



## Planning & Development Services

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

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Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# C

### **SUB15-00064 / Millwell Place Subdivision**

**Summary:**

Preliminary plat for a residential subdivision comprised of 68 buildable and 2 common lots on 17.97 acres located at 6512 W. Saxton Avenue in an R-1C (Single Family Residential) zone.

**Prepared By:**

Susan Riggs, Associate Planner

**Recommendation:**

Approval with conditions

**Reason for the Decision:**

All lots within the subdivision conform to the existing R-1C (Single-Family Residential) zone. With the recommended conditions of approval, the Preliminary Plat is in conformance with the Boise City Comprehensive Plan and Development Code.



W Baron Dr

W Baron L

W Saxton Ave

W Saxton Ave

N Herford Way

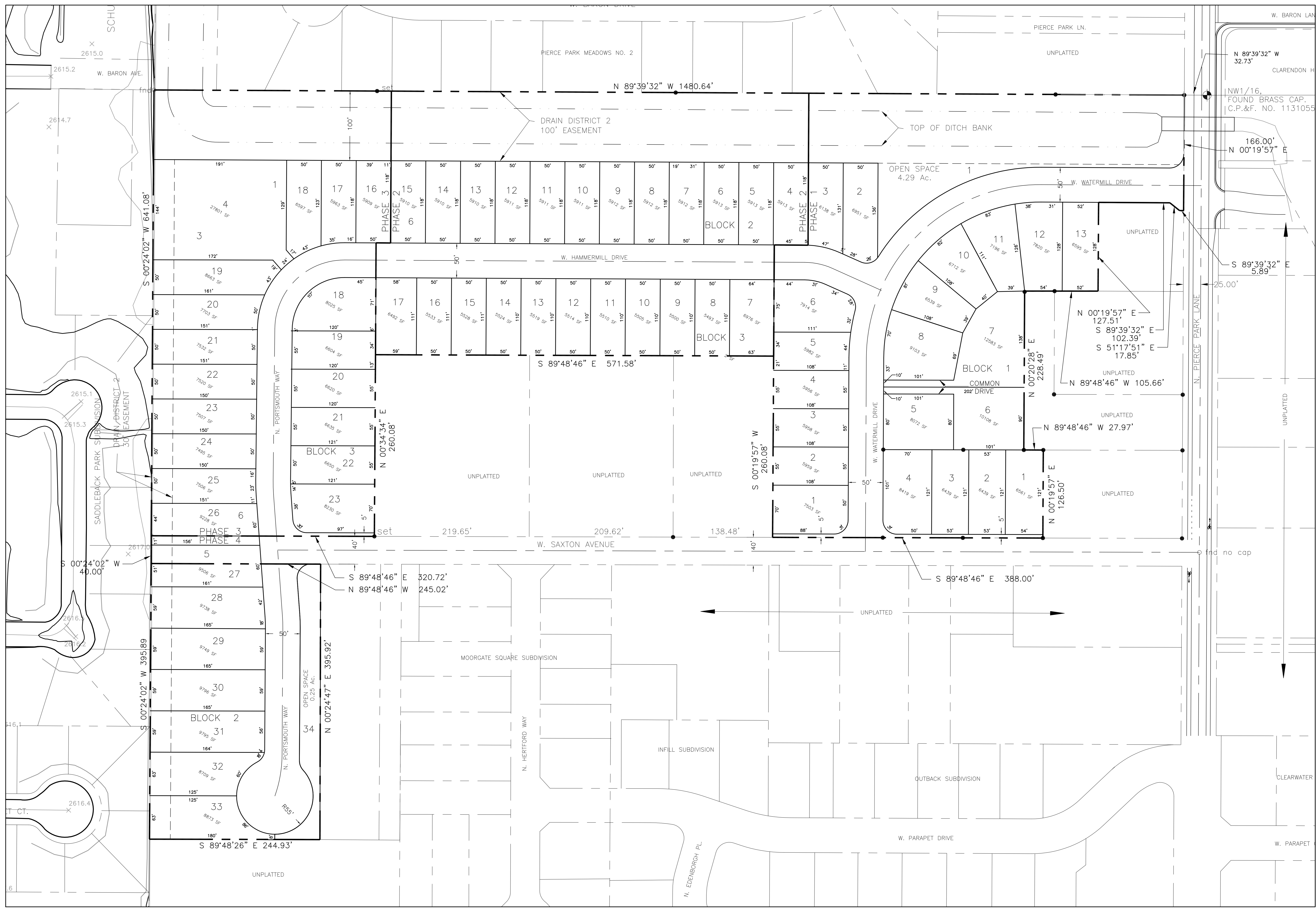
W Parapel Dr

W Parapel Dr

AVENUE

burghy Dr

W P



**KEY NOTES**

- 1 OPEN SPACE AREA THAT IS DESIGNATED FOR ACHD STORM WATER MANAGEMENT AND ALLOWED LANDSCAPING.
- 2 OPEN SPACE AREA DESIGNATED AS 100' WIDE DRAINAGE DISTRICT NO. 2 MAINTENANCE EASEMENT. DEVELOPMENT OWNERS TO RETAIN ALL RIGHTS FOR POSSIBLE CONVEYANCE TO DRAINAGE DISTRICT NO. 2. THE COMMON BOUNDARY WITH ALL RESIDENTIAL LOTS SHALL HAVE A 6' HIGH FENCE ON REAR LOT LINE OF RESIDENTIAL LOTS.
- 3 30' WIDE DRAINAGE DISTRICT NO. 2 ACCESS AND MAINTENANCE EASEMENT. EXISTING DITCH SHALL BE PIPED ALONG THE WEST BOUNDARY FOR DISCHARGE INTO THE NORTH DRAIN.
- 4 OPEN SPACE AREA THAT IS DESIGNATED FOR ACHD STORM WATER MANAGEMENT AND ALLOWED LANDSCAPING.
- 5 10' WIDE LANDSCAPE MEDIANS WITHIN ENTRY ROAD. LANDSCAPING SHALL CONFORM TO ACHD POLICY AND OWNERS SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH ACHD FOR LANDSCAPE AND FINE IRRIGATION.
- 6 EXISTING 40' WIDE ACHD RIGHT-OF-WAY TO BE VACATED AT TIME OF DEVELOPMENT OF SURROUNDING LOTS.
- 7 OWNERS ANTICIPATE UP TO 4 PHASES TO COMPLETE THE MILLWELL PLACE DEVELOPMENT. OWNERS RESERVE THE RIGHT TO CHANGE BOUNDARIES OF PHASE LIMITS AND COMPLETE AT A FASTER PACE IF MARKET CONDITIONS ALLOW.

**GENERAL NOTES**

- 1 ALL PORTIONS OF THIS PROPERTY ARE WITHIN THE BOISE CITY LIMITS AND THE PROPERTY IS CURRENTLY ZONED R-1C.
- 2 ALL PROPOSED ROADWAYS WITHIN THIS DEVELOPMENT WILL BE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT FOR OWNERSHIP AND MAINTENANCE. DESIGN OF THESE ROADWAYS WILL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE ACHD STANDARDS.
- 3 SAXTON AVENUE AND PIERCE PARK LANE ARE PUBLIC ROADWAYS.
- 4 EXISTING IRRIGATION CONVEYANCE CHANNELS WILL BE EXTENDED THROUGH THE DEVELOPMENT AS REQUIRED.
- 5 A NEIGHBORHOOD MEETING WAS CONDUCTED ON NOVEMBER 12, 2015. THE MEETING WAS HELD AT THE PIERCE PARK BAPTIST CHURCH AT 5350 N. PIERCE PARK LANE.
- 6 ALL LOTS HAVE A 10' WIDE PUBLIC UTILITIES EASEMENT ALONG THE STREET FRONTAGE.

OWNER:  
MICHAEL KALTENECKER  
6600 SAXTON AVENUE  
BOISE, IDAHO 83714

APPLICANT:  
WOOD RIVER BUILDERS, LLC  
516 S. CAPITOL BLVD.  
BOISE, IDAHO 83702

AGENT:  
RIVERIDGE ENGINEERING COMPANY  
2447 S. VISTA AVENUE  
BOISE, IDAHO 83705

SURVEYOR  
IDAHO SURVEY GROUP  
1450 E. WATER TOWER ST.  
MERIDIAN, IDAHO 83642

**RIVERIDGE ENGINEERING COMPANY**  
2447 S. VISTA AVENUE, BOISE, IDAHO 83705  
PH. (208) 344-1180, FAX (208) 344-1182

DATE: NOV. 20, 2015  
PROJECT: 15042

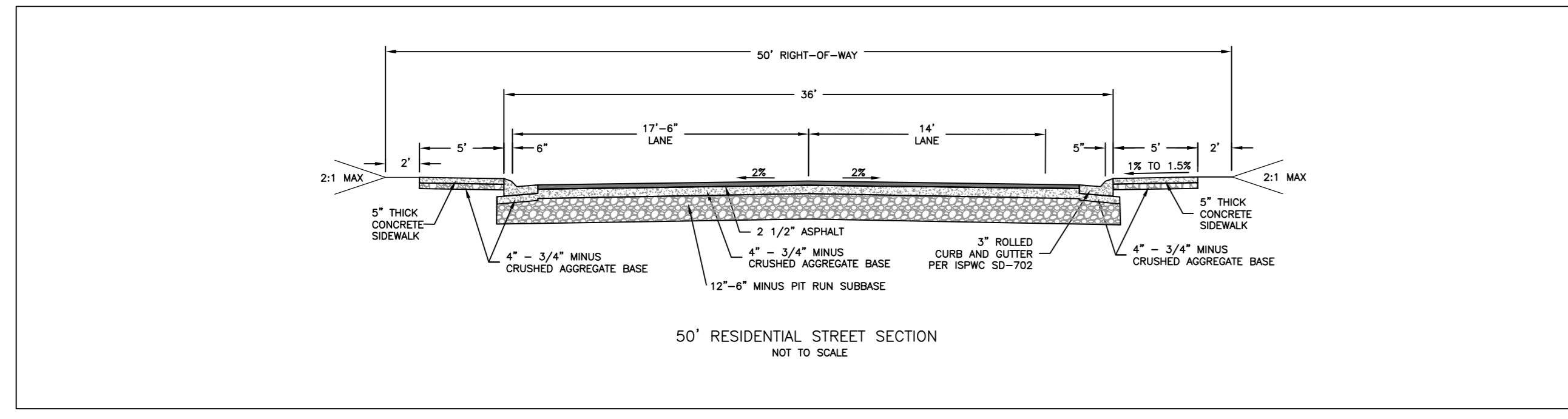
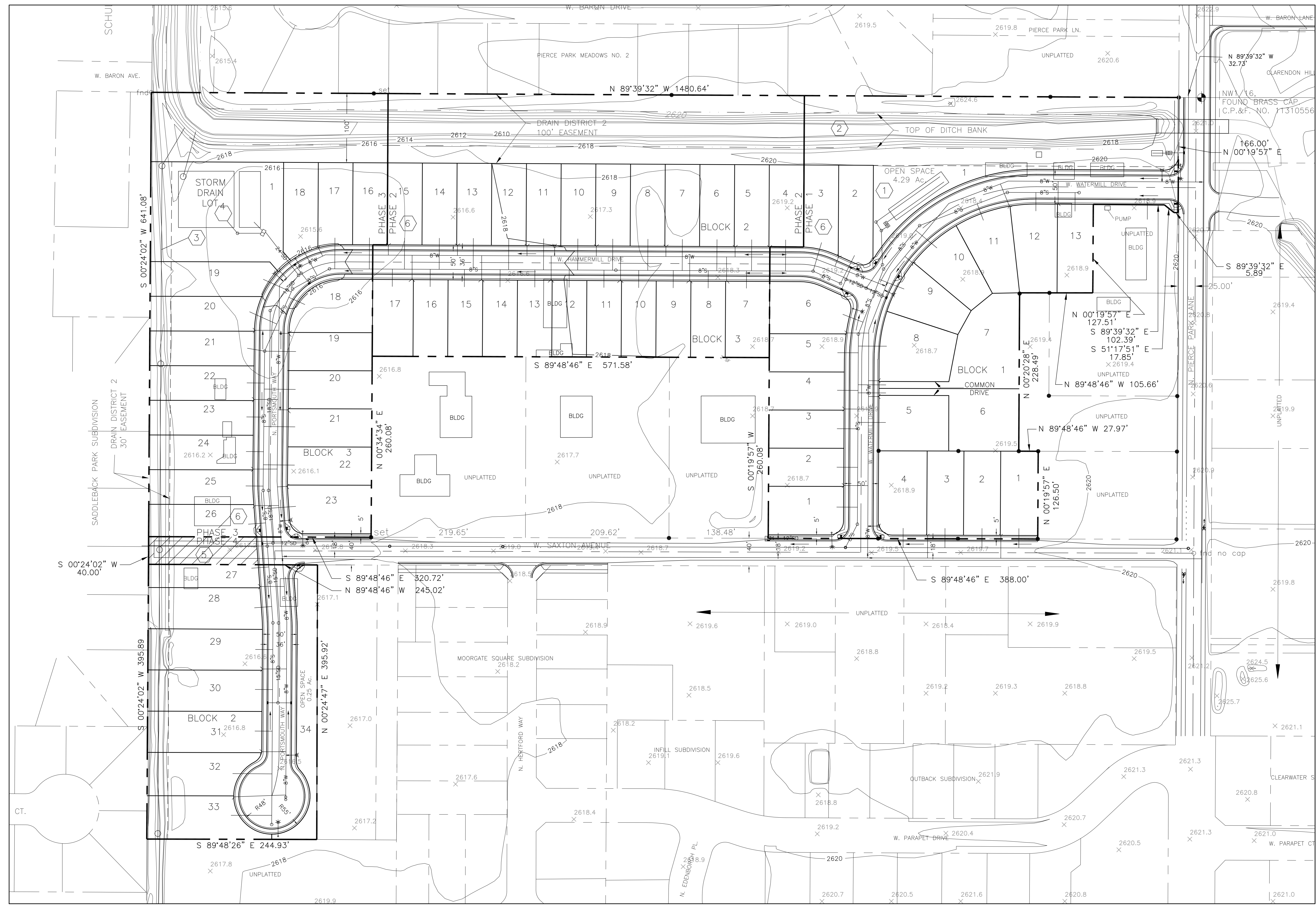
**SITE LAYOUT PLAN**

**PRELIMINARY PLAN FOR MILLWELL PLACE SUBDIVISION**

A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE, ADA COUNTY, IDAHO

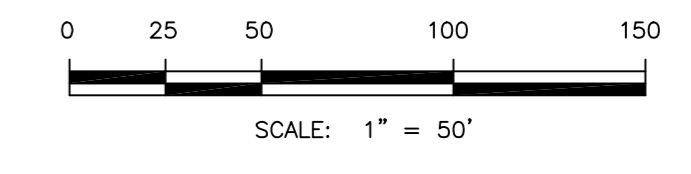
**SHEET 1 OF 2**

DATE: NOV. 20, 2015  
PROJECT: 15042



- KEY NOTES**
- OPEN SPACE AREA THAT IS DESIGNATED FOR ACHD STORM WATER MANAGEMENT AND ALLOWED LANDSCAPING.
  - OPEN SPACE AREA DESIGNATED AS 100' WIDE DRAINAGE DISTRICT NO. 2 MAINTENANCE EASEMENT. DEVELOPMENT OWNERS TO RETAIN ALL RIGHTS FOR POSSIBLE CONVEYANCE TO DRAINAGE DISTRICT NO. 2. THE COMMON BOUNDARY WITH ALL RESIDENTIAL LOTS SHALL HAVE A 6" HIGH FENCE ON REAR LOT LINE OF RESIDENTIAL LOTS.
  - 30' WIDE DRAINAGE DISTRICT NO. 2 ACCESS AND MAINTENANCE EASEMENT. EXISTING DITCH SHALL BE PIPED ALONG THE WEST BOUNDARY FOR DISCHARGE INTO THE NORTH DRAIN.
  - OPEN SPACE AREA THAT IS DESIGNATED FOR ACHD STORM WATER MANAGEMENT AND ALLOWED LANDSCAPING.
  - EXISTING 40' WIDE ACHD RIGHT-OF-WAY TO BE VACATED AT TIME OF DEVELOPMENT OF SURROUNDING LOTS.
  - OWNERS ANTICIPATE UP TO 4 PHASES TO COMPLETE THE MILLWELL PLACE DEVELOPMENT. OWNERS RESERVE THE RIGHT TO CHANGE BOUNDARIES OF PHASE LIMITS AND COMPLETE AT A FASTER PACE IF MARKET CONDITIONS ALLOW.

- GENERAL NOTES**
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BOISE.
  - DOMESTIC WATER WILL BE PROVIDED BY UNITED WATER IDAHO.
  - ALL PROPOSED ROADWAYS WITHIN THIS DEVELOPMENT WILL BE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT FOR OWNERSHIP AND MAINTENANCE. DESIGN OF THESE ROADWAYS WILL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE ACHD STANDARDS.
  - ALL STORM WATER FROM ROADWAYS AND LOTS WILL BE EITHER RETAINED ON SITE, OR WILL BE COLLECTED, TREATED, AND DISCHARGED TO THE NORTH DRAIN DITCH AT PRE-DEVELOPMENT RATES IN ACCORDANCE WITH ACHD STANDARDS AND DRAINAGE DISTRICT 2 STANDARDS.
  - THE IRRIGATION DISTRICT FOR THIS LOCATION IS THE BOISE VALLEY DITCH COMPANY, 8850 HORSESHOE BEND ROAD, BOISE, IDAHO. THE PROJECT WILL COMPLY WITH DITCH COMPANY REQUIREMENTS TO EXTEND EXISTING IRRIGATION CHANNELS THROUGH THE DEVELOPMENT AND PROVIDE FOR COLLECTION AND CONVEYANCE OF IRRIGATION TAIL WATER.
  - ALL DRYLINE UTILITIES, INCLUDING POWER, GAS, TELEPHONE AND CABLE WILL BE INSTALLED IN A JOINT TRENCH DIRECTLY BEHIND THE SIDEWALK. THERE WILL BE A 10' UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS FOR SERVICE.



OWNER:  
MICHAEL KALTENECKER  
6600 SAXTON AVENUE  
BOISE, IDAHO 83714

APPLICANT:  
WOOD RIVER BUILDERS, LLC  
516 S. CAPITOL BLVD.  
BOISE, IDAHO 83702

AGENT:  
RIVERIDGE ENGINEERING COMPANY  
2447 S. VISTA AVENUE  
BOISE, IDAHO 83705

SURVEYOR  
IDAHO SURVEY GROUP  
1450 E. WATER TOWER ST.  
MERIDIAN, IDAHO 83642

**Riveridge Engineering Company**  
2447 S. Vista Ave. Boise, Idaho 83705  
Ph. (208) 344-1180, Fax (208) 344-1182

DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NOV. 20, 2015				

**PRELIMINARY PLAN FOR MILLWELL PLACE SUBDIVISION**

**SITE GRADING, DRAINAGE AND UTILITY PLAN**

A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE, ADA COUNTY, IDAHO

DATE: NOV. 20, 2015  
PROJECT: 15042  
SHEET 2 OF 2

## #201 Subdivision

Case #: SUB15-00064

## Property Information

## Address

<b>Street Number:</b> 6512	<b>Prefix:</b> W	<b>Street Name:</b> SAXTON AVE	<b>Unit #:</b> 			
<b>Subdivision name:</b> SAXTONS FIRST SUB	<b>Block:</b> 	<b>Lot:</b> 	<b>Section:</b> 19	<b>Township:</b> 4	<b>Range:</b> 2	<b>Zoning:</b> R-1C
<b>Parcel Number:</b> R7719001462	<b>Additional Parcel Numbers:</b> R7719000893, R7719000920, R7719001100, R7719001355, R7719001506					

## Primary Contact

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

 Agent/Representative
  Applicant
  Owner

## Applicant Information

<b>First Name:</b> Todd	<b>Last Name:</b> Blackwell		
<b>Company:</b> Wood River Builders, LLC			
<b>Address:</b> 516 S. Capitol Blvd.	<b>City:</b> Boise	<b>State:</b> ID	<b>Zip:</b> 83702
<b>E-mail:</b> todd@liveinboise.com	<b>Phone Number:</b> (208) 608-9124	<b>Cell:</b> (208) 628-9124	<b>Fax:</b> (208) 331-6833

## Agent/Representative Information

 Role Type:
  Architect
  Land Developer
  Engineer
  Contractor
  Other

<b>First Name:</b> David	<b>Last Name:</b> Powell		
<b>Company:</b> RiveRidge Engineering Company			
<b>Address:</b> 2447 S. Vista Avenue	<b>City:</b> Boise	<b>State:</b> ID	<b>Zip:</b> 83705
<b>E-mail:</b> dpowell@rvrdg.com	<b>Phone Number:</b> (208) 344-1180	<b>Cell:</b> (208) 830-4654	<b>Fax:</b> (208) 344-1182

## Owner Information

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

<b>First Name:</b> Michael	<b>Last Name:</b> Kaltencker		
<b>Company:</b> N/A			
<b>Address:</b> 6600 W. Saxton Avenue	<b>City:</b> Boise	<b>State:</b> ID	<b>Zip:</b> 83714
<b>E-mail:</b> mgkaltenecker@gmail.com	<b>Phone Number:</b> (208) 890-4601	<b>Cell:</b> (208) 890-4601	<b>Fax:</b> 

1. Type of Application:

Preliminary       Final       Preliminary/Final

2. Proposed Subdivision/Condominium Name:

Millwell 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):

N/A

4. Subdivision/Condominium Features:

Number of buildable lots/units:	<input type="text" value="68"/>	Buildable lots/units per acre:	<input type="text" value="3.8"/>
Number of common lots/units:	<input type="text" value="2"/>	Zoning Classification:	<input type="text" value="R-1C"/>
Total acres in subdivision:	<input type="text" value="17.97"/>		

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.

## Planning Division Project Report

**File Number** SUB15-00064  
**Applicant** Todd Blackwell  
**Property Address** 6512 W. Saxton Avenue  
  
**Public Meeting Date** January 11, 2016  
**Heard by** Planning and Zoning Commission  
  
**Analyst** Susan Riggs, Associate Planner

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### Description:

This is a proposed single-family residential subdivision with 68 buildable and 2 common lots located on 17.97 acres. The subject property is zoned R-1C (Single Family Residential). The property is currently improved with a single-family home and several out-buildings.

### Location:

The property is located on the north and south side of Saxton Avenue and west side of Pierce Park Lane.

### Table of Contents

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### Exhibits

Agency Comments

## 1. Project Data and Facts

<b>Project Data</b>	
<b>Applicant/Status</b>	Todd Blackwell / Wood River Builders, LLC
<b>Architect/Representative</b>	David Powell / RiveRidge Engineering Company
<b>Location of Property</b>	6512 Saxon Avenue
<b>Size of Property</b>	17.97 acres.
<b>Existing Zoning</b>	R-1C (Single Family Residential)
<b>Comprehensive Plan Designation</b>	Suburban
<b>Planning Area</b>	Northwest
<b>Neighborhood Association/Contact</b>	Pierce Park / Roy Napper
<b>Procedure</b>	The Planning and Zoning Commission will make a recommendation to City Council.

<b>Current Land Use &amp; Site Characteristics</b>
The property is currently improved with a single-family home and several out-buildings.

<b>Description of Applicant's Request</b>
The applicant is requesting to subdivide approximately 17.97 acres with a 68 lot single-family residential subdivision with 2 common lots.

## 2. Land Use

<b>Description and Character of Surrounding Area</b>
The property is bordered on the east by Pierce Park Lane and the south by Saxton Avenue. There are single-family homes on both sides of these streets. The northern boundary abuts a 100 foot wide drainage ditch easement with single-family homes north of it. A single-family subdivision is located to the west.

### Adjacent Land Uses and Zoning

<b>North:</b>	100' wide Drainage Easement & then Single-Family Homes / R-1C
<b>South:</b>	Single-Family Homes & then Saxton Avenue / R-1C
<b>East:</b>	Single-Family Homes & then Pierce Park Lane / R-1C
<b>West:</b>	Single-Family Subdivision / R-1C

## 3. Zoning Ordinance

<b>Section</b>	<b>Description</b>
11-03-04.4	Specific Procedures (Subdivision Plat)
11-04-03	Residential Districts
11-07-02-C	Common Driveways
11-09-03.4	Public Streets
11-09-04	Required Improvements



## 4. Comprehensive Plan

CHAPTER	PRINCIPLES, GOALS, & POLICIES
Chapter 2: Citywide Policies	Policy CC 2.1 (a) Policy CC 2.1 (b) Policy CC 7.2 (d)
Chapter 3: Community Structure and Design	Principle GDP-N.1(a) Principle GDP-AIA.2(c)

## 5. Transportation and Public Services

Correspondence from commenting agencies confirms the project will not place an undue burden on the transportation system or other public facilities in the vicinity. The Ada County Highway District (ACHD) submitted their comments in a staff report received on **December 30, 2015**. They raised no concerns with the project. The development is estimated to generate 647 vehicle trips per day and 68 in the PM peak hour. Saxton Avenue and Pierce Park Lane are currently operating at an acceptable level of service Better than “D”.

The comments provided by the Boise Public Works Department on December 1, 2015, address grading and drainage, pressure irrigation, sewer, street lights, and solid waste. The Fire Department stated they could approve the application subject to compliance with ccode requirements and conditions of approval. No concerns were expressed in the Public Works comments. Comments received from other public agencies raised no concerns with the project and included only standard requirements and conditions of approval.

## 6. Analysis/Findings

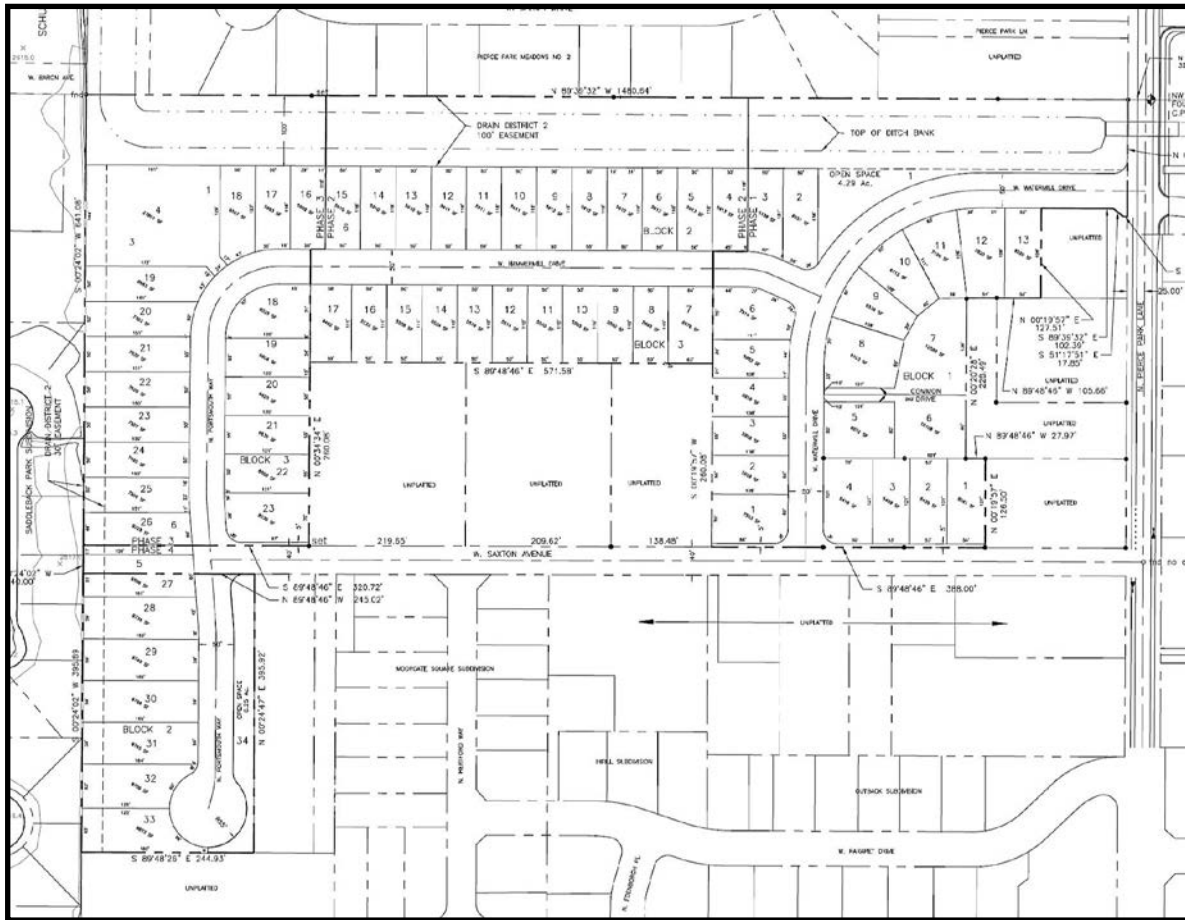
The applicant is requesting to subdivide approximately 17.97 acres with a 68 lot single-family residential subdivision. The property is currently improved with a single-family home, a barn and several out-buildings. The property is bordered on the east by Pierce Park Lane and the south by Saxton Avenue. There are single-family homes on both sides of these streets. The northern boundary abuts a 100 foot wide drainage ditch easement with single-family homes north of it. A single-family subdivision is located to the west. A record of survey is currently under review that adjusts the property line between the property being subdivided and an adjacent parcel that will provide public street access from the subdivision to Pierce Park Lane.



**Lot Size**

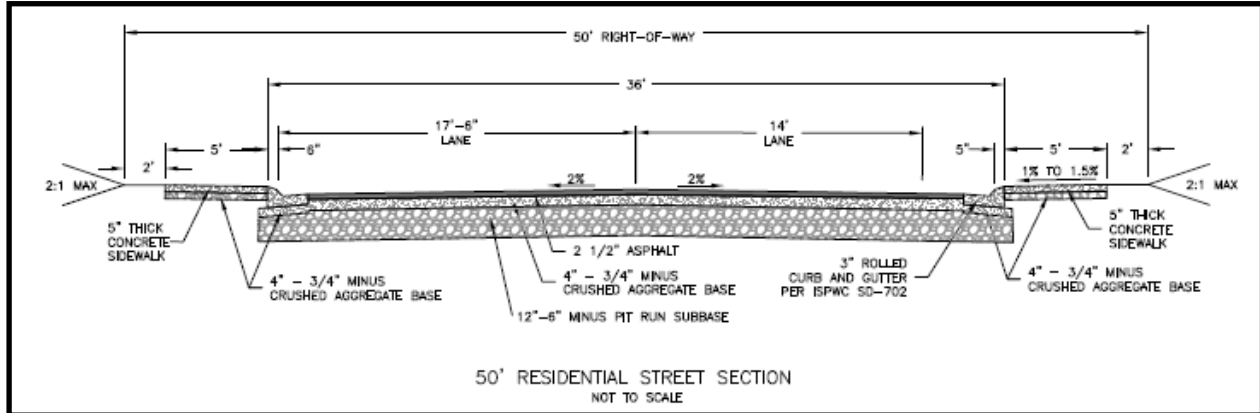
The R-1C zone requires a minimum lot size of 5,000 square feet for interior and 7,000 square feet for corner lots. The minimum average lot width for interior lots is 50 feet and corner lots must be a minimum of 70 feet wide. All lots in the subdivision comply with these standards. In addition, the density of the R-1C zone is 8 dwelling units per acre. The density of the proposed subdivision is 3.79 dwelling units per acre.

The development code requires residential lots to have a minimum of 30 feet of street frontage. All lots with the exception of Lots 5-8 of Block 1 provide the required frontage. These lots will be accessed by a common drive as allowed per the Code. All lots abutting the common drive must take access from it and not the public-right-of-way. A condition of approval requires a perpetual ingress/egress easement be placed on the final plat. In addition, an agreement for maintenance of the driveway and any required landscaping must be recorded prior to the issuance of any building permits on the effected lots.



**Public Street**

Public Streets are proposed within a 50 foot right-of-way and are designated with a 36 foot wide street section with 5 foot wide attached sidewalks on both sides of the street.



There are two entrances to the subdivision, one off Pierce Park Lane and the other Saxton Avenue. The  $\pm 100$  feet of right-of-way at the western end of Saxton Avenue is unimproved and will be vacated with the approval of this subdivision. There are no opportunities to extend the street as the parcels to the west are developed with single-family homes.

### **Connectivity and Sidewalks**

There is little opportunity for connectivity to adjacent developments as the project is boarded by two public streets along the east and south property boundaries. Both streets provide ingress/egress to the subdivision and will help distribute pedestrian and vehicle trips to adjacent neighborhoods as encouraged by Connected Community Goal 2.1. (a). The  $\pm 100$  feet of the western end of Saxton Avenue is unimproved and will be vacated with the approval of this subdivision. There are no opportunities to extend the street as the parcels to the west are developed with single-family homes. The new proposed public street Hammermill Drive terminates in a cul-de-sac at the southern boundary of the subdivision. A condition of approval requires a stub connection be provided to the 2.22 acre parcel immediately south of the cul-de-sac which is developed with a single-family home. Upon redevelopment of this parcel a street connection may be possible. Connection to the north is not possible due to the 100 foot wide drainage ditch easement.

Neither Pierce Park Lane and Saxton Avenue, as they abut the subject property, are currently improved with sidewalks. To provide increased pedestrian connectivity in the area, both streets as they abut the subject property, must be improved with a minimum five foot wide detached sidewalk with an 8 foot wide landscape strip. Detached sidewalks are constructed on a portion of the south side of Saxton Street abutting Moorgate Square Subdivision. Five foot wide attached sidewalks are proposed within the subdivision on both sides of the street.

### **Conclusion and Recommendation**

The preliminary Plat as submitted is in substantial compliance with the Boise Development Code and Comprehensive Plan. The Planning Team is recommending approval of the preliminary plat for Millwell Place Subdivision.

## 8. Recommended Conditions of Approval

### 1. Subdivision:

- a. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **November 20, 2015**, except as expressly modified by the following conditions:
- b. The common driveways for Lots 5-8, Block 1 shall comply with the requirements of section 11-07-02 (C) of the Development Code.
- c. Prior to approval of the Final Plat, the Record of Survey (ROS15-00108) shall be recorded.
- d. A stub-street connection shall be provided from the terminus of Hammermill Drive to the 2.22 acre parcel immediately to the south.
- e. Pierce Park Lane and Saxton Avenue as they abut the property shall be improved with a minimum five foot wide detached sidewalk with an 8 foot wide landscape strip.
- f. 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 Development Code.”*
- g. A note on the face of the final plat shall designate that any common lots shall be owned and maintained by the Millwell Place Subdivision Homeowner’s Association. These lots cannot be developed for residential purposes in the future. The common lots shall be designated by lot and block.
- h. 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. If a Non-Building Agreement is approved by Boise City Fire Department, no building permits shall be submitted until a “Satisfaction of Non-Building Agreement” is recorded.
- i. The name, **Millwell Place 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 Engineer, 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.
- j. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).

- k. All irrigation ditches, laterals, canals, and drains, exclusive of natural waterways, intersecting, crossing, or lying adjacent to an area being subdivided shall be covered or fenced with a chain link fence at least six feet in height to deter access to said ditch or canal.
- l. Prior to submitting the Mylar of the Final Plat for the City Engineer's signature, all the conditions of approval must be satisfied. Approvals must be provided on agency letterhead.
- m. The Mylar shall include the following endorsements or certifications: signatures of owners or dedicators and acknowledgment, 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, signature of the Commissioners of the Ada County Highway District and the Ada County Treasurer (I.C. Title 50-17). The signatures of the owners or dedicator, certificate of the surveyor, certificate of the Central District Health Department and acceptance of the Commissioners of the Ada County Highway District must be executed prior to submittal of the Mylar for the City Engineer's signature.
- n. 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.
- o. 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.
  - (1) 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.
  - (2) 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.
- p. Covenants, homeowners' association by-laws or other similar deed restrictions which provide for the use, control and maintenance of all common areas, private streets, shared access and shared parking, and which shall be consistent with the Fair Housing Act of 1968, as amended from time to time, shall be reviewed and approved by the Boise City Attorney. After recordation of the final plat and CC&R's, no building permit shall be accepted until a copy of the recorded CC&R's have been submitted to the Boise City Attorney.

- q. Prior to the City Engineer's Certification of the Final Plat and/or 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. 8-17, is to be submitted to the ESC Program Manager for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
- r. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for the RP shall be 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](mailto:ejenkins@cityofboise.org).
- s. The developer shall make arrangements to comply with all requirements of the **Boise City Fire Department** and verify in one of the following ways:
1. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied;
- OR
2. A Non-Building Agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.
- NOTE:** "No Parking" signs and curb painting shall be required on streets having a width less than 36-feet, back of curb to back of curb. Contact the Boise City Fire Department for sign placement and spacing. Developer may either construct prior to final platting or post bond in the amount of 110% of the estimated costs with the Boise City Planning and Development Services Department.
- t. The applicant shall comply with the requirements of the **Boise City Public Works Department** (BCPW) for:
1. Municipal sewer in a memo dated December 1, 2015.
  2. Street lighting in a memo dated December 1, 2015.
  3. Pressurized irrigation in a memo dated December 1, 2015.
  4. Drainage in a memo dated December 1, 2015.
  5. Solid Waste collection in a memo dated December 1, 2015.

Contact BCPW at 208-384-3900 for specific comments or questions. All requirements of the BCPW shall be completed or bonded for prior to submittal of the Final Plat for the signature of the Boise City Engineer.

- u. A letter from the appropriate **school district** is required stating, "The Developer has made arrangements to comply with all requirements of the School District."
- v. A letter of acceptance for **water service from the utility** is required (B.C.C. 11-09-04.3).
- w. 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

- x. 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) per comments dated December 10, 2015.

### **Agency Requirements**

- 2. Comply with requirements of the Ada County Highway District (ACHD) as outlined in their **December 30, 2015** approval.
- 3. The applicant shall comply with all conditions of the Boise Fire Department as per the letter dated **December 22, 2015**. Any deviation from this plan is subject to Fire Department approval. For additional information, contact Romeo Gervais at (208) 570-6567.
- 4. Comply with requirements of Central District Health Department as outlined in comments dated December 18, 2015.

**ADA COUNTY STREET NAME COMMITTEE  
STREET NAME EVALUATION**

Preliminary Plat   
Final Plat

Evaluation Date: December 10, 2015

Project Name: MILLWELL PLACE SUB

Township/Range/Section: 4N 2E 19

Parcel Number: R7719000893, R7719001462, R7719001355, R7719000920, R7719001100, R7719001506, R7719001560, R7719001590

City/County Agency: BOISE

Project/Plat Applicant: RiveRidge Engineering

Phone No: 208-344-1180

*The street name comments listed below are made by the member of the ADA COUNTY STREET NAME COMMITTEE (Under the direction of the Ada County Assessor) regarding this development/project in accordance with the Ada County Street Name Ordinance. Overall final street names are subject to change at Final Plat phase levels due to design changes, time constraints and or previous recorded plat street alignments.*

The following existing street names shall appear on plat:

\* N PIERCE PARK LANE \* W SAXTON AVE

Proposed street names:	Core Street Approved	Recommended for denial Denial-Reason code pg 2	Comment
1 W HAMMERMILL DR	X		
2 N PORTSMOUTH WAY	X		Post types should be AVE & cul-de-sac should be PL
3 W WATERMILL AVE		B	Acceptable name, but aligns with N FENWICK AVE
4			

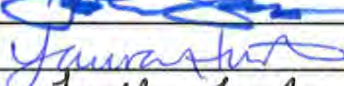

Please make the following changes or corrections:

Please replace N PORTSMOUTH WAY with N PORTSMOUTH AVE and PLACE respectively

Please replace N/W portion of W WATERMILL DR with N FENWICK AVE

Please replace E/W portion of W WATERMILL DR with proposed W HAMMERMILL DR

*NOTE: If there are corrections and changes recommended, please make these changes on the subdivision plat and resubmit to the committee. A final review with no changes required and the matching plat must be presented to the Ada County Surveyor at time of recording.*

Agency Name	Authorized Agent	Date
Ada County Highway District		12/10/15
Ada County Sheriff		12/10/15
City Addressing		10 Dec 15
City Planning and Zoning		12/10/15
City Fire Department		12/10/15
Ada County Assessor		12-10-15





CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED

Return to:

SP

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

DEC - 8 2015

Rezone # SUB15-00064

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

DEVELOPMENT SERVICES

Preliminary / Final / Short Plat \_\_\_\_\_

Millwell Place

- 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
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. \_\_\_\_\_

Reviewed By:

[Signature]

Date: 12/3/15



**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

Eloise Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

## Fire Department

December 22, 2015

Cody Riddle  
PDS - Planning

Re: Preliminary – Millwell Place Subdivision; SUB15-00064  
6512 W. Saxton Ave.

Dear Cody,

This is a request for a preliminary plat for a residential subdivision with 68 buildable lots and 2 Common lots on 17.97 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.

### Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. Additional fire hydrants will be required. (IFC 507.3, IFC B105.2, IFC C105).
2. The common drive for Lot 6 and Lot 7 Block 1 shall have a minimum width of 20 ft. Access shall be provided so that no part of the structure is more than 150-feet from an approved fire apparatus access roadway. If structures exceed the maximum distances, residential fire sprinklers may be required.
3. For streets having a width less than 36 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides. Cul-de-sacs parking shall have parking restricted on both sides. A note on the face of the final plat is required. No Parking signs shall be installed in accordance with the requirements of the IFC.
4. 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: December 1, 2015

**To:** Planning and Development Services

**From:** Mike Sheppard, P.E., Civil Engineer II  
Public Works

**Subject:** **SUB15-00064**; 6512 W Saxton Ave.; Sewer Irrigation Sub Comments  
Millwell Place Subdivision

## 1. STANDARD IRRIGATION CONDITIONS

REV 5/1/14

- 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.
  1. 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
  2. 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:
  1. Submit for approval by the Department of Public Works, construction plans and specifications for the pressurized system, stamped by a registered engineer.
  2. Provide written assurance that provisions have been made for ownership, operation, and maintenance of the system.
  3. Delineate all necessary irrigation easements on the final plat (B.C.C. 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.).

## 2. STANDARD SEWER CONDITIONS

REV 5/1/14

### City Subdivision Conditions

- a. Wetline sewers are required (B.C.C. 11-09-04.4., *Required Improvements; Sanitary Sewer*).
1. 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*.
2. 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.
  3. 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 11-09-04.2F, *Subdivision Standards; Required Improvements*).
- 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 11-09-03.6A, *Subdivision Design Standards; Easements*).
- c. Unless previously paid, developer and/or owner shall pay a sewer assessment along W. Saxton 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.
- d. Developer and/or owner shall comply with all provisions of the Boise City “Sewer Tap” Ordinances.
1. Developer and/or owner may either construct prior to final platting or post bond/agreement in the amount of 110% of the estimated costs. Please contact the Public Works Department for specifications and inspections during construction.

**NOTE:** All bonding shall conform to B.C.C. 11-09-04.2., *Required Improvements; Filing of Plans and Bonding Surety*, which specifies that the improvements to be made shall be done in a time period not to exceed one year from the date of approval of the final plat.

# Memo

**To:** Planning and Development Services  
**From:** Peter McCullough; Public Works Department  
**Date:** 12/1/15  
**Re:** Solid Waste Comments- SUB15-00064

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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.
- viii) Flag lots and lots with extended driveways will be serviced at the nearest public or private street.

Please contact me with any questions at 384-3906.

CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: 1 December 2015

**To:** Planning and Development Services  
**From:** Mike Hedge, Street Light Technician Public Works  
**Subject:** SUB15-00064; 6512 Saxton Pl.; 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. Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.
- e. 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:
    - NEC of W Watermill DR and N Pierce Park Ln.
    - SWC of lot 1, block 2.
    - SWC of lot 4, block 1
    - SWC of lot 10, block 2
    - NEC of lot 19, block 2
    - SEC of lot 26, block 2
    - SEC of lot 33, block 2
- f. 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.

- g. As per Idaho Power requirements the lights along following street frontages must be installed on a metered service. Meter service cabinet location to be in the right of way or in a developer designated City Street Light Easement and shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings SD-1125 or SD-1126, and SD-1127, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved metered service cabinets.
  - (1) W. Saxton Ave.
  - (2) N. Pierce Park Ln.
- h. Developer, engineer, or electrical contractor shall submit a street light plan using the Boise City Street Light Design Check List to public works for approval. Once approved three copies are required.

Special Conditions: None

If you have any further questions contact Mike Hedge at 388-4719 or [mhedge@cityofboise.org](mailto:mhedge@cityofboise.org).



## 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

### Neighborhood Meeting Address List Application

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

<b>Applicant/ Representative:</b>	Dave Powell, RiveRidge Engineering
<b>Address:</b>	2447 S. Vista Avenue, Boise, Id. 83705
<b>Telephone:</b>	(208) 344-1180
<b>*E-mail:</b>	dpowell@rvrdg.com
<b>Address of subject property:</b>	5811 N. Pierce Park Lane
<b>Parcel number:</b>	R7719001506, R7719001462, R7719001590, R7719001355, R7719001100 R7719000920, R7719000893
<b>Description of proposal:</b>	need property neighbor list for the attached 69-lot single family development in the northwest corner of the intersection of Pierce Park Lane and Saxton Street

**Please check the purpose for which you are requesting the list**

- Conditional Use Permit
- Design Review
- Variance
- Annexation
- Rezone
- Comp Plan Map Amendment
- Certificate of Appropriateness
- Other Preliminary Plat

#4022 (\$15.00+tax)  list only\*

#4024 (\$25.00+tax)  list & labels\*\*

\*The address list will be e-mailed to you.

\*\*For an additional fee you may request mailing labels to be picked at the front desk.

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the City of Boise Planning & Development Services Office as a mailing list for purposes other than listed above.

Signature of Applicant/ Representative

10.28.15

Date





**Project/File:** **Millwell Place Subdivision/ BPP15-0031/ SUB15-0064**  
*This is a preliminary plat application to allow for the development of 68 building lots and 2 common lots on 17.97 acres. The site is located at 6512 W. Saxton Avenue in Boise, Idaho.*

**Lead Agency:** City of Boise  
**Site address:** 6512 W. Saxton Avenue

**Staff Approval:** December 30, 2015  
**Applicant:** Todd Blackwell  
 Wood River Builders, LLC  
 516 S. Capitol Boulevard  
 Boise, ID 83702

**Representative:** Dave Powell  
 RiveRidge Engineering  
 2447 S. Vista Avenue  
 Boise, ID 83705



**Staff Contact:** Mindy Wallace  
 Phone: 387-6178  
 E-mail: [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)

## **A. Findings of Fact**

- Description of Application:** The applicant is requesting preliminary plat approval to allow for the development of 68 building lots and 2 common lots on 17.97 acres. The site is located at 6512 W. Saxton Avenue in Boise, Idaho.

The applicant's proposal is consistent with the City of Boise's Comprehensive Plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family residential	R-1C
South	Single family residential	R-1C
East	Single family residential	R-1C
West	Single family residential	R-1C

- Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are available to serve this site. The nearest VRT bus stop is located at the intersection of Tobi Drive and Pierce Park Lane.
5. **New Center Lane Miles:** 0.47
6. **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.
7. **Capital Improvements Plan/ Integrated Five Year Work Plan:**
  - State Street is listed in the CIP to be widened to 7-lanes from Pierce Park Lane to Collister Drive between 2017 and 2021.
  - The intersection of Pierce Park Lane and Hill Road is listed in the CIP to be reconstructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and between 2027 and 2031.
  - The intersection of State Street and Pierce Park Lane is listed in the CIP to be widened to 3-lanes on the north leg, 7-lanes east, and 7-lanes on the west leg, and signalized between 2017 and 2021.

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

1. **Trip Generation:** This development is estimated to generate 647 vehicle trips per day, 68 vehicle trips per hour in the PM peak hour, 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)

<b>Roadway</b>	<b>Frontage</b>	<b>Functional Classification</b>	<b>PM Peak Hour Traffic Count</b>	<b>PM Peak Hour Level of Service</b>	<b>Existing Plus Project</b>
Saxton	712-feet	Collector	12	Better than "D"	Better than "D"
Pierce Park south of Hill	170-feet	Collector	111	Better than "D"	Better than "D"
Pierce Park North of State	N/A	Collector	370	Better than "D"	Better than "D"

\* Acceptable level of service for a two-lane collector is "D" (425 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 Saxton west of Pierce Park was 172 on 4/29/15.
  - The average daily traffic count for Pierce Park south of Hill Road was 2,553 on 5/12/15.
  - The average daily traffic count for Pierce Park north of State Street 7,333 on 10/16/13.

## C. Findings for Consideration

### 1. Pierce Park Lane

a. **Existing Conditions:** Pierce Park Lane is improved with 2-travel lanes, bike lanes, extruded curb, and an asphalt pathway abutting the site. There is 54-feet of right-of-way for Pierce Park Lane (22-feet from centerline).

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.

**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.

**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 Pierce Park Lane is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct vertical curb, gutter, and a 7-foot wide attached concrete sidewalk on Pierce Park Lane abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## 2. Saxton Avenue

- a. **Existing Conditions:** Saxton Avenue is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 40-feet of right-of-way for Saxton Avenue (20-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.

**Off-Site Streets Policy:** District Policy 7207.2.3 states that if the proposed development is not served by a public street with at least 24-feet of pavement then the developer shall pave the street or widen the existing pavement to provide 24-feet of pavement with 3-foot gravel shoulders from the site to a public street specified by the District.

**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.

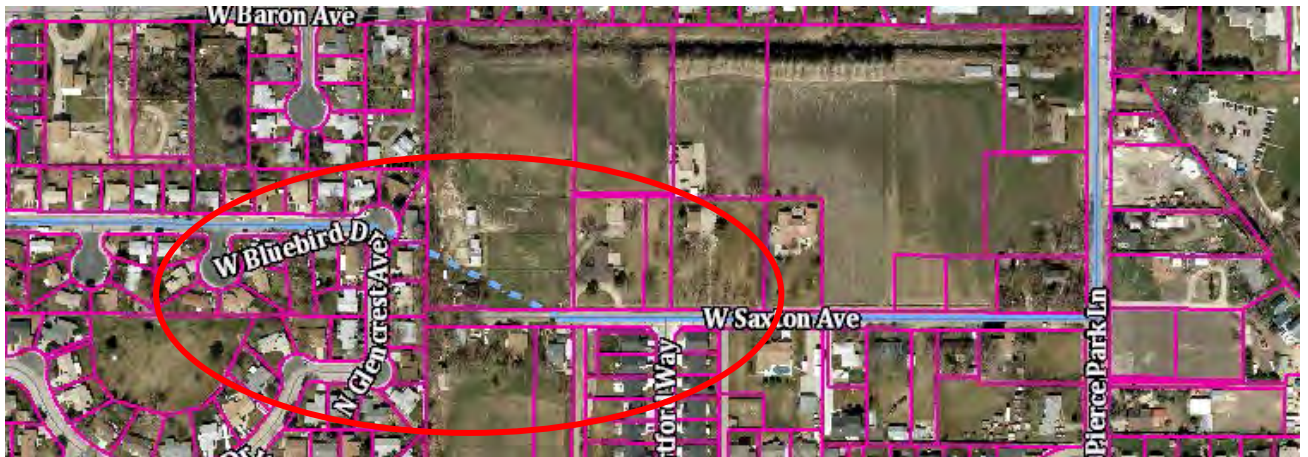
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement

crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant Proposal:** The applicant is proposing to construct Saxton Avenue as half of a 36-foot street section with rolled curb, gutter, and a 5-foot wide attached concrete sidewalk abutting the site. To accommodate these improvements, the applicant has proposed to dedicate an additional 5-foot of right-of-way to total 25-feet from the centerline to Saxton Avenue abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. Consistent with ACHD's Off-Site Street policy, the applicant should be required to widen Saxton Avenue to 24-feet of pavement with 3-foot wide gravels shoulders between the proposed Portsmouth Way and Pierce Park Lane in areas where Saxton Avenue does not abut the site.

ACHD's Master Street Map identifies this section of Saxton Avenue as a residential collector roadway. The collector was anticipated to extend between Gary Lane and Pierce Park Lane, however, the alignment is on already existing streets with front on housing, and in subdivisions constructed without the stub streets necessary to make the public street connection between Gary Lane and Pierce Park Lane. Because of this staff recommends that Saxton between Gary Lane and Pierce Park Lane be reclassified as a local street and removed from the MSM.



The applicant has proposed to vacate the portion of Saxton Avenue west of the proposed Portsmouth Way. This portion of Saxton Avenue is currently an unimproved right-of-way which stubs to an existing single family home in a developed subdivision. Staff is supportive of this proposal. The applicant should be required to apply to vacate the right-of-way when needed for the development of the site. The vacation is a separate application and approval process.

The Boise School District has indicated that they would like to see a walking path within the 100-foot wide drainage easement along the drain ditch located north of the site. The drain ditch is owned by Drainage District No. 2. Staff recommends that Boise City and the Boise School District work with Drainage District No. 2 to provide a pedestrian facility along the drainage ditch. ACHD does not own any rights-of-way in this location.

### 3. Internal Local Streets

a. **Existing Conditions:** There are no internal local streets within the 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.

**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 all of the internal local streets as 36-foot streets with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within

50-feet of right-of-way. The applicant is proposing to construct one cul-de-sac turnaround at the terminus of Portsmouth Way.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The cul-de-sac turnaround should provide a minimum radius of 45-feet.

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no roadway offsets within the site.

- b. **Policy:**

**Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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).

- c. **Applicant's Proposal:** The applicant has proposed to construct one roadway onto Pierce Park Lane, Watermill Drive, located approximately 125-south of the north property line (measured property line to centerline).

The applicant has proposed to construct one roadway on to Saxton Avenue, Watermill Drive, located approximately 500-feet west of Pierce Park Lane (measured centerline to centerline).

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Millwater Drive to intersect Pierce Park Lane approximately 125-south of the north property line does not meet District policy, which requires local streets intersecting collectors to align or offset by 330-feet. Millwater Drive is proposed to offset Barron Lane by approximately 235-feet. However, staff recommends a modification of policy to allow Millwater Drive to be located as proposed. Staff's recommendation is due to the fact that the site does not have enough frontage to meet to the required offset. Staff 's recommendation is a 23% modification of policy and is approved at the Manager level.

All other roadways align or exceed the required offset of 125-feet, and should be approved, as proposed.

#### 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

Pierce Park Lane is classified as a collector roadway. Direct lot access is prohibited to this roadway and should be noted on the final plat.

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

1. Construct vertical curb, gutter, and a 7-foot wide attached concrete sidewalk on Pierce Park Lane abutting the site, as proposed.
2. Construct Saxton Avenue as half of a 36-foot street section, plus 12-feet of additional pavement with rolled curb, gutter, and a 5-foot wide attached concrete sidewalk abutting the site. Dedicate 5-feet of right-of-way (to total 25-feet) to accommodate this improvement.
3. Widen the offsite portions of Saxton Avenue between Portsmouth Way and Pierce Park Lane to 24-feet of pavement with 3-foot wide gravel shoulders.
4. Apply to vacate the portion of Saxton Avenue west of the proposed Portsmouth Way. The vacation is a separate application and approval process.
5. Construct all of the internal local street as 36-foot streets with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, as proposed.
6. Construct one cul-de-sac turnaround with a minimum radius of 45-feet at the terminus of Portsmouth Way, as proposed.
7. Construct one roadway onto Pierce Park Lane, Watermill Drive, located approximately 125-south of the north property line, as proposed.
8. Construct one roadway on to Saxton Avenue, Watermill Drive, located approximately 500-feet west of Pierce Park Lane, as proposed.
9. Direct lot access to Pierce Park Lane is prohibited and shall be noted on the final plat.
10. Payment of impacts fees are due prior to issuance of a building permit.
11. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
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

VICINITY MAP

