



Planning & Development Services	
Boise City Hall, 2 <sup>nd</sup> Floor	Phone: 208/608-7100
150 N Capitol Boulevard	Fax: 208/384-3867
P.O. Box 500	TDD/TTY: 800/377-3529
Boise, Idaho 83701-0500	Website: <a href="http://www.cityofboise.org/pds">www.cityofboise.org/pds</a>

## CAR16-00038, PUD16-00041 & SUB16-00069 / Little Wood Landing, LLC

### Summary

The application includes the following requests for property located at 2641 N. Linda Vista Lane:

- Rezone of 4.77 acres from R-1B to R-1C.
- Conditional use permit for a 34-unit development comprised of detached single-family homes.
- Preliminary plat for a residential subdivision comprised of 34 buildable and 7 common lots.

### Prepared By

Cody Riddle-Manager, Current Planning

### Recommendation

The Planning Team recommends **approval** of each request.

### Reason for the Decision

#### Rezone

The rezone meets the approval criteria of *11-03-04.B(7)(c)*. It is consistent with the Comprehensive Plan. The property is designated “Suburban” on the Land Use Map and R-1C is a permissible implementing zone. The property is identified as an Area of Stability in Blueprint Boise. However, the Ustick Master Plan anticipates some redevelopment in the area. The rezone is in the best interest of the public. The property is currently zoned R-1B, with a maximum residential density of 4.8 units per acre. This is not an appropriate zone for a property in an urban setting where services, infrastructure and amenities are readily available. The change in zoning will accommodate additional residents that can take advantage of these services. The proposed R-1C zone is the predominant district in the neighborhood. This includes several properties adjacent to the site. The rezone will facilitate development of a similar form and pattern to surrounding uses and those reasonably expected to develop.

#### Conditional Use Permit

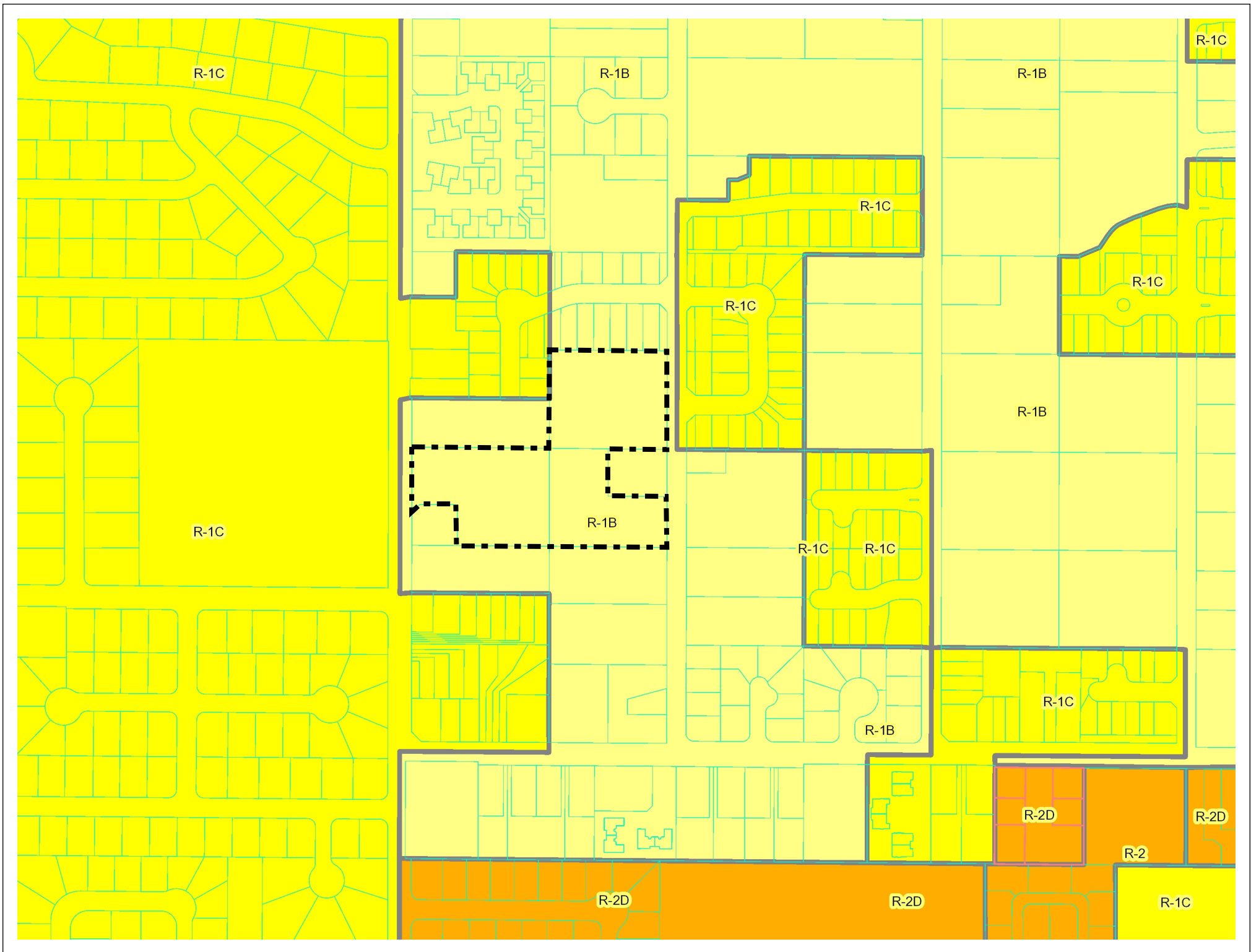
The project is consistent with the approval criteria of *BCC11-03-04.6.C(7)(a)*. The proposed subdivision is compatible with surrounding development that consists primarily of single family residential uses on lots of varying size. This includes both attached and detached homes. There are also a number of mobile home parks and multi-family developments in the area. The site is large enough to accommodate the project without negatively impacting other properties. All perimeter setbacks have been met or exceeded and required features provided. In addition to amenities for the residents, the development includes an important east-west street connection between Linda Vista Lane and Mitchell Street. The project is consistent with Blueprint Boise. It is in a location where all services and infrastructure are readily available, will add to the already diverse mix of housing in the area, and has been designed consistent with the principles of the plan.

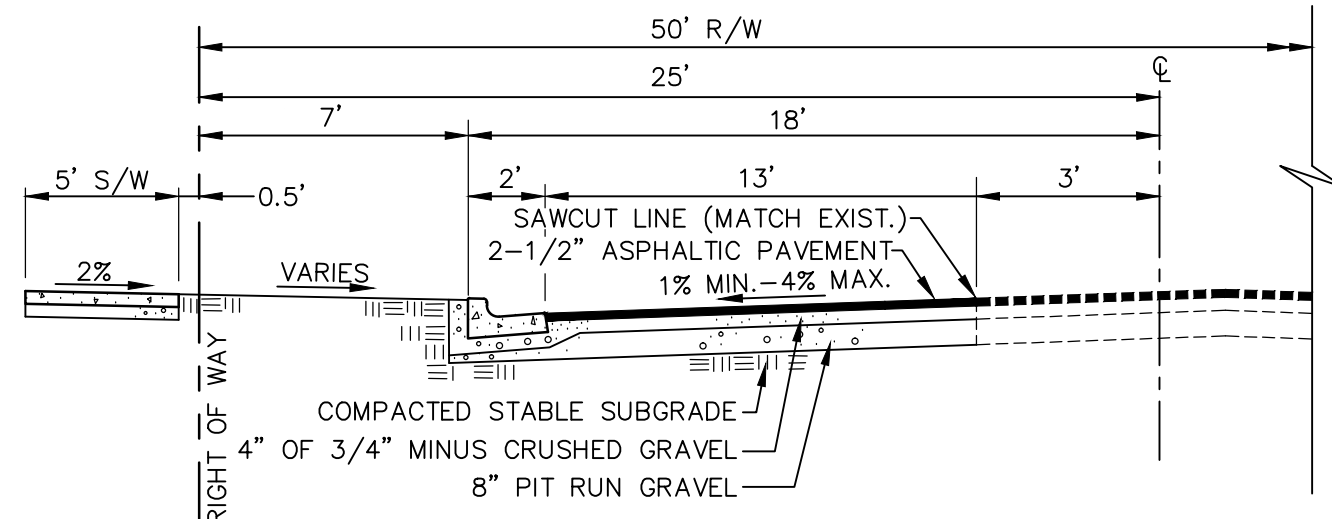
*This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link:*

<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>

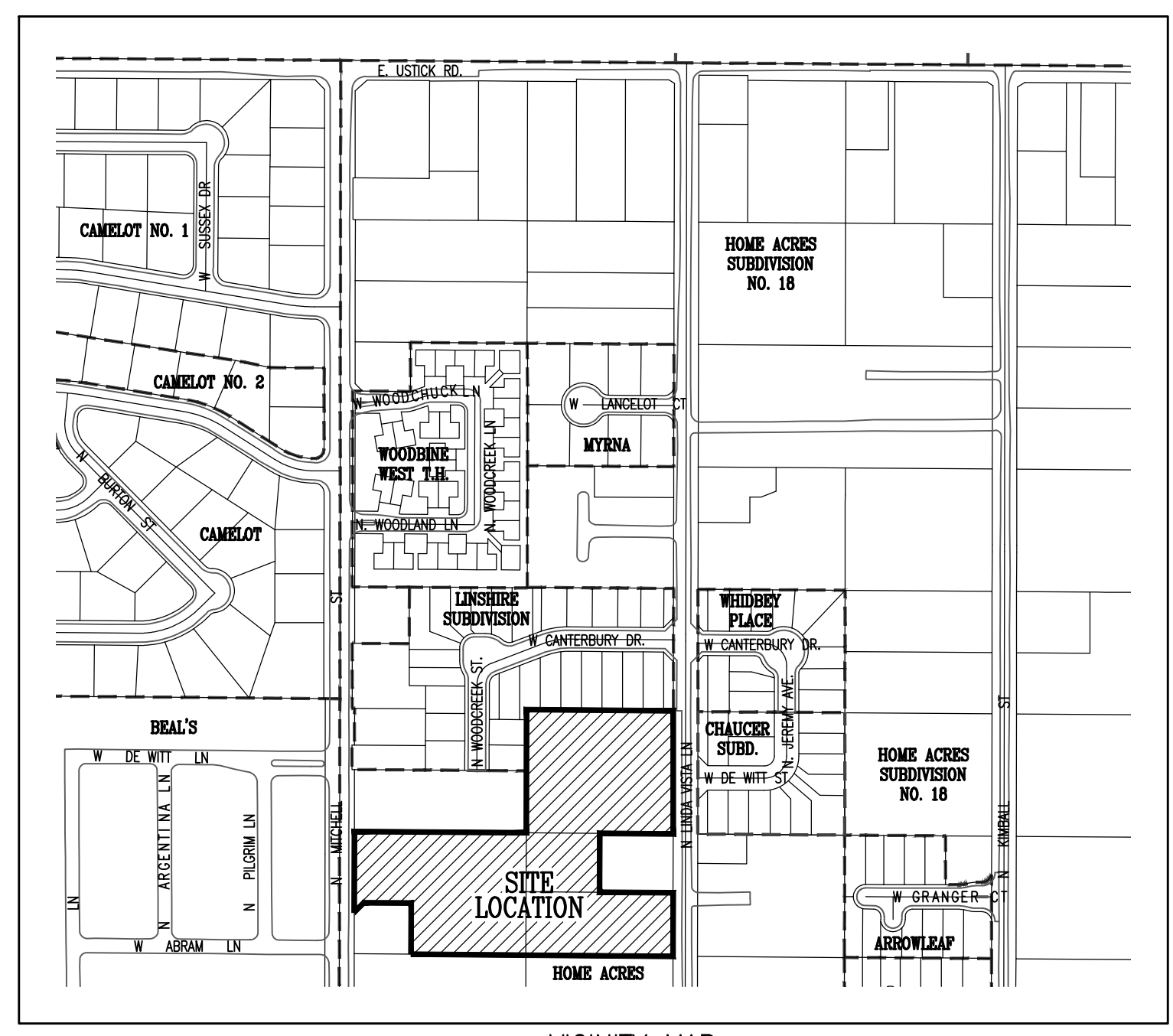




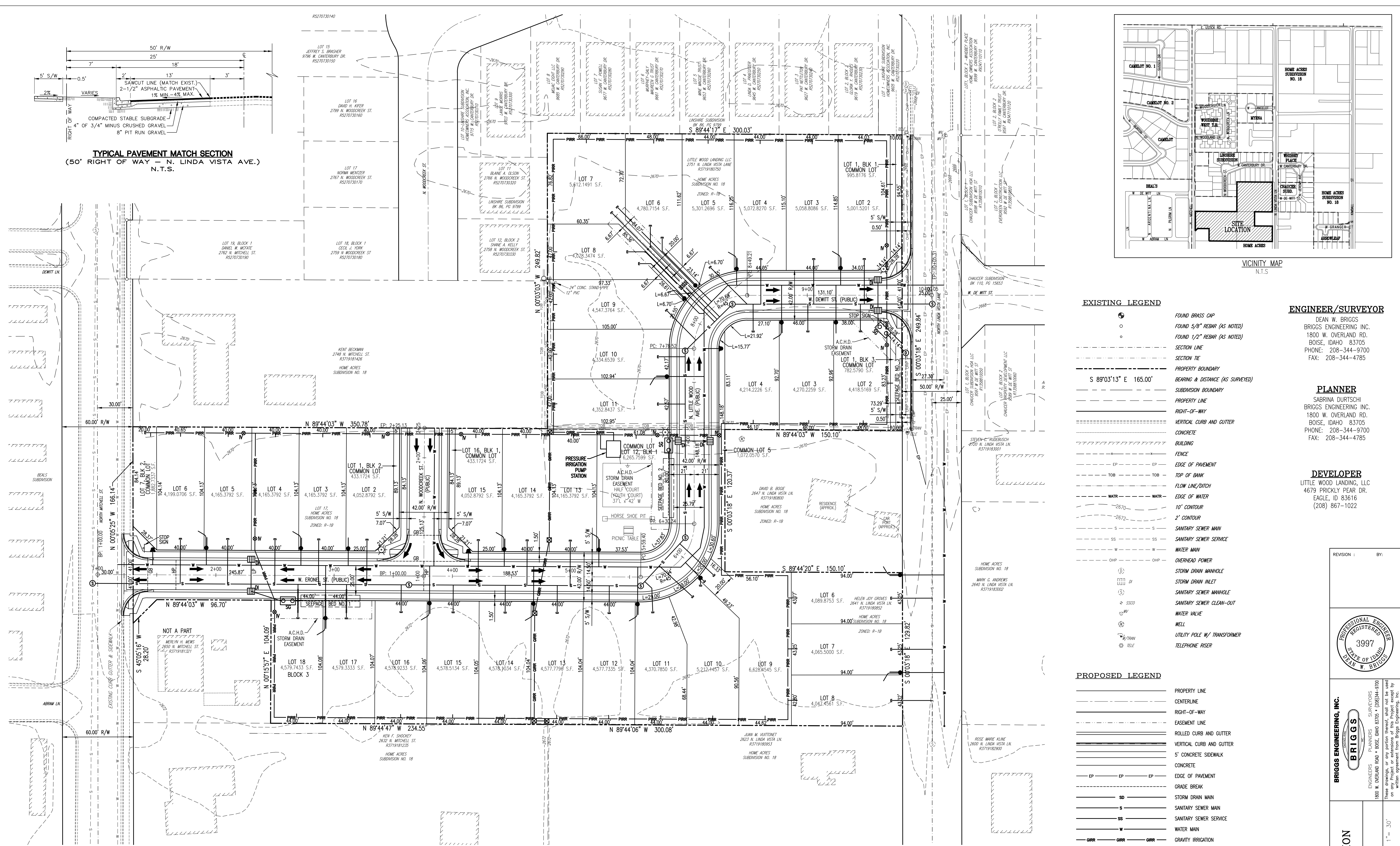




**TYPICAL PAVEMENT MATCH SECTION**  
(50' RIGHT OF WAY - N. LINDA VISTA AVE.)  
N.T.S.



**VICINITY MAP**  
N.T.S.



**EXISTING LEGEND**

- FOUND BRASS CAP
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- SECTION LINE
- SECTION TIE
- PROPERTY BOUNDARY
- BEARING & DISTANCE (AS SURVEYED)
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- VERTICAL CURB AND GUTTER
- CONCRETE
- BUILDING
- FENCE
- EP --- EDGE OF PAVEMENT
- TOB --- TOP OF BANK
- FLOW LINE/DITCH
- WATR --- EDGE OF WATER
- 10' CONTOUR
- 2' CONTOUR
- S --- SANITARY SEWER MAIN
- SS --- SANITARY SEWER SERVICE
- W --- WATER MAIN
- GHP --- OVERHEAD POWER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WELL
- UTILITY POLE W/ TRANSFORMER
- TELEPHONE RISER

**PROPOSED LEGEND**

- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- 5' CONCRETE SIDEWALK
- CONCRETE
- EP --- EDGE OF PAVEMENT
- GRADE BREAK
- SD --- STORM DRAIN MAIN
- S --- SANITARY SEWER MAIN
- SS --- SANITARY SEWER SERVICE
- W --- WATER MAIN
- GRR --- GRAVITY IRRIGATION
- PRR --- PRESSURE IRRIGATION MAIN
- SEEPAGE BED
- FLOW DIRECTION
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SAND & GREASE TRAP
- SANITARY SEWER MANHOLE
- SINGLE OR DOUBLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- PRESSURE IRRIGATION VALVE
- GRAVITY IRRIGATION BOX/STRUCTURE
- LIGHT
- SIGN

**ENGINEER/SURVEYOR**

DEAN W. BRIGGS  
BRIGGS ENGINEERING INC.  
1800 W. OVERLAND RD.  
BOISE, IDAHO 83705  
PHONE: 208-344-9700  
FAX: 208-344-4785

**PLANNER**

SABRINA DURTSCHI  
BRIGGS ENGINEERING INC.  
1800 W. OVERLAND RD.  
BOISE, IDAHO 83705  
PHONE: 208-344-9700  
FAX: 208-344-4785

**DEVELOPER**

LITTLE WOOD LANDING, LLC  
4679 PRICKLY PEAR DR.  
EAGLE, ID 83616  
(208) 867-1022

**PRELIMINARY PLAT DATA**

TOTAL AREA (ACRES)	4.77
DEDICATED RIGHT-OF-WAY (ACRES)	0.95
BUILDABLE LOTS (ACRES)	3.55
COMMON LOTS (ACRES)	0.27

TOTAL LOTS	41
BUILDABLE LOTS	34
COMMON LOTS	7

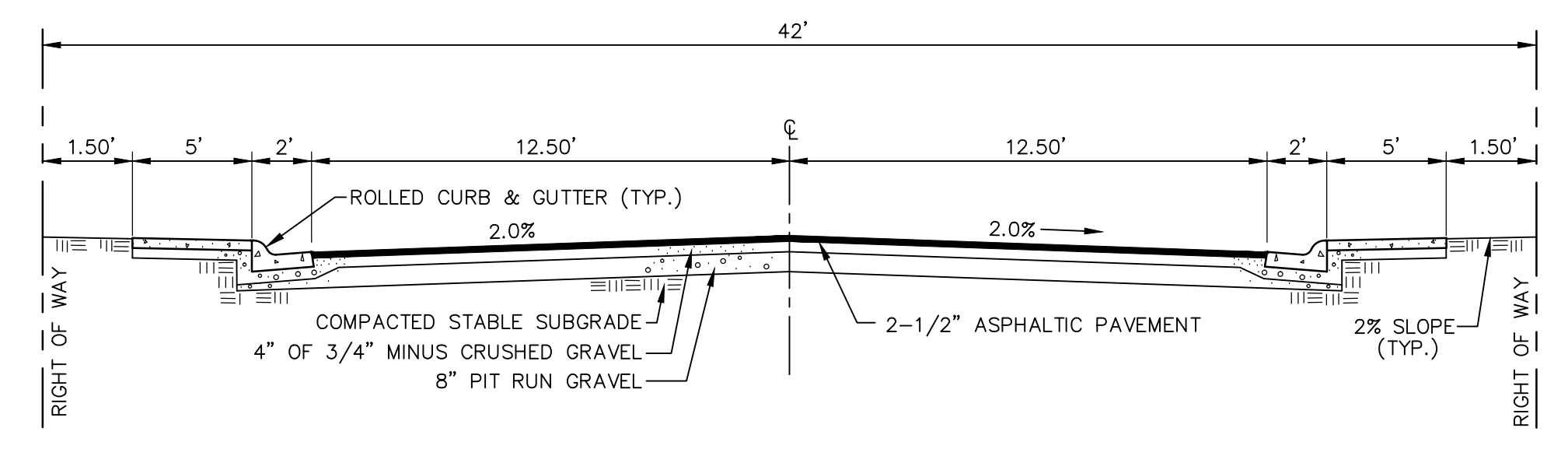
GROSS DENSITY (BUILDABLE LOTS/TOTAL AREA)	7.13
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**LEGAL DESCRIPTION**

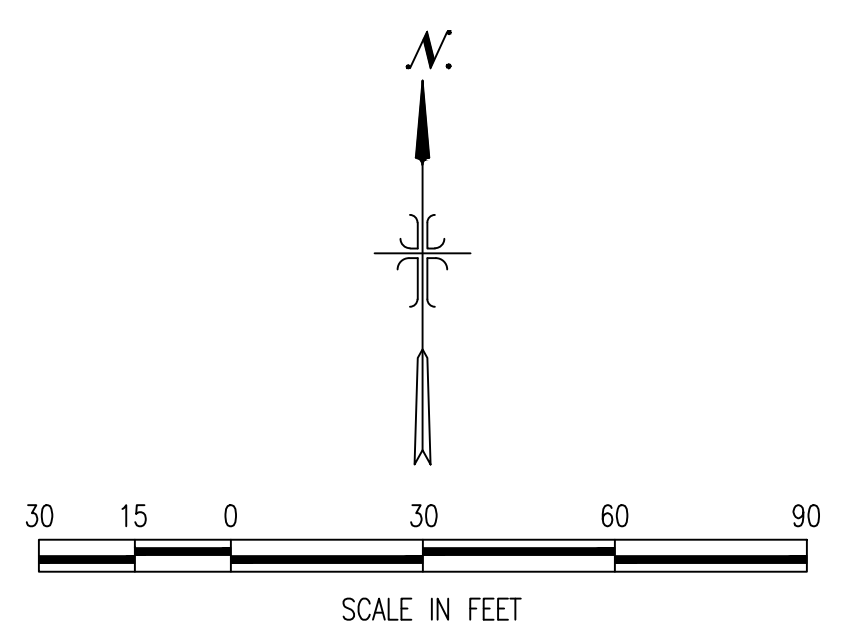
PORTIONS OF LOTS 11, 12, AND 17, BLOCK 1, OF HOME ACRES SUBDIVISION NO. 18, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2, T.3N., R.1E., B.M., BOISE, ADA COUNTY, IDAHO

**NOTES:**

- INTENDED USE: RESIDENTIAL.
- EXISTING ZONING CLASSIFICATION: R-1B  
REZONE: R-1C
- UTILITY AND DRAINAGE EASEMENTS:
  - 5' EXTERIOR BOUNDARIES.
  - 3' INTERIOR LOT LINES.
  - 10' ADJACENT TO PUBLIC RIGHT-OF-WAY.
  - STORM DRAIN EASEMENTS - SEE PLAN FOR LOCATIONS.
- ALL EXISTING STRUCTURES ON-SITE WILL BE REMOVED.
- THIS SITE WILL BE CONSTRUCTED IN ONE PHASE.
- SETBACKS:
  - FRONT = 20 FEET
  - SIDE = 5 FEET
  - REAR = 15 FEET



**TYPICAL STREET SECTION**  
(42' RIGHT OF WAY) N.T.S.



REVISION : BY:

**PROFESSIONAL ENGINEER**  
REGISTERED  
STATE OF IDAHO  
3997  
DEAN W. BRIGGS

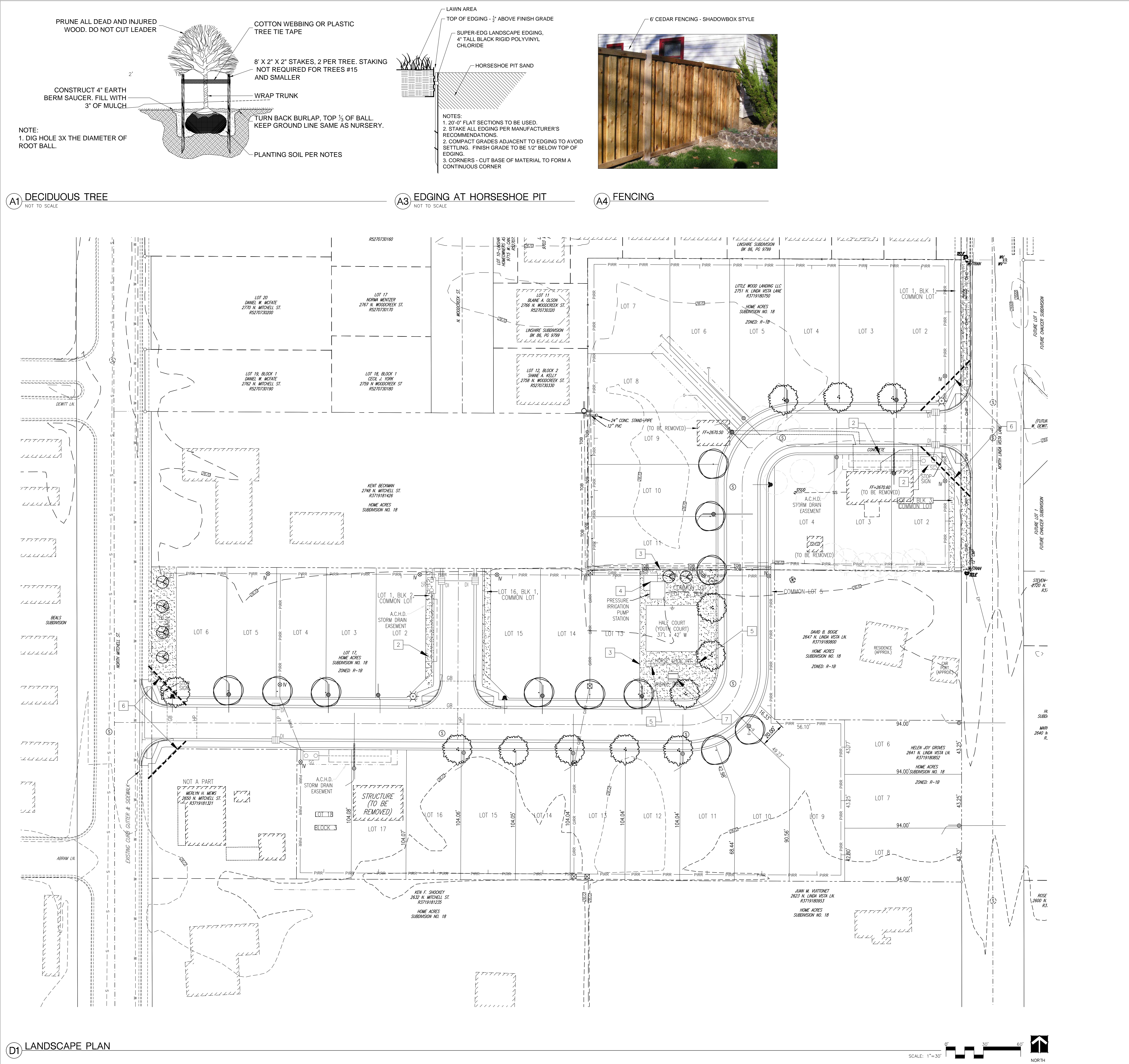
**BRIGGS ENGINEERING, INC.**  
ENGINEERS PLANNERS SURVEYORS  
1800 W. OVERLAND ROAD • BOISE, IDAHO 83705 • (208)344-9700  
These drawings, or any portion thereof, shall not be used on any project or extension of this project except by written agreement from Briggs Engineering, Inc.

**ERONEL SUBDIVISION**

**PRELIMINARY PLAT**

DWG NO. 151005  
SCALE: 1" = 30'  
DATE: 11/29/16

SHEET : 1 OF 1  
**PLAT**  
151005--PREPLAT.DWG



**A1 DECIDUOUS TREE**  
NOT TO SCALE

**A3 EDGING AT HORSESHOE PIT**  
NOT TO SCALE

**A4 FENCING**

**D1 LANDSCAPE PLAN**

**KEY NOTES**

1. INSTALL PICNIC TABLE PER MANUFACTURER'S RECOMMENDATIONS. TABLE TO BE MAGLIN MLPT210-W.
2. STORMWATER RETENTION POND. DO NOT PLANT TREES WITHIN 10' OF EDGE OF ANY STORMWATER INFRASTRUCTURE.
3. INSTALL NEW 6' CEDAR FENCING PER DETAIL A3L.1.0
4. IRRIGATION SOURCE OF WATER
5. HORSESHOE PIT. SEE DETAIL FOR EDGING INSTALLATION
6. VISION TRIANGLE

**LANDSCAPE NOTES**

SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS.

CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.

ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z601 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.

NO PLANT SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.

PLANT ALL TREES PER DETAILS. PLANTING SOIL IS A MIX OF 4 PARTS APPROVED IMPORTED TOPSOIL AND 1 PART COMPOSTED MANURE OR APPROVED EQUAL. USE WHEN BACKFILLING TREE AND SHRUB PITS.

REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE. AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.

INSTALL 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL SHRUB AND TREE PLANTING AREAS. TOPSOIL SHALL BE PLACED 1" BELOW WALKS AND CURBS IN LAWN AREAS AND 3" BELOW IN TREE AND SHRUB PLANTING AREAS. TOPSOIL SHALL BE LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEDS SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL. TOPSOIL FROM SITE SHALL BE SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH UNIFORM GRADE.

ALL PLANT MATERIAL IS DESIGNED TO BE DROUGHT TOLERANT TO MEET PLANNED UNIT DEVELOPMENT REQUIREMENTS.

**ENGINEER/SURVEYOR**

DEAN W. BRIGGS  
BRIGGS ENGINEERING INC.  
1800 W. OVERLAND RD.  
BOISE, IDAHO 83705  
PHONE: 208-344-9700  
FAX: 208-344-4785

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**DEVELOPER**

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4679 PRICKLY PEAR DR.  
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(208) 867-1022

**DECIDUOUS TREES (shown at 66% size)**

SYMBOL	COMMON NAME / BOTANICAL NAME	PLANTED SIZE	MATURE SIZE
	Existing Tree to Remain		
	Existing Tree to be Removed		
	Japanese Pagoda Tree Sophora Japonica (Class II)	2.0' CAL	35'WX40'H
	Skyline Locust Gleditsia Triacanthos Inermis 'Skyline' (Class II)	2.0' CAL	35'WX40'H
	Columnar Washington Hawthorne Crataegus Phaenopyrum 'Fastigiata' Class II	2.0' CAL	15'WX25'H

**GROUND COVER / LANDSCAPE MATERIALS**

SYMBOL	COMMON NAME / BOTANICAL NAME
	RTF drought tolerant sodded lawn, See Notes

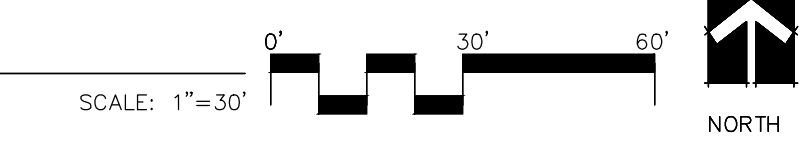
BRIGGS ENGINEERING, INC.  
ENGINEERS PLANNERS SURVEYORS

ERONEL SUBDIVISION  
PRELIMINARY PLAT

DATE: 11/16/16  
SCALE: 1" = 30'

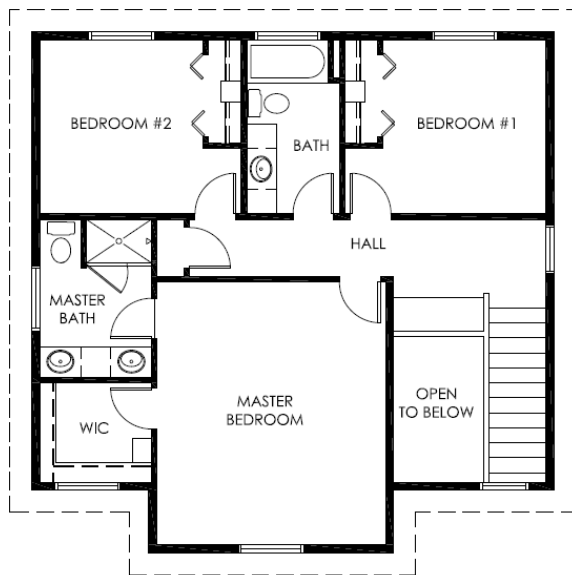
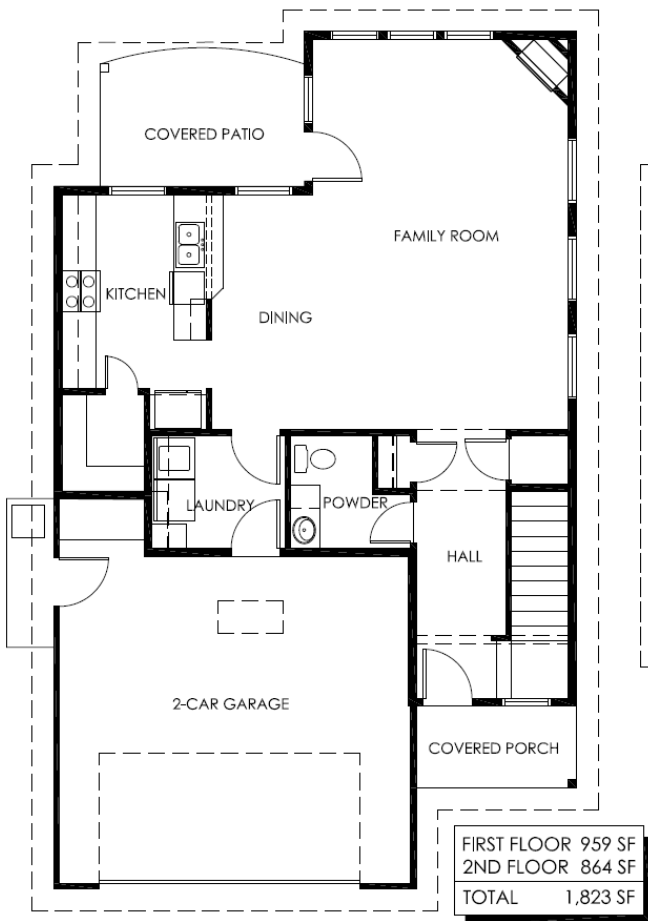
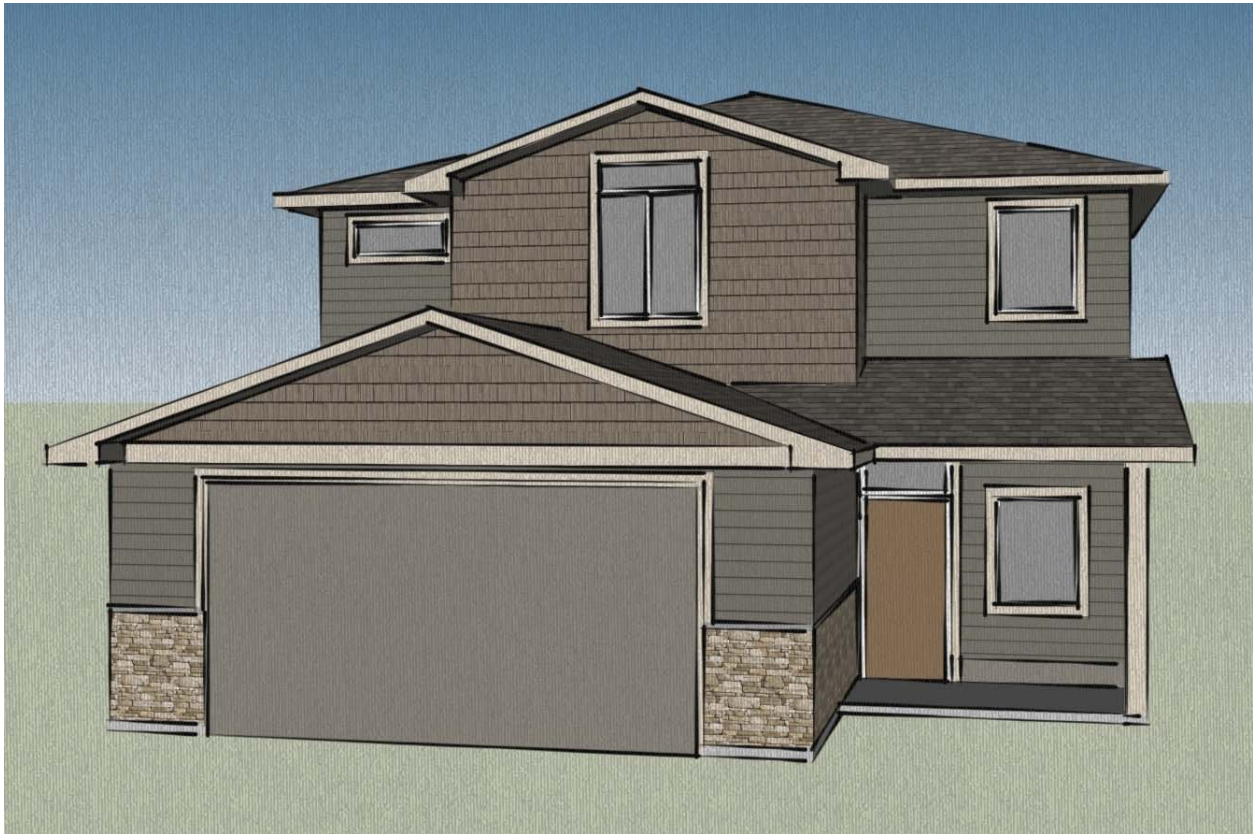
151005

SHEET 1 OF 2  
**PLAT**  
151005-PREPLAT.DWG



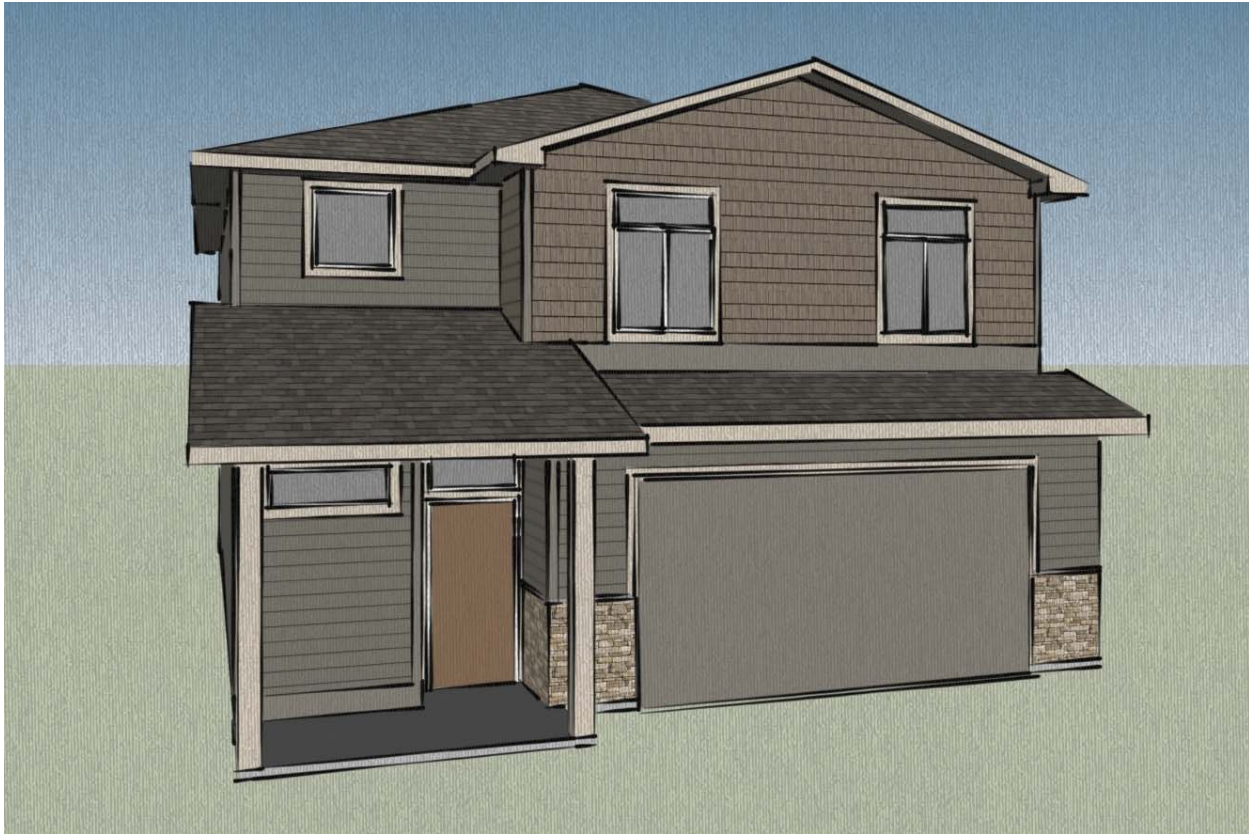
# Admiral

1,823 SF – 3 Bed, 2.5 Bath, 2-Car Garage (Two Story)



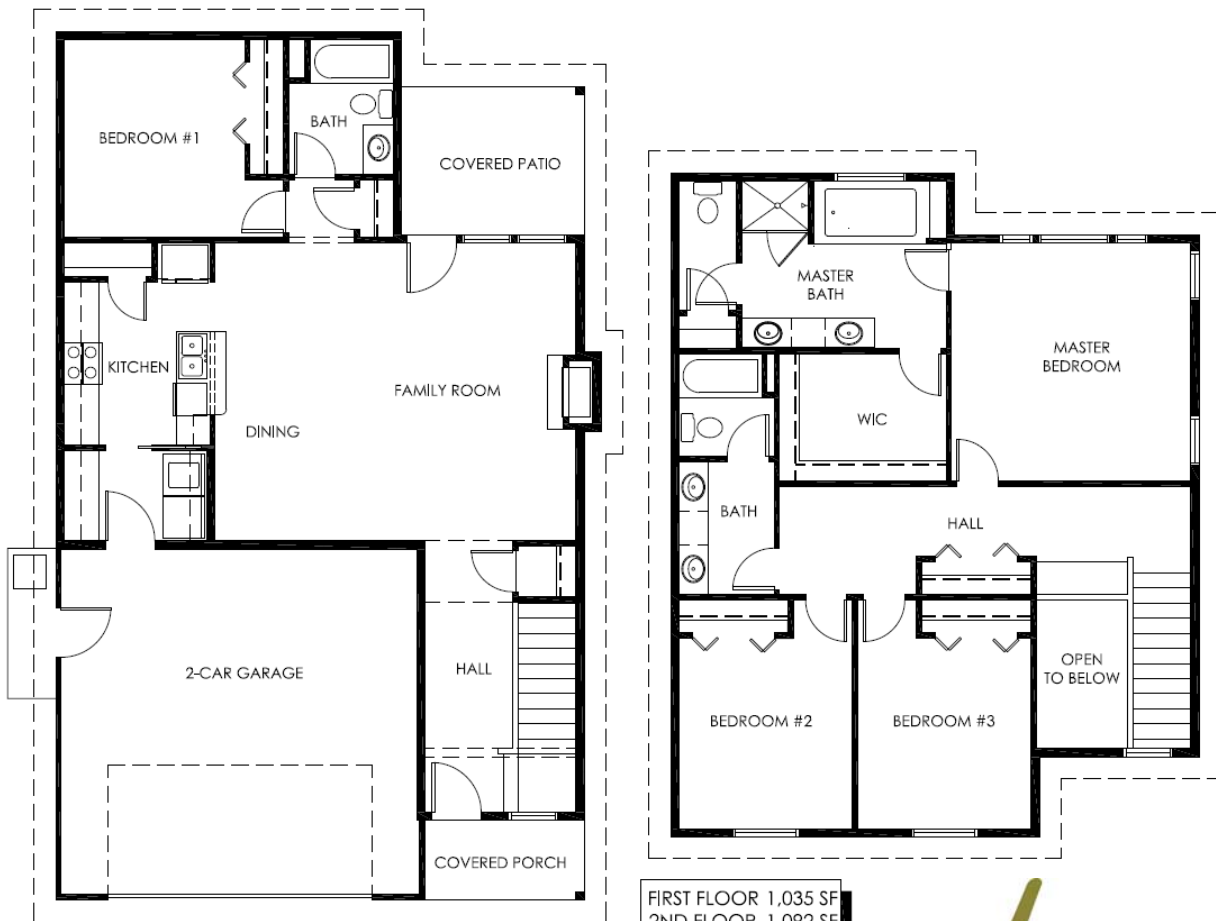
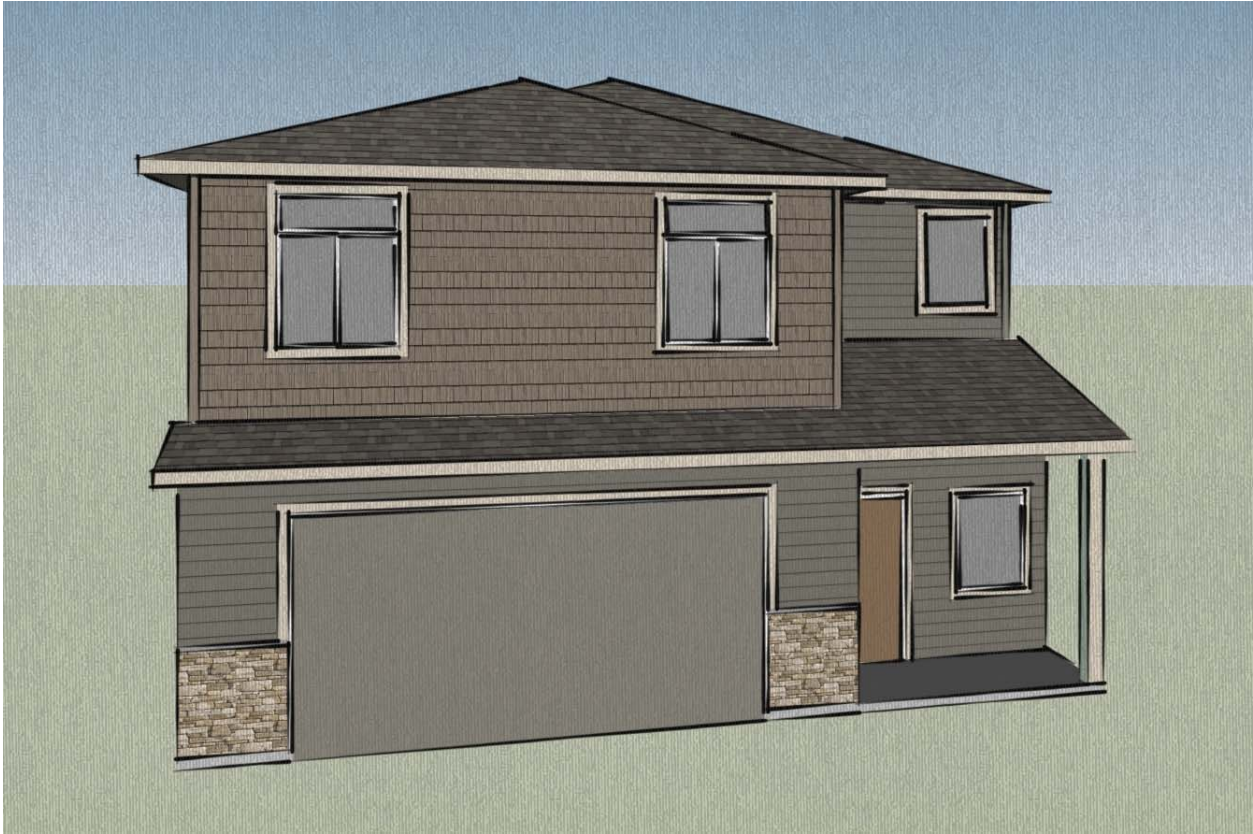
# Douglas

2,100 SF – 3 Bed, 2.5 Bath, 2-Car Garage (Two Story)



# Taylor

2,183 SF – 4 Bed, 3 Bath, 2-Car Garage (Two Story)



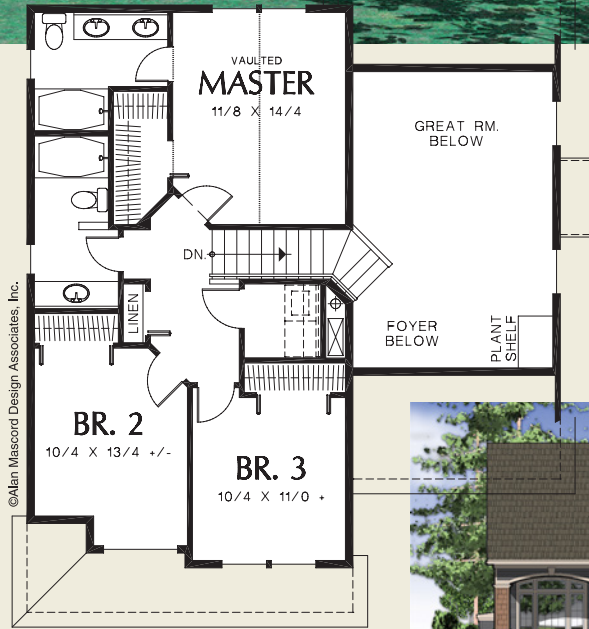
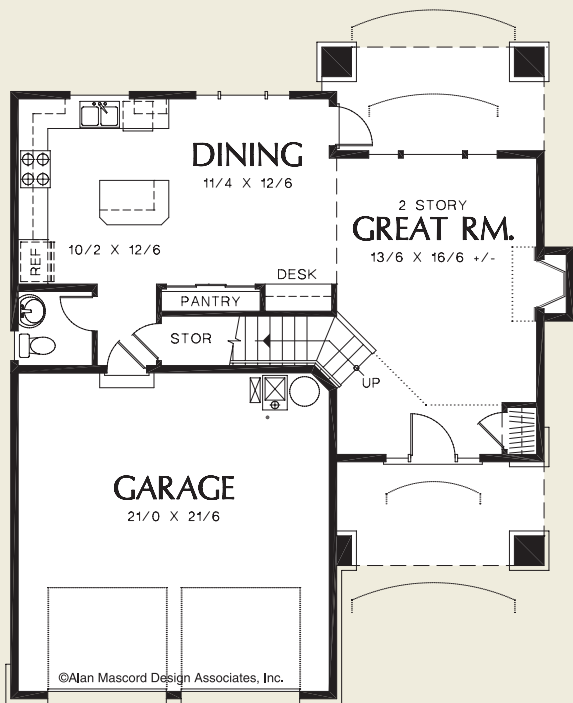
FIRST FLOOR	1,035 SF
2ND FLOOR	1,092 SF
TOTAL	2,183 SF





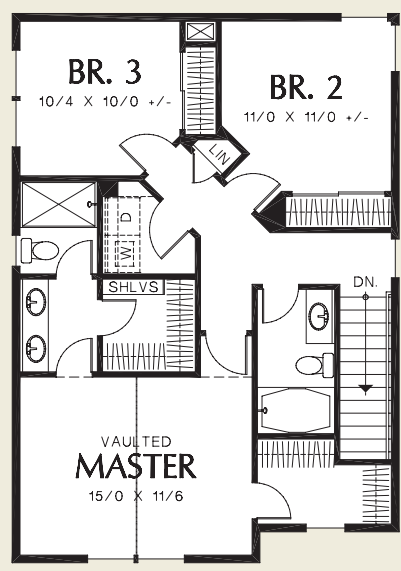
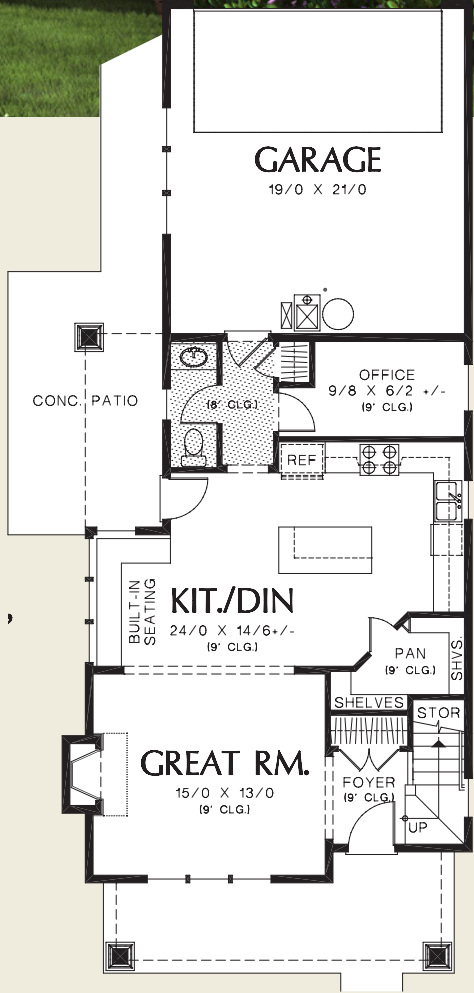
Upper Floor	817 Sq. Ft
Main Floor	771 Sq. Ft
<b>Total Area</b>	<b>1588 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
31'-0"	54'-0"
<b>Height</b> (Main Flr to Peak): 30'-0"	





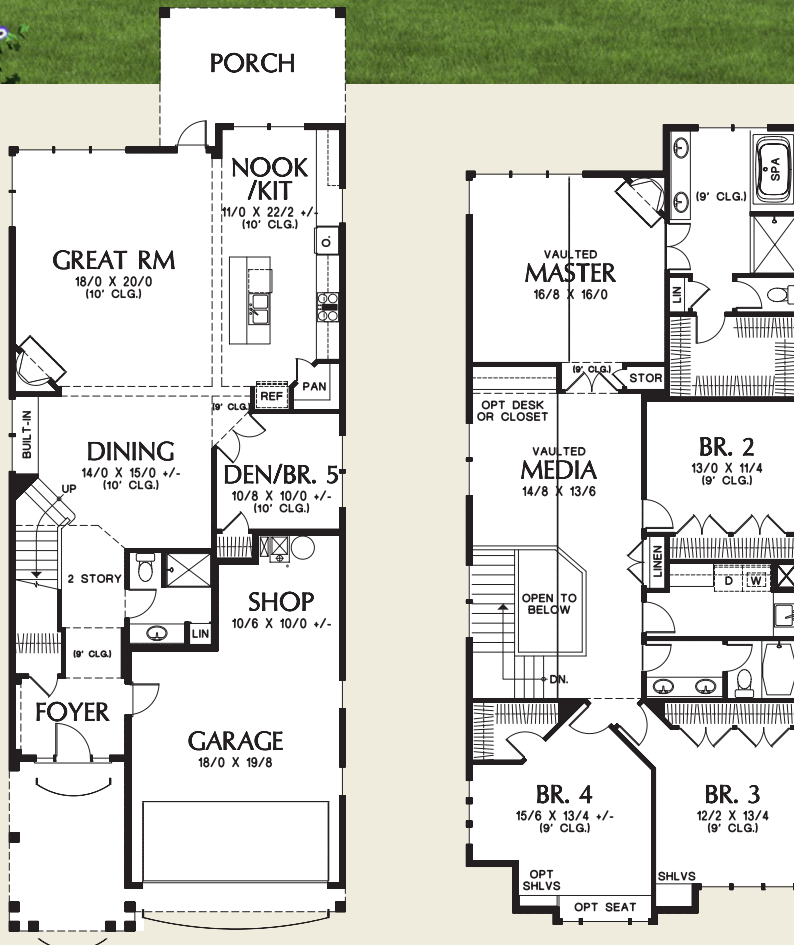
Upper Floor	784 Sq. Ft
Main Floor	716 Sq. Ft
<b>Total Area</b>	<b>1500 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
36'-0"	44'-0"
<b>Height</b>	(Main Flr to Peak): 27'-0"
	(to Midpt of Roof): 22'-0"





Upper Floor	829 Sq. Ft
Main Floor	807 Sq. Ft
<b>Total Area</b>	<b>1636 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
25'-0"	57'-0"
	w/ Porch: 62'-8"
<b>Height</b>	(Main Flr to Peak): 28'-4"
	(to Midpt of Roof): 22'-8"





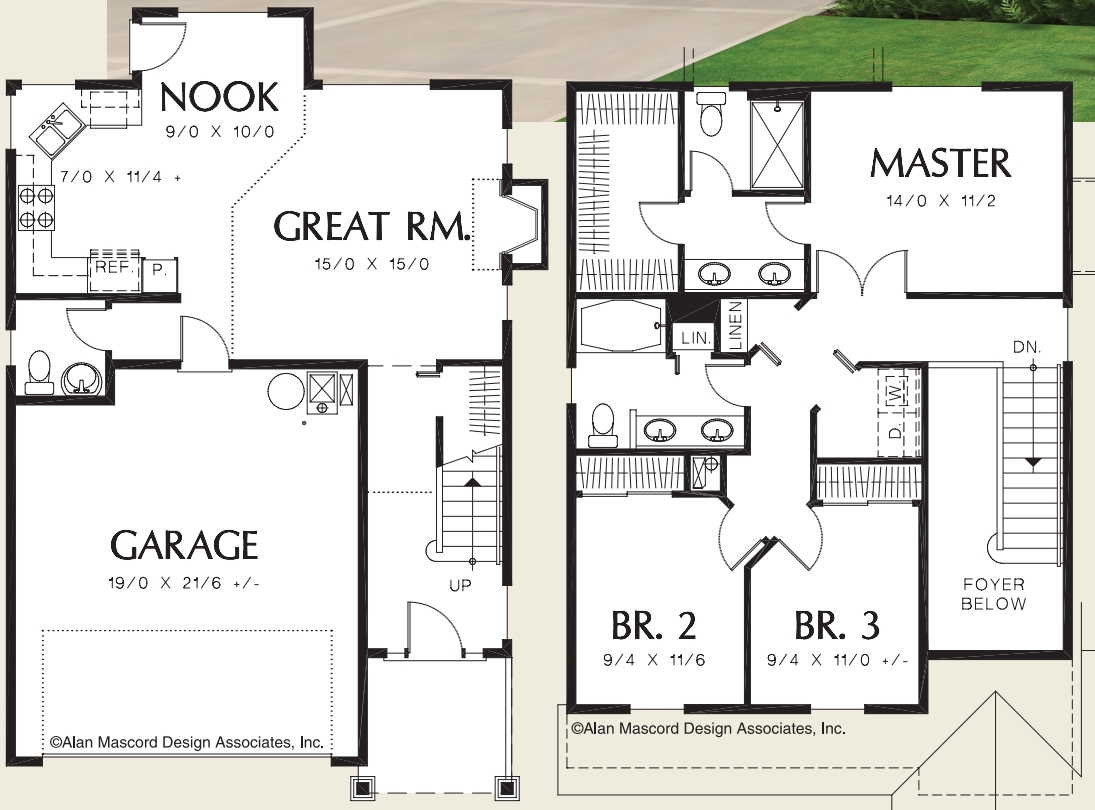
Upper Floor	1766 Sq. Ft
Main Floor	1282 Sq. Ft
<b>Total Area</b>	<b>3048 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
29'-0"	71'-8"
	w/ Porch: 79'-8"

**Height** (Main Flr to Peak): 31'-11"  
(to Midpt of Roof): 26'-1"





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Upper Floor	830 Sq. Ft
Main Floor	636 Sq. Ft
<b>Total Area</b>	<b>1466 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
28'-0"	43'-6"
<b>Height</b>	(Main Flr to Peak): 26'-0"
	(to Midpt of Roof): 21'-6"





©Alan Mascord Design Associates, Inc.



Upper Floor	1066 Sq. Ft
Main Floor	785 Sq. Ft
<b>Total Area</b>	<b>1851 Sq. Ft</b>
<b>Width</b>	<b>Depth</b>
28'-0"	53'-3"
<b>Height</b>	(Main Flr to Peak): 30'-6"
	(to Midpt of Roof): 24'-6"







*1640SF approx*

November 28, 2016

City of Boise Planning and Development Services  
150 N Capitol Blvd.  
Boise, Idaho 83701-0500

**RE: Eronel Subdivision: Application for Rezone, Planned Unit Development and Preliminary Plat**

Dear Planning Staff,

On the behalf of the applicant Little Wood Landing LLC, please accept this application for a rezone, planned unit development and preliminary plat application. This application has been submitted in accordance with the City of Boise's Zoning Code and Blueprint Boise.

These applications are being submitted after having completed the pre-application requirements and having conducted the required neighborhood meetings.

**Request for Rezone**

The subject site is located within the West Bench Planning Area. Currently this site is zoned R-1B and is approximately 4.77 acres in size. The applicant is requesting a R-1C residential zoning designation with this application. Reasoning for this request is based on the Blue Print Boise's designation of suburban and the changing density demographics of the surrounding area. With a mobile home complex to the west, patio home development to the north, and Chaucer Subdivision, which was a rezone from R-1B to R-1C and PUD directly east of the subject site we strongly feel that this area is in transition.

Within the staff report for Chaucer Subdivision, planner Cody Riddle states that this area is in "a neighborhood that is transiting into higher density projects" (pg 4, CAR07-00010/CUP07-00018.)

This rezone will help provide additional infill development that can utilize the existing infrastructure and public services. Since the site is surrounded by residential development with similar zoning/density we strongly feel that our rezone is warranted to help minimize sprawl and be a valued addition to the West Bench area.

**Planned Unit Development**

With the rezone the applicant is also requesting a planned unit development to build 34 detached single-family residential buildings. With 4.77 acres, the gross density will be 7.13 dwelling units per acre. The applicant is requesting a PUD to allow the following:

- Reduction in lot width from 50' street frontage to 40' street frontage.
- Lot size reduction from 5,000 s.f to approximately 4,000 s.f.

Please note that the application will meet all setback requirements for the R1-C zone.

The site will also give a vital connection point from North Linda Vista to North Mitchell Street. The Ustick Concept Master Plan envisions a roadway network located within this area, our application will help fulfill this vision and will give an essential connection point for this area. The site layout is also providing stub connection to the north for future re-development and connectivity.

Proposed Amenities:

- Drought tolerant landscaping within common areas.
- Common recreational area, that includes the following:
  - Horse Shoe Pit
  - Picnic Table
  - Youth Basketball Court

**Preliminary Plat**

Included with the rezone and planned unit development applications is a preliminary plat for 34 buildable single-family lots and 7 common lots. This plat has been submitted in accordance to the subdivision ordinance for the City of Boise.

Concerning public infrastructure, all roads will be dedicated as public right-of-way. Water will be provided by Suez, and sewer will be provided by the City of Boise. The site has surface water rights and will provide pressurized irrigation.

**Pictures of Site**



**Figure 1: 2751 Linda Vista looking West**



**Figure 2: 2751 Linda Vista intersection looking east at Chaucer Subdivision**



**Figure 3: 2751 Linda Vista looking north**



**Figure 4: 2641 Linda Vista address looking west**



**Figure 5: 2641 Linda Vista address looking east**



**Figure 6: 2674 Mitchell looking west at Mobile Home Park**



**Figure 7: 2674 Mitchell looking east**



**Figure 8: 2674 Mitchell looking South**



**Figure 9" 2674 Mitchell looking north**

Overall, we strongly feel that this will be a quality development that will be harmonious with the surrounding area. Due to the current transition of this area to higher density, a R-1C zone would be appropriate and compatible. I look forward with working with staff and receiving approval for this application.

If you have any questions, please don't hesitate to contact me at [sabrinaw@briggs-engineering.com](mailto:sabrinaw@briggs-engineering.com) or at 208-344-9700

Thanks for your assistance with this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sabrina Durtschi', with a long horizontal flourish extending to the right.

Sabrina Durtschi  
Project Planning Manager



## Planning & Development Services

Boise City Hall, 2 <sup>nd</sup> Floor	Phone: 208/608-7100
150 N Capitol Boulevard	Fax: 208/384-3867
P.O. Box 500	TDD/TTY: 800/377-3529
Boise, Idaho 83701-0500	Website: <a href="http://www.cityofboise.org/pds">www.cityofboise.org/pds</a>

# Planning Division Project Report

<b>File Number</b>	CAR16-00038, PUD16-00041 & SUB16-00069
<b>Applicant</b>	Little Wood Landing, LLC
<b>Property Address</b>	2641 N. Linda Vista Lane
<b>Public Hearing Date</b>	January 17, 2017
<b>Heard by</b>	Planning and Zoning Commission
<b>Analyst</b>	Cody Riddle

## Public Notification

Neighborhood meeting conducted: November 16, 2016  
 Newspaper notification published on: December 31, 2016  
 Radius notices mailed to properties within 300 feet on: December 30, 2016  
 Public Notice posted on site: December 26, 2016

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## Exhibits

Agency Comments

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Little Wood Landing, LLC
<b>Architect/Representative</b>	John Mackey
<b>Location of Property</b>	2641 N. Linda Vista Lane
<b>Size of Property</b>	4.77Acres
<b>Zoning (Proposed)</b>	R-1C (Single Family Residential-8 Units/Acre)
<b>Comprehensive Plan Designation</b>	Suburban
<b>Planning Area</b>	West Bench
<b>Neighborhood Association/Contact</b>	West Valley / Richard Menz
<b>Procedure</b>	The Planning and Zoning Commission renders a final decision on the conditional use permit and makes a recommendation to City Council on the rezone and preliminary plat.

Current Land Use
The property is currently undeveloped.

Description of Applicant's Request
The applicant is seeking a rezone, conditional use permit and preliminary plat. Each application is associated with a 34-unit planned residential development comprised of detached single family homes.

## 2. Land Use

Description and Character of Surrounding Area
The area is primarily comprised of single family homes in both attached and detached product.

### Adjacent Land Uses and Zoning

<b>North:</b>	Single Family Homes / R-1B (Single Family Residential)
<b>South:</b>	Single Family Homes / R-1B (Single Family Residential)
<b>East:</b>	Single Family Homes / R-1B & R-1C (Single Family Residential)
<b>West:</b>	Single Family Homes / R-1C (Single Family Residential)

Site Characteristics
The relatively flat site is undeveloped and void of significant vegetation.

### 3. Project Proposal

<b>Structure(s) Design</b>
<b>Number and Proposed Use of Buildings</b>
34 detached single family homes
<b>Building Height</b>
Approximately 24'
<b>Number of Stories</b>
Two

### 4. Development Code

Section	Description
11-04-03.1	General Purpose of Residential Districts
11-03-04.07	Planned Developments
11-07-06.05	Planned Unit Development Standards
11-03-04.3	Rezone
11-03-04.6	Conditional Use Permits
11-09	Subdivision Standards

### 5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 2-CITYWIDE VISION AND POLICIES	Goal CC1 Policy CC1.1 Goal NAC7 Principle NAC7.1 Goal CC2
CHAPTER 3-COMMUNITY STRUCTURE AND DESIGN	Principle GDP-N.3 Principle GDP-N.7 Principle IDP-N.3
CHAPTER 4-PLANNING AREA POLICIES	Goal WB-CCN 2 Goal WB-C 1 Goal WB-NC 1

The project is located within the boundaries of the Ustick Concept Master Plan. The applicable elements of the plan are summarized in the analysis below.

## 6. Transportation Data

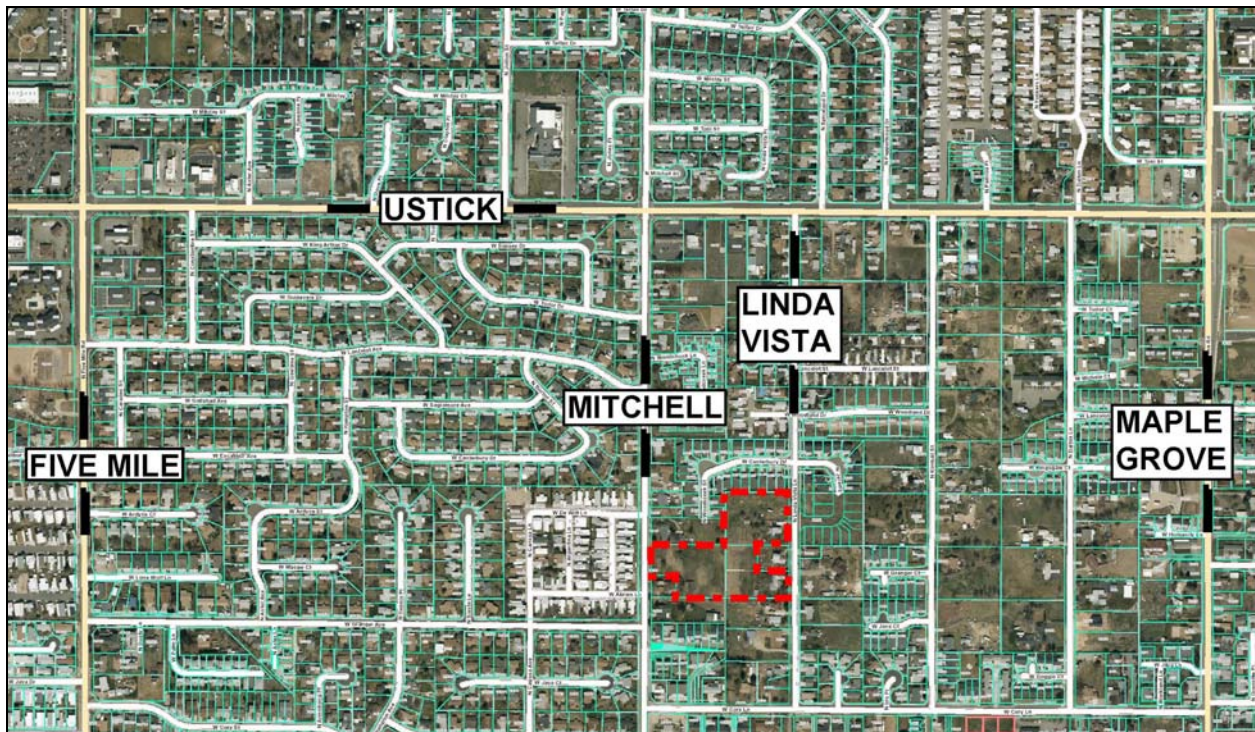
Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Level of Service	Existing Plus Project
Ustick Road	None	Minor Arterial	1,217	Better than "E"	Better than "E"
Mitchell Street	166'	Collector	460	Better than "D"	Better than "D"
Linda Vista Lane	382'	Local	25	N/A	N/A

\*An acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

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

## 7. Analysis & Findings

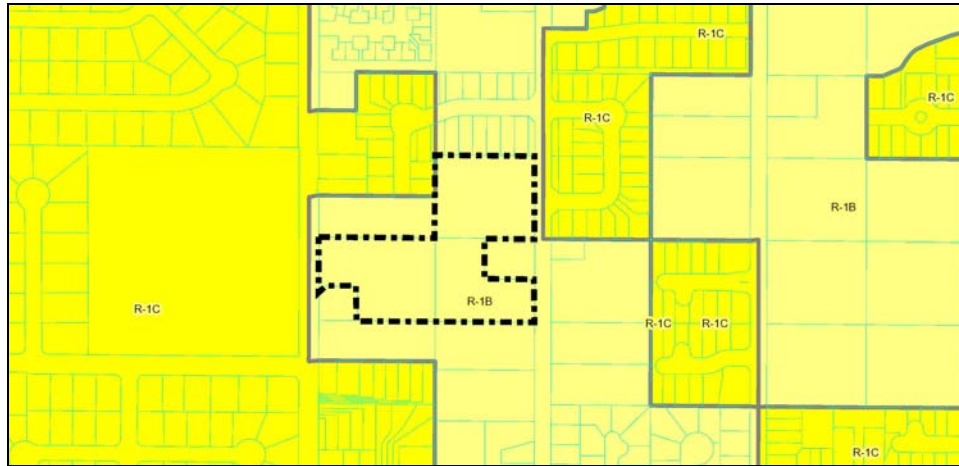
The applicant is requesting approval of a rezone, conditional use permit and preliminary plat to construct a 34-unit planned residential development comprised of detached single family homes. The 4.77-acre site is located between Linda Vista Lane and Mitchell Street, approximately ¼ mile south of Ustick Road.



(Vicinity Map)

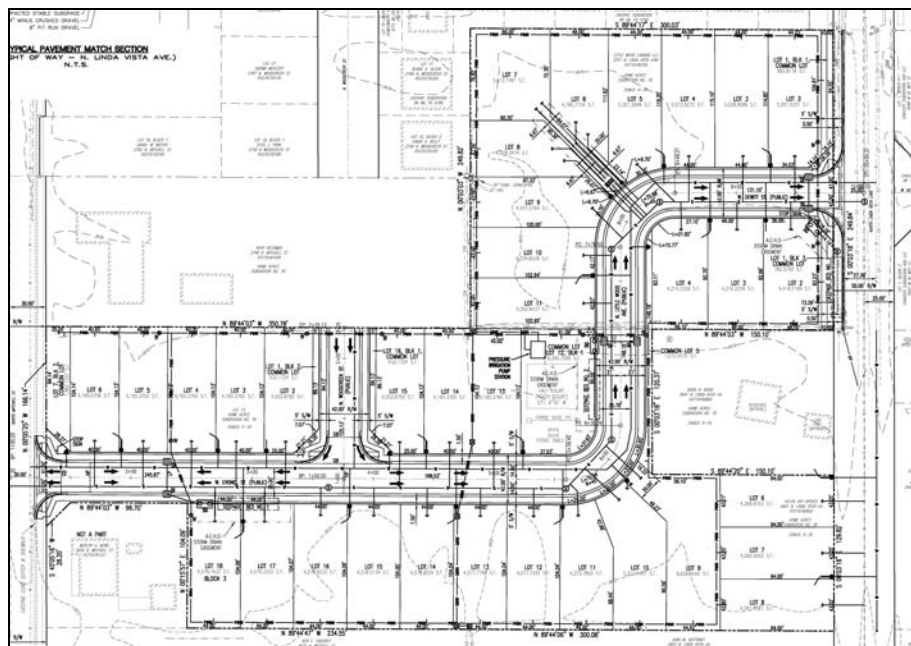
To accommodate the proposed density, the applicant is requesting a rezone from R-1B to R-1C. While both are single family residential, the R-1C zone allows up to 8 units/acre where 4.8 is the maximum density of the R-1B zone. The property is designated "Suburban" on the Land Use Map. Each of the Single-Family Residential zones as well as Office and Open space zoning are allowed in this designation. The site is interior to a somewhat established residential neighborhood and surrounded by R-1B and R-1C zoning.

Given the surrounding development pattern and zoning, neither the office or open space designations would be appropriate in this location. The proposed R-1C zone will allow development of a form and density that is consistent with existing uses and those reasonably expected to develop. This is reflected by a number of new developments constructed in the vicinity in recent years that are of a similar density and layout to the proposed project.



(Zoning Map)

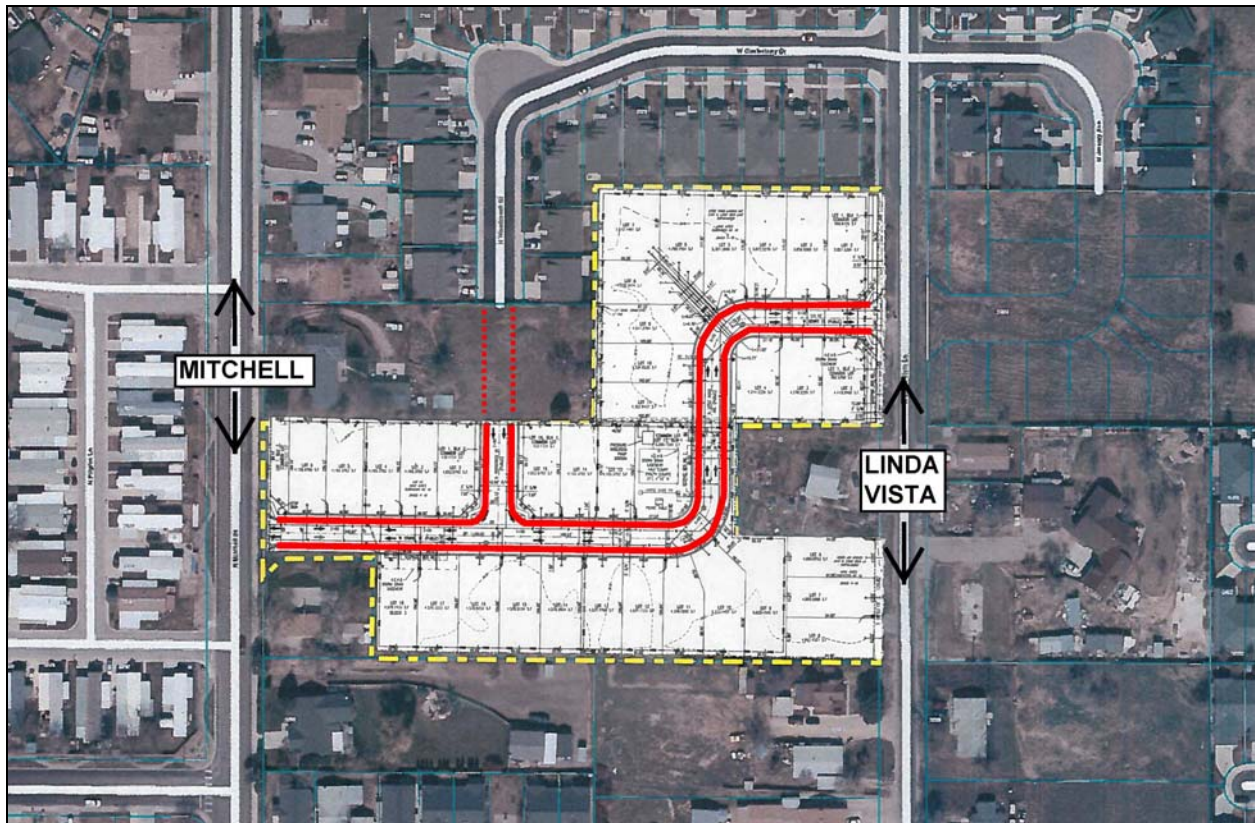
With the change in zoning the applicant plans to construct a 34-unit planned residential development comprised of detached single family homes. The conditional use permit is required for the reduction in lot area and width. The minimum lot area in the R-1C zone is 5,000 square feet with a minimum width of 50 feet. Lots in the proposed development range from approximately 4,000 to 6,000 square feet with a width as narrow as 40 feet. The Planning Team supports these reductions as they will have minimal impact on surrounding properties. All perimeter setbacks will be met and the project provides an important east-west connection from Linda Vista Lane to Mitchell Street.



(Site Plan)

**Connectivity and Sidewalk Design**

The project will provide a significant improvement to connectivity in the neighborhood. There is currently no east-west connection between Linda Vista Lane and Mitchell Street for the entire half mile between Ustick Road and Cory Lane. The project will provide such a connection. A stub to the northern property boundary, generally aligned with Woodcreek Street, has also been included.



*(Connectivity Illustration)*

The applicant is proposing a continuation of attached sidewalk along Mitchell Street, and the site plan indicates a detached facility along Linda Vista, up to the outparcel. The plan does not indicate any sidewalk south of the outparcel. The applicant has indicated it is their intent to install detached sidewalk along the entire Linda Vista frontage. This has been included in the attached conditions. The site plan currently indicates an attached sidewalk on both sides of the interior street. However, the applicant has agreed to provide detached sidewalk along the south side. While detached sidewalk is typically preferred on both sides of the street, the Planning Team supports the applicant’s alternative in this instance. The extension of the public street through the project consumes a significant portion of the property, and results in a limited depth for building pads. Allowing an attached sidewalk on one side of the street mitigates some of this impact. This design treatment has been reflected in the attached conditions of approval.

With these changes, the Planning Team finds the applications to be consistent with the standards for approval detailed below.

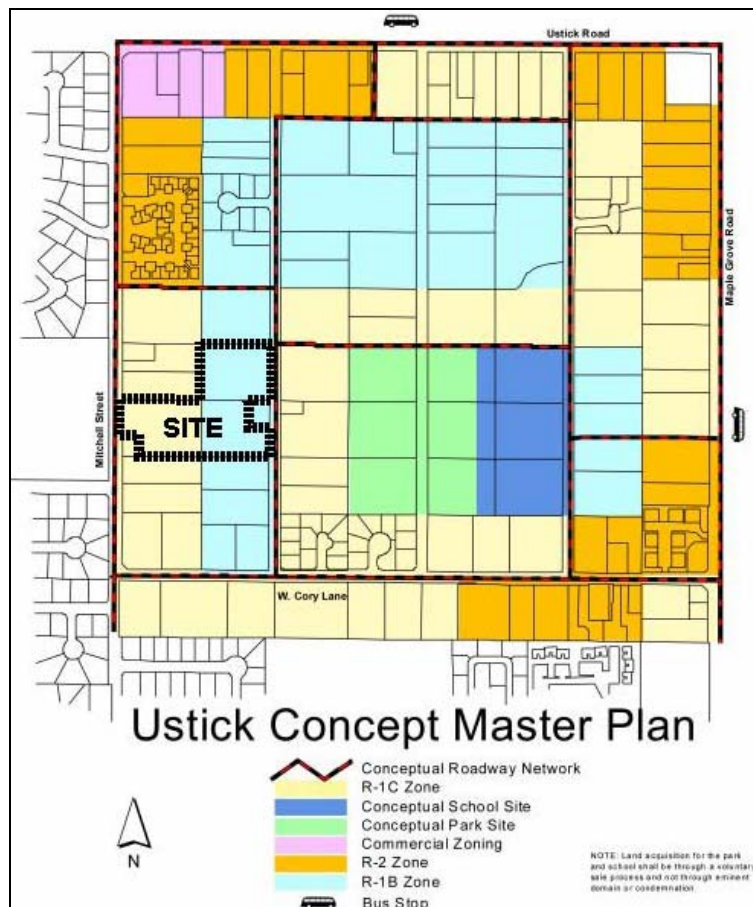
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**REZONE / 11-03-04.B(7)(c)**

*i. Is in compliance with the Comprehensive Plan.*

The rezone is consistent with the Comprehensive Plan. The property is designated “Suburban” on the Land Use Map and R-1C is one of several permissible implementing zones. In addition to each of the Single Family zones (R-1A, R-1B and R-1C), the Open Land (A-1 and A-2), and Office zones (N-O and L-O) are potentially allowed. Office zoning would be inappropriate for this location interior to a somewhat established residential neighborhood. Open Land zoning is typically reserved for things like parks, schools and agricultural uses. Similar to the office zones, this would be inappropriate given surrounding development.

The property is identified as an Area of Stability in Blueprint Boise. However, the Ustick Master Plan anticipates some redevelopment in the area. As illustrated below, the plan contemplates R-1B zoning on the eastern portion of the site and R-1C for the west. While the applicant is proposing R-1C for the entire site, this is consistent with the overall vision for the area and evolving development pattern. Much of the neighborhood previously transitioned to R-1C zoning. This illustrates the likely need to update some of the antiquated policies of the Ustick Master Plan.



(Zoning Map from Ustick Concept Plan)

The rezone has the potential to accommodate additional diversity in housing choices in the neighborhood and the allowed density is not a measurable departure from other projects in the area (*Goal NAC7 and Principle NAC7.1*). The proposal is further supported by *Goal CCI and Policy CCI.1* that encourage infill development as a way to reduce vehicle miles traveled and avoid unnecessary and expensive extensions of infrastructure. The property is within one mile of parks, schools, churches, stores, and restaurants. Transit is also available ½ mile east and west of the site along Five Mile and Maple Grove Roads.

***ii. Is in the best interests of the public convenience and welfare.***

The rezone is in the best interest of the public. The property is currently zoned A-1 (Open Land), with a maximum residential density of one unit per acre. This is not an appropriate zone for a property in an urban setting where services, infrastructure and amenities are readily available. The change in zoning will accommodate additional residents that can take advantage of these services. This is more beneficial to the general population than if the same residents were forced to outlying areas of the community.

***iii. Maintains and preserves compatibility of surrounding zoning and development.***

The rezone will not create issues in terms of compatibility with surrounding zoning and development. The proposed R-1C zone is the predominant district in the neighborhood. This includes several properties adjacent to the site. The rezone will facilitate development of a similar form and pattern to surrounding uses and those reasonably expected to develop. This is ensured through the dimensional standards of the zone. The maximum density is 8 units/acre, and the minimum lot size is 5,000 square feet. This is consistent with both existing and recently approved projects.

**CONDITIONAL USE PERMIT / 11-03-04.6.C(7)(a)**

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

The project is compatible with the surrounding neighborhood. It includes detached single family homes on lots ranging in size from roughly 4,000 to 6,5000 square feet. The area is comprised primarily of single family residential development on lots of varying size. This includes detached homes on larger parcels as well as attached townhomes approved as part of planned developments. There are also several mobile home parks as well as multi-family apartment projects in the area. The project will add to the diverse mix of housing in the area.

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

Correspondence received from commenting agencies indicate the proposed use will not place an undue burden on transportation or other public services.

The Ada County Highway District (ACHD) staff recommended approval of the project in draft comments received January 6, 2017. They estimated the project will generate approximately 304 vehicle trips per day, with 32 during the PM peak hour. Immediately impacted roadways include Mitchell Street, Linda Vista Lane, and Ustick Road. ACHD finds that each will continue to operate below capacity, at an acceptable level of service.

As demonstrated in the attached comments, no public agency has voiced opposition to this request. The requirements of each have been included as conditions of approval.

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

The site is large enough to accommodate the proposed use and all required elements of a planned residential development. The density does not exceed the limitations of the underlying zone and all height and setback standards have been met. The density of the development is approximately 7 units/acre, where 8/acre is allowed in the R-1C zone. Each home will include a two car garage, and while not required, guest parking will be accommodated in driveway aprons as well as along the new street.

A project of this size requires a minimum of two amenities. This has been met with the inclusion of a centrally located open space area with a basketball court, horse shoe pit and picnic area. While the applicant has identified these features on the plan, detailed information has not been provided. A condition of approval requires this information prior to issuance of building permits.

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

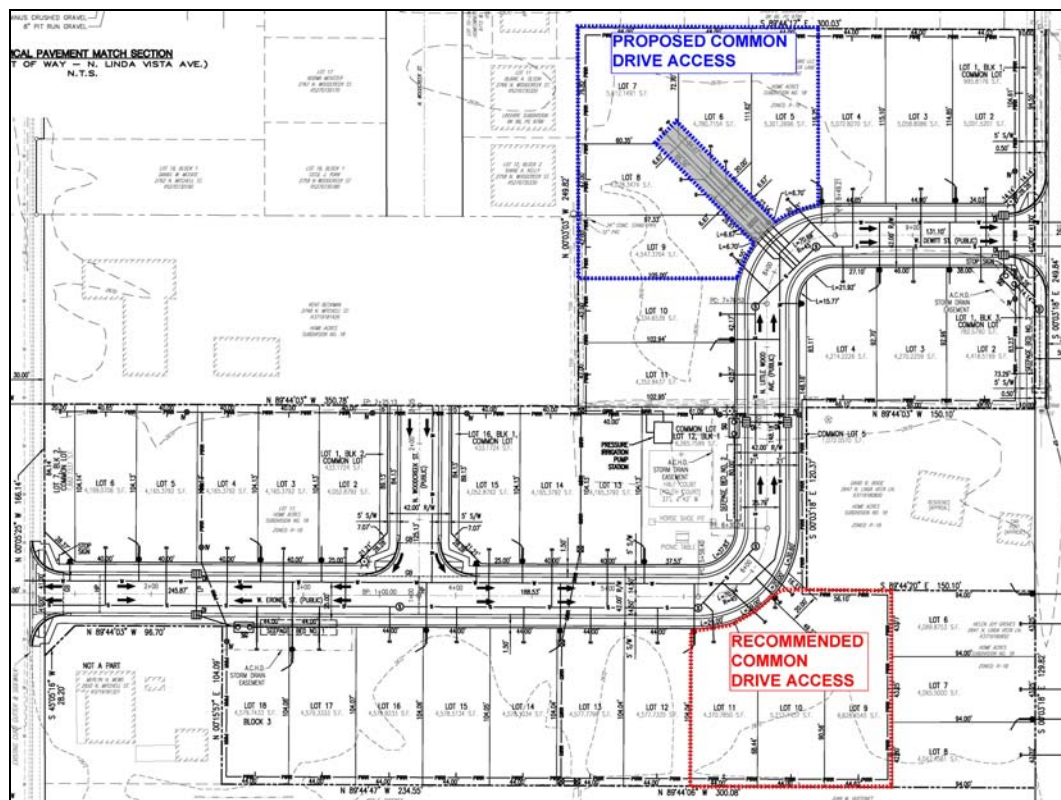
With the attached conditions of approval, the project should not adversely affect other property in the vicinity. It consists of detached single family homes in a neighborhood comprised primarily of other residential uses. The adjoining properties are all occupied by single family homes. For the most part, the project layout provides for comparable setbacks around the perimeter. To mitigate impacts on immediately adjacent properties, the applicant is proposing a solid 6-foot-tall fence around the perimeter of the project. This will provide a visual buffer and degree of privacy consistent throughout typical residential subdivisions.

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

The project is consistent with the Comprehensive Plan. *Goal NAC 7*, and *Principles NAC7.1, CC1.1 and GDP-N.3* encourage a mix of housing in neighborhoods and infill development that does not require the costly extension of infrastructure. All utilities and infrastructure necessary to support the project is readily available and the project will add to an already diverse palette of housing in the area.

*Goal CC2* promotes an interconnected network of complete streets that serve all modes of transportation. West Boise has slowly developed over the years, often with smaller projects such as lot splits or minor land divisions using common driveways. The result is an overall lack of connectivity in the area. The project includes a much needed east-west connection from Linda Vista Lane to Mitchell Street. This connection is conceptually illustrated in the Ustick Concept Master Plan.

*Principles GDP-N.7 and IDP-N.3* encourage design treatments that reduce the visual impact of garage facades on public streets. Consistent with these ideals, the project includes a number of lots that will use common driveways for vehicular access. Lots 5-9 of Block 1 will use a single common drive for access. There is an additional opportunity to make use of this design approach. With minor changes to the layout, Lots 9-11 of Block 3 (outlined in red) could also use a common drive. This has been included as a recommended condition of approval.



(Common Driveways)

The project is also supported by elements of *Blueprint* specific to the West Bench Planning Area. *Goals WB-CCN 2 and NC 1* emphasize the importance of maintaining neighborhood character in the planning area. The project has been designed with a lot/block pattern that is consistent with the form of development that has occurred in recent years as the area transitions from agricultural uses to residential subdivisions.

\*\*\*

## 8. Recommended Conditions of Approval

### Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **November 29, 2016**, except as expressly modified by the following conditions:
  2. **Planning:**
    - a. Detailed information on the layout, design, and fixtures included in the amenity areas shall be provided to the Planning Team prior to issuance of any construction permits. It shall demonstrate the amenities are commercial grade fixtures, installed and located in a manner that allows access by all residents of the development.
    - b. A solid 6-foot tall fence shall be provided along the north, south and western property boundaries. The fence shall not exceed 3-feet in height within the clear vision triangles.
    - c. Lots 5-9 of Block 1 and Lots 9-11 of Block 3 shall be accessed from common driveways. A note indicating this requirement shall be included on the final plat.
    - d. In accordance with BCC Section 11-07-05.2, detached sidewalk with street trees shall be provided along Linda Vista Lane and the south/east side of the new street.
3. **Subdivision:**
  - a. A note on the face of the Final Plat shall state: “The development of this property shall be in compliance with PUD16-00041”.
  - b. 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 Boise City Subdivision Ordinance, Section 11-9-04.01. 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.
  - c. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.06).
  - d. Prior to submitting the mylar of the Final Plat for City Engineer’s signature, all the conditions of approval must be satisfied. Approval’s must be provided on agency letterhead.

- e. The mylar shall include the following endorsement or certifications: signatures of owners or dedicators and acknowledgment, certificate of the surveyor, certificate of the Ada County Surveyor, certificate of the central district health Department, certificate of the Boise City Engineer, certificate of the Boise City Clerk, signature of the Commissioners of Ada County Highway District and the Ada County Treasurer (I.C. title 50-17). The signatures of the owners or dedicators, certificate of the surveyor, certificate of the central District Health Department and acceptance of the Commissioners of the Ada County Highway District must be executed prior to submittal of the Mayer for City Engineer's signatures.
- f. 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 of date of approval of the Final Plat by the Boise City Council.
- g. The developer may submit a request for a time extension, including the appropriate fee, to the 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 or expiration date established thereafter.
  - i. 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.
  - ii. 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 is shall be deemed null and void.
- h. Covenants, homeowners' association by-laws or other similar deed restrictions acceptable to the Boise City Attorney, which provide for the use, control and maintenance of all common areas, storage facilities, recreational facilities or open spaces shall be reviewed and approved by the Boise City Attorney.
- i. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
  - i. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,
  - OR
  - ii. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.
- j. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (I.C. Title 50, Chapter 13).

- k. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.03).
- l. A letter from the appropriate school district is required stating, "The Developer has made arrangements to comply with all requirements of the School District."
- m. 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. 13<sup>th</sup> St.  
Boise, ID 83708-0001  
Phone No. (208) 433-4301  
Fax No. (208) 433-4400
- n. Prior to the City Engineer's Certification of the Final Plat and/or prior to earth disturbing activities, an Erosion and Sediment Control (ESC) permit must be obtained. An ESC plan conforming to the requirements B.C.C. Title 8 Chapter 17, is to be submitted to the Erosion Control Program Manager for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
- o. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for the RP shall be identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City. Contact Erosion Control with this information at 208-608-7100.
- p. The name, **Eronel Subdivision**, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County Surveyor for review and reservation. Should a change in name occur, applicant shall submit, in writing, from the Ada County Surveyor, the new name to the Department of Planning and Development Services and re-approval by the Council of the "revised" Final Plat shall be required. Developer and/or owner shall submit all items including fees, as required by the Planning and Development Services Department, prior to scheduling the "revised" Final Plat for hearing.
- q. 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 (B.C.C. 11-03-04.04).
- r. A final plat shall be prepared in accordance with Title 50, Chapter 13 of the Idaho Code and with B.C.C. and shall be submitted within two years of approval of a preliminary plat (B.C.C. 11-03-04.04 (C)).

### Agency Requirements

3. Comply with requirements of the Ada County Highway District (ACHD).
4. The applicant shall comply with all conditions of the Boise Fire Department as outlined in comments dated **December 29, 2016**. For additional information, contact Ron Johnson at (208) 570-6500.
5. The development shall not obstruct the flow of any irrigation facility. Written approval from the Project Board of Control is required prior to submittal of construction permits.
6. Comply with the Boise City Public Works Department requirements as listed in the following memos:
  - a. Sewer (December 6, 2016)
  - b. Streetlights (December 1, 2016)
  - c. Solid Waste (December 1, 2016)
  - d. Grading and Drainage (December 1, 2016)

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

7. Comply with requirements of the Central District Health Department as outlined in comments dated **December 12, 2016**.
8. Comply with requirements of Nampa & Meridian Irrigation District as outlined in comments dated **December 14, 2016**.

### Standard Conditions of Approval

9. Building permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services, Subdivision Section at (208) 384-3830 regarding questions pertaining to this condition.
10. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch, such as bark or soil aid.
11. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.

12. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208) 608-7700. Species shall be selected from the Boise City Tree Selection Guide.
13. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
14. Utility services shall be installed underground.
15. An occupancy permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
16. All amenities, landscaping, fencing, sidewalks and underground irrigation shall be installed or bonded for prior to the issuance of a building permit. For bonding, the applicant is required to provide a minimum of two bids for the amenities, landscaping materials and the installation. The bond shall be for 110% of the highest bid and submitted to the Building Department on the 2<sup>nd</sup> floor of City Hall. For additional information, please call (208) 608-7100.
17. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
18. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
19. Failure to abide by any condition of this conditional use permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
20. This conditional use permit shall be valid for a period not to exceed twenty-four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations.

21. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.
  
22. To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.

#117: Planned Unit Development

Case #: PUD16-00041

Property Information

Address

Street Number: 2641	Prefix: N	Street Name: LINDA VISTA LN	Unit #: 			
Subdivision name: HOME ACRES SUB 18	Block: 1	Lot: 12	Section: E2	Township: 3	Range: 1	Zoning: R-1B
Parcel Number: R3719180840	Additional Parcel Numbers: R3719181321, R3719180750					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: John	Last Name: Mackey		
Company: Little Wood Landing LLC			
Address: 4679 Prickly Pear Drive	City: Eagle	State: ID	Zip: 83616
E-mail: mackdaddy917@gmail.com	Phone Number: (208) 344-9700	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Sabrina	Last Name: Durtschi		
Company: Briggs Engineering			
Address: 1800 W Overland Road	City: Boise	State: ID	Zip: 83705
E-mail: sbrinaw@briggs-engineering.com	Phone Number: (208) 344-9700	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: 

**Project Information**

Is this a Modification application?  Yes  No File number being modified:

**1. Neighborhood Meeting Held (Date):**

**2. Neighborhood Association:**

**3. Comprehensive Planning Area:**

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

**5. Size of Property:**  
  Acres  Square Feet

**6. Water Issues:**  
A. What are you fire flow requirements? (See International Fire Code):  
 gpm

B. Number of hydrants (show location on site plan):  
Note: Any new hydrants/hydrant piping require United Water approval.  
Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

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

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

**8. Are there any hazards on the property?**  
(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

**9. Adjacent property information:**

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text" value="Residential"/>	<input type="text" value="1"/>	<input type="text" value="(R-1B) Single Family Resider"/>
South:	<input type="text" value="Residential"/>	<input type="text" value="1"/>	<input type="text" value="(R-1B) Single Family Resider"/>
East:	<input type="text" value="Residential"/>	<input type="text" value="1"/>	<input type="text" value="(R-1C) Single Family Resider"/>
West:	<input type="text" value="Residential"/>	<input type="text" value="2"/>	<input type="text" value="(R-1C) Single Family Resider"/>

**10. Non-Residential Structures:**

A. Number of **Proposed** non-residential structures:

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height:

C. Number of stories:

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

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

E. Existing Structure Height(s):

F. Number of Stories:

**11. Residential Structures:**

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

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

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Two-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Three-Bedroom:	<input type="text" value="34"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

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

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

**12. Site Design:**

A. Percentage of site devoted to building coverage:

B. Percentage of site devoted to landscaping:

C. Percentage of site devoted to paving:

D. Percentage of site devoted to other uses:

E. Describe other use:

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

Number:  Location:

Size:  Screening:

**14. Parking:**

	Required		Proposed
A. Handicapped Spaces:	<input type="text" value="0"/>	Handicapped Spaces:	<input type="text" value="0"/>
B. Parking Spaces:	<input type="text" value="0"/>	Parking Spaces:	<input type="text" value="0"/>
C. Bicycle Spaces:	<input type="text" value="0"/>	Bicycle Spaces:	<input type="text" value="0"/>
D. Proposed Compact Spaces:	<input type="text" value="0"/>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<input type="text" value="0"/>		
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces?	<input type="text"/>
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces?	<input type="text"/>

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

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

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input type="text" value="20"/>	<input type="text" value="20"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="5"/>	<input type="text" value="5"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="5"/>	<input type="text" value="5"/>	<input type="text"/>	<input type="text"/>

**16. Waivers Requested:**

A. Lot size:  Yes  No Description:

B. Internal Setbacks:  Yes  No Description:

C. Frontage:  Yes  No Description:

**17. Sidewalks:**

Proposed:  Attached  Detached  
Adjacent:  Attached  Detached

**18. Amenities:**

Number:   
Description:

**19. Density:**

Allowed Density:   
Proposed Density:

**20. Building Exterior:**

	Materials	Colors
Roof:	<input type="text"/>	<input type="text"/>
Walls:	<input type="text"/>	<input type="text"/>
Windows/Doors:	<input type="text"/>	<input type="text"/>
Fascia, Trim etc.:	<input type="text"/>	<input type="text"/>

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

**22. Floodways & Hillside:**

- A. Is any portion of this property located in a Floodway or a 100-year Floodplain?  Yes  No
- B. Does any portion of this parcel have slopes in excess of 15%?  Yes  No

**Note:** If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

**23. Airport Influence Area:**

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

No  Area A  Area B  Area B1  Area C

**24. Street Layout:**

**A. PUBLIC Street Layout Review**

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

Is a Traffic Impact Study required?

Yes  No

**B. PRIVATE Street Layout Review**

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

Is a Traffic Impact Study required?

Yes  No

Are you proposing public street connection to adjacent properties?

Yes  No

**25. Solid Waste:**

A. Type of trash receptacles:

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

B. Number of trash receptacles:

0

C. Proposed screening method:

0

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

Yes  No

E. Is recycling proposed?

Yes  No

**Verification of Legal Lot or Parcel Status**

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

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

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

Agent/Representative Signature:

Date:

#105 - Annexation and Rezone

Case #: CAR16-00038

Property Information

Address

Street Number: 2751	Prefix: N	Street Name: LINDA VISTA LN	Unit #: 			
Subdivision name: HOME ACRES SUB 18	Block: 0	Lot: 0	Section: E2	Township: 3	Range: 1	Zoning: R-1B
Parcel Number: R3719180750	Additional Parcel Numbers: R3719180840, R3719181329					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: John	Last Name: Mackey		
Company: Little Wood Landing LLC			
Address: 4679 Prickly Pear Drive	City: Eale	State: ID	Zip: 83616
E-mail: mackdaddy917@gmail.com	Phone Number: (208) 344-9700	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Sabrina	Last Name: Durtschi		
Company: Briggs Engineering			
Address: 1800 W Overland Road	City: Boise	State: ID	Zip: 83705
E-mail: sabinaw@briggs-engineering.com	Phone Number: (208) 344-9700	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. Neighborhood Meeting Held (Date):

11-23-16

2. Neighborhood Association:

West Bench

3. Comprehensive Planning Area:

West Bench

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

Application is for a rezone from R-1B to R-1C to construct detached single family homes

5. Type of Request:

Rezone     Annexation & Rezone

6. Current Zone:

R-1B

7. Requested Zone::

R-1C

8. Size of Property:

4.77

Acres     Square Feet

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

None.

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

If so, describe them and give their locations:

Yes surrounding the site is surrounded by R1-C zoning to the east and west of the site.

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

Linda Vista and Mitchell

**12. Adjacent property information:**

Uses:

Zone:

North: Residential North: (R-1B) Single Family Residential

South: Residential South: (R-1B) Single Family Residential

East: Residential East: (R-1C) Single Family Residential

West: Residential West: (R-1C) Single Family Residential

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

N/A

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

N/A

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

Area is transiting into higher residential

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

Blueprint Boise States suburban

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:

#201 Subdivision

Case #: SUB16-00069

Property Information

Address

Street Number: 2641	Prefix: N	Street Name: LINDA VISTA LN	Unit #: 			
Subdivision name: HOME ACRES SUB 18	Block: 1	Lot: 12	Section: E2	Township: 3	Range: 1	Zoning: R-1B
Parcel Number: R3719180840	Additional Parcel Numbers: R3719181321, R3719180750					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: John	Last Name: Mackey		
Company: Little Wood Landing LLC			
Address: 4679 Prickly Pear Drive	City: Eagle	State: ID	Zip: 83616
E-mail: mackdaddy917@gmail.com	Phone Number: (208) 344-9700	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Sabrina	Last Name: Durtschi		
Company: Briggs Engineering			
Address: 1800 W Overland Road	City: Boise	State: ID	Zip: 83705
E-mail: sabinaw@briggs-engineering.com	Phone Number: (208) 344-9700	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:**

Eronel Subdivision

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

**3. Cross Reference Files:**

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

**4. Subdivision/Condominium Features:**

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

**5. Building Program:**

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

Type of Existing Buildings:     Residential     Commercial     Industrial     Mixed Use

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

Type of Proposed Buildings:     Residential     Commercial     Industrial     Mixed Use

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

**6. Waivers or Modifications:**

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

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

**7. Private Streets:**

Are private streets proposed?     Yes     No

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

**8. Public Streets:**

Number of new public streets proposed:

**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:**



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

- Return to: CP
- ACZ
  - Boise
  - Eagle
  - Garden City
  - Kuna
  - Meridian
  - Star

Rezone # SUB-16-00069

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

Preliminary / Final / Short Plat \_\_\_\_\_  
Eronel Sub

**RECEIVED**  
 DEC 15 2016  
 DEVELOPMENT SERVICES

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

14. \_\_\_\_\_ Reviewed By: Roubaud  
 Date: 12/12/16



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

---

### **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:** December 14, 2016

**TO:** PDSTransmittals@cityofboise.org

**FROM:** Lanette Daw, Supervisor Traffic Safety and Transportation

**RE:** SUB16-00069 & PUD16-00041 – Eronel 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: **Valley View**

Junior High School: **Fairmont**

High School: **Capital**

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.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

Date: December 6, 2016

**To:** Planning and Development Services

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

**Subject:** SUB16-00069; 2641 N Linda Vista Lane; 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. Plans shall be submitted to and approved by the Boise City Department of Public Works prior to commencing with construction. Developer and/or owner may either construct improvements prior to final platting or execute a performance agreement and provide surety in the amount of 110% of the estimated costs. The developer and/or owner shall coordinate with the Department of Public Works for construction inspection prior to and during construction. Unless otherwise approved by the Public Works Department, all sewer construction shall be completed and accepted within 90 days of plat recordation, or within 30 days of issuance of the first building permit within the subdivision, whichever comes first.
- NOTE:** All bonding shall conform to Boise City Code 1-19, *Surety Bonds*.
2. Developer and/or owner shall pay the current sewer inspection fees for the proposed subdivision prior to signing of the final plat by the Boise City Engineer.
  3. Developer and/or owner shall be responsible for repairs of any failures that occur within one (1) year of the project acceptance by the appropriate sewer entity (Boise City Code 11-09-04.2F, *Subdivision Standards; Required Improvements*).
- b. Developer and/or owner shall delineate all necessary Boise City sanitary sewer easements on the final plat prior to signing of the final plat by the Boise City Engineer (Boise City Code 11-09-03.6A, *Subdivision Design Standards; Easements*).
- c. Unless previously paid, developer and/or owner shall pay a sewer assessment along N Linda Vista Rd 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.

CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: 1 December 2016

**To:** Planning and Development Services

**From:** Tom Marshall, Street Light Technician Public Works

**Subject:** SUB16-00069; 2641 N Linda Vista Ln; 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:
    - SEC of lot 1, block 1
    - NWC of lot 4, block 3
    - SEC of lot 12, block 1
    - NEC of lot 16, block 3
    - SWC of lot 2, block 2
- f. If approval for bonding is granted by the Boise City Public Works Department, developer may bond in the amount of 110% of the estimated street light costs. Street lights shall be installed within 90 days of the issuance of the first building permit in the development, if building permits are obtained prior to completion of street light improvements.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** December 1, 2016

**To:** Planning and Development Services

**From:** Jason Taylor, P.E., C.F.M., Staff Engineer  
Public Works Engineering

**Subject:** SUB 16-00069 & PUD16-00041; Eronel Subdivision  
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**

N/A

**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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- 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.
- 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 Tom Marshall at 388-4719 or [tmarshall@cityofboise.org](mailto:tmarshall@cityofboise.org).

I:\PWA\Subjects\Review Comments\Subdivision Comments\Templates\Street Light sub comment template.doc

# Memo

**To:** Planning and Development Services  
**From:** Peter McCullough; Public Works Department  
**Date:** 12/1/16  
**Re:** Solid Waste Comments- SUB16-00069 and PUD16-00041

---

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

a. General Requirements

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

Please contact me with any questions at 384-3906.

CP



ORGANIZED 1904

# Nampa & Meridian Irrigation District

RECEIVED  
DEC 21 2016  
DEVELOPMENT  
SERVICES

1693 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

PHONE: 208-466-0092

nmid.org

OFFICE: Nampa 208-466-7861

SHOP: Nampa 208-466-0663

December 14, 2016

City of Boise Planning & Development Services  
P.O. Box 500  
Boise, ID 83701-0500

**RE: PUD16-00041, SUB16-00069/ Home Acres Sub 18; 2641 N. Linda Vista Lane**

Dear Planning & Development Services:

Provided all storm drainage is retained on-site there will be no impact on Nampa & Meridian Irrigation District (NMID) and no further review will be required.

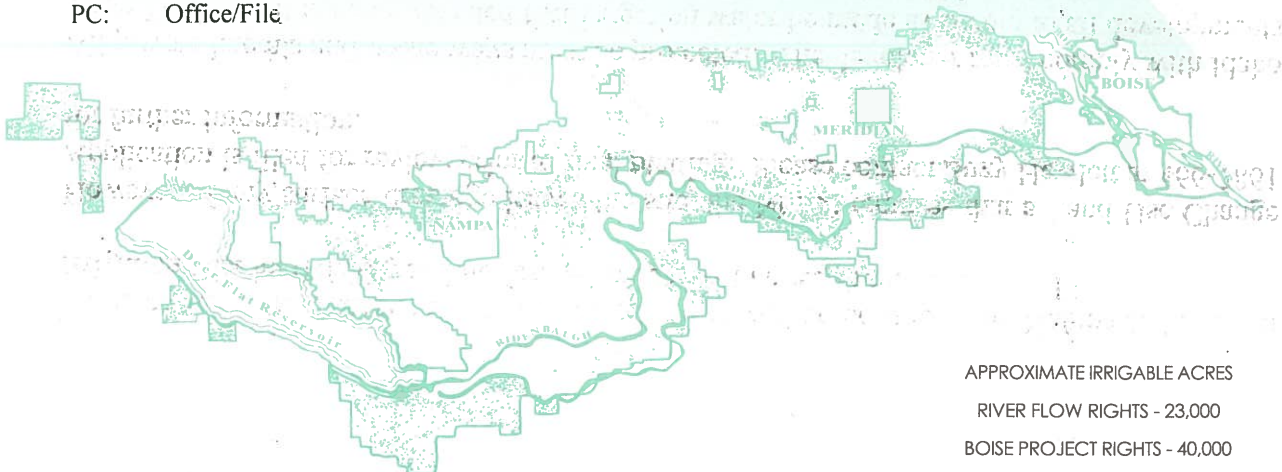
However, if any surface drainage leaves the site, the NMID requires that a Land Use Change Application is filed for review prior to final platting. Please contact Suzy Hewlett at 466-7861 for further information.

All private laterals and waste ways must be protected. The developer must comply with Idaho Code 31-3805. It is recommended that irrigation water be made available to all developments within the NMID. Developers must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/gnf

PC: Office/File



APPROXIMATE IRRIGABLE ACRES

RIVER FLOW RIGHTS - 23,000

BOISE PROJECT RIGHTS - 40,000



**Dennis Doan**  
Chief

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

**Phone**  
208/570-6500

**Fax**  
208/570-6586

**TDD/TTY**  
800/377-3529

**Web**  
[www.cityofboise.org/fire](http://www.cityofboise.org/fire)



**Mayor**  
David H. Bieter

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

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

## Fire Department

December 29, 2016

Cody Riddle  
PDS – Current Planning

Re: Eronel Subdivision - SUB16-00069; PUD16-00041  
2641 N Linda Vista Ln.

Dear Cody,

This is a request for a Planned Unit Development and Preliminary Plat for a Subdivision with 34 buildable lots and 7 common lot on 4.77 Acres.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. 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. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC 7-01-32, IFC 503.8)
2. Common driveways shall be no less than 20 feet in width to qualify as fire apparatus access roads. (IFC 503.2.1)
3. 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. (IFC 507.3, IFC B105.2, IFC C105).

General Requirement:

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.

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,

Ron L. Johnson  
Division Chief – Assistant Fire Marshal  
Boise Fire Department



**Project/File:** Eronel/ BPP16-0039/ SUB16-00069/ PUD16-00041  
 This is a preliminary plat, rezone, and planned unit development to construct 34 single-family residential lots on 4.77-acres.

**Lead Agency:** City of Boise

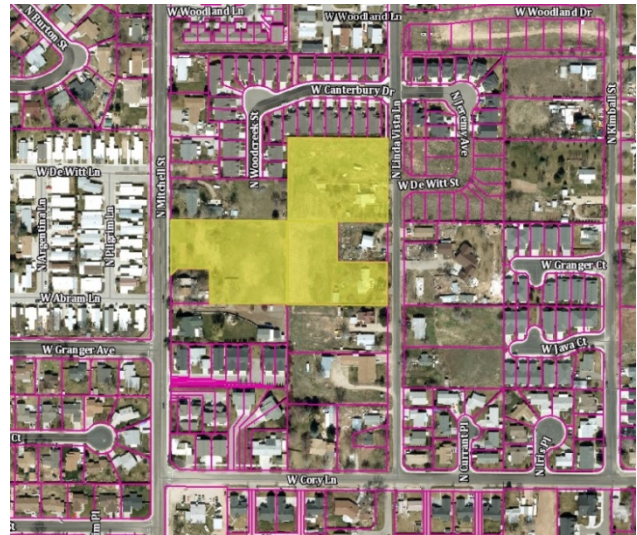
**Site address:** 2641 N Linda Vista Lane

**Staff Approval:** XXXX, 2016

**Applicant:** Little Wood Landing, LLC  
 John Mackey  
 4679 Prickly Pear Drive  
 Eagle, ID 83616

**Representative:** Briggs Engineering  
 Sabrina Durtschi  
 1800 W Overland Road  
 Boise, ID 83705

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



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a preliminary plat, rezone from R-1B (single family-4.8 units/acre) to R-1C (single family-8 units/acre), and planned unit development to construct 34 single family lots on 4.77-acres.

The applicant's proposal is consistent with the City of Boise's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single Family Residential (4.8 units/acre)	R-1B
South	Single Family Residential (4.8 units/acre)	R-1B
East	Single Family Residential (8 units/acre)/ (4.8 units/acre)	R-1C/ R-1B
West	Single Family Residential (8 units/acre)	R-1C

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are available within 0.65 miles to serve this site.
- New Center Lane Miles:** The proposed development includes 0.17 centerline miles of new public road.

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):**
  - Maple Grove Road is listed in the CIP to be widened to 5-lanes from Fairview Avenue to Ustick Road between 2031 and 2035.
  - Fairview Avenue is listed in the CIP to be widened to 7-lanes from Five Mile Road to Maple Grove Road between 2021 and 2025.

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

1. **Trip Generation:** This development is estimated to generate 304 additional vehicle trips per day (20 existing); 32 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Ustick Road	0-feet	Minor Arterial	1,217	Better than "E"	Better than "E"
Mitchell Street	166-feet	Collector	460	Better than "D"	Better than "D"
Linda Vista Avenue	382-feet	Local	25	N/A	N/A

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

\* Acceptable level of service for three-lane collector is "D" (530 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 Ustick Road west of Maple Grove Road was 19,511 on 12/18/2014.
- The average daily traffic count for Mitchell Street south of Ustick Road was 5,867 on 2/9/2016.
- The average daily traffic count for Linda Vista Avenue south of Ustick Road was 437 on 10/1/2014.

## **C. Findings for Consideration**

1. **Mitchell Street**
  - a. **Existing Conditions:** Mitchell Street is improved with 2-travel lanes, bike lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There is 60-feet of right-of-way for Mitchell Street (30-feet from centerline).
  - b. **Policy:**  
**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Mitchell Street abutting the site.
- d. **Staff Comments/Recommendations:** Mitchell Street is fully improved with 2 travel lanes, on-street bike lanes and attached 7-foot wide concrete sidewalk abutting the site. Therefore, no additional street improvements or right-of-way dedication should be required with this application.

Consistent with District Minor Improvements Policy, 7203.3, the applicant should be required to replace any deteriorated or deficient curb, gutter, or sidewalk along Mitchell Street abutting the site.

## 2. Linda Vista Avenue

- a. **Existing Conditions:** Linda Vista Avenue is improved with approximately 17-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Linda Vista Avenue (25-feet from centerline).
- b. **Policy:**

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

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

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

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

**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 Linda Vista Avenue as one-half of a 36-foot street section with curb and gutter within 50-feet of right-of-way, and detached 5-foot wide concrete sidewalk, abutting the site.
- d. **Staff Comments/Recommendations:** The applicant’s proposal meets District policy and should be approved, as proposed.

The applicant should be required to provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.

### 3. New Local Street

- a. **Existing Conditions:** There are no existing streets internal to the site.

- b. **Policy:**

**Urban Local Street—29-foot Street Section and Right-of-Way Policy:** District Policy 7207.5.2 states that the width of a urban local street shall be 29-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 42-feet of right-of-way. Although some parking is allowed by the following subsections, the District will further restrict parking on a width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.

- The developer shall install —NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.

Design Condition #3: Parking is allowed on both sides of a width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on-street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-foot wide. Each lot on the street will be —paired with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be —paired. Each pair of lots shall locate its driveway 5-feet from the shared lot line of the pair.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local streets, 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 Proposal:** The applicant is proposing to construct a new urban local street into the site from Linda Vista Avenue to Mitchell Street with 2 curves as a 29-foot street section with rolled curb, gutter, and attached 5-foot wide concrete sidewalk on both sides, within 42-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The 2 curves should have a minimum 28-foot inside radius.

The applicant should be required to provide written fire department approval for the street section, prior to final plat approval.

The applicant should install "NO PARKING" signs along one side of the urban street as specified by the District and as specified by the appropriate fire department.

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.
- b. **Policy:**
  - Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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

- c. **Applicant's Proposal:** The applicant is proposing to construct a new local street onto Mitchell Street, located approximately 268-feet south of DeWitt Lane and approximately 110-feet north of Abram Lane.

The applicant is proposing to construct a new local street onto Linda Vista Avenue, located approximately 280-feet south Canterbury Drive in alignment with DeWitt Street to the east.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new local street onto Linda Vista Avenue meets District policy and should be approved, as proposed.

The applicant's proposal to construct a new local street onto Mitchell Street does not meet District Offset policy as it does not meet the separation distance from Abram Street. However, staff recommends a modification of policy, as there is insufficient frontage to meet the offset requirement. This is 33% modification to the dimension standard and is approved at the Manager's discretion.

## 5. Stub Streets

a. **Existing Conditions:** There are no existing stub streets to the site.

b. **Policy:**

**Stub Street Policy:** District policy 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

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

c. **Applicant Proposal:** The applicant is proposing to construct a stub street, as a 29-foot street section with curb and gutter, within 42-feet of right-of-way, and detached 5-foot wide sidewalk. The stub street is proposed to be a 125-feet in length, to the site's north property line located approximately 277-feet east of Mitchell Street.

d. **Staff Comments/Recommendations:** Typically, stub streets are required to be a minimum 33-foot street section within 50-feet of right-of-way. However, as this is an infill development, the estimated trip generation supports the proposed 29-foot street section within 42-feet of right-of-way. The proposed stub street should be constructed to align with the stub street to the north, Woodcreek Street, in the Linshire Subdivision.

The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

## 6. 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.

## 7. 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.

## 8. Other Access

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

## D. Site Specific Conditions of Approval

1. Replace any deteriorated or deficient curb, gutter, or sidewalk along Mitchell Street abutting the site.
2. Construct Linda Vista Avenue as one-half of a 36-foot street section with curb and gutter within 50-feet of right-of-way, and detached 5-foot wide concrete sidewalk, abutting the site. Provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.
3. Construct a new street into the site from Linda Vista Avenue to Mitchell Street with 2 curves as a 29-foot street section with rolled curb, gutter, and attached 5-foot wide concrete sidewalk on both sides, within 42-feet of right-of-way. The 2 curves should have a minimum 28-foot inside radius.
4. Provide written fire department approval for the street section, prior to final plat approval. Install "NO PARKING" signs along one side of the urban street as specified by the District and as specified by the appropriate fire department.
5. Construct a stub street, as a 29-foot street section with curb and gutter, within 42-feet of right-of-way, and detached 5-foot wide sidewalk; 125-feet in length, to the site's north property line located approximately 277-feet east of Mitchell Street. Align the stub street to the north with Woodcreek Street, in the Linshire Subdivision. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
6. Payment of impacts fees are due prior to issuance of a building permit.
7. Comply with all Standard Conditions of Approval.

## E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business

days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

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

## **G. Attachments**

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