



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

A

SUB14-00005: Stonehaven Subdivision / Iron Mountain Real Estate

Summary:

Iron Mountain Real Estate is requesting preliminary and final plat approval of a residential subdivision with 17 buildable lots located on 4.81 acres. The subject property is located on the south side of W. Goldenrod Avenue approximately 1,300 feet west of N. Cloverdale Road.

Prepared By:

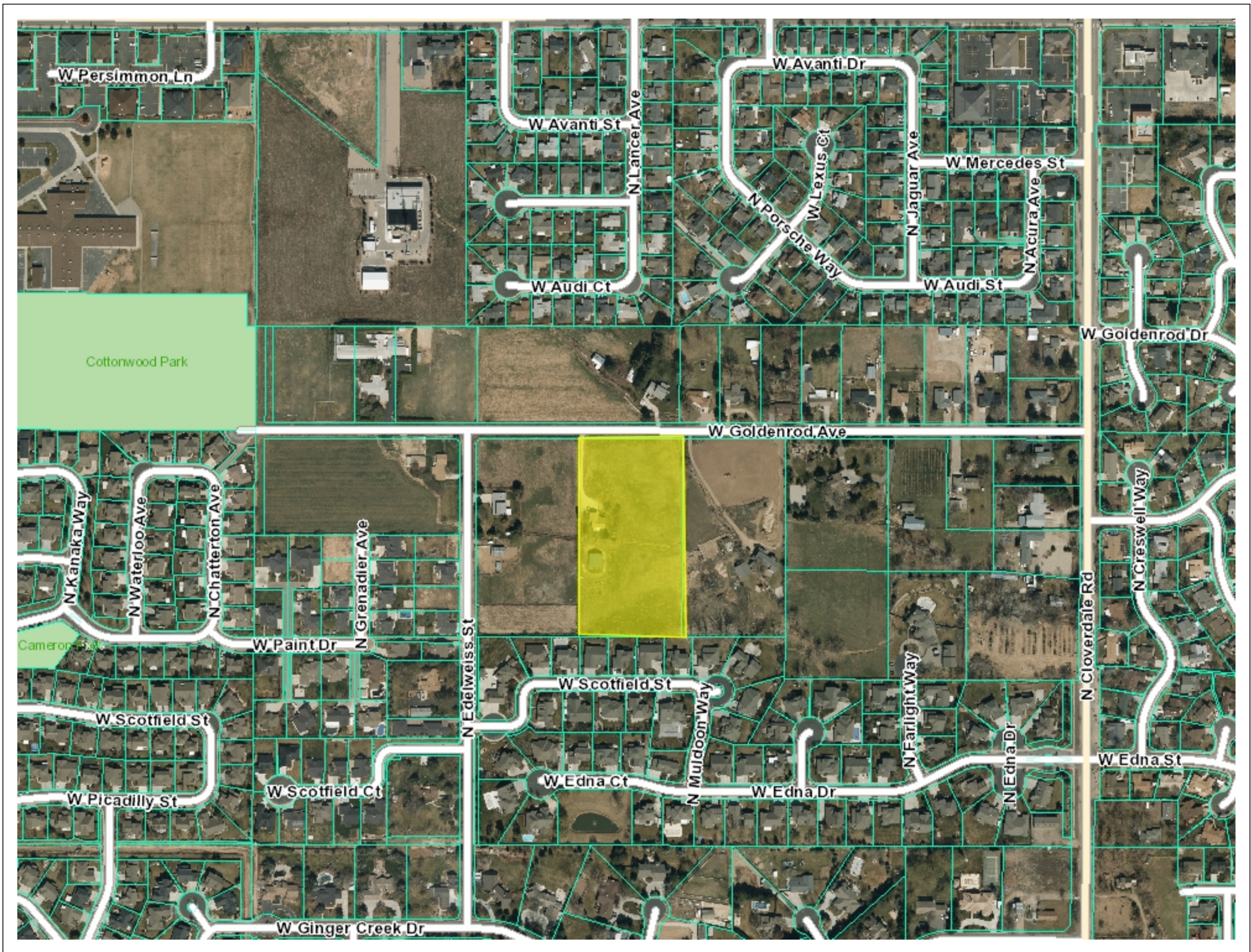
Sue Cummings, Associate Planner

Recommendation:

Approval with conditions

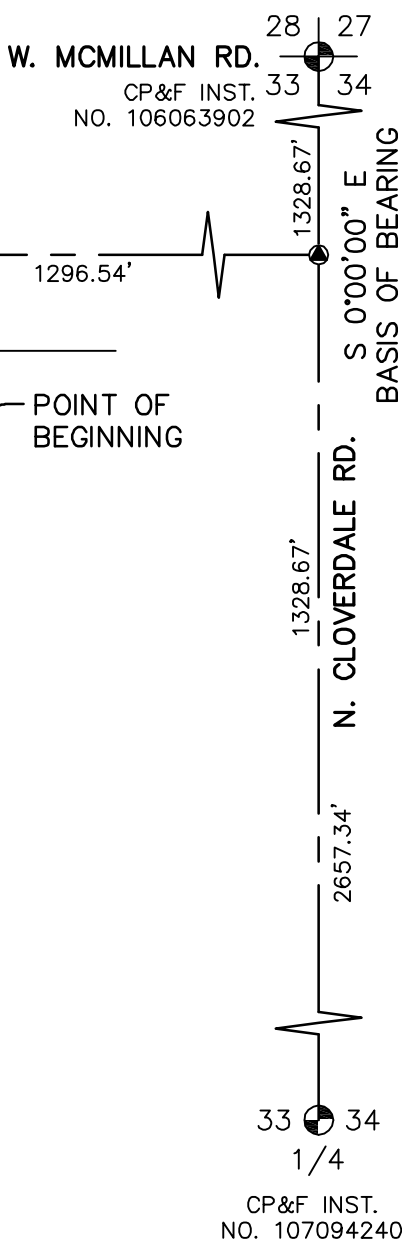
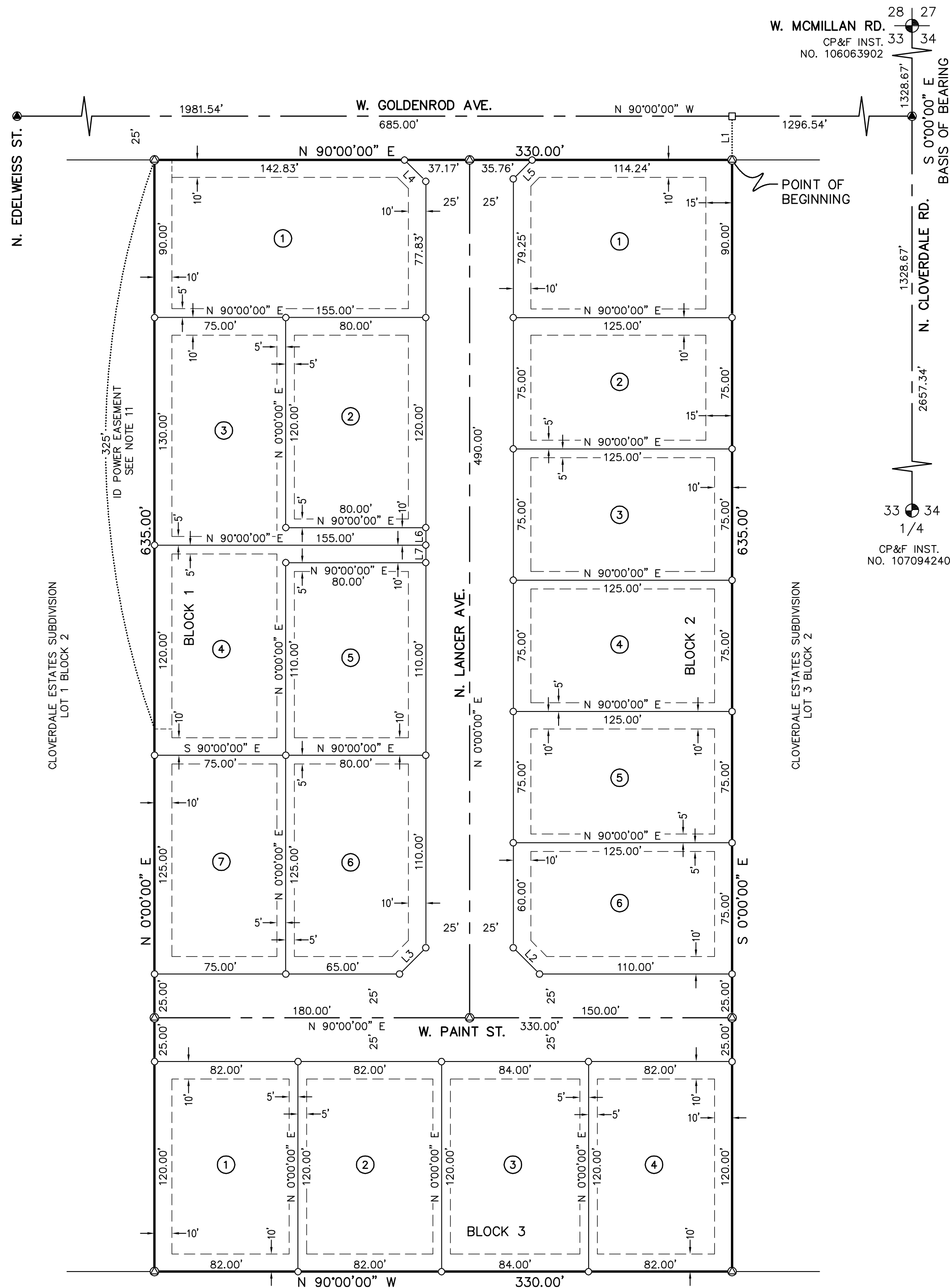
Reason for the Decision:

All lots within the subdivision can conform to the dimensional standards of the existing R-1B (Single Family Residential) zone. With the recommended conditions of approval, the Preliminary and Final Plats are in conformance with the Boise Development Code.



STONEHAVEN SUBDIVISION

A RESUBDIVISION OF LOT 2, BLOCK 2 OF CLOVERDALE ESTATES SUBDIVISION, AND BEING LOCATED IN THE NE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO
2014

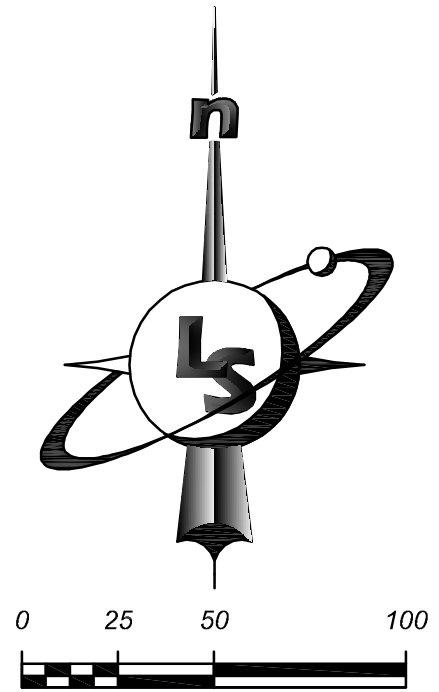


LEGEND

- FOUND 5/8" IRON PIN AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊕ FOUND BRASS CAP MONUMENT
- CALCULATED POINT
- SECTION LINE
- - - CENTER LINE
- BOUNDARY LINE
- LOT LINE
- SURVEY TIE LINE
- - - IDAHO POWER EASEMENT, SEE NOTE 11
- - - EASEMENT LINE
- ③ LOT NUMBER

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	S 0°00'00" E
L2	21.21'	S 45°00'00" E
L3	21.21'	N 45°00'00" E
L4	17.21'	N 45°00'00" W
L5	15.21'	N 45°00'00" E
L6	10.00'	N 0°00'00" E
L7	10.00'	N 0°00'00" E



- ### NOTES
- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE SUBDIVISION BOUNDARY LINES, AND ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN OR DIMENSIONED. A FIVE (5) FOOT WIDE IRRIGATION, PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN OR DIMENSIONED.
 - A PORTION OF LOTS 1, 5, AND 6 OF BLOCK 1 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MARCH 5, 2009 AS INSTRUMENT NUMBER 109025612, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF BOISE.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED BY THE SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT.
 - THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY _____.
 - ALL LOT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY _____.
 - DIRECT LOT ACCESS TO W. GOLDEN ROD AVE. IS PROHIBITED.
 - REFER TO THE PLAT OF CLOVERDALE ESTATES SUBDIVISION FOR ADDITIONAL BOUNDARY INFORMATION.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY _____.
 - ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY _____.
 - THE PRESSURE IRRIGATION SYSTEM IS SUBJECT TO THE AGREEMENT WITH THE SETTLERS IRRIGATION DISTRICT AS SHOWN IN INSTRUMENT NO. _____.
 - LOTS 1, 3, AND 4 ARE SUBJECT TO 10' WIDE EASEMENT TO IDAHO POWER AS SHOWN IN INSTRUMENT NO. 7943725.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISION OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

KENT BROWN PLANNING SERVICES

January 17, 2014

Boise City Planning & Development Services
150 N Capital Blvd
PO Box 500
Boise ID 83701-0500

RE: Stonehaven Subdivision

Dear Commissioners:

On behalf of Iron Mountain Real Estate, Inc, we are requesting approval of the Final Plat application for the Stonehaven Subdivision. The site is located at 12649 W. Goldenrod Ave. Boise, ID 83713 with Parcel Number R1479600800. The site is 4.81 acres in size, and has one existing home with outbuildings (outbuildings to be removed).

Stonehaven Subdivision is currently zoned R1-B in Boise City. Our proposed subdivision is going to keep this R1-B zoning. We are proposing 17 single-family lots, one of these lots will have the existing home on it. So, there will be 16 new buildable lots.

We are requesting a waiver for the pressure irrigation. The irrigation delivery in the area is sporadic and would not be sufficient to supply the subdivision with pressurized irrigation.

If you have any questions regarding this or anything else feel free to contact me.

Sincerely,



Kent Brown
Planner



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
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Website: www.cityofboise.org/pds

A

MEMORANDUM

TO: Boise City Planning and Zoning Commission

FROM: Sue Cummings, Associate Planner
Boise City Planning and Development Services

HEARING DATE: March 3, 2014

RE: SUB14-00005 / Stonehaven Subdivision, Preliminary and Final Plat

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Maps

Plat Map
Vicinity Map
Aerial Map

Exhibits

Application
Boise City Fire Department
Boise City Public Works Department
- Grading and Drainage
- Streetlights
- Sewer and Irrigation
- Solid Waste
Ada County Highway District
Parks and Recreation – Forestry
Independent School District of Boise City #1

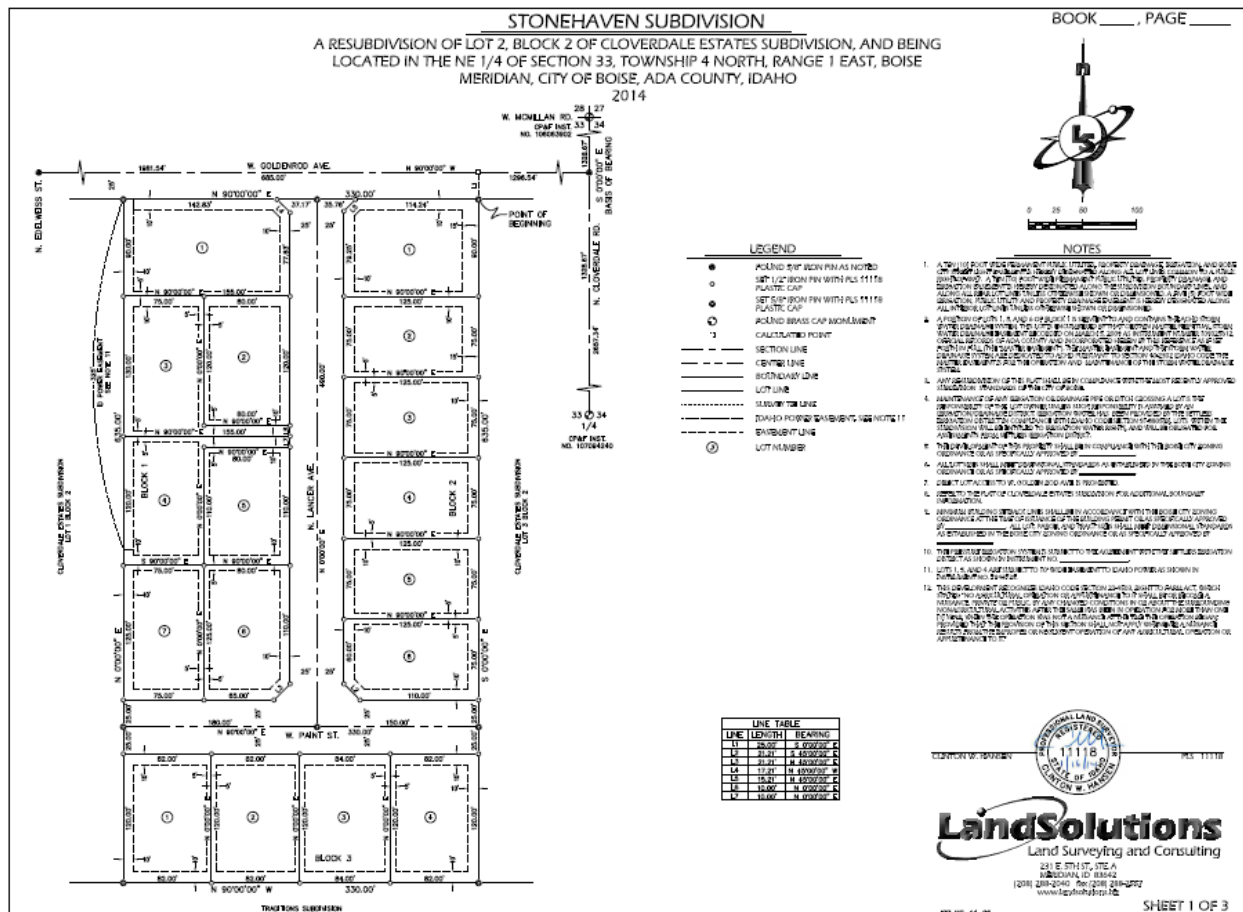


1. Property Information

Project Data	
Applicant/Status	Jeremy Amar / Owner
Representative	Kent Brown
Location of Property	12649 W. Goldenrod Avenue
Size of Property	4.81 acres
Zoning	R-1B
Comprehensive Plan Designation	Suburban
Planning Area	West Bench
Neighborhood Association/Contact	West Cloverdale / Mark Heath
Procedure	The Planning and Zoning Commission is the recommending body to the City Council on a subdivision plat.

2. Project Overview/Background

The subdivision is comprised of 17 lots on the south side of W. Goldenrod Avenue, approximately 1,300 feet west of N. Cloverdale Road as depicted below.





The site is approximately 4.8 acres with platted residential lots to the south and large 4.8 and 5 acre lots to the north, east and west. The larger lots adjacent to the property are zoned A-1 and the homes to the south are zoned R-1B.

Access to the lots will be provided by two new public streets and a common drive. A new public road, Lander Street, will connect in a north/south direction onto W. Goldenrod Avenue. The new W. Paint Street will be constructed in an east/west direction and will also provide for future connection as the flanking properties develop. The property is currently improved with a single-family home that will be retained on Lot 4, Block 1. As proposed, it does not meet the required 10 foot side yard setback. The surrounding lot lines can be adjusted to compensate as the lots are over the required size for the R-1B zone. A recommended condition of approval will address this issue.

3. Zoning Ordinance & Dimensional Standards

Section	Description
11-04-03.1.A.	Residential Districts
11-04-03.2	Dimensional Standards For Residential Districts
11-07-02.1-C	Common Driveways
11-09-03.3	Subdivision Design Standards – Lot Layout
11-09-04.6	Irrigation
11-09-03.7.	Arterial and Collector Street Buffering

The proposed common driveway also meets the standard requirements found in the Boise Development Code (11-07-02.1). It will provide access to Lots 2 through 5, Block 1. The common driveway must be located within an easement a minimum of twenty feet in width and cannot exceed 150 feet in length. Required parking spaces must be located a minimum of 20 feet from the edge of the easement. The common driveway should be constructed prior to the engineer signing the final plat to prevent the access to the existing home on Lot 4, Block 1 from crossing over two platted lots. The lots utilizing the common drive are located on the west side of N Lancer Avenue.

The property is a re-subdivision of Lot 2, Block 2 of Cloverdale Estates Subdivision and contains two easements for public utilities, drainage or roadways. The applicant shall be required to provide evidence of notification of all affected easement holders by certified mail and they have agreed in writing to the vacation of the easements prior to the signature of the Boise City Engineer.

West Goldenrod Avenue is a collector street. Lot 1, Block 1 and Lot 1, Block 2 must provide a minimum 20 foot wide landscape buffer along West Goldenrod Avenue. The Final Plat must show a 20 foot landscape easement with a plat note that the easement is a landscape buffer to be maintained by the Stonehaven Subdivision Homeowners Association, as required by section 11-09-03.7.A of the Boise Development Code.



4. Transportation, Public Services & Connectivity

TRAFFIC FINDINGS

Roadway	Frontage	Functional Class	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
W. Goldenrod	322 feet	Collector	N/A	N/A	N/A
N. Cloverdale @ W. McMillan	none	Arterial	703	Better than "D"	Better than "D"

Trip Generation: This development is estimated to generate 152 additional vehicle trips per day (10 existing); 16 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual 9th Edition.

The Ada County Highway District is recommending approval of the subdivision subject to conditions of approval. West Goldenrod Avenue is improved with pavement but no curb, gutter or sidewalk. The applicant will be required to improve West Goldenrod Avenue with additional pavement, new curb, gutter, 5-foot detached sidewalks and bulb-outs on West Goldenrod Avenue at the intersection of Lancer Avenue.

On January 20, 2012 the Planning Division made a commitment to the City Council to include a connectivity index review of each new subdivision. The Connectivity Index for this subdivision is 2.5, which is greater than what is generally considered to be acceptable score of 1.5. It will provide connection to both the east, and west properties as growth occurs. A stub street to the south is not feasible as it is currently developed with single-family residences.

The sewer main is located at the corner of Edelweiss and Goldenrod Avenue, approximately 360 feet to the west. All public utilities are available to the site. The applicant must meet the requirements of the Boise City Public Works Department and the Boise City Fire Department.

5. Comprehensive Plan

The property is designated as "Suburban" on the Land Use Map. This primary use in the designation is predominantly single-family detached homes. The property is located in the West Bench Planning Area. *WB-CCN2.1 Suburban Neighborhoods* recommends compatibility with single-family character of surrounding homes and adjacent neighborhoods.

6. Recommended Conditions of Approval

Special Conditions and Plat Notes

1. Prior to approval by the City Council the Final Plat shall include delineations that describe the boundaries of the perpetual ingress/egress common driveway easement for Lots 2-5.

- A. Addressing: Street address numbering shall be in accordance with B.C.C. 9-06-06. The developer and/or owner shall submit evidence that the address numbers posted on the structures on Lots 2-5 will be visible from the street.

- B. Plat Note Requirements:
 - 1) A plat note shall state: "*Vehicular access to Lots 2-5, Block 1 shall be provided from a common driveway and not from Lancer Avenue.*"
 - 2) A plat note shall set forth the legal description of the driveway(s) and conveys to those lot owners taking access from the driveway(s) and easement(s), the perpetual right of ingress and egress over the described driveway(s), and provides that such perpetual easement(s) shall run with the land.

- C. 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 plat which provides:
 - 1) For the perpetual requirement for the maintenance of the driveway(s) and cross 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. Any change to the existing irrigation ditch must be approved with a License Agreement with the Nampa & Meridian Irrigation District. If the existing irrigation easement is changed, the new easement location and dimension shall be designated on the Final Plat.

- 3. Prior to signature of the Boise City Engineer the structure on Lot 7, Block 1 shall be removed from the property.

- 4. A plat note shall state: "Vehicular access to Lot 1, Block 1 and Lot 1, Block 2 shall be provided from Lancer Avenue, not from Goldenrod Avenue."

- 5. Prior to signature of the Boise City Engineer, the applicant shall provide:
 - A. Evidence of notification, by certified mail, to all grantees of easements noted on the plat of the Cloverdale Estates Subdivision that said easements will be vacated on Lot 2, Block 2.
 - B. Evidence that all the easement grantees have stated in writing they have no objection the vacation.

6. Lot 1, Block 1 and Lot 1, Block 2 must provide a minimum 20 foot wide landscape buffer easement next to West Goldenrod Avenue. A landscape plan shall be prepared by a licensed landscape architect. The landscaping shall be installed or bonded for prior to the signature of the Boise City Engineer.
7. The lot lines shall be adjusted so that all lots meet the R-1B dimensional standards found in Section 11-04-03.
8. The landscape buffer easement shall be shown on the Final Plat with a plat note stating:
“Lot 1, Block 1 and Lot 1, Block 2 are subject to a 20 foot wide landscape easement to be maintained by the Stonehaven Homeowner’s Association.”

Covenant Requirements

9. 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 the common driveway and landscape buffer shall be reviewed and approved by the Boise City Attorney.

Agency Requirements

10. 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 Director of Planning and Development Services for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
11. 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 ejenkins@cityofboise.org.
12. Compliance with conditions as outlined in a letter from the Boise City Fire Department, dated February 14, 2014.
13. Compliance with conditions as outlined in a letter from the Boise City Parks and Recreation Department, Forestry comments dated February 2, 2014.
14. Compliance with conditions as outlined in a memo from the Boise City Public Works Department relating to solid waste, dated January 24, 2014.
15. Compliance with conditions as outlined in a letter from the Ada County Highway District dated February 13, 2014.

General Conditions

16. No building permit for the construction of any new structure shall be accepted until the Final Plat has been recorded pursuant to the requirements of the B.C.C. 11-09-04.1.
17. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify that all conditions for water, access, and/or other requirements have been satisfied.
18. The name, **Stonehaven 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 Engineer 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 re-approval 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 (B.C.C. 9-05-05.M.).
20. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-03.3.).
21. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6.).
22. A letter from the appropriate school district is required stating, "The Developer has made arrangements to comply with all requirements of the Independent School District of Boise City #1."
23. 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 S. 13th St.
Boise, ID 83708-0100
Phone No. (208) 433-4341
FAX No. (208) 433-440



24. 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).
25. Developer shall comply with B.C.C. 11-03-04.4. 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.
 - B. 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.
 - C. 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 it shall be deemed null and void.
26. The **Stonehaven Subdivision** is approved for 17 buildable lots.

#201 Subdivision

Case #: SUB14-00005

Property Information

Address

Street Number: 12649	Prefix: W	Street Name: GOLDENROD AVE	Unit #: 			
Subdivision name: CLOVERDALE ESTATES SUB	Block: 2	Lot: 2	Section: 33	Township: 4	Range: 1	Zoning: R-1B
Parcel Number: R1479600800	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: JEREMY	Last Name: AMAR		
Company: IRON MOUNTAIN REAL ESTATE INC			
Address: 3681 N LOCUST GROVE STE 100	City: MERIDIAN	State: ID	Zip: 83646
E-mail: jeremy@biltmoreco.com	Phone Number: (208) 895-0500	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: KENT	Last Name: BROWN		
Company: KENT BROWN PLANNING			
Address: 3161 E SPRINGWOOD DR	City: MERIDIAN	State: ID	Zip: 83642
E-mail: kentkb@gmail.com	Phone Number: (208) 871-6842	Cell: 	Fax:

Owner Information

Same as Applicant?: No Yes (If yes, leave this section blank)

First Name: BRYANT	Last Name: REINHARD		
Company: R&R RANCH LLC			
Address: 421 W VILLAGE LN	City: BOISE	State: ID	Zip: 83702
E-mail: JEREMY@BILTMORECO.COM	Phone Number: (208) 895-0500	Cell: 	Fax:

1. Type of Application:

Preliminary Final Preliminary/Final

2. Proposed Subdivision/Condominium Name:

STONEHAVEN SUBDIVISION

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

4. Subdivision/Condominium Features:

Number of buildable lots/units: Buildable lots/units per acre:
Number of common lots/units: Zoning Classification:
Total acres in subdivision:

5. Building Program:

Number of Existing Buildings: Number of Existing Buildings to Remain:

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No

If yes, please include a detailed explanation in your letter.
An additional waiver/modification review fee must be paid at the time of submittal.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation.
An additional private street review fee must be paid at the time of submittal.

8. Public Streets:

Number of new public streets proposed:

2

9. Floodways & Hillside:

Is any portion of this property located in a Floodway or a 100-year Floodplain?

Yes

No

Does any portion of this parcel have slopes in excess of 15%?

Yes

No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No

Area A

Area B

Area B1

Area C

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

Waiver of Subdivision Ordinance Application



New! Type data directly into our forms.

Case #: _____

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 12649 Prefix: West Street Name: Goldenrod

Subdivision: cloverdale estates Block: 2 Lot: 2 Section: 33 Township: 4n Range: 1e

Primary Parcel Number:

r	1	4	7	9	6	0	0	8	0	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

First Name: Jeremy Last Name: Amar

Company: Iron Mountain Real Estate Phone: (208) 895-0500

Address: 3681 n locust grove rd Ste 100 City: Meridian State: ID Zip: 83646

E-mail: jeremy@biltmoreco.com Cell: _____ Fax: _____

Agent/Representative Information

First Name: kent Last Name: brown

Company: Kent Brown Planning Phone: (208) 871-6842

Address: 3161 E Springwood Dr City: Meridian State: ID Zip: 83642

E-mail: kentkb@gmail.com Cell: _____ Fax: _____

Role Type: Surveyor Land Developer Engineer Architect Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)

First Name: Bryant Last Name: Reinhard

Company: R & R Ranch Phone: _____

Address: 421 W Village LA City: Boise State: ID Zip: 83702

E-mail: _____ Cell: _____ Fax: _____

www.cityofboise.org/pds



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500

Phone 208/384-3830 • Fax 208/384-3814 • TDD/TTY 800/377-3529

Date Received: _____

Revised 9/07 #10

Waiver of Subdivision Ordinance Application (2)

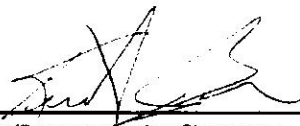
1. **Associated Subdivision/Condominium Name:** Stonehaven
2. **Please list all sections of the Subdivision Ordinance to be waived:** 11-9-4-11 Pressure Irrigation

Submittal Checklist

- Completed Waiver of Subdivision Ordinance Application #204
- Documentation explaining the reason(s) for the request, including the hardship to justify the waiver. Also, please include any other materials that may help to demonstrate the relief sought by this request.
- Legal description of property. (Not applicable if submitted with a subdivision plat)
- Scaled drawing showing the property affected by the requested waiver. (Not applicable if submitted with a subdivision plat)
- Vicinity Map of the property and surrounding area. (Map must show at least 600' beyond property drawn at a scale of 1"=300' or larger.)
- Processing fee.

The following items must be submitted with this application:

Completed Waiver of Subdivision Ordinance Checklist and all required documents, maps and fees.



Applicant/Representative Signature

1-17-14

Date

Print Form



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

Phone
208/570-6500

Fax
208/570-6586

TDD/TTY
800/377-3529

Web
www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

February 14, 2014

Dave Abo
PDS – Current Planning

Re: Preliminary/Final Plat – Stonehaven Subdivision; SUB14-00005
12649 W. Goldenrod Ave.

Dear Dave,

This is a request for a Preliminary/Final Plat for a subdivision with 17 buildable lots on 4.81 acres.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of 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 the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. Fire hydrants, capable of producing the required fire flows shall be located in accordance with the IFC. Fire hydrants are not shown but will be required. Significant waterline infrastructure will be required to support this project. (IFC 507.5, IFC Appendix B).

General Requirement:

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

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.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: January 24, 2014

To: Planning and Development Services

From: Rob Bousfield, Asst. City Engineer
Public Works

Subject: SUB 14-00005; Stonehaven Suidivision
Grading & Drainage, Hillside, & Misc. Engineering Comments

1. STANDARD Grading and Drainage Conditions

- 1) Subdivision drainage shall be in accordance to B.C.C. 11-09-04-05. The developer shall submit a letter from the appropriate drainage entity approving the drainage system or accepting the drainage there from. A copy of the construction drawing(s) depicting all site drainage improvements shall be submitted with the letter.
 - a) Developer may either construct improvement prior to final platting or post bond in the amount of 110% of the estimated construction costs. Estimated construction costs shall be provided by the developer's engineer.
 - b) For drainage facilities located outside of the public right-of-way, the developer shall dedicate a storm drainage easement. Said easement shall be labeled as either an Ada County Highway District storm drainage easement or a homeowners' association storm drainage easement, depending on what entity will assume responsibility for the operation and maintenance of the storm drainage system.
 - c) If the homeowners' association is to be responsible for the operation and maintenance of the storm drainage facilities, the covenants, homeowners' association by-laws or other similar deed restrictions shall be reviewed and approved by the Boise City Attorney.
- 2) If fills greater than one foot in depth are to be placed in subdivision lots inside of building envelopes, as defined by the applicable subdivision building setbacks, the Developer shall obtain a grading permit from the Boise City Building Department (Commercial Rough Grading Permit). Grading permit must be acquired prior to the start of construction or final plat signature by the Boise City Engineer, whichever comes first.

Special Conditions:

5. STANDARD HILLSIDE CONDITIONS

N/A

6. MISC. ENGINEERING CONDITIONS

N/A

Special Conditions:

If you have any further questions please contact Rob Bousfield at 384-3914 or rbousfield@cityofboise.org.

I:\PWA\Subjects\Review Comments\CUs\CU Sewer comment template.doc

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: 23 Jan 2013

To: Planning and Development Services
From: Mike Hedge, Street Light Technician Public Works
Subject: SUB14-00005; 12649 W. Goldenrod Ave.; Street Light Subdivision Comments

City Subdivision Conditions

- a. 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. 11-09-03.6.).
- b. 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. 11-09-04.9.). Plans shall be reviewed and approved by the Boise City Public Works Department prior to commencement of construction or bonding.
- c. **Fees:** Developer shall pay the current street light inspection and plan review fees on the proposed subdivision (B.C.C. 11-03-03.3.B.).
- d. The street lights shall be installed and accepted by the Boise City Public Works Department at the following locations. Unless otherwise noted, street lights shall be installed at a 25-foot minimum mounting height, 50 watt class LED fixture (see Attachment A, Boise Standard Revisions for a list of approved fixtures)
 - i) Light Locations:
 - Southwest corner of Lot 3, Block 2
 - Northwest corner of Lot 3, Block 3
- e. 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.

Special Conditions:None

If you have any further questions contact Mike Hedge at 388-4719 or mhedge@cityofboise.org.

Memo

To: Planning and Development Services
From: Peter McCullough; Public Works Department
Date: 1/24/14
Re: Solid Waste Comments- SUB14-00005

The following requirements for trash and/or recycling service apply to any residential subdivision or development in the City of Boise. Solid Waste collection vehicles utilize mechanical arms to collect 48 to 95 gallon plastic wheeled carts which require certain space and access specifications. If the following conditions can't be met, commercial service or separate collection locations may be required.

a. General Requirements

- i) All streets must be designed so that collection vehicles are not forced to back up at any time. (Hammerhead drives may be permitted only with prior approval from Public Works, 384-3906)
- ii) All developments utilizing residential service, including, condominiums, town homes, and patio homes, must provide a minimum of 9 feet of curb space per dwelling unit for the carts to be placed at the curb for collection.
- iii) Cul-de-sacs must have an unobstructed 70' minimum diameter.
- iv) Alleyways and service drives designated for solid waste collection shall be a minimum of 16' (curb to curb) with no parking permitted.
- v) Trees, street lights, wiring and other overhead obstacles shall not impede trash or recycling collection and will be maintained to provide an 18' high clearance above the cart collection location(s).
- vi) Designated parking areas shall not impede curbside solid waste collection, including parking in a cul-de-sac.
- vii) Developers of gated subdivisions shall provide the solid waste hauler with access to the subdivision.

Please contact me with any questions at 384-3906.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: January 24, 2014

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: SUB14-00005; 12649 w Goldenrod Ave; Sewer/Irrigation Comments

2. STANDARD IRRIGATION CONDITIONS

Rev 9/12/07

- a. Comply with B.C.C. 11-09-04.11. concerning pressure irrigation requirements prior to signing of the final plat by the Boise City Engineer.
 - i) The owner, 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
 - ii) 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.
- b. Prior to either commencing construction or signing of the final plat by the Boise City Engineer, developer shall:
 - i) Submit for approval by the Department of Public Works, construction plans and specifications for the pressurized system, stamped by a registered engineer.
 - ii) Provide written assurance that provisions have been made for ownership, operation, and maintenance of the system.
 - iii) Delineate all necessary irrigation easements on the final plat (B.C.C. 11-09-03.6).
- c. 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.
- d. Developer may construct prior to final platting or bond in the amount of 110% of the estimated construction costs based on the approved plans.
- e. **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. 11-03-03.3.B.).

3. STANDARD SEWER CONDITIONS

REV 12/03/12

City Subdivision Conditions

- a. Wetline sewers are required (B.C.C. 11-09-04.4., *Required Improvements; Sanitary Sewers*).
- i) Plans shall be submitted to and approved by the Boise City Department of Public Works prior to commencing with construction. Developer and/or owner may either construct improvements prior to final platting or execute a performance agreement and provide surety in the amount of 110% of the estimated costs. The developer and/or owner shall coordinate with the Department of Public Works for construction inspection prior to and during construction. Unless otherwise approved by the Public Works Department, all sewer construction shall be completed and accepted within 90 days of plat recordation, or within 30 days of issuance of the first building permit within the subdivision, whichever comes first.
- NOTE:** All bonding shall conform to Boise City Code 1-19, *Surety Bonds*.
- ii) Developer and/or owner shall pay the current sewer inspection fees for the proposed subdivision prior to signing of the final plat by the Boise City Engineer.
 - iii) Developer and/or owner shall be responsible for repairs of any failures that occur within one (1) year of the project acceptance by the appropriate sewer entity (Boise City Code 9-20-08.D.3, *Improvements; Sanitary Sewers*).
- b. Developer and/or owner shall delineate all necessary 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*).
- c. Unless previously paid, developer and/or owner shall pay a sewer assessment along W. Goldenrod Ave. 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.

If you have any further questions please contact Mike Sheppard at 384-3920.

7. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Cloverdale Road is listed in the Capital Improvements Plan to be widened to 5-lanes from Ustick Road to McMillan Road between 2027 and 2031.
- McMillan Road is listed in the Capital Improvements Plan to be widened to 5-lanes from Cloverdale Road to Five Mile Road between 2027 and 2031.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 152 additional vehicle trips per day (10 existing); 16 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Goldenrod Avenue	322-feet	Collector	N/A	N/A	N/A
Cloverdale Road @ McMillan Road	0-feet	Arterial	703	Better than "D"	Better than "D"

* Acceptable level of service for a five-lane minor arterial is "D" (1,540 VPH).

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

3. **Average Daily Traffic Count (VDT)**

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for the 2-lane section of Cloverdale Road south of McMillan Road was 14,157 on 5-25-11.

C. Findings for Consideration

1. **Goldenrod Avenue**

a. **Existing Conditions:** Goldenrod Avenue is improved with 24-feet of pavement and 3-foot gravel shoulders, with no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Goldenrod Avenue (25-feet from centerline). There are speed bumps on the street between the site and Cloverdale Road that were installed in the 1990s, at the request of, and paid for, by the neighborhood.

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be

considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Goldenrod Avenue is designated in the MSM as a Residential Collector with 2 to 3-lanes, and on-street bike lanes depending on the segment.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- c. **Applicant Proposal:** The applicant is proposing to improve Goldenrod Avenue.
- d. **Staff Comments/Recommendations:** The MSM offers varying street typologies for the Residential Collector. The City of Boise staff has requested that this street section include a 36-foot street with vertical curb, no bike lanes, and detached sidewalk with an 8-foot planter strip. For street calming the City has suggested that the applicant construct bulb-outs on Goldenrod Avenue at the intersection with the proposed street. Traffic Services staff has reviewed the need for traffic calming on the street and does not recommend that ACHD require any mitigation at this time. If the City requires bulb-outs, then the applicant should coordinate the design and location with ACHD.

2. Proposed Internal Local Streets

- a. **Existing Conditions:** There are no public streets constructed internal to the site.
- b. **Policy:**
 - Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard

street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal streets as 36-foot street sections with rolled, curb, gutter and 5-foot wide attached sidewalk within 50-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The proposed street section meets District policy and should be approved as proposed.

3. Roadway Offsets

- a. **Policy:**
Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- b. **Applicant's Proposal:** The applicant is proposing to construct one local street to intersect Goldenrod Avenue located approximately 520-feet east of Edelweiss Street.
- c. **Staff Comments/Recommendations:** The proposed location for the public street meets District policy and should be approved as proposed.

4. Stub Streets

- a. **Existing Conditions:** There are no public streets constructed internal to the site.
- b. **Policy:**
Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in 7207.2.5.4, except a temporary cul-de-sac will not be required if the

stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct a stub street to the east property line to a 4.82-acre parcel; and to the west to a 4.82-acre parcel.
- d. **Staff Comments/Recommendations:** Staff supports the applicant's proposal to construct stub streets to the adjacent undeveloped parcels. These streets will provide interconnectivity for both vehicles and pedestrians. The stub street to the west property line exceeds 150-feet in length and policy requires a temporary turnaround, with a length of approximately 175-feet. Staff recommends a modification of policy to not require a temporary turnaround, if the applicant provides written approval from the Fire Department. This modification is within the staff level authorities to modify dimensional standards.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Goldenrod Avenue is classified as collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Improve Goldenrod Avenue to a collector road standard, as one-half of a 36-foot street section with vertical curb, gutter, and 5-foot wide detached or 7-foot wide attached concrete sidewalk. If detached sidewalk is constructed, the sidewalk can be placed in an easement or additional right-of-way can be dedicated. If right-of-way is dedicated for all of the improvements, then the

requirement is 33-feet from centerline for detached sidewalk; or 27-feet from centerline for attached sidewalk.

2. A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.
3. If the City of Boise requires the construction of bulb-outs on Goldenrod Avenue, coordinate the design and location with ACHD.
4. Construct all of the local streets as 36-foot street sections with curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way.
5. Construct a local street to intersect Goldenrod Avenue, as proposed.
6. Construct a stub street to the east property line, as proposed.
7. Construct a stub street to the west property line, as proposed. The temporary turnaround is not required if the applicant provides written approval from the Fire Department.
8. Direct lot access to Goldenrod Avenue is prohibited and shall be noted on the final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable

ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

Interoffice

MEMORANDUM

DATE: February 3, 2014

TO: Boise Planning & Development

FROM: Ryan Rodgers, Forestry Specialist
Boise Parks & Recreation Department

SUBJ: SUB14-00005

Existing Trees on Public Right-of-Way:

None

Existing Trees on Private Property:

Several mature conifer and deciduous trees around existing house.

Forestry has no comments on this project.



Independent School District of Boise City #1

Boundaries, Transportation, and Traffic Safety
8169 W Victory Rd - Boise, ID 83709
(208) 854-4167 Fax (206) 854-4011

RESPONSE TO PLANNING & DEVELOPMENT SERVICES

DATE: February 10, 2014

TO: PDSTransmittals@cityofboise.org

RE: PUD 13-00009 – Bella Vista Place

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Whitney**
Junior High School: **South**
High School: **Borah**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.

Lanette Daw, Supervisor
Transportation and Traffic Safety

LD/pkw