



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | INTERIM DIRECTOR: Jason Blais

TO: Mayor and Boise City Council
FROM: Hal Simmons, Planning Director
PREPARED BY: Brent Moore, Associate Planner
DATE: November 27, 2018
RE: SUB15-00055 / Kirsten Subdivision / Time Extension

Bob Taunton requests a one-year time extension for approval of the Final Plat for a residential subdivision comprised of 453 buildable lots and 41 common lots on 100.9 acres. The property is located at 6298 S. Cole Road, within the SP-03 (Syringa Valley Specific Plan) zone.

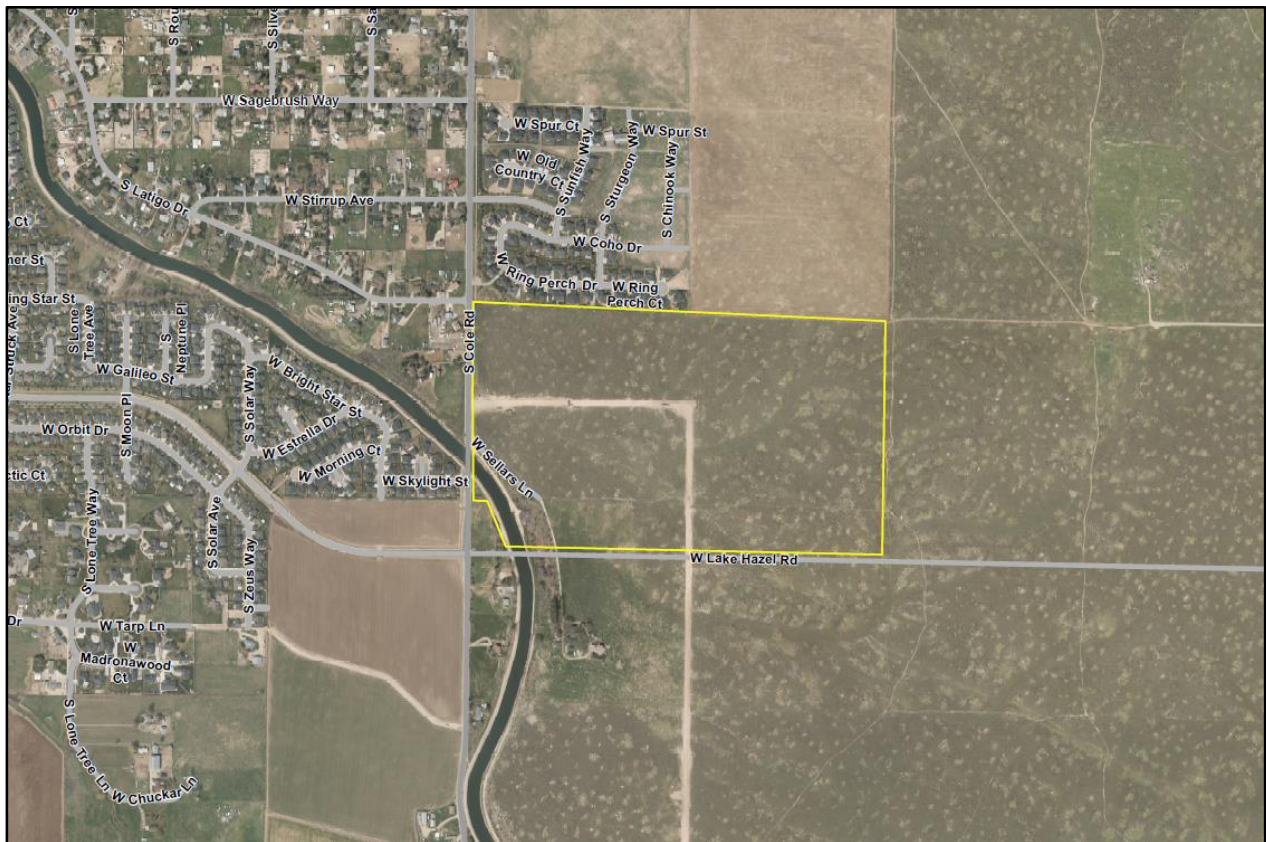


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Request:

The applicant requests a one-year time extension to November 29, 2019, to submit the Final Plat for the Kirsten Subdivision.

Analysis:

The Preliminary Plat for the Kirsten Subdivision was approved on November 29, 2016, by the Boise City Council with an expiration date of November 29, 2018. The applicant submitted a request for a one-year time extension on November 12, 2018. The Planning Team finds the originally proposed subdivision continues to comply with the standards of the Boise City Code.

Recommendation:

The Planning Team recommends **approval** of a one-year time extension to **November 29, 2019**, for submittal of the Final Plat of the Kirsten Subdivision per the approved Conditions of Approval.

Applicable Law

11-03-04 SPECIFIC PROCEDURES

4. SUBDIVISION PLAT

C. Procedures

(3) Step 3: Application Submittal

- (b) The final plat shall be prepared in accordance with Title 50, Chapter 13 of the Idaho Code and with this Code and shall be submitted within two years of approval of a preliminary plat approved by the Council.

(10) Step 10: Term of Approval

(a) Lapse Period

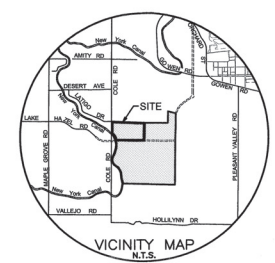
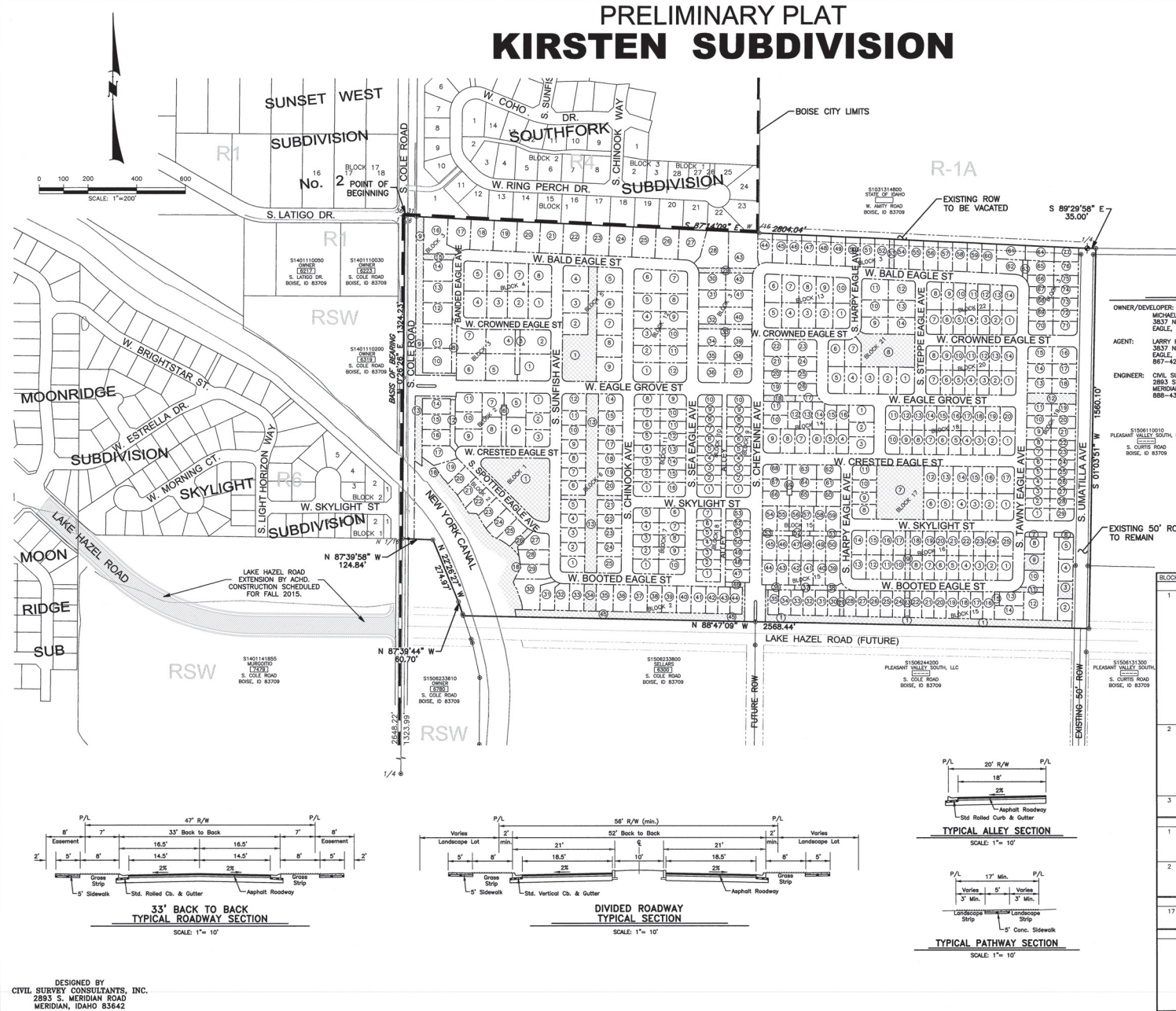
Approval shall lapse for failure to comply with step 7 above and the plat shall be null and void. Extensions of time may be granted by the Council as in subsection (c) below.

(c) Extensions

- i. The Council may grant an extension of a preliminary plat or final plat for up to one year, provided an application for extension is filed at least 20 days prior to the expiration of either the first two-year period or a previous extension.
- ii. In granting a time extension, the Council may modify or add conditions to the final plat to conform with adopted policies or code changes since initial approval.



PRELIMINARY PLAT KIRSTEN SUBDIVISION



NOTES

OWNER/DEVELOPER: MICHAEL COUGHLIN, MD
3537 N. HOLL DR.
EAGLE, ID 83616

AGENT: LARRY HELLMAN
3537 N. HOLL DR.
EAGLE, ID 83616
867-4246

ENGINEER: CIVIL SURVEY CONSULTANTS, INC.
3883 S. MERIDIAN ROAD
MERIDIAN, ID 83642
888-4312

AREA: 102.36 AC GROSS
100.90 AC NET (EXCLUDING COLE ROAD ROW)

NUMBER OF LOTS: 453 - RESIDENTIAL UNITS

429 - SINGLE FAMILY DWELLING LOTS
6 - MULTI-FAMILY LOTS (4 UNITS/LOT)
28 - OPEN SPACE LOTS
4 - NEIGHBORHOOD PARK
13 - LANDSCAPE BERM/PATH/OTHER
194 - TOTAL LOTS

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

ADJACENT OWNERSHIP WITHIN NEIGHBORING SUBDIVISIONS

BLOCK	LOT	NAME	ADDRESS	PARCEL #
1	1	SOUTHFORK SUBDIVISION	7325 W Ring Perch Dr	BOISE, ID 83709 R8048550010
	2	PROPERTY OWNER	7378 W Ring Perch Dr	BOISE, ID 83709 R8048550020
	3	PROPERTY OWNER	7355 W Ring Perch Dr	BOISE, ID 83709 R8048550110
	4	PROPERTY OWNER	7323 W Ring Perch Dr	BOISE, ID 83709 R8048550120
	5	PROPERTY OWNER	7301 W Ring Perch Dr	BOISE, ID 83709 R8048550130
	6	PROPERTY OWNER	7287 W Ring Perch Dr	BOISE, ID 83709 R8048550140
	7	PROPERTY OWNER	7248 W Ring Perch Dr	BOISE, ID 83709 R8048550150
	8	PROPERTY OWNER	7221 W Ring Perch Dr	BOISE, ID 83709 R8048550160
	9	PROPERTY OWNER	7203 W Ring Perch Dr	BOISE, ID 83709 R8048550170
	10	PROPERTY OWNER	7175 W Ring Perch Dr	BOISE, ID 83709 R8048550180
	11	PROPERTY OWNER	7137 W Ring Perch Dr	BOISE, ID 83709 R8048550190
	12	PROPERTY OWNER	7119 W Ring Perch Dr	BOISE, ID 83709 R8048550200
2	1	SOUTHFORK SUBDIVISION HOA	7318 W Ring Perch Dr	BOISE, ID 83709 R8048550210
	2	PROPERTY OWNER	7288 W Ring Perch Dr	BOISE, ID 83709 R8048550220
	3	PROPERTY OWNER	7250 W Ring Perch Dr	BOISE, ID 83709 R8048550230
	4	PROPERTY OWNER	7222 W Ring Perch Dr	BOISE, ID 83709 R8048550240
	5	PROPERTY OWNER	7204 W Ring Perch Dr	BOISE, ID 83709 R8048550250
	6	PROPERTY OWNER	7178 W Ring Perch Dr	BOISE, ID 83709 R8048550260
	7	PROPERTY OWNER	7150 W Ring Perch Dr	BOISE, ID 83709 R8048550270
	8	PROPERTY OWNER	7122 W Ring Perch Dr	BOISE, ID 83709 R8048550280
	9	PROPERTY OWNER	7094 W Ring Perch Dr	BOISE, ID 83709 R8048550290
	10	PROPERTY OWNER	7066 W Ring Perch Dr	BOISE, ID 83709 R8048550300
	11	PROPERTY OWNER	7038 W Ring Perch Dr	BOISE, ID 83709 R8048550310
	12	PROPERTY OWNER	7010 W Ring Perch Dr	BOISE, ID 83709 R8048550320
3	1	SKYLIGHT SUBDIVISION	7419 W Skylight St	BOISE, ID 83709 R7977430010
	2	PROPERTY OWNER	7443 W Skylight St	BOISE, ID 83709 R7977430020
	3	PROPERTY OWNER	7471 W Skylight St	BOISE, ID 83709 R7977430030
	4	PROPERTY OWNER	7495 W Skylight St	BOISE, ID 83709 R7977430040
	5	PROPERTY OWNER	7519 W Skylight St	BOISE, ID 83709 R7977430050
	6	PROPERTY OWNER	7543 W Skylight St	BOISE, ID 83709 R7977430060
	7	PROPERTY OWNER	7567 W Skylight St	BOISE, ID 83709 R7977430070
	8	PROPERTY OWNER	7591 W Skylight St	BOISE, ID 83709 R7977430080
	9	PROPERTY OWNER	7615 W Skylight St	BOISE, ID 83709 R7977430090
	10	PROPERTY OWNER	7639 W Skylight St	BOISE, ID 83709 R7977430100
	11	PROPERTY OWNER	7663 W Skylight St	BOISE, ID 83709 R7977430110
	12	PROPERTY OWNER	7687 W Skylight St	BOISE, ID 83709 R7977430120
17	1	SUNSET WEST SUBDIVISION No. 2	8228 S Lattigo Dr	BOISE, ID 83709 R8223010490
	2	PROPERTY OWNER	8240 S Lattigo Dr	BOISE, ID 83709 R8223010480
	3	PROPERTY OWNER	8195 S Cole Rd	BOISE, ID 83709 R8223010500
	4	PROPERTY OWNER	8217 S Cole Rd	BOISE, ID 83709 S1401110030
	5	PROPERTY OWNER	8219 S Cole Rd	BOISE, ID 83709 S1401110020
	6	PROPERTY OWNER	8221 S Cole Rd	BOISE, ID 83709 S1401110010
	7	PROPERTY OWNER	8223 S Cole Rd	BOISE, ID 83709 S1506233610
	8	PROPERTY OWNER	8225 S Cole Rd	BOISE, ID 83709 S1506233620
	9	PROPERTY OWNER	8227 S Cole Rd	BOISE, ID 83709 S1506233630
	10	PROPERTY OWNER	8229 S Cole Rd	BOISE, ID 83709 S1506233640
	11	PROPERTY OWNER	8231 S Cole Rd	BOISE, ID 83709 S1506233650
	12	PROPERTY OWNER	8233 S Cole Rd	BOISE, ID 83709 S1506233660

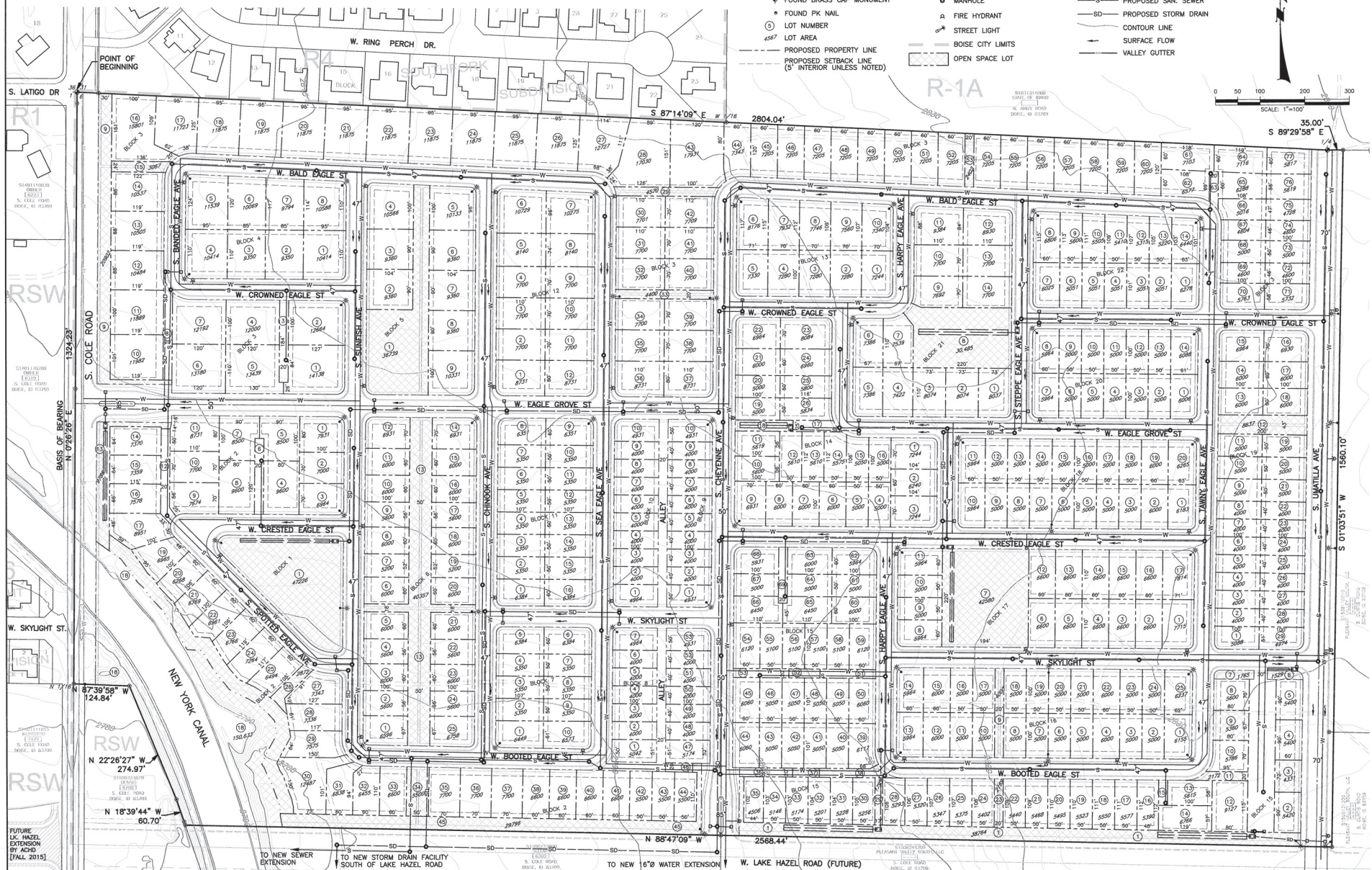
DESIGNED BY
CIVIL SURVEY CONSULTANTS, INC.
2883 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642

DATE: 9/10/2015
JOB: Prelat_01-200.dwg
SHEET 1 OF 2

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2883 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 886-4312

PRELIMINARY PLAT
KIRSTEN SUBDIVISION
LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SW 1/4
OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT KIRSTEN SUBDIVISION



PROJECT NO.	DATE
DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
REVISIONS NO. DESCRIPTION	
CIVIL SURVEY CONSULTANTS, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 2880 W. WILLOW BLVD. MERIDIAN, IDAHO 83442 (208) 888-4312	
PRELIMINARY PLAT KIRSTEN SUBDIVISION LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO	
DATE:	9/10/2015
DWG:	Preplat_01-100.dwg
JOB NO:	12035
SHEET 2 OF 2	

Taunton Group

Community Development

November 12, 2018

Brent Moore
Sr. Subdivision/Current Planner
Planning & Development Services
City of Boise
150 N. Capitol Blvd.
Boise ID 83702

Re: Kirsten Preliminary Plat Extension Request: SUB15-00055, 6298 S. Cole Rd.

Dear Brent,

On November 29, 2016, the Boise City Council rezoned the Syringa Valley property to SP-03 Syringa Valley Specific Plan and approved the Kirsten Subdivision Preliminary Plat. Since the approval, the owner and developer, Corey Barton Homes, Inc. (CBH) chose to focus initial development activities south of Lake Hazel Rd. and submitted a second preliminary plat to the City. City Council approved the Barnwood Preliminary Plat on January 30, 2018.

The reason for the change in approach was CBH's intent to construct the 10-acre Community Center, the major amenity in Syringa Valley located south of Lake Hazel, within the initial phase of the residential community. Additionally, the Barnwood Preliminary Plat allows CBH to concentrate the installation of backbone infrastructure, particularly the lift station, with the first phase of residential development. Phase 1 of the Barnwood Preliminary Plat is currently under construction.

The opening of the Lake Hazel Rd. and Orchard St. extensions from Cole Rd. to Gowen Rd. in July 2018, removes the building permit and occupancy permit restrictions from the Kirsten Preliminary Plat. It is now appropriate for CBH to begin preparation of a final plat for the first phase of the Kirsten Subdivision. To accomplish this task, CBH is requesting a 12-month extension of the Kirsten Preliminary Plat.

Thank you, Brent, for your assistance with this extension request. Please contact me if you have any questions. We have paid the required fee separately.

Btaunton

Bob Taunton, President

Taunton Group, LLC

2724 S. Palmatier Way

Boise ID 83716

208-401-5505

bobtaunton@tautongroup.com

Conditions of Approval

1. No more than 12 building permits for single-family homes shall be issued within the Kirsten Subdivision until both the Lake Hazel and Orchard Street extensions are constructed as a minimum 2 lane interim road section.
2. No more than 60 building permits for single-family homes shall be issued within the Kirsten Subdivision until the intersection of Lake Hazel Road and Cole Road and the Lake Hazel bridge over the New York Canal is constructed as a minimum 2 lane interim road section.
3. Heavy construction truck traffic shall only use Cole Road to access the property between the hours of 9:00 am and 2:30 pm until Orchard Street and Lake Hazel Road have been constructed with a 1 lane interim road section. After the completion of the interim street construction heavy construction truck traffic shall only utilize Orchard Street and Lake Hazel Road west of Cheyenne for access to the site. The time restriction shall also be removed at that time.
4. The applicant shall coordinate with the Boise City Planning and ACHD staff to process a request to allow Eagle Grove Street to be a permanent public street access onto Cole Road.
5. Prior to approval of the final plat containing the 171st buildable lot, the applicant shall submit an updated traffic impact study to Boise City and the Ada County Highway District for review.

NOTE: ACHD must sign the final plat before it is recorded. ACHD's signature of the final plat is contingent upon review and acceptance of the required updated traffic impact study.

6. The final plat shall provide a minimum 30-foot wide common lot along both Cole and Lake Hazel, to be used as a landscaping buffer, as required by Section 11-09-03.7.A of the Boise Development Code.
7. All public streets located within the subdivision shall be improved with a minimum five-foot wide detached sidewalk.
8. The section of Eagle Grove Street between Banded Eagle/Spotted Eagle and Cole Road shall be public right-of-way and not a temporary access easement.



9. The eastern half of Cole Road as it abuts the subject property shall be improved with the following design:
 - a. Vehicle travel lanes shall be 11-feet wide.
 - b. The five-foot wide sidewalk shall be separated from the back of curb by a minimum of eight feet. If located outside of the public right-of-way it shall be located within a permanent easement.
10. Umatilla Avenue shall be constructed with 10.5-foot wide vehicle travel lanes.
11. Umatilla Avenue shall be constructed with a minimum five-foot wide bike lane (measured from the lip of gutter or parking lane line).
12. Umatilla Avenue shall be constructed with seven-foot wide sidewalks that are detached from the back of curb by a minimum of eight feet.
13. Lake Hazel shall be improved with on-street bike lanes when the temporary shoulder is removed.
14. Stormwater facilities along Lake Hazel shall be planned for. The applicant shall identify where future stormwater is to be retained within the right-of-way and/or typical street section (i.e. median, landscape buffer).
15. A note shall be placed on the face of the Final Plat stating, "The development of this property shall be in compliance with the Boise City Development Code."
16. A note on the face of the Final Plat shall designate that any common lots shall be owned and maintained by the Kirsten Subdivision Homeowner's Association. These lots cannot be developed for residential purposes in the future. The common lots shall be designated by lot and block.
17. A note shall be placed on the face of the Final Plat which states: "This subdivision is located within the Airport Influence Area A, which is affected by average sound levels in the 60-65 DNL, and/or aircraft traffic patterns below 1,000 feet. All new residential development is subject to an aviation easement and required to meet the sound attenuation standards of a minimum noise level reduction (NLR) of 25 dB."



18. After approval of the Final Plat by the Boise City Council and prior to submittal of the Mylar of the Final Plat, covenants, homeowners' association by-laws or other similar deed restrictions which provide for the use, control and maintenance of all common areas, private streets, shared access and shared parking, and which shall be consistent with the Fair Housing Act of 1968, as amended from time to time, shall be reviewed and approved by the Boise City Attorney. After recordation of the final plat and CC&R's, no building permit shall be accepted until a copy of the recorded CC&R's have been submitted to the Boise City Attorney.
19. Prior to the City Engineer's Certification of the Final Plat and prior to earth disturbing activities, an erosion and sediment control (ESC) permit must be obtained. An ESC plan conforming to the requirements of B.C.C. Title 8 Chapter 17 is to be submitted to the Director of Planning and Development Services for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
20. 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 be issued until such time as the name and certification number of the RP has been provided to Boise City. This information can be faxed to 388-4735 or e-mailed to ejenkins@cityofboise.org.
21. No building permit for the construction of any new structure shall be accepted until the Final Plat has been recorded pursuant to the requirements of the B.C.C. 11-09-04.1. If a Non-Build Agreement is approved by Boise City Fire Department, no building permits shall be submitted until a "Satisfaction of Non-Build Agreement" is recorded.
22. Prior to submitting the Mylar of the Final Plat for the City Engineer's signature, all the conditions of approval must be satisfied. Approvals must be provided on agency letterhead.
23. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
 - A. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,

OR

 - B. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.



24. The name **Kirsten Subdivision**, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County 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.

25. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (B.C.C. 9-06-05.M).
26. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
27. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).
28. Developer shall provide a letter from the United States Postal Service stating, "The Developer and/or Owner has received approval for location of mailboxes by the United States Postal Service."

Contact: Dan Frasier, Postmaster
770 S. 13th St.
Boise, ID 83708-0100
Phone No. (208) 433-4341

29. Prior to submitting the Final Plat for recording, the following endorsements or certifications must be executed: Signatures of owners or dedicators, Certificate of the Surveyor, Certificate of the Ada County Surveyor, Certificate of the Central District Health Department, Certificate of the Boise City Engineer, Certificate of the Boise City Clerk, signatures of the Commissioners of the Ada County Highway District, and the Ada County Treasurer (I.C. Title 50-17).
30. Developer shall comply with B.C.C. 11-03-04.3 which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
- A. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing. Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed in writing, at least twenty working days prior to the expiration of the first two-year period, or expiration date established thereafter.



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

Agency Requirements

- 31. The applicant shall comply with the requirements of ACHD as per their staff reports dated **January 19, 2016** (SUB15-00055) and **January 27, 2016** (CAR15-00029 & CPA15-00008).
- 32. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW). The following is a list of department comments by division:
 - Grading & Drainage – **September 29, 2015**
 - Street Lights – **September 29, 2015**
 - Sewer – **September 30, 2015**
 - Pressure Irrigation – **September 30, 2015**
- 33. The applicant shall comply with the conditions of the Boise Fire Department from the memo dated **January 20, 2016**. Any deviation from this plan is subject to Fire Department approval.
- 34. The applicant shall comply with the conditions of the Boise Parks and Recreation Department from the memo dated **January 11, 2016**.
- 35. The applicant shall comply with the conditions of the Boise Building Division of Planning and Development Services from the memo dated **September 29, 2015**.
- 36. The applicant shall comply with the conditions of the Independent School District of Boise City #1 from the memos dated **November 5, 2015** (SUB15-00055) and **November 17, 2015** (CAR15-00029 & CPA15-00008).
- 37. The applicant shall comply with the requirements of the Ada County Street Name Committee evaluation dated **July 9, 2015** (CAR15-00029) and **September 10, 2015** (SUB15-00055).
- 38. The applicant shall comply with the requirements of the Central District Health Department memo dated **October 15, 2015** (SUB15-00055).
- 39. The applicant shall comply with the requirements of the Boise Project Board of Control from the memo dated **October 15, 2015**.

