



Planning & Development Services	
Boise City Hall, 2nd Floor 150 N. Capitol Boulevard P. O. Box 500 Boise, Idaho 83701-0500	Phone: 208/384-3830 Fax: 208/384-3753 TDD/TTY: 800/377-3529 Website: www.cityofboise.org/pds

Subdivision Staff Report

Subdivision Name	Athletic Subdivision	File Number	SUB08-00023
Approval	Preliminary/ Final Plat	Lead Agency	Boise City
Annexation Date	July 30, 1984	Comp. Plan	Complies
Public Hearing Date	August 19, 2008	Heard by	Boise City Council
Planning and Zoning Commission Approval	July 7, 2008	Analyst	Joan Johnson

Description:

This is a proposed commercial subdivision with three buildable lots on 3.91 acres. The subject property is zoned C-1D and is currently developed with a 51,360 square foot Idaho Athletic Club facility and associated parking that will remain on Lot 1.

Location:

The site is on the southwest corner of State Street and N. Harbor Lane, approximately 2,400 feet west of Collister Drive. The proposed commercial subdivision is adjacent to the northern boundary of Tivoli Gardens Subdivision.

Traffic Analysis:

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
W. State Street	465'	Minor Arterial	west of Collister Drive on State 2/28/06 was 36,525	Better than "E"	35 MPH

Contents:

- Basis for Recommendation
- Vicinity Map
- Preliminary Plat
- Aerial Map
- Recommended Conditions of Approval
- Technical Review and Agency Comments

Basis for Recommendation

The plat design and layout is in conformance with the Boise City Comprehensive Plan and complies with the basic requirements of the Boise City Subdivision and Zoning Ordinances. Staff is recommending the following special conditions of approval:

Condition 1 This condition addresses the cross access easements located on the subject property and a note to be placed on the Final Plat.

Condition 2-3 These conditions addresses easements on the Final Plat and the prior plat.

Staff Perspective – General

The recommended conditions of approval are required to bring the proposed Preliminary Plat and Final Plat into compliance with Boise City and Idaho State Codes and have been confirmed by the Boise City Planning and Development Services Department.

Boise City Staff has reviewed the agency comments and Staff recommends approval based upon Staff's finding that all concerns of the commenting agencies have been addressed. To avoid potential problems the developer is directed to review the concerns identified in the technical reviews to verify that this statement is correct.

Street Connectivity

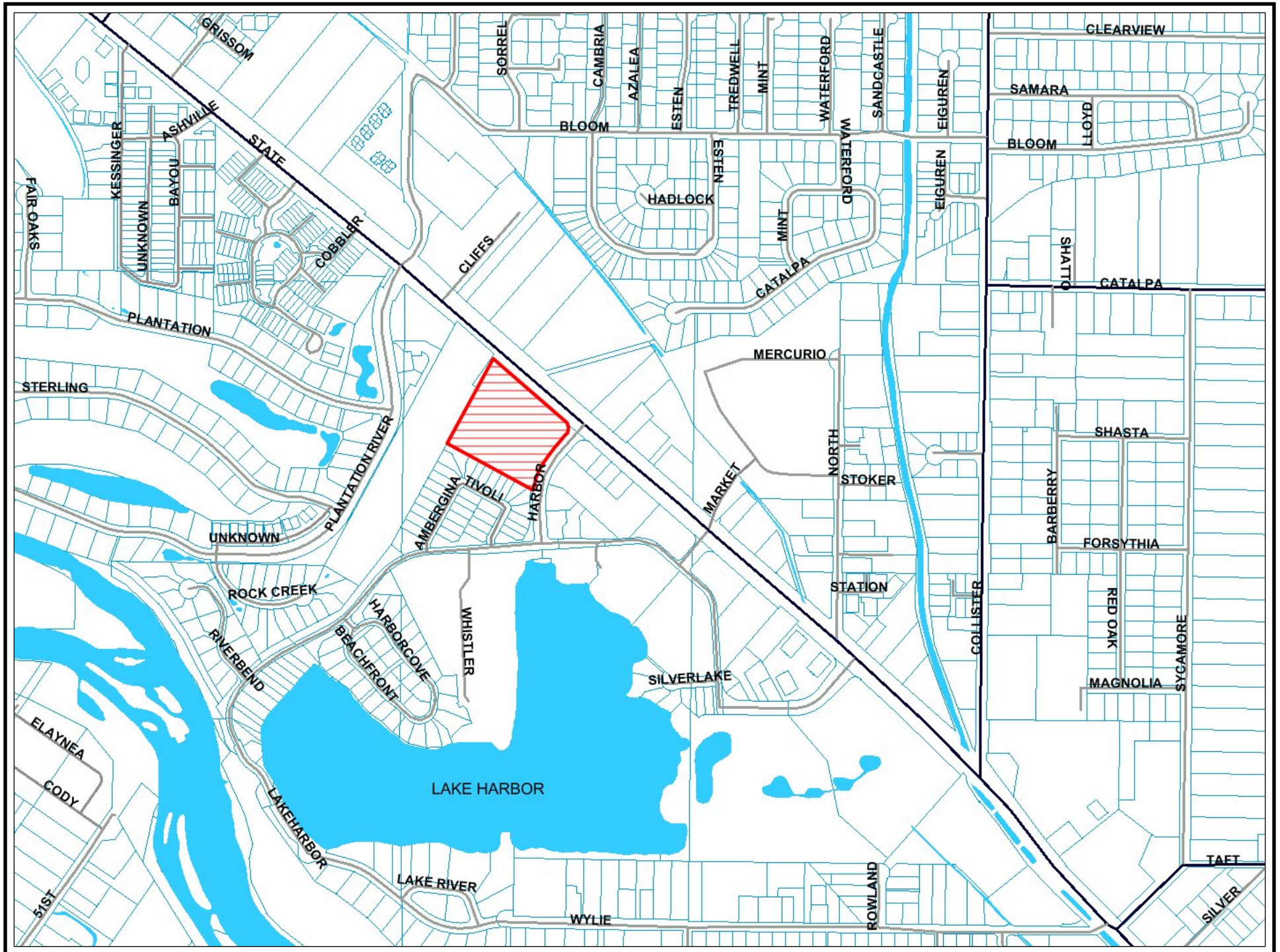
The applicant is not proposing the construction of any new streets. The proposed lots in the subdivision will have street frontage on N. Harbor Lane to the east within the Lake Harbor Subdivision #4, which is zoned for neighborhood commercial uses. The parking areas within the development will take access off of N. Harbor Lane.

Sidewalks

North Harbor Lane and West State Street are both currently improved with five foot sidewalks as they abut the subject property. The applicant is not proposing any changes to the existing sidewalks.

Conditions in Dispute

None are known.

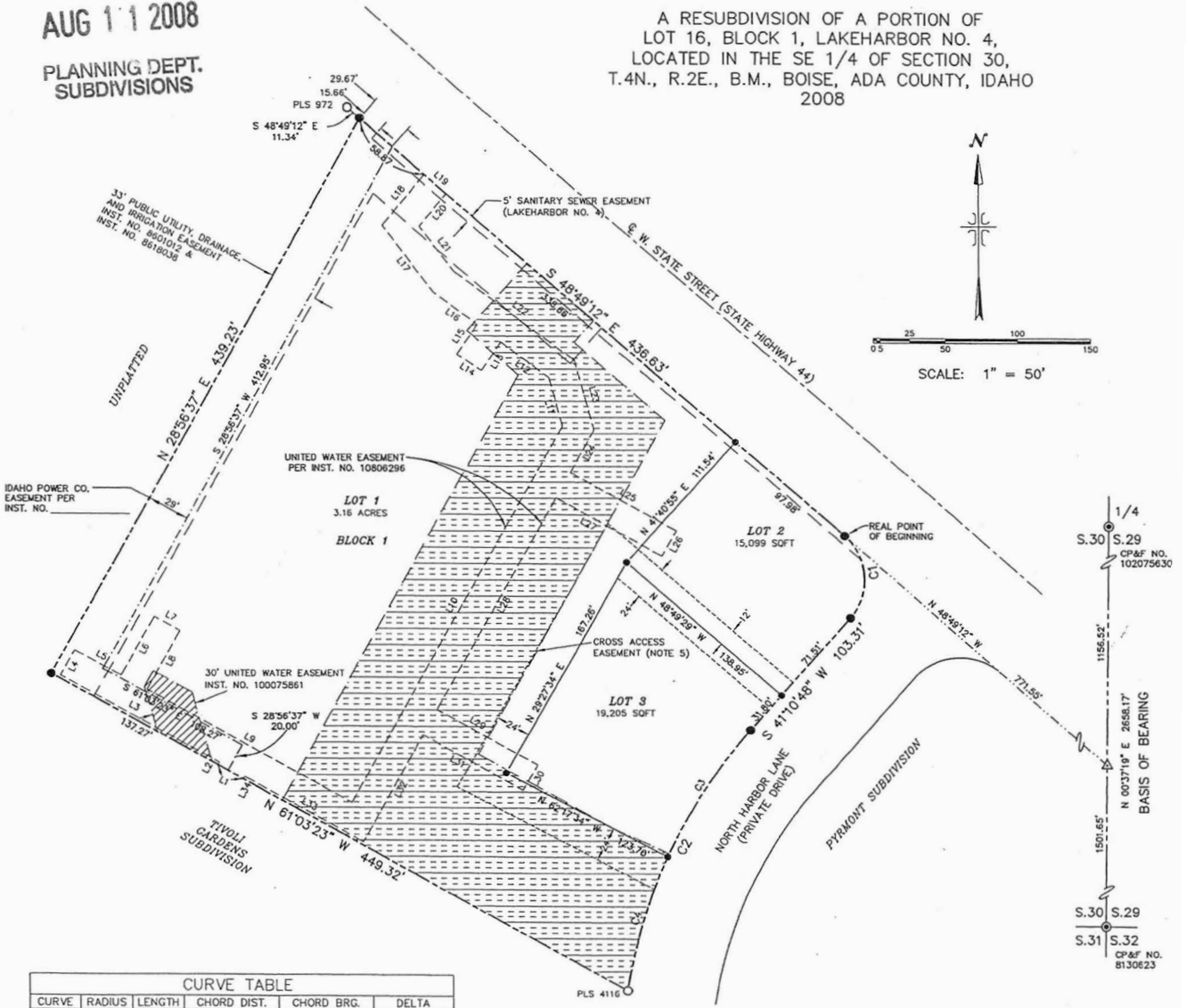


REVISED
FINAL PLAT
RECEIVED 8/11/08

RECEIVED
AUG 11 2008
PLANNING DEPT.
SUBDIVISIONS

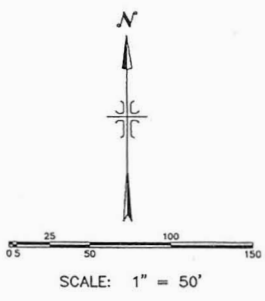
PLAT SHOWING
ATHLETIC CLUB SUBDIVISION

A RESUBDIVISION OF A PORTION OF
LOT 16, BLOCK 1, LAKEHARBOR NO. 4,
LOCATED IN THE SE 1/4 OF SECTION 30,
T.4N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO
2008



LEGEND

- FOUND 5/8" IRON PIN
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- UNITED WATER EASEMENT LINE
- IDAHO POWER EASEMENT LINE
- CROSS ACCESS EASEMENT LINE
- SURVEY TIE LINE
- [Pattern] CITY OF BOISE FLOODWAY EASEMENT



- NOTES**
- 1) ALL LOT LINES COMMON TO ADJACENT LOTS SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 2) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 3) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
 - 4) DIRECT LOT ACCESS TO N. STATE STREET IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
 - 5) 24' WIDE CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1, 2, AND 3

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	40.00	62.84	56.57	N 03°48'48" W	90°00'28"
C2	355.00	201.33	198.84	S 24°55'59" W	32°29'37"
C3	355.00	104.67	104.30	S 32°43'58" W	16°53'39"
C4	355.00	96.65	96.35	S 16°29'10" W	15°35'58"

DEVELOPER:
IDAHO ATHLETIC CLUB INC.
BOISE, IDAHO



ISC IDAHO SURVEY GROUP, P.C.
1450 E. WATER TOWER ST.
SUITE 150
MERIDIAN, IDAHO 83642
PH. (208) 846-6520
FAX (208) 884-5299



N PLANTAT

W STATE

W EVOLV LN

N HARBOR LN

SUB08-0023
1" : 100'



Recommended Conditions of Approval

Special Conditions and Plat Notes

1. The Final Plat shall include delineations that describe the boundaries of a perpetual ingress/egress cross access easement.
 - A. Design: Where practical the boundary of said easement shall align with the service drive. The developer and/or owner shall also submit a site plan showing:
 - B. Construction: Paving of the service drive within the easement and related utilities shall be constructed concurrently with all other required public improvements of this subdivision. Otherwise, the applicant shall bond for 110% of the value and enter into a non-build agreement for the affected lots until such time as the improvements are made.
 - C. Plat Note Requirement: A note on the face of the Final Plat is required:
 - i. Which states, "*Vehicular access to all lots, shall be provided from a perpetual ingress/egress easement and not directly from N. Harbor Lane.*" and
 - ii. Which set forth the legal description of the easement and conveys to those lot owners taking access from the easement, the perpetual right of ingress and egress over the described easement, and provides that such perpetual easement shall run with the land.
 - D. Covenant Requirements: A restrictive covenant or other similar deed restriction(s) acceptable to the Boise City Attorney shall be recorded at the time of recording the Final Plat which provides:
 - 1) For the requirement for the maintenance of the common access and improvements within the easement, and
 - 2) That said restrictions shall run with the land, and that said easement and restrictions shall be reviewed and approved by the Boise City Attorney.
2. A drainage easement exists to route flood water from Sand Creek to North Harbor Lane. Prior to the signature of the Boise City Engineer on the Final Plat, the drainage easement shall be shown on the plat.
3. The 30 foot wide public utilities easement and 20 foot wide waterline easement under the existing building on Lot 1 shall be vacated according Section 50-1306A-5 of the Idaho Code prior to the signature of the Boise City Engineer on the Final Plat.

Covenant Requirements

4. Covenants, homeowners' association by-laws or other similar deed restrictions acceptable to the Boise City Attorney, which provide for the use, control and maintenance of common areas, common party walls, storage facilities, recreational facilities or open spaces shall be reviewed and approved by the Boise City Attorney.

Erosion Control Requirements

5. Prior to the City Engineer's Certification of the Final Plat and prior to earth disturbing activities, an erosion and sediment control (ESC) permit must be obtained. An ESC plan conforming to the requirements B.C.C. Title 8 Chapter 17, is to be submitted to the Boise City Planning and Development Services Department for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
6. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for Responsible Person is not identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City. This information can be faxed to 388-4735 or e-mailed to swebb@cityofboise.org.

Drainage and Irrigation Conditions

7. Comply with Idaho Code Section 31-3805 and Boise City Code Section 9-20-8.J concerning pressure irrigation requirements prior to signing of the Final Plat by the Boise City Engineer.
 - A. The owner or person, firm or corporation filing the subdivision plat shall provide a pressurized irrigation system. The system must conform to the minimum design standards and specifications of Boise City or of the entity that will operate and maintain the system, if that entity has published standards; or
 - B. The owner, person, firm or corporation filing the subdivision plat shall provide written documentation that a valid waiver of the requirement to provide a pressure irrigation system and that Idaho Code 31-3805(1)(a) regarding transfer of water rights, has been complied with.
 - C. Prior to either commencing construction or signing of the Final Plat by the Boise City Engineer, developer shall:
 - 1) Submit for approval by the Department of Public Works, construction plans and specifications for the pressurized system, stamped by a registered engineer.
 - 2) Provide written assurance that provisions have been made for ownership, operation, and maintenance of the system.
 - 3) Delineate all necessary irrigation easements on the Final Plat (B.C.C. 9-20-7.F).

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- D. Developer shall provide for an independent inspection of the installation of irrigation facilities and written certification by the design or project engineer that the system was installed according to the approved plans. In addition, the Department of Public Works must be present for the system pressure test and participate in a final inspection.
- E. Developer may construct prior to Final Platting or bond in the amount of 110% of the estimated construction costs based on the approved plans.
- Fees:** Developer and/or owner shall pay the current inspection and plan review fees applicable to the proposed subdivision prior to signing of the Final Plat by the Boise City Engineer (B.C.C. 9-20-11).
8. No ditch, pipe or structure for irrigation water or irrigation waste water shall be obstructed, rerouted, covered or changed in any way unless such obstruction, rerouting, covering or changing has first been approved by a signed and recorded License Agreement.
- A. Prior to signing of the Final Plat by the Boise City Engineer a recorded License Agreement for the relocation or alteration of any ditch, pipe or structure for irrigation water or irrigation waste water shall be provided to Boise City. The License Agreement shall be signed by the irrigation district, the water users and the applicant and shall contain a legal description and survey of the easement for the relocation of the irrigation facility. The recording number of the License Agreement shall be referenced in a note on the Final Plat and the easement shall be shown on the Final Plat.
9. Fence, cover or tile all irrigation ditches, laterals or canals and drains, exclusive of natural waterways, intersecting, crossing or lying adjacent to the subdivision prior to Final Platting or post bond in the amount of 110% of the estimated improvement cost with the Boise City Planning and Development Services Department. "Adjacent" is defined by the Boise City Code as "located within less than sixty feet (60') of any lot included in the development."
- A. Any covering or fencing program involving the distribution of any irrigation district shall have the prior approval of the affected district.
- B. If the developer requests a water amenity, such request shall comply with B.C.C. 9-20-8.F.5.
- C. Fencing shall be installed within 60 days of the issuance of the first building permit in the development, if building permits are obtained prior to completion of fencing improvements. If the fencing is not completed after 60 days, no further building permits will be accepted until the fencing is completed.

Sewer Conditions

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10. Developer and/or owner shall delineate all existing Boise City sanitary sewer easements on the Final Plat prior to signing of the Final Plat by the Boise City Engineer (Boise City Code 9-20-07.F, *Design Standards; Easements*).
 11. Unless previously paid, developer and/or owner shall pay a sewer assessment along State Street and North Harbor Lane and/or as may be approved by the Boise City Public Works Commission prior to signing of the Final Plat by the Boise City Engineer. Contact the Department of Public Works for specific costs.
 12. Unless previously paid, developer and/or owner shall pay a connection fee and physically connect to sewer the existing building on Lot 1, Block 1 prior to signing of the Final Plat by the Boise City Engineer or post bond/agreement for 110% of the cost to connect.
 13. Developer and/or owner shall comply with all provisions of the Boise City "Sewer Tap" Ordinances.
 - A. Developer and/or owner may either construct prior to Final Platting or post bond/agreement in the amount of 110% of the estimated costs. Please contact the Public Works Department for specifications and inspections during construction.

NOTE: All bonding shall conform to Boise City Code 9-20-08.B.3, *Improvements; Filing of Plans and Surety*, which specifies that the improvements to be made shall be done in a time period not to exceed one year from the date of approval of the Final Plat.

Street Light Conditions

14. Developer shall delineate on the face of the Final Plat a Boise City street light easement, acceptable to the Boise City Department of Public Works, for the purpose of installing and maintaining city-owned street light fixtures, conduit and wiring lying outside the dedicated public right-of-way (B.C.C. 9-20-7.F).
15. The developer shall be required to install, at their expense, street lights in accordance with Boise City Public Works specifications and standards at locations designated by the Public Works Department (B.C.C. 9-20-08.H). Plans shall be reviewed and approved by the Boise City Public Works Department prior to commencement of construction or bonding.

Fees: Developer shall pay the current street light inspection and plan review fees on the proposed subdivision (B.C.C. 9-20-11).

- A. The street lights shall be installed and accepted by the Boise City Public Works Department at the following locations.

2 street lights shall be installed at a 30-foot minimum mounting height, 250/400 W.H.P.S.

-
- 148 ft west of the Northeast Corner Lot 2, Block 1
 - Northwest Corner of Lot 1, Block 1
- B. If approval for bonding is granted by the Boise City Public Works Department, developer may bond in the amount of 110% of the estimated street light costs. Street lights shall be installed within 90 days of the issuance of the first building permit in the development, if building permits are obtained prior to completion of street light improvements.

General Conditions

16. No application for a building permit to construct any new structure shall be accepted until the Final Plat has been recorded pursuant to the requirements of the Boise City Subdivision Ordinance, Section 9-20-08.A.2.
17. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
- A. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,
- OR
- B. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.

NOTE:

For streets having a width less than 36 feet back of curb to back of curb parking shall be restricted on (1) one side; for streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides; and for standard ACHD cul-de-sacs 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 by the Boise City Engineer.

"No Parking" signs and curb painting shall be required on streets having a width less than 36-feet, back of curb to back of curb. Contact the Boise City Fire Department for sign placement and spacing. Developer may either construct prior to Final Platting or post bond in the amount of 110% of the estimated costs with the Boise City Planning and Development Services Department.

18. The name, **Athletic Club Subdivision**, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County Surveyor for review and reservation. Should a change in name occur, applicant shall submit, in writing, from the Ada County Surveyor, the new name to the Department of

Planning and Development Services and reapproval by the Council of the "revised" Final Plat shall be required. Developer and/or owner shall submit all items including fees, as required by the Planning and Development Services Department, prior to scheduling the "revised" Final Plat for hearing.

19. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (I.C. Title 50, Chapter 13).
20. A letter of acceptance for water service from the utility providing same is required (B.C.C. 9-20-8.C).
21. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 9-20-7.F).
22. Prior to the signing of the Final Plat by the Boise City Engineer, the Developer shall provide a letter from the United States Postal Service stating, "The Developer and/or Owner has received approval for location of mailboxes by the United States Postal Service."

Contact: Dan Frasier, Postmaster
770 South 13th Street
Boise, ID 83708-0100
Phone No. (208) 433-4300
Fax No. (208) 433-4400

23. Approval of sewer and water facilities by the Central District Health Department is required (I.C. Title 50, Chapter 13).
24. Developer shall comply with all construction standards of Ada County Highway District including approval of the drainage plan, requirements for installing curb, gutter, sidewalks and paving throughout the subdivision as specified by the Boise City Council. Signature by the Ada County Highway District on the plat is required (I.C. Title 50, Chapter 13).
25. Prior to submitting the Final Plat for recording, the following endorsements or certifications must be executed: Signatures of owners or dedicators, Certificate of the Surveyor, Certificate of the Ada County Surveyor, Certificate of the Central District Health Department, Certificate of the Boise City Engineer, Certificate of the Boise City Clerk, signatures of the Commissioners of the Ada County Highway District and the Ada County Treasurer (I.C. Title 50, Chapter 13).
26. Developer shall comply with B.C.C. 9-20-5.D.2 which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
 - A. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing.

Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed, in writing, at least twenty working days prior to the expiration of the first two year period, or expiration date established thereafter.

27. If a time extension is granted, the Boise City Council reserves the right to modify and/or add condition(s) to the original preliminary or Final Plat to conform with adopted policies and/or ordinance changes.
28. The Final Plat shall be recorded with the Ada County Recorder within one year from the date of the Boise City Engineer's signature. If the Final Plat is not recorded within the one-year time frame the plat shall be deemed null and void.
29. The **Athletic Club Subdivision** is approved for three buildable lots.

Technical Review and Agency Comments

Boise City Planning and Development Services:

Subdivision Section – Joan Johnson

- Staff has reviewed the Preliminary Plat and noted that all proposed lots conform to the minimum dimensional standards of the C-1D Zoning District.
- The site is part of the original Lake Harbor Planned Unit Development that was approved in 1984 (CU-114-84).
- The site plan layout and architectural design of the athletic club was approved in 2000 by a Design Review Permit (DRH00-00117).
- The site was approved by the Boise City Council for a rezone from L-OD to C-1D with **CAR07-00035** on May 6, 2008.

Comprehensive Planning Section – Jennifer Tomlinson

This project is located in the **Northwest Planning Area** of the *Boise City Comprehensive Plan*. The following goals, objectives or policies for this planning area that apply to this application.

Objective 18

Land-use and development policies specific to the Northwest shall include the following:

- 5) The Northwest Planning Area shall be considered to be a suitable location for development of New Urbanism designs. Land owners are encouraged to review options for creating an urban village in this area and to provide pedestrian-oriented retail services at appropriate locations.

Chapter 6-Transportation

Policy 6.1.3.6- All new development shall be reviewed for appropriate opportunities to connect to local roads and collectors in adjacent developments.

Objective 6.1.4-Promote land use policies that limit access as necessary to maintain safe and efficient operation of the existing street system while allowing reasonable access to individual development parcels.

Policy 6.1.4.6- Improve access control on existing streets through the review of new developments.

Objective 6.1.5-Maintain safe and comfortable neighborhoods by minimizing speeding and cut-through traffic.

The C-1D zoning designation could be expected to produce a trip generation rate of 177 average daily trips based on a 4,000 sq foot specialty retail land use.

Chapter 7 Community Quality

Objective 5

Achieve an environment through urban design that maintains and enhances the City’s visual qualities within neighborhood, community and regional commercial areas.

2) Require that neighborhood and community commercial uses be designed and developed to achieve a high level of quality, distinctive character and compatibility with adjacent uses and development. The following criteria, including the Design Guidelines should be used to evaluate all proposals:

- a) Incorporation of site landscape treatments, particularly along street frontages and in parking lots;
- b) Linkage of buildings by common architectural design, landscape and pedestrian systems to avoid the appearance of independent, freestanding structures surrounded by parking;
- c) Siting and design of structures to facilitate and encourage pedestrian activity;
- d) Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- e) Architectural treatment of larger buildings to minimize the visual sense of bulk and mass and promote compatibility with adjacent uses, by using such techniques as modulation of building mass and articulation of all elevations;
- f) Inclusion of consistent and well-designed signage integrated with the building’s architectural character;
- g) Establish a minimum lot or parcel size within neighborhood and community commercial zoning districts;
- h) Include extensive landscape materials to visually extend the character of the adjacent neighborhood.
- i) Provide by code that landscaping designed to screen development, such as trees, cannot be “topped” to reduce the screening effect.

Chapter 8- Land Use

Goal 8.0- Achieve a city that minimizes suburban sprawl that provides for a diverse mixture of lifestyles and atmospheres and a sense of place that varies throughout the different areas of the city, and that efficiently provides basic services and facilities in close proximity to where people live.

Objective 8.1- The land use map and attendant policies shall be the official guide for development of the planning area and shall be implemented through zoning and development review.

Policy 8.1.1- The Land use/Zoning Consistency Matrix shall identify the zoning districts that are permissible within each land-use designation. Conformance with the Land Use/Zoning Consistency Matrix shall be a necessary finding of approval for all zone changes and conditions uses, unless one or more of the forms of flexibility identified in the policies under Objective 2 are implemented.

Objective 8.3-Achieve a compact city comprised of a central Downtown with surrounding neighborhoods that have a center focus combining residential, commercial, employment, civic, cultural and recreational uses.

Chapter 10-Growth Management

Goal 10.0- Preserve, protect and enhance the overall quality of life in Boise and its Area of Impact by ensuring that growth occurs in an orderly manner and that public services are available along with development.

Objective 10.1-Ensure that growth is planned and directed in a way that minimizes sprawl and creates a functional and pleasing community.

Building Section - Marlene Southard

- No comments.

Sediment and Erosion Control – Steve Webb

- An erosion and sediment control plan (ESC) conforming to the requirements B.C.C. Title 8 Chapter 17 is to be submitted to the Director of Planning and Development Services for review. No grading or earth disturbing activities may start until approval of the ESC plan has been received and an ESC permit issued.
- An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for Responsible Person is not identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City.

Boise City Public Works:

Engineering, Drainage/Hillside - Rob Bousfield

- Comply with drainage condition.
- A drainage easement exists to route flood water from Sand Creek to North Harbor Lane. Prior to Final Plat approval, this easement shall be shown on the plat.

Pressure Irrigation - Kent Johnson

- Comply with Idaho Code, Section 31-3805 and Boise City Code Section 9-20-8.J.
- Comply with Standard Irrigation Conditions.

Sewer - John Johnson

- Sewer easements required
- Sewer assessments and connection fees due

Street Lights - Henry Alarcon

Two new street lights required.

- 148 ft west of the N.E. Corner Lot 2, Block 1
- N.W. Corner Lot 1, Block 1

Boise City Fire Department – Mark Senteno, June 9, 2008

The Boise Fire Department has reviewed and can approve the application subject to compliance with the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise this memo represents requirements of the International Fire Code as adopted and amended by Ordinance 6308.

Code Requirement:

Fire Department vehicular access shall be provided to within 150' of all portions of the non-sprinklered buildings. Any dead-end road in excess of 150' needs a Fire Department approved turnaround. Single access roads are prohibited from exceeding 750 feet without special approval. These distances can be increased somewhat for sprinklered buildings but exact distances are on a case-by-case basis. All Fire Department access roads, fire lanes, bridges, and gates are to be a minimum of 20' wide with 13' 6" overhead clearance, shall be capable of supporting 70,000 lbs GVW (24,000 lbs per axle), and shall be paved. Fire Department access roads and fire lanes shall have a minimum outside turning radius of 48' with an inside radius of 28'. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height, and at least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. No grade may exceed 10% (please note that fire apparatus are designed for a maximum 6% grade). Width and turning radius measurements specified by this paragraph can include those surfaces vehicles generally drive upon. Specifically, gutter and rolled curb are generally considered useable, while vertical curb or sidewalks are not.

Condition of Approval: See code requirements.

Code Requirement:

For streets having a width less than 36 feet back of curb to back of curb parking shall be restricted on (1) one side; for streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides; and for standard ACHD cul-de-sacs 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 by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC.

Condition of Approval: See code requirements.

Code Requirement:

Fire hydrant number and distribution is dependant on the International Fire Code Appendix C, Table C105.1.

Comments:

Several fire hydrants have been noted. In the absence of information on existing hydrants it appears that no new hydrants may/will be needed. However, we reserve the right to modify requirements as more information comes to light. Variables affecting hydrant numbers and location include, but are

not limited to, area, construction type, existing hydrants, accuracy of information provided in the application, strategic location for fire fighting forces, and required fire flow. New hydrants must be "non-private" installations.

Condition of Approval: See code requirement.

General Requirement:

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.

Specific building construction requirements of the International Building Code, International Fire Code, and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application. Have the applicant contact Mark Senteno, 384-3967.

Ada County Street Name Committee

The following existing street names shall appear on the plat:

- W. State Street
- N. Harbor Lane

Ada County Highway District –Chelsea Kucera, June 10, 2008

This is a staff level approval of a preliminary plat for Athletic Club Subdivision. Ada County Highway District has no site specific requirements at this time due to the fact that all street improvements exist. The proposed subdivision is within an existing Lake Harbor #4 Subdivision.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please feel free to contact Chelsea Kucera at 208-387-6177.

Impacted Roadways:

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
W. State Street	465'	Minor Arterial	west of Collister Drive on State 2/28/06 was 36,525	Better than "E"	35 MPH

Central District Health Department – Malcohm McGregor

- After written approvals from appropriate entities are submitted, we can approve this proposal for central sewage and central water.
- The following plans must be submitted to and approved by the Idaho Department of Health and Welfare, Division of Environmental Quality:

- A. Central Sewage
- B. Central Water

· Street runoff is not to create a mosquito breeding problem.

STORMWATER MANAGEMENT RECOMMENDATIONS

It is recommended that storm water be pre-treated prior to discharge to the subsurface to prevent impact to groundwater and surface water quality. The engineers and architects involved with the design of this project should obtain current best management practices for stormwater disposal and design a stormwater management system that is preventing groundwater and surface water degradation. Manuals that could be used for guidance are:

- 1) *State of Idaho Catalog of Stormwater Best Management Practices For Idaho Cities and Counties.*
Prepared by the Idaho Department of Environmental Quality, July 1997.
- 2) *Stormwater Best Management Practices Guidebook*
Prepared by the City of Boise Public Works Department, May 2000.

Independent School District of Boise City #1– Sarah Stobaugh

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The schools assigned to the proposed project area are:

Elementary School: Pierce Park
Junior High School: River Glen
High School: Capital

If you have any questions call the office at 854-4167 or 854-6766.

United States Postal Service – Dan Frasier, Postmaster

The following are the basic conditions requested by the Postal Service.

1. In all new residential areas, service will be provided to Cluster Box Units (CBUs). It will be the responsibility of the contractor to pour a cement pad meeting the required specifications in a location(s) approved by the Postal Service.
2. The clustering of all boxes in one approved area is recommended for multi-family dwellings, e.g., condos, duplexes, triplexes, etc. All locations must still be approved.
3. Infill development, defined as three or less residential lots, may receive the existing mode of delivery as the rest of the neighborhood. All locations must still be approved.
4. Prior to the signing of the Final Plat by the Boise City Engineer, the Developer and/or Owner shall provide a letter from the United States Postal Service stating:

“the Developer and/or Owner has received approval for location of mailboxes by the United States Postal Service.”