

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 14 May 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Barton (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 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 East Ridgevue Subdivision and complies with relevant RS 7 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 General Comments

The Engineering Division has completed a review of the Construction Drawings and Final Plat for East Ridgevue Subdivision No. 3 and provide the following comments and recommended conditions of approval

1. This project is part of the Ridgevue Estates Preliminary Plat, which was approved in July 2018. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. Thompson Engineering prepared a Traffic Impact Study (TIS) for the project date April 24, 2018 which was reviewed by the City at the time of Preliminary Plat. A Phasing analysis was provided on August 24, 2018 identifying timeline of the identified mitigation items. The following project triggered mitigation items were required with Phase 2 of this project:
 - Ustick & Treeline (previously Lolo Pass) – Add westbound right-turn lane and eastbound left-turn lane

Right-of-way procurement necessary to install the turn lanes has been challenging for the Developer. The Nampa Engineering Division has allowed this mitigation item to shift to Phase 3 to allow the Developer more time to address the right-of-way procurement. The turn lane design shall be included with the Phase 3 construction drawings.

3. This project is subject to the following utility reimbursement agreements and payment of corresponding Reimbursement fees:

3. This project is subject to the following utility reimbursement agreements and payment of corresponding Reimbursement fees:
 - Timberlake Subdivision Sewer Reimbursement Agreement – \$204 per EDU or lot (applies to 39 lots)
 - Ridgevue High School Sewer Reimbursement Agreement – \$430 per EDU or lot (applies to 15 lots)
 - Ridgevue High School Water Reimbursement Agreement – \$140 per EDU or lot (applies to 52 lots)

Reimbursement fees shall be paid prior to prior to City Engineer signature of the Final Plat.

4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Engineering Final Plat Comments

1. Add missing book and page number references when available.
2. The front lot public utility easement width for Lots 25 and 24 shall be 10-ft wide per Nampa policy.

Nampa Fire District:

1. 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.
2. 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).
3. Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus.
4. 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)
5. 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)
6. 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)
7. 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).
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. 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. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8).

10. Access gates shall comply with requirements of the IFC. If gates electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).

Emergency Response Time Analysis and Service Impact:

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department 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 1.5 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 6 minutes.
2. Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$84,618.
3. 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 151.2 residents to 54 residential lots, with an increased personnel demand of 0.15 firefighter positions.

STAFF ANALYSIS

History:

December 2020- Final Plat Approval for East Ridgevue Phases 1 & 2

June 2018- Preliminary Plat Approval for East Ridgevue Phases 1 & 2

June 2018- Zoning Map Amendment from RS 8.5 to RS 7

April 2015- Annexation, Ordinance #4173

Surrounding Zoning:

North: RS 8.5 (Single Family Residential)

South: RS 7 (Single- Family Residential)

East: Canyon County)

West: RS 7 (Single- Family Residential)- East Ridgevue No 2

LAYOUT:

Total, Proposed Residential Lot Count-	54
Total Common Lot Count-	5
Total Acreage	13.60

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with

any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "East Ridgevue Subdivision No. 3 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Developer shall complete the construction of a westbound right-turn lane and eastbound left-turn lane at the Ustick Rd and Treeline Ave intersection prior to City Engineer signature of the plat.
6. Developer shall pay all applicable Utility Reimbursement Agreement fees prior to City Engineer signature of the plat.
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 a time of building permit application.

<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: East Ridgevue No 3

File Number: SPF-00257-2024

Related Applications: _____

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: Mason & Associates, Inc. Phone: 208-454-0256
 Applicant Address: 924 3rd Street S, Ste B Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651
 Interest in property: Own Rent Other: Engineer

Owner Name: Coney Barton Phone: _____
 Owner Address: 1977 E Overland Rd Email: _____
 City: Meridian State: ID Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Will Mason
 Firm Name: Mason & Associates, Inc. Phone: 208-454-0256
 Contractor Address: 924 3rd Street S, Ste B Email: wmason@masonandassociates.us
 City: Nampa State: ID Zip: 83651

Subject Property Information

Address: 0 Madison Rd.

Parcel Number(s): R34370011 Total acreage: 13.6 Zoning: R37

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: East Ridgeway No. 3

Description of proposed project/request: Phase of Ridgeway Estates Preliminary Plat

Proposed Zoning: — Acres of each proposed zone: —

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	54	10.65
Commercial	0	0
Industrial	0	0
Total Common Area	5	0.11
Internal Roadways	Provide acres only	2.54
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	59	13.6

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 7,004 Maximum residential lot size (s.f.): 14,559

Gross density: 54=3.97/acre 59=4.33/acre (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: — % of gross area — acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)

Duplex Multi-family Condo Other: _____

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

Min. sq. feet of structure: — Max building height: — Gross Floor Area: —

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

Total number of parking spaces provided: —

Print applicant name: William J. Mason

Applicant signature: William J. Mason Date: February 8, 2024

City Staff	
Received by: <u>JKW</u>	Received date: <u>2/12/2024</u>



Professional Engineers, Land Surveyors and Planners

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

Ph (208) 454-0256

Email: wmason@masonandassociates.us

EAST RIDGEVUE NO. 3 SUBDIVISION
FINAL PLAT

East Ridgevue No. 3 is a phase in the approved Ridgevue Estates Preliminary Plat. There will be 54 buildable lots and 5 common lots in this phase.

Minimum lot size in this phase is 7,004 S.F. The maximum lot size in this phase is 14,559 S.F.



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: dholzhey@masonandassociates.us

FOR: Challenger
JOB NO.: OC0623
DATE: November 29, 2023

PARCEL 1 SUBDIVISION BOUNDARY

A parcel of land being a portion of the SE1/4 of Section 34, Township 4 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at southeast corner of the SE1/4;

Thence N 00° 05' 57" E a distance of 2643.01 feet along the east boundary of the SE1/4 to the northeast corner of the SE1/4;

Thence N 89° 24' 45" W a distance of 50.00 feet along the north boundary of the SE1/4;

Thence S 00° 05' 57" W a distance of 845.65 feet parallel with the east boundary of the SE1/4 to the northeast corner of East Ridgevue Estates No. 1 in Book 55 at Page 1, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of said East Ridgevue Estates No. 1 the following course and distances;

Thence N 89° 54' 03" W a distance of 186.00 feet;

Thence N 00° 05' 57" E a distance of 12.59 feet;

Thence S 87° 20' 36" W a distance of 76.90 feet to the northwest corner of East Ridgevue Estates No. 1;

Thence along the northerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 87° 20' 36" W a distance of 608.17 feet;



Thence N 89° 54' 03" W a distance of 252.79 feet to the northwest corner of said East Ridgevue Estates No. 2 and the **POINT OF BEGINNING**;

Thence along the westerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 00° 05' 57" W a distance of 404.55 feet;

Thence N 89° 54' 03" W a distance of 88.45 feet;

Thence S 85° 22' 04" W a distance of 147.40 feet;

Thence S 00° 05' 57" W a distance of 108.99 feet;

Thence S 00° 59' 11" W a distance of 56.18 feet;

Thence S 00° 05' 57" W a distance of 104.29 feet to the southwest corner of East Ridgevue Estates No. 2;

Thence S 84° 26' 30" W a distance of 28.26 feet along the northerly boundary of East Ridgevue Estates No. 1 to the northeasterly corner of Ridgevue Estates in Book 50 at Page 46, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of Ridgevue Estates No. 2 the following course and distances;

Thence S 84° 26' 30" W a distance of 243.80 feet;

Thence S 89° 59' 52" W a distance of 98.02 feet;

Thence S 72° 44' 03" W a distance of 15.00 feet to a point on the easterly boundary of Ridgevue Estates No. 3 in Book 51 at Page 26, filed in the Canyon County Recorder's Office;

Thence along the easterly boundary of Ridgevue Estates No. 3 the following course and distances;

Thence a distance of 73.21 feet along a curve left, having a radius of 278.00 feet, a central angle of 15° 05' 19", the long chord of which bears N24° 48' 38"W., a distance of 73.00 feet;

Thence N 21° 37' 11" E a distance of 32.35 feet;

Thence a distance of 11.21 feet along a curve right, having a radius of 72.00 feet, a central angle of 08° 50' 51", the long chord of which bears N80° 01' 05"E., a distance of 11.11 feet;

Thence N 05° 33' 30" W a distance of 56.00 feet;



Thence N 84° 26' 30" E a distance of 30.30 feet;

Thence N 00° 05' 57" E a distance of 248.46 feet;

Thence N 11° 55' 52" E a distance of 57.22 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 07° 17' 02" W a distance of 56.47 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 17° 39' 06" W a distance of 52.50 feet;

Thence N 00° 05' 35" E a distance of 105.07 feet to the northeast corner of Ridgevue Estates No. 3;

Thence N 89° 54' 03" W a distance of 72.00 feet along the northerly boundary of Ridgevue Estates No. 3 to a point on the southerly boundary of Ridgevue Estates No. 1 in Book 49 at Page 45, filed in the Canyon County Recorder's Office;

Thence along the southerly boundary of Ridgevue Estates No. 1 the following courses and distances;

Thence N 45° 05' 46" E a distance of 21.21 feet;

Thence S 89° 54' 03" E a distance of 455.31 feet;

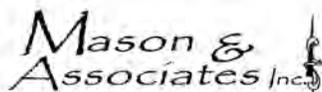
Thence a distance of 144.52 feet along a curve left, having a radius of 778.00 feet, a central angle of 10° 38' 34", the long chord of which bears N84° 46' 40"E., a distance of 144.31 feet;

Thence a distance of 50.45 feet along a curve right, having a radius of 722.00 feet, a central angle of 04° 00' 13", the long chord of which bears N81° 27' 30"E., a distance of 50.44 feet;

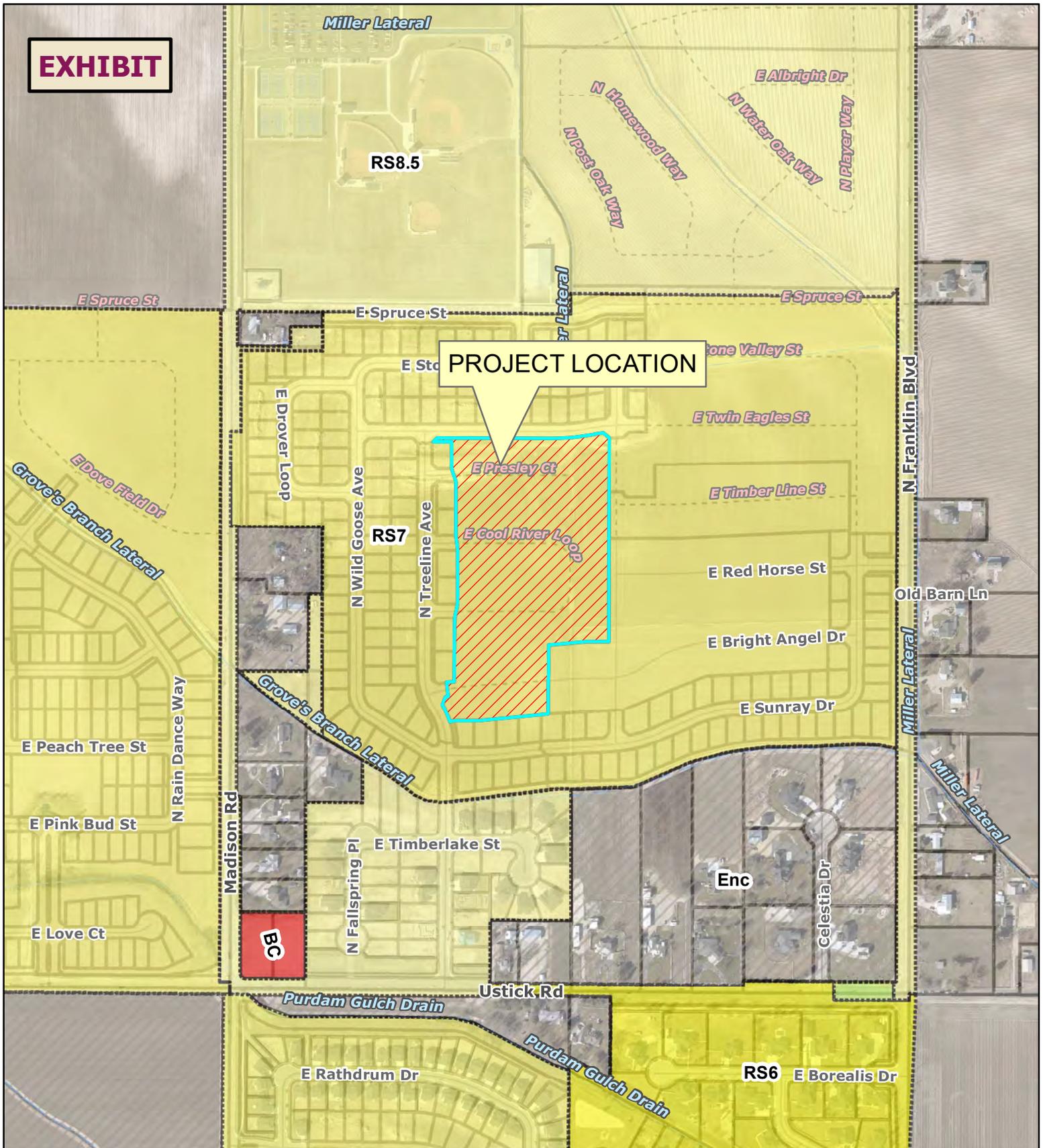
Thence S 48° 13' 14" E a distance of 29.87 feet;

Thence leaving said southerly boundary S 00° 05' 57" W a distance of 390.96 feet to the **POINT OF BEGINNING.**

This parcel contains 13.638 acres more or less.



EXHIBIT



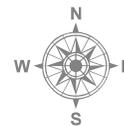
NAMPA*Proud*

0 MADISON RD

EAST RIDGEVUE NO 3 SUBDIVISION

SUBDIVISION FINAL PLAT

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



AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IH	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned

SPF-0027-2024

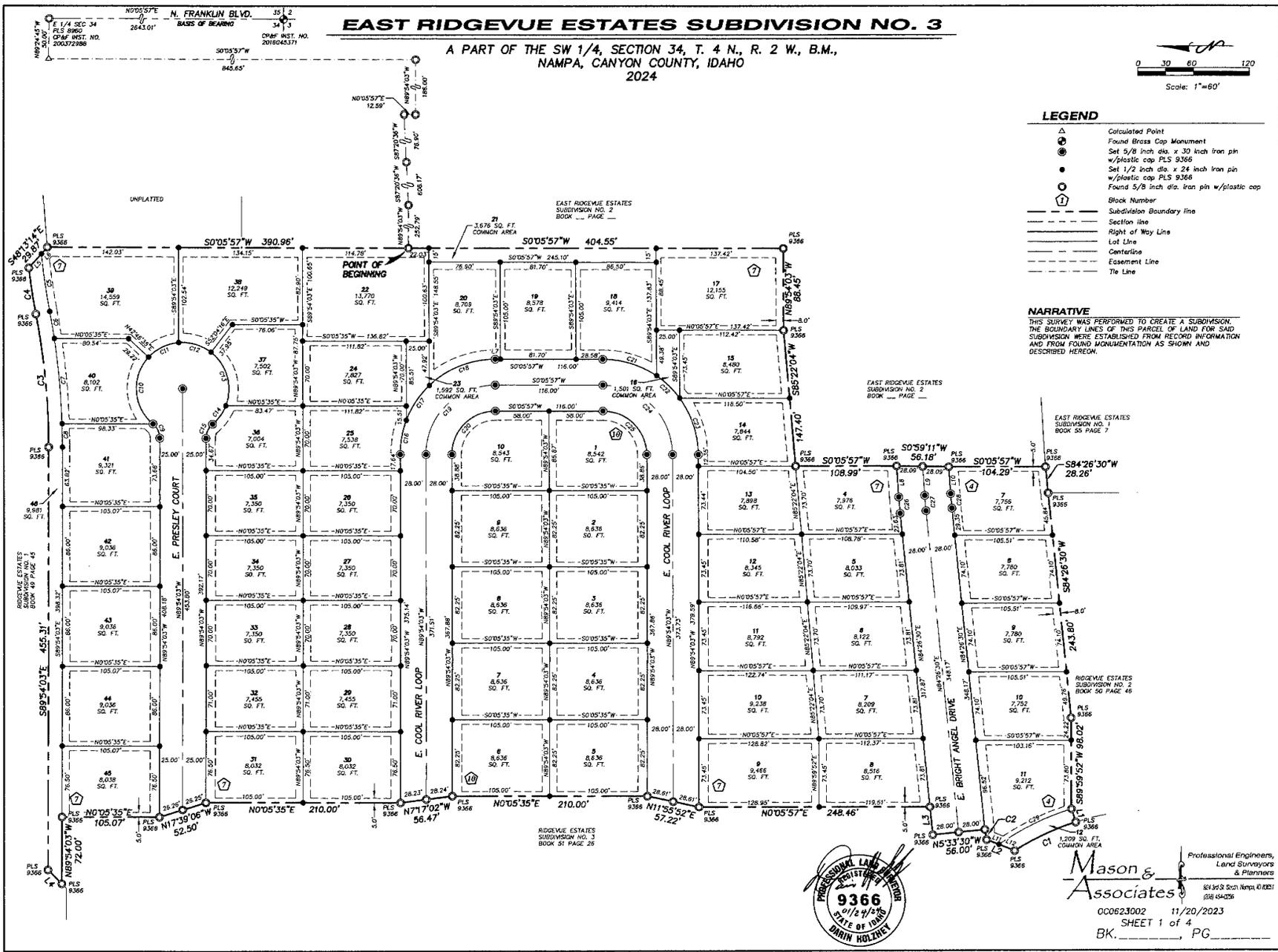
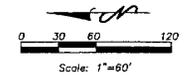
5/14/2024

For illustrative purposes only.



EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

A PART OF THE SW 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2024



- LEGEND**
- △ Calculated Point
 - Found Brass Cap Monument
 - Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
 - Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 9366
 - Found 5/8 inch dia. iron pin w/plastic cap
 - ① Block Number
 - Subdivision Boundary line
 - - - Section line
 - - - Right of Way Line
 - - - Lot Line
 - - - Contour line
 - - - Easement Line
 - - - Tie Line

NARRATIVE
THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.



Professional Engineers,
Land Surveyors &
Planners
Mason & Associates
000623002 11/20/2023
SHEET 1 of 4
BK. _____, PG. _____

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	73.21	278.00	15°05'19"	N24°48'38"W	73.00	36.82
C2	11.12	72.00	8°50'51"	N80°01'05"E	11.11	5.57
C3	144.52	278.00	10°38'34"	N84°46'40"E	144.31	72.47
C4	50.45	228.00	4°00'13"	N81°27'30"E	50.44	25.24
C5	82.87	207.00	5°08'43"	S82°00'15"W	82.85	31.48
C6	29.69	783.00	2°08'42"	N89°31'45"E	29.68	14.85
C7	92.43	783.00	6°40'41"	N84°58'24"E	92.37	46.27
C8	25.19	783.00	1°49'12"	N89°11'21"E	25.19	12.60
C9	17.45	20.00	49°59'41"	N63°06'06"E	16.90	8.33
C10	80.87	50.00	92°40'19"	S86°28'25"W	72.34	52.39
C11	37.15	50.00	42°34'34"	N28°58'08"W	36.31	19.48
C12	37.15	50.00	42°34'34"	N16°38'27"E	36.31	19.48
C13	84.25	50.00	73°37'39"	N74°44'33"E	59.92	37.42
C14	24.90	50.00	28°32'19"	S54°10'30"E	24.65	12.72
C15	17.45	20.00	49°59'42"	N64°54'13"W	16.90	8.33
C16	37.69	103.00	20°57'56"	N78°25'05"W	37.48	19.06
C17	45.52	103.00	25°19'59"	N58°16'33"W	45.15	23.14
C18	78.59	103.00	43°42'56"	N21°45'31"W	78.69	41.32
C19	117.81	75.00	90°00'00"	N44°54'03"W	106.07	75.00
C20	73.83	47.00	90°00'00"	N44°54'03"W	66.47	47.00
C21	81.51	103.00	34°13'02"	N17°22'28"E	60.80	31.70
C22	34.47	103.00	19°23'53"	N44°00'55"E	34.71	17.60
C23	85.41	103.00	36°23'08"	N71°54'24"E	64.31	33.85
C24	117.81	75.00	90°00'00"	N48°05'57"E	106.07	75.00
C25	73.83	47.00	90°00'00"	N48°05'57"E	66.47	47.00
C26	17.54	628.00	1°54'10"	S85°23'35"W	17.53	8.77
C27	16.67	500.00	1°54'10"	S85°23'35"W	16.60	8.30
C28	15.68	472.00	1°54'10"	S85°23'35"W	15.67	7.84
C29	87.93	293.00	1°11'39"	N25°51'49"W	87.60	44.30

Line Table		
Line #	Direction	Length
L1	S72°44'03"W	15.00
L2	N21°37'11"E	32.55
L3	N84°26'30"E	30.30
L4	N49°05'46"E	21.21
L5	S48°13'14"E	20.28
L6	S48°13'14"E	8.62
L7	S0°58'37"W	5.72
L8	N85°20'40"E	32.52
L9	N85°20'40"E	31.24
L10	N85°20'40"E	28.57
L11	N21°37'11"E	14.05
L12	N21°37'11"E	18.30

NOTES

- IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOTS, PARCELS, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF NAMPA ZONING ORDINANCE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4803 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- EASEMENTS - UNLESS OTHERWISE SHOWN WIDTHS SHALL BE:
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE
8 FOOT UTILITY & IRRIGATION EASEMENT ALONG REAR LOT LINES
5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES
- LOT 12 BLOCK 4, AND LOTS 21 & 48 BLOCK 7, ARE COMMON AREA LOTS CONTAINING A GENERAL BLANKET EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE EAST RIDGEVUE ESTATES NO. 1 HOMEOWNER'S ASSOCIATION.
- LOTS 16 AND 23 BLOCK 7, ARE COMMON AREA DRIVEWAY LOTS FOR THE PURPOSE OF PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE EAST RIDGEVUE ESTATES NO. 1 HOMEOWNER'S ASSOCIATION. THESE LOTS ALSO CONTAIN A SHARED DRIVEWAY EASEMENT. DRIVEWAY IMPROVEMENTS SHALL BE MAINTAINED BY THE LOTS UTILIZING THE DRIVEWAYS. THIS EASEMENT WILL ALSO SERVE AS A FIRE LANE, NO PARKING TO BE ALLOWED IN SAID EASEMENT.



Mason & Associates Professional Engineers, Land Surveyors & Planners
24 3rd St. South, Arden, ID 83201
(208) 452-0258

000623002 11/20/2023

SHEET 2 of 4

BK. _____ PG. _____

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

OWNERS CERTIFICATE

WE, Challenger Development Inc, an Idaho Corporation, being first duly sworn, depose and say we are the owners of the following described tract known as EAST RIDGEVUE ESTATES SUBDIVISION No. 3 more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plot, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets shown on this plot. The easements as shown on this plot are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plot and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from the City of Nampa Water Department, and that the city has agreed in writing to serve all the lots in this subdivision.

A parcel of land being a portion of the SE1/4 of Section 34, Township 4 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at southeast corner of the SE1/4;

Thence N 00° 05' 57" E a distance of 2643.01 feet along the east boundary of the SE1/4 to the northeast corner of the SE1/4;

Thence N 89° 24' 45" W a distance of 50.00 feet along the north boundary of the SE1/4;

Thence S 00° 05' 57" W a distance of 845.65 feet parallel with the east boundary of the SE1/4 to the northeast corner of East Ridgevue Estates No. 1 in Book 55 at Page 1, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of said East Ridgevue Estates No. 1 the following course and distances;

Thence N 89° 54' 03" W a distance of 186.00 feet;

Thence N 00° 05' 57" E a distance of 12.59 feet;

Thence S 87° 20' 36" W a distance of 76.90 feet to the northwest corner of East Ridgevue Estates No. 1;

Thence along the northerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 0000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 87° 20' 36" W a distance of 608.17 feet;

Thence N 89° 54' 03" W a distance of 252.79 feet to the northwest corner of said East Ridgevue Estates No. 2 and the POINT OF BEGINNING;

Thence along the westerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 0000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 00° 05' 57" W a distance of 404.55 feet;

Thence N 89° 54' 03" W a distance of 88.45 feet;

Thence S 85° 22' 04" W a distance of 147.40 feet;

Thence S 00° 05' 57" W a distance of 108.99 feet;

Thence S 00° 59' 11" W a distance of 56.18 feet;

Thence S 00° 05' 57" W a distance of 104.29 feet to the southwest corner of East Ridgevue Estates No. 2;

Thence S 84° 26' 30" W a distance of 28.26 feet along the northerly boundary of East Ridgevue Estates No. 1 to the northeasterly corner of Ridgevue Estates in Book 50 at Page 46, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of Ridgevue Estates No. 2 the following course and distances;

Thence S 84° 26' 30" W a distance of 243.80 feet;

Thence S 89° 59' 52" W a distance of 98.02 feet;

Thence S 72° 44' 03" W a distance of 15.00 feet to a point on the easterly boundary of Ridgevue Estates No. 3 in Book 51 at Page 26, filed in the Canyon County Recorder's Office;

Thence along the easterly boundary of Ridgevue Estates No. 3 the following course and distances;

Thence a distance of 73.21 feet along a curve left, having a radius of 278.00 feet, a central angle of 15° 05' 19", the long chord of which bears N24° 48' 38"W, a distance of 73.00 feet;

Thence N 21° 37' 11" E a distance of 32.35 feet;

Thence a distance of 11.21 feet along a curve right, having a radius of 72.00 feet, a central angle of 08° 50' 51", the long chord of which bears N80° 01' 05"E, a distance of 11.11 feet;

Thence N 05° 33' 30" W a distance of 56.00 feet;

Thence N 84° 26' 30" E a distance of 30.30 feet;

Thence N 00° 05' 57" E a distance of 248.46 feet;

Thence N 11° 55' 52" E a distance of 57.22 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 07° 17' 02" W a distance of 56.47 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 17° 39' 06" W a distance of 52.50 feet;

Thence N 00° 05' 35" E a distance of 105.07 feet to the northeast corner of Ridgevue Estates No. 3;

Thence N 89° 54' 03" W a distance of 72.00 feet along the northerly boundary of Ridgevue Estates No. 3 to a point on the southerly boundary of Ridgevue Estates No. 1 in Book 49 at Page 45, filed in the Canyon County Recorder's Office;

Thence along the southerly boundary of Ridgevue Estates No. 1 the following courses and distances;

Thence N 45° 05' 46" E a distance of 21.21 feet;

Thence S 89° 54' 03" E a distance of 455.31 feet;

Thence a distance of 144.52 feet along a curve left, having a radius of 778.00 feet, a central angle of 10° 38' 34", the long chord of which bears N84° 46' 40"E, a distance of 144.31 feet;

Thence a distance of 50.45 feet along a curve right, having a radius of 722.00 feet, a central angle of 04° 00' 13", the long chord of which bears N81° 27' 30"E, a distance of 50.44 feet;

Thence S 48° 13' 14" E a distance of 29.87 feet;

Thence leaving said southerly boundary S 00° 05' 57" W a distance of 390.96 feet to the POINT OF BEGINNING.

EAST RIDGEVUE ESTATES SUBDIVISION No. 3 contains 13.638 acres more or less.

COREY D. BARTON — President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared COREY D. BARTON, who is known or identified to me to be the President of Challenger Development Inc., and Idaho Corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for _____

Residing at _____

Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuracy represents the points plotted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.



Darin Holzhey

P.L.S. License No. 9366

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat.

Nampa City Engineer

Date

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

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

Chairman

Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____ this plat was accepted and approved.

City Clerk, City of Nampa, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

Canyon County Surveyor

Date

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS

Date

CERTIFICATE OF COUNTY TREASURER

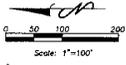
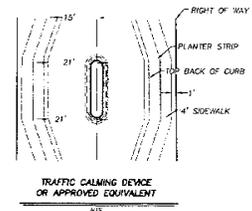
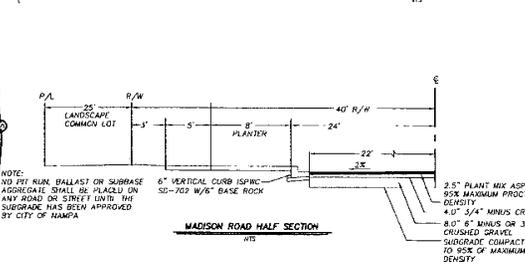
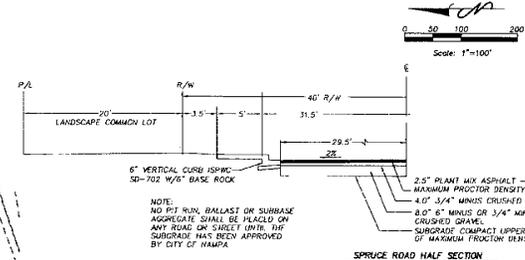
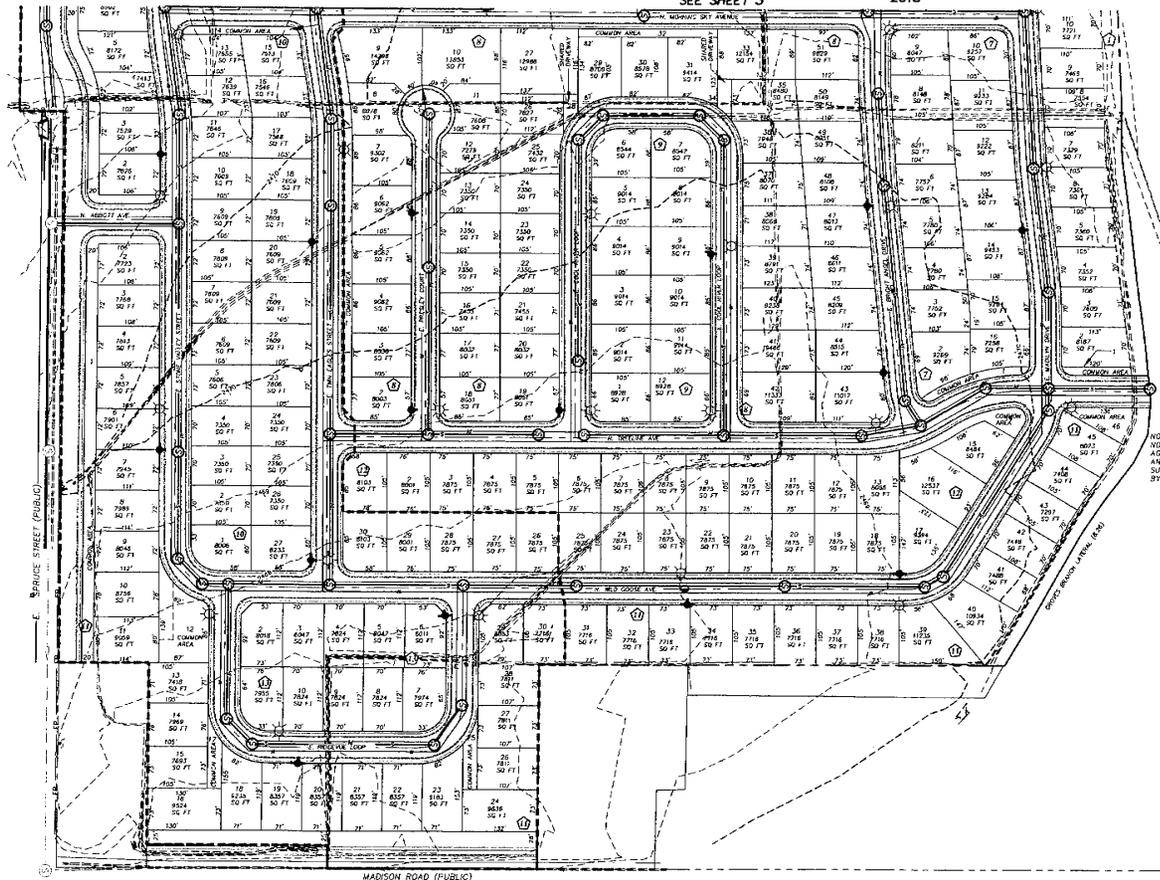
I, the undersigned, County Treasurer in and for Canyon County, State of Idaho, per the requirements of I.C.50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer

Date



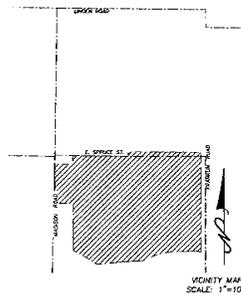
**PRELIMINARY PLAT
FOR
RIDGEVUE ESTATES SUBDIVISION**
A PART OF THE NW 1/4 SE 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2018
SEE SHEET 3



DESIGNED BY:	PROFESSIONAL ENGINEER:	DATE:	5/7/18
DRAWN BY:	LANDSCAPE ARCHITECT:	CITY COMMENTS:	
CHECKED BY:	SEAL NO.:		
APPROVED BY:			
CLIENT: MRH HOMES PO BOX 590 MERIDIAN, ID 83680 (208) 638-3507			
SCALE:	1"=100'		
FIELD BOOK NO.			
DRAWING TITLE: RIDGEVUE ESTATES SUBDIVISION PRELIMINARY PLAT SHEET NO. 7 OF 3 SHEETS			

Dillon M. Nelson
 June 6, 2018

**LANDSCAPE PLAN
FOR
RIDGEVUE ESTATES SUBDIVISION**
A PART OF THE NW 1/4 SE 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2018

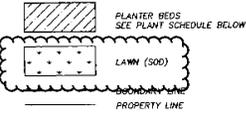


OWNER/ DEVELOPER
MRH HOMES
PO BOX 550
MERIDIAN, ID 83680
(208) 938-3507

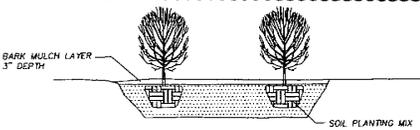
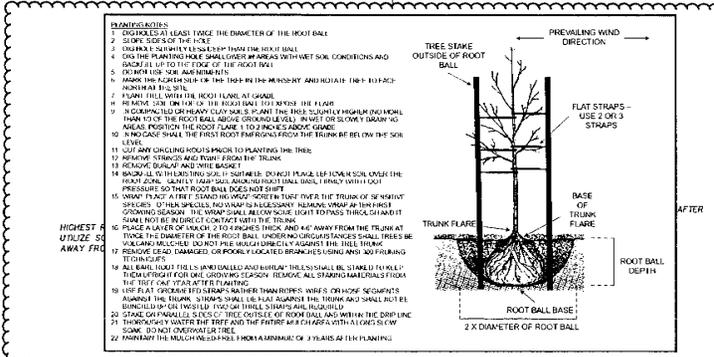
Please use City
of Nampa Tree
Detail

Per Nampa City Code, Turf
shall be Rhizomatous Tall
Fescue or other drought
tolerant turf species. Turf may
be replaced with shrubs
planted at 1 per 100 square
feet and a rock mulch ground
cover over landscape fabric.

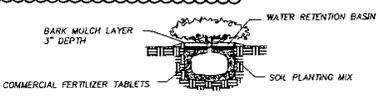
LEGEND



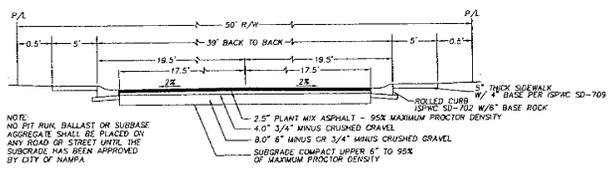
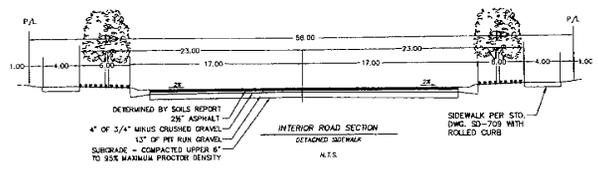
NOTE:
PRESSURE IRRIGATION TO BE
PROVIDED BY FUTURE PUMP
STATION.



PERENNIAL & GROUND COVER PLANTING



SHRUB PLANTING



NOTE:
NO PFT RUN BALLAST OR SUBBASE
AGGREGATE SHALL BE PLACED ON
ANY ROAD OR STREET UNTIL THE
SUBGRADE HAS BEEN APPROVED
BY CITY OF NAMPA.

CUL-DE-SAC ROADWAY SECTION

SYMBOLS	PLANT SCHEDULE		
	BOTANICAL NAME	COMMON NAME	SIZE
	DECIDUOUS SHADE TREES		
	ORNAMENTAL TREES, CLASS 1		
	ACER GINNALA	AMUR MAPLE	2" CAL.
	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.
	ACER TATARICUM	TATARIAN MAPLE	2" CAL.
	CONIFEROUS TREES		
	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	6"-7" BAR
	CHAMAECYPARIS NOOTKATENSIS	ALASKAN CEDAR	6"-7" BAR
	JUNIPERUS SCOPULORUM	UPRIGHT JUNIPER	6"-7" BAR
	SHRUBS/PERENNIALS/ORNAMENTAL GRASSES		
	CORNUS SERICEA	"VELVET"	RELSKY DOGWOOD 1 GAL.
	CALAMAGROSTIS X ACUTIFOLIA	"KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS 1 GAL.
	EUONYMUS ALATUS	"COMPACTUS"	DWARF WINGED BURNING BUSH 1 GAL.
	HAMAMELIS VIRGINIANA	"WITCH HAZEL"	WITCH HAZEL 2 GAL.
	JUNIPERUS CHINENSIS	"MONIED"	WAXY BLUE JUNIPER 2 GAL.
	JUNIPERUS HORIZONTALIS	"BLUE CHIP"	BLUE CHIP JUNIPER 2 GAL.
	MAHONIA AQUIFOLIUM	"COMPACTUS"	COMPACT OREGON GRAPE 1 GAL.
	MISCANTHUS SINENSIS	"ORIGAMIUS"	MAIDEN GRASS 1 GAL.
	MISCANTHUS SINENSIS	"ZEBRA"	ZEBRA GRASS 1 GAL.
	PENNISETUM ALOPECUROIDES	"YAGHI"	DWARF FOUNTAIN GRASS 1 GAL.
	PINUS STROBUS	"MAMA"	DWARF EASTERN WHITE PINE 2 GAL.
	PRUNUS ARDENICA	"SNOW-LOW"	SNOW-LOW PRUNELLA SPRAW 2 GAL.
	ROSA X	"FLOWER CARPET PINK"	FLOWER CARPET ROSE 2 GAL.
	RHODODENDRON X	"P.J.M."	P.J.M. RHODODENDRON 5 GAL.
	SPIRAEA X JAPONICA	"LITTLE PRINCESS"	LITTLE PRINCESS SPIRAEA 1 GAL.
	SPIRAEA X BUMALDA	"GOLD FLAME"	GOLD FLAME SPIRAEA 2 GAL.
	SPIRAEA JAPONICA	"GOLD MOUND"	GOLD MOUND SPIRAEA 2 GAL.
	SALIX PURPUREA	"DWARF ARCTIC BLUE LEAF WILLOW"	DWARF ARCTIC BLUE LEAF WILLOW 2 GAL.
	VIBURNUM X BURKWOODII	"BURKWOOD VIBURNUM"	BURKWOOD VIBURNUM 5 GAL.

Signature 8/17/2020

STEVE A. PETERSEN NURSERMAN/FLORIST LICENSE #7718

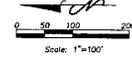
DESIGNED BY: *Signature*
 DRAWN BY: *Signature*
 CHECKED BY: *Signature*
 APPROVED BY: *Signature*

PROJECT: Ridgevue Estates Subdivision
 DATE: 8/17/2020
 SCALE: AS SHOWN
 SHEET NO. 1 OF 3 SHEETS

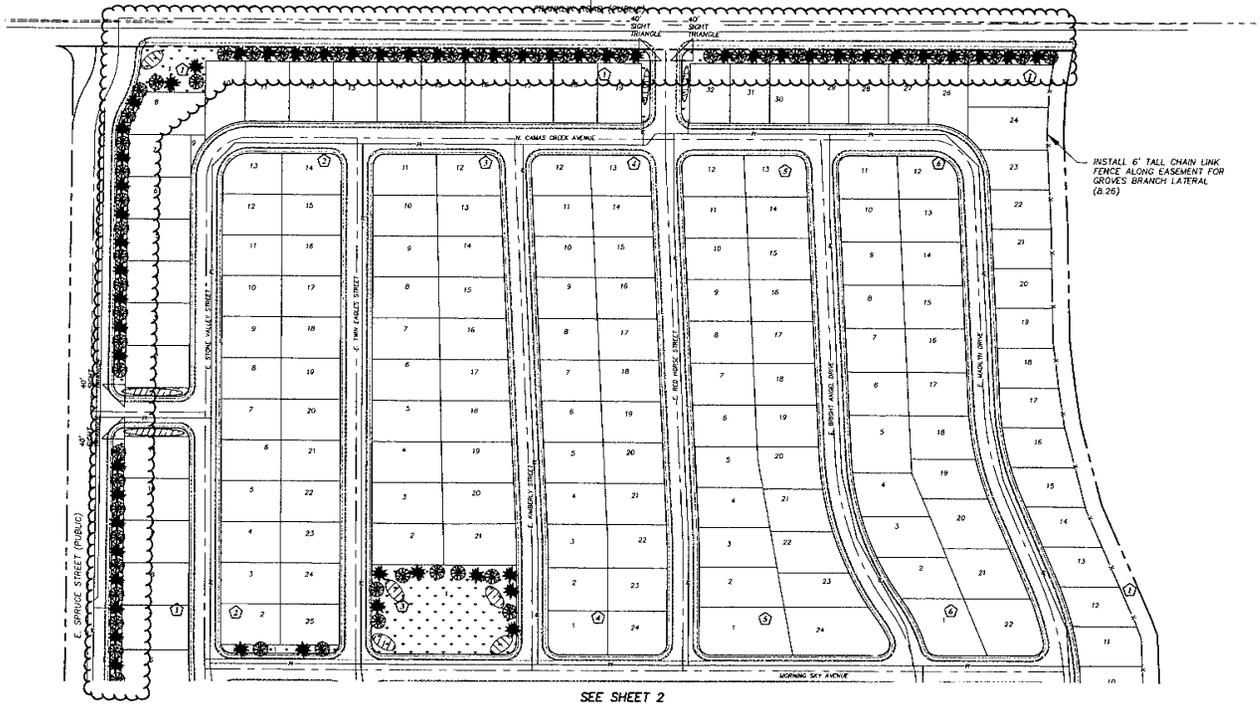
MRH HOMES
PO BOX 550
MERIDIAN, ID 83680
(208) 938-3507

Mason & Associates

Class I trees spaced at 25' apart, or class II trees spaced at 35' apart are required by Nampa City landscape code. Evergreens may be used in the landscape buffer area, but they cannot supplant a class I or II tree.



UNPLANTED



SEE SHEET 2

SA PRK 8/1/2020
 STEVE A. PETERSEN NURSERYMAN/FLORIST LICENSE #7718

DRAWING TITLE RIIDGEVUE ESTATES SUBDIVISION		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
LANDSCAPE PLAN		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
SHEET NO. 3 OF 3 SHEETS		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
REVISIONS		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
APPROVED BY		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
DESIGNED BY		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
DRAWN BY		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
CHECKED BY		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
APPROVED BY		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
PROFESSIONAL ENGINEER		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
LANDSCAPE ARCHITECT		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
MASON & ASSOCIATES		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
CLIENT		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
MARN HONES		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
PO BOX 540		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
MERIDIAN, ID 83860		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	
(208) 935-3807		JOB NO. 2000000000		DATE 8/1/2020		CITY/COUNTY CLATSOP		DESCRIPTION	

From: [Clay Brown](#)
To: wmason@masonandassociates.us
Cc: [Addressing](#); [Caleb Laclair](#); [Planning-Zoning Staff](#)
Subject: Plat Street Name Review Comments - East Ridgevue No 3
Date: Friday, March 22, 2024 8:56:46 AM
Attachments: [SPF-00257-2024_East Ridgevue No 3_Final Plat.pdf](#)
[image001.png](#)
[image004.png](#)

There are no street naming issues with this plat.

Contact addressing@cityofnampa.us if you have any questions.

Thanks,



Clay Brown
GIS Technician, Engineering
Office: 208.468.5475
[Nampa GIS](#), [Like us on Facebook](#)



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



DATE: April 5, 2024
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer
SUBJECT: SPF-00257-2024 – East Ridgevue Subdivision No. 3 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for East Ridgevue Subdivision No. 3 and provide the following comments and recommended conditions of approval.

General Comments

1. This project is part of the Ridgevue Estates Preliminary Plat, which was approved in July 2018. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. Thompson Engineering prepared a Traffic Impact Study (TIS) for the project date April 24, 2018 which was reviewed by the City at the time of Preliminary Plat. A Phasing analysis was provided on August 24, 2018 identifying timeline of the identified mitigation items. The following project triggered mitigation items were required with Phase 2 of this project:
 - Ustick & Treeline (previously Lolo Pass) – Add westbound right-turn lane and eastbound left-turn lane

Right-of-way procurement necessary to install the turn lanes has been challenging for the Developer. The Nampa Engineering Division has allowed this mitigation item to shift to Phase 3 to allow the Developer more time to address the right-of-way procurement. The turn lane design shall be included with the Phase 3 construction drawings.

3. This project is subject to the following utility reimbursement agreements and payment of corresponding Reimbursement fees:
 - Timberlake Subdivision Sewer Reimbursement Agreement – \$204 per EDU or lot (applies to 39 lots)
 - Ridgevue High School Sewer Reimbursement Agreement – \$430 per EDU or lot (applies to 15 lots)
 - Ridgevue High School Water Reimbursement Agreement – \$140 per EDU or lot (applies to 52 lots)

Reimbursement fees shall be paid prior to prior to City Engineer signature of the Final Plat.

4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Final Plat Comments

1. Add missing book and page number references when available.
2. The front lot public utility easement width for Lots 25 and 24 shall be 10-ft wide per Nampa policy.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "East Ridgevue Subdivision No. 3 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Developer shall complete the construction of a westbound right-turn lane and eastbound left-turn lane at the Ustick Rd and Treeline Ave intersection prior to City Engineer signature of the plat.
6. Developer shall pay all applicable Utility Reimbursement Agreement fees 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: April 30, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Mason & Associates, Inc.

OWNER: Corey Barton

PROJECT ADDRESS: 0 Madison Rd., Parcel# R34370011

RE: SPF-00257, Ridgeview Commons No. 3.

This application is for a final plat for a subdivision with 54 residential lots and 5 common lots on 13.6 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:

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

208.468.5770

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 and turnarounds. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).

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



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

208.468.5770

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 6 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 \$84,618.

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 151.2 residents to 54 single-family lots, with an increased personnel demand of 0.15 firefighter positions.

Exhibits

“No Parking” Signs

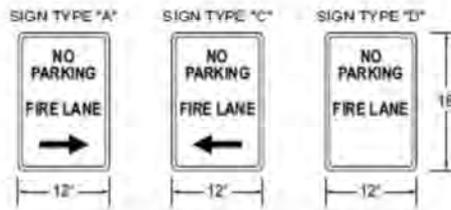
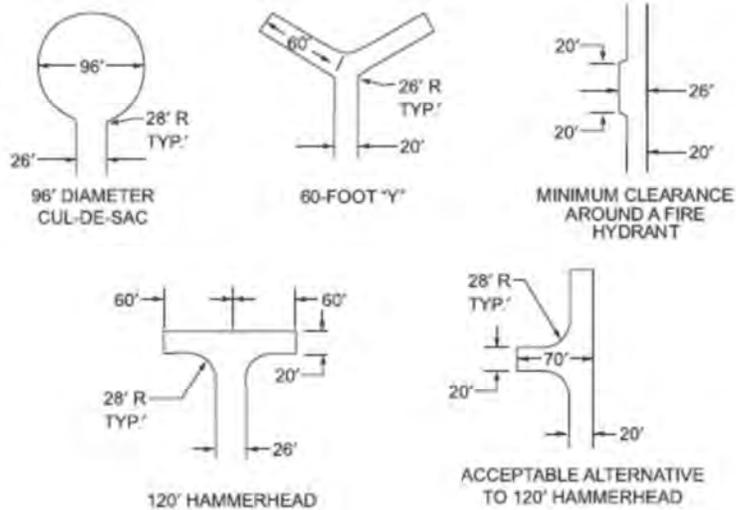


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Candace Fry

From: Adam Mancini
Sent: Tuesday, March 19, 2024 1:06 PM
To: Candace Fry
Cc: Doug Critchfield;Carolynn Murray
Subject: RE: East Ridgevue No. 3- SPF-00257-2024
Attachments: SPF-00257-2024_East Ridgevue No 3_Landscape Plans.pdf; TREE DETAIL (002) for Developers.pdf; Tree Selection Guide_Second_Edition_FINAL 1-11-24.pdf

Hi Candace,

After reviewing the landscape plans for East Ridgevue No.3, Forestry has some requests. They are as follows:

1. Select an alternate tree species for Acer Ginnala (Amur Maple)- Due to its high mortality rate in Nampa (Treasure Valley) from poor soil and environmental conditions.
2. Select an alternate tree species for Cornus Florida (Flowering Dogwood)- Due to this species limited tolerance to full sun exposure.
3. The tree planting detail is unacceptable. Please require the use of the city's tree planting detail (PDF attached).

Please note that if the developer would like a resource for tree selection, refer them to the Treasure Valley Tree Selection Guide (PDF attached).

Thank you,

Adam



Adam Mancini
City Forester
ISA Certified Arborist #PN-8251A
ISA Tree Risk Assessor Qualified
O: 208.468.5890, C: 208.284.3247
[Nampa Parks – Facebook Page](#)

NAMPA Proud

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:27 PM
Subject: East Ridgevue No. 3- SPF-00257-2024

Candace Fry

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, April 3, 2024 1:38 PM
To: Planning-Zoning Staff
Cc: Candace Fry
Subject: RE: East Ridgevue No. 3- SPF-00257-2024

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After careful review of the transmittal submitted to ITD on March 19, 2024 regarding East Ridgevue No. 3 0 SPF-00257-2024, the Department has no comments or concerns to make at this time. The mitigations that were address in the initial comments in 2018 have already been addressed in either the I-84 expansion or will be addressed with the US-20/26 expansion.

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: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:27 PM
Subject: East Ridgevue No. 3- SPF-00257-2024

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning,

RE: East Ridgevue No. 3 – SPF-00257-2024

I have attached for your review the application for Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Baron (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 common lots.

This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

From: [Doug Critchfield](#)
To: Wmason@masonandassociates.us
Cc: [Candace Fry](#); [Parker Bodily](#); [Kristi Watkins](#)
Subject: FW: East Ridgevue No. 3- SPF-00257-2024
Date: Tuesday, March 26, 2024 4:34:40 PM
Attachments: [image003.png](#)
[image004.png](#)
[SPF-00257-2024_East Ridgevue No 3_Landscape Plans REVISIONS REQUIRED.pdf](#)

Hi Will - There are landscape revisions required for E Ridgeview #3 (please see attached). Please resubmit these back to me so I can update the file and sign off on them. Thanks - Doug



Doug Critchfield, Principal Planner
O: 208.468.5406, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
[Planning and Zoning](#) - [Like us on Facebook](#)
NAMPAReady

Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, March 19, 2024 12:58 PM
To: Planning-Zoning Staff
Subject: FW: East Ridgevue No. 3- SPF-00257-2024
Attachments: SPF-00257-2024_East Ridgevue No 3_Application.pdf; SPF-00257-2024_East Ridgevue No 3_Final Plat.pdf; SPF-00257-2024_East Ridgevue No 3_Landscape Plans.pdf; SPF-00257-2024_East Ridgevue No 3_Legal Description.docx; SPF-00257-2024_East Ridgevue No 3_Narrative.pdf

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Good Afternoon,

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: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:27 PM
Subject: East Ridgevue No. 3- SPF-00257-2024

Good Morning,

RE: East Ridgevue No. 3 – SPF-00257-2024

I have attached for your review the application for Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Baron (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 common lots.

This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

Thanks,
Candace

Candace Fry

From: Cody Swander
Sent: Tuesday, March 19, 2024 2:43 PM
To: Candace Fry; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini;Carolynn Murray
Subject: RE: East Ridgevue No. 3- SPF-00257-2024 (Parks ID# 803)

Hi Candace,

Nampa Parks has reviewed the final plat for East Ridgevue No. 3 Subdivision, Project: SPF-00257-2024. 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](#)



From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:27 PM
Subject: East Ridgevue No. 3- SPF-00257-2024

Good Morning,

RE: East Ridgevue No. 3 – SPF-00257-2024

I have attached for your review the application for Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Baron (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 common lots.

This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

Thanks,

Candace



Candace Fry
Assistant Planner – Planning & Zoning
208-468-5638
Planning & Zoning Department
500 12th Ave S, Nampa, ID 83651
[City of Nampa](#), [Like us on Facebook](#)

