



## 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](http://www.cityofboise.org/pds)

# 2/2a

## PUD13-00009 & SUB13-00041 / Northside Management

### Summary

The applicant requests approval of a Planned Unit Development with a Preliminary Plat for a residential development comprised of 14 single-family homes and 4 common lots. The approximately 1.28 acre site is located at 2705 W. Malad Street in a C-2D (General Commercial with Design Review) zone.

### Prepared By

Sue Cummings, Associate Planner

### Recommendation

**Approval of PUD13-00009 and SUB13-00041.**

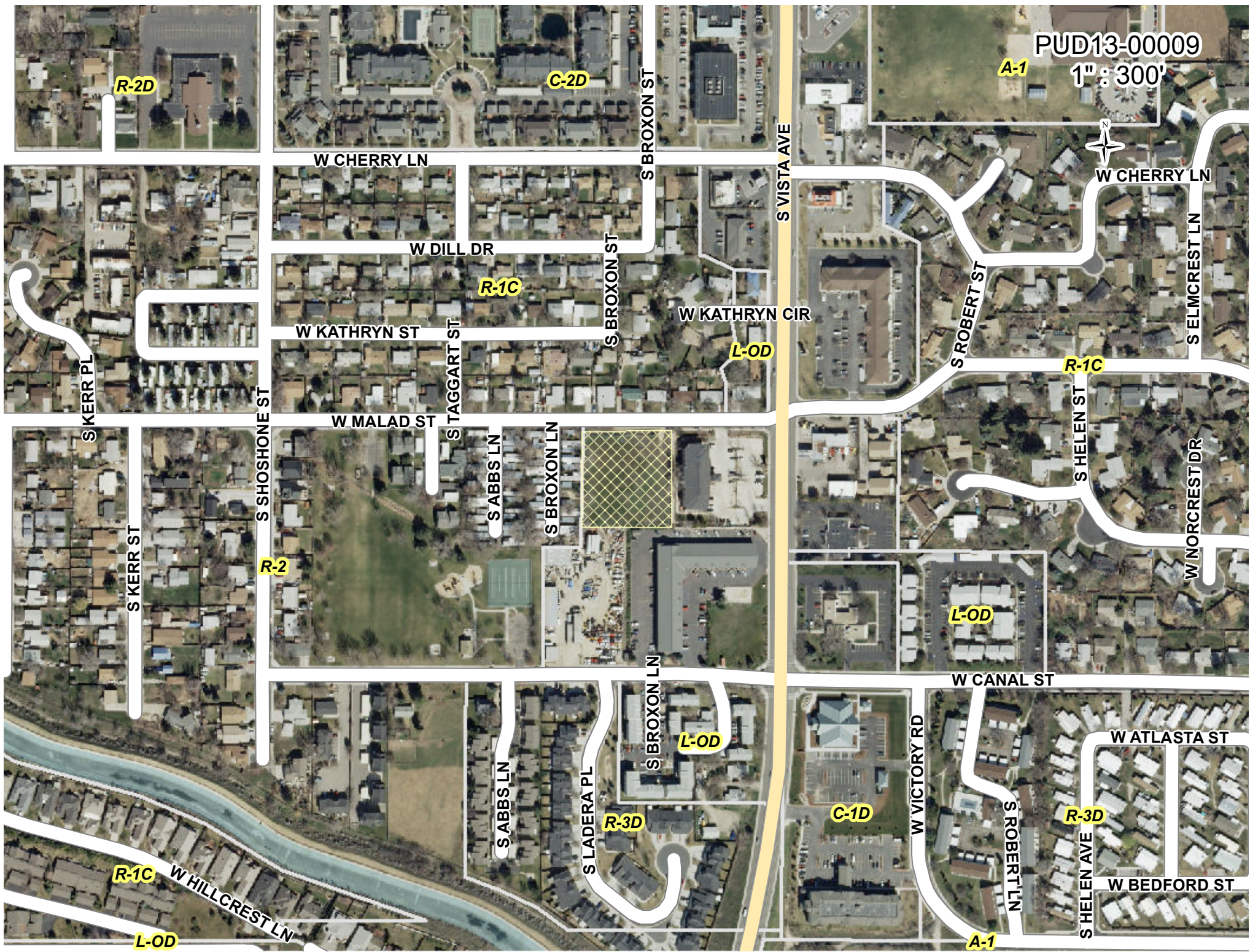
### Reason for the Decision

The proposed single-family units are compatible with other development in the neighborhood. The fourteen single-family homes meet the requirements for density, building separation, and parking.

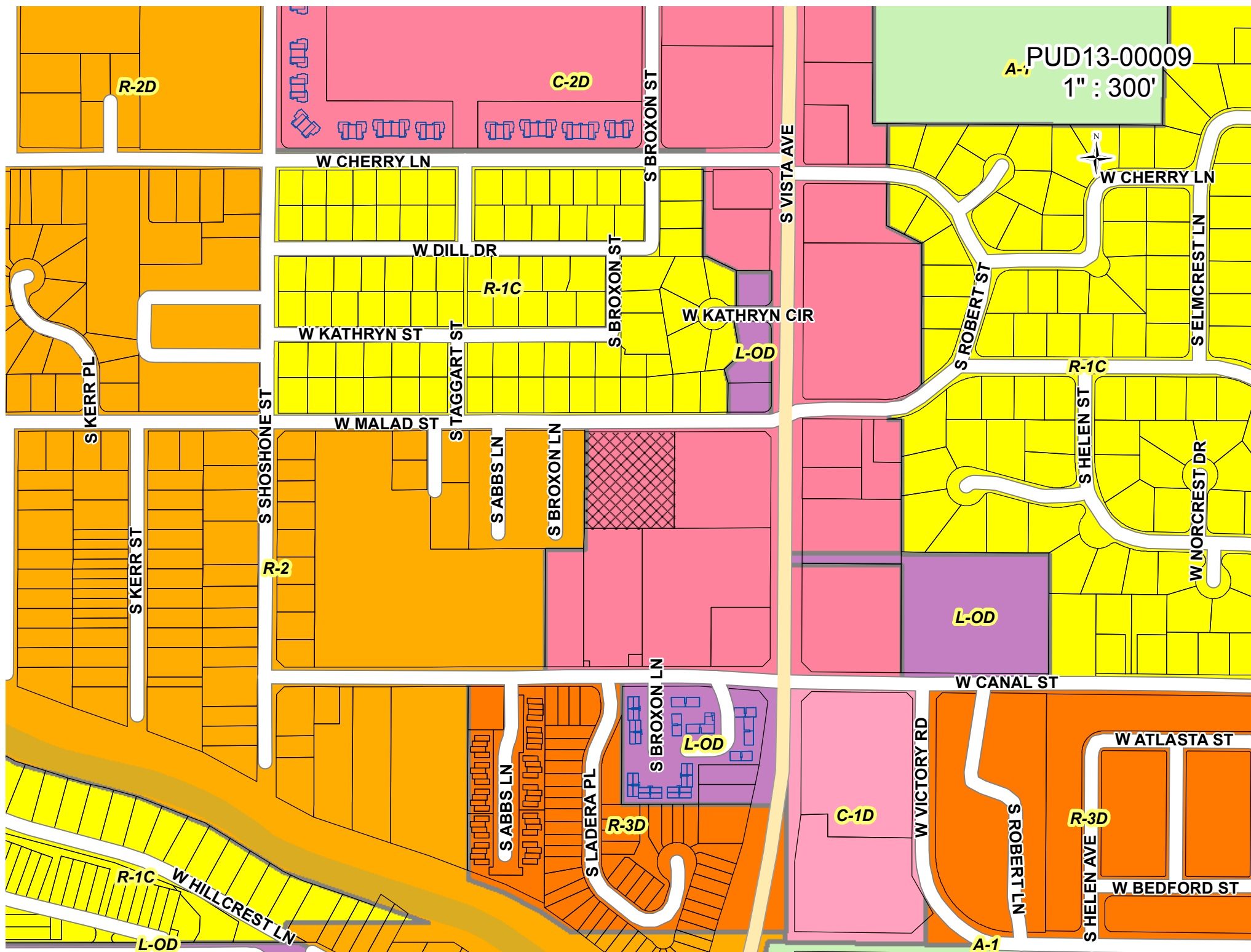
Based upon correspondence from commenting agencies, the proposed use will not place an undue burden on the transportation system or other public facilities in the vicinity. The residential project will generate less traffic than many commercial uses that are allowed in the C-2D zone. The project will not create excessive noise, odors, adverse lighting, and the parking requirements can be met.

The proposal is consistent with the goals and policies of the Boise City Comprehensive Plan. The Environmental Stewardship *Policy ES 1.4 Development Patterns* promotes compact walkable development patterns that support transit to reduce vehicle emissions. The property is located in a Mixed-Use land use category which generally supports higher density residential uses to support the transit system. The property is approximately 250 feet west of S. Vista Avenue and the bus for routes 3 and 4 stop at S. Canal Street, one block south of project. *GDR-N-3 Mix of Housing Types* (a) encourages a variety of housing types including townhouses, single family dwellings and apartments. *CB-CCN 3.2 Mix of housing types* encourages mix of housing types, lot sizes and prices in the Central Bench to maintain the area's diverse character.









## 2013

Date of Issue: 2-78

### PRELIMINARY DEVELOPMENT FEATURES:

1. **What is the purpose of the following text?**  
 The text is a **notice** or **announcement** regarding a **change in the school schedule**.

2. **What is the main message of the text?**  
 The main message is that the **school is changing its hours** from **8:00 AM to 7:30 AM** starting from **September 1st**.

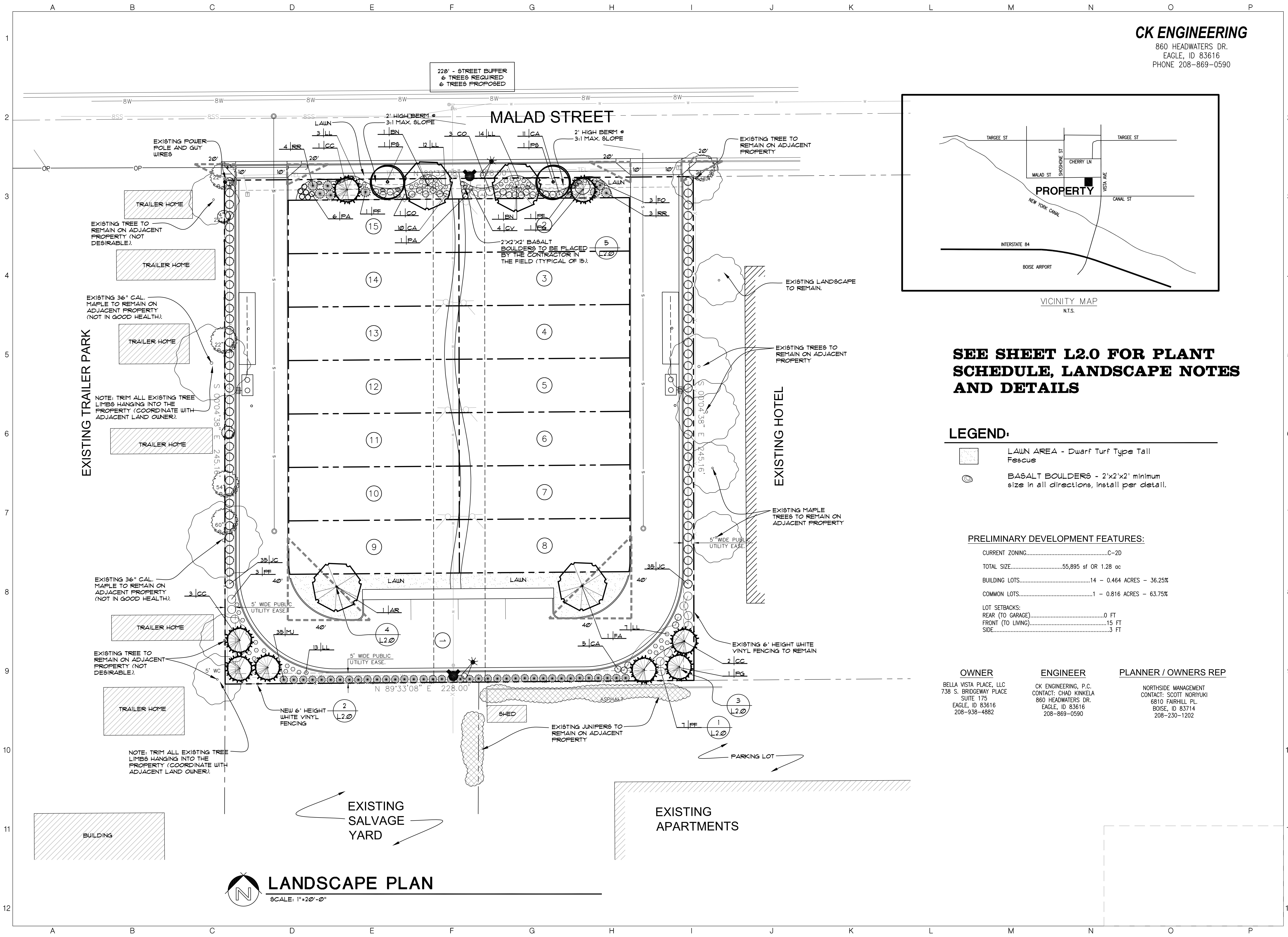
3. **What are the reasons for the change?**  
 The reasons for the change are **to better serve the community** and **to align with the local bus schedule**.

4. **What is the date of the change?**  
 The change will take effect on **September 1st**.

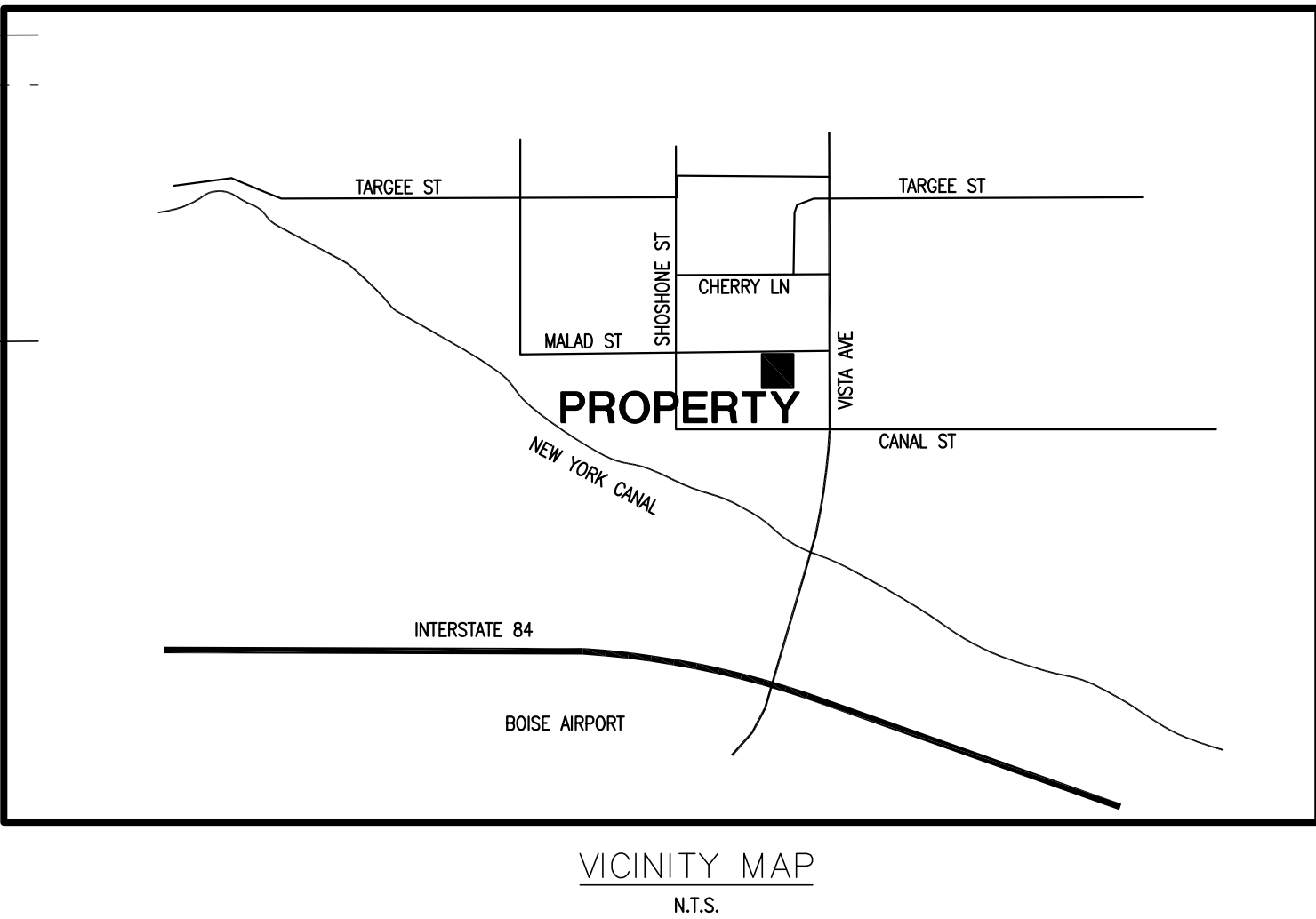
5. **What is the contact information for more details?**  
 For more information, please contact the **School Office** at **1234 Main Street, City, State, Zip**.

**OWNER**  
1114 WOLLA PLACE, LLC  
25 S. GARDNER PLACE  
SUITE 175  
[AQUINO] 616  
POB-938-4002

C1.0



**CK ENGINEERING**  
860 HEADWATERS DR.  
EAGLE, ID 83616  
PHONE 208-869-0590



**SEE SHEET L2.0 FOR PLANT SCHEDULE, LANDSCAPE NOTES AND DETAILS**

**LEGEND:**

- LAWN AREA - Dwarf Turf Type Tall Fescue
- BASALT BOULDERS - 2'x2'x2' minimum size in all directions, install per detail.

**PRELIMINARY DEVELOPMENT FEATURES:**

CURRENT ZONING.....	C-2D
TOTAL SIZE.....	55,895 sf OR 1.28 ac
BUILDING LOTS.....	14 - 0.464 ACRES - 36.25%
COMMON LOTS.....	1 - 0.816 ACRES - 63.75%
LOT SETBACKS:	
REAR (TO GARAGE).....	0 FT
FRONT (TO LIVING).....	15 FT
SIDE.....	3 FT

<b>OWNER</b> BELLA VISTA PLACE, LLC 738 S. BRIDGEWAY PLACE SUITE 175 EAGLE, ID 83616 208-938-4882	<b>ENGINEER</b> CK ENGINEERING, P.C. CONTACT: CHAD KINKELA 860 HEADWATERS DR. EAGLE, ID 83616 208-869-0590	<b>PLANNER / OWNERS REP</b> NORTHSIDE MANAGEMENT CONTACT: SCOTT NORIYUKI 6810 FAIRHILL PL. BOISE, ID 83714 208-230-1202
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**LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

STAMP:

DATE:  
01-08-14

**South**  
LANDSCAPE ARCHITECTURE, P.C.  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705  
(208) 342-2989  
FAX (208) 342-2993

REVISIONS:


**LANDSCAPE PLAN**  
**BELLA VISTA PLACE SUBDIVISION**  
**MALAD STREET**  
**BOISE, IDAHO**

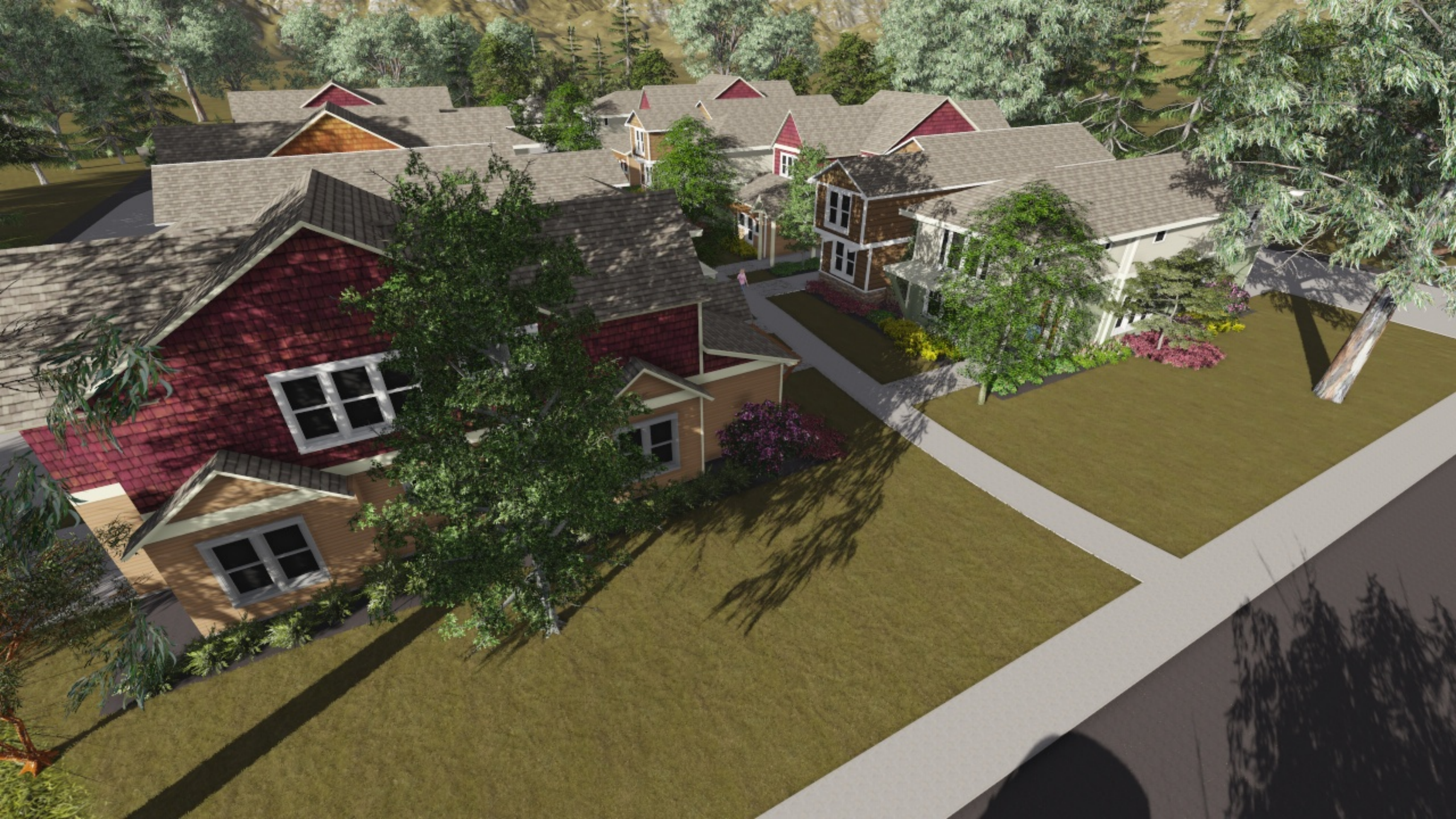
DRAWN BY:  
J.D.R.

CHECKED BY:  
T.L.S.

PROJECT NUMBER  
-

SHEET:  
**L1.0**











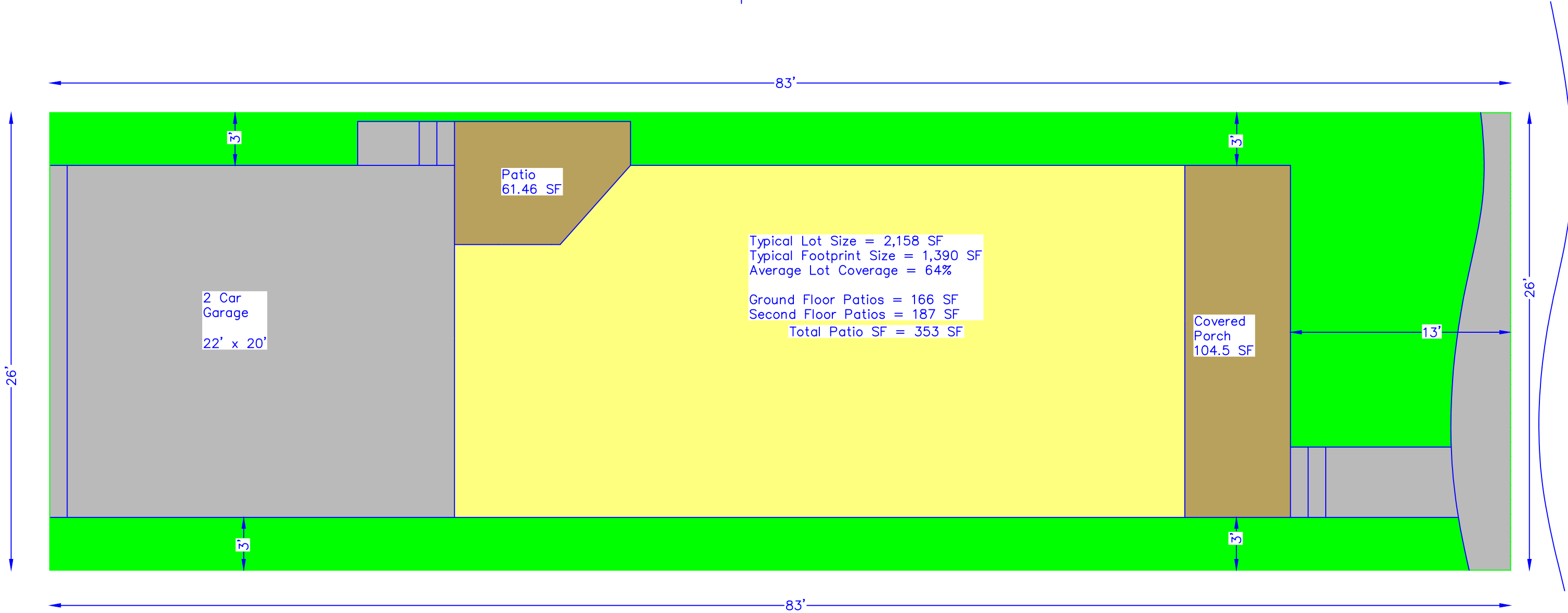






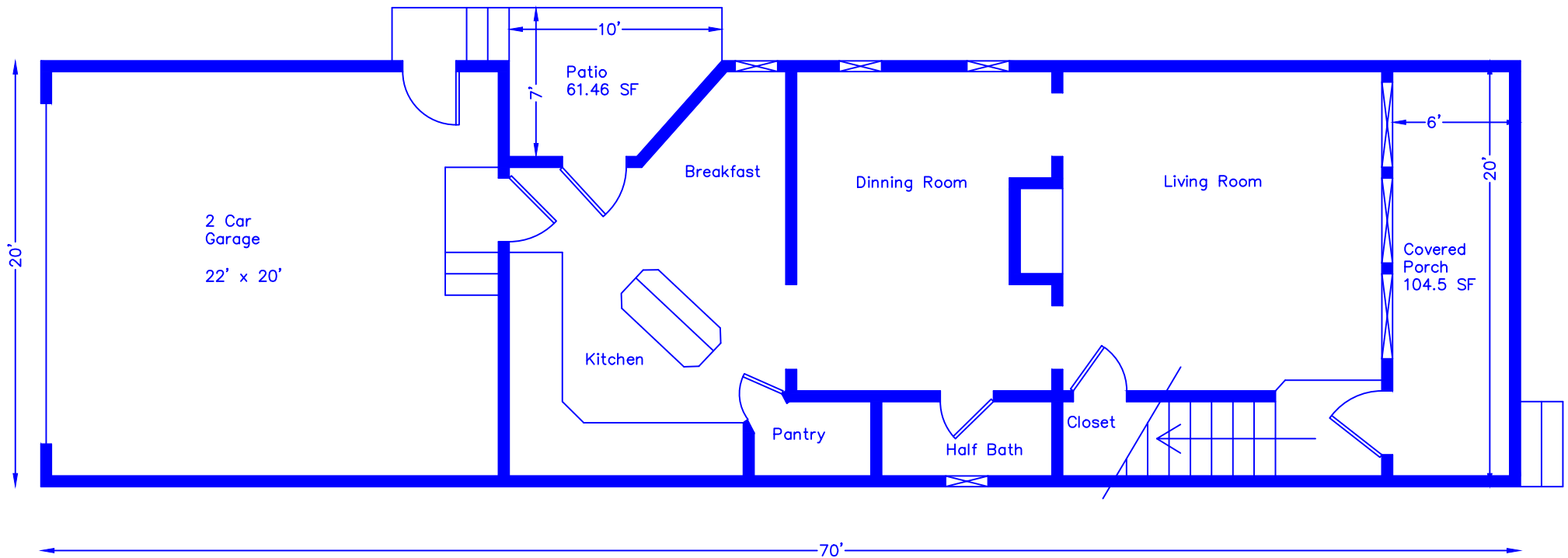


# Site Footprint

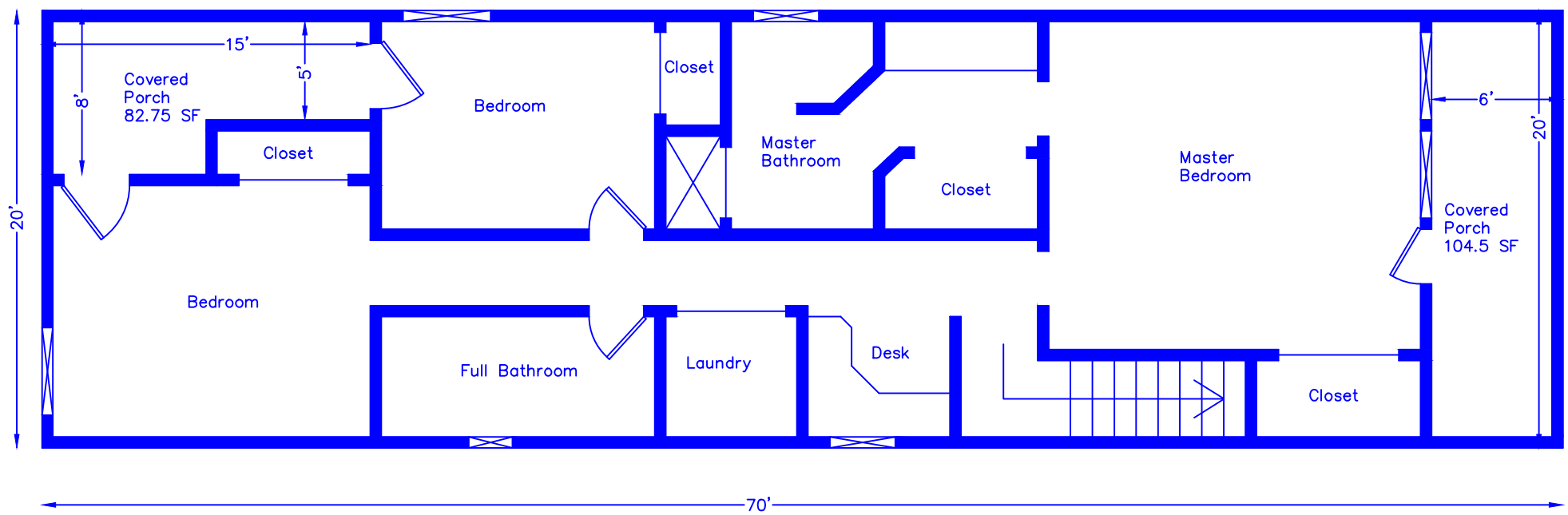




# Ground Floor



# Second Floor







**August 30<sup>th</sup>, 2013**

**Honorable Mayor and City Council  
City of Boise  
150 N. Capital Blvd  
Boise, ID 83701**

**RE: Bella Vista Place Subdivision & PUD Applications – Letter of Intent**

**Dear Mayor and Council,**

**As representative for Bella Vista Place, LLC please accept these applications for Subdivision & PUD for the proposed Bella Vista Place Single Family development located at 2705 W. Malad Street Boise, ID. This application includes a request to Develop & Construct fourteen single-family homes.**

**This letter is included with both the Subdivision & PUD Applications, together with filing fees and various exhibits. The enclosed application has been submitted in accordance with the requirements of the Boise City Unified Development Code and in compliance with the UDC.**

**This application and development provides for quality residential uses that complement the existing and adjacent uses. We look forward to working with you and your staff and request approval of this application**

**Sincerely,**

**Scott Noriyuki**

  
**Northside Management**

**RECEIVED**

**AUG 30 2013**

**PLANNING & DEVELOPMENT  
SERVICES**

**PUD 13 - 00009**





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# 2/2a

## Planning Division Project Report

**Number** PUD13-00009 & SUB13-00041  
**Applicant** Northside Management  
**Property Address** 2705 W. Malad Street

**Public Hearing Date** March 3, 2014

**Heard by** Planning and Zoning Commission

**Analyst** Sue Cummings

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### **Public Notification**

Newspaper notification published on: October 19, 2013

Radius notices mailed to properties within 300 feet on: October 18, 2013

Staff posted notice on site on: October 18, 2013

### **Table of Contents**

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### **Exhibits**

Ada County Highway District Comments  
Boise Public Works Comments  
Boise Fire Department Comments  
Central District Health Department Comments  
Boise Project Board of Control Comments  
Boise School District Comments  
Ada County Drainage District No. 3



## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Northside Management / Applicant
<b>Architect/Representative</b>	Scott Noriyuki / Northside Management
<b>Location of Property</b>	2705 W. Malad Street
<b>Size of Property</b>	±1.28 acres
<b>Zoning</b>	C-2D (General Commercial with Design Review)
<b>Comprehensive Plan Designation</b>	Mixed Use
<b>Planning Area</b>	Central Bench
<b>Neighborhood Association/Contact</b>	Vista NA / Kim Bentley
<b>Procedure</b>	The Planning and Zoning Commission is a recommending body on the subdivision and renders a final decision (absent an appeal) on the Conditional Use Permit for a Planned Unit Development.

## 2. Land Use

The applicant is requesting a Conditional Use Permit in association with a Preliminary Plat for the construction of a planned-residential development comprised of 14 single-family lots. The 1.28 acre site is located at 2705 W. Malad Street in a C-2D (General Commercial with Design Review) zone.

### Adjacent Land Uses and Zoning

<b>North:</b>	Single-Family Residences / R-1C (Single-Family Residential)
<b>South:</b>	Outdoor boat storage & repair / multi-family residential / C-2D (General Commercial with Design Review)
<b>East:</b>	Motel / C-2D (General Commercial with Design Review)
<b>West:</b>	Mobile home park / R-2 (Medium Density Residential)

Site Characteristics
The 1.28 acre site is flat and undeveloped.

History of Previous Actions	
CU-3-71	Approval of 80 residential units – not constructed
CUP07-00047	Approval of a 26-unit condominium development – not constructed
PUD12-0011	Approval of a 24-unit apartment development – not yet expired

## 3. Zoning Ordinance & Dimensional Standards

Section	Description
11-03-04.6	Conditional Use Permit
11-03-04.7	Planned Unit Development
11-04-06.2	Dimensional Standards for Commercial Districts
11-07-06.5	Planned Unit Development Standards
11-09	Subdivision Standards



## C-2 Setbacks

Yard	Building	Parking	Proposed Building	Proposed Parking
Front	10'	10'	13'	N/A
Street Side	10'	10'	N/A	N/A
Interior Side	0'; 15'*	5'; 10'*	23'; 23'	5'; 5'**
Rear	0'; 15'*	5'	38'	5'

\* When abutting or across the street from a residential use or district

\*\* A recommended condition of approval will require a 10' setback on the west side as it is residential.

## 4. Comprehensive Plan

CHAPTER	PRINCIPLES, GOALS, AND POLICIES
CHAPTER 2 - CITYWIDE VISION AND POLICIES	Policy NAC3.1(a) Policy CC1.1(a) Policy CC2.1(a) (b)
CHAPTER 3 – COMMUNITY STRUCTURE AND DESIGN	Principle IDP-N.2
CHAPTER 4 – PLANNING AREA POLICIES	Policy CB-CCN 3.2

## 5. Transportation and Public Services

Roadway	Frontage	Functional Classification	Average Daily Traffic Count	Level of Service	Existing Plus Project
W. Malad Street	228'	Local	1,177	N/A	N/A
S. Vista Street	None	Principal Arterial	20,119	Better than "C"	Better than "C"

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

## 6. Analysis/Findings

The applicant originally requested approval of a Planned Unit Development with a Preliminary Plat for a residential development comprised of 14 single-family homes and 4 common lots. A request for a parking reduction was also included. The approximately 1.28 acre site is located at 2705 W. Malad Street in a C-2D (General Commercial with Design Review) zone. The project has been redesigned. There are still 14 single-family residential lots. However there is now only one common lot and the parking standards have been met.

The site is located approximately 250 feet west of Vista Avenue and is among a mix of uses, including a hotel to the east, single-family residential to the north, a mobile home park to the west and outdoor storage of boats to the south. An apartment building is also located to the south and west of the parcel.

The submitted site plan shows all setback requirements of the C-2 zone can be met. The required setback on the west side of the property, abutting the residential mobile home park is 10 feet and the site plan shows 5 feet. If the lots (or driveway aprons) are reduced by 2.5 feet on the east and west sides of the project, the setback can be met.



A recommended condition of approval will require an increase of the setback to 10' to comply with the Code. The applicant has submitted proposed perspectives of the buildings which show modulation and a variety of elevations and building materials. As single-family residences, Design Review will not be required. A recommended condition of approval will address the final design to ensure the structures meet the general design standards with particular attention to the sides facing Malad Street.

While the access for parking is located at the rear of the properties, the access to the front doors is accomplished by a pedestrian path with a meandering sidewalk. A cross-access agreement will be provided to allow continued use of the pathway. Two amenities are required for the project as the property is over one acre in size. The property is in close proximity to Shoshone Park, a five-acre facility less than 500 feet to the west. The facility is equipped with two tennis courts, two soccer fields, tables with benches, barbeque stands and restrooms. In addition, the applicant has indicated seating and a barbeque will be provided on-site. While it is not shown on the plat or on the landscape plan, a recommended condition of approval will require a barbeque and seating be installed.

### **Subdivision**

The purpose of the Planned Development is to allow a reduction to the minimum average lot width and minimum lot size for residential uses in the C-2 zone. The applicant requests 26 foot wide lots rather than the required 50 foot. The narrow lots will support two car garages and still meet the required building separation of 6 feet between structures, as the garages are rear loaded. A private drive circles the property and provides access to each lot. Four guest parking spaces are located on the south side. Access to the front door of each home is by a cross access easement and a meandering sidewalk.

### **Connectivity & Sidewalk Design**

The project does not include any new public streets. It will be served by a private service drive that circles the perimeter of the site. Given the relatively small size of the parcel and established adjacent uses, there is no opportunity for public street connections. The Ada County Highway District came to a similar conclusion in analyzing the request.

A five foot attached sidewalk exists to the east, and the applicant proposes to continue the same design along Malad Street for the length of the property. The properties to the north have only rolled curb and gutter and to the west there are no sidewalks, curb or gutter. The internal sidewalk will be five-feet in width. This design complies with the Comprehensive Plan, and is consistent with the existing sidewalk improvements in the vicinity. General Design Principle IPD-N.2 encourages reinforcement of established streetscape characteristics through the use of complimentary setbacks, sidewalk widths, and street trees as part of infill projects.



## **Findings**

### **Section 11-03-04.6 .C (7) (a) Decision**

Decision authority shall be as follows:

The Hearing Examiner or the PZC shall review pursuant to Section 11-03-03-4 and according to following criteria:

**i. The location is compatible to other uses in the general neighborhood.**

The proposed use is compatible with other uses in the vicinity. There are single-family residences to the north and a mobile home park to the west. Retail and outdoor storage is located to the south, a three-story hotel is located to the east, and a two story multi-family residential use abuts the property to the southeast. The proposed structures are two stories in height and with a recommended condition of approval to increase the side setback to the west, meet all required setbacks. The 14 single-family dwellings are below the allowed number of residential units within the C-2 zoning district for a property of this size. According to the density standards the ±1.28 acre parcel could be developed with as many of 55 units (43.5 per acre). The Planning and Zoning Commission found a 24-unit planned development to be compatible to the neighborhood in 2012. The same is true now.

**ii. The proposed use will not place an undue burden on transportation and other public facilities in the vicinity.**

Correspondence received from commenting agencies indicates the proposed use will not place an undue burden on transportation or other public services in the vicinity. In a staff report dated November 1, 2013, ACHD stated approval of the request siting the proposal meets their standards and will require driveway and sidewalk improvements along W. Malad Street, as proposed. They also recommend the project not connect to W. Canal Street as Vista Avenue is only 250 feet to the east, and the property to the south is too narrow to support any future development if a connection road is required.

The project is not located within any irrigation district and the applicant has requested a waiver of the subdivision standards that require pressurized irrigation. A condition of approval requires a letter of acceptance from the water provider. The project is within the Ada County Drainage District No. 3 boundaries and development must comply with the conditions outlined in a letter from Elam & Burke, representing the Drainage District dated September 30, 2013. The recommended conditions require compliance with the Boise City Storm Water Management and Discharge Control Ordinance, the City's Storm Water Design Standards Manual, and the City's Operation and Maintenance Guidance document as well as the ACHD Policy Manual.

The Fire Department commented in a memo dated February 14, 2014 that the project can be approved and must meet all Fire Code regulations, specifically placement of hydrants.

The Independent School District of Boise City #1 indicated in a memo dated September 27, 2013 that the owner / developer has made arrangements to comply with all school district requirements. No other agencies have commented on this application.



- iii. **The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this title.**

The ±1.28 acre site is large enough to accommodate the proposed use. Each unit is proposed to have two parking spaces in the garages. A condition of approval will require each lot to be increased by one foot to accommodate a minimum of 20 foot wide interior garage. While not required, four guest parking spaces are located on the south side of the project. Setbacks that are interior to the development may be reduced through the planned development process, and the applicant proposes 6' between the structures, or a 3' setback from each internal property line. This will not cause adverse impacts. Setbacks of three feet or greater provide for allowed window and door openings on the building side wall per the International Residential Building Code. This will prevent excessive blank walls within the project. The site plan indicates all external setbacks can meet or exceed the standards.

- iv. **The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.**

The proposed use will not adversely impact other properties in the surrounding area. The residential use is not expected to cause excessive noise, odors, or adverse lighting. The two story structures will not cause excessive shade on neighboring properties and is compatible with the existing three story hotel to the east and the two story multi-family residential to the southeast. There is approximately 36 feet of building separation to the closest residential structure, which is to the west, mitigating excessive shading.

- v. **The proposed use is in compliance with the Comprehensive Plan.**

The project is consistent with the principles, goals, and policies of the Boise City Comprehensive Plan. The Land Use Map designates the property as "Mixed Use" which anticipates higher density residential. *Policy NAC3.1(a)* encourages residential infill that complements the scale and character of the surrounding neighborhood. *Policy CC1.1 Reduce Vehicle Miles Traveled* (a) also encourages compact infill development to avoid costly extension of transportation facilities and minimize travel distances.

This development is much like the substandard lots found in many of the North End, East End and Bench neighborhoods with the exception of having a common space in the front rather than a street. The homes act as a buffer between the residential uses to the north and west and the active commercial uses along Vista to the east. The garages are accessed by a private drive that acts as an alley and provides for a mix of housing type as encouraged by *policy CB-CCN 3.2*.

*Principle IDP-N.2* calls for the reinforcement of the established streetscape characteristics through the use of complementary setbacks, sidewalk widths, and street trees as part of infill and redevelopment projects.



## **7. Recommended Conditions of Approval**

### **Site Specific**

1. Construction, use and property development shall be in compliance with plans and specifications on file with Boise City Planning and Development Services received on August 30, 2013 and January 17, 2014 except as may be modified by the following conditions.
2. All exterior setbacks shall be met.
3. The lots shall be increased by one foot in width to accommodate a 20 foot wide interior garage.
4. Prior to a building permit application, the applicant shall submit detailed floor plans and elevations that depict each façade oriented to Malad Street be comprised of a minimum of 15% windows or doors.
5. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) per memo dated September 27 2013. All items required by BCPW shall be included on the plans/specifications that are submitted for a building permit. Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.
6. The applicant shall comply with all requirements and conditions of the Ada County Highway District as per the staff report dated November 1, 2013.
7. The applicant shall comply with Boise City Fire Department requirements as per a letter dated September 27, 2013 and February 14, 2014. Please contact Romeo Gervais at (208) 570-6567.

### **General:**

8. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative, and an authorized representative of the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
9. All amenities shall be constructed or bonded for prior to the issuance of any construction permits on the site.
10. An occupancy permit will not be issued by the Building Department until all of these conditions have been met. In the event a condition(s) cannot be met by desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond will be required in the amount of 110% of the value of the condition(s) which are incomplete.



11. All landscaping shall be maintained in a healthy and attractive condition, irrigated by an appropriate underground irrigation system.
12. Exterior lighting fixtures must be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets.
13. Any future division of this parcel into individual lots or parcels, for the purpose of selling the separate lots to individual owners, will be required to comply with all provisions of Boise City Code, Title 11, Chapter 9, including lot frontage on a public or approved private street, and all requirements for preliminary and final platting.
14. Construction, use and property development shall be in conformance with all applicable requirements of the Boise City Code.
15. Specific building construction requirements of the International Building Code and Uniform Fire Code will apply. However, these provisions are best addressed at building permit application.
16. Failure to abide by any condition of this Conditional Use Permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
17. This conditional use permit shall be valid for a period not to exceed two (2) years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground.
18. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a (2) two-year time extension. A maximum of two (2) extensions may be granted.
19. Failure to abide by any condition of this conditional use shall be grounds for revocation by the Boise City Planning and Zoning Commission.

### **Construction Practices**

20. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
21. Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.



22. To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.
23. Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
24. Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
25. Comply with requirements of the Nampa Meridian Irrigation District per comments dated August 8, 2013.

#### **Standard Conditions of Approval**

26. Vision triangles as defined in Section 11-01-03 and 11-10-04.4.G of the Boise City Zoning Ordinance shall remain clear of all sight obstructions.
27. All parking area and driveways shall be paved, marked and provided with approved wheel restraints, and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
28. All lighting shall be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets. The illumination of all light fixtures shall not exceed two footcandles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.
29. Utility services shall be provided underground.
30. Hook-up to wet line sewers shall be required prior to issuance of an Occupancy Permit.

#### **Subdivision**

31. The subdivision plat shall comply with the site plan and all conditions of approval for the associated Planned Unit Development (PUD13-00009), and a note shall be placed on the face of the Final Plat stating, "The development of this property shall be in compliance with the Boise City Zoning Ordinance or as specifically approved by PUD13-00009."
32. Lot 1 is subject to a cross parking and access easement. The following perpetual ingress/access easement and perpetual cross parking easement requirements must be met:

- A. A note on the Final Plat shall state: "Lots 1 is subject to a cross parking and cross access easement to be maintained by the Bella Vista Subdivision Homeowner's Association" The perpetual ingress/access easement and cross parking easement shall be delineated on the plat or be described in a separate agreement which is referenced on the plat, and; Conveys to those lot owners taking access from the perpetual ingress/access easement, the perpetual right of ingress and egress and parking over the described easement and; Provides that such perpetual ingress/access easement and cross parking easement shall run with the land.
33. The service driveway widths shall be a minimum of 24 feet wide with two way traffic and no parking on either side. All service driveways shall be constructed to the same construction specifications required for public streets. Contact the Ada County Highway District for public street construction requirements (B.C.C. 11-09-03.5.B.). Certification of construction to A.C.H.D. specifications is required from an independent testing laboratory or a consulting engineer, including test results for the verification of construction (B.C.C. 11-09-03.5.B.).
34. Drainage facilities for the perpetual ingress/access easement and parking area shall comply with Boise City's Storm Water Management and Discharge Control Ordinance (B.C.C. 8-15). Plans shall be approved and construction inspected by Boise City Public Works.
35. The perpetual ingress/access easement shall be designed to accommodate the turning radius of fire trucks, as determined by the Boise City Fire Department. Plans shall be submitted, reviewed and approved by the Boise City Fire Department and the Boise City Public Works Department prior to signing of the Final Plat by the Boise City Engineer.
36. The perpetual ingress/access easement shall be required to support the use of emergency vehicles having a 70,000 lb. GVW, and verification of construction is required from an independent testing laboratory and a registered Professional Engineer.
37. A ten foot public utility and drainage easement shall be provided along the exterior of the subdivision.
38. A note on the face of the Final Plat shall state:
- i. The proposed shared parking lot and driveway will be covered with a blanket public utility, ingress, egress, and driveway easement as approved by PUD13-00009.
  - ii. A note on the face of the Final Plat shall state: "The development of this property shall be in compliance with the Boise City Zoning Ordinance."
39. 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 all common areas, storage facilities, recreational facilities or open spaces shall be reviewed and approved by the Boise City Attorney.



40. 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 of B.C.C. 8-17, 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.
41. 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.
42. 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 B.C.C. 11-09-04.1.
43. Comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, street lights and solid waste collection per Department comments dated August 7, 2013. Please contact BCPW at (208) 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a building permit. Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.
44. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
  - i. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,  
OR
  - ii. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.
45. The name, Bella Vista 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 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.
46. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (B.C.C. 9-06-05.M).
47. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
48. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).

- 49 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) 433-4400

50. 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).
51. 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.
- i. 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.
  - ii. 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.
  - iii. 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.
52. The Bella Vista Subdivision is approved for 14 buildable lots.



**Project Information**

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Meeting Held (Date):

Aug. 21, 2013 6:00pm

2. Neighborhood Association:

Vista NA

3. Comprehensive Planning Area:

Central Bench

4. This application is a request to construct, add or change the use of the property as follows:

Single-family, residential subdivision

5. Size of Property:

☒ Acres  
1.283

☐ Square Feet

6. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

standard minimums

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:

0

Number of Proposed:

2

C. Is the building "sprinklered"?

☐ Yes

☒ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

per United Water

gpm

7. Existing uses and structures on the property are as follows:

None - Vacant Land

8. Are there any hazards on the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

None

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	Single-Fam	2	R-1C
South:	Contract Yard	2	C-2D
East:	Hotel	3	C-2D
West:	Trailer Park	1	R-2

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**10. Non-Residential Structures:**A. Number of **Proposed** non-residential structures:

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

E. Existing Structure Height(s):

F. Number of Stories:

**11. Residential Structures:**A. Number of **Proposed** residential units (if applicable):

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	0	0	0
Two-Bedroom:	0	0	0
Three-Bedroom:	0	0	0
Other:	0	0	0
Total Number:	0	0	0

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

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**12. Site Design:**

A. Percentage of site devoted to building coverage:

59.3% (overall bldg. lots - not footprints)

B. Percentage of site devoted to landscaping:

13.8%

C. Percentage of site devoted to paving:

26.9% (asphalt and concrete sidewalks)

D. Percentage of site devoted to other uses:

Ø

E. Describe other use:

**13. Loading Facilities, if proposed (For Commercial uses only):**

Number:

N/A

Location

Size:

Screening

**14. Parking:**

A. Handicapped Spaces:

Required

NONE

Proposed

Handicapped Spaces:

B. Parking Spaces:

→Parking Spaces: garage/driveway/on-street

C. Bicycle Spaces:

NONE

Bicycle Spaces:

D. Proposed Compact Spaces:

NONE

E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:

garage/driveways

F. Are you proposing off-site parking?

☒ Yes☐ No

If yes, how many spaces?

42

G. Are you requesting shared parking or a parking reduction?

☐ Yes☒ No

If yes, how many spaces?

\* 6 additional provided

**Note:** If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

**15. Setbacks** (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<u>garage 20' / living 15'</u>	<u>same</u>		
Rear:	<u>East 10' / West 15'</u>	<u>same</u>		
Side 1:	<u>3'</u>	<u>same</u>		
Side 2:	<u>3'</u>	<u>same</u>		

**16. Waivers Requested:**

A. Lot size:

☐ Yes☒ No

Description:

Via PUD Application

B. Internal Setbacks:

☐ Yes☒ No

Description:

C. Frontage:

☐ Yes☒ No

Description:

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17. Sidewalks:

Proposed: ☒ Attached ☐ Detached

Adjacent: ☒ Attached ☐ Detached

18. Amenities:

Number: 2

Description:

Large open space / picnic table area /  
bbq pit

19. Density:

Allowed Density:

15 / AC

Proposed Density:

10.9 / AC

20. Building Exterior:

Materials

Colors

Roof:

arch. composite shingles - black

Walls:

engineered siding - various

Windows/Doors:

vinyl / metal / wood - various

Fascia, Trim etc.:

various various

21. Drainage (Proposed method of on-site retention):

sub-surface seepage beds

22. Floodways & Hillside:

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

☐ Yes

☒ No

B. 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 Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. 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

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24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

☐ Yes ☒ No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

☐ Yes ☒ No

Are you proposing public street connection to adjacent properties?

☒ Yes ☐ No

25. Solid Waste:

A. Type of trash receptacles:

☒ Individual Can/Residential ☐ 3 Yd Dumpster ☐ 6 Yd Dumpster ☐ 8 Yd Dumpster ☐ Compactor

B. Number of trash receptacles:

14

C. Proposed screening method:

n/a

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)

☒ Yes ☐ No

E. Is recycling proposed?

☐ Yes ☐ No

per City of Boise trash collection

Verification of Legal Lot or Parcel Status

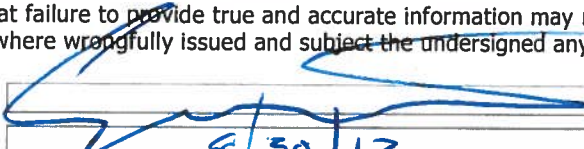
Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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:

  
8/30/13

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PUD 13 - 00009

#201 Subdivision Application

Property Information

Address

Street Number: 2705	Prefix: W.	Street Name: Malad St.	Unit #: 			
Subdivision name: Crosby	Block: 01	Lot: 01	Section: 21	Township: 3N	Range: 2E	Zoning: C-2D
Parcel Number: R1617190010	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: Scott	Last Name: Noriyuki		
Company: NorthSide Management			
Address: 6810 Fairhill Pl.	City: Boise	State: ID	Zip: 83714
E-mail: scott@northsidemgt.com	Phone Number: 230-1202	Cell: 	Fax: 

Agent/Representative Information

Role Type:	<input type="radio"/> Architect	<input type="radio"/> Land Developer	<input type="radio"/> Engineer	<input type="radio"/> Contractor	<input checked="" type="checkbox"/> Other
First Name: Scott	Last Name: Noriyuki				
Company: NorthSide Management					
Address: 6810 Fairhill Pl.	City: Boise	State: ID	Zip: 83714		
E-mail: scott@northsidemgt.com	Phone Number: 230-1202	Cell: 	Fax: 		

Owner Information

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

First Name:	Last Name:		
Company: Bella Vista Place, LLC.			
Address: 738 S. Bridgeway Pl.	City: Eagle	State: ID	Zip: 83616
E-mail: scott@northsidemgt.com	Phone Number: 230-1202	Cell: 	Fax: 

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1. Type of Application:

☒ Preliminary

☐ Final

☐ Preliminary/Final

PUD

2. Proposed Subdivision/Condominium Name:

Bella Vista Place Subdivision

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

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

PUD 12-00011

4. Subdivision/Condominium Features:

Number of buildable lots/units:

14

Buildable lots/units per acre:

9.14

Number of common lots/units:

1

Zoning Classification:

C-2D

Total acres in subdivision:

1.28 AC

5. Building Program:

Number of Existing Buildings:

0

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.

n/a See PUD Application

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:

☒

**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:**







---

Sara M. Baker, President  
John S. Franden, Vice President  
Rebecca W. Arnold, Commissioner  
Mitchell A. Jaurena, Commissioner  
Jim Hansen, Commissioner

Date: November 1, 2013

*(Via e-mail)*

To: Northside Management  
Scott Noriyuki  
6810 Fairhill Place  
Boise, ID, 83714

Subject: Bella Vista/PUD13-00009/SUB13-00041  
2705 W Malad Street

On November 1, 2013 the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project file  
City of Boise (via e-mail)

**Project/File: Bella Vista/PUD13-00009/SUB13-00041**

*This is a planned unit development and subdivision application to develop and construct 14 buildable lots on 1.28 acres. The site is located at 2705 W Malad Street in Boise, Idaho.*

**Lead Agency:** City of Boise**Site address:** 2705 W Malad Street**Staff Approval:** November 1, 2013

**Applicant:** Scott Noriyuki  
6810 Fairhill Place  
Boise, ID, 83714

**Representative:** Northside Management  
Scott Noriyuki  
6810 Fairhill Place  
Boise, ID, 83714

**Staff Contact:** Stacey Yarrington  
Phone: 387-6171  
E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval for a Planned Unit Development and Subdivision to develop and construct 14 buildable lots on 1.28 acres. Transit services are available in the area, one block to the south at the Vista/Canal intersection. The site is located at 2705 W Malad Street in Boise, Idaho.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Cherry Lane Subdivision (Single-Family Residential)	R-1C
South	Home Acres Subdivision (General Commercial)	C-2D
East	Crosby Subdivision (General Commercial)	C-2D
West	Home Acres Subdivision (Combined Residential)	R-2

- Site History:** ACHD staff previously reviewed this site as Bella Vista Place/PUD12-00011 in November 2012. The requirements of this staff report are consistent with those of the prior action.
- Transit:** Transit services are available to serve this site.
- Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

6. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 133 additional vehicle trips per day (0 existing); 14 additional vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> 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
Vista Avenue	0-feet	Principal Collector	575	Better than "E"	Better than "E"
Malad Street	228-feet	Local	69	N/A	N/A

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 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 Vista Avenue south of Targee Street was 20,119 on 4/18/2013.
- The average daily traffic count for Malad Street east of Shoshone Street was 1,177 on 11/1/2012.

## **C. Findings for Consideration**

1. **Malad Street**

- a. **Existing Conditions:** Malad Street is improved with 2-travel lanes, 26-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Malad Street (22-feet from centerline).

b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**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 improve Malad Street with curb, gutter and 5-foot wide attached sidewalks abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy, and should be approved, as proposed. The sidewalk and street improvements should match the existing improvements east of the site completing the street as a 36-foot street section.

## 2. Internal Street

- a. **Existing Conditions:** There are no existing local roadways within this site.

- b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**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.

**Continuation of Streets Policy:** District Policy 7207.2.4 states the street design in a proposed development shall cause no undue hardship to adjoining property. An adequate and convenient access to adjoining property for use in future development may be required. If a street ends at the development boundary, it shall meet the requirements as described in this sub-section.

The District will consider the following items when determining when to require a stub street:

- Property size and configuration of current application

- Property size and configuration of adjacent parcels
- Potential for redevelopment of adjacent parcels
- Location and vehicular and pedestrian attracting land use (i.e. schools, neighborhood commercial, etc.)
- Comprehensive Plan and Zoning designations
- Needs of the emergency service providers
- Location of existing stub streets
- Location of canals and necessary crossings
- Cost vs. benefit of requiring canal crossing
- Functional Classification of adjacent and nearby roadways (i.e. will requiring a stub street achieve the District's Access Management goals by reducing the potential for additional connection to a classified roadway)
- The Master Street Map

An existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**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.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant's Proposal:** The applicant is proposing to construct Broxon Street, as a 34-foot street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 46-feet of right-of-way. The applicant is proposing to construct Broxon Street as a stub street to terminate at the south property line with a "hammerhead" turnaround and parking at both ends.

**Staff Comments/Recommendations:** The proposed "hammerhead" turnaround does not meet District policy and should not be approved as proposed.

The applicant's proposal to construct a public street within this project does not provide a public benefit and may cause undue hardship to the two adjoining properties south of the site when/if they redevelop. The proposed stub street and hammerhead turnaround intersect two property lines. The westerly parcel to the south is less than one-acre in size and to require the extension of a public street could take an unreasonable portion of property from the development. The easterly parcel to the south is an apartment building with existing landscaping and parking directly south of the proposed stub street, Broxon Street. In the event that Broxon Street is required to be extended to the south it could also cause undue hardship and create a non-conforming use to the existing development with reduced parking and landscape removal in order to extend the stub street. Both adjoining properties also have direct access off of Canal Street.

Staff recommends that the applicant construct a private street or driveway internal to the site, consistent with the prior ACHD action on this site.

### 3. Driveways

- a. **Existing Conditions:** There are no existing roadway offsets internal to the site.
- b. **Policy:**
- c. **Local Offset Policy: Staff Comments/Recommendations:** The applicant should construct a driveway or private street to intersect Malad Street. The driveway can intersect Malad Street in any location because Malad Street is a local street.

### 4. 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.

### 5. 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.

## **D. Site Specific Conditions of Approval**

1. Complete and construct Malad Street as a 36-foot street section with curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site.
2. Construct a 24 – 36-foot wide driveway onto Malad Street to serve the development with a private road or drive aisle. Pave the driveway or private street its full width and at least 30-feet into the site. If a private road is constructed, the applicant shall install private street name signs and STOP signs.
3. Payment of impacts fees are due prior to issuance of a building permit.
4. 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

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: September 27, 2013

To: Boise City Planning & Zoning

Re: PUD 13-00009/ SUB 13-00041; 2705 W. Malad Street

**CONDITIONS OF APPROVAL**

**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

Applicant should apply with the Bench Sewer District for sewer service.

**DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)**

A drainage plan must be submitted and approved by Public Works. Drainage conditions shall be placed during the subdivision platting process. Approvals of subdivision building pads are conditional to slab on grade structures only (not structures with basements).

**STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)**

No comment.

**PERSON MAKING OTHER COMMENTS –**

**OTHER COMMENTS –**

  
PUBLIC WORKS REPRESENTATIVE

  
PUBLIC WORKS REPRESENTATIVE

cc: Applicant





**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](http://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

Cody Riddle  
PDS – Current Planning

Re: REVISED - Planned Unit Development, PUD13-00009  
2705 W. Malad Street

Dear Cody,

This is a request for a Planned Unit Development for fourteen single family lots.

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. For streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides. The roadway is proposed at a minimum of 24-feet in width which will prohibit parking 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 shall be installed in accordance with the requirements of the IFC. (BCC 7-01-32, IFC 503.8)
2. Fire hydrants, capable of producing the required fire flows, are required to be located within 600-feet of all portions of buildings and spaced in accordance with the IFC. Additional fire hydrants will be required. (IFC 507.5)

### General Requirement:

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 time of building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

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



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

- ☐ ACZ
- ☒ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat DWD13-00009 & SUB13-00041

Crosby Subdivision

RECEIVED  
OCT 03 2013  
DEVELOPMENT  
SERVICES

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - ☐ high seasonal ground water
  - ☐ waste flow characteristics
  - ☐ bedrock from original grade
  - ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - ☒ central sewage
  - ☐ community sewage system
  - ☐ community water well
  - ☐ interim sewage
  - ☒ central water
  - ☐ individual sewage
  - ☐ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - ☒ central sewage
  - ☐ community sewage system
  - ☐ community water
  - ☐ sewage dry lines
  - ☒ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
  - ☐ food establishment
  - ☐ swimming pools or spas
  - ☐ child care center
  - ☐ beverage establishment
  - ☐ grocery store
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- ☐ 14. \_\_\_\_\_ Reviewed By: Row Bredin

Date: 9/30/13

**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**KENNETH COLE**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

07 October 2013

Boise City Planning & Development – Subdivisions  
150 North Capitol Boulevard  
P O Box 500  
Boise, Idaho 83701-0500

RE: Northside Management  
2705 W. Malad Street  
New York Irrigation District  
Tillotson Lateral 41+40  
Sec. 21, T3N, R2E, BM.

**PUD13-00009 & SUB13-00041**

(NY-EXCLUSIONS)

RECEIVED

OCT 08 2013

DEVELOPMENT  
SERVICES

Boise City Planning:

There are no Project facilities located on the above-mentioned property.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter  
Assistant Project Manager- BPBC

bdc/bc

cc Phil Comegys  
Velta Harwood  
File

Watermaster, Div; 2 BPBC  
Secretary – Treasurer, NYID





## ***Independent School District of Boise City #1***

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### **Boundaries, Transportation, and Traffic Safety**

**8169 W Victory Rd - Boise, ID 83709**

**(208) 854-4167 Fax (208) 854-4011**

### **RESPONSE TO PLANNING & DEVELOPMENT SERVICES**

**DATE: September 27, 2013**

**TO: [PDSTransmittals@cityofboise.org](mailto:PDSTransmittals@cityofboise.org)**

**RE: PUD13-00009 & SUB13-00041 – 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

**ELAM & BURKE**  
ATTORNEYS AT LAW

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844  
E-mail rpa@elamburke.com

September 30, 2013

**BOISE CITY PLANNING & DEVELOPMENT DEPARTMENT**  
150 North Capitol Boulevard  
Boise, Idaho 83701-0500

RE: PUD13-00009 & SUB13-00041  
X-Ref: PUD12-00011  
Northside Management  
2705 W. Malad Street

Ladies and Gentlemen:

The above-referenced Conditional Use Application to construct 14, single family homes has been received in this office. This law firm represents the interests of Ada County Drainage District No. 3 (the "District"). The project site lies within the District's boundaries.

Providing all drainage will continue to be retained onsite, the District has no comment on the project located at 2705 W. Malad Street.

The District is responsible for ensuring that its system complies with conditions of a National Pollution Discharge Elimination System ("NPDES") permit issued by the Environmental Protection Agency to the District and other co-permittees, with regard to the quality of storm water runoff.

Approval of any proposed development is based upon the following conditions. Any proposed development must meet the storm water requirements of the Ada County Highway District ("ACHD") (if proposal is for a residential subdivision), or Boise City (if the proposal is for commercial, industrial, multi-family housing, or residential with private streets). This includes any and all requirements pertaining to on-site water detention, water quality treatment, and operation and maintenance. The project may also require a permit from the United States Army Corps of Engineers under their Section 404 permit program. If the work requires a permit from the Corps, the applicant will need to obtain their approval before starting work.

Boise City Planning & Development Department  
September 30, 2013  
Page 2

These requirements are outlined in the ACHD Policy Manual and the Boise City Storm Water Management and Discharge Control Ordinance, the Boise City Storm Water Design Standards Manual, and the Boise City Operation and Maintenance Guidance document.

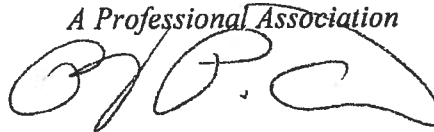
The objectives of these requirements are to adequately control the quantity and quality of storm water runoff into the District's system and public waters. Compliance with these requirements will also address discharge limitations of "no net increase" in sediment and bacteria, required by the Lower Boise River Total Maximum Daily Load and the Idaho Department of Environmental Quality's "no net increase" policy.

Additionally, the District must be notified of any conditions that result in a significant change to the quantity or quality of the storm water runoff from this site.

If you have any questions or comment concerning the above, please feel free to contact me. Thank you for your assistance.

Very truly yours,

ELAM & BURKE  
*A Professional Association*

A handwritten signature in black ink, appearing to read 'RPA', is written over the printed name of Ryan P. Armbruster.

Ryan P. Armbruster

RPA/ksk

c: Scott Noriyuki, Northside Management  
District Commissioners  
Steve Sweet  
Dean Callen