** Plat Street Name Review Comments - Franklin Village North No.5  
**Attachments:** Franklin Village North No.5.pdf

There are no street naming issues with this plat.

Contact [addressing@cityofnampa.us](mailto:addressing@cityofnampa.us) if you have any questions.

Thanks,



**Clay Brown**

GIS Technician, Public Works  
Office: 208.468.5475

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## Lynda Noah

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, March 28, 2025 11:42 AM  
**To:** Planning-Zoning Staff  
**Cc:** Lynda Noah  
**Subject:** RE: Request for Dept/Agency comments by 04/16/25 for Frankllin Village North No 5 (SPF-00275-2024)

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Hello,

ITD has no comments for this final plat application.

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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, March 28, 2025 10:08 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer

## Lynda Noah

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, March 31, 2025 6:45 AM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Request for Dept/Agency comments by 04/16/25 for Franklin Village North No 5 (SPF-00275-2024)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, March 28, 2025 10:08 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny



## Lynda Noah

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**From:** Erika Olvera <EOlvera@nmid.org>  
**Sent:** Monday, April 7, 2025 11:47 AM  
**To:** Planning-Zoning Staff  
**Subject:** RE: Request for Dept/Agency comments by 04/16/25 for Franklin Village North No 5 (SPF-00275-2024)

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

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

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**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, March 28, 2025 10:08 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <EOlvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacee Sharpe <LSharpe@nmid.org>; Lenny Riccio <Riccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; NMID <NMID@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDAAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute

## Lynda Noah

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**From:** Cody Swander  
**Sent:** Friday, March 28, 2025 2:16 PM  
**To:** Lynda Noah; Planning-Zoning Staff  
**Cc:** Darrin Johnson; Adam Mancini; Carolynn Murray  
**Subject:** RE: Request for Dept/Agency comments by 04/16/25 for Franklin Village North No 5 (SPF-00275-2024) Parks ID# 852

Hi Lynda,

Nampa Parks has reviewed the final plat for Franklin Village Subdivision No. 5, Project: SPF-00275-2024. We have no requests.

Thank you,



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

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**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, March 28, 2025 10:08 AM  
**Subject:** Request for Dept/Agency comments by 04/16/25 for Franklin Village North No 5 (SPF-00275-2024)

RE: Final Plat Approval for Franklin Village North No 5 in a RS-6 (Single Family Residential) zoning district, a total of 10.95 acres; parcel #R209400000 addressed as 7345 Cherry Lane (SE 1/4 of Section 2, T3N, R2W, BM) for Hubble Homes (SPF-00275-2024, SPP-00092-2021). Original Concept: 30 single family detached units on 6.85 acres, and 9 common area lots on 1.97 acres, with a ROW dedication of 2.13 acres.

Good day,

I am providing for your review and comments for the application for a Final Plat Approval for Franklin Village North No 5 in a RS-6 (Single Family Residential) zoning district, a total of 10.95 acres; parcel #R209400000 addressed as 7345 Cherry Lane (SE 1/4 of Section 2, T3N, R2W, BM) for Hubble Homes (SPF-00275-2024, SPP-00092-2021). Original Concept: 30 single family detached units on 6.85 acres, and 9 common area lots on 1.97 acres, with a ROW dedication of 2.13 acres.

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

Here are the attachments as links for your review.

[SPF-00275-2024 Franklin Village North No 5 Application.pdf](#)  
[SPF-00275-2024 Franklin Village North No 5 Building Elevations.pdf](#)



DATE: April 11, 2025  
TO: Nampa Planning & Zoning Department  
FROM: Daniel Badger, P.E. – City Engineer  
CC: Mark Steuer, P.E. – Senior Director of Development Services  
SUBJECT: **SPF-00275-2024 – Franklin Village North #5 Subdivision  
Engineering Review Memo**

The Engineering Division has completed a review of the Final Plat application for the Franklin Village North #5 Subdivision property and provide the following comments and recommended conditions.

### **Review Comments**

#### **Plat Comments:**

1. None.

### **Conditions of Approval**

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.



DATE: April 11, 2025  
TO: KM Engineering  
FROM: Daniel Badger, P.E. – City Engineer  
CC: Mark Steuer, P.E. – Senior Director of Development Services  
CC: Nampa Planning & Zoning Department  
**SUBJECT: SPF-00275-2024 – Franklin Village North #5 Subdivision  
Engineering Review Memo**

The Engineering Division has completed a review of the Final Plat & Construction Drawings for the Franklin Village North #5 Subdivision property and provide the following comments.

#### **Review Comments**

##### **Plat Comments:**

1. None

##### **Construction Drawings:**

##### **C1.1:**

1. Update notes to reflect the city's standard notes as adopted in appendix A – exhibit E or the City of Nampa Engineering Development and Policy Manual.

##### **C1.3:**

1. You are calling out for standard city street lights but spacing them for decorative lights, revise one or the other for consistency.
2. Verify the taper lengths comply with the MUTCD, it appears you are using the taper lengths for temporary traffic control.

##### **C2.6:**

1. The profile for Westinghouse appears to have a drafting error or bust with the vertical curve, please verify.

##### **C4.1:**

1. Move S&G to back of walk to provide maintenance access.

##### **C5.1-C7.2:**

1. Revise profile notes as redlined.
2. Verify water and pi service line separation is meet as noted.
3. Water service line for lot 10 block 14 is not showing the connection between the main and vault.
4. Water services for Lot 4 and 5 are being shown connecting to the pressure irrigation.



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

208.468.5770

**DATE:** April 16, 2025

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Hubble Homes, LLC

**OWNER:** Hubble Homes LLC

**PROJECT ADDRESS:** 7345 Cherry Ln

**RE:** SPF-00275-2024, Franklin Village North No 5

This application is for a final plat for a subdivision with 30 single-family residential lots and 9 common lots on 10.95 acres.

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

Water Supply Comments:

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

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

Fire Access Comments:

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

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



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

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

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

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

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

### General Conditions

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



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*Emergency Response Time Analysis and Service Impact:*

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.3 miles from Nampa Fire Station 3 with an approximate response time of 4 minutes.

Infrastructure additions and capital purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The current impact fee is \$1,567 per residential unit; however, the adoption of a new Capital Improvement Plan is in process that is expected to be complete prior to construction of this development. The new impact fee will be \$1,267 per single-family unit for an approximate total of \$38,010 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 85 residents to 30 residential lots, with an increased personnel demand of 0.09 firefighter positions.

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



## "No Parking" Signs

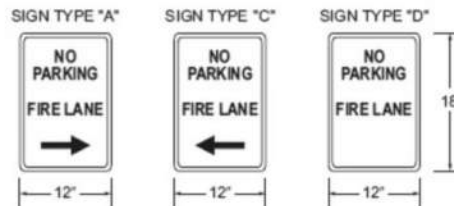
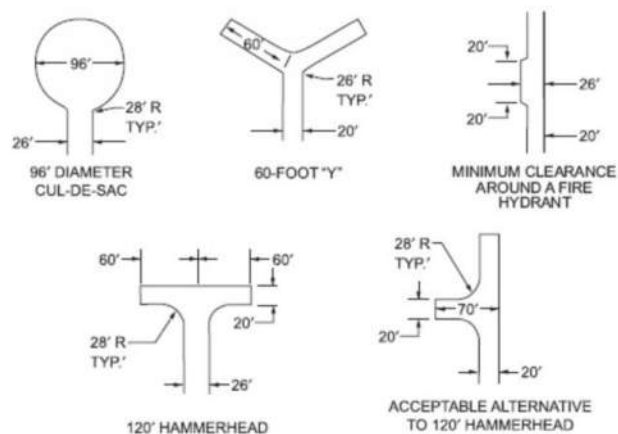


FIGURE D103.6 FIRE LANE SIGNS

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



## Fire Apparatus Turnaround Design Options



For SE: 1 foot = 304.8 mm.

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