



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

MEMORANDUM

MEMO TO: Boise City Council

FROM: Todd Tucker, Senior Planner

RE: CAR15-00029, CPA15-00008, and SUB15-00055 Added Conditions of Approval

DATE: December 6, 2016

DECISION:

On November 29, 2016 the City Council approved the above referenced applications. At the hearing the Council added several conditions of approval. The maker of the motion directed the conditions be brought back before the Council for approval. Below are the original conditions of approval from the project report and the added conditions of approval. The new conditions are numbers 1 – 6 (Specific Plan) and 12 – 17 (Kirsten Subdivision) shown in **bold**.

CONDITIONS OF APPROVAL

Specific Plan

1. **No more than 12 building permits for single-family homes shall be issued within the Kirsten Subdivision until both the Lake Hazel Road and Orchard Street extensions are constructed as a minimum 2 lane interim road section.**
2. **No more than 60 building permits for single-family homes shall be issued within the Kirsten Subdivision until the intersection of Lake Hazel Road and Cole Road and the Lake Hazel bridge over the New York Canal is constructed as a minimum 2 lane interim road section.**
3. **Heavy construction truck traffic shall only use Cole Road to access the property between the hours of 9:00 am and 2:30 pm until Orchard Street and Lake Hazel Road have been constructed with a 2 lane interim road section. After the completion of the interim street construction heavy construction truck traffic shall only utilize Orchard Street and Lake Hazel Road west of Cheyenne for access to the site. The time restriction shall also be removed at that time.**

4. **Prior to approval of the first preliminary plat located within the Village Center Sub-District the Specific Plan shall be amended to identify a minimum square footage amount of commercial development or establish limits to residential development on the ground floor or some other way to ensure an adequate level of commercial development occurs within this sub-district. This amendment shall be approved by the City Council.**
5. **Prior to approval of the first preliminary plat after the Kirsten Subdivision the developer shall work with the City of Boise to establish a mechanism to fund a second fire station.**
6. **The applicant shall coordinate with the Boise City Planning Team and ACHD staff to process a request to allow Eagle Grove Street be a permanent public street access onto Cole Road.**
7. Streetlight fixtures shall be of a design that will focus the light down to prevent light trespass from the development.
8. The residential development along the south side of Lake Hazel shall have a density range between 10 and 20 dwelling units per acre.
9. 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.
10. All public streets within the specific plan shall be improved with detached sidewalks.
11. 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

12. **No more than 12 building permits for single-family homes shall be issued within the Kirsten Subdivision until both the Lake Hazel Road and Orchard Street extensions are constructed as a minimum 2 lane interim road section.**
13. **No more than 60 building permits for single-family homes shall be issued within the Kirsten Subdivision until the intersection of Lake Hazel Road and Cole Road and the Lake Hazel bridge over the New York Canal is constructed as a minimum 2 lane interim road section.**
14. **Heavy construction truck traffic shall only use Cole Road to access the property between the hours of 9:00 am and 2:30 pm until Orchard Street and Lake Hazel Road have been constructed with a 2 lane interim road section. After the completion of the interim street construction heavy construction truck traffic shall only utilize Orchard Street and Lake Hazel Road west of Cheyenne for access to the site. The time restriction shall also be removed at that time.**

15. **Prior to approval of the first preliminary plat located within the Village Center Sub-District the Specific Plan shall be amended to identify a minimum square footage amount of commercial development or establish limits to residential development on the ground floor or some other way to ensure an adequate level of commercial development occurs within this sub-district. This amendment shall be approved by the City Council.**
16. **Prior to approval of the first preliminary plat after the Kirsten Subdivision the developer shall work with the City of Boise to establish a mechanism to fund a second fire station.**
17. **The applicant shall coordinate with the Boise City Planning Team and ACHD staff to process a request to allow Eagle Grove Street be a permanent public street access onto Cole Road.**
18. Prior to approval of the final plat containing the 171st buildable lot, the applicant shall submit an updated traffic impact study to Boise City and the Ada County Highway District for review.

NOTE: ACHD must sign the final plat before it is recorded. ACHD's signature of the final plat is contingent upon review and acceptance of the required updated traffic impact study.
19. 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.
20. All public streets located within the subdivision shall be improved with a minimum five-foot wide detached sidewalk.
21. 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.
22. 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 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.
23. Umatilla Avenue shall be constructed with 10.5-foot wide vehicle travel lanes.
24. Umatilla Avenue shall be constructed with a minimum five-foot wide bike lane (measured from the lip of gutter or parking lane line).

25. Umatilla Avenue shall be constructed with seven-foot wide sidewalks that are detached from the back of curb by a minimum of eight feet.
26. Lake Hazel shall be improved with on-street bike lanes when the temporary shoulder is removed.
27. 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).
28. 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."
29. 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.
30. 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."
31. 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.
32. 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.
33. 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 emailed to ejenkins@cityofboise.org.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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).
39. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
40. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).
41. 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

42. 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).
43. 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

44. 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).
45. 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**
46. 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.
47. The applicant shall comply with any conditions of the Boise Parks and Recreation Department from the memo dated **January 11, 2016**.

48. The applicant shall comply with any conditions of the Boise Building Division of Planning and Development Services from the memo dated **September 29, 2015**.
49. 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).
50. 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)
51. The applicant shall comply with the requirements of the Central District Health Department memo dated **October 15, 2015** (SUB15-00055).
52. The applicant shall comply with the requirements of the Boise Project Board of Control from the comments submitted on **October 15, 2015**.