



## Planning & Development Services

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### **CAR15-00029, CPA15-00008, SUB15-00055 / Pleasant Valley South, LLC.**

#### **Summary**

Rezone of approximately 600 acres to create a Specific Plan District Zone (SP03) in the Southwest Planning Area. The property is located on the east side of Cole Road south of Latigo Drive, generally identified as 6298 S. Cole Road. There is an associated Comprehensive Plan Amendment (CPA15-00008) that proposes to modify the text addressing gross density and location of residential development north of Lake Hazel Road. In addition, there is an associated Preliminary Plat (SUB15-00055) for a residential subdivision located in the northwest corner of the specific plan consisting of 422 buildable lots and 20 common lots.

#### **Recommendation**

Approval of CAR15-00029, CPA15-00008, and SUB15-00055

#### **Reason for the Decision**

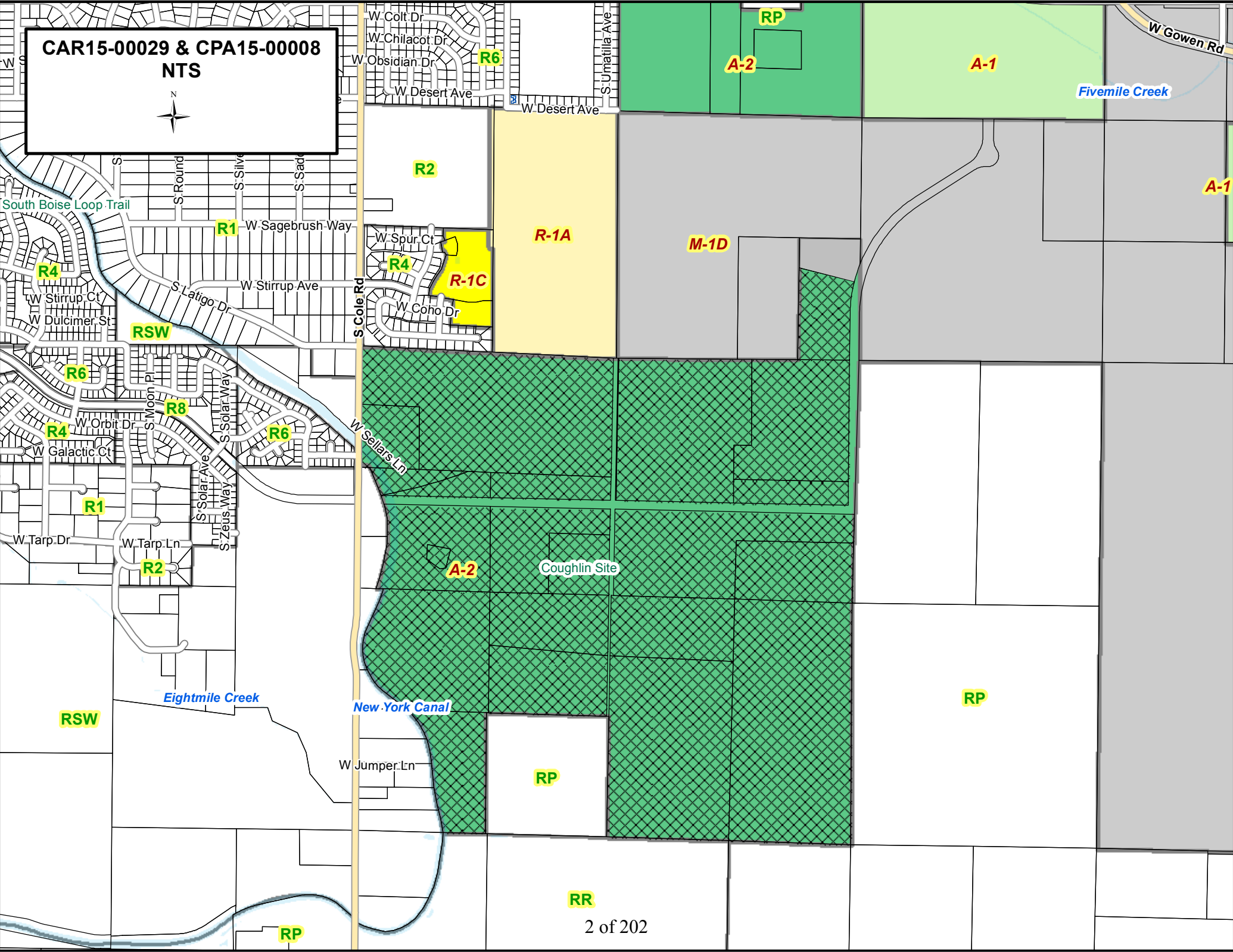
##### **Rezone**

The rezone is consistent with the goals, objectives and policies of the Comprehensive Plan. *Policy NAC7.1* encourages a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres. The specific plan provides a mix of housing types and products within its neighborhoods to help promote a community feel. The rezone is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties. The majority of the surrounding property to the northwest is currently developed with single-family residential homes. The specific plan includes adequate provisions for utilities, services, roadway networks and emergency vehicles access, and public service demands will not exceed the capacity of existing and planned systems. Public utilities are available to the site and the applicant will be extending those utilities throughout the development. No commenting agency has indicated that the specific plan will place a burden on the public infrastructure in the area. The specific plan will enhance the potential for superior urban design and land use in comparison with development under the base district provisions that would apply if it were not approved. The property is identified as Planned Community on the Land Use Map. Approval of a specific plan is the mechanism the applicant has used to facilitate a planned community. The specific plan has language that regulates the design of the development. It will insure a cohesive development pattern and continuity throughout the specific plan area.

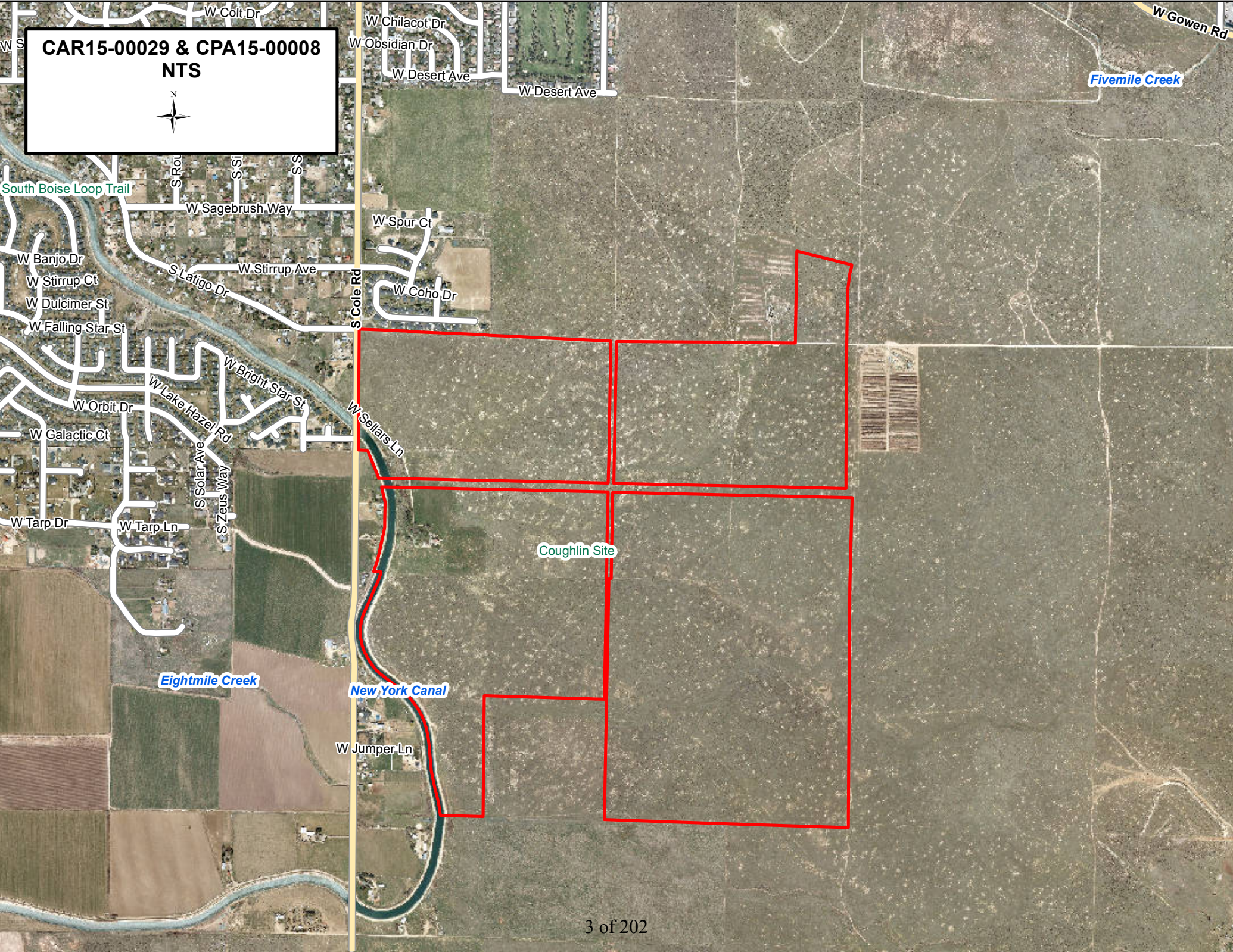
##### **Comprehensive Plan Amendment**

The amendment is required for the public convenience or necessity, or for the general welfare of the community. To achieve the densities needed along Lake Hazel to warrant transit service in the future, and to provide a buffer to the lower densities further to the south an increase in density is needed. As such, the amendment is for the public convenience, necessity, and for the general welfare of the community.

**CAR15-00029 & CPA15-00008**  
**NTS**

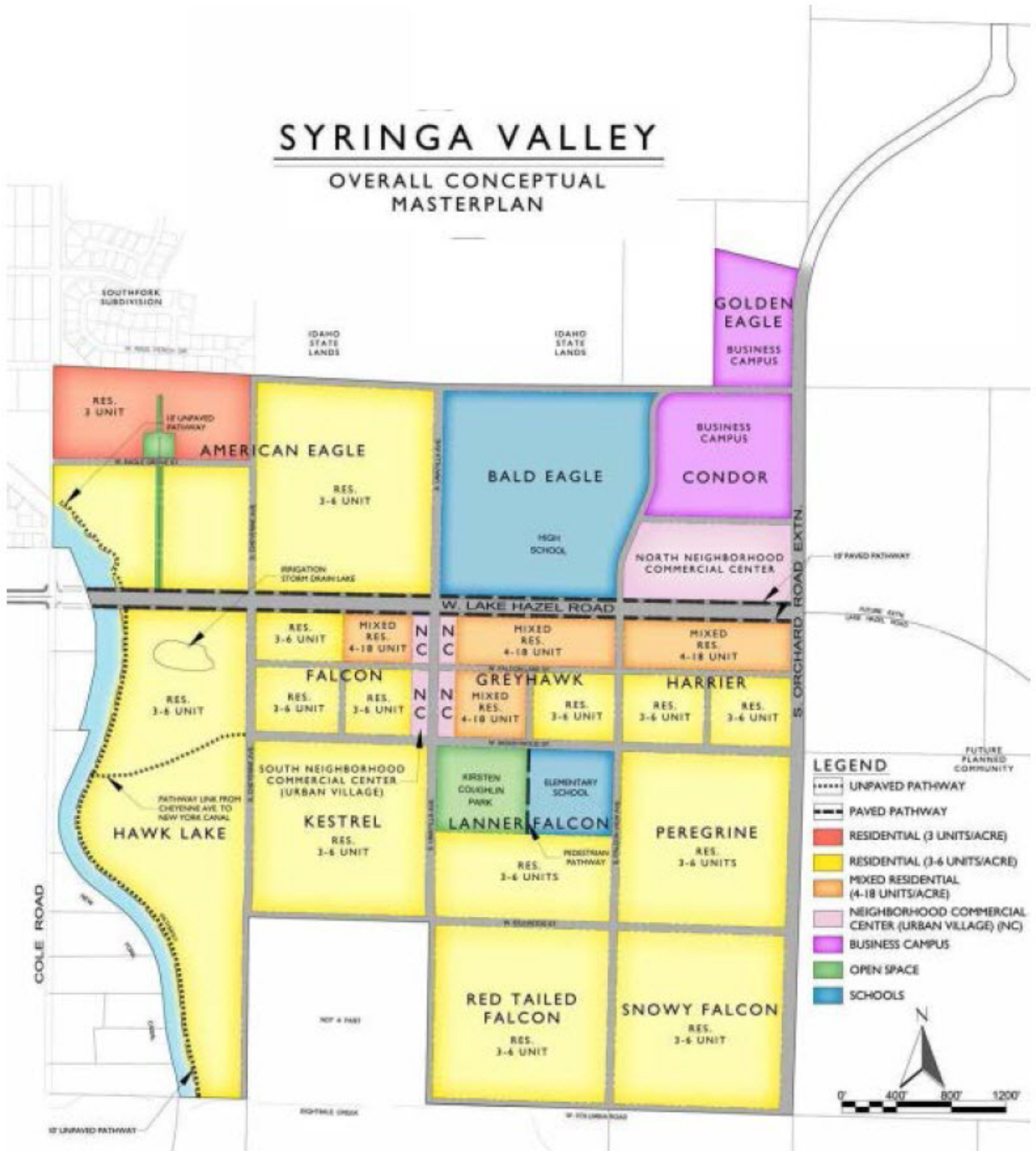


**CAR15-00029 & CPA15-00008  
NTS**



# SYRINGA VALLEY

## OVERALL CONCEPTUAL MASTERPLAN



# SYRINGA VALLEY

## OVERALL SUB-ZONING MAP



# SYRINGA VALLEY

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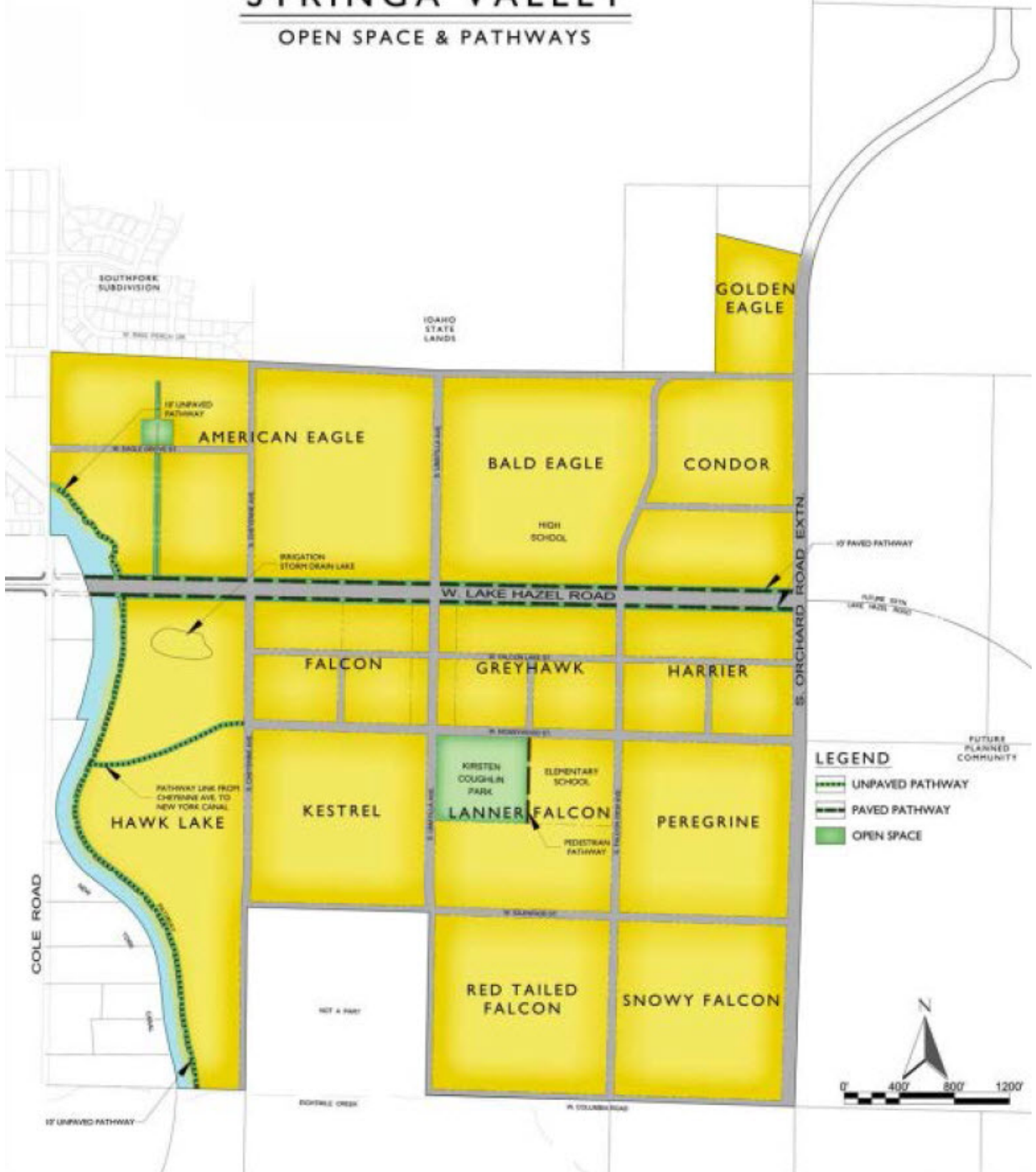
## STREET CIRCULATION

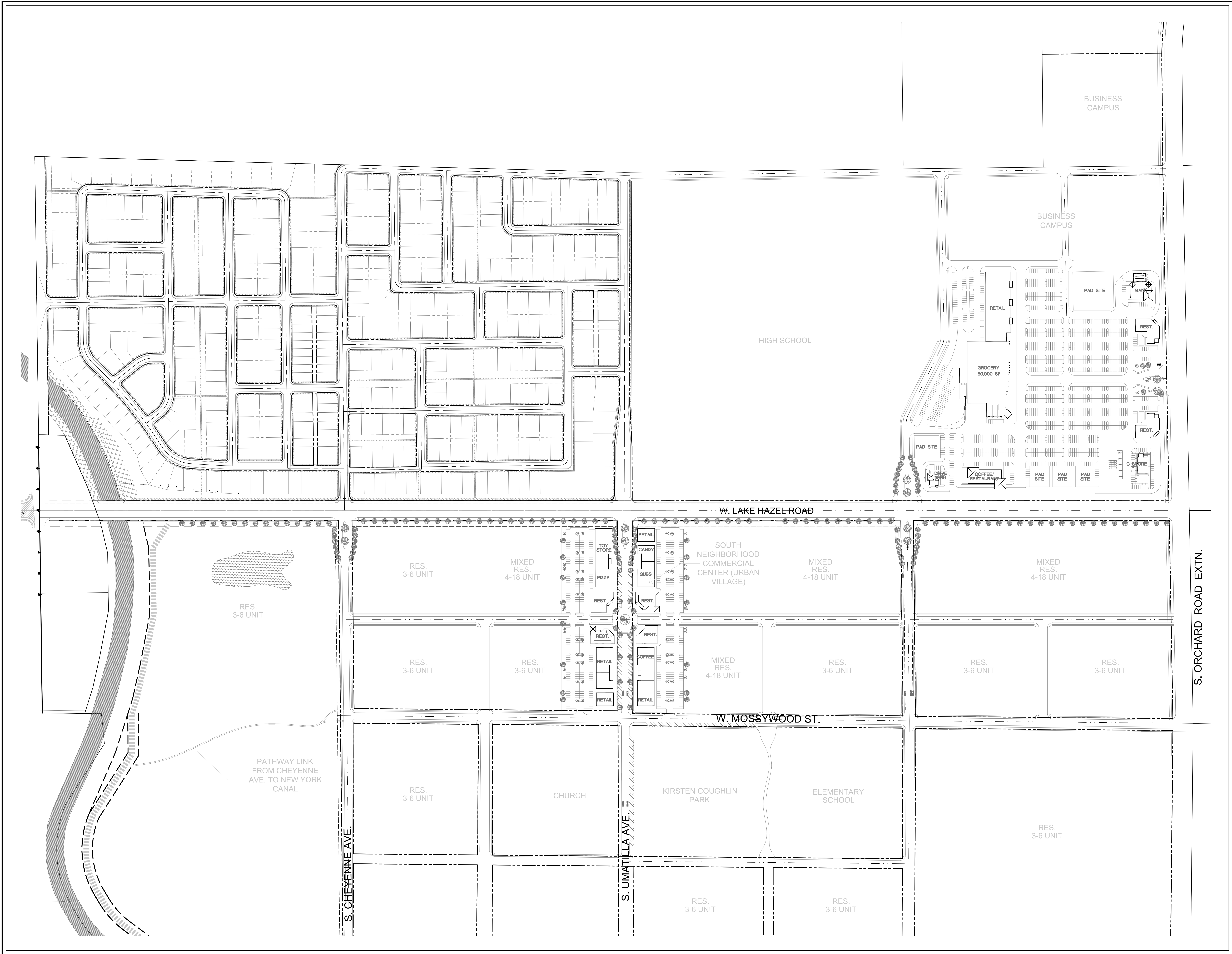
- 
- The map displays the Lake Hazle area with several subdivisions and landmarks. Key features include:
- Subdivisions:** AMERICAN EAGLE, BALD EAGLE, CONDOR, FALCON, GREYHAWK, HARRIER, KESTREL, LANNER FALCON, PTERODROMA, PEREGRINE, RED TAILED FALCON, SNOWY FALCON, and HAWK LAKE.
  - Landmarks:** SOUTH FORK SUBDIVISION, IDAHO STATE LANDS, GOLDEN EAGLE, HIGH SCHOOL, KIRSTEN COUGHLIN PARK, ELEMENTARY SCHOOL, and HAWK LAKE.
  - Infrastructure:** W. LAKE HAZLE ROAD, COLE ROAD, S. ORCHARD ROAD EXTN, and various pathways (10' UNPAVED, 10' FIXED, 10' PEDESTRIAN).
  - Other:** A scale bar (0' to 1200') and a north arrow are located in the bottom right corner.

Changes to the street Circulation map maybe required after consideration from traffic volumes & future TIS

# SYRINGA VALLEY

## OPEN SPACE & PATHWAYS





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PROJECT NAME  
**SYRINGA VALLEY  
BOISE, IDAHO**

REVISIONS

DRAWN BY  
**RED**

DATE  
**11-30-15**

SHEET NUMBER

**MP-1**

**Larson Architects, P.A.**

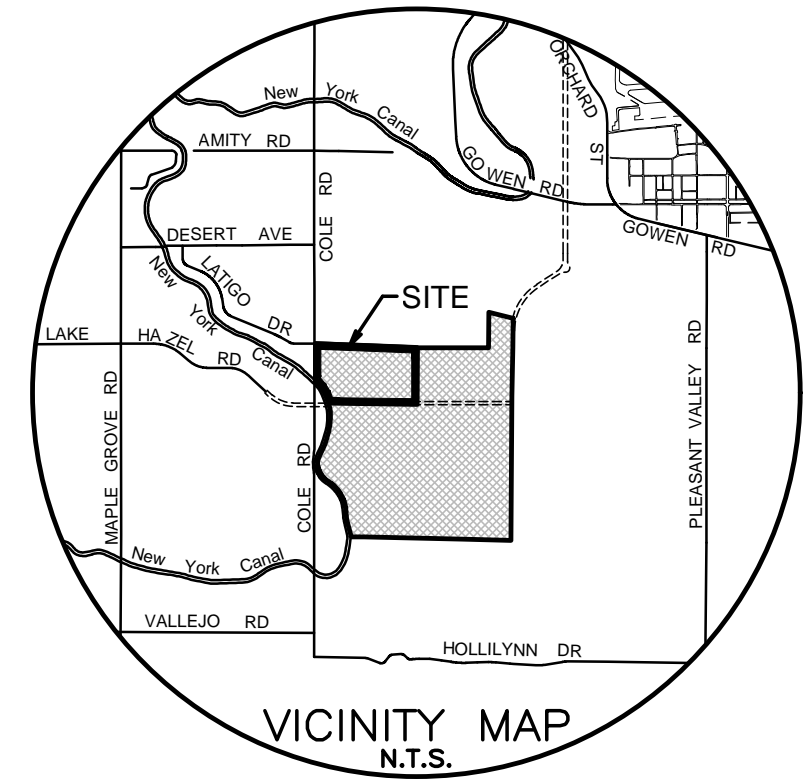
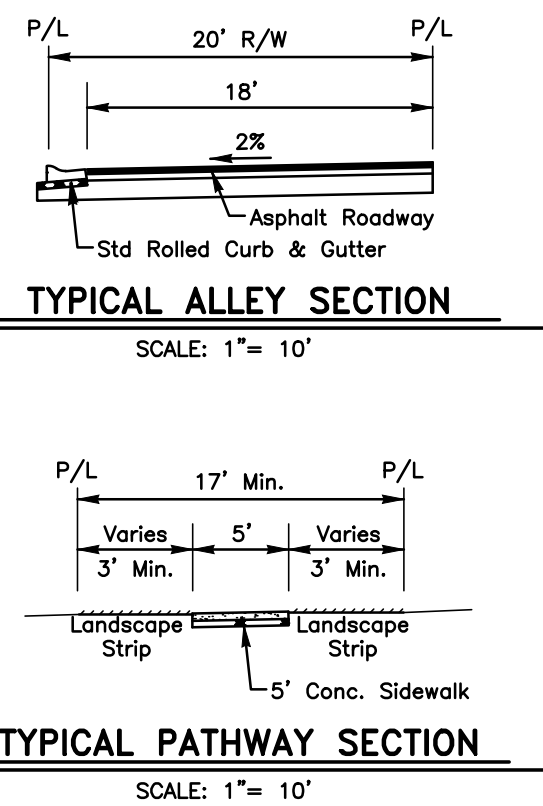
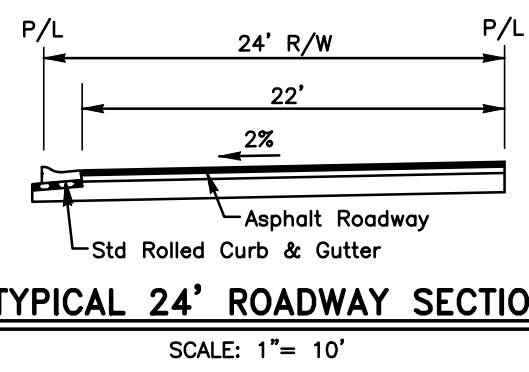
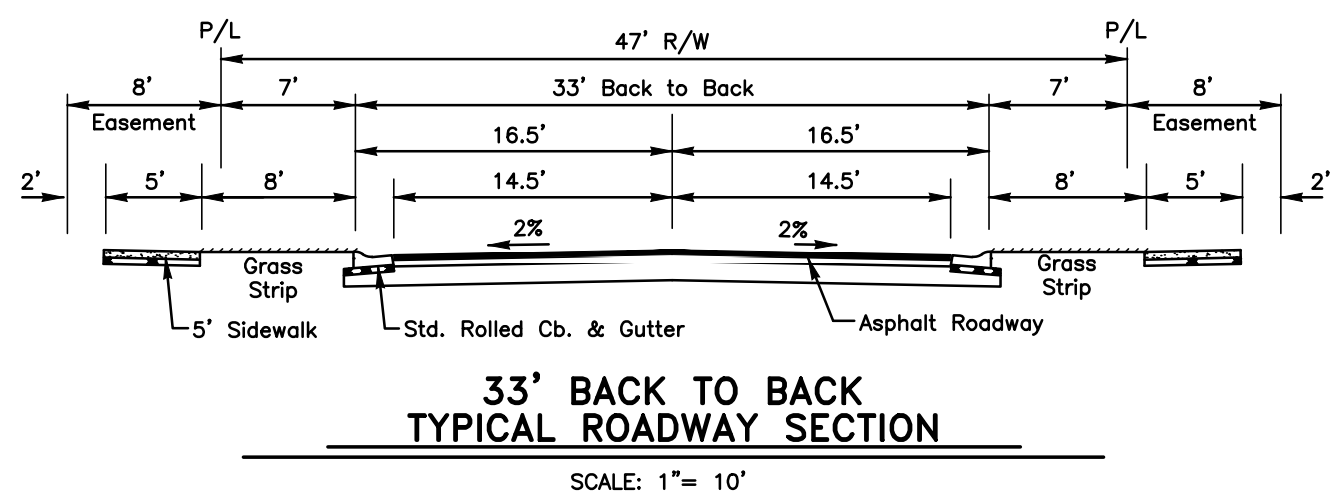
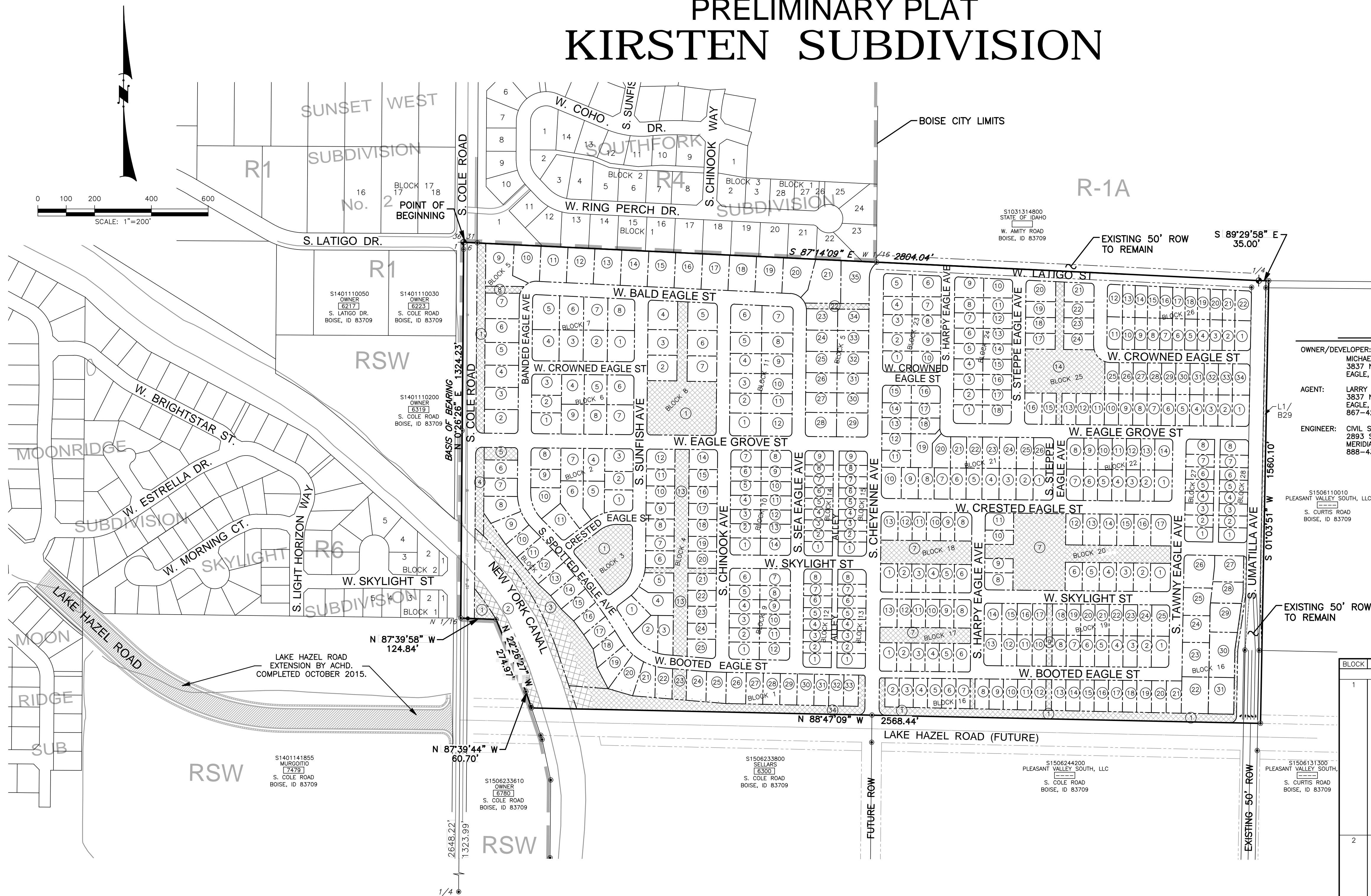
Architecture and Real Estate Planning

210 Murray Street

Boise, Idaho 83714

(208) 376-7502

# PRELIMINARY PLAT KIRSTEN SUBDIVISION



NOTES			
OWNER/DEVELOPER:	AREA:	102.36 Ac GROSS	
MICHAEL COUGHLIN, MD		100.90 Ac NET (EXCLUDING COLE ROAD ROW)	
3837 N. HOLL DR.			
EAGLE, ID 83616	NUMBER OF LOTS:	422 - RESIDENTIAL LOTS	
		412 - SINGLE FAMILY DWELLING LOTS	
AGENT: LARRY HELLHAKE		10 - MULTI-FAMILY LOTS (4 UNITS/LOT)	
3837 N. HOLL DR.			
EAGLE, ID 83616		20 - OPEN SPACE LOTS	
867-4246		4 - NEIGHBORHOOD PARK	
		16 - LANDSCAPE BERMS/PATHS/OTHER	
ENGINEER: CIVIL SURVEY CONSULTANTS, INC.		442 - TOTAL LOTS	
2893 S. MERIDIAN RD.		422 - RESIDENTIAL UNITS	
MERIDIAN, ID 83642			

CITY LIMITS: BOISE, IDAHO  
IRRIGATION DISTRICT: NEW YORK  
POTABLE WATER: UNITED WATER COMPANY  
SANITARY SEWER: CITY OF BOISE  
EXISTING ZONING: A-2  
PROPOSED ZONING: SP-03

### ADJACENT OWNERSHIP WITHIN NEIGHBORING SUBDIVISIONS

BLOCK	LOT	NAME	ADDRESS	PARCEL	NO.	
SOUTHFORK SUBDIVISION						
H,	1	SOUTHFORK SUBDIVISION HOA	7325 W Ring Perch Dr	BOISE, ID 83709	R8048550010	
	9	PROPERTY OWNER	7379 W Ring Perch Dr	BOISE, ID 83709	R8048550090	
	10	PROPERTY OWNER	7355 W Ring Perch Dr	BOISE, ID 83709	R8048550100	
	11	PROPERTY OWNER	7323 W Ring Perch Dr	BOISE, ID 83709	R8048550110	
	12	PROPERTY OWNER	7301 W Ring Perch Dr	BOISE, ID 83709	R8048550120	
	13	PROPERTY OWNER	7267 W Ring Perch Dr	BOISE, ID 83709	R8048550130	
	14	PROPERTY OWNER	7249 W Ring Perch Dr	BOISE, ID 83709	R8048550140	
	15	PROPERTY OWNER	7222 W Ring Perch Dr	BOISE, ID 83709	R8048550150	
	16	PROPERTY OWNER	7203 W Ring Perch Dr	BOISE, ID 83709	R8048550160	
	17	PROPERTY OWNER	7175 W Ring Perch Dr	BOISE, ID 83709	R8048550170	
	18	PROPERTY OWNER	7137 W Ring Perch Dr	BOISE, ID 83709	R8048550180	
	19	PROPERTY OWNER	7119 W Ring Perch Ct	BOISE, ID 83709	R8048550190	
	20	PROPERTY OWNER	7093 W Ring Perch Ct	BOISE, ID 83709	R8048570010	
	21	PROPERTY OWNER	7065 W Ring Perch Ct	BOISE, ID 83709	R8048570020	
	22	PROPERTY OWNER	7031 W Ring Perch Ct	BOISE, ID 83709	R8048570030	
	23	PROPERTY OWNER	7009 W Ring Perch Ct	BOISE, ID 83709	R8048570040	
	24	PROPERTY OWNER	7004 W Ring Perch Ct	BOISE, ID 83709	R8048570050	
	25	PROPERTY OWNER	7028 W Ring Perch Ct	BOISE, ID 83709	R8048570060	
	26	SOUTHFORK SUBDIVISION HOA	7040 W Ring Perch Ct	BOISE, ID 83709	R8048570070	
	27	PROPERTY OWNER	7062 W Ring Perch Ct	BOISE, ID 83709	R8048570080	
	28	PROPERTY OWNER	7086 W Ring Perch Ct	BOISE, ID 83709	R8048570090	
	2	2	SOUTHFORK SUBDIVISION HOA	7318 W Ring Perch Dr	BOISE, ID 83709	R8048550210
		3	PROPERTY OWNER	7316 W Ring Perch Dr	BOISE, ID 83709	R8048550220
		4	PROPERTY OWNER	7268 W Ring Perch Dr	BOISE, ID 83709	R8048550230
		5	PROPERTY OWNER	7250 W Ring Perch Dr	BOISE, ID 83709	R8048550240
		6	PROPERTY OWNER	7222 W Ring Perch Dr	BOISE, ID 83709	R8048550250
		7	PROPERTY OWNER	7204 W Ring Perch Dr	BOISE, ID 83709	R8048550260
		8	PROPERTY OWNER	7176 W Ring Perch Dr	BOISE, ID 83709	R8048550270
9		PROPERTY OWNER	7189 W Coho Dr	BOISE, ID 83709	R8048550280	
10		PROPERTY OWNER	7217 W Coho Dr	BOISE, ID 83709	R8048550290	
11		PROPERTY OWNER	7231 W Coho Dr	BOISE, ID 83709	R8048550300	
12		PROPERTY OWNER	7153 W Coho Dr	BOISE, ID 83709	R8048550310	
3		1	PROPERTY OWNER	6202 S Chinook Way	BOISE, ID 83709	R8048550340
	2	PROPERTY OWNER	6154 W Ring Perch Ct	BOISE, ID 83709	R8048550350	
	3	PROPERTY OWNER	7118 W Ring Perch Ct	BOISE, ID 83709	R8048560010	
SKYLIGHT SUBDIVISION						
1	1	SKYLIGHT SUBDIVISION HOA	7419 W Skylight St	BOISE, ID 83709	R7977430010	
	2	PROPERTY OWNER	7421 W Skylight St	BOISE, ID 83709	R7977430020	
	3	PROPERTY OWNER	7443 W Skylight St	BOISE, ID 83709	R7977430030	
	4	PROPERTY OWNER	7471 W Skylight St	BOISE, ID 83709	R7977430040	
	5	PROPERTY OWNER	7495 W Skylight St	BOISE, ID 83709	R7977430050	
2	1	SKYLIGHT SUBDIVISION HOA	0000 S Cole Rd	BOISE, ID 83709	R7977430090	
	2	PROPERTY OWNER	7422 W Skylight St	BOISE, ID 83709	R7977430100	
	3	PROPERTY OWNER	7448 W Skylight St	BOISE, ID 83709	R7977430110	
	4	PROPERTY OWNER	7474 W Skylight St	BOISE, ID 83709	R7977430120	
	5	PROPERTY OWNER	7490 W Skylight St	BOISE, ID 83709	R7977430130	
SUNSET WEST SUBDIVISION No. 2.						
17	16	PROPERTY OWNER	6228 S Latigo Dr	BOISE, ID 83709	R8223010490	
	17	PROPERTY OWNER	6240 S Latigo Dr	BOISE, ID 83709	R8223010500	
	18	PROPERTY OWNER	6195 S Cole Rd	BOISE, ID 83709	R8223010550	
OTHER PROPERTIES						
		PROPERTY OWNER	6232 S Cole Rd	BOISE, ID 83709	S1401110030	
		PROPERTY OWNER	5217 S Latigo Dr	BOISE, ID 83709	S1401110050	
		PROPERTY OWNER	6319 S Cole Rd	BOISE, ID 83709	S1401110200	
		PROPERTY OWNER	7479 S Cole Rd	BOISE, ID 83709	S1401141855	
		PROPERTY OWNER	6780 S Cole Rd	BOISE, ID 83709	S1506233610	
		PROPERTY OWNER	6000 S Cole Rd	BOISE, ID 83709	S1506233800	
		PROPERTY OWNER	S Cole Rd	BOISE, ID 83709	S1506244200	
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709	S1506313300	
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709	S1506110010	
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709	S1031417200	
		PROPERTY OWNER	W Amity Rd	BOISE, ID 83709	S1031314800	

DESIGNED BY  
CIVIL SURVEY CONSULTANTS, INC.  
2893 S. MERIDIAN ROAD  
MERIDIAN, IDAHO 83642

**CIVIL SURVEY CONSULTANTS, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
2893 SOUTH MERIDIAN ROAD  
MERIDIAN, IDAHO 83642  
(208)888-4312

**PRELIMINARY PLAT**

**KIRSTEN SUBDIVISION**

LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 18E, BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 11/19/2015
DWG: Preplat_01-200.dwg
JOB NO: 12035

SHEET 1 OF 2

# PRELIMINARY PLAT KIRSTEN SUBDIVISION

This preliminary plat map for the Kirsten Subdivision shows a grid of lots and streets. The map includes the following features:

- Streets:** W. Ring Perch Dr., S. Latigo Dr., W. Bald Eagle St., W. Crowned Eagle St., W. Eagle Grove St., W. Crested Eagle St., W. Skylight St., W. Booted Eagle St., S. Banded Eagle Ave., S. Sunfish Ave., S. Chinook Ave., S. Sea Eagle Ave., S. Cheyenne Ave., S. Harry Eagle Ave., S. Steppe Eagle Ave., S. Umatilla Ave., S. Spotted Eagle Ave.
- Blocks:** Blocks 1 through 26 are shown, each containing numbered lots.
- Survey Data:** Lot numbers, areas, and bearings are provided for many lots. For example, Block 1 has lots 1-10 with areas ranging from 1,041.4 to 1,041.4. Block 26 has lots 1-26 with areas ranging from 1,041.4 to 1,041.4.
- Legend:** Found 5/8" iron pin, Found 1/2" iron pin, Found brass cap monument, Found PK nail, Lot number, Lot area, Proposed property line, Proposed setback line (5' interior unless shown), Storm drain inlet, Sediment box, Manhole, Fire hydrant, Street light, Boise city limits, Open space lot, Existing water, Proposed water, Proposed san. sewer, Proposed storm drain, 2' contour lines, Surface flow, Valley gutter.
- Scale:** 1" = 100'
- North Arrow:** Points to the top of the page.
- Basement:** S. Cole Road, Boise, ID 83709.
- Owner:** S. Cole Road, Boise, ID 83709.
- Surveyor:** CIVIL SURVEY CONSULTANTS, INC. CONSULTING ENGINEERS AND LAND SURVEYORS. 2893 S. MERIDIAN ROAD, MERIDIAN, IDAHO 83642. (208) 888-4312.
- Plat Information:** PRELIMINARY PLAT, KIRSTEN SUBDIVISION, LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SW 1/4, OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.
- Date:** 9/10/2015
- DWG:** Preplat\_01-100.dwg
- Job No:** 12035
- Sheet:** SHEET 2 OF 2

[illegible]

**CIVIL SURVEY CONSULTANTS, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
2893 S. MERIDIAN ROAD  
MERIDIAN, IDAHO 83642  
(208)888-4312

PRELIMINARY PLAT  
 KIRSTEN SUBDIVISION  
 LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SW 1/4  
 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH,  
 RANGE 2 EAST,  
 BOISE MERIDIAN, ADA COUNTY, IDAHO  
 DATE: 9/10/2015  
 DWG: Preplot\_01-100.dwg  
 JOB NO: 12035  
 SHEET 2 OF 2

# **SYRINGA VALLEY SPECIFIC PLAN NARRATIVE**

## **Introduction**

With this application, Pleasant Valley South LLC (“Pleasant Valley”) seeks the City of Boise’s approval of a new Specific Plan Ordinance to be added to Chapter 11-013 of the Boise City Code. This new Ordinance will cover land that Pleasant Valley controls in the Southwest Boise Reserve Planned Community Area. The Specific Plan Ordinance, authorized by Boise City Code Chapter 11-05-08, provides a means for creating new zoning regulations for unique areas and developments, such as mixed use districts and planned developments, where conventional zoning mechanisms are inadequate.

The application package addresses specific aspects of the project’s development and the associated requirements of the Specific Plan Ordinance. This narrative provides a summary of the key issues and requirements, along with an overview of the proposed development.

## **Project Overview**

The Syringa Valley Development proposed in this application will effectively implement the City of Boise Comprehensive Plan for Southwest Boise’s Reserve Planned Community. The Comprehensive Plan describes the Reserve Planned Community as generally bounded by the New York Canal and S. Cole Road on the west, extension of S. Orchard Road on the east, and the extension of South Latigo Road on the north and Columbia Road on the south. The Syringa Valley Specific Plan will cover 601.32 acres of this Reserve Planned Community Area.

Both the Syringa Valley Specific Plan and Reserve Planned Community center on the extension of Lake Hazel Road from S. Cole Road over the New York Canal to the extension of S. Orchard Road.

The Reserve is intended to establish a mixed-use development with a range of residential housing types and densities, neighborhood commercial centers and a business campus. The Reserve is split into two Specific Plan areas, Lake Hazel North and Lake Hazel South.

The Syringa Valley Specific Plan includes two planning areas: Eagle View, which is located north of Lake Hazel Road, and Falcon Valley, which is located south of Lake Hazel Road. Both of these areas are also described in the Comprehensive Plan as North of Lake Hazel Road Area and South Lake Hazel Road Area.

Both Eagle View and Falcon Valley planning areas are described in detail below.



## EAGLE VIEW

Eagle View is split into four (4) different planning areas: American Eagle, Bald Eagle, Condor and Golden Eagle.

American Eagle is approximately 100 acres located on the western half of the overall Eagle View planning area. American Eagle is also the Kirsten Subdivision, a quality low-density residential neighborhood. The design promotes a friendly pedestrian walking environment with the use of detached sidewalks and tree lined streets. There is easy access to the rest of Syringa Valley with the ten (10) foot wide pathway along the

north side of W. Lake Hazel Road and along the east side of the New York Canal, as well as other paths that link the neighborhood together. The American Eagle planning area has a designation of (LR) Low Density Residential Sub-Zoning District.

Bald Eagle is located near the center of the overall Eagle View planning area. It is a 50 acre site for a high school east of S. Umatilla Avenue. The layout design for the high school building and parking lot places the high school near the northeast corner of South Umatilla Avenue and West Lake Hazel Road. There will be extension of the ten (10) foot wide pathway along the north side of W. Lake Hazel Road. The Bald Eagle planning area has a designation of (NC) Neighborhood Commercial Sub-Zoning District.

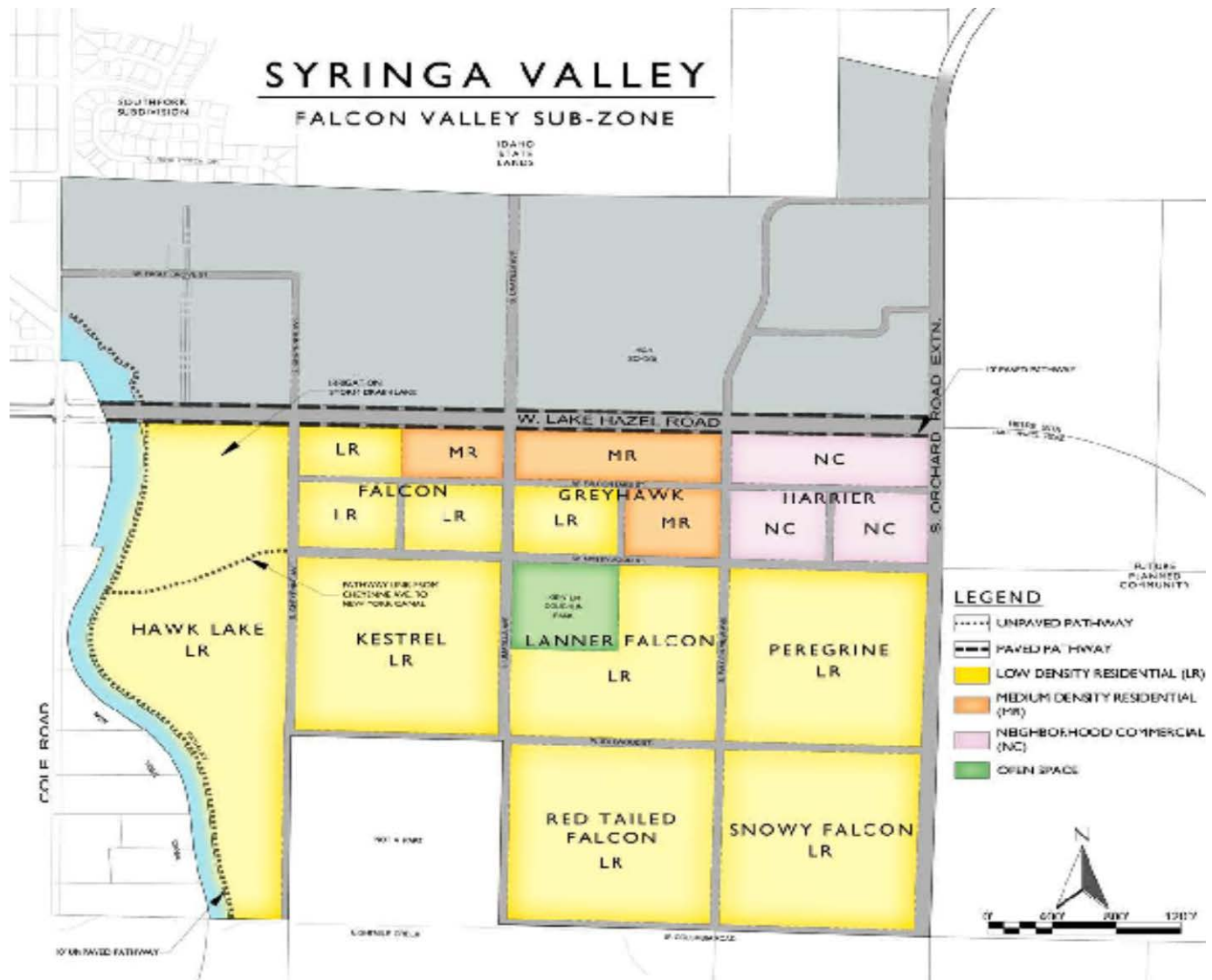
Condor is located at the northwest corner of South Orchard Road and West Lake Hazel Road. The Condor planning area is a mixture of commercial office, commercial retail, and residential uses in the (neighborhood commercial) Sub-Zoning District. Condor allows for a mixture of small-scale commercial and professional offices with medium density residential development located near the high school site. There is a ten (10) foot wide paved pathway along the north side of W. Lake Hazel Road to provide pedestrian accessibility to this neighborhood center.

Golden Eagle is located on the west side of South Orchard Road in the Airport influence area “B”. Golden Eagle has a designation of (IND) Industrial Sub-Zoning District, 12+- acres in size and is the only area of the entire Specific Plan for Syringa Valley that is located in the airport influence area B.

### Falcon Valley

The Falcon Valley planning area has three (3) Sub-Zoning Districts. These Sub-Zoning Districts are the (LR) Low Density Residential Sub-Zoning District, the (MR) Medium

Density Residential Sub-Zoning District, and the (NC) Neighborhood Commercial Sub-Zoning District. Through the use of a grid of circulation streets, the Falcon Valley area is split into eleven (11) subsections. The Kirsten Coughlin Park has been located as close the center of Falcon Valley as possible. This provides all the residents walkable access to this City Park. Other noteworthy features are the ten (10) foot wide unpaved pathway along the New York Canal easement and the ten (10) foot paved pathway along the southern side of W. Lake Hazel Road. Both these pathways provide for pedestrian connection throughout the development.



Hawk Lake is located along the New York Canal and is the largest planning area in Falcon Valley. Hawk Lake is a low-density residential neighborhood and is designated with a Sub-Zoning District of (LR) Low Density Residential. It is designed to promote walkability, with detached sidewalks and tree lined streets. Hawk Lake has two major pedestrian connections: a 10 wide paved pathway along the south side of W. Lake Hazel Road and 10-foot wide

unpaved pathway along the east side of the New York Canal. Hawk Lake will have an irrigation pond and storm water pond located near the southern side of W. Lake Hazel Road to provide irrigation water and storm water storage for a portion of the Syringa Valley. This pond also provides an amenity to the surrounding development.

Falcon is located along the south side of W. Lake Hazel Road between S. Cheyenne Avenue and S. Umatilla Avenue. The Falcon planning area has both (LR) Low Density Residential Sub-Zoning District and (MR) Medium Density Residential Sub-Zoning District, which encourages a mixture of both residential and office uses. The Falcon planning area also has portion of the South Neighborhood Commercial Center which is surrounded by residential development. South Umatilla Ave provides a location for an urban village development at a pedestrian scale. Where a mixture of both commercial and residential uses help create a village look and feel along S. Umatilla Ave..

Greyhawk is located along the south side of W. Lake Hazel Road between S. Umatilla Ave and S. Falcon View Avenue and S. Umatilla Avenue. The Greyhawk planning area has both (LR) Low Density Residential Sub-Zoning District and (MR) Medium Density Residential Sub-Zoning District, which encourages a mixture of both residential and office uses. The Greyhawk planning area also has portion of the South Neighborhood Commercial Center which is surrounded by residential development. South Umatilla Ave provides a location for an urban village development at a pedestrian scale. Where a mixture of both commercial and residential uses help create a village look and feel along S. Umatilla Ave

Harrier is located along the south side of W. Lake Hazel Road between South Falcon View Avenue and South Orchard Road. The Harrier planning area has both (LR) Low Density Residential Sub-Zoning District and (MR) Medium Density Residential Sub-Zoning District, which encourages a mixture of both residential and office uses.

Kestrel is located between West Mossywood Street and West Idlewood Street and between South Cheyenne Avenue and South Umatilla Avenue. The Kestrel planning area another is quality low-density residential neighborhood designed to promote walkability throughout the community with detached sidewalks and tree lined streets, with easy access to the rest of Syringa Valley. Increased density of residential housing is encouraged along the west side of South Umatilla Avenue near the Kirsten Coughlin Park. The Kestrel planning section has a Sub-Zoning District of (LR) Low Density Residential.

Lanner Falcon is located between West Mossywood Street and West Idlewood Street and between South Umatilla Avenue and South Falcon View Avenue. Lanner Falcon has the Kirsten Coughlin Park in the northwest quarter of the planning area a and future elementary school next to it. The remaining 20 plus acres is low-density residential neighborhood. Its Design promotes walkability throughout the community with detached sidewalks and tree lined streets and with easy access to the rest of Syringa Valley. Increased density residential housing is encouraged near the Kirsten Coughlin Park and along the west side of South Falcon View Avenue. The Lanner Falcon planning area has Sub-Zoning District of (LR) Low Density Residential.

Peregrine is located between West Mossywood Street and West Idlewood Street and between

South Orchard Avenue and South Falcon View Avenue. It is another quality low-density residential neighborhood, designed to promote walkability throughout the community with detached sidewalks and tree lined streets, with easy access to the rest of Syringa Valley. Increased density residential housing is encouraged near the Kirsten Coughlin Park and along the west side of South Falcon View Avenue. The Peregrine planning area has Sub-Zoning District of (LR) Low Density Residential.

Red Tailed Hawk is located between West Columbia Road and West Idlewood Street and between South Umatilla Avenue and South Falcon View Avenue. Red Tailed Hawk is another quality low-density residential neighborhood designed to promote walkability throughout the community with detached sidewalks and tree lined streets, with easy access to the rest of Syringa Valley. The Red Tailed Hawk planning area has Sub-Zoning District of (LR) Low Density Residential.

Snowy Falcon is located between West Columbia Road and West Idlewood Street and between South Falcon View Avenue and South Orchard Road. Snowy Falcon is another quality low-density residential neighborhood designed to promote walkability throughout the community with detached sidewalks and tree lined streets, with easy access to the rest of Syringa Valley. The Snowy Falcon planning area has Sub-Zoning District of (LR) Low Density Residential.

## **Land Uses and Zoning Standards**

The Syringa Valley Specific Plan Zoning Ordinance describes the land use sub-districts proposed for the Syringa Valley project, along with the allowed uses and densities, for each Sub-Zoning district. The Zoning Ordinance also describes a review, approval, and amendment process.

### **Eagle View Planning Area:**

#### Eagle View Land Use Planning Goals:

American Eagle is in the (LR) Low-Density Residential Sub-District which through the design of Kirsten Subdivision, provides diverse urban housing products. Along with the single family residential uses, American Eagle includes a multi-family element near the corner of S. Umatilla Avenue and W. Lake Hazel Road.

Bald Eagle is in the (NC) Neighborhood Commercial Sub-District which has been reserved for a high school site. The future high school building and parking lot will be located near the northeast corner of S. Umatilla Avenue and W. Lake Hazel Road a controlled intersection.

Condor is the property located at the northwest corner of S. Orchard Road and W. Lake Hazel Road both of which are planned to be five (5) lane Arterial Roadways. Condor is neighborhood center in a (NC) Neighborhood Commercial Sub-District to accommodate both residential uses and commercial uses.

Golden Eagle is in the (IND) Industrial Sub-District, which plans for industrial uses along the westside of S. Orchard Road.

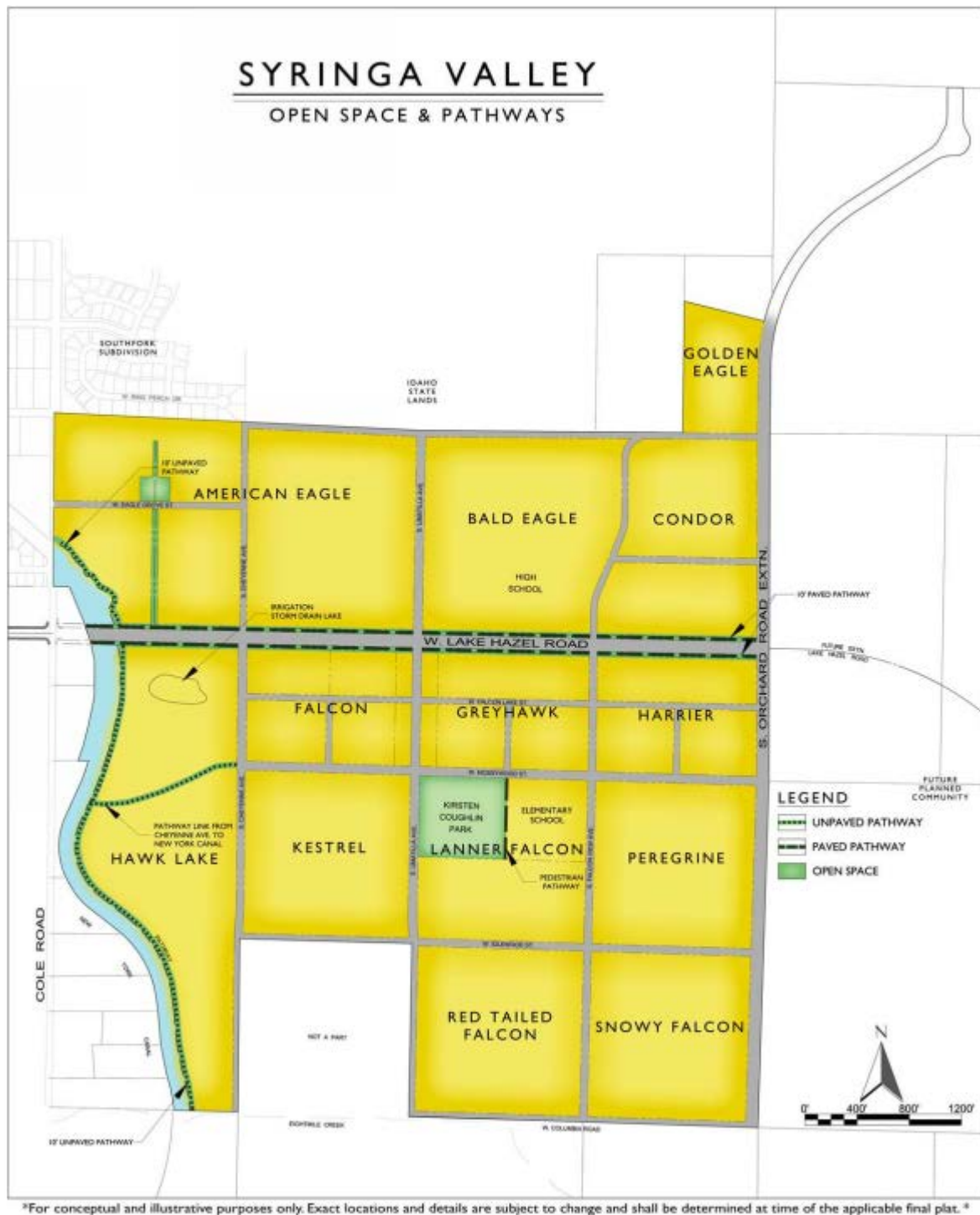
## **Falcon Valley Planning Area:**

### Falcon Valley Land Use Planning Goals:

In all eleven sections, there is some portion of the section has a **(LR) Low-Density Residential Sub-District**, within in there design to provide diverse urban housing products. Along with the single family residential uses, these planning sections offer a multi-family element near the circulation roads, and multi-family elements are encouraged near the Kirsten Coughlin Park located in the Lanner Falcon Planning Area.

Falcon, Greyhawk and Harrier contain areas in the **(MR) Medium-Density Residential Sub-District**, which is designed to (a) accommodate medium density residential uses; (b) provide an orderly transition from more intensive uses to less intensive, lower density uses; and (c) allow apartments and a variety of residential uses, ranging from row houses and townhouses to office and commercial uses.

Falcon and Greyhawk combined contain the Southern Neighborhood Commercial Center. Located on both sides of S. Umatilla Ave between W. Lake Hazel Road and W. Mossywood Street. This neighborhood center in a **(NC) Neighborhood Commercial Sub-District** to accommodate both residential uses and commercial uses in a urban village surrounded by residential uses.





[illegible]

[illegible]

The Syringa Valley Land Use Plan is consistent with the design goals of the Boise Comprehensive Plan, and more specifically the Southwest Boise Reserve Plan. The Southwest Boise Reserve Plan design goals are:

- Syringa Valley's zoning and design will encourage a mixture of housing types and*

***densities with two neighborhood centers and a business campus.***

2. Establish a business campus with a mixture of uses, such as auto repair and service, fabrication, self-storage, and medical and professional offices. Incorporate other uses as restaurants, health clubs and child care and convenience centers.

***Syringa Valley's Condor and Golden Eagle planning areas will encourage a mixture of businesses from self storage to medical and professional offices with other supporting businesses like health clubs and child care.***

3. Limit residential uses in the northwest corner of the site.

***With the design of the Kirsten Subdivision located in the northwest, residential densities have been limited through the use of LR zoning.***

4. Provide safe access to future schools for children to walk and cross Lake Hazel Road.

***Syringa Valley's design has placed the future high school near a ten (10) foot wide pathway and near the Lake Hazel Road and Umatilla Avenue controlled intersection to provide safe access for future students. The future elementary school located near the Kirsten Coughlin Park is a short distance for all the students plus close to Umatilla Avenue, which provides a safe place to cross Lake Hazel Road.***

5. Develop two neighborhood commercial centers which incorporate pedestrian friendly design to provide for easy pedestrian access.

***Syringa Valley has two neighborhood commercial centers located north and south of W. Lake Hazel with design guidelines to promote pedestrian access.***

6. Provide a variety of residential housing types and densities, including from traditional single family to townhouse, row houses, multi-family and patio homes. Allow for live/work and other accessory dwelling units.

***Syringa Valley's Sub-Zoning districts encourage variety of residential housing types and sizes.***

7. Encourage the mixture of residential and commercial development along W. Lake Hazel Road with increased densities up to 10-20 units per acre.

***Both the MR and NC Sub-Zoning districts encourage the mixture of residential and commercial uses with increased density.***

8. Encourage residential housing types such as townhouse, multi-family and patio homes around City Park with increased densities.

***Each of the surrounding planning areas near the Kirsten Coughlin Park have design goals to encourage residential housing types with increased densities.***

9. Near Columbia Road encourage decreased density to five (5) units per acre.

***Both the Red Tailed Falcon and Snowy Falcon planning areas have design guidelines to decrease densities near Columbia Road.***

10. Overall plan shall have six units per acre density.

***The Syringa Valley Specific Plan, and its design goals, planning areas, and Sub-Zoning districts, set an overall goal density of six units per acre, and are designed to encourage development to reach this goal, if consistent with market conditions.***

11. Interconnect the residential areas with the use of streets and pathways and bike paths.

***Syringa Valley creates an interconnected neighborhood through its circulation street network and pathways system.***

12. Enhance pedestrian activity with the use of detached sidewalks, micro-paths and reasonable block lengths.

***Syringa Valley's design requires all street sections to include detached sidewalks, and the circulation street pattern has limited the block lengths.***

13. Establish open space and pathway along New York Canal and encourage dual use of drainage areas for open space.

***Syringa Valley has a pathway outside of the New York Canal's easement for the residents to walk along.***

14. Establish a co-location for elementary school and City Park. The park site shall have two sides along public streets with connections to the pathway along the New York Canal.

***The Lanner Falcon planning area has both the Kirsten Coughlin Park and elementary school planned together in it.***

15. Land uses shall comply with restrictions of the Airport Influence Areas.

***Syringa Valley's design and zoning comply with all the restrictions of the Airport Influence Areas.***

16. Development should include a back road to Lake Hazel Road.

***Falcon Lake Street, on the south side of Lake Hazel Road, will provide access to all residential and commercial uses along Lake Hazel Road's limited access right of way.***

17. Street network shall support development.

***Access and traffic concerns in Syringa Valley are being addressed with the design of the circulation street network.***



## **Table of Contents – Design Guide**

1. Introduction
2. Project Overview
3. Intent
  - a. Location
  - b. Land Uses
  - c. Character

## **Syringa Valley Specific Plan Design Guide**

## **1. Introduction**

This Design Guide has been created to support the Syringa Valley Specific Plan, and to ensure that the development evolves as proposed and approved through the Boise City Planning and Zoning process.

This Guide provides an overview of the Specific Plan, and breaks down of each of thirteen planning sections to provide an illustration as to how each of these individual planning sections interfaces with each other to reach the overall planning goals. The Design Guide is written as a timeless and flexible document with the understanding that the development will occur over an extended time period. The goal is to ensure the development is harmonious, resulting in complimentary imagery through appropriate uses and common site amenities. Amenities may include materials, as well as street sections, sidewalks, paths, and open space development. Overall design and implementation shall prevail as established by the Syringa Valley Specific Plan, and the City in response to the applicable building and planning codes.

All improvements within the Syringa Valley Specific Plan's two planning areas, Eagle View and Falcon Valley, will conform to the zoning and development criteria established under the Syringa Valley Specific Plan Ordinance as adopted by the City of Boise.

## **2. Intent**

The objectives of the site development guidelines include:

- To support and amplify the goals of the Syringa Valley Specific Plan, and City of Boise Comprehensive Plan for Southwest Boise's Reserve Planned Community.
- To encourage development that is visually understandable and meaningful to the users.
- To encourage planning and buildings of a high quality and appropriate character with a variety of expression and creativity within all areas of the development.
- To promote pedestrian accessibility throughout the Syringa Valley Specific Plan and its connections with the neighborhood commercial center, Kirsten Coughlin City Park, and pathways.
- To create a pedestrian scale in the design of streets, spaces between buildings, and the buildings themselves.

## **3. Project Overview**

The Syringa Valley Specific Plan compromises approximately 601 acres of land south and west of Boise Airport. Approximately 12 acres are located in Airport influence

area B, and the remaining 589 acres are located in Airport influence area A. The areas within Airport influence area A include Eagle View and Falcon Valley.

**Eagle View**

The planning area north of West Lake Hazel Road, more specifically shown on the provided maps.

Zoning: (LR) Low Density Residential planning area for **American Eagle**  
(NC) Neighborhood Commercial planning area for **Condor** and **Bald Eagle**  
(IND) Industrial planning area for **Golden Eagle**

Airport Influence  
Zones: (A Zone) planning areas for **American Eagle**, **Bald Eagle**, and **Condor**  
(B Zone) planning for **Golden Eagle**

Special Features: *Open space and pathway:* New York Canal pathway, north side Lake Hazel Road pathway.  
*Commercial Neighborhood Center:* **Condor**  
*Schools:* High school site in **Bald Eagle**

**Sub-Zones in Eagle View**

**American Eagle**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Special Features: ten (10) foot wide unpaved pathway along the eastside of the New York Canal ten (10) foot wide paved pathway along the north side of W. Lake Hazel Road.

Section Design: Pedestrian friendly design through the use of detached sidewalks

**Bald Eagle**

Zoning: (NC) Neighborhood Commercial Sub-Zoning District

Allow uses: Per NC Sub-Zoning district requirements

Special Features: ten (10) foot wide paved pathway along the northside of W. Lake Hazel Road.

Section Design: High School building and student parking shall be located near the northeast corner of W. Lake Hazel Road and S. Umatilla Avenue.

**Condor**

Zoning: (NC) Neighborhood Commercial Sub-Zoning District

Allow uses: Per NC Sub-Zoning district requirements

Special Features: ten (10) foot wide paved pathway along the northside of W. Lake Hazel Road.

Section Design: This north Neighborhood Commercial center shall be designed per pedestrian friendly guidelines.

**Golden Eagle**

Zoning: (IND) Industrial Sub-Zoning District

Allow uses: Per IND Sub-Zoning district requirements

Special Features: This section is located in Airport Influence zone “B” and will be required to comply with all the requirements of the Airport Influence zone “B”.

**Falcon Valley**

The planning area south of West Lake Hazel Road, more specifically shown on the provided maps.

Zoning: (LR) Low Density Residential planning areas for **Kestrel, Lanner Falcon, Peregrine, Red Tailed Falcon, Snowy Falcon, Hawk Lake**, and parts of **Falcon** and **Greyhawk**  
(MR) Medium Density Residential planning areas for parts of **Falcon** and **Greyhawk**  
(NC) Neighborhood Commercial planning area for **Harrier**

**Airport Influence**

Zones: (A Zone) planning areas for **Hawk Lake, Falcon, Greyhawk, Harrier, Kestrel, Lanner Falcon, Peregrine, Red Tailed Falcon**, and **Snowy Falcon**

Special Features: *Open space and pathway:* New York Canal pathway, South side Lake Hazel Road pathway and Kirsten Coughlin Park and Hawk Lake.  
*Commercial Neighborhood Center:* **Harrier** *Schools:* Elementary School site **Lanner Falcon**

**Sub-Zones in Falcon Valley****Hawk Lake**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Special Features: Dual use or lake located in the northern portion of the section. ten (10) foot wide unpaved pathway along the eastside of the New York Canal. ten (10) foot wide paved pathway along the southside of W. Lake Hazel Road. ten (10) foot wide pave pathway from canal pathway to S. Cheyenne Avenue.

Section Design: Pedestrian friendly design through the use of detached sidewalks

### **Falcon**

Zoning: (LR) Low Density Residential Sub-Zoning District  
(MR) Medium Density Residential Sub-Zoning District  
(NC) Neighborhood Commercial planning area for Urban Village

Allow uses: Residential uses per Low and Medium and Neighborhood Commercial Sub-Zoning district requirements

Special Features: ten (10) foot wide paved pathway along the southside of W. Lake Hazel Road  
with connections to the south into the commercial and residential uses along W. Lake Hazel Road.

Section Design: Mixture of Residential, and offices and multi-family uses between W. Falcon Lake Street and W. Lake Hazel Road. Increased use residential housing between W. Falcon Lake Street and W. Mossywood Street. Use of townhouses, row housing and multi-family residential housing along W. Mossywood Street near Kirsten Coughlin Park.

### **Greyhawk**

Zoning: (LR) Low Density Residential Sub-Zoning District  
(MR) Medium Density Residential Sub-Zoning District  
(NC) Neighborhood Commercial Sub-Zoning District for Urban Village

Allow uses: Residential uses per Low and Medium and Neighborhood Commercial Sub-Zoning district requirements

Special Features: Ten (10) foot wide paved pathway along the southside of W. Lake Hazel Road with connections to the south into the commercial and residential uses along W. Lake Hazel Road. Encourage Urban Village style commercial and residential uses along both sides of S.Umatilla Ave.

Section Design: Mixture of commercial, and offices and multi-family uses between W. Falcon Lake Street and W. Lake Hazel Road. Increased use residential housing between W. Falcon Lake Street and W.

**Harrier**

Zoning: (LR) Low Density Residential Sub-Zoning District  
(MR) Medium Density Residential Sub-Zoning District

Allow uses: Residential uses per Low and Medium Sub-Zoning district requirements

Special Features: Ten (10) foot wide paved pathway along the southside of W. Lake Hazel Road with connections to the south into the residential and commercial uses along W. Lake Hazel Road.

**Kestrel**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Special Features: Use of townhouses, row housing and multi-family residential housing along S. Umatilla Avenue near Kirsten Coughlin Park

Section Design: Pedestrian friendly design through the use of detached sidewalks  
reasonable block lengths, no cul-de-sacs

**Lanner Falcon**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Special Features: Kirsten Coughlin Park shall have frontage on S. Umatilla Avenue and W. Mossywood street. Elementary School and City Park both located in Section.

Section Design: Pedestrian friendly design through the use of detached sidewalks,  
reasonable block lengths, no cul-de-sacs

**Peregrine**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Section Design: Pedestrian friendly design through the use of detached sidewalks, reasonable block lengths, no cul-de-sacs.

### **Red Tailed Falcon**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per Low Sub-Zoning district requirements

Section Design: Pedestrian friendly design through the use of detached sidewalks reasonable block lengths, no cul-de-sacs.

### **Snowy Falcon**

Zoning: (LR) Low Density Residential Sub-Zoning District

Allow uses: Per low Sub-Zoning district requirements

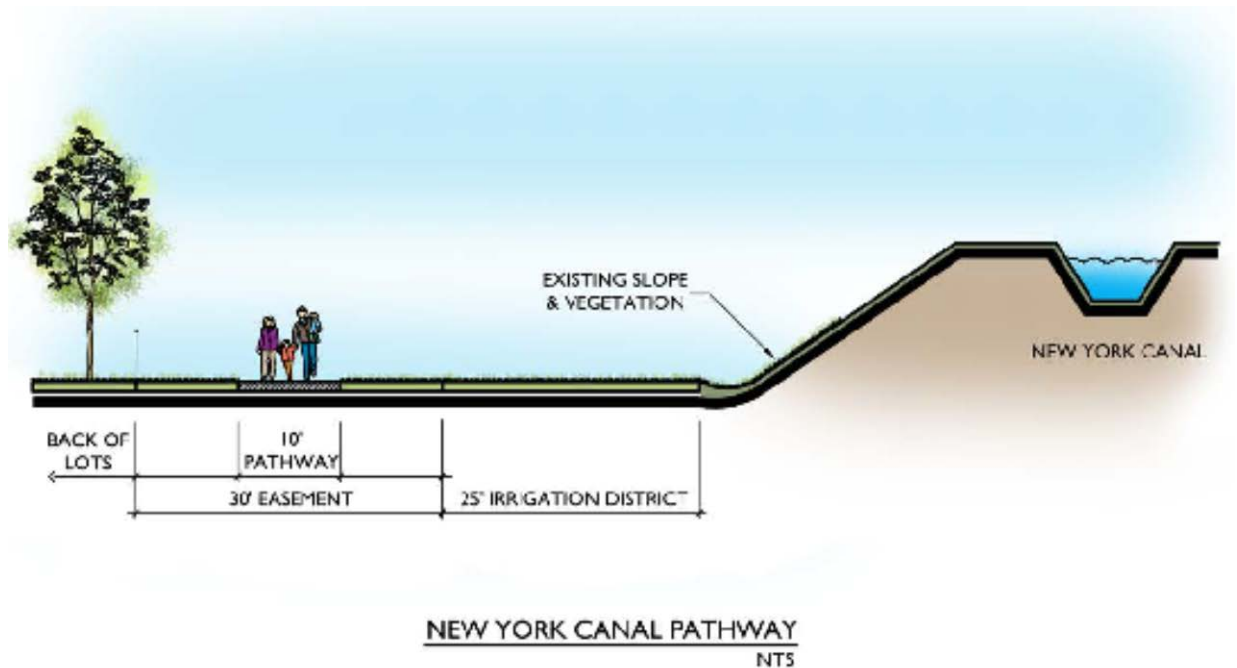
Section Design: Pedestrian friendly design through the use of detached sidewalks reasonable block lengths, no cul-de-sacs.

## **Site Development**

The site development of Syringa Valley Specific Plan provides a visually distinctive network of gridded streets and tree lined streets. This overall method of development provides for friendly walking experience for the residents in Syringa Valley and relieves demands on irrigation systems. The overall concept for the site planning is the use of a network of street sidewalks and micro paths to interconnect the Syringa Valley Community, and to encourage reduction in street widths and location of houses close to the street system as ordering elements between structures. Site development is the framework associated with the placement of structures and related improvements throughout the Syringa Valley Specific Plan areas including individual parcels within the specific planning areas.

### **New York Canal**

Development adjacent to the New York Canal should primarily reflect the natural character of this riparian area by the use of native shrubs, trees and grasses. Large expanses of manicured lawn or ornamental planter beds should be avoided. Maintenance may be kept to a minimum to encourage a semi-natural appearance in these areas that provides a transition from the built environment to the riparian environment.



## Urban Guide

The Planning Sections of Falcon, Greyhawk, Harrier and Condor are intended to provide an urban core for the entire development. This urban core is to provide a mixture of both commercial and residential uses along West Lake Hazel Road. The Urban Guide exhibit below helps provide a visual concept as to how these uses might logical be implemented. It is not intend to be the only way these Planning Sections might be developed. The following design principles are to be used to help guide the development of these Planning Sections:

### OBJECTIVES:

- Locate the more intense uses closer to West Lake Hazel Road and South Orchard Road.
- Where possible orient buildings toward the streets and open spaces.
- Encourage a village type atmosphere along both side of West Falcon Lake Street. Where the uses are of smaller scale buildings close to the street create a village atmosphere.
- Encourage pedestrian friendly environment with the use of sidewalks, pathways, courtyards and plazas to interconnect the buildings.
- Where possible development should connect to the ten (10) foot pathway along West Lake Hazel Road.
- Provision of one or more walkways that directly links the pedestrian entrances of businesses within the retail and office development to the public pathways.

- Develop a mixture of commercial, service and residential developments that encourages walking.
- Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.
- Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to Lake Hazel Road
- Encourage diverse developments that provide a mix of housing types and products and where possible, an assortment of amenities within walking distance of residential development.

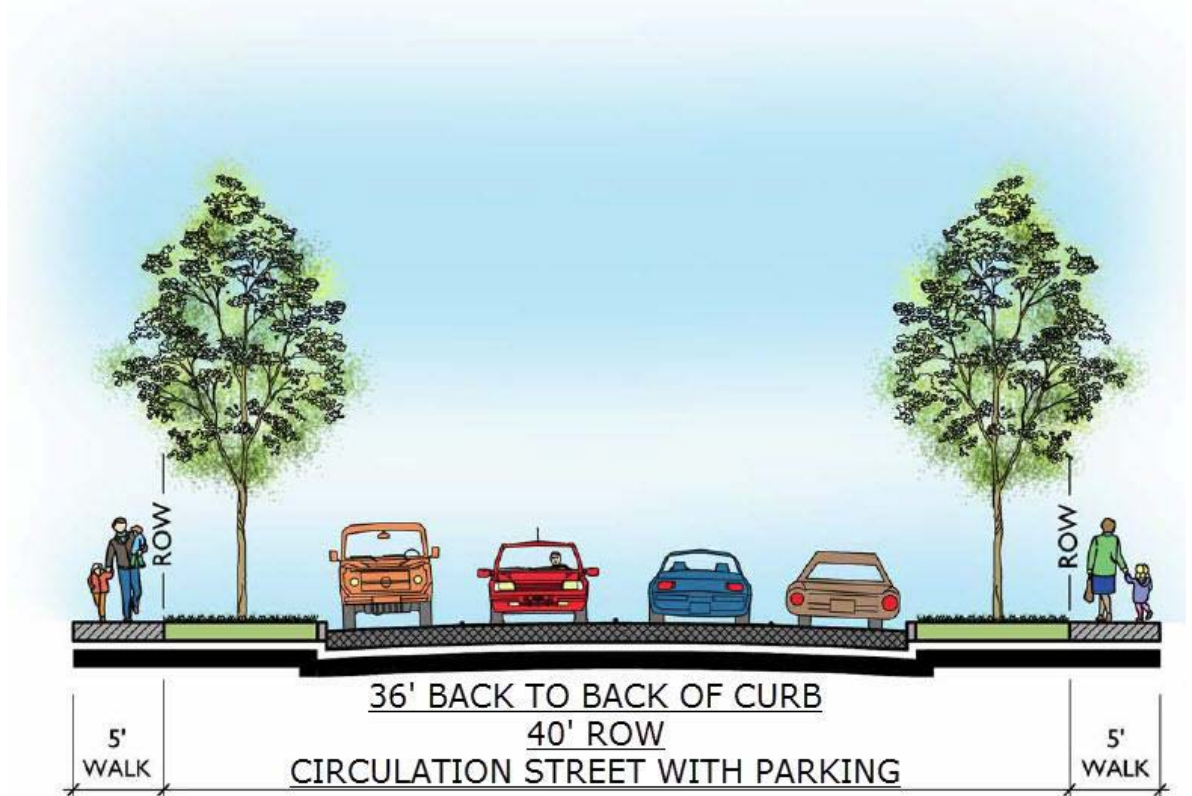
# SYRINGA VALLEY Street Standards

All detached sidewalks shall be located in easements.  
All public street ROW shall extend at less 2' beyond the top BOC

**Section A:** see Section 3, Conceptual Street and Lot Pattern, 11-22-06C – Map 1

## Circulation Street with Parking

- Circulation Street with parking is a 40' right of way with 36' street section and landscape strip and 5' wide detached sidewalk, see Street Circulation Map section.

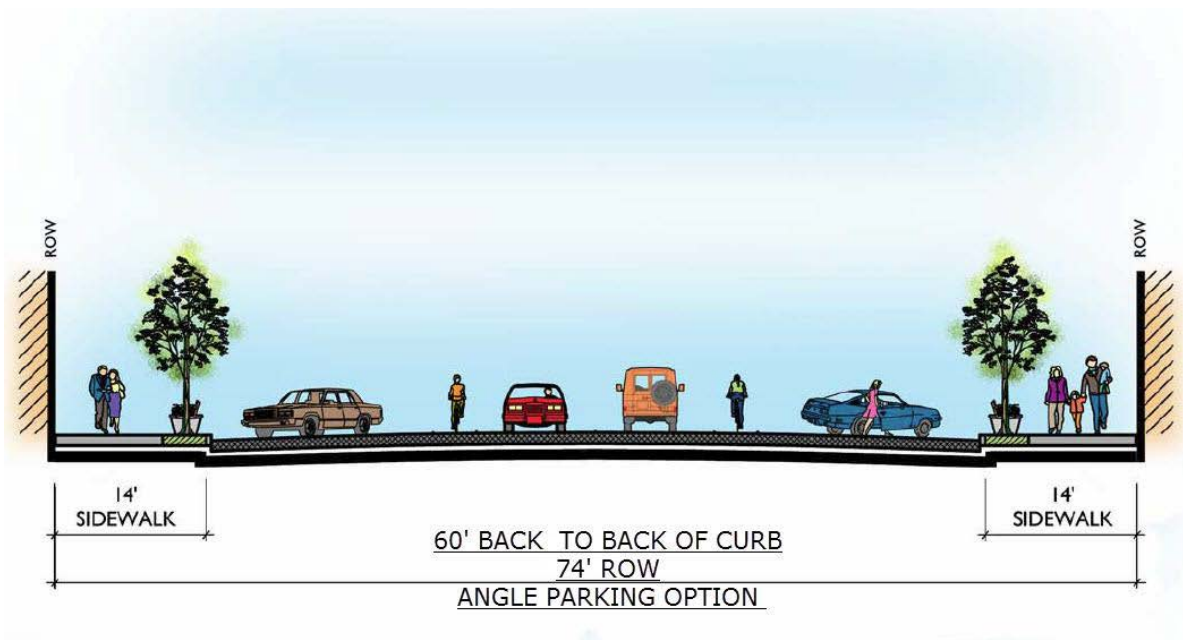


**Circulation Street without Parking**

‘Circulation Street without parking is a 37.-40’ right of way with two landscape strip and 5’ wide detached sidewalk, see Street Circulation Map



**Section C:** see Section 3, Conceptual Street and Lot Pattern, 11-22-06C – Map 1



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## Local Street

**Section D:** see Section 3, Conceptual Street and Lot Pattern, 11-22-06C – Map 1

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# KENT BROWN PLANNING SERVICES

November 21, 2015

City of Boise  
Planning Department  
150 N. Capitol Boulevard  
Boise ID 83701-0500

**RE: Preliminary plat Kirsten Subdivision**

Gentlemen:

Respectfully request the City of Boise approval of the preliminary plat for Kirsten Subdivision, which is located at northeast corner of future W. Lake Hazel Road and S. Cole Road. Kirsten Subdivision is portion of the Syringa Valley Specific Plan, being 100.9 acres of the overall 601 acres development.

Kirsten Subdivision complies with both the City of Boise's Comprehensive Plan and Syringa Valley Specific Plan, Kirsten Subdivision has a vary of residential lot types and sizes. The design promotes pedestrian friendly environment where residents are connected with each other by a series of north – south and east – west pathways that use detached sidewalks, trails and micro paths to travel through the neighborhood. These interconnections are also supported by the design of the subdivision with shorter block lengths and no cal-da-sacs. The subdivision has an overall density of 4.48 units per acre, with 412 single family residential lots and 20 common lots and 10 with multi-family lots or 40 units.

Kirsten Subdivision is also located in Airport Influence Area "A", and is allowed to have residential uses. We are working with utility companies to bring services to the site. United Water and Boise City are planning to construction water and sewer extensions in this area. We are also working with the New York Irrigation District another other irrigation districts to provide pressure irrigation to the development. As a backup plan we are working on an agreement with United Water to drill a well for irrigation water.

**SUMMARY:**

Total number of lots 452

Total number of single family lots 412

Total number of multi-family lots 10

Total number of common area lots 20

Zoning : LR Low Density Residential Sub-Zoning District

If there are any questions please feel free to call me.

Sincerely,

Kent Brown, Planner

# KENT BROWN PLANNING SERVICES

August 20, 2015

City of Boise  
Planning Department  
150 N. Capitol Boulevard  
Boise ID 83701-0500

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**RE: Comprehensive Plan Amendment**

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Gentlemen:

Respectfully request the City of Boise approval of a Text Amendment to the Comprehensive Plan for Southwest Boise's Section SW-CCN 2.5.

States:

"Apply the following considerations to the area north of the Lake Hazel Road extension:

(a) Limit residential uses to the approximately 65 acres located in the northwest corner of the development.

(b) Gross density in this residential area should not exceed three units per acre."

SW-CCN 2.5 describes an area located near the northeast corner of future W. Lake Hazel Road and S. Cole Road. The area described is also a part of Southwest Boise's, Reserve Planned Community now being called Syringa Valley and is in the preliminary plat for Kirsten Subdivision.

Section SW-CCN 2.5 Goal requests that the sixty-five acres near S. Cole Road be limited to residential density to three units per acre. This limitation comes from concern that this area might have been affected by noise from the airport.

The area being sixty-five acres comes from an earlier design for the Reserve Planned Community in which there was about sixty-five acres near Cole Road. Currently that area has increased to over 100 acres, due to request from the City's Planning Department moved the extension of Lake Hazel Road to the south. Now this area includes portions of Reserve Planned Community that was required to have six units per acre on it.

The Airport has told us of a Sound Study Report they recently received that allows not to have any concern about any of the any in Reserve Planning Community in Airport Influence Area "A", which includes the area near S. Cole Road. We could there request the Comprehensive Plan Text Amendment just remove those restriction to limit the residential housing density to three units per acre.

However, we feel the residents in that the surrounding area had some expectation that the density be limited to three units per acre. So we request that SW-CCN 2.5 read as follows:

“SW-CCN 2.5

*Apply the following considerations to the area north of the Lake Hazel Road extension:*

*(a) Limit residential uses to the approximately 21 acres located in the northwest corner of the development.*

*(b) Gross density in this residential area should not exceed three units per acre.”*

If there are any questions please feel free to call me.

Sincerely,

Kent Brown, Planner

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**SYRINGA VALLEY SPECIFIC PLAN ZONING ORDINANCE**

**Sections:**

**11-013-03 SYRINGA VALLEY SPECIFIC PLAN ZONING  
ORDINANCE**

**11-013-03-01 APPLICABILITY OF ORDINANCE**

**11-013-03-02 INTERPRETATION OF DISTRICTS**

**11-013-03-02.1 Districts Established**

**11-013-03-02.2 District and Sub-District Boundaries**

**11-013-03-03 CONFORMITY REQUIRED**

**11-013-03-03.1 General**

**11-013-03-03.2 (LR) Sub-District**

**11-013-03-03.3 (MR) Sub-District**

**11-013-03-03.4 (NC) Sub-District**

**11-013-03-03.5 (IND) Sub-District**

**11-013-03-03.6 Residential District Standards**

**11-013-03-03.7 Uses Not Listed**

**11-013-03-03.8 Lot and Structure Dimensions**

**11-013-03-03.10 Property Development Standards**

**11-013-03-04 OFF-STREET PARKING AND LOADING  
REQUIREMENTS**

**11-013-03-05 DESIGN REVIEW**

**11-013-03-05.1 General**

**11-013-03-05.2 Procedure for Design Review**

**11-013-03-06 ADMINISTRATIVE PROVISIONS**

**11-013-03-06.1 Plat Approval Criteria**

**11-013-03-06.2 Annexation into Syringa Valley Specific Plan District**

**11-013-03-06.3 Amendments**

**11-013-03-06.4 Exceptions**

**11-013-03-06.5 Periodic Review**

**11-013-03-07 DEFINITIONS**

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## **11-013-03-01. APPLICABILITY OF ORDINANCE**

This Syringa Valley Specific Plan Zoning Ordinance applies to all property designated on the Syringa Valley Specific Plan Zoning Map (attached as Exhibit A) and the Syringa Valley Specific Plan Land Use Sub-Districts Map (attached as Exhibit B) in lieu of the Zoning Classifications chapter of the Boise City Zoning Ordinance (currently Chapter 11-044), except where noted herein. All remaining chapters of the Boise City Code shall apply, except where noted herein. If any provision of this Ordinance conflicts with any provision of the Boise City Zoning Ordinance, this Ordinance shall control.

## **11-013-03-02. INTERPRETATION OF DISTRICTS**

### **1. Districts Established**

- A. The Syringa Valley Specific Plan District is hereby established.
- B. The following Sub-Districts are established within the Syringa Valley Specific Plan District:
  - (1) (LR) Low-density Residential
  - (2) (MR) Medium-density Residential
  - (3) (NC) Neighborhood Commercial Residential
  - (4) (IND) Industrial

### **2. District and Sub-District Boundaries**

- A. The location and boundaries of the Syringa Valley Specific Plan District are shown on the Syringa Valley Specific Plan Zoning Map (attached as Exhibit A). The location and boundaries of the Syringa Valley Specific Plan Sub-Districts established are shown on the Syringa Valley Specific Plan Land Use Sub-Districts Map (attached as Exhibit B). Where any uncertainty exists as to the boundary of any such district, the following rules shall apply:
  - (1) Where any such boundary line is indicated as following a street, alley or public way, it shall be construed as following the centerline thereof.
  - (2) Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be such boundary line.
  - (3) Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be as indicated upon the Syringa Valley Zoning Map.

## **11-013-03-03 CONFORMITY REQUIRED**

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## 1. General

Except as otherwise provided herein, all land, buildings and premises in any district or sub-district shall be used only in accordance with the regulations established by this ordinance for that district. No property shall be allowed to maintain an attractive or public nuisance, as defined by the Boise City Code and/or state code, at any time.

## 2. (LR) Sub-District

The purpose of the LR Sub-District is to provide for the development of diverse urban housing products at a net density ranging from (2) to six (6) units per acre. Overall gross density cannot exceed six (6) units per acre. This area may include a variety of lot sizes. A variety of housing types may be included within a development, including attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall gross density does not exceed six (6) units per acres. Accessory dwelling units and uses are also allowed, along with community uses such as parks, community centers and recreational facilities.

The following provides a list of allowed uses within the LR Sub-District and the corresponding level of review:

### Allowed

- Accessory structures to single family dwellings
- One single family dwelling per lot
- One duplex unit per lot
- Bus Shelter

### Allowed with Design Review

- Row House / Townhouse
- Multi-family near or on any Circulation roadways
- Home occupation
- Accessory dwelling unit
- Professional offices near on any Circulation roadways
- In-home child care facility up to 5 children
- Church
- School (public, private or parochial)
- Religious Institution
- Funeral Home
- Off-site parking lot
- Apartments or Multiple family dwellings from 3-14 units
- In-home child care facility for 6-12 children
- Child care facility for 13 or more children
- Swimming Lessons Private Pool
- Golf course/Parks/Recreation
- Government building, non-industrial

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- Commercial swimming pools or social centers

### 3. (MR) Sub-District

The purpose of the MR Sub-District is to (a) accommodate medium density residential uses at a net density of four (4) to eighteen (18) units per acre; (b) provide an orderly transition from more intensive, higher density uses to less intensive, lower density uses; and (c) allow limited cottages and quasi- residential uses, including senior housing and care facilities. The MR Sub-District includes flexibility in lot sizes and restrictions, and anticipates residential uses ranging from row houses and townhouses to condominiums and multi-story apartments. A range of civic and recreational facilities is allowed, along with office, medical and personal service commercial uses that are ancillary to senior housing and care facilities.

The following provides a list of allowed uses in the MR Sub-District and the corresponding level of review required for each:

#### **Allowed**

- One single family dwelling per lot
- One duplex unit per lot
- Bus Shelter
- Subdivision Office Temporary

#### **Allowed with Design Review**

- Row House/Townhouse
- Assisted Living Apartment
- Bank, including drive-in
- Office – Business, Professional, Medical
- Multiple family dwellings
- Police Station
- Car Wash
- Church
- Religious Institution
- School (public, private or parochial)
- Restaurant, Café, Coffee Shop, including drive-in
- Skilled Nursing Care Facility
- Personal Service Store (dry cleaning, laundromat, barber shop, etc.)
- Small scale commercial
- Convalescent home
- Health Club Facility
- Funeral Home
- Tavern/Lounge
- Hospital/Clinic
- Swimming Lessons Private Pool

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- Service station
- Restaurant, drive-in

#### 4. (NC) Sub-District

The purpose of the NC Sub-District is to accommodate medium density residential uses, business and professional office uses, and complementary commercial uses such as hotels, restaurants, and theaters, together with necessary off-street parking facilities. Large office buildings are allowed in this area, along with retail, shopping, service, lodging, and civic uses. The NC Sub-District will emphasize high quality design, pedestrian orientation, and flexible development standards.

The following provides a list of allowed uses in the NC Sub-District and the corresponding level of review required for each:

##### **Allowed**

- Adult Day Care
- Single Family dwelling
- One duplex dwelling per lot
- Condominiums
- Animal Grooming
- Financial Institution
- Auto-Emission Test Site
- Dental office
- Doctor's office
- Office
- Photography Studio
- Bus Shelter
- School of Art/Music/Business/Secretarial
- Laundry (self-service)
- Outdoor Recreation Facility
- Police Station
- Single family and duplex dwellings

##### **Allowed with Design Review**

- Child care facility of 6-20 children
- Multi-family Dwellings
- Car Wash
- Hotel (no room limit)
- Residence for owner or caretaker
- Personal Service Store (dry cleaning, Laundromat, barber shop, etc.)
- Building Materials Supply
- Outdoor Recreation Facility
- Indoor Recreation Bowling Alley, Skating Rink, Arcade
- Church

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- Health Club Facility
- Clubs, Lodges, Social Halls
- Restaurant, Café, Coffee Shop
- Repair Shop
- Pharmacy/Optician
- Multiple family dwellings
- Retail store (Design Review approval required)
- Parking Lot/garages/structure
- Bank with drive-up
- Schools
- Religious Institution
- Restaurant, with drive-in, including drive-in
- Shopping Center, Convenience Commercial, Neighborhood Commercial or Community Commercial
- Laundry
- Printing & Publishing Associated Reproductions
- Laboratory Medical/Dental
- School (public, private or parochial)
- Office (Business, Professional, Medical)
- Seed & Garden supply
- Retail store
- Funeral Home
- Mini-Storage
- Nursery (retail or greenhouse)
- Service station
- Health Care Facilities
- Convalescent & Nursing Home
- Hospital
- Grocery
- Fire Station
- Tavern/lounge

## 5. (IND) Sub-District

The purpose of the IND Sub-District is to provide for convenient employment centers of manufacturing, research and development, warehousing, and distributing. The IND Sub-District is intended to encourage the development of industrial uses that are clean, quiet and free of hazardous or objectionable elements and that are operated, entirely, or almost entirely, within enclosed structures. The following provides a list of allowed uses and the corresponding level of review required for each.

### Allowed

- Hospital- Large Animal or Small Animal
- Auction Establishment

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- Automotive Uses
- Service Station
- Vehicle Repair
- Blacksmith Shop
- Building Materials Supply & Garden supplies
- Bus Shelter
- Carwash
- Contractor Shop or yard
- Laboratory
- Laundry
- Outdoor Recreation Facility
- Health Club Facility
- Public Utility Facility – Major
- Wholesale Business
- Printing, Publishing
- Parking Lot
- Urban Farming
- Warehouse

**Allowed with Design Review**

- Composing Facility
- Residence for owner or caretaker
- Mini-Storage
- Light Industrial Facility
- Bottling & Distribution Plant
- Wireless Communication Facility, Micro-Cell or Visually Unobtrusive/Attached

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**6. Residential District Standards**

The following standards apply to the LR Sub-District and the MR Sub-District

**A. Minimum Property Size:**

1. Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
2. Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water and drainage, unless: a) the water is conveyed through pipe or tile; and b) included as part of a utility easement that generally runs along the property lines.
3. When two (2) or more parcels of land, each of which is of inadequate area and dimension to qualify for a permitted use under the

requirements of the district in which the parcels are located, are held in one ownership, they may be used as one property for such use.

**B. Minimum Street Frontage:**

1. Properties with street frontages on curve or at approximately a ninety degree (90°) angle shall be a minimum of thirty feet (30') measured as a chord measurement.
2. Street frontage for two (2) properties sharing a common drive shall be a minimum of fifteen feet (15') for each property.
3. Street frontage for flag properties that do not share a common drive shall be a minimum of thirty feet (30').

**7. Uses Not Listed**

Uses that are not listed are prohibited, and may be allowed only upon a determination by the Planning Director that such uses are similar or compatible in nature to the allowed uses. Any affected person may appeal such a determination of the Planning Director to the Planning and Zoning Commission within ten (10) calendar days following the date the decision is mailed. The appeal shall be conducted according to Section 11-03-04.12(9) of the Boise City Code.

**8. Lot and Structure Dimensions**

The following table sets forth the lot, yard, density and structure height requirements for uses within each Sub-District.

**TABLE 11-13-03-03.8**

	<b>LR</b>	<b>MR</b>		<b>NC</b>	<b>IND</b>
<b>a. MAXIMUM DWELLING UNITS PER ACRE</b>	6	18		18	0
	Detached	Attached	Detached		
<b>b. MIN. LOT AREA</b> (square ft)					
Interior Lot	0	0	0	0	0
Corner Lot	0	0	0	0	0
<b>c. MIN. AVG. LOT WIDTH</b> (lineal ft)					
Interior Lot	0	0	0	0	0
Corner Lot	0	0	0	0	0

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<b>d. MIN. STREET FRONTAGE</b> (flag lot)	10/20*	0	0	0	0
<b>e. MIN. BUILDING SETBACKS</b> (lineal ft)					
Front Yard & Side Yard Abutting Public St.**	10***	5***	5***	0	0
Abutting public park	5	5	5	5	30
Garage door	18	18	5	0	0
Rear Yard	5	0	15	0	0
Side Yard – Interior	10	10	10	0	0
<b>f. MIN. PARKING LOT/SERVICE DR SETBACKS</b> (lineal ft)					
Front Yard & Side Yard – Adj. to St.	15	7	7	7	7
Rear Yard & Side Yard – Interior	5	5	5	5	5
<b>g. MAX. FLOOR AREA RATIO</b>	0	0	0	0	0
<b>h. MIN. LOT AREA PER UNIT</b> (square ft)	0	0	0	0	0
<b>i. MAX. BUILDING HEIGHT (ft)</b>	35	45	55	55	55

- \* 10' allowed with shared access easement agreement.  
 \*\* Measured from back of sidewalk.  
 \*\*\* 20' setback required for garages accessed from back of sidewalk.  
 \*\*\*\* 5' setback allowed on corner lots with garages accessed from the side yard street (see Exhibit C)

## 10. Property Development Standards

Except as follows, the Property Development Standards for the Sub-Districts shall be the same as those set forth in the Boise City Code at Section 11-04-03 for residential uses and Section 11-04-04 and 11-04-05 for office and commercial uses.

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- A. For attached single-family units, the minimum frontage requirement in Section 11-04-04.03 is reduced to 18 feet.
- B. For lots with 0' frontage on a public right-of-way, drive aisles will provide access to the public street with perpetual ingress/egress or cross access easements recorded against the property. An owner's association or other agreed upon arrangement among the affected property owners will maintain the drive aisles in accordance with a recorded declaration or other agreements. The Ada County Highway District must approve installation of any required street signs. Buildings will be addressed to the public street from which the drive aisles extend. Addresses will be clearly delineated with appropriate monuments or signs.

### **11-013-03-04 OFF-STREET PARKING AND LOADING REQUIREMENTS**

In the LR, MR and NC Sub-Districts, off-street parking and loading facilities shall be provided in accordance with the Off-Street Parking and Loading requirements in the Boise City Code (currently Chapter 11-10), as amended, except as noted herein. In the NC District, off-street parking and loading facilities shall be provided in accordance with the Pedestrian Commercial Zoning District parking requirements in the Boise City Code (currently in Chapter 11-17-09), except as noted herein. In lieu of the off-street parking ratio requirements in the Boise City Zoning Ordinance (currently in Section 11-10-06, Table 12 and in Section 11-17-09), non-residential uses in the MR and NC Sub-Districts must meet an overall parking density of 3.5 per 1000 square feet.

### **11-013-03-05. DESIGN REVIEW**

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#### **1. General**

- A. **Applicability.** Any of the uses listed as requiring Design Review, and any visible exterior improvements to a site, building or structure for any such use (including new facilities, remodeling, rehabilitation projects and expansion projects) within the Syringa Valley District shall require submittal of a Design Review application and fee in accordance with Section 11-03-04.12 of the Boise City Code, except where expressly modified herein.
- B. **Application Content.** Any application to the City shall comply with Section 11-03-04.12 of the Boise City Code.
- C. **Level of Review.** The Planning Director shall determine whether an application shall be processed at the administrative level or by the Design Review Committee ("Committee") level; provided, however, all applications for projects that have less than 5,000 square feet of gross building area and less than 20,000 square feet of site improvements shall be administratively reviewed by the Planning Director.
- D. **Review and Findings.** The Planning Director or Committee, as appropriate, shall review the application to determine whether the proposed application complies with the design review objectives, considerations and guidelines set

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forth in Sections 11-07-02 through 11-07-06 of the Boise City Code and the design criteria for the Syringa Valley District as set forth in the Syringa Valley Specific Plan. In the event of a conflict between such sections of the Boise City Code and design standards set forth in the Syringa Valley Specific Plan, the provisions of the Syringa Valley Specific Plan shall govern. Upon making such determination, the Planning Director or Committee shall issue its findings of fact, conclusions of law and conditions of approval. Any action of the Planning Director or the Committee may be appealed pursuant to Section 11-03-03.9 of the Boise City Code.

## **2. Procedure for Design Review**

The following procedures shall apply to any action that requires design review under the Syringa Valley Specific Plan.

- (1) **Step 1: Pre-Application Meeting**  
Required for all Design Review applications. The pre-application meeting shall occur in accordance with Section 11-03-03.1 of the Boise City Code.
- (2) **Step 2: Application Submittal**  
The applicant shall submit to the Planning Director an application pursuant to Section 11-03-03.3 of the Boise City Code and this Section.
- (3) **Step 3: Complete Application**  
Incomplete applications will not be scheduled for review.
- (4) **Step 5: Application Processing**  
The Director shall:
  - (a) Determine whether the application shall be processed at the administrative level or by the Design Review Committee;
  - (b) Refer the application to other agencies; and
  - (c) Prepare a report with findings and a decision.
- (6) **Step 6: Hearing**
  - (a) **Recommendation**  
The Hearing Examiner or the PZC shall make final decision pursuant to Section 11-07 of the Boise City Code and this Section.

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## **11-013-03-06. ADMINISTRATIVE PROVISIONS**

### **1. Plat Approval Criteria.**

Development within the Syringa Valley Specific Plan District shall be subject to the subdivision and other related provisions of the Boise City Code, except that a neighborhood meeting and hearing shall not be required unless the plat proposes more than 240 dwelling units. Additionally, the City Council must find that each preliminary plat proposed and/or amended within the Syringa Valley Specific Plan

District substantially conforms to the adopted Syringa Valley Specific Plan and complies with all applicable provisions of the Syringa Valley Specific Plan Zoning Ordinance. Plats that propose more than 240 dwelling units must still proceed through the normal hearing process with review by the Planning and Zoning Commission and City Council.

**2. Annexation into Syringa Valley Specific Plan District.**

Any property owner or authorized representative may seek to reclassify their property for inclusion within the Syringa Valley Specific Plan District pursuant to Chapter 11, Title 13 of the Boise City Code.

**3. Amendments.**

Any property owner within the Syringa Valley Specific Plan District may seek to amend the Syringa Valley Specific Plan Zoning Ordinance or the Syringa Valley Specific Plan pursuant to the Boise City Code provisions for zoning amendments.

**4. Exceptions.**

- A. The Planning Director may grant exceptions to any setback, frontage, parking or height restriction up to twenty percent (20%) of the applicable limit and may grant exceptions to any use restrictions on a case by case basis.
- B. The Planning and Zoning Commission may grant exceptions to any setback, frontage, parking or height restriction greater than twenty percent (20%) of the applicable limit.
- C. Any approval pursuant to this section shall be supported by each of the following findings:
  - (1) The exception is consistent with the Syringa Valley Specific Plan; and
  - (2) The exception is justified based on unique circumstances of the proposed use or exceptional design features or the shape of the land.
  - (3) The exception would not cause undue adverse impacts on any other property.
  - (4) For any approval pursuant to subparagraph b, the exception meets the general conditional use criteria in the Boise City Zoning Ordinance.
- D. Applications pursuant to this section shall include such information as the Planning Director determines is necessary to make the findings in subparagraph C. Applications shall be processed in accordance with the procedures established in the Syringa Valley Specific Plan for Design Review.
- E. The decision on any requested exception may be appealed pursuant to Section 11-03-03.9 of the Boise City Code.

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**5. Periodic Review.**

The Planning Director may perform a review of the implementation of the Syringa Valley Specific Plan not more frequently than every one (1) year after approval of first final plat. The review may address any matters the Planning Director deems appropriate regarding the progress of the development. Any modification of the Syringa Valley Specific Plan Zoning Ordinance may only occur after review by the Syringa Valley Specific Plan Applicant and the Planning Director and in compliance with the applicable Boise City Code sections for zoning amendments and Idaho Code Section 67-6511(d).

**11-013-03-07. DEFINITIONS**

The following definitions, as well as definitions in Boise City Code, apply to this Ordinance. If any conflict exists, the following definitions control.

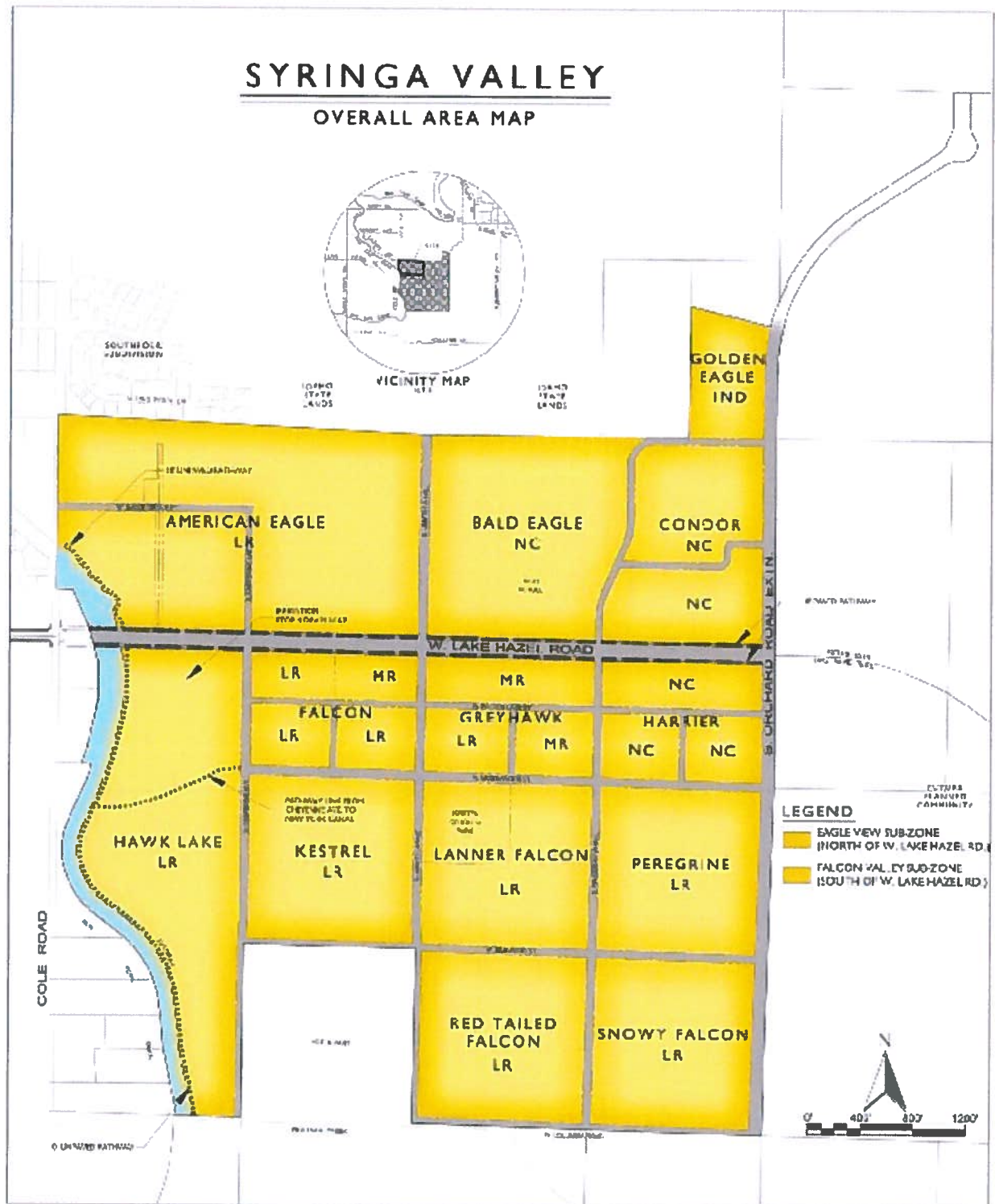
1. Syringa Valley Specific Plan Zoning Ordinance. Section 11-13-03 of the Boise City Code or successor section specifically setting forth zoning regulations for the Syringa Valley Specific Plan District.
2. Syringa Valley Specific Plan. The Specific Plan adopted for the Syringa Valley Specific Plan District by the City of Boise on\_\_\_\_\_, as maintained in the official records of the City, including subsequent modifications.
3. Syringa Valley Specific Plan Applicant. Pleasant Valley LLC, or successor entities.
4. Syringa Valley Specific Plan District. The area designated as the Syringa Valley Specific Plan Districts zone or successor designation on the City of Boise's zoning map and as shown on the Syringa Valley Specific Plan Zoning Map (attached as Exhibit A).
5. Boise City Zoning Ordinance. The zoning regulations contained in Title 11 of the Boise City Code, or successor regulations.
6. Boise City Code. The code of the City of Boise. If the Boise City Code is amended, any reference to the Boise City Code in this Ordinance shall be deemed to refer to the applicable amended provision.

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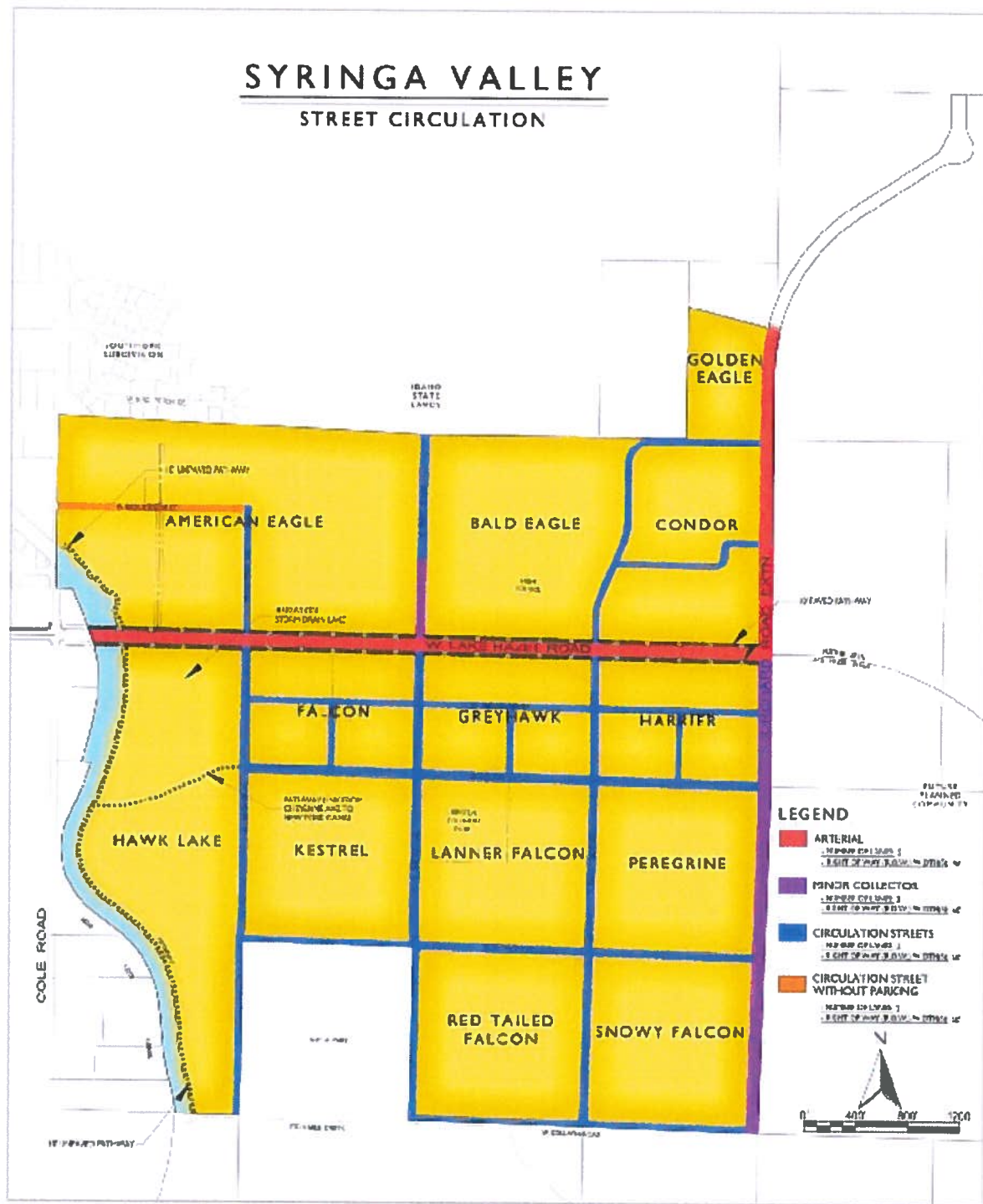
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Exhibit  
A



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Exhibit  
B



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# Annexation & Rezone Application Form

<b>PDS</b>	Department Application
	<b># 105</b>

Case #: CAR 15-00029

New! Type data directly into our forms.

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

## Property Information

Address: Street Number: 6298 Prefix: South Street Name: COLE ROAD  
Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Section: 06 Township: 2N Range: 2E  
\*Primary Parcel Number: 

S	1	5	0	6	2	1	2	4	5	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: \_\_\_\_\_

## Applicant Information

\*First Name: LARRY \*Last Name: HELLHAKE  
Company: PLEASANT VALLEY SOUTH LLC \*Phone: (208) 867-4246  
\*Address: 3837 HOLL DRIVE \*City: EAGLE \*State: ID \*Zip: 83616  
E-mail: LJHRES@MSN.COM Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

## Agent/Representative Information

First Name: KENT Last Name: BROWN  
Company: KENT BROWN PLANNING SERVICES Phone: (208) 871-6842  
Address: 3161 E SPRINGWOOD DRIVE City: MERIDIAN State: ID Zip: 83642  
E-mail: KENTLKB@GMAIL.COM Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

## Owner Information

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

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

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Date Received: \_\_\_\_\_  
Revised 10/2006

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City of Boise Planning & Development Services  
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500  
Phone 208/354-3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

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Annexation & Rezone Application (2)

1. Neighborhood Meeting Held (Date): AUGUST 12, 2015

2. Neighborhood Association: SOUTHWEST ADA COUNTY ALLIANCE INC

3. Comprehensive Planning Area: SOUTHWEST

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

WE ARE REQUESTING SPECIFIC PLAN APPROVAL OF THIS CITY PLANNED COMMUNITY AREA IN SOUTHWEST BOISE RESERVE.

(LR) LOW DENSITY RESIDENTIAL ZONING; (MR) MEDIUM DENSITY RESIDENTIAL ZONING ; (NC) NEIGHBORHOOD COMMERCIAL  
ZONING AND INDUSTRIAL ZONING

5. Type of Request: ☒ Rezone ☐ Annexation & Rezone

6. Current Zone: A-2

7. Requested Zone: LR; MR NC AND INDUSTRIAL

8. Size of property: 601.3 +- ☒ Acres ☐ Square Feet

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

ONE SINGLE FAMILY HOUSE AND OUT BUILDINGS

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

VACANT

11. On what street(s) does the property have frontage? COLE ROAD

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CAR 15-00029  
56 of 202

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**12. Adjacent Property Information**

Uses:	Zone:
North: RESIDENTIAL	R-4
South: VACANT	RR
East: VACANT	RP
West: RESIDENTIAL	R1

**13. Why are you requesting annexation into the City of Boise?**

AS APART OF THE CAR13-00017'S APPROVAL THE CITY COUNCIL REQUESTED THAT WE COME BACK WITH A MASTER PLAN FOR THE AREA/

**14. What use, building or structure is intended for the property?**

MIXTURE OF RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL WITH SCHOOL AND PARKS AND TRAILS

**15. What changes have occurred in the area that justify the requested rezone?**

WE NEED THE SPECIFIC PLAN APPROVED TO IMPLEMENT THE COMPREHENSIVE PLAN FOR THE LAKE HAZEL ROAD EXTENSION AREA (RESERVE)

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**16. What Comprehensive Plan policies support your request?**

SW-CCN- 2-1-10 FOR THE LAKE HAZEL ROAD EXTENSION (RESERVE)

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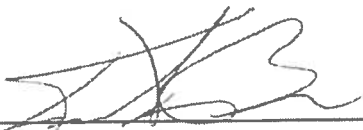
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Applicant/Representative Signature

8-15-15  
Date

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SERVICES

Print Form

# Comprehensive Plan Amendment Application

<b>PDS</b>	Department Application
	<b># 103</b>

Case #: CPA15-00008

New! Type data directly into our forms.

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

## Property Information

Address: Street Number: 6298 Prefix: South Street Name: COLE ROAD  
Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Section: 06 Township: 2N Range: 2E  
\*Primary Parcel Number: 

S	1	5	0	6	2	1	2	4	5	0
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 Additional Parcels: \_\_\_\_\_

## Applicant Information

\*First Name: LARRY \*Last Name: HELLHAKE  
Company: PLEASANT VALLEY SOUTH LLC \*Phone: (208) 867-4246  
\*Address: 3837 HOLL DR \*City: EAGLE \*State: ID \*Zip: 83616  
E-mail: LHRES@MSN.COM Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

## Agent/Representative Information

First Name: KENT Last Name: BROWN  
Company: KENT BROWN PLANNING SERVICES Phone: (208) 871-6842  
Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642  
E-mail: KENTLKB@GMAIL.COM Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

## Owner Information

Same as Applicant? ☒ Yes ☐ No (If yes, leave this section blank)  
First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

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Date Received: \_\_\_\_\_  
Revised 10/2008

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CPA 15 - 00008

**Comprehensive Plan Amendment Application (2)**

1. **Neighborhood Meeting Held (Date):** AUGUST 12, 2015

2. **Neighborhood Association:** Southwest Ada County Alliance, Inc.

3. **Comprehensive Planning Area:** SOUTHWEST

4. **Request is to Amend the following:** ☒ Text ☐ Land Use Map

5. **Current Land Use Map designation:** PLANNED CO

6. **Proposed Land Use Map designation:** PLANNED CO

7. **Size of property:** 601.32 ☒ Acres ☐ Square Feet

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

SITE CURRENTLY IS VACANT IN THE AREA REQUESTING COMPREHENSIVE PLAN MODIFICATION.

**9. Adjacent Property Information**

**Uses:**

North: RESIDENTIAL

South: VACANT

East: VACANT

West: RESIDENTIAL

**Zone:**

R-4

RR

RP

R1

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**10. Section of Comprehensive Plan you are proposing to amend:**

SOUTHWEST SW-CCN 2.5: LAKE HAZEL ROAD EXTENSION (AREA TO NORTH)

APPLY THE FOLLOWING CONSIDERATIONS TO THE AREA NORTH OF THE LAKE HAZEL ROAD EXTENSION:

- a. LIMITED RESIDENTIAL USES TO THE APPROXIMATELY 65 ACRES LOCATED IN THE NORTH WEST CORNER OF THE DEVELOPMENT.
- b. GROSS DENSITY IN THIS RESIDENTIAL AREA SHOULD NOT EXCEED THREE UNITS PER ACRE.

**11. Proposed text changes:**

SOUTHWEST SW-CCN 2.5: LAKE HAZEL ROAD EXTENSION (AREA TO NORTH)

APPLY THE FOLLOWING CONSIDERATIONS TO THE AREA NORTH OF THE LAKE HAZEL ROAD EXTENSION:

- a. LIMITED RESIDENTIAL USES TO THE APPROXIMATELY 21 ACRES LOCATED IN THE NORTH WEST CORNER OF THE DEVELOPMENT.

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CPA 15 - 00008

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**Comprehensive Plan Amendment Application (4)**

**12. Narrative describing justification for change:**

THE AREA THAT ORIGINAL EMCOMPASSED IN THE 65 ACRES HAS NOW CHANGED TO 100ACRES DUE TO THE SOUTHERN MOVEMENT OF THE LOCATION OF LAKE HAZEL ROAD.

THE CITY HAS COMPLETED A SOUND STUDY FOR THE AIRPORT AND FIND THAT THERE IS NOT THE CONCERN OVER HOUSING IN THIS AREA, THEY ONCE THOUGHT THERE MIGHT BE.

**13. Comprehensive Plan policies that support your request:**

THE SOUTHWEST BOISE PLAN FOR THIS PLANNED COMMUNITY IN LAKE HAZEL ROAD EXTENSION RESERVE WAS FOR SIX UNITS PER ACRE.



Applicant/Representative Signature

8-15-15

Date

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Print Form

#201 Subdivision

Case #: SUB15-00055

Property Information

Address

Street Number: 6298	Prefix: S	Street Name: COLE ROAD	Unit #: 			
Subdivision name: GOVT LOTS 03 & 04	Block: 	Lot: 	Section: 31	Township: 3	Range: 2	Zoning: A-2
Parcel Number: S1506212450	Additional Parcel Numbers: S1506223400					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: LARRY	Last Name: HELLHAKE		
Company: PLEASANT VALLEY SOUTH LLC			
Address: 3837 HOLL DR	City: EAGLE	State: ID	Zip: 83616
E-mail: LJHRES@MSN.COM	Phone Number: (208) 867-4246	Cell: 	Fax: 

Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

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

Owner Information

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

First Name: 	Last Name: 		
Company: 			
Address: 	City: 	State: ID	Zip: 
E-mail: 	Phone Number: 	Cell: 	Fax: 

**1. Type of Application:**

☒ Preliminary      ☐ Final      ☐ Preliminary/Final

**2. Proposed Subdivision/Condominium Name:**

KIRSTEN SUBDIVISION

**Note:** Must be approved by the Ada County Surveyor.

**3. Cross Reference Files:**

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

CAR13-00017

**4. Subdivision/Condominium Features:**

Number of buildable lots/units:	<input type="text" value="453"/>	Buildable lots/units per acre:	<input type="text" value="4.7"/>
Number of common lots/units:	<input type="text" value="41"/>	Zoning Classification:	<input type="text" value="LR"/>
Total acres in subdivision:	<input type="text" value="100.9"/>		

**5. Building Program:**

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

Type of Existing Buildings:    ☐ Residential    ☐ Commercial    ☐ Industrial    ☐ Mixed Use

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

Type of Proposed Buildings:    ☒ Residential    ☐ Commercial    ☐ Industrial    ☐ Mixed Use

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

**6. Waivers or Modifications:**

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

If yes, please include a detailed explanation in your letter.

An additional waiver/modification review fee must be paid at the time of submittal.

**7. Private Streets:**

Are private streets proposed?    ☐ Yes    ☒ No

If yes, please provide justification in the letter of explanation.

An additional private street review fee must be paid at the time of submittal.

8. Public Streets:

Number of new public streets proposed:

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:

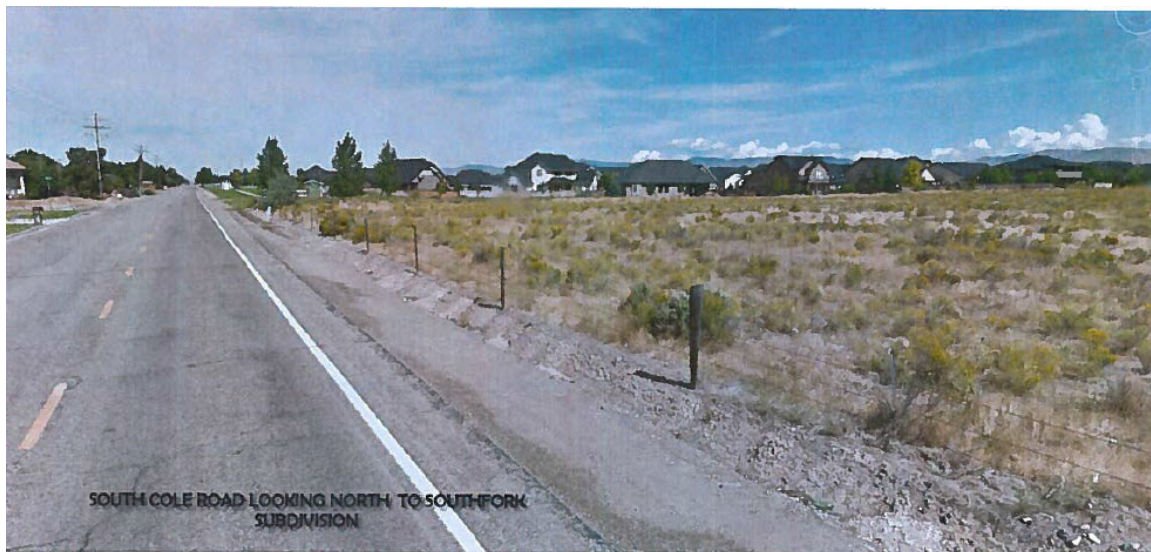
Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☐ 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:



The amendment is necessary to address changes in conditions within the community that have occurred since the Boise City Comprehensive Plan was adopted or is necessary to correct one or more goal, objective, or policy that exist in the plan. In 2015 the Boise Airport conducted an update to the Noise Exposure Maps and Noise Compatibility Program. The results indicated that no changes to the Airport Influence Overlay for this property would occur. As such, an increase to the allowed density and area allowed for residential development north of Lake Hazel is possible. The amendment is in compliance with and will further the goals, objectives, and policies of the Boise City Comprehensive Plan. Increasing the density in this area will allow for a greater number of homes to be constructed within current City Limits. This development pattern will limit urban sprawl and provide for better opportunities for a mixture of housing types. The amendment will not create inconsistencies between the goals, objectives, and policies within or between any chapters of the Boise City Comprehensive Plan. ***Policy CC9.1(a)*** promotes development patterns that will help build new routes and enhanced service over time. Increasing the density in this area will provide the need for new transit routes in this part of the City. The amendment will not place an undue burden on transportation or other public facilities in the planning area, and does not adversely impact the delivery of services by any political subdivision providing 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) Commission approved the project on **January 27, 2016**.



## 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)

# Planning Division Project Report

<b>File Numbers</b>	CAR15-00028, CPA15-00008, SUB15-00055
<b>Applicant</b>	Pleasant Valley, LLC.
<b>Property Address</b>	6298 S. Cole Road
<b>Public Hearing Date</b>	February 8, 2016
<b>Heard by</b>	Planning and Zoning Commission
<b>Analysts</b>	Todd Tucker
<b>Checked By</b>	Cody Riddle

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## Public Notification

Neighborhood meeting conducted: July 28, 2015  
Newspaper notification published on: November 28, 2015  
Radius notices mailed to properties within 300 feet on: November 27, 2015  
Site posted by Planning Team on: November 20, 2015

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## Exhibits

Agency Comments  
Neighborhood Correspondence

## 1. Project Data and Facts

Project Data	
Applicant/Status	Pleasant Valley, LLC. / Developer
Architect/Representative	Kent Brown
Location of Property	6298 S. Cole Road
Size of Property	±600 Acres
Existing Zoning	A-2 (Open Land, Reserve)
Comprehensive Plan Designation	Planned Community
Planning Area	Southwest
Neighborhood Association/Contact	None
Procedure	The Planning and Zoning Commission will make a recommendation to City Council.

Current Land Use & Site Characteristics
The property is currently improved with one single-family home. The majority of the site is relatively flat. However, there is a slight slope that runs from the northwest to the southeast through the site.

Description of Applicant's Request
The applicant is requesting a zone change for the property to place it in a Specific Plan District to support a Planned Community with a mix of uses. There is an associated Comprehensive Plan Amendment that proposes to modify the text addressing gross density and location of residential development north of Lake Hazel Road. In addition, there is an associated Preliminary Plat for a residential subdivision located in the northwest corner of the specific plan consisting of 422 buildable lots and 20 common lots.

History of Previous Actions	
CAR06-00057	Annexation of approximately 600 acres with A-2 zoning.
CAR06-00058	Comprehensive Plan Amendment to change the land use designation on approximately 600 acres from Airport Conservation to Planned Community

## 2. Land Use

Description and Character of Surrounding Area
The properties located to the east, west, and south of this site are located in Ada County and are zoned RP, RR, RSW, R1, and R6. In addition, the Southfork subdivision is located to the northwest and zoned R4 in the County. The other properties located to the north are zoned R-1A and M-1D in the City. The only developed properties adjacent to the site are located to the east and northwest and they are developed with single-family residential homes.

### Adjacent Land Uses and Zoning

<b>North:</b>	Single-Family Residential / R4 (Ada County) – Vacant / R-A & M-1D
<b>South:</b>	Vacant Land / RP & RR (Ada County)
<b>East:</b>	Single-Family Residential / RSW, R1, and R6 (Ada County)
<b>West:</b>	Recycling Center / RP (Ada County) - Vacant Land / RP (Ada County) & M-1D

### 3. Development Code

Section	Description
11-03-04.3	Specific Procedures (Rezone)
11-03-04.4	Specific Procedures (Subdivision Plat)
11-03-04.16	Specific Procedures (Comprehensive Plan Amendment)
11-05-08	Specific Plan Districts
11-09-03	Subdivision Design Standards
11-09-04	Required Improvements

### 4. Comprehensive Plan

Chapter	PRINCIPLES, GOALS, & POLICIES		
Chapter 2: Citywide Policies	ES1.4 ES7.9 NAC3.2 NAC7.1	CC1.1(b) CC2.1(b) CC7.2(b) CC9.1(a)	CEA5.2(a) CEA6.1(b) SHCC10.3
Chapter 3: Community Structure & Design		GDP-N.1(a) GDP-N.3(a) GDP-AIA.2(a)	
Chapter 4: Planning Area Policies (Southwest Planning Area)	SW-CCN 2.1 SW-CCN 2.3(a) SW-CCN 2.4(a) SW-CCN 2.4(b) SW-CCN 2.4(c) SW-CCN 2.5(a) SW-CCN 2.5(b) SW-CCN 2.5(c)	SW-CCN 2.6(b) SW-CCN 2.6(c) SW-CCN 2.6(d) SW-CCN 2.6(e) SW-CCN 2.7 SW-CCN 2.8(a) SW-CCN 2.8(b)	SW-CCN 2.9(a) SW-CCN 2.9(b) SW-CCN 2.9(c) SW-CCN 2.9(d) SW-CCN 2.10 SW-CCN 2.10(a) SW-CCN 2.10(b)

### 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) Commission approved the project on **January 27, 2016**. They noted that the issuance of building permits in the Kirsten's Subdivision will be limited to 170 until the Lake Hazel and Orchard street extensions are completed. This will insure the Cole/Amity and Cole/Victory intersections continue to operate at an acceptable level of service.

This requirement is supported by Comprehensive Plan *Policy SW-CCN 2.10(b)* which supports the densities and intensities of use outlined in the Comprehensive Plan contingent upon satisfactory street capacity as determined by future traffic analysis. ACHD noted that an updated traffic impact study should be required after the final platting of Phase 1A (Kirsten's Subdivision) 170 single-family lots, 1,770 vehicle trips per day. The updated traffic impact study will be used to verify assumptions and recommended improvements for the Syringa Valley Specific Area Plan planning area.

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Segment	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Cole Road (Principal Arterial)	South of Overland	1,318	Better than "E"	Better than "E"
	South of Victory	988	"F"	"F"
	North of Lake Hazel	286	Better than "E"	Better than "E"
	South of Lake Hazel	216	Better than "E"	Better than "E"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH)

\* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH)

\* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH)

On **January 26, 2016** the Comprehensive Planning Division submitted comments regarding pedestrian and vehicular transportation. The comments provided some direction on the street design for Cole, Umatilla, and Lake Hazel and addressed pathway design and the proposed temporary site access from Cole Road. Recommended conditions of approval have been included that address the concerns listed.

The comments provided by the Boise Public Works Department were submitted on several different days. Comments regarding street lights, grading, and drainage were submitted on **September 29, 2015**. Standard conditions of approval were required with those comments. Originally, the Kirsten's Subdivision was proposing private streets but that plan has been revised to remove those. As such, the private street comments from Public Works no longer apply. On **September 30, 2015** sewer, and pressure irrigation comments were received. They noted that the developer must coordinate the sewer extension with the Public Works Department to abandon the existing sewer lift station located to the north of this project. No other concerns or special conditions of approval were expressed in the Public Works comments.

On **January 20, 2016** the Fire Department provided comments for the specific plan and the preliminary plat. They noted that they could approve the applications and provided standard conditions of approval. In addition, they noted the subdivision is within the Wildland Urban Interface Zone B and compliance with BCC 7-01-69 is required. Two points of approved access are required for all phases of the subdivision.

The Boise Parks and Recreation Department commented on this project on **January 8, 2016**. They noted they have been working with the developer to find an appropriate location for a 10 acre park site within the project. The Coughlin Park site is intended to provide an amenity to area residents within ½ mile of the site. They noted that timing for the park is largely based on the development of adjacent uses, funding, and prioritization by the Parks and Recreation Department.

The Boise School District provided comments on **November 17, 2015** indicating the schools currently assigned to the proposed project are Hillcrest Elementary School, West Junior High, and Borah High School. The school district also noted that they currently own a 50 acre site within the specific plan area but has not determined the layout or specific building needs at this time. In addition, they requested the developer donate 10 acres for an elementary school site located near the proposed public park. There were no comments regarding the traffic impact or safe routes to school. The school district did not indicate a timeline for when the proposed schools will be needed. They did note that enrollment in area schools in the area will be evaluated as construction proceeds to determine when new facilities will be needed.

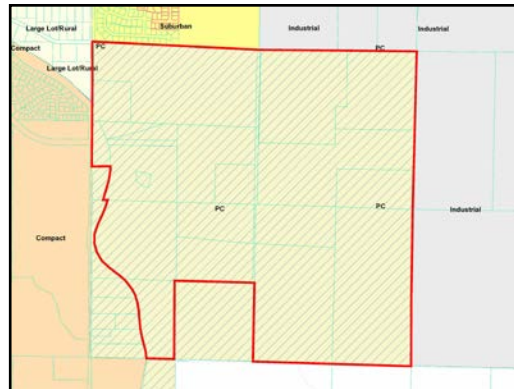
Comments received from other public agencies raised no concerns with the project and included only standard requirements and conditions of approval.

## **6. Analysis/Findings**

### **ANALYSIS**

#### **Rezone (Specific Plan)**

The applicant is requesting a rezone of approximately 600 acres from A-2 to a Specific Plan (SP03). The rezone will facilitate development of a master planned community. The property is identified as Planned Community on the Land Use Map. The property is referred to as “The Reserve Area” in Blueprint Boise. ***Policy SW-CCN 2.1*** requires a conceptual master plan that demonstrates adherence to these principles be submitted prior to the first entitlement in The Reserve Area. This application fulfills this requirement.



The applicant has submitted ordinance language that will be included within the Development Code. The Syringa Valley Specific Plan ordinance will be located within Chapter 11-013: Adopted Specific Plans. The Planning Team has reviewed the proposed code and has recommended several changes that are attached as a separate document to this report.

This area is identified as “Significant New Development Anticipated” on the Areas of Change and Stability Map. Comprehensive Plan ***Policy NAC3.2*** supports residential infill and redevelopment in areas identified as suitable for change.

The Syringa Valley Specific Plan is a master planned community with a wide range of uses within its boundaries. Although it will be predominantly a community of varying residential densities it also has a commercial component, a business campus, two sites for public schools, and a City Park. The project is in compliance with Comprehensive Plan **Policy SW-CCN 2.3(a)** which calls for this area to be established as a mixed-use development with a range of residential housing types and densities, neighborhood commercial centers, and a business campus.

**Policy SW-CCN 2.4(a)** calls for the establishment of a business campus north of Lake Hazel road extension that includes a mix of uses such as assembly, auto repair and service, fabrication, medical and dental laboratories and research facilities, wholesale, offices, self-service storage and medical and professional offices. In addition, **Policy SW-CCN 2.4(b)** encourages ancillary uses such as restaurants, health clubs, and child care and convenience centers within the business campus provided they are intended to primarily serve employees of the business park and the surrounding residential community.

The applicant is proposing a business campus along the west side of the Orchard Road extension within the Condor planning area. This sub-district allows for a mixture of office, retail, and residential uses. To the south of the business campus is a larger neighborhood commercial center. The conceptual plan shows a 60,000 square foot grocery store with other small scale neighborhood commercial uses such as restaurants, a convenience store, a bank and other pad sites for uses that would serve the business park, high school students, and residents in the area.



**Policy SW-CCN 2.4(c)** states that regional serving commercial uses should not be allowed. One of the components of a regional commercial shopping center as defined by the Development Code is a full line department store as the major tenant. A recommended condition of approval will restrict the construction of a full line department store in this commercial center.

There is another neighborhood commercial center located south of Lake Hazel midway between Cole and Orchard. This neighborhood commercial center is designed with an urban village feel. The buildings are brought towards the street with the parking located to the rear.

The commercial center is well integrated with the neighborhood as it has higher density residential located to the east and west. This design is supported by ***Policy SW-CCN 2.6(b)*** which states the neighborhood commercial centers and surrounding residential development should be developed as a urban village, utilizing New Urbanism principles to integrate the commercial center with the residential community and create a community gathering pace. Because it is located directly across from the future high school and just north of the new public park, it should function well as a gathering place for nearby residents as well as students.

***Policy SW-CCN 2.6 (c)*** encourages a buildings designed with a pedestrian scale siting them in proximity to the street frontage to convey a visual relationship to the street and provide for easy pedestrian access. The specific plan accomplishes this through the use of detached sidewalks and pathways throughout the development that connect the residential subdivisions to the commercial and office development. This is also supported by ***Policy SW-CCN 2.6(d)***. In addition, buildings have reduced setbacks bringing them close to the street to provide a more urban feel.

There are several Comprehensive Plan Policies found in the Southwest Planning Area section that specifically address an elementary school and a public park to be located south of Lake Hazel. ***Policy SW-CCN 2.9(a)*** calls for the establishment of a co-location of an elementary school and a new City Park to be located south of the Lake Hazel extension, centered in the residential neighborhood on local, not collector streets. ***Policy SW-CCN 2.9(b)*** indicates the park should have street frontage on a minimum of two sides. ***Policy SW-CCN 2.9(c)*** requires the park and school sites to be connected to the pathway along the New York Canal, and ***Policy SW-CCN 2.9(d)*** further requires this pathway be dedicated to the City of Boise, if acceptable to the Parks and Recreation Department.

As illustrated below, the specific plan has addressed all of these policies. The plan shows a 10 acre site for a future elementary school located next to a 10 acre public park in the Lanner Falcon sub-zone. These uses are located south of Lake Hazel in the center of the overall specific plan area. The Park is located on the corner of two streets providing the required street frontage on two sides. There is a pedestrian pathway that runs between the school and the park. In addition, the park is connected to the pathway system along the New York Canal via public street sidewalks and a pedestrian pathway that traverses through the Hawk Lake sub-zone.

These pathways are further supported by ***Policy SW-CCN 2.8(a)*** which calls for the establishment of an open space and pathway system adjacent to the New York Canal and Eight Mile Creek. It further suggests that these pathways be dedicated to the City of Boise, if acceptable to the Parks and Recreation Department.

[illegible]

# Comprehensive Plan Amendment

In addition to the 100 acre residential development proposed at the northwest corner, the Specific Plan also proposes a 50 acre high school located directly to the east of the residential subdivision. The airport has indicated that they do not have concerns with the increase in area developed with residential homes or the density of the residential development north of Lake Hazel Road as proposed.

**Policy SW-CCN 2.6(e)** limits the overall developed density for the area south of the Lake Hazel Road extension to six dwelling units per gross acre. There are no plans to change this requirement. The property located south of Lake Hazel is approximately 370 gross acres. This would allow approximately 2,220 dwelling units if developed at the maximum density of six dwelling units per acre.

### **Subdivision**

With approval of the Specific Plan, the applicant is proposing a 422 lot residential subdivision. It is comprised of 412 single-family lots and 10 multi-family lots that will be improved with four-plexes. This equates to 452 total dwelling units. The subdivision is located in the northwest corner of the development within the American Eagle sub-zone of the Eagle View Planning Area. The American Eagle sub-zone is identified as a low density residential zone in the specific plan. The proposed specific plan does not have minimum lot sizes but rather controls development with setbacks. No variances are being requested as the homes to be constructed will comply with the setbacks proposed for the LR sub-zone.

The subdivision has several open spaces for recreation and pathways. There is a nice network of interconnected detached sidewalks and pedestrian pathways through the subdivision. The pathway system runs both north to south and east to west. This is supported by Comprehensive Plan **Principle GDP-N.1(a)** which calls for a continuous network of sidewalks, bicycle, and pedestrian paths, and roadways to connect different areas of neighborhoods. In addition to the pathways, the detached sidewalks are also supported by the Comprehensive Plan. **Policy CC7.2(b)** calls for minimizing pedestrian conflict with vehicles by providing buffers between the sidewalk and automobile traffic.



**Principle GDP-N.3(a)** encourages a variety of housing types within developments. The subdivision provides a good mix of product types with traditional front loaded single-family homes, alley loaded single-family homes and multi-family buildings.

**Policy CC2.1(b)** of the Comprehensive Plan calls for the establishment of a connectivity measure to promote a connected system of roadways to alleviate traffic congestion, reduce travel distances, and increase travel options. On January 24, 2012 the Planning Division made a commitment to the City Council to include a connectivity index review of each new subdivision proposed in Boise City. The Connectivity Index for this development is 1.6 as it has 75 links and 47 nodes.

The subdivision is bordered by Cole Road on the west and Lake Hazel Road on the south. Both roads are classified as arterials on the ACHD Functional Classification Map. Section 11-09-03.7.A requires landscape buffer areas where single-family residential lots are adjacent to arterial streets. A 30 foot wide landscape buffer is provided along both Cole and Lake Hazel as required by the development code.

## **FINDINGS**

### **Section 11-05-08.7.A Rezone to Specific Plan**

- (1) Is consistent with the goals, objectives and policies of the Comprehensive Plan, with particular emphasis placed upon those policies related to diversity of housing, mixing and integration of uses, pedestrian and transit design, level of service provision and environmental protection;**

The specific plan has three sub-districts that allow residential development. The Low Density Residential sub-district allows for densities ranging from 2 to 6 dwelling units per acre, the Medium Density Residential and Neighborhood Commercial sub-districts allow densities from 4 to 18 dwelling units per acre. These three sub-districts also allow a variety of housing types including detached single-family, townhouse, duplex, accessory dwelling units, and multi-family. The specific plan encourages a mix of housing types and products within neighborhoods to help promote a community feel. This is in alignment with Comprehensive Plan *Policy NAC7.1* which encourages a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres.

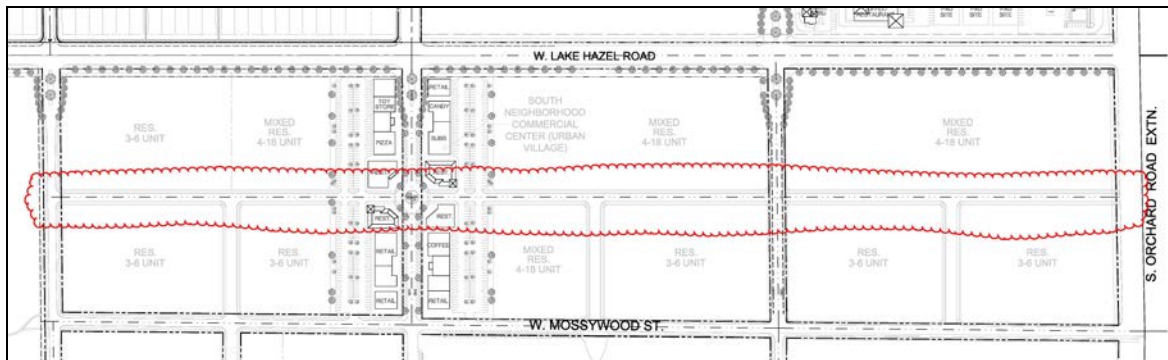
*Policy SW-CCN 2.6(b)* encourages a mix of residential/commercial, live/work units, townhouses, condominiums, and/or multi-family along the south side of Lake Hazel Road extension at a density of 10-20 units per acre. The Falcon, Greyhawk, and Harrier sub-zones are located adjacent to the south side of Lake Hazel. Each of those sub-zones identifies the area adjacent to Lake Hazel as a Mixed Use zone with densities ranging from 4 to 18 units per acre. To comply with this policy of the Comprehensive Plan a condition of approval is recommended requiring the residential development along the south side of Lake Hazel have a density between 10 and 20 dwelling units per acre.

*Policy SW-CCN 2.6(c)* calls for residential housing types such as townhouses, multi-family, and small lot patio or row homes around the school/park have densities ranging from 6-15 dwelling units per acre. The school and park located south of Lake Hazel are within the Lanner Falcon sub-zone.

The southern half of the sub-zone is identified as low density residential with three to six dwelling units per acre. In addition, the Greyhawk sub-zone to the north of the school and park are proposed for densities ranging from 3 to 18 dwelling units per acre. To comply with this policy of the Comprehensive Plan a condition of approval is recommended requiring the residential development directly adjacent the city park and elementary school south of Lake Hazel have a density between 6 and 15 dwelling units per acre.

The specific plan encourages a mixture of commercial, service and residential development. This is accomplished by allowing for a wide range of uses within the sub-districts. In addition, the Greyhawk and Falcon sub-districts encourage a village type atmosphere along both sides of West Falcon Lake Street, where the commercial and office uses are of a smaller scale close to the street with residential uses to the rear. Further, an elementary school is proposed next to a city park in the Lanner Falcon sub-district. A high school is proposed north of Lake Hazel Road with a residential subdivision to the west and a business campus and neighborhood commercial center to the east.

**Policy SW-CCN 2.10(a)** encourages development adjacent to the Lake Hazel Road extension to include a back road system for vehicular access to limit access to Lake Hazel. As illustrated below, a backage road is proposed midway between Lake Hazel and Mossywood. This road will provide vehicular access to the commercial, office, and residential projects that will be constructed along the south side of Lake Hazel.



The specific plan intends for this development to be a safe walkable community. The intent is to promote pedestrian accessibility throughout the specific plan area and its connections with the neighborhood commercial centers, City park, and pathways. This is done by creating a pedestrian scale in the design of the streets, open spaces, and buildings. The plan encourages a pedestrian friendly environment with the use of sidewalks, pathways, courtyards and plazas to connect buildings. Provisions for one or more walkways that directly link the pedestrian entrances of businesses within the retail and office developments to the public pathways are provided. The mixture of uses also promotes walking and biking throughout the community. These design components are supported by **Policies ES1.4** and **CC1.1(b)** of Blueprint Boise which promote compact, mixed use, walkable development patterns that support transit and reduce vehicle miles traveled and carbon emissions.

Lake Hazel Road will be designed with a 10 foot wide paved multi-use pathway on both sides that is separated from the roadway by a landscaping buffer. This will provide a safe route through the development that connects many uses enhancing the pedestrian experience for residents, students, and visitors to the community. **Policy SW-CCN 2.5(c)** calls for a safe access for school children to walk from the area north of Lake Hazel Road to a planned school located on the south side of the Lake Hazel Road extension.

The intersection of Lake Hazel and Umatilla will be designed as a controlled intersection. This crossing will provide a safe crossing of Lake Hazel for students going from the residential neighborhood in the south to the proposed high school on the north side of Lake Hazel and the students living in the Kirsten's Subdivision on the north side of Lake Hazel to the future elementary school located south of Lake Hazel.

***Policy SW-CCN 2.7*** encourages pedestrian activity through the use of detached sidewalks, reasonable block lengths and micro-paths. In addition, it discourages the use of cul-de-sacs. As previously noted, all of the streets within the Kirsten's Subdivision are improved with detached sidewalks. In addition, Lake Hazel will be improved with a 10 foot wide detached multi-use pathway on both sides. There are numerous references made throughout the specific plan narrative indicating detached sidewalks will be provided. In addition, the street sections provided show all circulation and local streets to be constructed with detached sidewalks. A recommended condition of approval will require all public streets within the specific plan be detached.

The Boise Fire Department noted that portions of the specific plan area are located outside of the 1.5 mile or 4 minute response standards from Station 17 located at 3801 S. Cole Road. New stations will be needed to adequately service the area in the future. No exact location has been identified yet, but future stations may be located in the area of Orchard and Lake Hazel.

**(2) Is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;**

The project is compatible with the surrounding development in the area. The majority of the surrounding property to the northwest and west is currently developed with single-family residential homes. The associated subdivision matches the lot pattern of the existing subdivision to the north with a 1:1 ratio of lots along the border of the two subdivisions. A large 80 acre parcel is located directly to the north that is currently zoned R-1A. This property would accommodate 168 dwelling units if developed in the future. The property to the northeast is currently zoned M-1D. This property is located within the Airport Influence Overlay Area Zone B which does not allow for residential development. The specific plan identifies the 12 acres at the northeast corner of the development as the Industrial sub-zoning district. This will be part of the business campus with allowed uses being more industrial in nature.

**(3) Includes adequate provisions for utilities, services, roadway networks and emergency vehicles access; and public service demands will not exceed the capacity of existing and planned systems; and,**

Currently the property is served by both water and sewer facilities that are located in Cole Road. The applicant will have to coordinate both water and sewer extensions with United Water and Boise City Public Works to ensure that the facilities installed are adequate to handle the future development of the project.

The specific plan proposes several public services beyond utilities. The School District has purchased 50 acres within the development for a high school to be located on the north side of Lake Hazel. Comprehensive Plan *Policy CEA5.2(a)* encourages working with the school districts to identify future school sites based on the city's Land Use Plan. In addition, the plan shows a 10 acre site for a future elementary school located next to a 10 acre public park in the Lanner Falcon sub-zone. This is consistent with Comprehensive Plan *Policy CEA6.1(b)* which calls for the coordination of the siting school facilities with other community and neighborhood facilities and infrastructure needs, including parks, to promote schools as neighborhood centers. *Policy SHCC10.3* also places a priority on locating neighborhood parks in conjunction with school sites.

Due to the flat topography of the development the road network will follow a more traditional grid pattern. The extension of Lake Hazel through the project will provide an arterial roadway through the northern 1/3 of the development. The southern extension of Orchard will define the eastern edge of the specific plan area. The majority of the other roads in the development will be either collector or local roadways. Each sub-district will be further evaluated by ACHD as well as the City as development applications are submitted to ensure good vehicular and pedestrian connectivity is achieved.

Due to the limited capacity on Cole Road in its current state development may be restricted until Lake Hazel and Orchard Street are constructed to provide a secondary access to the project.

As previously noted the street network within the specific plan is laid out in a grid pattern providing access to all of the sub-zones. As development occurs within each sub-zone further analysis by the Fire Department will be required to insure adequate emergency vehicle access is provided to each use.

**(4) Will enhance the potential for superior urban design and land use in comparison with development under the base district provisions that would apply if the specific plan were not approved.**

The property is identified as Planned Community on the Land Use Map. As such, any development would require some level of master planning. Using the tool of the specific plan allows the applicant some flexibility while also providing the City a level of assurance that good urban design will be applied. The specific plan identifies most uses go through a design review process prior to construction. This will insure a cohesive design within the development.

**Section 11-03-04.16.B(7) Comprehensive Plan Amendment**

**(a) Is required for the public convenience or necessity, or for the general welfare of the community;**

The requested amendment is to increase the area allowed for residential development and to increase the density allowed. Lake Hazel Road will be extended through this property and will connect to an extension of Orchard Road coming into the site from the north. Both of these streets will be arterial roadways. Generally, higher residential densities are proposed along arterial roadways.

To achieve the densities needed along Lake Hazel to warrant transit service in the future and to provide a buffer to the lower densities further to the south an increase in density is warranted. As such, the amendment is for the public convenience, necessity, and for the general welfare of the community.

**(b) Is necessary to address changes in conditions within the community that have occurred since the Boise City Comprehensive Plan was adopted or is necessary to correct one or more goal, objective, or policy that exist in the plan;**

The policies restricting residential development were adopted in response to concerns voiced by the Boise Airport when the property was annexed into Boise City in 2006. The subject property is currently located within the Airport Influence Overlay Area Zone A which does not restrict residential density like other Airport Influence Area zones. It was anticipated in 2006 that future changes at the Boise Airport would necessitate an expansion of the Airport Influence Areas and this property may be affected by those changes. In 2015 the Boise Airport conducted an update to the Noise Exposure Maps and Noise Compatibility Program. The results indicated that no changes to the Airport Influence Overlay for this property would occur. As such, an increase to the allowed density and area allowed for residential development north of Lake Hazel is possible.

**(c) Is in compliance with and will further the goals, objectives, and policies of the Boise City Comprehensive Plan;**

The amendment is in compliance with and will further the goals, objectives, and policies of the Comprehensive Plan. Increasing the density in this area will allow for a greater number of homes to be constructed within the current City Limits. This development pattern will limit urban sprawl and provide for better opportunities for a mixture of housing types.

**(d) Will not create inconsistencies between the goals, objectives, and policies within or between any chapter of the Boise City Comprehensive Plan; and,**

The amendment will not create inconsistencies between the goals, objectives, and policies within or between any chapters of the Comprehensive Plan.

In fact, it will allow for a greater compatibility with the Comprehensive Plan. ***Policy CC9.1(a)*** promotes development patterns that will help build new routes and enhanced service over time. Increasing the density in this area will provide the need for new transit routes in this part of the City. In addition, ***Policy NAC7.1*** encourages a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres in size. An increase in density provides the developer with the flexibility needed to incorporate different housing types within the development.

- (e) Will not place an undue burden on transportation or other public facilities in the planning area, and does not adversely impact the delivery of services by any political subdivision providing 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) Commission approved the project on **January 27, 2016**. In addition, public utilities are currently provided to the property. No commenting agency has indicated that the requested amendment will adversely impact the delivery of services to the project.

### **Conclusion and Recommendation**

After a review of the requested applications against the requirements and policies found in the Development Code and the Comprehensive Plan, the Planning Team finds the applications to be in compliance with the requirements for a rezone, comprehensive plan amendment, and subdivision. However, the Planning Team does have concerns regarding the details of the Specific Plan. The Planning Team acknowledges the creation of a 600 acre Specific Plan is a large undertaking and feel the applicant team has done a good job of creating a framework for development in this area. Some of the details that still need to be addressed are landscaping design, road alignments, alternatives to traditional storm water treatment, subdivision design elements. As such, the Planning Team is recommending the following:

- Approval of the Comprehensive Plan Amendment (CPA15-00008) to increase the area available for residential development located north of Lake Hazel from 65 acres to 100 acres, and to increase the allowed density from 3 units per acre to 4.5 dwelling units per acre.
- Approval of the preliminary plat for the Kirsten Subdivision (SUB15-00055) comprised of 422 buildable lots with 452 dwelling units, with conditions of approval.
- Conceptual approval of the Syringa Valley Specific Plan (CAR15-00029). The conceptual approval is accompanied with a recommended condition of approval that would require an amendment to the Specific Plan Ordinance (SP03) be adopted prior to approval of any further development within the Specific Plan area.

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

### **Specific Plan**

1. Prior to approval of any further development within the Syringa Valley Specific Plan beyond the Kirsten Subdivision an amendment to both the plan and ordinance shall be approved. The amendment shall include, but is not limited to, the following:
  - a. Orchard Street Alignment
  - b. Block Prototypes
  - c. Xeriscaping Landscape Palate
  - d. Permeable Paving
  - e. Mix of Product Type Requirements
  - f. Mix of Uses Requirements
  - g. Phasing Plan for Schools, Parks, Pathways, and Other Services
  - h. Amenity Package
2. A full line department store shall not be constructed within the specific plan.
3. Streetlight fixtures shall be of a design that will focus the light down to prevent light trespass from the development.
4. The residential development along the south side of Lake Hazel shall have a density range between 10 and 20 dwelling units per acre.
5. The residential development directly adjacent the city park, and elementary school located south of Lake Hazel shall have a density range between 6 and 15 dwelling units per acre.
6. All public streets within the specific plan shall be improved with detached sidewalks.
7. The Syringa Valley Specific Plan Ordinance shall be revised to reflect the attached revised ordinance.
8. All new residential development within the specific plan is subject to an avigation easement and required to meet the sound attenuation standards of a minimum noise level reduction (NLR) of 25 dB.”

### **Subdivision**

9. The final plat shall provide a minimum 30 foot wide common lot along both Cole and Lake Hazel, to be used as a landscaping buffer, as required by Section 11-09-03.7.A of the Boise Development Code.
10. All public streets located within the subdivision shall be improved with a minimum five foot wide detached sidewalk.

11. Typical concrete pathways located within wider open space areas and primary pedestrian connections to the arterial roads shall be paved a minimum of 10 feet wide.
12. The section of Eagle Grove Street between Banded Eagle/Spotted Eagle and Cole Road shall be public right-of-way and not a temporary access easement.
13. The eastern half of Cole Road as it abuts the subject property shall be improved with the following design:
  - a. Vehicle travel lanes shall be 11 feet wide.
  - b. The on-street bicycle lane shall be a minimum of five feet wide (measured from the lip of gutter) with a minimum two foot wide painted buffer between it and the nearest vehicle travel lane.
  - c. The five foot wide sidewalk shall be separated from the back of curb by a minimum of eight feet. If located outside of the public right-of-way it shall be located within a permanent easement.
14. Umatilla Avenue shall be constructed with 10 foot wide vehicle travel lanes.
15. Umatilla Avenue shall be constructed with a minimum five foot wide bike lane (measured from the lip of gutter or parking lane line).
16. Umatilla Avenue shall be constructed with seven foot wide sidewalks that are detached from the back of curb by a minimum of eight feet.
17. The multi-use pathways located on the north and south sides of Lake Hazel shall have longitudinal pavement markings to separate the bike and pedestrian zones.
18. Lake Hazel shall be improved with on-street bike lanes when the temporary shoulder is removed.
19. Stormwater facilities along Lake Hazel shall be planned for. The applicant shall identify where future stormwater is to be retained within the right-of-way and/or typical street section (i.e. median, landscape buffer).
20. A note on the face of the Final Plat shall state: "The development of this property shall be in compliance with the Boise City Development Code."
21. A note on the face of the Final Plat shall designate that any common lots shall be owned and maintained by the Kirsten 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.

22. A note shall be placed on the face of the Final Plat which states: "This subdivision is located within the Airport Influence Area A, which is affected by average sound levels in the 60-65 DNL, and/or aircraft traffic patterns below 1,000 feet. All new residential development is subject to an aviation easement and required to meet the sound attenuation standards of a minimum noise level reduction (NLR) of 25 dB."
23. After approval of the Final Plat by the Boise City Council and prior to submittal of the Mylar of the Final Plat, 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.
24. Prior to the City Engineer's Certification of the Final Plat and prior to earth disturbing activities, an erosion and sediment control (ESC) permit must be obtained. An ESC plan conforming to the requirements B.C.C. Title 8-17, 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.
25. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for Responsible Person is not identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City. This information can be faxed to 388-4735 or e-mailed to [ejenkins@cityofboise.org](mailto:ejenkins@cityofboise.org).
26. 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.
27. 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.
28. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
  - a. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,
  - OR
  - b. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.

29. The name, **Kirsten 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.

30. 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).
31. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
32. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).
33. 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

34. 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 50-17).
35. Developer shall comply with B.C.C. 11-03-04.4 which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
- a. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing. Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed, in writing, at least twenty working days prior to the expiration of the first two year period, or expiration date established thereafter.

- b. If a time extension is granted, the Boise City Council reserves the right to modify and/or add condition(s) to the original preliminary or Final Plat to conform with adopted policies and/or ordinance changes.
- c. The Final Plat shall be recorded with the Ada County Recorder within one year from the date of the Boise City Engineer's signature. If the Final Plat is not recorded within the one-year time frame it shall be deemed null and void.

### **Agency Requirements**

36. The applicant shall comply with the requirements of ACHD as per their staff reports dated **January 19, 2016** (SUB15-00055) and **January 27, 2016** (CAR15-00029 & CPA15-00008).

37. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW). The following is a list of department comments by division:

Grading & Drainage – September 29, 2015  
Street Lights – September 29, 2015  
Sewer – September 30, 2015  
Pressure Irrigation – September 30, 2015

38. The applicant shall comply with any conditions of the Boise Fire Department from the memos dated **January 20, 2016**. Any deviation from this plan is subject to Fire Department approval.

39. The applicant shall comply with any conditions of the Boise Parks and Recreation Department from the memo dated **January 11, 2016**.

40. The applicant shall comply with any conditions of the Boise Building Division of Planning and Development Services from the memo dated **September 29, 2015**.

41. The applicant shall comply with any conditions of the Independent School District of Boise City #1 letters dated **November 5, 2015** (SUB15-00055) and **November 17, 2015** (CAR15-00029 & CPA15-00008).

42. The applicant shall comply with the requirements of the Ada County Street Name Committee evaluation dated **July 9, 2015** (CAR15-00029) and **September 10, 2015** (SUB15-00055)

43. The applicant shall comply with the requirements of the Central District Health Department memo dated **October 15, 2015** (SUB15-00055).

44. The applicant shall comply with the requirements of the Boise Project Board of Control from the comments submitted on **October 15, 2015**.

## **11-013-03      SYRINGA VALLEY**

### **1.      APPLICABILITY OF ORDINANCE**

This Syringa Valley Specific Plan Zoning Ordinance applies to all property designated on the Syringa Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below) in lieu of Chapter 11-04, *Zoning Districts*, except where noted herein. All remaining chapters of this Code still apply, except where noted herein. If any provision of this section conflicts with any provision of the Code, the provisions of this section shall control.

### **2.      INTERPRETATION OF DISTRICTS**

#### **A.      Sub-Districts Established**

- (1)      Low-density Residential (SP03-LR)
- (2)      Medium-density Residential (SP03-MR)
- (3)      High-density Residential (SP03-NC)
- (4)      Industrial (SP03-I)

#### **B.      District Boundaries**

The location and boundaries of the Barber Valley Specific Plan (SP02) District are shown on the Barber Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below). The location and boundaries of the Syringa Valley Specific Plan Sub-Districts established herein are shown on the Syringa Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below). Where any uncertainty exists as to the boundary of any such district, the following rules shall apply:

- (1) Where any such boundary line is indicated as following a street, alley or public way, it shall be construed as following the centerline thereof.
- (2) Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be such boundary line.
- (3) Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be as indicated upon the Syringa Valley Zoning Map.

### **3.      CONFORMITY REQUIRED**

#### **A.      General**

Except as otherwise provided herein, all land, buildings and premises in any district established herein shall be used only in accordance with the regulations established herein for that district. Additionally, no property shall be allowed to maintain an attractive or public nuisance as defined by this Code and/or state code at any time.

#### **B.      Purpose of SP03-LR Sub-District**

The purpose of the SP02-LR Sub-District is to provide for the development of diverse urban housing products at a net density of ranging from 2 to 6 units per acre. Overall gross density cannot exceed 6 units per acre. This area may include a variety of lot sizes. A variety of housing types may be included within a development, including attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that an overall gross density does not exceed 6 units per acre. Accessory dwelling units and uses are also allowed, along with community uses such as parks, community centers and recreational facilities.

#### **C.      Purpose of SP03-MR Sub-District**

The purpose of the SP03-MR Sub-District is to (a) accommodate medium density residential uses at a net density of 4 to 18 units per acre; (b) provide an orderly transition from more intensive, higher density uses to less intensive, lower density uses; and (c) allow

limited cottages and quasi-residential uses, including senior housing and care facilities. The SP03-MR Sub-District includes flexibility in lot sizes and restrictions, and anticipates residential uses ranging from row houses and townhouses to condominiums and multi-story apartments. A range of civic and recreational facilities is allowed, along with office, medical and personal service commercial uses that are ancillary to senior housing and care facilities.

**D. Purpose of SP03-NC Sub-District**

The purpose of the SP03-NC Sub-District is to accommodate medium density residential uses, business and professional office uses, and complementary commercial uses such as hotels, restaurants, and theaters, together with necessary off-street parking facilities. Large office buildings are allowed in this area, along with retail, shopping, service, lodging, and civic uses. The SP03-NC Sub-District will emphasize high quality design, pedestrian orientation, and flexible development standards.

**E. Purpose of SP03-I Sub-District**

The purpose of the SP03-I Sub-District is to provide for convenient employment centers of manufacturing, research and development, warehousing, and distributing. The SP03-I Sub-District is intended to encourage the development of industrial uses that are clean, quiet and free of hazardous or objectionable elements and that are operated, entirely, or almost entirely, within enclosed structures.

**F. Residential District Standards**

The following standards apply to the LR Sub-District and the MR Sub-District

**(1) Minimum Property Size**

- (a) Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
- (b) Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water and drainage, unless (a) the water is conveyed through pipe or tile; and (b) included as part of a utility easement that generally runs along the property lines.

**(2) Minimum Street Frontage**

- (a) Properties with street frontages on a curve or at approximately a 90 degree angle shall be a minimum of 30 feet wide measured as a chord measurement.
- (b) Street frontage for 2 properties sharing a common drive shall be a minimum of 15 feet for each property
- (c) Street frontage for flag properties that do not share a common drive shall be a minimum of 30 feet wide.

**G. Allowed Uses**

Table 11-013.8 sets forth the allowed uses in each Sub-District established herein. Uses allowed by right are designated with an "A", uses allowed by right, subject to administrative review are designated with an "A\*", and uses allowed with design review approval are designated with a "D". Uses listed but not designated as allowed in Table 11-013.9 are prohibited. Uses not listed in Table 11-013.9 are allowed only upon a determination by the Planning Director that such uses are similar or compatible in nature to the allowed uses in Table 11-013.9. Any affected person may appeal such a determination of the Planning Director to the Planning and Zoning Commission within 10 calendar days following the date the decision is mailed in accordance with Chapter 11-03, *Review and Decision Procedures*.

**TABLE 11-013.9: Uses Allowed in Sub-Districts**

	SP03-LR	SP03-MR	SP03-NC	SP03-I
<b>RESIDENTIAL</b>				
Apartment or Multiple Family Dwelling	D	D	D	
Row House (Townhouse)	D	D	D	
Duplex House	A	A	A	
Single Family Residence or Cottage	A	A	A	
Condominiums	D	D	D	
Home Occupation	A*	A*	A*	
Continuing Care Retirement Community		D	D	
Assisted Living Apartment		D	D	
Skilled Nursing Care Facility		D	D	
Memory Care Facility		D	D	
Accessory Dwelling Unit	A*	A*	A*	
Accessory Use	A*	A*	A*	
<b>LODGING</b>				
Hotel (no room limit)			D	
Hotel (up to 12 rooms)			D	
Inn (up to 5 rooms)			D	
Motel			D	
<b>OFFICE/RETAIL</b>				
Office – Business, Professional, Medical		D	D	
Retail Store (convenience, clothing, video rental, sundries, pharmacy etc.)			D	
Personal Service Store (dry cleaning, Laundromat, barber shop, etc.)			D	
Service Station			D	
Automobile Service			D	
Lot, Automobile Sales			D	
Drive-Up Window			D	
Billboard				
Shopping Center, Neighborhood Commercial or Community Commercial			D	
Car Wash			D	
Grocery (up to 60,000 square feet)			D	
Bank			D	
Building Materials Supply			D	
Wholesale Business			D	
Restaurant, Café, Coffee Shop			D	
Tavern			D	
Liquor Store			D	
Temporary Sales Offices	A*	A*	A*	
Model Homes or Units	A	A	A	
Health Club Facility			D	
Spa/Resort			D	
Nursery (retail or greenhouse)			D	
<b>CIVIC (PUBLIC AND PRIVATE)</b>				
Bus Shelter	A	A	A	
Fountain or Public Art	A*	A*	A*	
Library		D	D	

**TABLE 11-013.9: Uses Allowed in Sub-Districts**

	SP03-LR	SP03-MR	SP03-NC	SP03-I
Theater			D	
Outdoor Auditorium			D	
Park	A	A	A	
Playground	A	A	A	
Parking Lot		D	D	
Parking Structure		D	D	
Conference Center			D	
Community Center		D	D	
Religious Institution	D	D	D	
Clubs, Lodges, Social Halls		D	D	
Private Open Space	A	A	A	A
Recreation Center	D	D	D	
Outdoor Recreation Facility			D	
Swimming Pool	A	A	A	
Golf Course	D	D	D	D
Golf Driving Range	D	D	D	D
<b>CIVIL SUPPORT</b>				
Fire Station	D	D	D	D
Police Station	D	D	D	D
Cemetery	D	D	D	D
Funeral Home		D	D	
Hospital			D	
Medical Clinic (accessory use only in MR and NC)		D	D	
Rehabilitation Clinic			D	
Hospital. Large Animal or Small Animal			D	D
<b>EDUCATION</b>				
School (public, private or parochial)	D	D	D	
School, Trade or Vocational		D	D	D
Family Child Care Home (1-6 children)	A	A	A	
Group Child Care (7-12 children)	A*	A*	A*	
Intermediate or Large Child Care Center (13+ children)		D	D	
<b>INDUSTRIAL</b>				
Heavy Industrial Facility				D
Light Industrial Facility				D
Agriculture	A*			A
Laboratory				D
Public Utility Facility – Minor				D
Public Utility Facility – Major				D
Wireless Communication Facility or Micro-Cell	A*	A*	A*	A*
Mini-Storage				D
Warehouse				D
Manufacturing Facility				D
Power Production Facility				D
Broadcasting Facility (e.g. TV, radio) or Micro-Cell			D	D

## H. Lot and Structure Dimensions

Table 11-013.10 sets forth the lot, yard, density and structure height requirements for uses within each Sub-District established herein.

TABLE 11-013.10: Lot and Structure Dimensions in Sub-Districts							
	SPO3-LR		SP-03 MR <sup>1</sup>		SPO3-NC		SPO3-I
a. MAXIMUM DWELLING UNITS PER ACRE	6		18		18		0
	Attached	Detached	Attached	Detached	Attached	Detached	
b. MIN. LOT AREA (sq. ft.)							
Interior Lot	0	0	0	0	0	0	0
Corner Lot	0	0	0	0	0	0	0
c. MIN. AVG. LOT WIDTH							
Interior Lot	0	0	0	0	0	0	0
Corner Lot	0	0	0	0	0	0	0
d. MIN. STREET FRONTAGE (flag lot)	10/20 <sup>2</sup>	10/20 <sup>2</sup>	0	0	0	0	0
e. MIN. BUILDING SETBACKS							
Front Yard & Side Yard Abutting Public St. <sup>3</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
Abutting public park	5	5	5	5	5	5	30
Rear Yard	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	0/15 <sup>1</sup>	0/15 <sup>1</sup>	0/15 <sup>1</sup>
Side Yard – Interior	5	5	5	5	0/5 <sup>1</sup>	0/5 <sup>1</sup>	0/15 <sup>1</sup>
f. MIN. PARKING LOT/SERVICE DR SETBACKS							
Front Yard & Side Yard – Adj. to St.	15		10		10		10
Rear Yard & Side Yard – Interior	5		5		5		5
g. MAX. FLOOR AREA RATIO	--		--		--		--
h. MIN. LOT AREA PER UNIT (sq. ft.)	--		--		--		--
i. MAX. BUILDING HEIGHT (sq. ft.)	35		45		55		55
<sup>1</sup> Setback when the property abuts a residential use.							
<sup>2</sup> 10' allowed with shared access easement agreement.							
<sup>3</sup> Measured from back of sidewalk.							
<sup>4</sup> 20' setback required for garages accessed from public streets.							
<sup>5</sup> 10' setback allowed on corner lots with garages accessed from the side yard street.							

## I. Property Development Standards

Except as follows, the Property Development Standards for the Sub-Districts established herein shall be the same as those set forth in the Section 11-04-03 for residential uses and Sections 11-04-04 and 11-04-05 for office and commercial uses:

- (1) For attached single-family units, the minimum frontage requirement in Section 11-04-03 is reduced to 18 feet.
- (2) For lots with 0 feet frontage on a public right-of-way, drive aisles will provide access to the public street with perpetual ingress/egress or cross access easements recorded against the property. An owner's association or other agreed upon arrangement among the affected property owners will maintain the drive aisles in accordance with a recorded declaration or other agreements. The easements and declaration must be reviewed by the Boise City Attorney's office at the time of preliminary plat approval to ensure the access and maintenance obligations of this paragraph are addressed. The Ada County Highway District must approve installation of any required street signs. Buildings will be addressed to the public street from which the drive aisles extend. Addresses will be clearly delineated with appropriate monuments or signs.

- (3) Off-street parking and loading facilities shall be provided in accordance with Section 11-013-02.4 below.
- (4) The maximum number of residential units allowed within the Syringa Valley Specific Plan District is 2,672. To exceed this limit, the Syringa Valley Specific Plan Applicant must follow the rezone procedures of the Boise City Code to amend the Syringa Valley Zoning Ordinance. In so doing, the Applicant need not amend the entire Syringa Valley Specific Plan so long as the City finds that the revised limits are generally in accordance with the Syringa Valley Specific Plan.

**J. Design Review**

- (1) Applicability: Any of the uses listed as requiring Design Review, and any visible exterior improvements to a site, building or structure for any such use (including new facilities, remodeling, rehabilitation projects and expansion projects) within the Syringa Valley District shall require submittal of a Design Review Application and fee in accordance with Section 11-03-04.12 of the Boise Development Code, except where expressly modified herein.
- (2) Application Content: Any application to the City shall comply with Section 11-03-04.12 of the Boise City Code.
- (3) Level of Review: The Planning Director shall determine whether an application shall be processed at the administrative level or by the Design Review Committee ("Committee") level; provided, however, all applications for projects that have less than 5,000 square feet of gross building area and less than 20,000 square feet of site improvements shall be administratively reviewed by the Planning Director.
- (4) Review and Findings: The Planning Director or Committee, as appropriate, shall review the application to determine whether the proposed application complies with the design review objectives, considerations and guidelines set forth in Sections 11-07-02 through 11-07-06 of the Boise City Code and the design criteria for the Syringa Valley District as set forth in the Syringa Valley Specific Plan. In the event of a conflict between such sections of the Boise City Code and design standards set forth in the Syringa Valley Specific Plan, the provisions of the Syringa Valley Specific Plan shall govern. Upon making such determination, the Planning Director or Committee shall issue its findings of fact, conclusions of law and conditions of approval. Any action of the Planning Director or the Committee may be appealed pursuant to Section 11-03-03.9 of the Boise City Code.

**4. OFF-STREET PARKING AND LOADING REQUIREMENTS**

In the SP03-LR, SP03-MR and SP03-NC Sub-Districts, off-street parking and loading facilities shall be provided in accordance with Section 11-07-03 of the Boise Development Code, except as noted herein. In the SP03-NC Sub-Districts, off-street parking and loading facilities shall be provided in accordance with the Pedestrian Commercial Zoning District parking requirements in Section 11-07-06.2.C, except as noted herein. In lieu of the off-street parking ratio requirements in Sections 11-07-03 and 11-07-06.2.C, non-residential uses in the SP03-MR, SP03-NC Sub-Districts must meet an overall parking density of 3.5 per 1000 square feet. Assisted living apartments, independent living residences within the Continuing Care Retirement Community, and similar uses shall be subject to the off-street parking requirements for "Housing for Elderly" uses listed in Section 11-07-03. Memory care facilities, skilled nursing care facilities, and similar uses shall be subject to the off-street parking requirements for "Nursing Home" uses listed in Section 11-07-03.

## **5. ADMINISTRATIVE PROVISIONS**

### **A. Plat Approval Criteria**

Development within the Syringa Valley Specific Plan District shall be subject to the subdivision and other related provisions of the Boise City Code, except that a neighborhood meeting shall not be required unless that plant proposes more than 240 dwelling units. Additionally, the City Council must find that each preliminary plat proposed and/or amended within the Syringa Valley Specific Plan District substantially conforms to the adopted Syringa Valley Specific Plan and complies with all applicable provisions of the Syringa Valley Specific Plan Zoning Ordinance. Plats must still proceed through the normal hearing process with review by the Planning and Zoning Commission and City Council.

### **B. Annexation into SP03 Syringa Valley Specific Plan District**

Any property owner or authorized representative may seek to reclassify their property for inclusion within the Syringa Valley Specific Plan District pursuant to Section 11-05-08 of the Boise Development Code.

### **C. Amendments**

Any property owner within the Syringa Valley Specific Plan District may seek to amend the Syringa Valley Specific Plan Zoning Ordinance or the Syringa Valley Specific Plan pursuant to the Boise City Code provisions for zoning amendments.

### **D. Exceptions**

- (1) The Planning Director may grant exceptions to any setback, frontage, parking or height restriction up to 20 percent of the applicable limit and may grant exceptions to any use restrictions on a case by case basis.
- (2) The Planning and Zoning Commission may grant exceptions to any setback, frontage, parking or height restriction greater than 20 percent of the applicable limit.
- (3) Any approval pursuant to this section shall be supported by each of the following findings:
  - (a) The exception is consistent with the Syringa Valley Specific Plan; and
  - (b) The exception is justified based on unique circumstances of the proposed use or exceptional design features or the shape of the land.
  - (c) The exception would not cause undue adverse impacts on any other property.
  - (d) For any approval pursuant to subparagraph b, the exception meets the general conditional use criteria in the Boise Development Code.
- (4) Applications pursuant to this section shall include such information as the Planning Director determines is necessary to make the applicable findings in subparagraph c. Applications shall be processed in accordance with the procedures established in the Syringa Valley Specific Plan for Design Review.
- (5) The decision on any requested exception may be appealed pursuant to the appeal provisions of the Boise City Code.

### **E. Periodic Review**

The Planning Director may perform a review of the implementation of the Syringa Valley Specific Plan not more frequently than every 1 year after approval of the first final plat. The review may address any matters the Planning Director deems appropriate regarding the progress of the development. Any modification of the Syringa Valley Specific Plan Zoning Ordinance may only occur after review by the Syringa Valley Specific Plan Applicant and the Planning Director and in compliance with the applicable Boise City Code sections for zoning amendments and Idaho Code Section 67-6511(d).

## 6. DEFINITIONS

The following definitions apply to this Section. If any conflict exists with definitions in other parts of the Code, the following definitions control.

**A. Syringa Valley Specific Plan Zoning Ordinance**

Section 11-013-03 of the Boise City Code or successor section specifically setting forth zoning regulations for the Syringa Valley Specific Plan District.

**B. Syringa Valley Specific Plan**

The Specific Plan adopted for the Syringa Valley Specific Plan District by the City of Boise on **Month ??**, 2016, as maintained in the official records of the City, including subsequent modifications.

**C. Syringa Valley Specific Plan Applicant**

Pleasant Valley LLC, or successor entities.

**D. Syringa Valley Specific Plan District**

The area designated as the SP03 zone or successor designation on the City of Boise's zoning map and as shown on the Syringa Valley Specific Plan Overall Sub-Zoning Map (attached as Figure 11-013.9).

**E. Boise City Code**

The code of the City of Boise. If the Boise City Code is amended, any reference to the Boise City Code in this Ordinance shall be deemed to refer to the applicable amended provision.

**F. Continuing Care Retirement Community**

A campus-style facility (multiple buildings on a single lot) that provides housing, personal services and health care, including nursing home care to people of retirement age. The community must provide a continuum of care to meet the needs of the individual residents, from independent living to assisted living to skilled nursing care and, possibly, memory care support. Meals, housekeeping, linens, 24-hour security and recreational services usually are provided. Each individual resident enters into a contract with the retirement community that defines the type of housing and services to be provided and the fees that will be charged.

**G. Memory Care Facility**

Same as Skilled Nursing Facility except the residents also receive care for some form of memory impairment.

**H. Skilled Nursing Facility**

A residential facility that provides 24-hour supervision by licensed nurses. The care usually is prescribed by a physician. Emphasis is on medical care, supplemented by physical, occupational, speech and other types of therapies. Personal care services, such as help with meals, bathing, dressing and grooming are also provided along with social services, religious services and recreational activities. A nursing facility offers care for individuals suffering from chronic diseases or conditions that do not require the constant attention of physicians. Services are provided that address the individuals' personal care and social-emotional needs.





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**TO:** Ada County Highway District Commissioners

**FROM:** Mindy Wallace, AICP  
Planner III

**COMMISSION**

**HEARING:** January 27, 2016

**SUBJECT:** Syringa Valley Specific Area Plan/CAR-00029/CPA15-00008

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### **Application Information & Introduction**

The applicant, Pleasant Valley South, LLC is requesting approval of a Rezone and Comprehensive Plan Amendment application to allow for the creation of a Specific Area Plan planning area. For this application the Comprehensive Plan Amendment is similar to a Planned Community or Master Site Plan application, and includes specific details related to land use and transportation proposals.

The Comprehensive Plan Amendment application includes a 600 acre Specific Area Plan planning area, known as Syringa Valley. The proposed development plan includes a 100-acre residential area located in the northwest corner of the site, a 60 acre business park located in the northeast corner of the site, and a 425 acre mixed-use development with medium to low density residential, two school sites, and two neighborhood commercial centers located south of the future Lake Hazel Road extension. The site is located between S. Cole Road and Pleasant Valley Road and adjacent to the New York Canal, in southwest Boise.

The applicant intends to submit preliminary plats for the individual phases of the 600 acre development and full build-out is anticipated by 2035. As individual preliminary plats are submitted under this Specific Area Plan, the Ada County Highway District (ACHD) will provide detailed analysis of street layout, street design and construction, and will be a signatory on the final plat. Please see the attachment for full size maps and a summary of the application information.

For the Specific Area Plan, ACHD is a recommending body to Boise City. ACHD will review future preliminary plat applications and provide site specific conditions of approval with each future preliminary plat prior to any roadway construction, or scheduling of a final plat for signature.

### **Site History**

ACHD previously reviewed and approved a conditional use permit (CUP13-00068) application to establish the Syringa Valley planning area on February 12, 2013. The land use assumptions

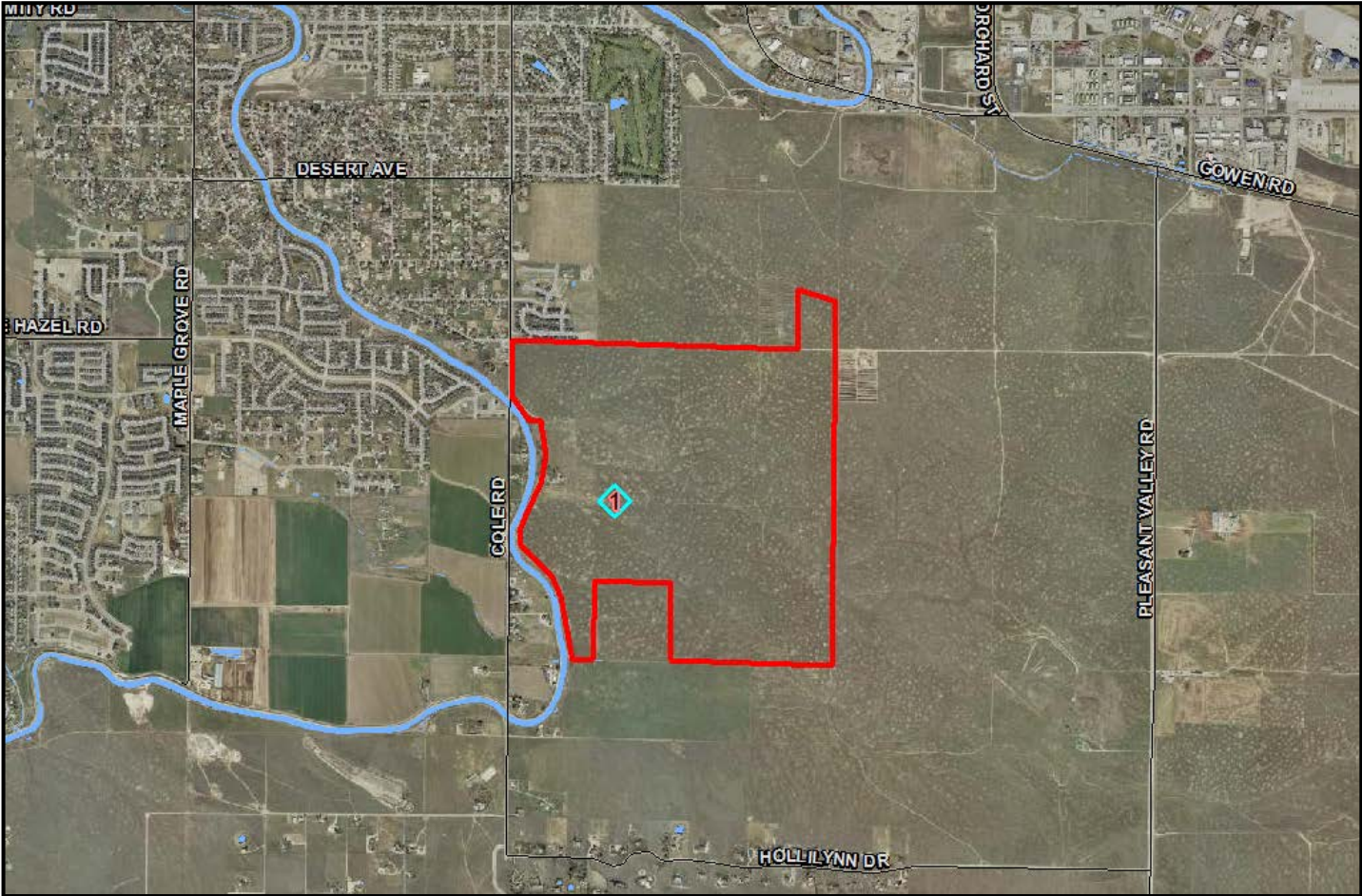
described in Section 4 of this memo are consistent with the prior action with the exception of the schools and the business park portion of the site. As part of the current application there are two school sites planned. A 50 acre future high school site has already been acquired by the Boise School District located on the north side of the future Lake Hazel Road and an elementary school site is planned on the southern portion of the site. Due to the addition of the high school site, the portion of the site planned for business park has been reduced from 110 acres to 60 acres. Other changes include a gridded network of circulator/collector roadways planned to be constructed throughout the site.

Because the land use assumptions proposed in the current application are generally consistent with those of the prior application and because ACHD policy requires updated traffic impact studies for each phase (subsequent preliminary plat applications) an updated traffic impact study was not required for this application. ACHD has obtained recent traffic counts and confirmed the data in the TIS based on the most recent counts (see Attachment 5).

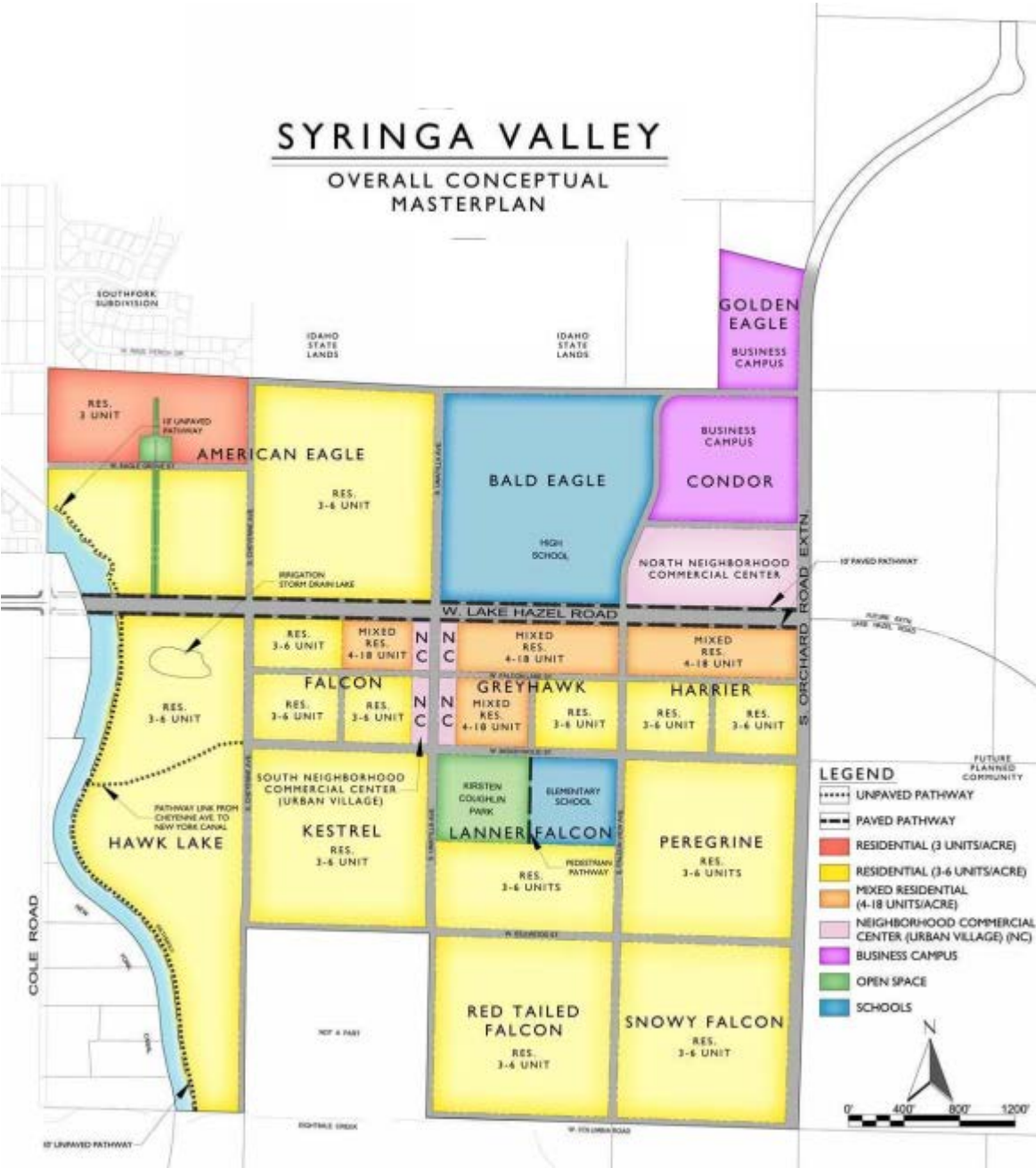
Staff also confirmed that the conclusions from the intersection section of the TIS are also valid and the Cole/Amity and Cole/Victory intersections currently operate at acceptable LOS and are projected to operate at an acceptable LOS with a limited portion of the site built out (170 single family homes) under total traffic conditions (site + background traffic). The TIS refers to 170 single family homes and 25 townhomes, a total of 195 lots as Phase 1A. For the current application Phase 1A has been reduced to 170 single family building lots to ensure the Cole/Amity and Cole/Victory intersections continue to operate at an acceptable level of service.

The phasing analysis included as part of the traffic impact study, and included in this memo, references anticipated dates for when phases of the development are to be constructed. These dates are used as a planning tool and not to determine when roadway improvements are necessary to serve the site. Roadway improvements will be required when necessary to accommodate the traffic generated by the development and based on the recommendations of future traffic impact studies with the preliminary plats.

Vicinity Map



Conceptual Site Plan



## **ACHD Comments and Recommendations to Boise City**

### **1. Lake Hazel Extension/Gowen Road Relocation Alignment Study and the Southwest Boise Transportation Study**

This site is located within the study areas of both the Lake Hazel Extension/Gowen Relocation Alignment Study and the Southwest Boise Transportation Study.

The Lake Hazel Extension/Gowen Road Relocation study was led by ACHD in partnership with Boise City and the Boise Airport. The study was adopted by the ACHD Commission on December 22, 2008. The adoption of the study allows ACHD to preserve a route for the Lake Hazel Extension and connecting roads as development occurs in the area.

The study identifies an alignment and cross sections for the extensions of Lake Hazel Road and Orchard Street, and established ½ half mile intersection spacing on Lake Hazel Road.

The Southwest Boise Transportation Study identifies future roadway, intersection and corridor needs to accommodate future traffic demand in the Southwest Boise area. The study was adopted by the ACHD Commission on May 27, 2009. The study identifies an alignment and cross sections for the extensions of Lake Hazel Road and Orchard Street.

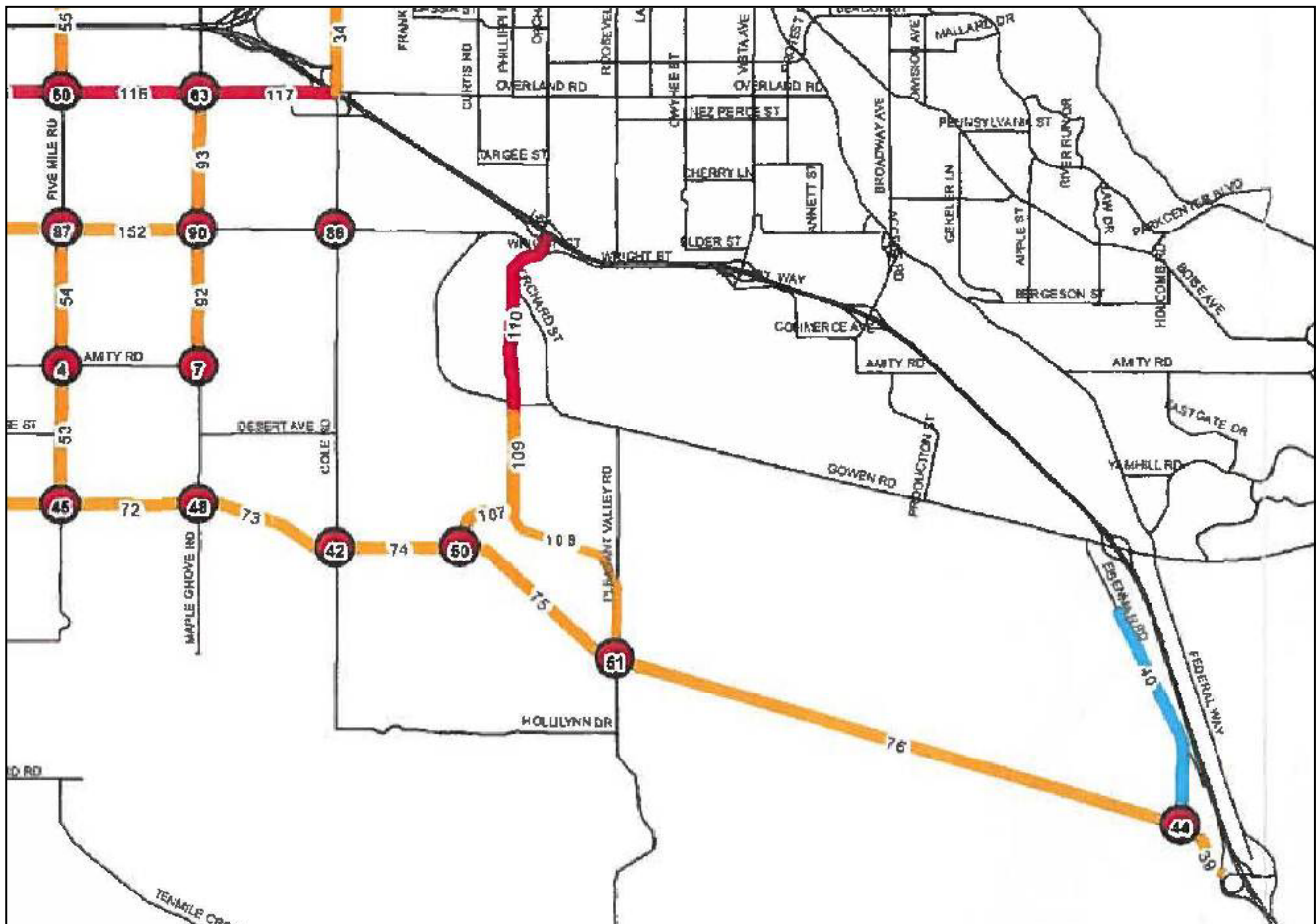
Both studies recommend that Lake Hazel be extended as a future 5-lane roadway and that Orchard Street be realigned as a 7-lane roadway from Gowen Road to Victory Road and extended as a 5-lane road from Gowen Road to Lake Hazel Road.

### **2. Capital Improvement Plan (CIP)/Integrated Five Year Work Plan (IFYWP)**

The following improvements are scheduled in ACHD's IFYWP or listed in the CIP:

- The Victory Road /Cole Road intersection is scheduled in the IFYWP to be widened to 7 lanes on the west and to 6 lanes on the east legs of the intersection. The north and south legs of the intersection are to remain at 5 lanes. This project includes widening Cole Road to 5 lanes between Victory and McGlochlin and is scheduled to begin in 2020.
- Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Maple Grove Road to Cole Road between 2022 and 2026 (Project #73 on corresponding map).
- Lake Hazel Road is listed in the CIP to be extended as 5-lanes from Cole Road to Orchard Street between 2022 and 2026 (Project #74).
- The intersection of Lake Hazel Road and Cole Road is listed in the CIP to be constructed between 2022 and 2026 (Project #42).
- The intersection of Lake Hazel Road and Orchard Street is listed in the CIP to be constructed between 2022 and 2026 (Project #50).
- Orchard Street is listed in the CIP to be extended as 7-lanes from Gowen Road to Victory Road between 2027 and 2031 (Project #110).
- Orchard Street is listed in the CIP to be extended as 5-lanes from Pleasant Valley to Orchard Street Extension between 2027 and 2031 (Project #109).
- Orchard Street is listed in the CIP to be extended as 5-lanes from Lake Hazel to Orchard Street Extension between 2027 and 2031 (Project #107).

## 2012 CIP Project Map



### 3. Traffic Impact Study

The purpose of the study was to evaluate the traffic impacts resulting from the Syringa Valley development and to make recommendations for mitigation to the impacts if needed.

#### Traffic Impact Study Area

With the traffic impact study for Syringa Valley the study area was extended beyond the roadways within and adjacent to the development to allow for analysis of all the traffic impacts. The study area included the following roadway segments:

- Lake Hazel Road (Maple Grove to Cole Road)
- Lake Hazel Road (Orchard to Cole)
- Cole Road (Lake Hazel to Victory)
- Cole Road (Victory to Overland)
- Orchard Street ( Lake Hazel to Gowen)
- Orchard Street (1-84 to Gowen Road)

The following intersections were also included in the analysis:

- Cole/Victory
- Cole/Amity
- Cole/New Site Road
- Cole/Lake Hazel

- Maple Grove/Lake Hazel
- Orchard/Lake Hazel
- Orchard/Gowen
- Lake Hazel/New Site Access Roads

Anticipated traffic mitigation and roadway improvement phasing plan has been submitted by the applicant and reviewed by ACHD staff (see finding 6).

The applicant's TIS analyzed the impacts of the subject development and identified the street and intersection improvements necessary to mitigate the projected impacts. A complete executive summary of the study is included in Attachment 3. Below is a summary of the scope:

- Trip Generation of the proposed developments
- Site traffic distribution and traffic assignment
- Capacity analysis of the existing and future intersections
- Site access analysis
- Roadway Capacity
- Trip Distribution
- Phasing Analysis
- Recommendations/Mitigation

**ACHD Staff Comment:** ACHD Traffic Services and Development Services staff have reviewed the submitted traffic impact study and found it to meet ACHD's policy and standards. District staff comments and recommendations are noted below.

#### 4. Trip Generation and Trip Capture

##### a. Land Use Assumptions

- i. 2,920 dwellings units, includes:
  1. 1,330 single family residential units
  2. 1,110 apartment units
  3. 480 condominium/townhome units
- ii. 60 acre business park
- iii. 156,000 square foot shopping center
- iv. Two school sites

##### b. Total Trip Generation

- i. At the time of full build-out in 2035 Syringa Valley is anticipated to generate:
  1. 44,120 vehicle trips per day, and
  2. 4,315 vehicles trips per hour during the PM peak hour

##### c. Proposed Trip Capture Percentages

- i. The submitted traffic impact study estimates that approximately 6% of the site generated traffic will be retained within the development due to the proposed mix of uses.

**ACHD Staff Comment:** District Traffic Services staff has reviewed the trip capture analysis and the methodology used by Kittelson & Associates for the Syringa Valley trip capture, and is supportive of the methodology utilized, as the applicant's engineer used the procedure outlined in the ITE Trip Generation Handbook for calculating the trip capture as required by ACHD.

The applicant's engineer estimated 6% of the daily trips would be captured within the site. This is a reasonable assumption and should not lead to additional mitigation requirements beyond what is identified. The actual trip capture rate will need to be verified with each revised traffic impact study.

**d. ACHD Staff Recommendation for Trip Capture Rates**

- i. Each preliminary plat must include actual traffic counts of all phases to date, plus the projected traffic for the proposed phase.
- ii. No assumed trip capture or reductions will be allowed on phases to date, only actual verified trip capture may be utilized for the existing phases at the time of the future studies. Estimated trip capture will only be allowed for the proposed future phase based on ITE standards. The future evaluation must utilize the trip capture methodology outlined in the ITE Trip Generation Handbook.
- iii. The traffic impacts will be evaluated with the updated traffic impact studies described below and the applicable street improvements will be required with each preliminary plat phase that necessitates the street improvement.

**5. Future Traffic Impact Studies**

District Policy 7106.7.2 Multi Phase Developments states, that for large scale developments, like planned communities or specific area plans, ACHD will require that a phasing analysis be submitted with the initial TIS or with the first preliminary plat submittal. This phasing analysis shall include the size and type of the proposed land uses within each phase and the anticipated mitigation measures necessary with each phase. Prior to the approval for each subsequent phase of the development, the applicant shall submit an updated TIS.

**Staff Comments:** The policy requiring an updated TIS with each phase of the development is intended to assist staff in determining the impacts to the ACHD system and appropriate mitigation measures based on the most current information available. The updates also provide a check at each phase of the development to ensure the land uses are developing as proposed and at the proposed densities; as well as to ensure previous TIS assumptions were accurate for the phases built to date, and to give an opportunity for corrections and/or adjustments if necessary. Depending on the accuracy of the original TIS projections of future traffic conditions, the previously identified mitigation measures may need to be updated. This could potentially lead to additional mitigation measures or less mitigation measures depending on the data and analysis in the updated TIS.

**Staff recommendation:** Consistent with District policy, the applicant should be required to provide an updated traffic impact study with each phase of the development. In addition, a TIS should be required with all development applications that include a change to the Specific Area Plan that may alter traffic impact projections at the sole discretion of ACHD. All TIS submittals, including updates to the TIS, must meet ACHD policy requirements at the time of submittal.

**TIS Update Requirements:** An update to the TIS should include the following items:

- Updated traffic counts for the impacted roadway segments and intersections listed in the previous TIS;
- Information from the built development to date including actual traffic counts and actual measured trip capture;
- Projected trip generation, trip distribution and assignment, and anticipated trip

capture for the current phase under consideration (preliminary plat application), based on development of the applicable land uses;

- Necessary mitigation measures for the current phase;
- Updates to all analysis, conclusions and recommendations found to be out of date or in need of correction based on the updated information;
- Meet all ACHD policy requirements for a TIS at the time of submittal.
- Each school planned within Syringa Valley will be required to submit a traffic impact study at the time of development.

## 6. Mitigation Phasing Plan

As part of the submitted traffic impact study the applicant's engineer provided a phasing plan identifying roadway improvements necessary to serve the site with each phase of the development. The phasing plan includes roadway segment and intersection improvements internal to the site, and off site.

The following table identifies the number of residential lots and commercial/office uses that are anticipated to be constructed within each phase of the development. A table identifying the required improvements per phase is included as attachment 4.

Phase	Single Family Residential	Apartment Units	Condo/ Townhouse Units	Business Park (acres)	Shopping Center (square feet)
<b>1A</b>	170				
<b>1</b>			30	12.8	
<b>2</b>	100	430	190	60	156,000
<b>3</b>	540	680	220	37	
<b>4</b>	520		40		
<b>Total</b>	1,330	1,110	480	109.8	156,000

**ACHD Staff Comments:** The submitted phasing analysis references several off site projects listed in ACHD's Capital Improvement Plan. The applicant should not assume that ACHD will construct any of the improvements listed in the CIP in the timeframe necessitated by the development; including, but not limited to the extension of Lake Hazel east of Cole Road through the site and the realignment and extension of Orchard Road south of Gowen Road.

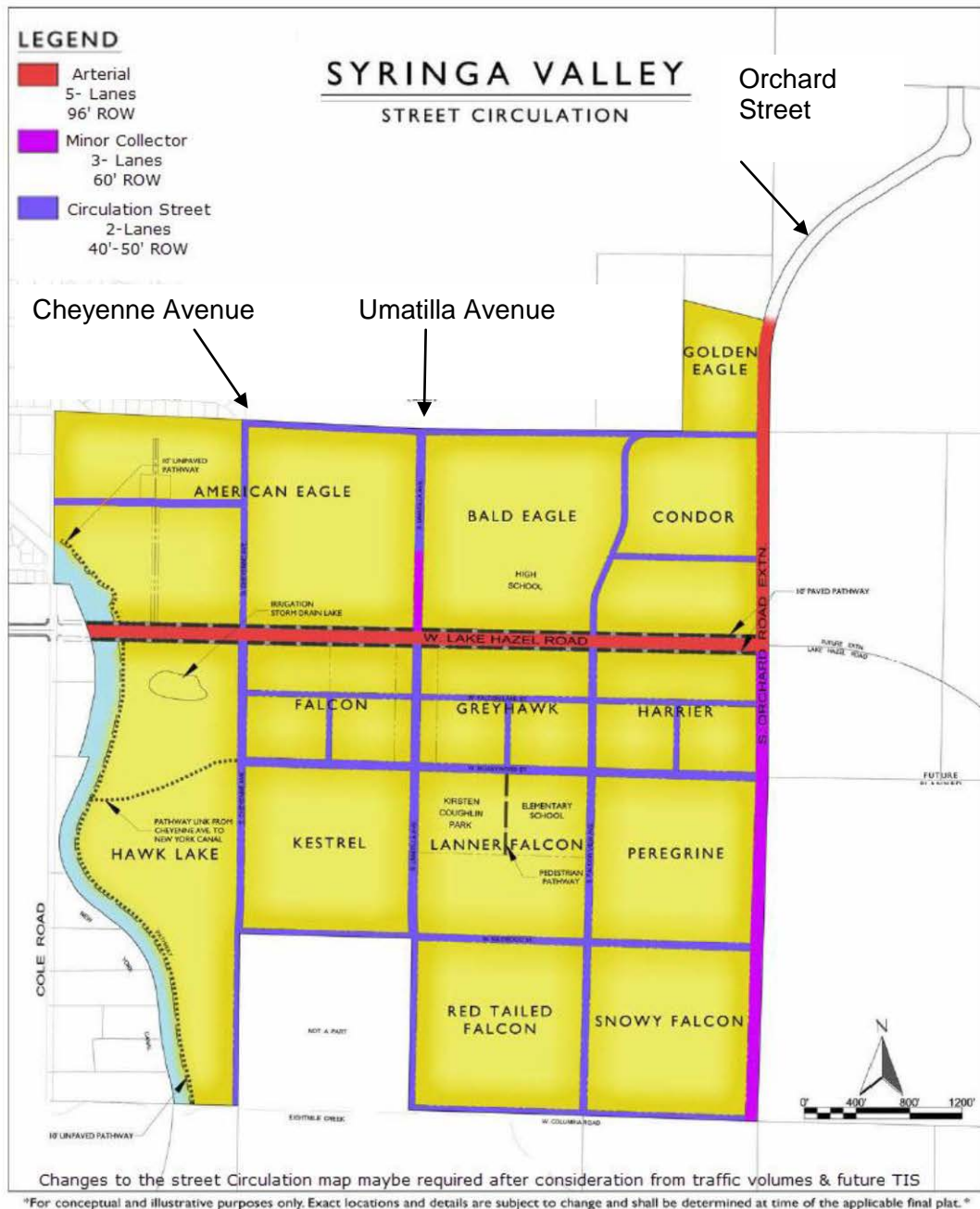
When significant roadway improvements are needed to serve the site, such as the extension of Lake Hazel east of Cole Road through the site and the realignment and extension of Orchard Road south of Gowen Road, the applicant will need to wait for ACHD to construct the improvements, as listed in the CIP or enter into a Cooperative Development Agreement (CDA) with the District to construct the improvements ahead of ACHD and be reimbursed for impact fee eligible expenses through impact fees or impact fee credits over time.

The applicant has demonstrated his commitment to making the necessary off-site improvements when needed by proactively dedicating the right-of-way necessary to accommodate the Orchard Street and Lake Hazel extensions to the site through their property.

The necessary improvements needed to serve the site will be re-evaluated as part of future traffic impact study updates and required when needed to serve the site.

Based on the submitted phasing plan the applicant should be able to construct Phase 1A of the project (170 single family units) before the intersection of Victory and Cole Roads exceeds acceptable level of service standards. To move forward beyond Phase 1A, the applicant will be required to construct/extend Orchard Street to the site as a minimum 2-lane roadway. This will require right-of-way dedication through land owned by the Boise City Airport south of Gowen Road.

## Circulation Plan



### 7. New Arterial Roadways (Lake Hazel and Orchard)

- The applicant has proposed to utilize existing Cole Road and the future extensions of Lake Hazel Road and Orchard Street to access the site.
- Design
  - The applicant has not proposed any specific street sections as part of this application. The applicant has proposed to construct a 10-foot wide pathway on the north and south sides of Lake Hazel Road abutting the site.
  - The applicant has indicated that when traffic conditions warrant secondary access to the site, the applicant will construct the Orchard Street extension

as a 2-lane roadway from Gowen Road to the Lake Hazel extension, and then Lake Hazel west as a 2-lane road to Cheyenne Avenue to serve the site.

**ACHD Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal to construct the interim 2-lane street sections of Orchard Street and Lake Hazel Road to provide access to the site. Staff recommends that Orchard Street south from Gowen Road to Lake Hazel be constructed as a 2-lane rural arterial with two 12-foot wide travel lanes, 8-foot wide paved shoulders on both sides of the roadway to accommodate cyclist/pedestrians, 3-foot wide gravel shoulders, and 8-foot wide barrow ditch on both sides of the roadway.

The MSM identifies this segment of Orchard Street as a New Mobility Arterial, a 5/7-lane roadway with bike lanes, curb, gutter, and 5-foot wide detached concrete sidewalks. Long term, Orchard Street is planned to be widened to 7-lanes from Gowen Road to Victory Road, and 5 lanes from Pleasant Valley to Orchard Street Extension.

Staff recommends that Lake Hazel Road west from Orchard Street to Cheyenne Avenue (Cheyenne Avenue is to be located approximately 1,600-feet east of Cole Road) be constructed as a 2-lane rural arterial with two 12-foot wide travel lanes, 8-foot wide paved shoulders on both sides of the roadway to accommodate cyclist/pedestrians, 3-foot wide gravel shoulders, and 8-foot wide barrow ditch on both sides of the roadway.

The MSM identifies this segment of Lake Hazel Road as a New Residential Mobility Arterial, a 5-lane roadway with bike lanes, curb, gutter, and 5-foot wide detached concrete sidewalks within 100-feet of right-of-way. The applicant should be required to dedicate the 100-feet of right-of-way necessary to accommodate the future widening of Lake Hazel Road to 5-lanes.

The applicant should be required to construct sidewalks abutting Orchard Street and Lake Hazel Road abutting the site through the preliminary plat process. The applicant's proposal to construct a 10-foot wide pathway on the north and south sides of Lake Hazel Road abutting the site exceeds ACHD's policy requiring a minimum 5-foot concrete sidewalk. The applicant should be required to construct the pathway as a 10-foot wide concrete pathway and provide a sidewalk easement for all portions located outside of the existing right-of-way for Lake Hazel Road.

As previously noted both the Orchard Street and Lake Hazel extensions are listed in ACHD's CIP for construction between the years 2022 to 2031. Therefore, the applicant may be reimbursed for impact fee eligible costs associated with the interim improvements of Orchard Street and Lake Hazel Road.

c. Collector Roadway

The applicant has proposed to construct north/south and east/west circulator/collector roadways through the site. The applicant has proposed to construct the circulator/collector roadways as 33 to 36-foot street sections with 8.5 to 11.5-foot wide planter strips and 5-foot wide detached concrete sidewalks. The applicant has proposed some segments of the circulator/collectors roadways with on-street parking. The applicant has proposed to extend the right-of-way 2-feet behind the back of curb and to place the detached sidewalks in a permanent right-of-way easement.

The applicant's proposal for the circulator/collector roadways street sections is consistent with ACHD policy. Requests for on-street parking will be evaluated on a case by case basis. All circulator/collector roadways will be reviewed with each preliminary plat to ensure compliance with District policy at that time.

## **8. Cole Road**

- a. The applicant is proposing to use existing Cole Road to access the site for Phase 1A (195) single family dwelling unit). Cole Road is currently a 2-lane roadway with intermittent curb, gutter, and sidewalk from the site north to Victory Road. From Victory Road to Overland Road, Cole Road is improved with 5-travel lanes, bike lanes and curb, gutter, and sidewalk.

**ACHD Staff Comments:** All of the roadway segments on Cole Road between Lake Hazel and Overland Road operate at an acceptable level of service under existing conditions, and under 2017 total traffic conditions (Existing +Project), with the exception of the one mile segment between Amity and Victory Road. To address this, the traffic impact study recommends the construction of the extension of Orchard Street and Lake Hazel Road to serve the site.

Under 2025 total traffic conditions, Cole Road from Amity to Lake Hazel Road, and from Victory to Overland Road, are expected to operate at an acceptable level of service. The 2 segments of Cole Road from Amity to Desert Avenue, and from Amity to Victory Road, are expected to exceed acceptable level of service thresholds. To address this, the traffic impact study recommends the extension of Orchard Street and Lake Hazel Road to serve the site.

Under 2035 total traffic conditions all segments of Cole Road between Lake Hazel and Overland Road are expected to exceed acceptable level of service thresholds. To address this, the traffic impact study recommends the extension of Orchard Street and Lake Hazel Road to serve the site.

The applicant must construct the Orchard Street extension with any phase of the development beyond Phase 1A (170 single family lots) as the applicant has proposed. Orchard Street should be extended as a 2-lane roadway from Gowen Road to the Lake Hazel extension and Lake Hazel Road from Orchard Street west to Cheyenne Avenue as described in Finding No. 7 above.

Once Orchard Street is extended from Gowen Road to Lake Hazel Road and Lake Hazel Road is extended to Cole Road, the access point onto Cole Road should be closed and all access to the site should come from Lake Hazel Road. The closure of this access point will be required as part of a future preliminary plat application.

## **9. Internal Street Sections**

The applicant has proposed to construct the internal streets with 24-foot wide minor local streets and 33-foot street sections with planter strips, and 5-foot wide detached concrete sidewalks.

The proposed internal street sections are consistent with ACHD policy. The minor local streets should be designed to intersect a standard street on either side. The right-of-way for all of the internal local streets should extend 2 feet behind the back of curb and detached sidewalks should be placed in a permanent right-of-way easement. Street sections will be reviewed with each preliminary plat to ensure compliance with District policy at that time.

## 10. Site Access

- a. Proposed locations
  - i. The applicant has proposed to construct one signalized full access public street, onto Lake Hazel Road located at the half mile between Cole and Orchard Road, and 2 temporary full access public street intersections at the quarter mile east and west, which would be restricted to left-in/right-in/right-out or right-in/right-out only in the future.

**ACHD Staff Comment:** The applicant's proposal to construct one signalized access onto Lake Hazel Road at the half mile is consistent with the Lake Hazel Extension/Gowen Relocation Alignment Study and District Access Management and Public Street Location policies.

The submitted traffic impact study provided an additional analysis to demonstrate the need for more than one access point onto Lake Hazel Road, as required by District policy 7106.8.6 Traffic Analysis. The analysis found that under 2035 total traffic conditions one signalized access at the half-mile would not operate at an acceptable level of service and that additional access to Lake Hazel Road would be necessary to serve the site.

Staff is supportive of the applicant's proposal to construct one signalized full access public street onto Lake Hazel Road located at the half mile between Cole and Orchard Road, and 2 temporary full access public street intersections at the quarter mile east and west, which would be restricted to left-in/right-in/right-out or right-in/right-out only in the future.

When the signal at the half mile is warranted the applicant will be required to design, and install the signal. The intersection will need to be designed to accommodate dual left turn lanes onto Lake Hazel with one left turn into the site. The applicant will be required to coordinate the design of the signal and intersection with District Traffic Services and Development Review Staff.

Other than the one signalized full access public street onto Lake Hazel Road located at the half mile between Cole and Orchard Road, and 2 temporary full access public street intersections at the quarter mile east and west, direct lot access to Lake Hazel Road will be prohibited.

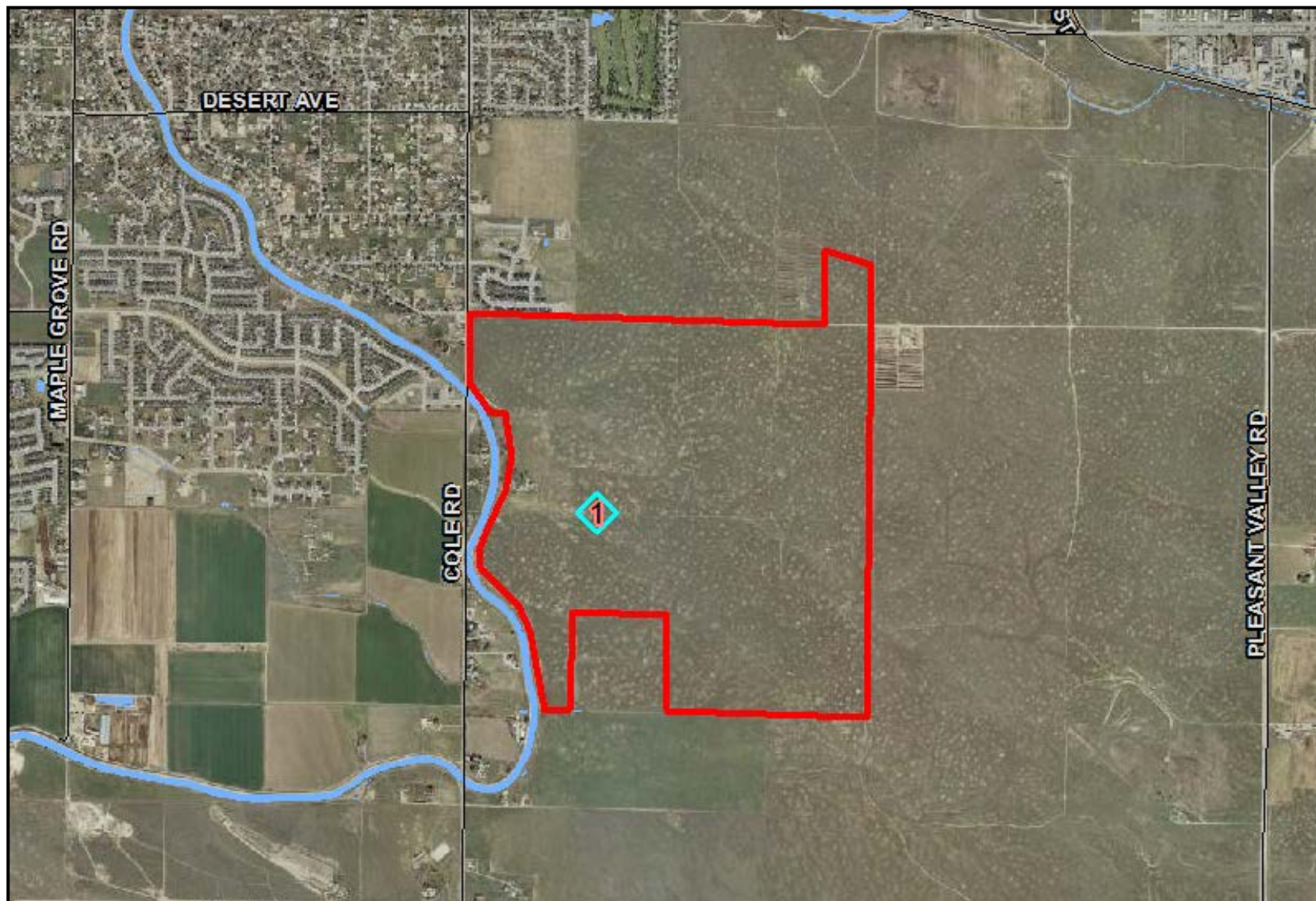
## 11. Summary and Disclaimer

- a. Below is a summary of the primary issues that will be required to be addressed with future preliminary plats:
  - i. Traffic Impact Studies—Staff recommends updated traffic impact studies be required with each phase of the development to verify assumptions.
  - ii. Disclaimer: No waiver or modification of policy is approved or recommended unless specifically called out by policy section and specifically approved in this report. Additional requirements may be required at each preliminary plat phase.

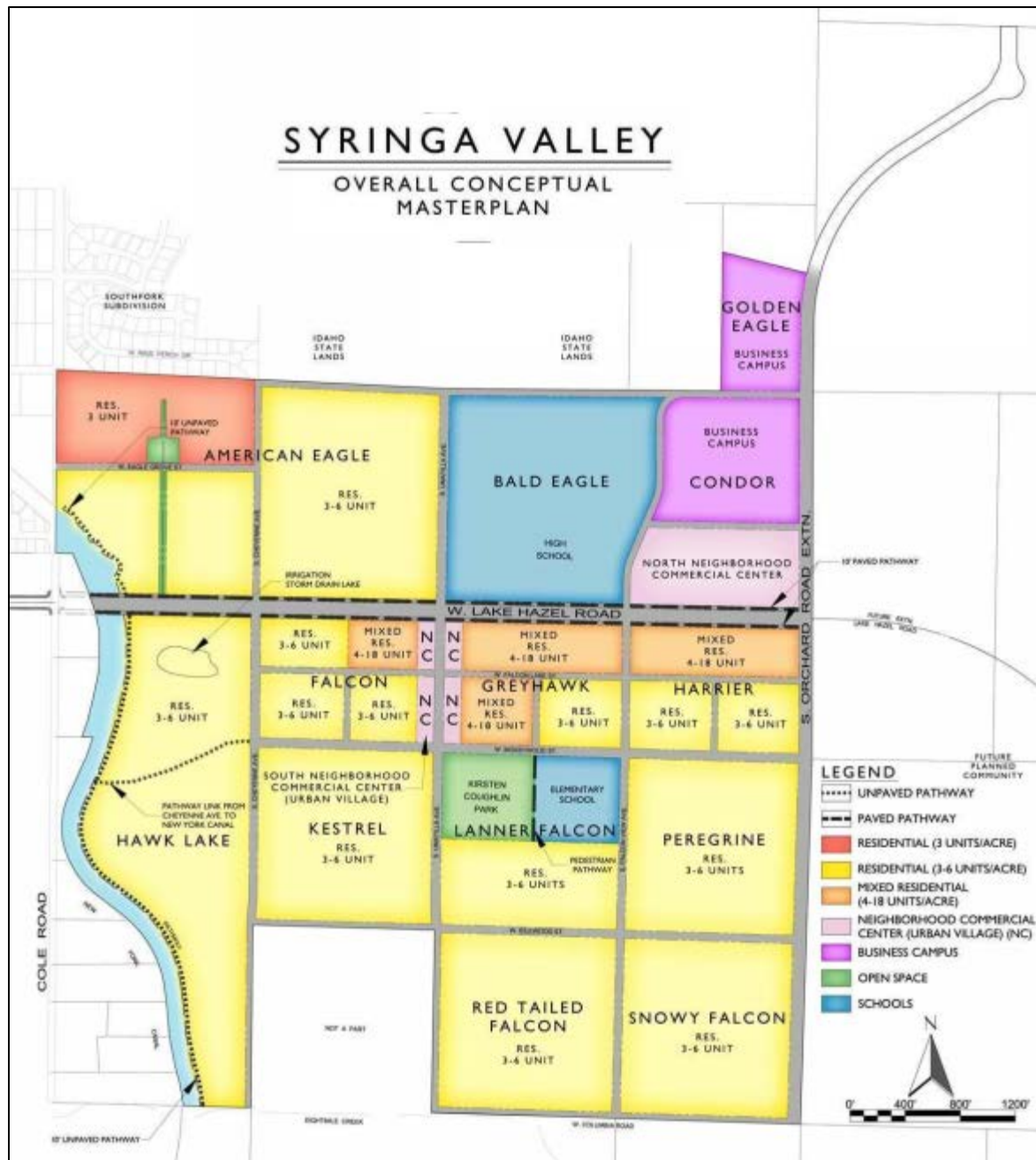
## Attachments

1. Vicinity Map(8 ½ x 11)
2. Proposed Land Use/Circulation Map (8 ½ x 11)
3. Complete Traffic Study Summary
4. Phasing Table
5. Updated Traffic Counts

Attachment 1 – Vicinity Map



## Attachment 2 – Concept Plan



## Attachment 3 – Traffic Impact Study Executive Summary

### Executive Summary

Pleasant Valley South, LLC is proposing to develop a +600 acre planned community, known as Syringa Valley, in the southwest planning area of Boise, Idaho. The proposed development is located between S. Cole Road and Pleasant Valley Road and adjacent to the New York Canal. The proposed development plan includes a 65-acre residential area located in the northwest corner of the site, a 110 acre business park located in the northeast corner of the site, and a 425 acre mixed-use development with a medium to low density residential and two neighborhood commercial centers located south of the future Lake Hazel Road extension.

Access to the site in the near term is proposed via a new street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive. As the site develops, additional access points are proposed via the Lake Hazel Road and S. Orchard Road extensions, consistent with the Lake Hazel Road/Gowen Road Relocation Alignment Study Report. Construction Syringa Valley is expected to occur in four major phases over the next several years. For the purpose of this analysis, full build-out and occupancy of Phase 1 is expected to occur in 2017, Phase 2 in 2025, and Phases 3 and 4 in 2035. One sub-phase is analyzed in the study, the preliminary plat for Kirsten's Syringa Valley Subdivision (referred to as Phase 1A), with full build-out and occupancy expected to occur in 2017.

The results of this analysis indicated that Syringa Valley can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming provision of the recommended mitigation measures.

### Findings

#### Year 2013 Existing Conditions

- All of the study intersections currently operate acceptably during the weekday a.m. and p.m. peak hours.
- Based on the roadway segment analysis, one additional travel lane is needed in each direction along S. Cole Road between W. Victory Road and W. Amity Road and along S. Orchard Street between I-84 and W. Gowen Road to meet ACHD's roadway segment level-of-service standards.
- A review of crash historical crash data indicates that there were a significant number of crashes at the S. Cole Road/S. Victory Road intersection over the last five years.
  - Changing the existing left-turn phase at the eastbound and westbound approaches to protected only may reduce the potential for crashes at the intersection; however, it will also reduce intersection capacity slightly.
- No patterns or trends were identified at the other study intersections that require mitigation associated with this project.

#### Year 2017 Background Traffic Conditions

- The year 2017 background traffic conditions analysis assumes the following roadway improvements:
  - Extension of S. Lake Hazel Road to S. Cole Road by ACHD with a 2-lane cross section while preserving the right-of-way for the planned 5-lane cross section.  
Note: This interim improvement is consistent with ACHD CIP# RD2012-2026.
- All of the study intersections are expected to operate acceptably during the weekday a.m. and p.m. peak hours with the exception of S. Cole Road/W. Victory Road intersection.
  - The S. Cole Road/W. Victory Road intersection requires a second southbound through lane to meet ACHD's operational standards. This requires addition of a right-turn lane, restriping of the existing southbound right-turn drop lane to a through lane, and extending it further south of the intersection so that drivers are not required to merge immediately south of the intersection.
  - As under existing conditions, one additional travel lane is needed in each direction along S. Cole Road between W. Victory Road and W. Amity Road and along S. Orchard Street between I-84 and W. Gowen Road to meet ACHD's roadway segment level-of-service standards.

#### Phase 1A and Phase 1 Development Plan

- Phase 1A is portion of Phase 1 of the overall master plan and is the first proposed plat for the development, expected to consist of 170 single-family residential homes and 25 condominium/townhomes. Build-out is expected to occur in the year 2017. Access to Phase 1A is expected to be provided via a new public street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive.
- Phase 1A is expected to generate approximately 1,770 daily trips, including 135 trips (30 inbound, 105 outbound) during the weekday a.m. peak hour and 185 trips (115 inbound, 70 outbound) during the weekday peak hour.
- Phase 1 is expected is consist of 170 single-family residential homes, 30 condominium/townhomes, and a 12.8 acre business park located in the northwest corner of the overall development site. Build-out is expected to occur in the year 2017.
- Full build-out of Phase 1 is expected to generate approximately 3,670 daily trips, including 380 trips (240 inbound, 140 outbound) during the weekday a.m. peak hour and 395 trips (160 inbound, 235 outbound) during the weekday p.m. peak hour.
- Access to Phase 1 is initially proposed via a new street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive until a second access is required< which is to be either:
  - Scenario 1: A two-lane interim roadway over the New York Canal along the future Lake Hazel Road extension alignment, or
  - Scenario 2: A two-lane interim roadway along the future S. Orchard Street extension alignment south of W. Gowen Road.

#### Year 2017 Total Traffic Conditions

- Phase 1A: All of the study intersections are expected to operate acceptably during the weekday a.m. and p.m. peak hours with traffic generated by Phase 1A of the proposed development.
- Phase 1: All of the study intersections are expected to continue to operate acceptably during the weekday a.m. and p.m. peak hours with traffic generated by Phase 1 of the proposed development under Scenarios 1 and 2 assuming the following improvements are implemented with development of the site:
  - Scenario 1: Construct a westbound right-turn lane and through-left lane at the S. Cole Road/Lake Hazel Road extension intersection.
  - Scenario 2: A traffic signal is warranted at the existing S. Orchard Street/W. Gowen Road intersection (#9) and should be installed temporarily until ACHD realigns S. Orchard Street between W. Victory Road and W. Gowen Road (CIP #RD 2012-110).
  - Scenario 2: Construct separate northbound left and right-turn lanes at the new S. Orchard Street Extension/W. Gowen Road intersection (#10).
- As under existing conditions and year 2017 background conditions, one additional travel lane is needed in each direction along S. Cole Road between W. Victory Road and W. Amity Road along S. Orchard Street between I-84 and W. Gowen Road to meet ACHD's roadway segment level-of-service standard.

#### Year 2025 Background Traffic Conditions

- The 2025 background traffic conditions analysis assumes the following roadway improvements:
  - Extension of S. Orchard Street to Lake Hazel Road by ACHD with a 2-lane cross section while preserving the right-of-way for the planned 5-lane cross section. Note: This interim improvement is consistent with ACHD CIP# RD2012-107 and RD2012-109 which are schedule to occur in 2027-2031.
  - CIP# RD2012-72 – Reconstruct/widen Lake Hazel Road from 2-lanes to 5-lanes between Five Mile and S. Maple Grove Road.
  - CIP# RD2012-73 – Reconstruct/widen Lake Hazel Road from 2-lanes to 5-lanes between S. Maple Grove and S. Cole Road.
  - CIP# RD2012-74 – Extend/construct Lake Hazel Road as a 5-lane roadway from S. Cole Road to the S. Orchard Street extension.
  - CIP# IN2012-42 – Extend/construct a new dual-lane roundabout at the Lake Hazel Road/S. Cole Road intersection. Note: based on the analysis results of this study it is recommended that a traffic signal be installed instead.
  - CIP# IN2012-48 – Replace/modify traffic signal at the S. Maple Grove Road/Lake Hazel Road intersection to accommodate the addition of a separate southbound right-turn lane and the reconstruction/widening of Lake Hazel Road per CIP# RD2012-72 and RD 2012-73.
- All of the study intersections are expected to operate at acceptably during the weekday a.m. and p.m. peak hours with the exception of the S. Cole Road/W. Victory Road and S. Orchard Street/W. Gowen Road intersection.

- A separate northbound right-turn lane is needed at the S. Cole/W. Victory Road intersection to meet ACHD operational standards. Note: this improvement is consistent with ACHD CIP #IN 2012-86 which is scheduled to occur in 2027-2031.
- Separate left-turn lanes at the eastbound and westbound approaches and separate right-turn lanes at the eastbound and southbound approaches are needed at the S. Orchard Street/W. Gowen Road intersection (#9) to meet ACHD operational standards.
- As under existing conditions and all year 2017 conditions, one additional travel lane is needed in each direction along S. Cole Road between W. Victory Road and W. Amity Road and along S. Orchard Street between I-84 and W. Gowen Road to meet ACHD's roadway segment level-of-service standard.

#### Phase 2 Development Plan

- Phase 2 is expected to consist of 100 single-family residential homes, 190 condominium/townhomes, 430 apartments, 156,000 square-feet of shopping center space, and a 60 acre business park located north and south of the Lake Hazel Road extension. Build-out is expected to be in the year 2025.
- Full build-out of Phase 1 and 2 is expected to generate approximately 22,820 daily trips, including 2,015 trips (1,355 inbound, 660 outbound) during the weekday a.m. peak hour and 2,130 trips (880 inbound, 1,330) during the weekday p.m. peak hour.
- Access to Phase 1 and 2 is proposed via the connection to S. Cole Road described previously, one new street connection to the Lake Hazel Road extension, and one new street connection to the S. Orchard Street extension.

#### Year 2025 Total Traffic Conditions

- All of the study intersections and site-access points are expected to operate acceptably during the weekday a.m. and p.m. peak hours with the exception of the S. Cole Road/W. Victory Road, S. Orchard Street/W. Orchard Street/W. Gowen Road (#9), and S. Orchard Street Extension/W. Gowen Road (#10) intersections.
  - The S. Cole Road/W. Victory Road intersection needs separate right-turn lanes at the eastbound and westbound approaches to meet ACHD operational standards. Note: This improvement is consistent with ACHD CIP #IN2012-86 which is scheduled to occur in 2027-2031.
  - The S. Orchard Street/W. Gowen Road intersection (#9) needs a second separate eastbound left-turn lane with protected left-turn lane phasing to meet ACHD operational standards.
  - The S. Orchard Street Extension/W. Gowen Road (#10) intersection needs a separate westbound left-turn lane and traffic signal with protected-permitted left-turn phasing at the eastbound approach to meet ACHD operational standards.
  - Alternatively, if the S. Orchard Street realignment project were moved up to the 2022-2026 timeframe, the S. Orchard Street Extension/W. Gowen Road (#10) intersection would need two separate westbound right-turn lanes and a second separate southbound left-turn lane with protected left-turn phasing for the

northbound and southbound approaches to meet ACHD operational standards. The S. Orchard Street/W. Gowen Road (#9) intersection was not evaluated in detail under this alternative due to the assumption that the existing S. Orchard Street would become a local street connection only.

- The ACHD roadway segment level-of-service analysis, along with key intersection analyses, demonstrate the Orchard Street extension from Gowen Road to Lake Hazel Road should be widened to 5-lanes to accommodate the projected Phases 1 & 2 volumes.

#### Year 2035 Background Traffic Conditions

- The 2035 background traffic conditions analysis assumes the following roadway improvements:
  - CIP# RD2012-75 – Extend/construct Lake Hazel Road as a 5-lane roadway from S. Orchard Street Extension to Pleasant Valley Road.
  - CIP# RD2012-107 – Extend/construct S. Orchard Street as a 5-lane roadway from Lake Hazel Road to S. Orchard Street Extension.
  - CIP# RD2012-108 – Extend/construct S. Orchard Street as a 5-lane roadway from Pleasant Valley Road to S. Orchard Street Extension.
  - CIP# RD2012-109 – Extend/construct S. Orchard Street as a 5-lane roadway from S. Orchard Street Extension to W. Gowen Road.
  - CIP# RD2012-110 – Realign S. Orchard Street as a 7-lane roadway from W. Gowen Road to W. Victory Road. *Note: It is assumed that all traffic associated with the existing S. Orchard Street roadway will re-route to the S. Orchard Street realignment.*
  - CIP# IN2012-50 – Add a new traffic signal at the S. Orchard Street Extension/Lake Hazel Road Extension.
  - CIP# IN2012-86 – Replace/modify traffic signal at the S. Cole Road/W. Victory Road intersection to accommodate the addition of a separate right-turn lane at the northbound approach, dual left-turn lanes and a separate right-turn lane at the eastbound approach, and a separate right-turn lane at the westbound approach.
- All of the study intersections are forecast to operate acceptably during the weekday a.m. and p.m. peak hours, with the exception of the S. Cole Road/W. Victory Road and S. Cole Road/W. Amity Road intersections.
  - In addition to the improvements identified in the CIP, the S. Cole/W. Victory Road intersection needs a second southbound right-turn lane, a second westbound left-turn lane, and a third through lane for the eastbound and westbound approaches to meet ACHD operational standards. The additional through lanes on W. Victory Road allow the intersection to meet ACHD operational standards; however, they are not recommended per the findings and recommendation of the *Southwest Boise Transportation Study* and the ACHD CIP.
  - The S. Cole Road/W. Amity Road intersection needs a second through lane at the northbound and southbound approaches, making S. Cole Road five lanes

from south of Amity Road to Victory Road, to meet ACHD operation standards. This is consistent with the findings and recommendation in the *Southwest Boise Transportation Study*.

- One additional travel lane in each direction is needed on S. Cole Road between Overland Road and Desert Avenue to meet ACHD's roadway level-of-service standards, with the exception of S. Cole Road between Victory Road and Amity Road, which shows the need for two additional travel lanes in each direction. Specific discussion on roadway sizing is included in the Recommendations section of this summary.

### Phase 3 and 4 Development Plan

- Phase 3 is expected to consist of 540 single-family residential homes, 220 condominium/townhomes, 680 apartments, and a 37 acre business park.
- Phase 4 is expected to consist of 520 single-family residential homes and 40 condominium/townhomes.
- Full build-out of the proposed development through Phase 4 (Phase 1 through 4) is expected in the year 2035 and is projected to generate approximately 44,120 daily trips, including 3,965 trips (2,240 inbound, 1,730 outbound) during the weekday a.m. peak hour and 4,315 trips (1,920 inbound, 2,395 outbound) during the weekday p.m. peak hour.
- Access to full build-out of the development is proposed via the connection to S. Cole Road described previously, one connection (Site Driveway 2A) described previously, one new connection (Site Driveway 2B) to the Lake Hazel Road extension, and one connection to the S. Orchard Street extension also described previously.

### Year 2035 Total Traffic Conditions

- All of the study intersection and site access points are forecast to operate acceptably during the weekday a.m. and p.m. peak hours, with the exception of the S. Cole Road/W. Victory Road, S. Maple Grove Road/Lake Hazel Road, S. Cole Road/Lake Hazel Road Extension, Site Driveway 2/Lake Hazel Road Extension, S. Orchard Street Extension/Lake Hazel Road Extension, S. Orchard Street Extension/Site Driveway 3, and S. Orchard Street/W. Gowen Road intersections.
  - The S. Cole Road/W. Victory Road intersection needs a third through lane for the northbound and southbound approaches on S. Cole Road. While the additional through lanes will allow the intersection to meet ACHD operational standards, they are not recommended due to the potentially extensive impacts caused by a seven-lane cross section on S. Cole Road. Additionally, there are other connections (S. Orchard Street Extension and Lake Hazel Road Extension) allowing traffic to access the site without traveling through the S. Cole Road/W. Victory Road intersection.
  - The S. Maple Grove Road/Lake Hazel Road intersection needs a second eastbound left-turn lane with protected-only left-turn phasing for the eastbound

and westbound approaches and a second southbound right-turn lane to meet ACHD operational standards.

- The S. Cole Road/Lake Hazel Road Extension intersection needs a separate westbound right-turn lane, a separate northbound right-turn lane, and a separate southbound right-turn lane, and a second separate southbound left-turn lane with protected phasing at the northbound and southbound approaches to meet ACHD operational standards.
- The Site Driveway 2/Lake Hazel Road Extension needs to be supplemented by a second driveway located along the Lake Hazel Road Extension due to the inability for a single site driveway onto Lake Hazel Road to accommodate the projected development traffic.
- The S. Orchard Street/Site Driveway 3 intersection needs a second separate eastbound left-turn lane with protected-only phasing at the eastbound and westbound approaches to meet ACHD operation standards.
- The S. Orchard Street Extension/Lake Hazel Road Extension intersection needs a second eastbound left-turn lane with protected-only left-turn phasing for the eastbound and westbound approaches and a second southbound right-turn lane to meet ACHD operational standards.
- The S. Orchard Street/W. Gowen Road (#10) intersection needs a second separate westbound right-turn lane and a second southbound left-turn lane with protected-only left-turn lane with protected-only left-turn phasing to meet ACHD operational standards.
- The ACHD roadway segment level-of-service analysis demonstrates the need for additional though lanes in each direction on S. Cole Road from Overland Road to Lake Hazel Road, as well as on Lake Hazel Road from Maple Grove Road to the Orchard Street extension. Moe specific results of this analysis and discussion on roadway sixing are included in the Recommendations section of this summary.
- The roadway segment analysis shows S. Orchard Street from I-84 to W. Gowen Road could be constructed with a five-lane cross section as opposed to the planned, seven-lane cross section.

## Recommendations

The recommended mitigation measures are divided into three categories: ACHD Planned, Growth Driven, and Development Driven. The ACHD Planned mitigation measures consist of planned improvements identified in SCHED's current Capital Improvement Plan (CIP). The Growth Driven mitigation measures consist of those needed to accommodate increases in traffic volumes attributable to background growth from the COMPASS regional travel demand model. Development Driven mitigation measures consist of those needed to accommodate increases in traffic volumes attributable to traffic generated from *Syringa Valley*.

## Year 2017 Transportation Improvements – Phase 1A & Phase 1/Scenario 1

- The following provides a summary of the recommended improvements.

#### ACHD Planned

- *Lake Hazel Road Extension (CIP# RD2012-73):* Construct/extend Lake Hazel Road to S. Cole Road with a 2-lane cross section while preserving the right-of-way for the planned 5-lane cross section.
  - *Full build-out of this segment of the Lake Hazel Road extension is currently programmed to occur in 2022-2026, but is assumed to be constructed sooner given ACHD's current design and right-of-way acquisition efforts taking place with this project.*
- *S. Cole Road/Lake Hazel Road Extension Intersection:* Install a stop sign and provide a separate right-turn lane and through-left lane for the eastbound approach.
  - Note: *An improvement to this intersection (dual-lane roundabout) is currently programmed for the years 2022-2026 (CIP# IN2012-48).*

#### Growth Driven

ACHD should consider including the following transportation improvement project in the next update of the CIP:

- *S. Cole Road/W. Victory Road Intersection:* Provide a separate southbound right-turn lane to allow for two southbound through lanes. Extend the merge location for the two southbound lanes farther south of the intersection to provide for adequate merge distance and lane utilization.

#### Development Driven

- *S. Cole Road/Site Driveway 1 Intersection:* Install a stop sign for the westbound approach.
- *Lake Hazel Road Extension:* Prior to full build-out of Phase 1, construct a secondary access via a 2-lane roadway connection over the New York Canal along the future Lake Hazel Road extension alignment.
- *S. Cole Road/Lake Hazel Road Extension Intersection:* Install a stop sign and provide a separate right-turn lane and a through-left lane for the westbound approach.

#### Year 2017 Transportation Improvements – Phase 1/Scenario 2

The following provides a summary of the recommended improvements:

#### ACHD Planned

- *Lake Hazel Road Extension (CIP# RD2012-73):* Construct/extend Lake Hazel Road to S. Cole Road with a 2-lane cross section while preserving the right-of-way for the planned 5-lane cross section.
  - *Full build-out of this segment of the Lake Hazel Road extension is currently programmed to occur in 2022-2026, but is assumed to be constructed sooner*

*given ACHD's current design and right-of-way acquisition efforts taking place with this project.*

- *S. Cole Road/Lake Hazel Road Extension Intersection:* Install a stop sign and provide a separate right-turn lane and through-left lane for the eastbound approach.
  - *Note: An improvement to this intersection (dual-lane roundabout) is currently programmed for the years 2022-2026 (CIP# IN2012-48).*

#### Growth Driven

ACHD should consider including the following transportation improvement project in the next update of the CIP:

- *S. Cole Road/W. Victory Road Intersection:* Provide a separate southbound right-turn lane to allow for two southbound through lanes. Extend the merge location for the two southbound lanes farther south of the intersection to provide for adequate merge distance and lane utilization.

#### Development Driven

- *S. Cole Road/Site Driveway 1 Intersection:* Install a stop sign for the westbound approach.
- *S. Orchard Street Extension:* Prior to full build-out of Phase 1, construct a secondary access via a 2-lane roadway connection along the planned S. Orchard Street Extension alignment (CIP# RD2012-107, 109). Preserve the right-of-way for the planned 5-lane cross section.
- *S. Orchard Street/W. Gowen Road (#9) Intersection:* Install a temporary traffic signal to be in place until ACHD realigns S. Orchard Street between W. Victory Road and W. Gowen Road (CIP# RD2012-110).
- *S. Orchard Street Extension/W. Gowen Road (#10) Intersection:* Install a stop sign and provide separate left- and right-turn lanes for the northbound approach.

#### Year 2025 Transportation Improvements

Figure E4 illustrates the transportation improvements needed to support full build-out and occupancy of Phase 1 and 2 of the proposed development in 2025. The following provides a summary of the recommended improvements in addition to those identified in the year 2017 recommendations:

#### ACHD Planned

- *S. Orchard Street Extension:* Construct/extend S. Orchard Street to the Lake Hazel Road extension with a 2-lane cross section while preserving the right-of-way for the planned 5-lane cross section.
  - *Full build-out of this segment of the S. Orchard Street extension is currently programmed for the years 2027-2031, but is assumed to be constructed with a 2-lane cross section on an interim basis to provide access to the site.*

- *Lake Hazel Road Extension (CIP# RD2012-74):* Construct/extend Lake Hazel Road to the S. Orchard Street extension with a 5-lane cross section.
- *S. Cole Road/W. Victory Road intersection:* Construct separate right-turn lanes at the eastbound, westbound, and northbound approaches to the intersection.
  - *These improvements are currently programmed for the years 2027-2031, but are assumed to be needed to support full build-out and occupancy of Phase 1 and 2 of the proposed development.*
- *S. Maple Grove Road/Lake Hazel Road Intersection (CIP# IN2012-48):* Reconstruct/widen Lake Hazel Road to provide two through lanes for the eastbound and westbound approaches consistent with the planned widening of Lake Hazel Road under CIP# RD2012-72 and CIP# RD2012-73. Provide a separate right-turn lane with overlap phasing for the southbound approach.
- *S. Cole Road/Lake Hazel Road Extension Intersection:* Install a traffic signal.
  - *ACHD CIP recommends installation of a dual-lane roundabout at this intersection (CIP# IN2012-42). Based on the analysis results of this study, it is recommended a traffic signal be installed instead.*

#### Growth Driven

ACHD should consider including the following transportation improvement projects in the next update of the CIP:

- *S. Orchard Street/W. Gowen Road Intersection (#9):* Construct separate left-turn lanes at the eastbound and westbound approaches and separate right-turn lanes at the eastbound and southbound approaches.
- *S. Orchard Street Extension/W. Gowen Road Intersection (#10):* Install a stop sign and provide separate left- and right-turn lanes for the northbound approach.

#### Development Driven

- *S. Orchard Street/W. Gowen Road Intersection (#9):* Construct a second separate eastbound left-turn lane and provide protected-only left-turn phasing at the eastbound and westbound approaches.
- *S. Orchard Street Extension/W. Gowen Road Intersection (#10):* Construct a separate westbound left-turn lane at the westbound approach and install a traffic signal with protected-permitted left-turn phasing at the westbound approach.
- *S. Maple Grove Road/Lake Hazel Road Intersection:* Provide a separate right-turn lane for the westbound approach.
- *Site Driveway 2/Lake Hazel Road Extension Intersection:* Construct the intersection as illustrated in Figure E4 and install a traffic signal with protected-permitted left-turn phasing for each approach.
- *S. Orchard Street/Site Driveway 3:* Construct the intersection and install a traffic signal with protected-permitted left-turn phasing at the northbound approach.

#### Year 2035 Transportation Improvements

The following provides a summary of the recommended improvements in addition to those identified in the year 2017 and 2025 recommendation:

#### ACHD Planned

- *S. Orchard Street Realignment (CIP# RD2012-110):* Construct/realign S. Orchard Street between I-84 and W. Gowen Road with a 5-lane cross section.
  - *ACHD's CIP identifies a 7-lane cross section for this segment of S. Orchard Street; however, a 5-lane segment is sufficient based on the roadway segment analysis performed within this study.*
- *S. Orchard Street Extension/W. Gowen Road Intersection:* Although the CIP doesn't identify a specific project for this intersection, it is assumed it will be reconstructed with the realignment of S. Orchard Street.
- *S. Cole Road/W. Victory Road Intersection (CIP# IN2012-86):* Construct a second separate eastbound left-turn lane with protected-only phasing at the eastbound and westbound approaches.
- *S. Orchard Street Extension/Site Driveway 3 Intersection:* Construct the east leg to accommodate the planned east-west roadway between the S. Orchard Street extension and Pleasant Valley Road.
- *S. Orchard Street Extension/Lake Hazel Extension Intersection (CIP# IN2012-50):* Construct the east leg to accommodate the planned extension of Lake Hazel Road to Pleasant Valley Road and install a traffic signal with protected-only left-turn phasing at the eastbound and westbound approaches.

#### Growth Driven

ACHD should consider including the following transportation improvement projects in the next update of the CIP:

- *S. Cole Road (Victory Road to Desert Avenue):* Two additional travel lanes in each direction are needed on S. Cole Road between Victory Road and Amity Road and one additional travel lane in each direction is needed on S. Cole Road between Amity Road and Desert Avenue to meet ACHD's roadway level-of-service standards. A seven-lane cross section on S. Cole Road is not consistent with the *Southwest Boise Transportation Study* or ACHD CIP recommendations; therefore, it is recommended a five-lane cross section be constructed for S. Cole Road from Victory Road to Desert Avenue.
- *S. Cole Road/W. Victory Road Intersection:* Construct a second separate left-turn lane for the westbound approach and a second separate right-turn lane at the southbound approach. As indicated previously, the intersection also needs a third through lane at the eastbound and westbound approaches to meet ACHD operational standards. However, the third through lanes are not recommended per the findings and recommendation of the *Southwest Boise Transportation Study* and the ACHD CIP.
- *S. Cole Road/W. Amity Road Intersection:* Construct/widen S. Cole Road to provide two through lanes for the northbound and southbound approaches.

## Development Driven

- *S. Cole Road (Desert Avenue to Lake Hazel Road):* One additional travel lane in each direction is needed on S. Cole Road between Desert Avenue and Lake Hazel Road according to ACHD's roadway level-of-service analysis. The more detailed intersection analysis at the S. Cole Road/Lake Hazel Road intersection does not demonstrate the need for additional through lanes on S. Cole Road. Therefore, it is recommended S. Cole Road remain as a two-lane roadway with one travel lane in each direction.
- *Lake Hazel Road (S. Maple Grove Road to S. Orchard Street Extension):* One additional travel lane in each direction is needed on Lake Hazel road between S. Maple Grove Road and the S. Orchard Street extension according to ACHD's roadway level-of-service analysis. The more detailed intersection analysis at each of the intersections on Lake Hazel Road did not demonstrate the need for additional through lanes on Lake Hazel Road. Therefore, it is recommended Lake Hazel Road remain as planned as a five-lane roadway with two travel lanes in each direction and a two-way left-turn lane. This is also consistent with the recommendation of the *Southwest Boise Transportation Study*.
- *S. Cole Road/W. Victory Road Intersection:* As indicated previously, the intersection needs a third through lane at the northbound and southbound approaches to meet ACHD operational standards. However, the third through lanes are not recommended due to the extensive impacts caused by a seven-lane cross section on S. Cole Road. Additionally, there are other connections (S. Orchard Street Extension and Lake Hazel Road Extension) allowing traffic to access the site without traveling through the S. Cole Road/W. Victory Road intersection.
- *S. Maple Grove Road/Lake Hazel Road Intersection:* Provide a second separate left-turn lane for the eastbound approach with protected-only left-turn phasing for the eastbound and westbound approaches and a second separate right-turn lane for the southbound approach.
- *S. Cole Road/Lake Hazel Road Extension Intersection:* Provide a second separate left-turn lane for the southbound approach with protected-only phasing for the northbound and southbound approaches. Provide separate right-turn lanes for the northbound, southbound, and westbound approaches.
- *Site Driveway 2B/Lake Hazel Road Extension Intersection:* Construct a second site driveway access to Lake Hazel Road (in addition to Site Driveway 2A) and install a traffic signal with protected-permitted left-turn phasing for each approach.
- *S. Orchard Street Extension/Site Driveway 3 Intersection:* Provide a second separate left-turn lane for the eastbound approach with protected-only phasing for the eastbound and westbound approaches.
- *S. Orchard Street Extension/Lake Hazel Extension Intersection:* Provide a second separate eastbound left-turn lane with protected-only phasing for the eastbound and westbound approaches, a second separate right-turn lane for the southbound approach, and construct the south leg to provide additional access to the site.
- *S. Orchard Street Extension/W. Gowen Road Intersection:* Construct a second separate left-turn lane for the southbound approach with protected-only left-turn phasing for the

northbound and southbound approaches, a second separate right-turn lane for the westbound approach, and a separate right turn lane at the northbound approach.

#### On-Site Circulation/Site-Access Operation Improvements

- Further evaluation of on-site circulation/site access operations should be completed for each phase of the proposed development during the site plan application process.
- All local streets within the development should have two travel lanes, one in each direction of travel.
- Stop signs should be used to control on-site traffic circulation north and south of the Lake Hazel extension.
- Shrubbery and landscaping near the internal intersection and major street connections with Lake Hazel Road and S. Orchard Street should be maintained to ensure adequate sight distance.

## Attachment 4 – Phasing Table

S1\* - Indicates a phasing scenario in which Lake Hazel Road is extended over the New York Canal as part of Phase 1.

S2\* - Indicates a phasing scenario in which S. Orchard Street would be extended from Gowen Road to the site as part of Phase 1.

Phase	Year	Roadway Segments	Intersections	On/Off Site
1A & 1- S1*	2017			
			Cole / Driveway 1 - Install a stop sign for the westbound approach.	On Site
		Construct secondary access via a 2-lane roadway connection over the New York Canal along the future Lake Hazel Road extension alignment.		
			Cole/Lake Hazel - Install a stop sign and provide separate right-turn lane and a through-left lane for the eastbound approach.	On Site
Phase 1A & 1-S2*	2017	Roadway Segment	Intersection	On/Off Site
			Cole / Driveway 1 - Install a stop sign for the westbound approach.	
		Extend Orchard Street to provide a 2 lane connection planned along the Orchard Street alignment to the site.		Off Site
			Orchard / Gowen - Install a temporary traffic signal to be in place until ACHD realigns Orchard between Victory and Gowen (2027-2031).	Off Site
			Orchard Extension / Gowen - Install a stop sign and provide separate left- and	Off Site

			right-turn lanes for the northbound approach.	
Phase 2	2025	Roadway Segment	Intersection	On/Off Site
			Orchard / Gowen - Construct a second separate eastbound left-turn lane and provide protected-only left-turn phasing at the eastbound and westbound approaches.	Off Site
			Orchard Extension / Gowen - Construct a separate westbound left-turn lane at the westbound approach and install a traffic signal with protected-permitted left-turn phasing at the westbound approach.	Off Site
			Site Driveway 2 / Lake Hazel - Construct the intersection and install a traffic signal with protected-permitted left-turn phasing for each approach.	On Site
			Orchard Street / Site Driveway 3 - Construct the intersection and install a traffic signal with protected-permitted left-turn phasing at the northbound approach.	On Site
Phases 3 & 4	2035	Roadway Segments	Intersections	On/Off Site
		Lake Hazel Road – Widen Lake Hazel Road to 5 lanes between Maple Grove and the Orchard extension.		Maple Grove / Cole – Off Site  Cole / Orchard – On Site

			Maple Grove / Lake Hazel - Provide a second separate left-turn lane for the eastbound approach with protected-only left-turn phasing for the eastbound and westbound approaches and a second separate right-turn lane for the southbound approach.	Off Site
			Cole / Lake Hazel - Provide a second separate left-turn lane for the southbound approach with protected-only phasing for the northbound and southbound approaches. Provide separate right-turn lanes for the northbound, southbound, and westbound approaches.	
			Site Driveway 2B / Lake Hazel - Construct a second site driveway access to Lake Hazel .	On Site
			Orchard Extension / Site Driveway 3 - Provide a second separate left-turn lane for the eastbound approach with protected-only phasing for the eastbound and westbound approaches	On Site
Phases 3 & 4	2035	Roadway Segments	Intersections	On/Off Site
			Orchard Extension / Lake Hazel - Provide a second separate eastbound left-turn lane with protected-only phasing for the eastbound and westbound approaches, a second separate right-turn lane for the	Off Site

			southbound approach, and construct the south leg to provide additional access to the site.	
			Orchard Extension / Gowen - Construct a second separate left-turn lane for the southbound approach with protected-only left-turn phasing for the northbound and southbound approaches, a second separate right-turn lane for the westbound approach, and a separate right turn lane at the northbound approach	Off Site

## Attachment 5 - Updated Traffic Counts

### PM Peak Hour Traffic Counts

Roadway	Segment	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Cole Rd. (Principal Arterial)	South of Overland	1,318	Better than "E"	Better than "E"
	South of Victory	988	"F"	"F"
	North of Lake Hazel	286	Better than "E"	Better than "E"
	South of Lake Hazel	216	Better than "E"	Better than "E"
Lake Hazel	West of Cole	438	Better than "E"	Better than "E"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

\* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH).

\* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

### Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cole Road south of Overland Road was 32,598 on 9/24/15.
- The average daily traffic count for Cole Road south of Victory Road was 17,011 on 4/23/15.
- The average daily traffic count for Cole Road north of Lake Hazel was 3,565 on 12/7/15.
- The average daily traffic count for Cole Road south of Lake Hazel was 3,924 on 12/7/15.
- The average daily traffic count for Lake Hazel Road west of Cole was 3,988 on 12/9/15.

### Intersections

Intersection	Existing V/C Ratio	Existing V/C Ratio Plus Phase 1A (170 single family units)
Cole/Amity	0.60	0.71
Cole/Victory	0.86	0.90

\* Acceptable level of service for a signalized intersection is a V/C ratio of 0.90 or less.



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**January 19, 2016**

**TO:** ACHD Board of Commissioners

**FROM:** Mindy Wallace, AICP  
Planner III

**SUBJECT:** Kirsten Subdivision/BPP15-0023

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**Executive Summary:**

The applicant is requesting preliminary plat approval for Kirsten's Subdivision. The 100-acre subdivision consists of 413 residential lots, 40 townhome/multi-family lots and 41 open space lots, and is located at 6298 S. Cole Road. This is the first preliminary plat submittal within the Specific Planning Area for Syringa Valley.

The applicant and staff are in agreement on all findings for consideration and site specific conditions of approval. This application is on the regular agenda to allow testimony from area property owners.

**Staff Recommendation:**

Staff recommends approval of the staff report, as written

**Project/File: Kirsten Subdivision/BPP15-0023**

The applicant is requesting preliminary plat approval for Kirsten Subdivision. The 100-acre subdivision consists of 413 residential lots, 40 townhouse/multi-family lots and 41 open space lots, and is located at 6298 S. Cole Road.

**Lead Agency:** City of Boise

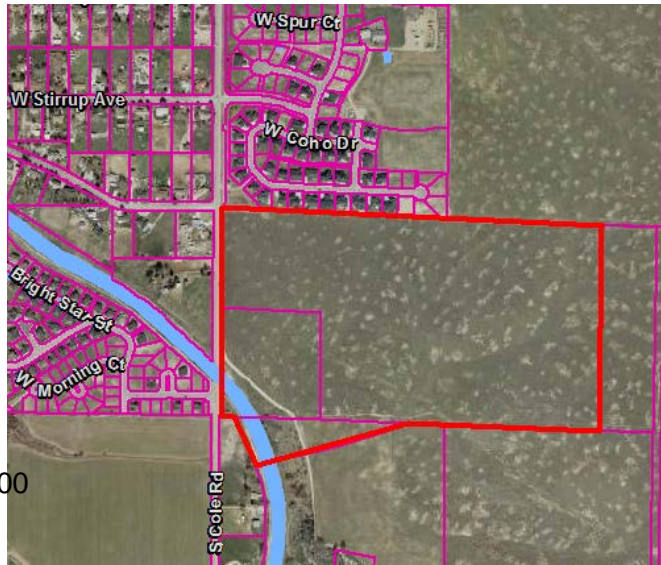
**Site address:** 6298 S. Cole Rd.

**Commission Hearing:** January 27, 2016  
Regular Agenda

**Applicant:** Larry Hellhake  
The Hallhake Co., LLC  
3837 N. Holl Dr.  
Eagle, ID 83616

**Representative:** James Money  
Civil Survey Consultants, Inc.  
1400 E. Watertower St. Ste. 100  
Meridian, ID 83642

**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 for Kirsten's Syringa Valley Subdivision. The 100-acre subdivision consists of 413 residential lots, 40 townhome/multi-family lots and 41 open space lots, and is located at 6298 S. Cole Road. This is the first preliminary plat submittal within the Specific Planning Area for Syringa Valley. The applicant's proposal is consistent with Boise City's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Southfork Subdivision	R-4
South	Open Land	A-2
East	Open Land	A-2
West	Residential District / Skylight Subdivision	R1 / RSW/ R6

- Site History:** ACHD previously reviewed this site as an annexation and rezone (CAR06-00057) application in September 2006. At that time the site was annexed into Boise City and rezoned

from Rural Preservation to A2 Open Land. ACHD did not have specific comments on the application.

On February 12, 2014 ACHD approved a portion of this application as Kristen's Syringa Valley Subdivision, consisting of 195 single family lots and 2 commercial lots on 65 acres. This site is a part of the Syringa Valley Specific Plan planning area, and the conditions of this report are consistent with ACHD's prior action on the site.

4. **Transit:** Transit services are not available to serve this site.
5. **New Center Lane Miles:** This development is estimated to add 2.55 center line miles of new public streets, along with 0.2 miles of alleys.
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 (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - The Victory/Cole intersection is scheduled in the IFYWP to be widened to 7 lanes on the west and to 6 lanes on the east legs of the intersection. The north and south legs of the intersection are to remain at 5 lanes. This project includes widening Cole Road to 5 lanes between Victory and McGlochlin and is scheduled to begin in 2020.
  - Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Maple Grove Road to Cole Road between 2022 and 2026.
  - Lake Hazel Road is listed in the CIP to be extended as 5-lanes from Cole Road to Orchard Street between 2022 and 2026.
  - The intersection of Lake Hazel Road and Cole Road is listed in the CIP to be improved between 2022 and 2026.
  - The intersection of Lake Hazel Road and Orchard Street is listed in the CIP to be constructed as 5-lanes on the north leg, 0-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and signalized between 2022 and 2026.

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

1. **Trip Generation:** At total build out of this preliminary plat is estimated to generate 4,198 vehicle trips per day; 438 vehicle trips in the PM peak hour.

The first phase of this plat is estimated to generate 1,770 vehicle trips per day; 170 vehicle trips per hour in the PM peak hour.

### **2. Traffic Impact Study**

Kittelson and Associates prepared a traffic impact study for the proposed Syringa Valley Specific Area Plan Planning Area in 2013 for the prior conditional use permit and preliminary plat applications. Because the land use assumptions proposed in the current application are generally consistent with those of the prior application and because ACHD policy requires updated traffic impact studies for each phase (subsequent preliminary plat applications) an updated traffic impact study was not required for this application.

Below is an executive summary of the findings **as presented by Kittelson and Associates**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

This is the first preliminary plat of the Syringa Valley Conditional Use Permit Planning Area. The executive summary and recommendations below are specific to this preliminary plat, referred to as Phase 1A.

Pleasant Valley South, LLC is proposing to develop a +600 acre planned community, known as Syringa Valley, in the southwest planning area of Boise, Idaho. The proposed development is located between S. Cole Road and Pleasant Valley Road and adjacent to the New York Canal. The proposed development plan includes a 100-acre residential area located in the northwest corner of the site, a 60 acre business park located in the northeast corner of the site, 2 school sites, and a 425 acre mixed-use development with a medium to low density residential and two neighborhood commercial centers located south of the future Lake Hazel Road extension.

Access to the site in the near term is proposed via a temporary street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive. As the site develops, additional access points are proposed via the Lake Hazel Road and S. Orchard Road extensions, consistent with the Lake Hazel Road/Gowen Road Relocation Alignment Study Report. Construction Syringa Valley is expected to occur in four major phases over the next several years. For the purpose of this analysis, full build-out and occupancy of Phase 1 is expected to occur in 2017, Phase 2 in 2025, and Phases 3 and 4 in 2035. One sub-phase is analyzed in the study, the preliminary plat for Kirsten's Syringa Valley Subdivision (referred to as Phase 1A), with full build-out and occupancy expected to occur in 2017.

Phase 1A is a portion of Phase 1 of the overall master plan and is the first proposed plat for the development, expected to consist of 413 single-family residential homes and 40 condominium/townhomes. Build-out is expected to occur in the year 2017. Access to Phase 1A is expected to be provided via a temporary street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive.

Phase 1A is expected to generate approximately 1,770 daily trips, including 135 trips (30 inbound, 105 outbound) during the weekday a.m. peak hour and 185 trips (115 inbound, 70 outbound) during the weekday peak hour. Build-out is expected to occur in the year 2017.

The study recommends the installation of a stop sign for the westbound approach of Eagle Grove Street at Cole Road for Phase 1A of the development.

Full build-out of Phase 1 is expected to generate approximately 4,198 daily trips, and 438 trips during the weekday p.m. peak hour.

Access to Phase 1 is initially proposed via a temporary street connection to S. Cole Road located approximately 550-feet south of S. Latigo Drive until a second access is required which is to be either:

- Scenario 1: A two-lane interim roadway over the New York Canal along the future Lake Hazel Road extension alignment, or
- Scenario 2: A two-lane interim roadway along the future S. Orchard Street extension alignment south of W. Gowen Road.

The study recommends that prior to full build-out of Phase 1 that:

- *Orchard Street Extension:* Prior to full build out of Phase 1 extended Orchard Street from Gowen Street to the site, as a 2-lane roadway.

- *Lake Hazel Road Extension:* Prior to full build-out of Phase 1, construct a secondary access via a 2-lane roadway connection over the New York Canal along the future Lake Hazel Road extension alignment.
- *S. Cole Road/Lake Hazel Road Extension Intersection:* Install a stop sign and provide a separate right-turn lane and a through-left lane for the westbound approach.

**Staff Comments/Recommendations:** ACHD Traffic Services and Development Services staff have reviewed the submitted traffic impact study and found it to meet ACHD's policy and standards. Prior to complete build-out of Phase 1 additional mitigation measures may be required based on access to the site and area traffic conditions.

An updated traffic impact study should be required after the final platting of Phase 1A (170 single family lots, 1,770 vehicle trips per day). The updated traffic impact study will be used to verify assumptions and recommended improvements for the Syringa Valley Specific Area Plan planning area.

### 3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Segment	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Cole Rd. (Principal Arterial)	South of Overland	1,318	Better than "E"	Better than "E"
	South of Victory	988	"F"	"F"
	North of Lake Hazel	286	Better than "E"	Better than "E"
	South of Lake Hazel	216	Better than "E"	Better than "E"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

\* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH).

\* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

### 4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cole Road south of Overland Road was 32, 598 on 9/24/15.
- The average daily traffic count for Cole Road south of Victory Road was 17,011 on 4/23/15.
- The average daily traffic count for Cole Road north of Lake Hazel was 3,565 on 12/7/15.
- The average daily traffic count for Cole Road south of Lake Hazel was 3,924 on 12/7/15.

## C. Findings for Consideration

### 1. Area Roadway Level of Service Standards

As noted above, Cole Road from Amity Road to Victory Road exceeds the acceptable level of service (LOS) for a 2 lane principal arterial roadway. A portion of this segment of Cole Road (Victory Road to McGlochlin) is planned for improvements in ACHD's IFYWP. The Cole/Amity and Cole/Victory intersections are signalized and currently operate at acceptable LOS and are

projected to operate at an acceptable LOS with a portion of site built out (170 single family homes) under total traffic conditions (site + background traffic).

When a roadway or intersection is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development. Typically, staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or FYWP. In this case improvements would include widening Cole Road to 5 lanes from Amity to Victory Road. However, given the costs associated with widening Cole Road (\$3,500,000), and the planned extension of Orchard Street to Lake Hazel Road it would be infeasible (and after the extension of Orchard Street unnecessary) for the applicant to widen a mile segment of Cole Road with the first phase of this development. The applicant will be required to construct the Orchard Street extension after the first 170 single family lots have been final platting the development as required in the Syringa Valley Specific Area Plan .

Additionally, the Cole/Victory intersection is scheduled in the IFYWP to be widened in 2020. This project includes widening Cole Road to 5 lanes between Victory and McGlochlin, which will improve the level of service for this segment of Cole Road.

Due to the current and projected acceptable LOS for the 2 intersections described above, ACHD planned improvement to the Cole/Victory intersection, and current and future conditions, staff recommends a modification of District Policy 7106.4.1 Level of Service Standards for Cole Road from Amity road to Victory Road.

## **2. Lake Hazel Extension/Gowen Road Relocation Alignment Study and the Southwest Boise Transportation Study**

This site is located within the study areas of both the Lake Hazel/Gowen Relocation Alignment Study and the Southwest Boise Transportation Study.

The Lake Hazel Extension/Gowen Road Relocation study was led by ACHD in partnership with Boise City and the Boise Airport. The study was adopted by the ACHD Commission on December 22, 2008. The adoption of the study allows ACHD to preserve a route for the Lake Hazel Extension and connecting roads as development occurs in the area.

The study identifies an alignment and cross sections for the extensions of Lake Hazel Road and Orchard Street, and established ½ half mile intersection spacing on Lake Hazel Road. The Southwest Boise Transportation Study identifies future roadway, intersection and corridor needs to accommodate future traffic demand in the Southwest Boise area. The study was adopted by the ACHD Commission on May 27, 2009. The study identifies an alignment and cross sections for the extensions of Lake Hazel Road and Orchard Street.

Both studies recommend that Lake Hazel be extended as a future 5-lane roadway and that Orchard Street be realigned as a 7-lane roadway from Gowen Road to Victory Road and extended as a 5-lane road from Gowen Road to Lake Hazel Road.

## **3. Maximum Traffic on One Access**

- a. Existing Conditions:** There are no roadways within the site.
- b. Policy: Maximum Traffic on One Access:** District Policy 7207.3.3 states that if a proposed development only has one access to a public street that is a local street, or if it proposes to extend public streets from existing development with only one local street access to the public street system, the maximum forecast ADT to be allowed at any point on the local street access is 1,000 and is subject to fire department requirements for the provision of a secondary access. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services.

The District will also take into consideration the following items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, topography (foothills vs. flat land), pedestrian connectivity, location of schools, etc.

- c. **Applicant Proposal:** The applicant is proposing one access point, Eagle Grove Street, a local roadway to access the site off of Cole Road.
- d. **Staff Comments/Recommendations:** As noted above, the applicant is proposing one access point, Eagle Grove Street, to access the site until the proposed subdivision builds out, stub streets are extended and alternative (secondary) access becomes available. District policy restricts the number of vehicle trips to 1,000 trips per day on a local road with only one access point. Based on the submitted preliminary plat application, the first phase of this project is anticipated to generate approximately 4,198 vehicle trips per day; far exceeding the average daily traffic allowed per District policy.

When ACHD previously reviewed this application the preliminary plat was split into 2 phases. The first phase (phase 1A) was expected to consist of 170 single-family residential homes and 25 condominium/townhomes and was expected to generate approximately 1,770 daily trips. At full build out the site was proposed to consist of 195 residential lots and 2 office lots and was expected to generate approximately 3,670 daily trips. As part of ACHD's February 12, 2014 staff recommended and the Commission approved a waiver of the Maximum Traffic on One Access policy to allow Phase 1A (consisting of 170 single-family residential homes and 25 condominium/townhomes; generating 1,770 daily trips) of the development to move forward, with the requirement that a public street connection is necessary prior to final plat approval for any phase of the development which would exceed 1,770 daily trips.

Due to ACHD's prior action on the site and to allow the applicant to move forward with the development of a portion of the site, staff recommends a waiver of policy to allow the applicant to construct a portion of the first phase of the project (up to 1,770 vehicle trips per day) prior to obtaining secondary access via a public street to serve the site, with Boise Fire Department approval. The applicant shall provide written approval from the Boise Fire Department.

#### 4. Temporary Access

The applicant has proposed to construct Eagle Grove Street to intersect Cole Road located approximately 560-feet south of Latigo Drive and approximately 640-feet north of Skylight Street. ACHD's Access Management and Roadway Offset policies, allow for public streets to intersect principal arterial roadways, such as Cole Road, at the half mile. Therefore, the applicant's proposal to construct Eagle Grove Street to intersect Cole Road does not meet District policy and should not be approved, as proposed. .

However, staff understands the need for temporary access to Cole Road, as it provides the site's only public street frontage until Lake Hazel Road is extended from Orchard Street west to the site or is extended over Cole Road east to the site. These improvements are necessary prior to full build out of Kristen's Subdivision.

Therefore, staff recommends that the entry portion of Eagle Grove Street east of Cole Road, to its intersection with Banded/Spotted Eagle be approved, as a temporary access point and that it be incorporated into the common lot on the south side of the roadway. The access should be constructed as a minimum 24-foot wide temporary access road within a temporary right-of-way easement. The temporary right-of-way easement should encumber the whole lot. The easement would be released after access to the site is available via Lake Hazel Road. The parcel could then become a buildable lot.

The applicant should be required to enter into a development agreement with ACHD which identifies when and how the temporary access point onto Cole Road will be closed. To

ensure closure of the temporary access point when the conditions of the development agreement have been met, the applicant should be required to provide a road trust deposit in the amount of \$3,500.00 for the closure of the access.

## 5. Cole Road

- a. **Existing Conditions:** Cole Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Cole Road (25-feet from centerline).

b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial 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, arterial street requirements, and specific roadway features required through development. This segment of Cole Road is designated in the MSM

as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 23-feet additional right-of-way to total 48-feet, from the centerline of Cole Road abutting the site. The applicant is proposing to construct a 5-foot wide detached concrete sidewalk located outside of the right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate 23-feet of additional right-of-way on Cole Road to total 48-feet from the centerline of Cole Road abutting the site is consistent with the MSM, and should be approved, as proposed. Consistent with District Policy 7205.2, the applicant will not be compensated for the right-of-way dedication as this section of Cole Road is not listed in the Capital Improvements Plan.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk abutting the site meets District policy and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Cole Road abutting the site.

The applicant should be required to provide a permanent right-of-way easement for the detached sidewalks proposed to be located outside of the right-of-way on Cole Road.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen Cole Road with a minimum of 17-feet of pavement from the centerline of Cole Road, plus a 3-foot wide gravel shoulder abutting the site.

## 6. Lake Hazel Road

- a. **Existing Conditions:** There is 98-feet of unopened, unimproved right-of-way for Lake Hazel Road abutting the site.

- b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial 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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Lake Hazel Road is designated in the MSM as a Residential Mobility Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 98-feet of right-of-way.

- c. **Applicant Proposal:** The applicant hasn't proposed any improvements to Lake Hazel Road abutting the site.
- d. **Staff Comments/Recommendations:** Although the right-of-way for the future construction of a 5-lane Lake Hazel Road has been dedicated, slope easements are necessary to accommodate the extension of the roadway to Cole Road. The applicant should be required to dedicated slope easements to ACHD as depicted on attachment 3.

Consistent with ACHD's action on the Syringa Valley Specific Area Plan the applicant should be required to construct Lake Hazel Road as a 2-lane rural arterial with two 12-foot wide travel lanes, 8-foot wide paved shoulders on both sides of the roadway to accommodate cyclist/pedestrians, 3-foot wide gravel shoulders, and 8-foot wide barrow ditch on both sides of the roadway.

Consistent with ACHD's action on the Syringa Valley Specific Area Plan the applicant should be required to construct a 10-foot wide concrete pathway on Lake Hazel Road abutting the site. The sidewalk should be located a minimum of 42-feet from the centerline of Lake Hazel Road abutting the site. The applicant should be required to provide a sidewalk easement for all portions located outside of the existing right-of-way for Lake Hazel Road.

## 7. Cheyenne Avenue

- a. **Existing Conditions:** Cheyenne Avenue is not constructed within the site.
- 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.
  - Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

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

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

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

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

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

- c. **Applicant Proposal:** The applicant has proposed to construct Cheyenne Avenue, a circulator street, as a 33-foot street section with vertical curb, gutter, and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk location outside of the right-of-way, within an easement.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Cheyenne Avenue as a 33-foot street section with vertical curb, gutter, and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk location outside of the right-of-way, within an easement meet's District policy and should be approved, as proposed.

The Syringa Valley Specific Area Plan references Cheyenne Avenue as a circulator street. ACHD considers Cheyenne Avenue between Lake Hazel Road and Eagle Grove Street to be a residential collector roadway. As such, Cheyenne Avenue between Lake Hazel and Eagle Grove Street should be signed for no parking on both sides of the roadway. The applicant should be required to coordinate a signage program with ACHD Development Review staff.

## 8. Umatilla Avenue

- a. **Existing Conditions:** Umatilla Avenue is not constructed within the site.
- 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.

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

- c. **Applicant Proposal:** The applicant is proposing to construct Umatilla Avenue with 5 travel lanes, bike lanes, vertical curb, gutter, and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the west side of the roadway. This 5 lane improvement begins at Lake Hazel and extends approximately 300-feet to the north. The roadway is then proposed to taper to a 33 foot street section. The applicant has proposed to construct curb, gutter, an 8 foot wide planter strip and a 5 foot wide detached concrete sidewalk abutting west side of the road. Curb, gutter, and sidewalk are not proposed on the east side of the roadway north of the first 300-feet.
- d. **Staff Comments/Recommendations:** The applicant's proposal for a 5-lane road is consistent with the finding and recommendations of the submitted traffic impact study. However, Umatilla Avenue will not need to be built out to 5-lanes at the Lake Hazel intersection until the intersection is signalized. In the interim Umatilla Avenue should be constructed with 3 travel lanes at the Lake Hazel intersection (a receiving lane, left turn lane, and right/thru lane) tapering to a 33-foot street section as the roadway extends north. The applicant should coordinate the design of the interim 3-lane section of Umatilla with ACHD's Development Review staff.

The applicant's proposal to construct curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalk on the west side of Umatilla Avenue, should be approved, as proposed. The curb, gutter, and sidewalk on the east side of the roadway will be constructed in the future when the adjacent parcel, planned for a high school, develops.

The applicant should be required to provide a permanent right-of-way easement for the detached sidewalks proposed to be located outside of the right-of-way.

ACHD considers Umatilla Avenue between Lake Hazel Road and Latigo Street to be a residential collector roadway. As such this of roadway should be signed for "No Parking". The applicant should coordinate a signage program with ACHD Development Review staff.

## 9. Internal Local Streets

a. **Existing Conditions:** The site has no internal local streets.

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 that 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.

- c. **Applicant's Proposal:** The applicant is proposing to construct all of the internal local streets as 33-foot street sections with rolled curb, gutter and a portion of the proposed 8-foot wide planter strips, within 47-feet of right-of-way. The applicant has proposed to construct 5-foot wide detached concrete sidewalks within an easement. The applicant has proposed to construct one half street, Latigo Street, located at the north property line between Cheyenne Avenue and Umatilla Avenue. Latigo Street is proposed to be improved with curb, gutter, a planter strip, and 5-foot wide detached concrete sidewalks on the south side of the roadway.
- d. **Staff Comments/Recommendations:** The applicant's proposal for the internal local streets, meets District policy and should be approved, as proposed.

The right-of-way widths may be reduced to extend 2-feet behind the back of the curb. A permanent right-of-way easement should be provided for the detached sidewalks located outside of the dedicated right-of-way.

The applicant should construct Latigo Street as half of a 33-foot street section plus 12 additional feet of pavement (25-feet of pavement) with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks on the south side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the north side of the roadway.

The applicant should be required to provide permanent right-of-way easements for detached sidewalks located outside of the dedicated right-of-way.

## 10. Minor Urban Local Street (24-foot Street)

- a. **Existing Conditions:** There are no minor local streets within the site.
- b. **Policy:**
  - Minor Local Street Policy:** District policy 7207.5.2 states that a minor local street is defined as a reduced width local street that provides direct lot access for residential uses, and in limited circumstances, commercial or mixed use as described below.
  - **Pavement Width and Curb Type:** A minor local shall be constructed with a reduced width of 24-feet from back-of-curb to back-of-curb with curb and gutter. Where the minor local street is utilized in a gridded street system with alleys, vertical curb shall be required and direct lot access shall be restricted. Where the minor local street is utilized, with residential open space scenarios, rolled curb or ribbon curbing (with an inverted crown), is allowed if access to the rear of the parcels is provided from the minor local street.
  - **Sidewalk and Right-of-Way:** Five-foot wide concrete sidewalks are required on both sides, unless as otherwise described below or approved by ACHD and the lead land use agency. The sidewalk for this street section may be located within a permanent right-of-way easement. If the sidewalk is located within an easement, the minimum right-of-way width for this street section is 28-feet, to allow for 2-feet behind the back-of-curb on each side. Sidewalk may not be required, or may be required on one side only as determined by the lead land use agency, if the minor local street is used in residential areas where houses accessing the minor local street are built with the front of the house (including the front door) facing the common or open space lots that include a connected system of sidewalks or paved pathways and the lotting pattern is mirrored on both sides of the street.
  - **Parking:** Parking is prohibited on both sides of this street section. "No Parking" signs are required. Alternative parking for guests, visitors, auxiliary residential parking, and deliveries shall be provided and shall be designated and located in coordination with the lead land use agency. Typically this parking will be provided via community parking spaces located within

walking distance of these types of residences. Walking distance shall be defined by the lead land use agency.

- **Requirements** (*This street section may only be used if the following conditions are met*):
  - The maximum projected ADT is less than 400.
  - The street connects to two other standard size streets.
  - There is support from the lead land use agency (either from staff or Commission/Council).
  - Maximum block length of 600-feet.
  - In commercial or mixed use areas where urban designs utilizing alleys are desirable, but may be impractical due to access restrictions to classified roadways (arterials, collectors, and residential collectors). In this example, the minor local street would parallel the access-restricted roadway and would provide direct access to the commercial or mixed-use lots.
  - No portion of a building shall be over 30-feet in height. If any portion of a building is over 30-feet in height, aerial fire apparatus is required and a 26-foot wide street is required (International Fire Code Appendix D Section C105). However, a 26-foot wide street, with a minimum right-of-way of 30-feet, is allowed if all other requirements for a minor local street are met.
- c. **Applicant Proposal:** The applicant is proposing to construct 3 Minor Local Streets, the streets are proposed to run east/west between Harpy Eagle Avenue and Cheyenne Avenue and Sea Eagle Avenue and Cheyenne Avenue. The applicant has not proposed sidewalks on the Minor Local Streets.
- d. **Staff Comments/Recommendations:** The applicant's proposal for the minor local street meets District policy, as each roadway runs between 2 standard size streets, and should be approved, as proposed. Staff is supportive of the applicant's request not to construct sidewalks on the Minor Local Streets, as there are sidewalks located on standard streets on either side and the lots abutting the minor local street abut open space lots which typically provide pedestrian connectivity.

## 11. Alleys

- a. **Existing Conditions:** The site has no existing alleys.
- b. **Policy:**
  - New Alley Policy:** District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

**Alley Length Policy:** District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

**Alley Parking & Setbacks Policy:** District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

**Alley/Local Street Intersections Policy:** District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

- c. **Applicant Proposal:** The applicant is proposing to construct three north/south alleys within the site. Two of the north/south alleys run between Eagle Grove Road and Skylight Street, the third runs between Skylight Street and Booted Eagle. All of the alleys are proposed with 18-feet of pavement with rolled curb and gutter on the downgraded side, within 20-feet of right-of-way.
- d. **Staff Comments/Recommendations:** Although the applicant's proposal is not the standard alley section typically required by ACHD, it meets the intent of the policy and provides the required width of 20-feet and should be approved, as proposed.

## 12. Roadway Offsets

- a. **Existing Conditions:** There are no roadways constructed within the site.
- b. **Policy:**
  - Local Street Intersection Spacing on Principal Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

**Collector Offset Policy:** District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

**Local Offset Policy:** District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant has proposed to construct two circulator/collector roadways onto Lake Hazel Road to access the site. Cheyenne Avenue, located ¼ mile east of Cole Road and Umatilla Avenue, located ½ mile east of Cole Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Umatilla Avenue to intersect Lake Hazel Road at the ½ mile east of Cole Road meets District policy and should be approved, as proposed.

Through the traffic impact study the applicant demonstrated that additional access beyond Umatilla Avenue was necessary to serve the site. Therefore, the applicant's proposal to construct Cheyenne Avenue ¼ mile east of Cole Road should be approved, as proposed. This access point should be restricted to right-in/right-out only when Lake Hazel Road is widened to 5-lanes or traffic conditions warrant.

### **13. 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.

### **14. 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.

### **15. Other Access**

Cole Road and Lake Hazel Road are classified as a principal arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

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

1. Provide an updated traffic impact study prior to signature on the final plat, which contains 171 single family lots or exceeds 1,770 vehicle trips per day.
2. Provide written approval from the Boise Fire Department to allow the construction of the first phase of the project (up to 1,770 vehicle trips per day) prior to obtaining secondary emergency access via a public street to serve the site.
3. Construct one 24-foot wide temporary driveway onto Cole Road, located 560-feet south of Latigo Drive and 640-feet north of Skylight Street, as proposed. Pave the driveway its full width at least 30-feet into the site beyond the edge of pavement of Cole Road.
4. Enter into a development agreement with ACHD which identifies when and how the temporary access point onto Cole Road will be closed. To ensure closure of the temporary access point when the conditions of the development agreement have been met, provide a road trust deposit in the amount of \$3,500.00 for the closure of the driveway.
5. Construct the temporary access onto Cole Road as a 24-foot wide temporary access road within a temporary right-of-way easement. The temporary right-of-way easement should encumber the whole lot.
6. Dedicate 23-feet of additional right-of-way on Cole Road to total 48-feet from the centerline as proposed. The applicant will not be compensated for the right-of-way dedication as this section of Cole Road is not listed in the Capital Improvements Plan.
7. Widen Cole Road with a minimum of 17-feet of pavement from the centerline of Cole Road, plus a 3-foot wide gravel shoulder abutting the site.

8. Construct a 5-foot wide detached concrete sidewalk on Cole Road abutting the site, as proposed. The sidewalk should be located a minimum of 43-feet from the centerline of Cole Road abutting the site.
9. Prior to signature on the final plat, which contains 171 single family lots or exceeds 1,770 vehicle trips per day extend Orchard Street from Gowen Road to Lake Hazel Road. The Orchard extension shall be constructed as a 2-lane rural arterial with two 12-foot wide travel lanes, 8-foot wide paved shoulders on both sides of the roadway, 3-foot wide gravel shoulders, and 8-foot wide barrow ditch on both sides of the roadway.
10. Dedicated slope easements to ACHD as depicted on attachment 3 to accommodate the construction of Lake Hazel Road to Cole.
11. Construct Lake Hazel Road as a 2-lane rural arterial with two 12-foot wide travel lanes, 8-foot wide paved shoulders on both sides of the roadway, 3-foot wide gravel shoulders, and 8-foot wide barrow ditch on both sides of the roadway.
12. Construct a 10-foot wide concrete pathway located a minimum of 42-feet from the centerline of Lake Hazel Road abutting the site. Provide a sidewalk easement for all portions of the sidewalk located outside of the existing right-of-way for Lake Hazel Road.
13. Construct one temporary full access street, Cheyenne Avenue, onto Lake Hazel Road, located ¼ mile east of Cole Road, as proposed.
14. Construct Cheyenne Avenue as a 33-foot street section with vertical curb, gutter, and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk location outside of the right-of-way, within an easement, as proposed.
15. Cheyenne Avenue between Lake Hazel Road and Eagle Grove Street is classified as a residential collector roadway and shall be signed for no parking on both sides of the roadway. Coordinate a signage program with ACHD Development Review staff.
16. Construct one full access public street, Umatilla Avenue, onto Lake Hazel Road, located ½ mile east of Cole Road.
17. Dedicated 98-feet of right-of-way for Umatilla Avenue for 300-feet north of Lake Hazel Road tapering to 50-feet to accommodate the future 5-lane signalized intersection.
18. Construct Umatilla Avenue with 3 travel lanes at the Lake Hazel intersection (a receiving lane, left turn lane, and right/thru lane) tapering to a 33-foot street section with vertical curb, gutter, an 8-foot wide planter strip, and a 5-foot wide detached concrete sidewalk on the west side of the roadway with 3-foot gravel shoulders and a barrow ditch on the east side of the roadway abutting the site.
19. Provide a permanent right-of-way easement for the detached sidewalks proposed to be located outside of the right-of-way on Umatilla Avenue.
20. Umatilla Avenue between Lake Hazel Road and Latigo Street is a residential collector roadway and shall be signed for "No Parking". Coordinate a signage program with ACHD Development Review staff.
21. Construct all of the internal local streets as 33-foot street sections with rolled curb, gutter, an 8-foot wide planter strips, and 5-foot wide detached concrete sidewalks. Extend the right-of-way 2-feet behind the back of curb and provide a permanent right-of-way easement for the detached sidewalks located outside of the dedicated right-of-way.
22. Construct Latigo Street as half of a 33-foot street section plus 12 additional feet of pavement (25-feet of pavement) with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached

concrete sidewalks on the south side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the north side of the roadway abutting the site.

23. Construct 3 Minor Local Streets, as 24-foot street sections vertical curb, and gutter, within 28-feet of right-of-way, as proposed. Two of the minor local streets run east/west between Harpy Eagle Avenue and Cheyenne Avenue and one runs between Sea Eagle Avenue and Cheyenne Avenue.
24. Construct two of the north/south alleys between Eagle Grove Road and Skylight Street, and one north/south alley between Skylight Street and Booted Eagle with 18-feet of pavement with rolled curb and gutter on the downgraded side, within 20-feet of right-of-way, as proposed.
25. Other than the access specifically approved with this application, direct lot access is prohibited to Cole Road and Lake Hazel Road and should be noted on the final plat.
26. Payment of impacts fees are due prior to issuance of a building permit.
27. 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.

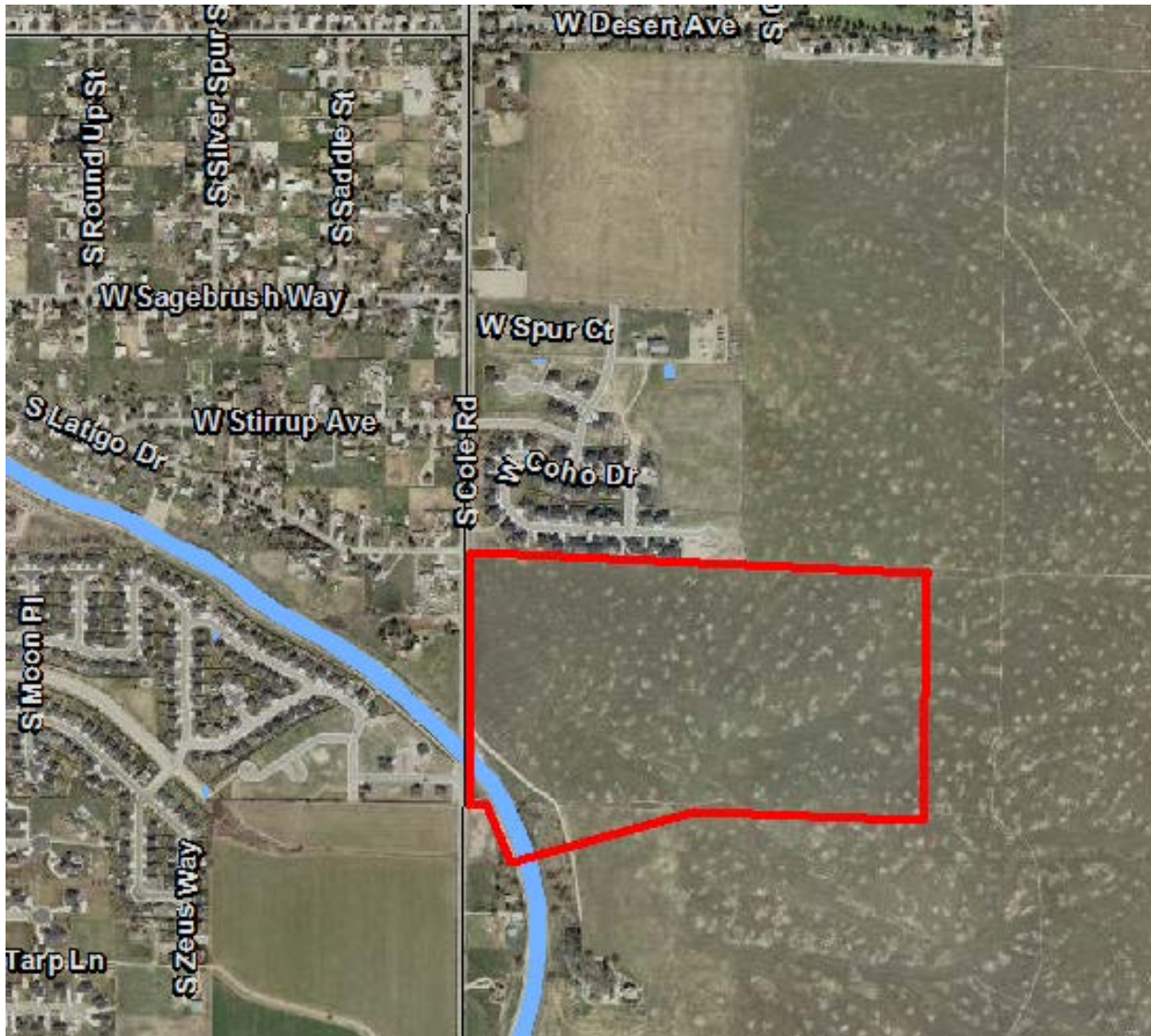
## **F. Conclusions of Law**

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**

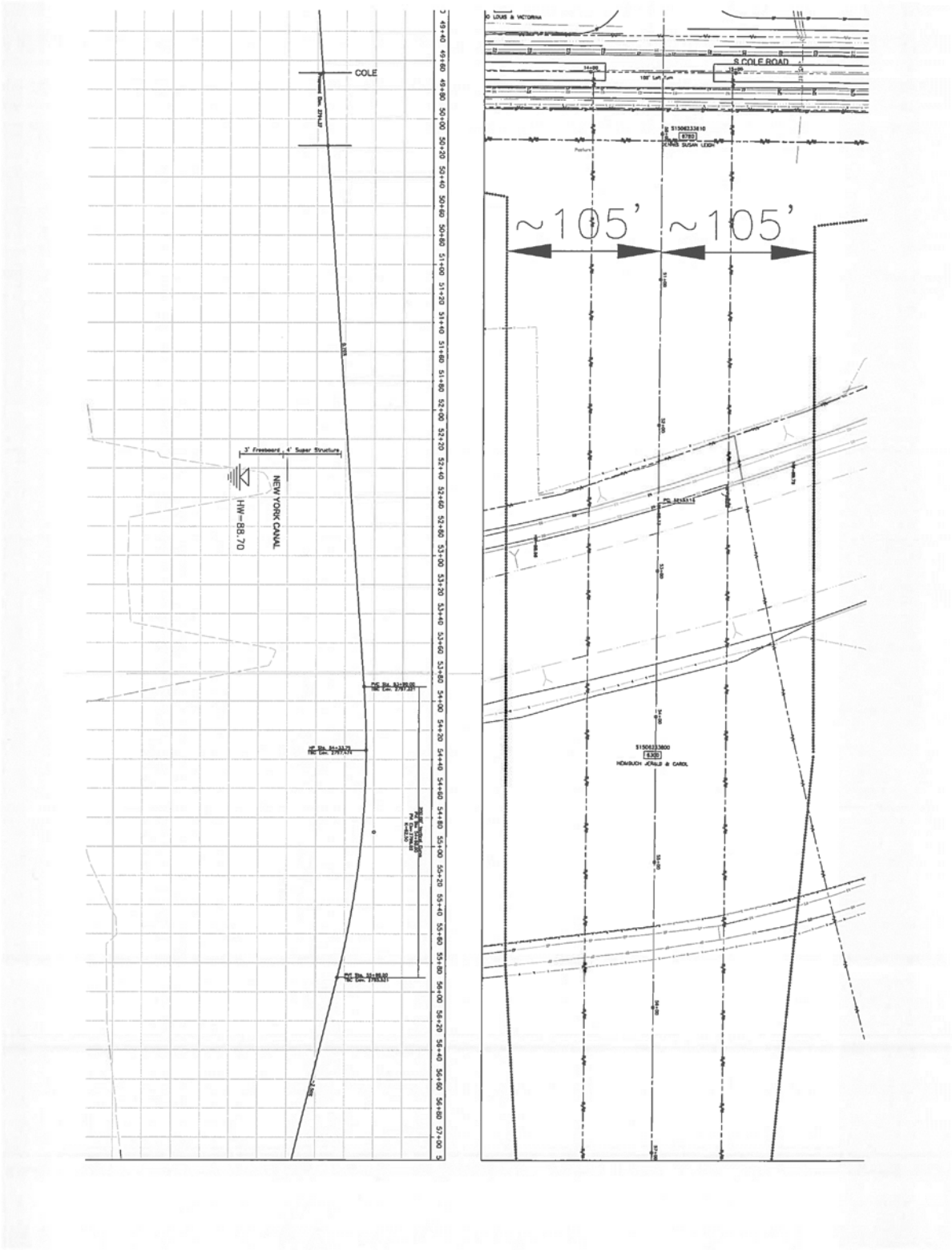
1. Vicinity Map
2. Site Plan
3. Slope Easements
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

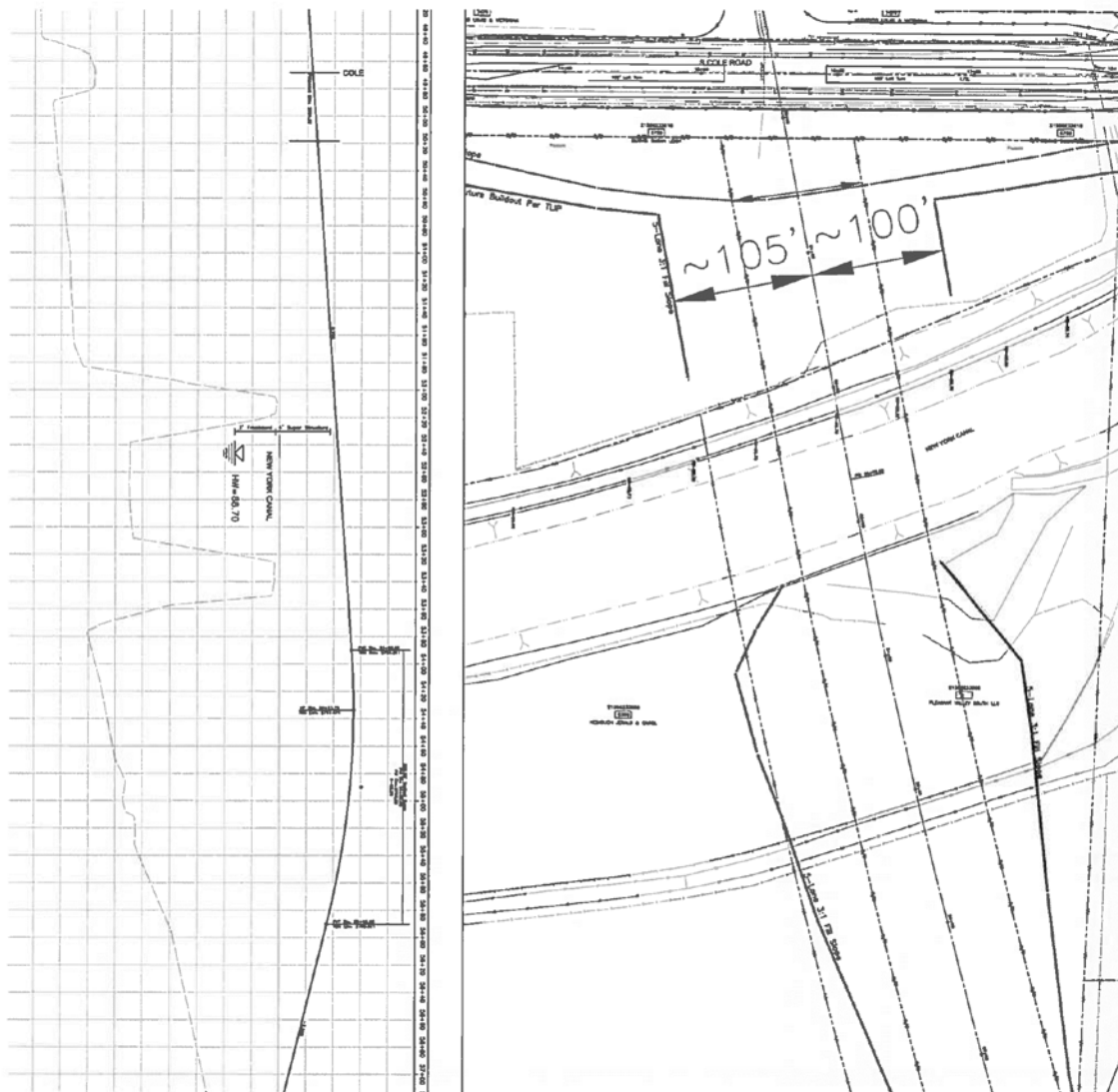
VICINITY MAP



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Slope Easements





# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
  - ☐ Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - ☐ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### ☐ **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### ☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### ☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### ☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
  - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
  - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
  - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
  - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
  - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
  - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** September 29, 2015

**To:** Planning and Development Services

**From:** Jason Taylor, Associate Civil Engineer  
Public Works

**Subject:** SUB 15-00055; Kirsten Ssubdivision  
Grading & Drainage, Hillside, & Misc. Engineering Comments

### **1. STANDARD GRADING AND DRAINAGE CONDITIONS**

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

**Special Conditions:**

**2. STANDARD HILLSIDE CONDITIONS**

N/A

**3. MISC. ENGINEERING CONDITIONS**

N/A

**4. PRIVATE STREET CONDITIONS**

- a. The following private street requirements must be met in an acceptable format:
  - i) Convey to those lot owners taking access from the private street, the perpetual right of ingress and egress over the described private street, and
  - ii) Provide that such perpetual easement shall run with the land, and
  - iii) Provide each lot owner taking access from the private street, undivided interest within the private street.
- b. A restrictive covenant for maintenance and reconstruction shall be recorded at the time of recording the plat which covenant, (a) creates the formation of a homeowners association for the perpetual requirement for the maintenance/reconstruction of the private street, and private street signs and (b) provides that said covenant shall run with the land, and (c) provides that the homeowners association shall not be dissolved without the express consent of Boise City.
- c. Said easement and covenant to be reviewed and approved by the Boise City Attorney (B.C.C. 9-20-7.E.2.q & 9-20-7.E.2.r).
- d. Private street widths shall be in conformance with B.C.C. 11-09-03.5. or as allowed via B.C.C. 11-09-05. All private streets, base and pavement, shall be constructed to the same construction specifications required for public streets. Contact the Ada County Highway District (ACHD) for public street construction requirements (B.C.C. 11-09-03.5.B.).
  - i) Certification of construction to ACHD specifications is required from an independent testing laboratory or a consulting engineer, including test results for the verification of construction (B.C.C. 11-09-03-05.B.(2)(e)).
    - (1) If it is an existing private street, verification of acceptable construction of the existing private street, including acceptability for use of emergency vehicles (including fire trucks and ambulances), is required from an independent testing laboratory or a registered Professional Engineer.
  - ii) Sidewalks are required on both sides of the private street (or in compliance with the sidewalk plan approved with the conditional use) unless specifically waived by the Boise City Council.
  - iii) Private street signs shall be installed in the same manner as public street signs (see requirements of ACHD).

- iv) The developer shall pay the current drainage review and inspection fees on the proposed subdivision (B.C.C. 11-03-03.3.B.).
- v) Drainage facilities for the private street 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.
  - (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, including certification (B.C.C. 11-09-04.2., *Filing of Plans and Bonding Surety*).

**Special Conditions:**

If you have any further questions please contact Jason Taylor at 384-3946 or [jtaylor@cityofboise.org](mailto:jtaylor@cityofboise.org).

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# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: September 30, 2015**

**To:** Planning and Development Services

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

**Subject:** **SUB15-00055**; 6298 S. Cole Road; Sewer Irrigation Sub Comments

## 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. Developer and/or owner shall contact the Department of Public Works regarding the financing and details of extending the sewers to the subject property. Developer and/or owner shall enter into a sewer reimbursement agreement with the City of Boise.
  2. 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*.
3. 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.
  4. 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. Developer and/or owner shall make payment, 8" equivalent cost reimbursement, and comply with Boise City Code 8-11, *Sewer Ordinance*, on that portion of existing sewer line within the proposed subdivision prior to signing of the final plat by the Boise City Engineer. Contact the Department of Public Works for specific costs.
- d. Unless previously paid, developer and/or owner shall pay a sewer assessment along S. Cole Road 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.

**Special Conditions:**

Coordinate sewer extension with Boise City Public Works Department to abandon the existing sewer lift station to the north.

CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date:

**To:** Planning and Development Services

**From:** Mike Hedge, Street Light Technician Public Works

**Subject:** SUB15-00055; 6298 S. Cole Rd; 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:
    - SWC of lot 4, block4
    - NWC of lot 5, block 4
    - SEC of lot 21, block3
    - NWC of lot 2, block5
    - SEC of lot 24, block 3
    - NEC of lot 7, block 12
    - SEC of lot 12, block 12
    - NEC of lot 14, block 6
    - NEC of lot 1, block 2

- NWC of lot 1, block 1
- NEC of lot 27, block 2
- SWC of lot 1, block 6
- NWC of lot 8, block 6
- SEC of lot 20, block 6
- NEC of lot 36, block 2
- NEC of lot 40, block 2
- SEC of lot 16, block 11
- SWC of lot 44, block 15
- NWC of lot 54, block 15
- NWC of lot 19, block 14
- SWC of lot 9, block 14
- NEC of lot 39, block 3
- NWC of lot 6, block 13
- SEC of lot 50, block 3
- SWC of lot 2, block 13
- SWC of lot 5, block 21
- SWC of lot 2, block 21
- SEC of lot 4, block 14
- SWC of lot 8, block 17
- NWC of lot 28, block 15
- SEC of lot 7, block 16
- SEC of lot 6, block 17
- SEC of lot 7, block 18
- SEC of lot 14, block 21
- SEC of lot 55, block 3
- SEC of lot 62, block 3
- NEC of lot 14, block 20
- NWC of lot 6, block 19
- SEC of lot 1, block 17
- SWC of lot 10, block 15
- NEC of lot 77, block 3
- NEC of lot 16, block 19
- SEC of lot 21, block 19
- NEC of lot 6, block 15
- SEC of lot 1, block 15, installed at 30 foot minimum mounting height, 90 watt class LED fixture
- Centered on lot 1, block 15, installed at 30 foot minimum mounting height, 90 watt class LED fixture
- SEC of lot 1, block 15, installed at 30 foot minimum mounting height, 90 watt class LED fixture.
- Centered on lot 45, block 2, installed at 30 foot minimum mounting height, 90 watt class LED fixture.
- SWC of lot 45, block 2, installed at 30 foot minimum mounting height, 90 watt class LED fixture.

- SWC of 13, block 2, installed at 30 foot minimum mounting height, 90 watt class LED fixture.
  - SWC of lot 9, block 3, installed at 30 foot minimum mounting height, 90 watt class LED fixture.
  - Centered on lot 9, block 3, installed at 30 foot minimum mounting height, 90 watt class LED fixture.
- 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.
- S. Cole Rd
  - Lake Hazel Rd
  - S Umatilla Ave
- 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).

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The Coughlin park site is intended to provide an amenity to area residents within ½ mile of the site. Neighborhood parks generally have facilities including: playgrounds, open turf areas, and trees, paved walking paths, sitting areas, restroom facilities and passive open space. They may also include sport courts, picnic facilities, plaza space and public art.

Timing for park development is largely based on the development of the adjacent uses, funding, and prioritization by the department. BPR develops parks according to the following timeline:

1. Acquisition-contingent on final site layout by the applicant
2. Master Plan development-notification of all property owners within a ½ mile radius of the site for input on how the park should be developed. The master plan will then be considered for approval by the Parks Commission.
3. Greenup-currently listed in the Capital Improvement Plan (CIP) for 2020-2024, but can change based on the rate of development in the immediate area. Greenup includes turf, irrigation, parking, paving and sidewalk needs and other infrastructure related needs.
4. Amenities-not listed in the CIP but includes play equipment, or other amenities identified in the master plan.

When determining the final location of the site, BPR requests that the neighborhood park is located in such a way that it is central to residents of the area, easily accessible, visible from the public right of way and with good street frontage.

If you have any questions or need additional information, please do not hesitate to contact me at 608-7637.



**Dennis Doan**  
Chief

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**Mayor**  
David H. Bieter

**City Council**  
**President**  
Maryanne Jordan

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

## Fire Department

January 20, 2016

Todd Tucker  
PDS – Current Planning

Re: Rezone Application; CAR15-00029  
6298 S. Cole Road

Dear Todd,

This is a request to rezone 601.3 acres of land in the area of 6298 S. Cole Road from A-2 to LR, MR, NC and Industrial.

The fire department can support the proposed rezone as the area is within the existing City limits and was anticipated for future development.

Currently this area is serviced by Fire Station 17 located at 3801 S. Cole Road. Portions of the rezone area are currently outside of the 1½ mile or 4 minute response standards from Station 17. Proposed future stations will be needed to adequately service the area in the future. Future stations maybe located in the area of Orchard Street and Lake Hazel Road but an exact site has not been finalized at this time.

Regards,

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



**Dennis Doan**  
Chief

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Ben Quintana

## Fire Department

January 20, 2016

Cody Riddle  
PDS - Planning

Re: Preliminary Plat – Kirsten Subdivision; SUB15-00055  
6298 S. Cole Road

Dear Cody,

This is a request for a preliminary plat for a residential subdivision with 453 buildable lots and 41 common lots on 100.9 acres within Zone “B” of the Boise City Wildland Urban Interface Zones.

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. This subdivision is within Wildland Urban Interface Zone B and compliance with BCC 7-01-69 is required. All new perimeter structures within Zone B shall require a minimum of 30-feet of defensible space.
2. A wildfire safety plan is required for this subdivision and shall be submitted and approved prior to approval of the final plat.
3. Two points of approved access shall be required for all phases of the proposed subdivision. Final plats shall demonstrate compliance with access requirements.
4. 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.
5. 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).
6. 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.

### 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.

Regards,

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

**Derick O'Neill**

Director

**Boise City Hall**

150 N. Capitol Boulevard

**Mailing Address**P. O. Box 500  
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David H. Bieter

**City Council****President**

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Lauren McLean

Maryanne Jordan

Scot Ludwig

Ben Quintana

TJ Thomson

## Planning & Development Services

January 29, 2016

The Comprehensive Planning Division would like the following comments and conditions included in the project report for the Syringa Valley Specific Plan project and the Kirsten Subdivision.

### Local Streets

- We support the local street typical section that includes 5' detached sidewalks and 8' landscaping strips for pedestrian comfort, pedestrian safety and tree growth. For locations where proposed sidewalk is not located within the public R/W, setback for garages should be measured from the back of detached sidewalk, not the P/L.

### Pathways

- Typical Concrete Pathway should be increased to 10' wide through the wider open space areas and primary pedestrian connections to the Arterial roads.
- 5' wide micro-paths through 17' wide green spaces are okay as proposed.

### Temporary Site Access to Cole Road

- The City requests the temporary access at Eagle Grove Road be maintained as a permanent access point to Cole Road. This roadway provides needed connectivity for all modes.

### Cole Road

- The City supports the 48' R/W width being proposed for the eastern half of Cole Road. Within that proposed R/W width, the City has the following Cole Road typical section requests:
  - Provide 11' vehicle travel lanes
  - An on-street bicycle lane should be a minimum of 5' wide (measured from the lip of gutter) with a minimum 2' wide painted buffer between it and the nearest vehicle travel lane.
  - The proposed 5' detached sidewalk to be located within a permanent easement should be placed a minimum of 8' from the back of the proposed curb & gutter on Cole Road for pedestrian comfort, pedestrian safety and tree growth.

### Umatilla Ave

- The City suggests 10' wide vehicle travel lanes
- As a Collector, a minimum 5' wide bike lane (measured from the lip of gutter or parking lane line) should be provided along this corridor.
- Due to the location of Umatilla with respect to the proposed high school and the proposed elementary school, the City requests 7' wide detached sidewalks. The landscape strip between the sidewalk and the curb & gutter should be maintained at 8' wide for pedestrian comfort, pedestrian safety and for tree growth.

- Include on-street parallel parking lanes on Umatilla and institute intersection bulb-outs for traffic calming purposes.

**Lake Hazel Road**

- We support the Lake Hazel proposal of having detached multi-use pathways along both sides of the corridor. We request longitudinal pavement markings be added to separate bike from pedestrian zones.
- A temporary shoulder is okay for the interim, but ultimately on-street bike lanes are needed.
- The developer should plan for the future widening of Lake Hazel and plan stormwater facilities accordingly. Identify where future stormwater is to be retained within the the right-of-way and/or typical section (i.e. median, landscape buffer).



**Derick O'Neill**  
Director

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TJ Thomson  
Ben Quintana

## Planning & Development Services

September 29, 2015

### PDS Plan Review:

The subdivision preliminary plat SUB15-00055 has been reviewed and there are no comments at this time.

**Javier Guzman**  
Plans Examiner II  
**Planning & Development Services**

**208/384-3822**  
**208/384-3801**  
**208/384-3814 Fax**  
*[jguzman@cityofboise.org](mailto:jguzman@cityofboise.org)*



## ***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:** November 5, 2015

**TO:** PDSTransmittals@cityofboise.org

**FROM:** Lanette Daw, Supervisor Traffic Safety and Transportation

**RE:** SUB15-00055 – Kirsten Subdivision

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: **Hillcrest**

Junior High School: **West**

High School: **Borah**

There are possible boundary changes as the area develops.

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.



## ***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:** November 17, 2015

**TO:** PDSTransmittals@cityofboise.org

**FROM:** Lanette Daw, Supervisor Traffic Safety and Transportation

**RE:** CAR15-00029 & CPA15-00008 – 6298 S Cole Rd

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: **Hillcrest**

Junior High School: **West**

High School: **Borah**

There are possible boundary changes as the area develops.

Comments Regarding Traffic Impact: **None**

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

The Boise School District owns a 50 acre site near S. Umatilla Avenue. The Comprehensive Plan describes a layout design and plan for a high school. At this time, the Boise School District has not determined the layout or specific building needs for this site.

The Boise School District requests that the developer donate 10 acres for the elementary school site that is outlined in the Comprehensive Plan. The Plan describes a future elementary school located near Kirsten Coughlin Park.

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

**WILL PATTERSON**  
CHAIRMAN OF THE BOARD

**MAX SVATY**  
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

RECEIVED

OCT 20 2015

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

15 October 2015 DEVELOPMENT  
SERVICES

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

RE: Pleasant Valley South-Larry Hellhake **CAR15-00029, CPA15-00008**  
East of 6298 S. Cole Rd. & New York Canal  
New York Irrigation District NY-477-001-00, NY-477-002-00  
Main Canal (approx. Sta. No. 800+00)  
Sec.31, T3N, R2E, BM.

Boise City Planning:

The majority of the above-mentioned property is located outside of an irrigation district and does not possess a valid surface irrigation water right; however, it does lie adjacent to the United States' New York Canal.

The United States' New York Canal borders this property on the west. The rights of way for this canal are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain the New York Canal. The normal limits of this easement are asserted 25' out and parallel to the lower toe of the canal embankment; however, any storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development **must** be a minimum of 100' from the lower toe to protect the integrity of the canal due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the New York Canal.

Whereas these easements are for the operation and maintenance of our facility, no activity should hinder our ability to do so. The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Storm Drainage and/or Street Runoff must be retained on site. NO DISCHARGE into the New York Canal system is permitted.

Wording on the preliminary and final recorded plat needs to be noted that this development must adhere to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements.

As presented, the above-mentioned development contains 100.9 acres of an overall 601 acre project; however, (per our records) a portion of this property is limited to 31.79 acres of valid water right “and should be so noted”.

Those lots, which do not hold valid water rights, must be so noted on the plat and/or irrigation plan. The applicant / landowner may wish to contact the New York Irrigation District concerning the availability of inclusion of this ground into the District and if any additional water rights are available.

Whereas the extended use of irrigation water (beyond the limits of the current rights) would be considered water spreading, the irrigation plan should indicate which lots do NOT possess a valid right.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case by case basis,

overhead utilities may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting any copies of the irrigation and drainage plans.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Carter', with a stylized, flowing script.

Bob Carter  
Assistant Project Manager- BPBC

bdc/bc

cc Clint McCormick  
Velta Harwood  
File

Watermaster, Div; 2 BPBC  
Secretary/Treasurer, NYID



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

Rezone # SUBIS-60055

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

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

Kirsten Sub

- ☐ 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: 10/14/15

Preliminary Plat  
Final Plat

Meeting Date:	September 10, 2015
Subdivision Name:	KIRSTEN SUB
Township/Range/Section:	2N 2E 06
City/County Agency:	BOISE
Project/Plat Applicant:	Kent Brown
Email:	<a href="mailto:kentkb@gmail.com">kentkb@gmail.com</a>
Phone No:	

*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:

8 S COLE RD	29 S CHEYENNE AVE
8 W LAKE HAZEL RD	8 S UMATILLA AVE

	Proposed street names:	Core Street Approved	Recommended for denial Denial-Reason code pg 2		Comment
1	W BALD EAGLE ST	X			
2	S BANDED EAGLE AVE		B		Aligns with S DAKOTA AVE
3	W BOOTED EAGLE ST	X			
4	S CHEYENNE AVE	X			
5	S CHINOOK AVE	X			
6	W CRESTED EAGLE ST	X			
7	W CROWNED EAGLE ST	X			
8	W EAGLE GROVE ST	X			
9	S HARPY EAGLE AVE	X			
10	S SEAL EAGLE AVE	X			
11	W SKYLIGHT ST	X			
12	S SPOTTED EAGLE AVE	X			
13	S STEPPE EAGLE AVE	X			
14	S SUNFISH AVE	X			
15	S TAWNY EAGLE AVE	X			
16	S UMATILLA AVE	X			

Please make the following changes or corrections:

*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		9/10/15
Ada County Sheriff		9/10/15
City Addressing		
City Planning and Zoning		9/10/15
City Fire Department		9/10/15
Ada County Assessor		

## ADA COUNTY STREET NAME COMMITTEE

### STREET NAME EVALUATION

Meeting Date: September 10, 2015

Subdivision Name: **KIRSTEN SUB**

Codes/criteria regarding denial

- |   |   |
|---|---|
| A | Sounds like an existing street          |
| B | Alignment with existing street          |
| C | Duplicate street name within Ada County |
| D | Street name exceeds 13 letters          |
| E | Other                                   |

**For Office Use Only:**[illegible]

**From:** [Liam Brown](#)  
**To:** [Todd Tucker](#)  
**Subject:** Prospective new development near Cole/Lake Hazel area  
**Date:** Thursday, January 28, 2016 11:05:15 PM

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To Whom it May Concern,

Some of my neighbors and I have previously spoken to others on the matter of this massive new development proposed in the currently empty area near the airport. Several people have said that they are not opposed to development there, suggesting such alternatives as rezoning for commercial development. They have pointed out the looming pollution, traffic, and populace congestion issues that a huge neighborhood will exacerbate if it is built in the area in question. I would propose an alternative. Instead of rezoning for commercial development or sticking with the original plan, I suggest scrapping all construction plans and instead planting 100,000 trees in the area. If water is a concern (when is it not a concern in our steppe climate?) then trees adapted to an arid climate could be used, and the area would become a beautiful forest with little or no maintenance required.

My suggestion may at first sound facetious or at least humorous. It is neither. I am absolutely opposed to the overreach and excess displayed in the current construction plan. That area is undeveloped for a reason, and it should remain so. The city planners and realtors in Boise and the surrounding communities seem eager to parcel off huge lots to mass-production home builders as if there were some strange factory somewhere where they're making new land. Some people in positions of importance appear to want to turn Boise into one of the major metropolitan areas of the country. So I will tell you something that I will repeat to every official in this city in which I am a tax-paying homeowner. Forbes, among other sources, currently rates Boise as one of the best places to live in the entire nation. This area is highly rated. Emulating cities like Los Angeles, Chicago, Detroit, and New York City will quickly strip Boise of that status and make us "just another city" with the usual wicked problems: crime, crowding, poverty, and high cost of living, to name a few. I have visited and lived in such cities, and my wife and I chose to return to our old haunts because things are still better here. If you continue to fill in every blank spot on the map with houses and stores, you will end up with a miniature Chicago. And we will all pay the price for that transformation.

If the Boise city planners wish to make significant improvements to the city as a whole, I suggest creating additional parks and greenways. The 100,000 trees I suggested would make an excellent start. Boise already has a beautiful greenbelt along the river, and its narrow network of trails could be extended to car-free bicycle and running paths throughout the city. That, along with improved bicycle lanes and sidewalks in areas where sidewalks are not currently continuous, would improve the livability of an already excellent city rather than harming its best qualities. I know many people who would welcome such improvements, as many people in this area appreciate both unused land and usable public outdoor space. I do not believe that cramming 2,000 new houses in a current noise buffer zone will improve anything at all. My family and I returned to this area with the hope of enjoying a city

that combines the best of a metropolitan area with the advantages of being out in the country. I would like to see those qualities preserved as the city planners and other officials listen to residents and stop aspiring to mimic the largest and ugliest cities in this nation.

Sincerely,  
Liam Brown.

**From:** [Chris Christman](#)  
**To:** [Todd Tucker](#)  
**Subject:** Syringa Valley Project/Kirsten Subdivision, Pleasant Valley South LLC Hearing  
**Date:** Friday, January 29, 2016 8:37:12 AM

---

Good Morning Mr. Tucker,

First off, I would like to say thank you for returning my phone calls and answering my questions quickly and professionally.

I am writing you in regards to the Syringa project/Kirsten subdivision on south Cole that we have talked about in the past. I, along with other residents, plan on being at the hearing on Monday the 8th, but if for some reason I or they can't make it, I wanted to send you a written testimony with our concerns and opposition on certain parts of the plans. I would also like myself CC'd in when this is forwarded to the Commission and other concerning parties if possible.

This is in regards to File numbers CPA15-00008 & CAR15-00029 / Pleasant Valley South LLC

My name is Chris Christman. My family and I reside at 6209 S Latgio Dr. Boise, ID 83709. I have proudly served in the Idaho Air National Guard full time for the last 8 years as I cherish our great way of life in this city, state, and great nation. I am contacting you to cover some very important and concerning issues, in our opinion, that need to be addressed if the Syringa Development/Kirsten subdivision is approved. if not before it is approved. I have spent many days and hours visiting with neighbors and residents discussing this subject. Issues with this subject will be covered and solutions based on facts will be given, not just direct opposition. These are inputs from not just myself, but a diverse group of people from within the affected area. I also have a signed roster of these people in which this represents who are deeply concerned along with many others I have simply spoken to.

First of all I will start with Cole road traffic since this is what our community is mostly concerned with and it has already been a rising issue. As I'm sure ACHD is aware of traffic on this main road is reaching its limits during rush hour on weekdays, they still claim that it is within "level of service". I don't see how this is possible with Cole road backing up more than a mile from Victory, and south past Amity street in the AM. If anyone on the boards has been in this area during this time, they will know what I am talking about. ACHD needs to review how they calculate LOS as it is not accurate by any means, or perhaps the method they are performing the study isn't applicable to situation on this road. I will explain more in depth if you haven't witnessed this.

South Cole near Lake Hazel was not congested at all before Lake Hazel was tied in. But since the connection, it has more than tripled. ACHD traffic counts prove this. It's a non-stop flow between 7-9 am and 4-6 pm. Also, Cole will back up to Amity from Victory at these times since the connections. Cole road itself is falling apart between Desert and Lake Hazel and is in need of repair. This section could benefit from being widened to 3 lanes and this would largely increase safety for residents merging into

Cole. I know Cole/Victory intersection is supposed be improved to 5 lanes from Victory, south to the fire station. This improvement should be done in the VERY LEAST before any of the Syringa project is approved. Still, this won't solve the main problem, as the main issue lies south, beyond Victory, and this will just make a merging battle for drivers when the 5 lanes is reduced to 3 at the fire station. North of Cole, specifically Cole and Overland area is the problem. Traffic backs half way to Overland on Cole, and half way to Orchard on Victory during 4-5 pm. How is this area going to handle 500+ cars in the beginning? Let alone 5000+ once this proposed community is finished? We can foresee the majority of traffic going down Cole as it would be the shortest route with or without Lake Hazel being connected to Orchard, unless there was an alternative option put in to influence drivers to take another route. You might say, "go to a bigger city and see how their traffic is" or "we'll put bus services out there." Well, this isn't that city and there is no reason we can't make changes to keep our city from turning into that chaos. As far a the bus system, It isn't adequate as it is, and Idahoans are very independent you can expect public transportation will a last resort or simple wont be used. I personally have never road a bus in this town after 12 years of living here and never intend to.

The ultimate solution to these issue will be to connect Lake Hazel through to Orchard before any building occurs on Syringa Valley Development. Additionally, eliminate access to Cole, with the exception of Lake Hazel to influence drivers to take the Orchard interchange. This will also benefit Maple Grove, Five Mile, and the majority of the area south of I84 significantly as the traffic will flow from these other communities down this main feed road to the freeway at Orchard. Many other developments are being built, and according to ACHD, this traffic has not even been accounted for.

Second, we would like to cover density. The developer has plotted areas with 5-10 homes per acre. Most of the housing in the area of south Cole is plotted on 1/2 to 1 acre lots, with some of the small plotted lots being around .2 acres. Having the developer reduce density would help eliminate the stress on the current road infrastructure as this area was not built to sustain such density as the developer has planned. An example of this can be witnessed on Maple Grove and Five Mile from the over-population in that area. We would ask that you push the developer to not build so may homes per acre. This will also help reduce congestion and keep the area as it was built from the beginning and what the area was intended to handle. Along with following Blueprint Boise and maintaining open spaces and a rural environment, not urbanism.

Third, we want to address pollution. Air quality in this valley is already beyond poor when it comes to inversions. Not only will you have the emissions from heating 2000+ homes along with businesses, but also the emissions of 5000+ vehicles in the area every day. An estimated 44,000 vehicles, according to ACHD, from this community alone by 2035. My long-term intentions are to raise my family in this beautiful valley, the last thing I desire would to face health issues for yours, or my family, due to poor air quality. This we have no solution for other than not allowing any building at all. We do have one question: has the EPA or the DEQ completed an impact analysis for this much emissions in this area?

On a side note from that, Has there been an Environmental analysis complete for the projects in this area and the effects it will have on the surrounding wildlife habitats and ecosystem? The Snake River Birds of Prey conservation area is within a close vicinity to this area along with other wildlife in the area. Why is this a concern? The last thing we want to see is our tax dollars going towards fighting a lawsuit from an environmental organization, they love this stuff. Coming from a background in the mining industry I personally have seen this happen to governing agencies costing the tax payers millions of dollars. So we ask again, has this been done? And if not, why?

Lastly, the growth of our airport. With this many people this close to the airport, especially the possible 3rd runway, noise complaints are going to be a growing issue. Our airport is a key factor of our national transportation along with cargo movement. As an Individual, I myself and 100's of others have made a career working for the Idaho Air National Guard along with the Idaho National Guard. This could have a negative impact on the future mission selections and jobs of 1000's of treasure valley residents. How can we be confident this issue will be mitigated?

These are the comments and opinions of many citizens in the South Cole area. As much as we all would rather see the area on south Cole to stay the nice, open space it is, we also realize that growth is inevitable. With that being said, there is no reason the infrastructure can't be improved first, then the building plot density reduced before any development begins. Otherwise, the development should be moved to an area that is more capable of supporting it. If anyone's inputs and opinions should be in consideration, it should be the residents that live within the affected area and the ones that will be impacted by the development the most.

On behalf of myself, my neighbors, and the citizens of south Boise that this represents,

We strongly suggest the Boise Planning and Zoning Commission NOT pass CPA15-00008 & CAR15-00029 / Pleasant Valley South LLC Syringa Valley project until these issue are addressed.

Thank you for your time and considerations

Sincerely,

Chris Christman

My husband and I have 4 children ranging in age from 12 to 1 years old. We recently moved to Hollilynn Dr as we loved the country feel out here, but are coming to be more concerned with the dangerous, speeding traffic volume on our road. I think it will get much worse as the Syringa Development begins.

We understand that you serve as a city planner over the Syringa Proposal. Along with many of my neighbors on Hollilynn Dr in Boise, I have a few suggestions that we would like to be considered:

- 1) Widen Cole Road (there are currently no bike paths or much of a shoulder) between Hollilynn and Amity before phase 1 of the Syringa Development.
- 2) Complete the Lake Hazel to Orchard Extension BEFORE phase 1 of the Syringa Development.
- 3) Request the Developer require the construction contractors to access the work cite from Cole road and not Hollilynn.
- 4) Request the Developer perform any research to assure home owners on Hollilynn that their existing water irrigation wells will not be damaged.

We moved to Boise from Utah about 6 years ago. We love it here but the roads haven't kept up with the growth. It seems they always want to build a bunch of homes and worry about the roads retroactively instead of pro-actively. Lets be sure to build the infrastructure on the existing roads BEFORE the implementation of hundreds of homes. Please! We don't want another Eagle road jam situation.

Thanks for your time and effort in helping keep our community grow safely!

-Dr Toby and Kristi Davis

**From:** [Mindy Wallace](#)  
**To:** [Todd Tucker](#)  
**Subject:** FW: 2000 New Homes  
**Date:** Wednesday, January 27, 2016 4:06:05 PM

---

**From:** Karen Jennings [mailto:karenjennings1217@gmail.com]  
**Sent:** Wednesday, January 27, 2016 3:37 PM  
**To:** Mindy Wallace  
**Subject:** 2000 New Homes

I don't mind having the new homes added as long as there is a clear understanding that Gowen Field is used for training and for testing Jets.

The homeowners association for these homes needs to clearly state that all persons buying these homes understands that there is the possibility of loud noise levels and that they won't try to seek legislation to remove Gowen Field and it's training and testing abilities.

Right now a group of new homeowners that knew about Gowen Field when they bought their homes, is trying to find a way to get Gowen Field closed to flying jets because of the noise.

These homeowners are a minority, but trying to stir the pot. They have said they will try and use this new housing development to try to enforce their plan.

The majority of us that live near Gowen Field don't have a problem with the noise level. It is only a handful of people that moved here and want the base removed. From some of the things a couple of them have stated in their conversations, they might have bought homes here with the express intention of working to get Gowen Field removed.

This is an issue that needs to be addressed before you add 2000 more people, some of whom may buy with the express purpose of disposing of Gowen Field.

They may only be a few, but if they cause enough problems, it could cause Gowen Field to be placed in a precarious situation.

Don't let a few bad apples ruin the whole barrel full. Gowen Field is important to Boise, the Treasure Valley, Idaho and America.

Please make sure Gowen Field is protected.

Sincerely yours,

Karen Jennings  
[karenjennings17@yahoo.com](mailto:karenjennings17@yahoo.com)

I have heard that there will be 2,000 homes built in the area of S. Cole Rd and Lake Hazel. Nice for the developer but not so nice for the residents all of the way down Cole Rd when it comes time to go to work and come back. I have to be at work at 8:00 am to a job that is 15-20 minutes away, but have to leave at 7:15 am to be able to get down S. Cole Rd. We are bumper to bumper and the last time I asked, there were no plans to enlarge S. Cole to 2 lanes on each side from Victory on up the bench.

With this development, we will have at least 2,000, possibly 4,000 to 6,000 cars adding to the mix. I shudder to think how early I'll need to start out in the morning. We already have traffic coming from Maple Grove onto S. Cole which we have to deal with now.

If there is a vote as to whether or not they get to develop, my vote is a BIG NO.

Carol Johnson  
4669 Maverick Way  
Boise, ID 83709  
208-859-6499

**From:** [Len and Patt Kopp](#)  
**To:** [Todd Tucker](#); [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)  
**Subject:** 2,000 Homes Planned Near Cole and Lake Hazel Roads  
**Date:** Friday, January 29, 2016 10:06:46 AM

---

I was told that a letter was sent out to homeowners in our area informing everyone about a meeting in regard to this proposed subdivision (where actually only 3 or 4 people attended who said they all were in favor of the development.) We did not receive any notice of this meeting nor did any of our immediate neighbors. While I'm not opposed to developing this area and realize that it will happen at some point. I think 2,000 homes is too much for that area.

My main concerns are:

- The increased traffic and noise that will be added on Cole Road , which is already way over capacity and a nightmare to drive.
- Possible restrictions on the military operations at Gowen Field, some residents are already upset about the noise level and more population here will increase the pressure to move this activity to Mountain Home.
- Annexation by the City of Boise would significantly increase our taxes. A lot of us in the established subdivisions are on fixed incomes with no resources for this added burden.
- Something that also needs to be considered is water. The State trying to reduce our irrigation in the Treasure Valley and the only explanation is that they need the water for new subdivisions. We need to conserve our resources so we don't find ourselves in a situation like California.

We feel that the last thing the southwest area needs is more homes without supporting the infrastructure. We'd need grocery stores, restaurants and other stores so that we don't have to drive so far or we can walk or improve public transportation. There are so many homes being built in the valley now but the job growth just doesn't warrant even more construction.

Thank you.

Leonard & Patricia Kopp  
Indian Lakes

My family currently resides at 6784 Hollilynn Dr. I will be unable to attend the 01-27-16 ACHD meeting. I would like to submit the following for consideration:

**The ACHD traffic study is incomplete. For phase 1A there is only one access road to the development from Cole Rd. Traffic associated with the development can only use 3 choices: Cole Rd. north, Lake Hazel, or Cole Rd. south. ACHD did not study traffic impact issues for all 3 routes.**

**ACHD failed to consider traffic impact on Cole Rd. south of Lake Hazel. A majority of this traffic exits to or enters from W. Hollilynn Dr. and profoundly affects our neighborhood.**

This is copied from the ACHD document:

### **3. Traffic Impact Study**

The purpose of the study was to evaluate the traffic impacts resulting from the Syringa Valley development and to make recommendations for mitigation to the impacts if needed.

#### **Traffic Impact Study Area**

With the traffic impact study for Syringa Valley the study area was extended beyond the roadways within and adjacent to the development to allow for analysis of all the traffic impacts. The study area included the following roadway segments:

- Lake Hazel Road (Maple Grove to Cole Road)
- Lake Hazel Road (Orchard to Cole)
- Cole Road (Lake Hazel to Victory)
- Cole Road (Victory to Overland)
- Orchard Street (Lake Hazel to Gowen)
- Orchard Street (1-84 to Gowen Road)

The following intersections were also included in the analysis:

- Cole/Victory
- Cole/Amity
- Cole/New Site Road
- Cole/Lake Hazel

- Maple Grove/Lake Hazel
- Orchard/Lake Hazel
- Orchard/Gowen
- Lake Hazel/New Site Access Roads

**It is unreasonable and negligent for ACHD to not study the impact of the development on Cole Rd, south [Hollilynn] traffic.**

Looking at attachment 5 of your document posted for the upcoming ACHD meeting; based on your 12-17-15 survey there is currently more traffic on Cole Rd. south of Lake Hazel Rd. than on Cole Rd. north of Lake Hazel Rd. This is copied from attachment 5:

Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cole Road south of Overland Road was 32, 598 on 9/24/15.
- The average daily traffic count for Cole Road south of Victory Road was 17,011 on 4/23/15.
- The average daily traffic count for Cole Road north of Lake Hazel was 3,565 on 12/7/15.
- The average daily traffic count for Cole Road south of Lake Hazel was 3,924 on 12/7/15.
- The average daily traffic count for Lake Hazel Road west of Cole was 3,988 on 12/9/15.

**This suggests traffic on Lake Hazel connecting to Cole more frequently heads south than north on Cole, eventually proceeding to Hollilynn. This is to avoid the congested mess that already exists on Cole north to Victory. With the development of phase 1A, the associated increased traffic will utilize this same option,**

**further increasing traffic using Cole Rd. south of Lake Hazel and W. Hollilynn Dr.**

**ACHD needs to produce traffic projections for Cole Rd. south prior to approving phase 1A.**

I have been a resident on W. Hollilynn Dr. for over 30 years. Hollilynn was originally a safe, peaceful estate area [Holly Estates] with a dead end road. Under the guise of needing a road to provide firetruck access after the NY canal bridge was weight restricted, ACHD extended Hollilynn through to Pleasant Valley Rd. This was done without written notice to Holly Estate residents after we were verbally assured a firetruck access road would be constructed to Cole Rd. from the west. We were told only a temporary road was to be constructed and removed after the bridge was upgraded.

**Hollilynn was not constructed to be a S. Cole Rd. high speed bypass road and should not be expected to perform that purpose.**

I have surveyed all of the roads entering S. Cole Rd. from the west or east between Hollilynn and W. Victory. All of the roads are wider than W. Hollilynn Dr. I have noted the following:

**6 ROADS: NO POSTED SPEED LIMIT.**

**9 ROADS: 20 MPH.**

**10 ROADS: 25 MPH.**

**W. DESERT RD.: 30 MPH. THIS ROAD HAS A SIDEWALK, BIKE LANES AND PARKING LANES AND IS 37' WIDE. HOLLILYNN IS 21' WIDE.**

**LAKE HAZEL: 35 MPH. DESIGNED AS A BYPASS ROAD, HAS WIDE APRONS AND A SIDEWALK. PRIVATE RESIDENCES ARE NOT LOCATED ON AND DRIVEWAYS TO NOT ENTER THE LAKE HAZEL EXTENSION RD.**

**4 ROADS: INTERSECT WITH COLE RD. AND ARE SIMILAR RESIDENTIALLY TO HOLLILYNN. THEY HAVE ACREAGES AND DRIVEWAYS THAT CONNECT TO THE STREET. ALL ARE 24' TO 24 ½' WIDE, HOLLILYNN IS 21' WIDE:**

**W. DELWOOD: NO POSTED SPEED LIMIT.**

**W. MCGLOCHLIN: 25 MPH.**

**W. DIAMOND: 20 MPH.**

**W. SORENSON: 20 MPH.**

**As a result of previous ACHD actions, Hollilynn residents are now living on an inappropriately utilized, increasingly busy, unsafe bypass road used by frustrated commuters to avoid congestion on Cole Rd.**

**I believe you owe an explanation to Hollilynn residents as to why W. Hollilynn has a posted speed limit of 35 mph. The road is in a residential Estate area. There are no sidewalks and several tight curves. There are an increasing number of children residing in the residential area. In their frustration of diverting all the way to Hollilynn to avoid the congestion on Cole heading north,**

a high percentage of commuters exceed the speed limit. **IT IS ONLY A MATTER OF TIME BEFORE SOME IS KILLED BECAUSE OF THIS SITUATION. APPROVAL OF THE CURRENT TRAFFIC PLAN FOR SYRINGA VALLEY WILL ONLY MAKE THIS SITUATION WORST.** I believe the speed limit on W. Hollilynn should be immediately reduced to 20 or 25 mph and vigorously enforced.

Thank you for considering these issues. I suspect the ACHD commissioners involved with this plan approval have or desire to have homes on quiet, safe residential streets. Please think of your response if you owned a home and were forced to endure what is happening on W. Hollilynn Dr.

**There is a logical potential solution to the above issues. The developer should be compelled to accelerate the Lake Hazel to Orchard Rd. connection schedule. ACHD should require the initial connector road be constructed prior to beginning phase 1A. If you really want to improve traffic issues, the road should be more robust than the currently proposed 2 lane road. After phase 1A is completed, traffic surveys should be repeated, including Cole Rd. south of Lake Hazel, and the schedule further adjusted.**

Thank you  
WT Murray, MD

I feel that Cole Rd. is beyond reasonable capacity at peak traffic times. This road needs widening at the Victory Rd. intersection. Mornings are a nightmare!

Regards,

Elissa Maguire  
W. Tillamook Dr.

**From:** [Kristin Nelson](#)  
**To:** [Todd Tucker](#)  
**Cc:** [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)  
**Subject:** Cole and Lake Hazel Subdivision  
**Date:** Friday, January 29, 2016 9:28:36 AM

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Hello,

I'm contacting you regarding the proposed development at the Cole and Lake Hazel intersection. Please enter my statement into the public record.

I'm not entirely opposed to the subdivision. I understand the need to create additional housing in Boise. However, I'm very concerned about the information I received that the Orchard and Lake Hazel extension was not planned for the first 170 houses. This will cause a traffic nightmare during the rush hours. The traffic is already bad and it's very difficult to even enter the lanes of travel from a side street. Additional traffic will also exacerbate the problem and cause more accidents, frustration, and congestion. Cole road also needs to be widened to accommodate more traffic. Please drive out here during rush hour to see the issues that residents have concerns about.

Additionally, I'm concerned that "newer" homes and developers will influence the city to change the airport traffic and flight paths in such a way that it flies over homes that were previously not in the path. This would reduce home values and quality of life for those already living out here. Quality of life is also affected by the addition of 2000 more households, but understandably, change is inevitable. Lessening the burden on those who already reside in the affected area however, is the right thing to do.

Thank you,

Kristin H. Nelson  
5006 S Umatilla Ave, Boise

We are Carla and Alan Pladsen and currently reside on Hollilynn Drive in South Boise. We are urging you to consider the traffic issues that will arise due to the new Syringa development slated to begin in Feb. of this year. We feel strongly that the road alterations and extensions need to occur prior to construction start. Below we have listed the questions/concerns we have regarding the increased traffic this project will cause.

1. Why is the Orchard bypass and the widening of Cole not being done prior to construction start?
  - Rush hour traffic is already significant on Hollilynn Drive (a residential street) and SEVERE on Cole.
  - Traffic flow on Hollilynn will exceed the 2000 count set by ACHD in no time.
  - Guaranteed that construction traffic will use Hollilynn to get to the site, rather than use the congested Cole/Victory streets.
2. Hollilynn speed limit at 35 MPH is high for a residential street. (According to ACHD rules)  
Due to the undeveloped portion being 50 MPH, most vehicles enter the residential area exceeding the 35 MPH limit. ( the result of that is a large number of wildlife dead in the road, including pets)
3. Why were the speedbumps denied in 2012? Please clarify.

Thank you for your time,

Alan and Carla Pladsen

I'm concerned about the increase in traffic on Cole rd. The plan calls for Lake Hazel to be punched through to Orchard, but not until later phase.

In summary there are going to be 453 lots in this 101 acre parcel (and it's just the first phase). For comparison, a nearby subdivision has 81 homes right now (108 when fully built). Once that subdivision is done there will be 2.7 houses per acre, once the proposed new development is done it will be 4.5 houses per acre.

Assuming that each house has only one car going to work in the AM (which is low) that's 453 more cars that have to go down Cole, and that's only 1/6 of the total development.

Recently, Lake Hazel was connected to Cole road. The traffic has increased rapidly. Based on traffic concerns, I propose that Lake Hazel is punched through to Orchard before the first phase of development.

Sincerely,  
Jennifer Risch  
5776 S Cole Rd  
Boise ID 83709

**From:** [khema siemers](#)  
**To:** [Todd Tucker](#)  
**Subject:** Syringa Valley development  
**Date:** Friday, January 29, 2016 7:05:12 AM

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We would like to have our statement on the record about the Syringa Valley Development off of Cole South.

WE are not against the development. We do feel however, that is it imperative for the traffic concern, that the Lake Hazel road and the Orchard street road are first completed to alleviate the already poor traffic flow that exists. Penalizing the people that live here with heavy construction traffic for who knows how many years is not a fair option. We need to know that the road proposed will be approved by the City, sold to the developer, and completed.

Thank you for your consideration.

Sincerely.

Stephen and Bunny Siemers  
4851 so Chinook ave  
Boise, Idaho 83709

**From:** [Joseph Willmus](#)  
**To:** [Todd Tucker](#)  
**Subject:** Re: test e-mail  
**Date:** Thursday, January 28, 2016 9:25:14 PM

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Todd, thanks for the call today, here's my input:

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1/28/2016

Regarding the new development on South Cole to the south of the Boise Airport:

Please enter into the public record:

I'm not opposed to the new development south of the airport. However, I'm concerned that shortly after the residential development is completed, public funds will be spent to mitigate airport noise impacting the new development. In other words, perhaps the airport noise issues needs to be cleared up first. (No, the noise issue is not settled. The question has been raised about the potential for inaccuracies in the noise study due to erroneous predicted noise levels for the F-35.)

The area of new development is directly under, or nearly so, the most heavily traveled airspace for both arrivals and departures to/from Boise airport. Airport noise is why this area has remained blank for so long. It was used as a noise buffer by your predecessors. I do not expect the noise level to the north or south of Lake Hazel and east of Cole road will be tolerable to most residential home owners if an afterburning type aircraft becomes an hourly routine at Boise. Also please consider the most modern USAF aircraft have a night and day mission capability. Do you really think residents won't be bothered by frequent F-35 flights arriving and departing Boise at night? If it is determined the area will be, now or in the future, subject to noise beyond what is tolerable by a typical resident, then rezone for commercial. Building residential in an area which will probably be too noisy for most to tolerate will result in numerous complaints, lawsuits, lower property values, and eventually a neighborhood on the lower end of the socioeconomic scale. Such neighborhoods require additional community services and spending.

One way or another the land will be developed and I support the rights of the land owners to do so, but public money spent at a later date to fix a mistake we are talking about now is irresponsible governance. It appears to me you are knowingly approving a problem so as to have more federal money to spend on the problem later on. Denver had to move its airport because of really poor planning. A lot of people made a lot of money from that poor planning. Is that what you are doing here in Boise too?

Additional area road traffic from the new development: ACHD seems to not care about the obscene amount of traffic they are forcing down the 2-lane roads like Cole, Lake Hazel, MapGrv, 5Mile etc. There is a need for stoplights too at several difficult intersections like Sea Breeze/LH. I believe ACHD has traffic counts, complaints, traffic accidents (including fatalities and life changing injuries), and observations which support multi-lane roads, stoplight installations, and crosswalks, but ACHD does nothing due to an emphasis on maximizing uninterrupted traffic flow on the 2-lane roads. The connection to Orchard and the widening of Cole should be occurring before any new residential is added to this area. Local governments have been increasing taxes, including tax clawbacks. The money to improve this situation is available now and should be spent before development. Do you realize you have a fire station on Cole which is essentially closed by traffic twice a day? None of you live out this way... please pay the area a visit a few times during the rush hours (bicycle not recommended).

Sincerely,

Joseph Willmus

Ada resident (but I pay Boise sewer fees)

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