



CAR20-00009, PUD20-00030 , CVA20-00031 & SUB20-00033 / CK Property Group, LLC

Summary

A conditional use permit for a planned residential development comprised of 20 townhomes on 0.92 acres located at 1709 and 1711 S Federal Way. Also included is a rezone of the property from R-2 (Medium Density – 14.5 units/acre) to R-3D (Multi-Family Residential with Design Review – 43.5 units/acre) and a variance to encroach the western property boundary setback. A preliminary plat comprised of 1 common and 20 buildable lots is also proposed.

Prepared By

Karla Nelson, Associate Planner

Recommendation

Approval of the Rezone, Planned Residential Development and Subdivision

Denial of the Variance

Reason for the Decision

Rezone

The rezone is consistent with the approval criteria of Section 11-03-04.3(7c) of the Boise City Development Code. It is also consistent with the Comprehensive Plan as it designates the site as “Mixed Use” on the Land Use Map and R-3D zoning is allowed within this designation. The zone is compatible with surrounding zoning and development as other R-2 zoned properties within 300’ of the site have an equal density as that being proposed, 22 units per acre. Property with C-2 zoning which could allow for 43.5 units per acre is only 85’ to the north. The infill development will benefit the public convenience and general welfare by reducing vehicle miles traveled as new residents would be in close proximity to existing schools, parks, retail centers and other services (*Goal CC1.1*).

Planned Unit Development

The project is consistent with the approval criteria of Section 11-03-04.7(C7) of the Boise City Development Code. It is compatible with the surrounding neighborhood which is comprised primarily of single and multi-family housing, and there are transit stops and a variety of commercial services within a ¼-mile of the site which will be supported by the new residences. With the denial of the variance the project will not adversely affect other property in the vicinity as it complies with the density, height and parking requirements of the proposed zone, and correspondence received from commenting agencies confirm the use will not place an undue burden on the transportation system or other services in the vicinity. The townhomes will comply with *Goal NAC7* and *Principle CB-CCN 3.2* of the Comprehensive Plan as they encourage a mix of housing types and densities within neighborhoods.



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Mark Lavin

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Variance

As further detailed in the attached report, the request does not comply with Boise City Development Code Section 11-03-04.17 (Variance). There are no identifiable hardships or exceptional circumstances associated with the property to justify the granting of the variance to reduce the perimeter setbacks along the west property line. This is all new construction on a lot which will be redeveloped, void of potential obstructions which would necessitate a variance to the required setbacks. The proposed variance is also in conflict with Goal NAC3.1 of the Comprehensive Plan which calls for infill development to complement the scale and character of the surrounding neighborhood. Furthermore, the reduced setback would adversely impact the adjacent 1 to 1 ½ story single family homes to the west.

Subdivision

As conditioned, the submitted preliminary plat is consistent with the Development Code and the Comprehensive Plan.

*This report includes information available on the Boise City Website.
The entire public record, including additional documents, can be viewed through [PDS Online](#).*



CAR20-00009
PUD20-00030
CVA20-00031
SUB20-00033



1" : 300'



Aerial Map

 Project parcel

CAR20-00009
PUD20-00030
CVA20-00031
SUB20-00033










1" : 300'

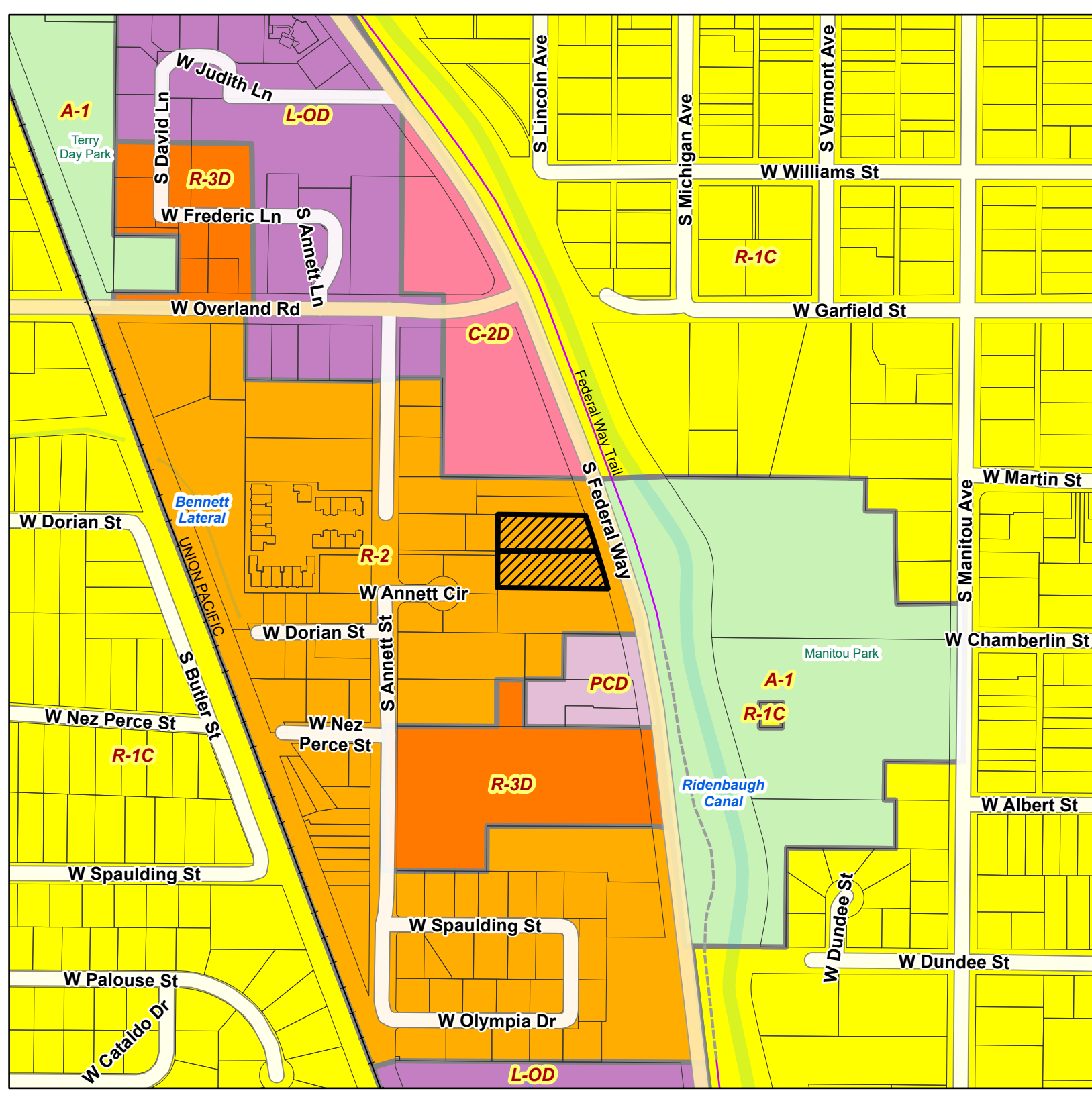


Zoning Map Legend

 Project Parcel

Boise Zoning Designations

-  A-1
-  C-2
-  L-O
-  PC
-  R-1C
-  R-2
-  R-3



CAR20-00009
PUD20-00030
CVA20-00031
SUB20-00033



1" : 300'



Land Use Legend



Project parcel

Land Use Designations



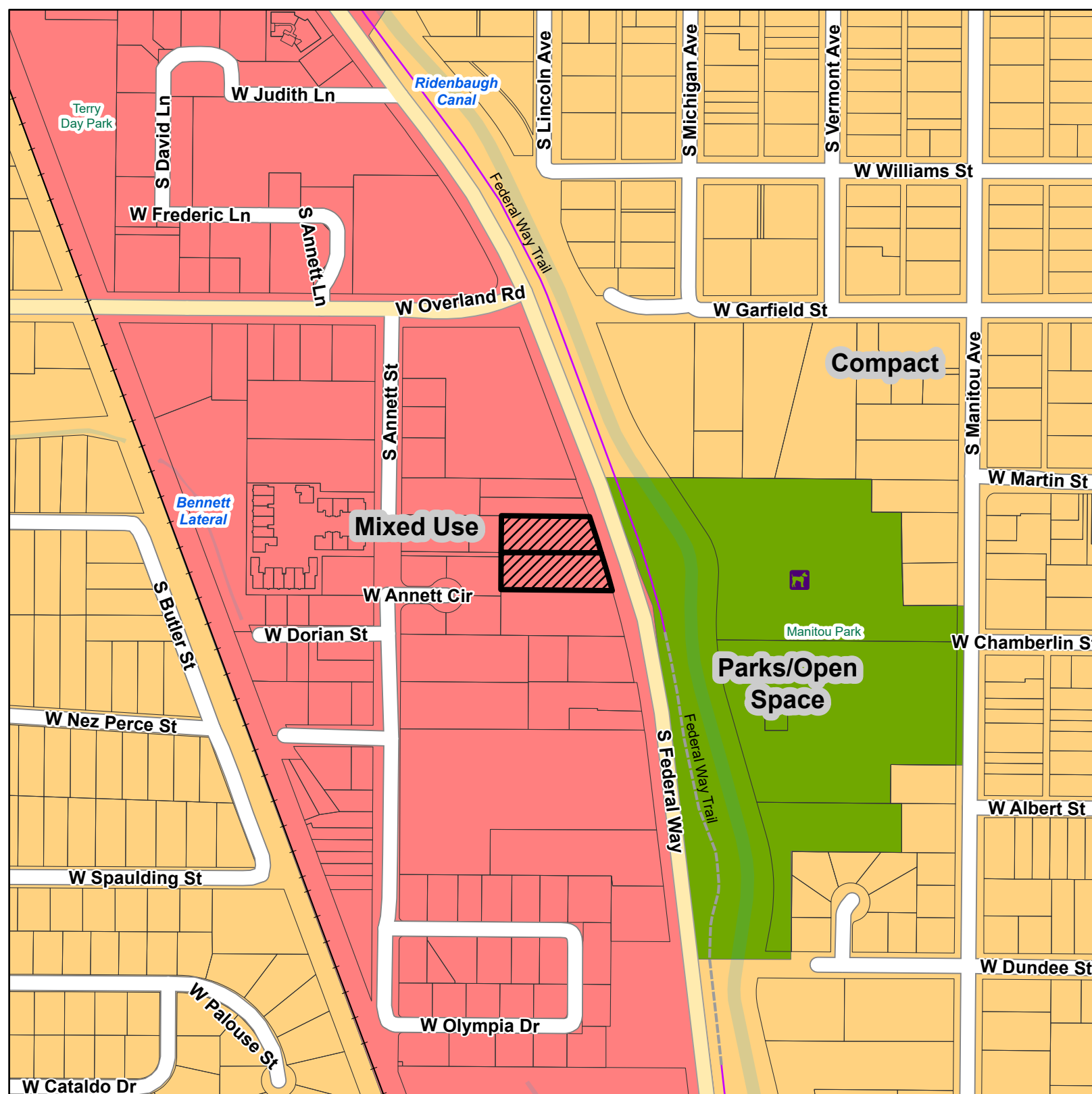
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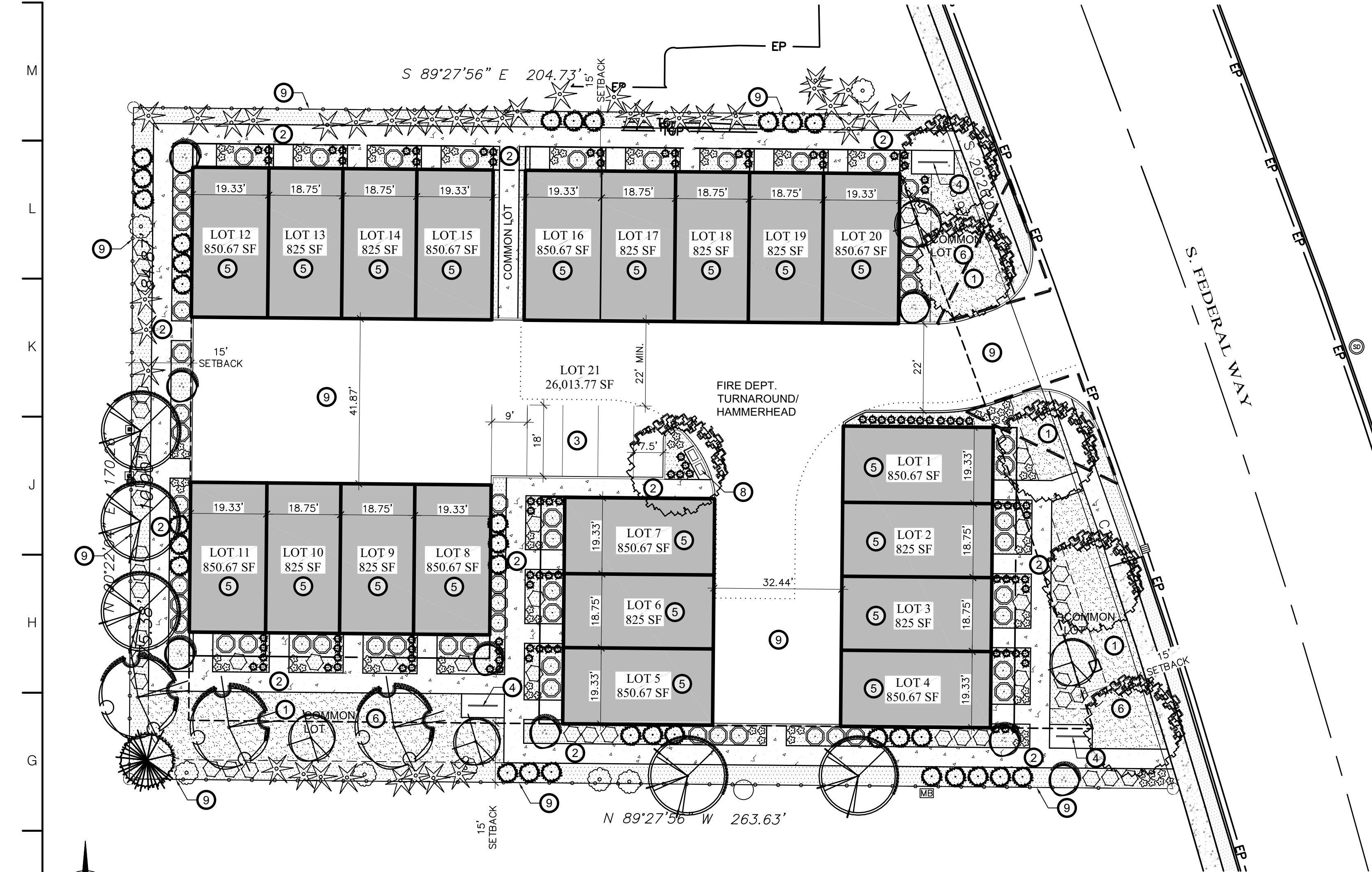
Mixed Use



Parks/Open Space



Z:_REP Projects\2020\20204 Federal Way apartments - Cabla\CAD Sheets\20204_PUD Landscape.dwg plotted by: ben on Tue, June 30 2020 at 12:10 PM

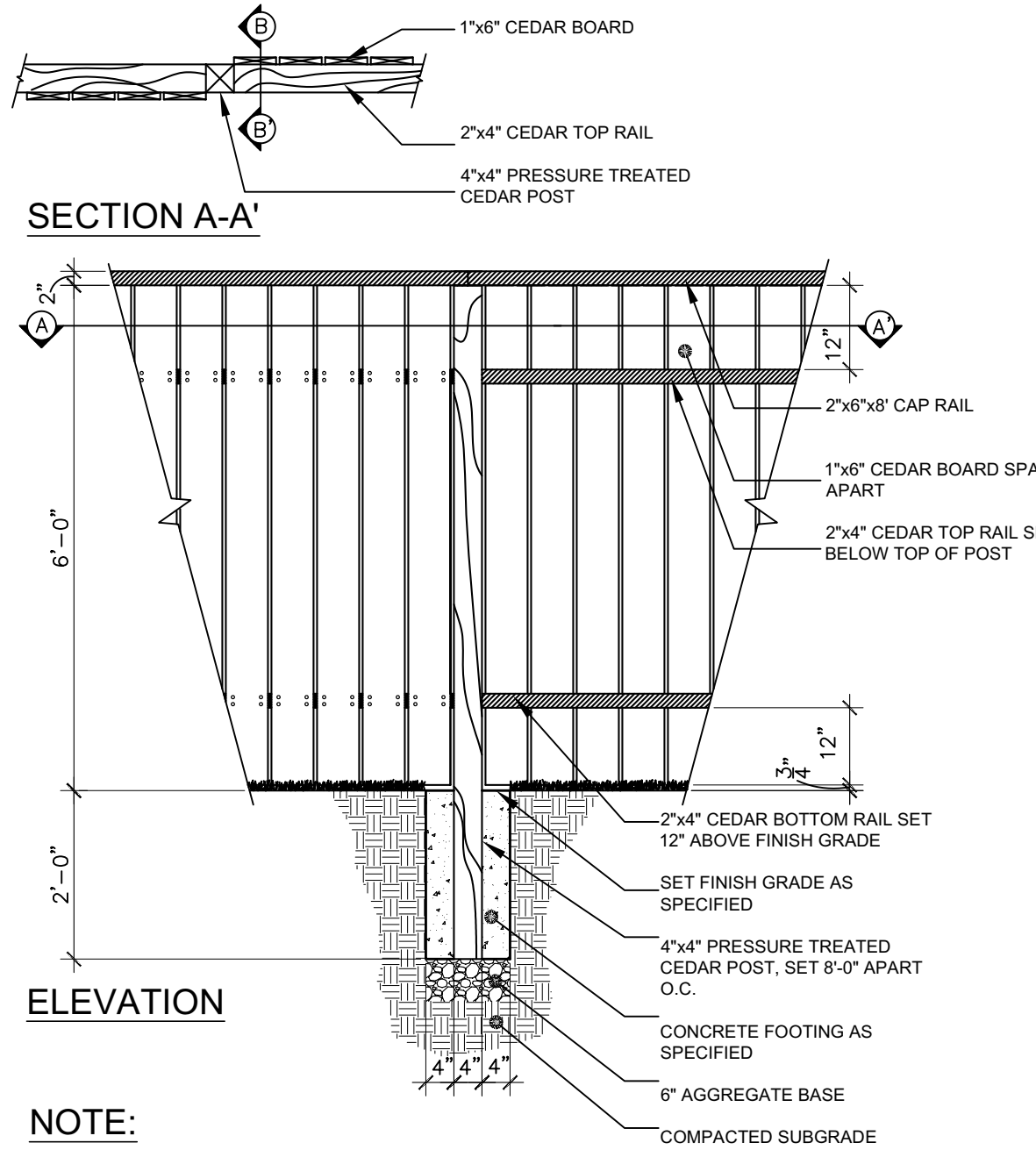


LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (1" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION NOTES:

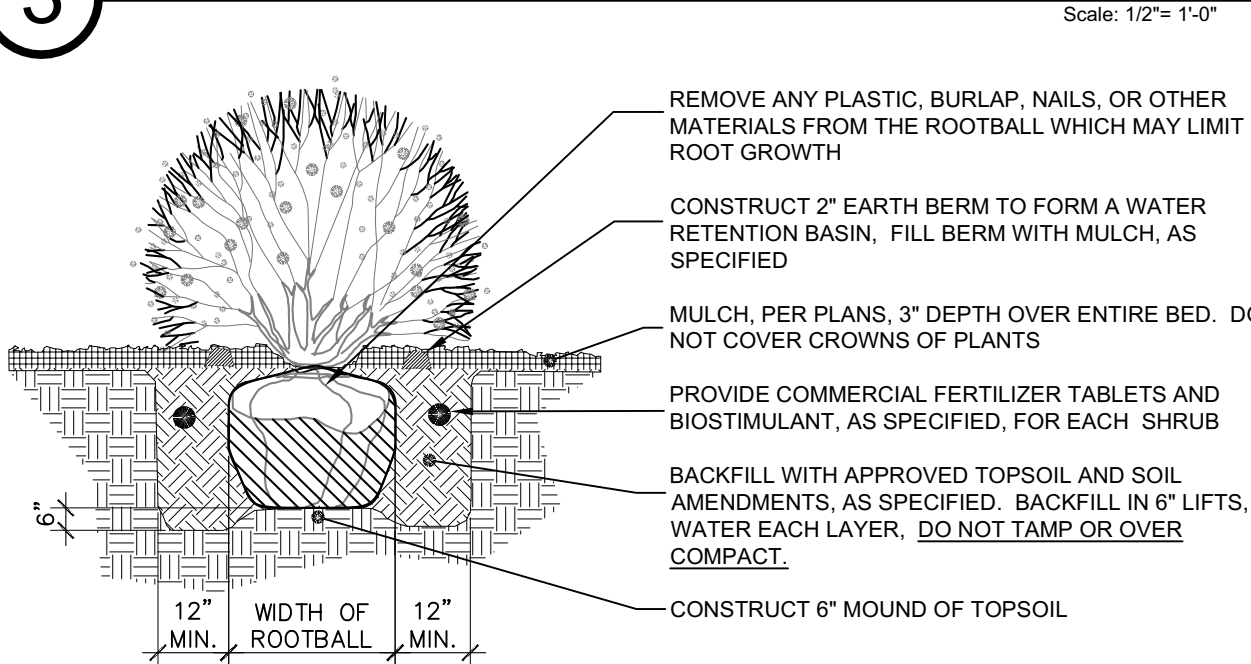
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
a. PRECISE INDIVIDUAL STATION TIMING
b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
e. POWER FAILURE BACKUP FOR INDEPENDENT VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).



NOTE:

- REFER TO PLAN FOR FENCE LOCATION.
- PANELS OF FENCE TO ALTERNATE SIDES AT EVERY POST. SEE SECTION A-A'.

3 SOLID CEDAR FENCE



NOTES:

- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- THIN BRANCHES AND FOLIAGE BY 1/2.
- DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
- FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

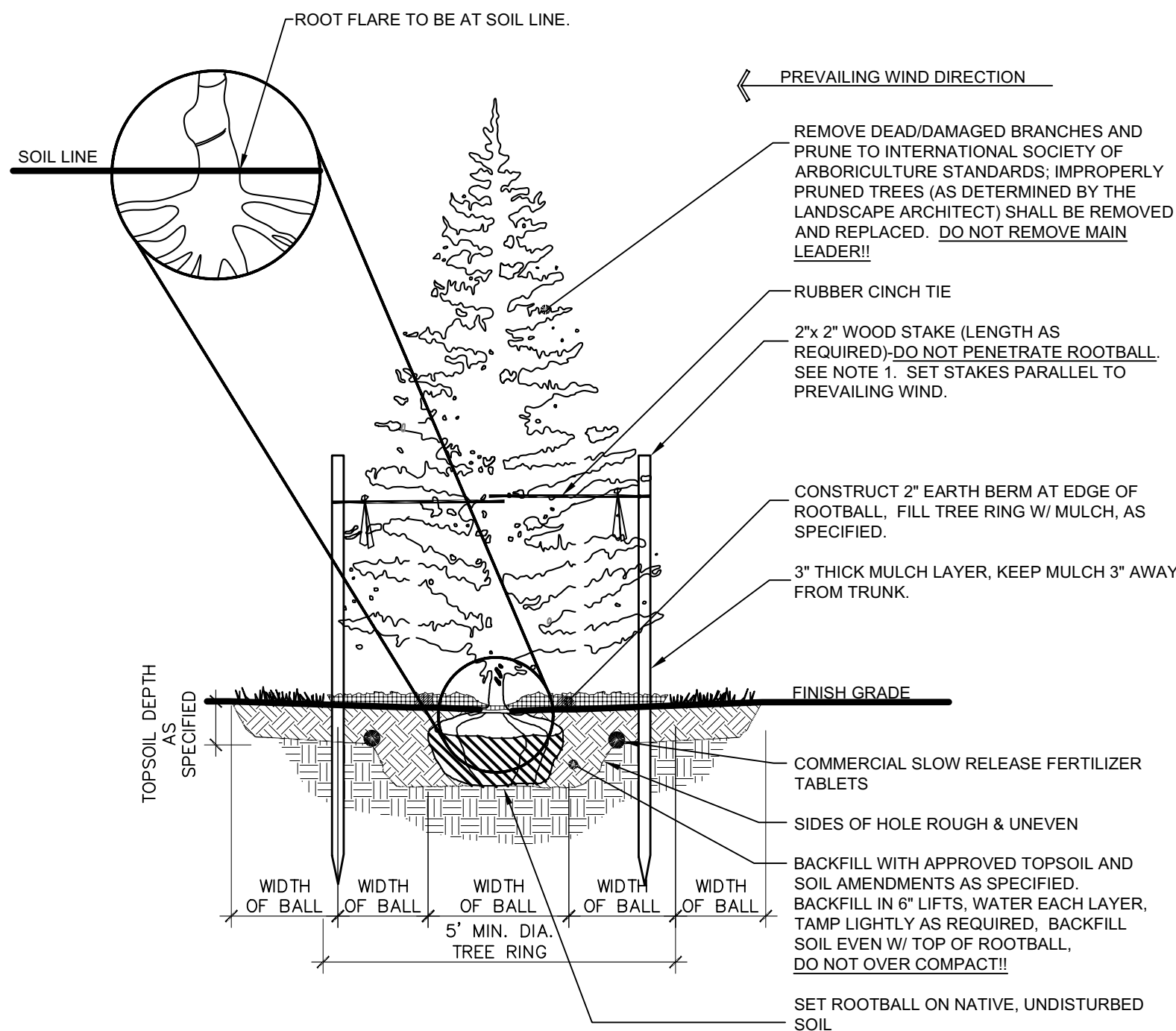
4 SHRUB PLANTING

NOT TO SCALE

PLANNED UNIT DEVELOPMENT SITE AND LANDSCAPE



SCALE: 1"= 20'-0"

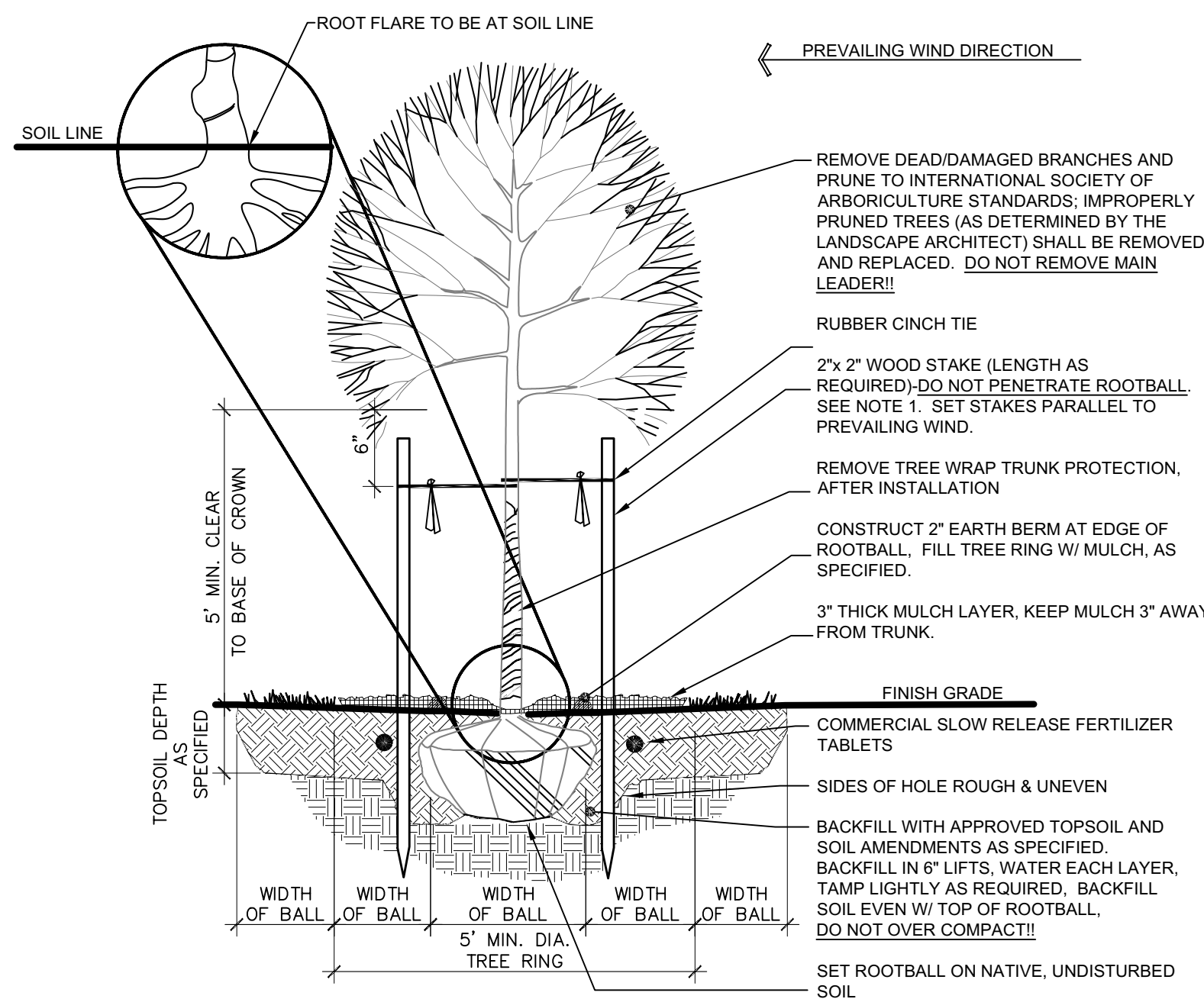


NOTES:

- REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/4 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 CONIFEROUS TREE PLANTING

NOT TO SCALE



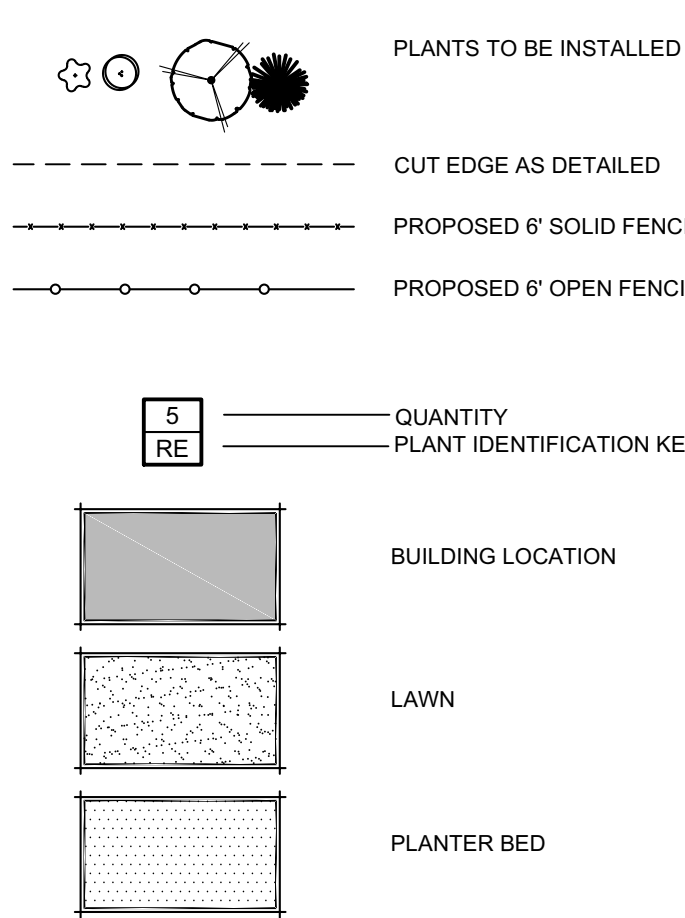
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- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE LEGEND



CALLOUT NOTES

- PROPOSED TURF AREA
- PROPOSED 5' WIDE CONCRETE WALKWAY
- PROPOSED PARKING AREA (4 STANDARD, 1 COMPACT)
- PROPOSED BIKE RACK
- PRIVATE OPEN SPACE (MIN. 100 SF ROOF DECK)
- COMMON OPEN SPACE (3100 SF)
- PROPOSED 6' SOLID CEDAR FENCE
- PROPOSED MAILBOX CLUSTER
- PROPOSED PRIVATE ACCESS DRIVE

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
6	AP	Acer truncatum x A. platanoides 'Warrenred'	Pacific Sunset Maple	2" CAL. B&B	Class II - 30'H x 25'W
3	CK	Cladrastis kentuckea 'Perkin's Pink'	Perkin's Pink American Yellowwood	2" CAL. B&B	Class II - 50'H x 30'W
5	GP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" CAL. B&B	Class II - 40'H x 20'W
CONIFEROUS TREES					
1	PP	Picea pungens 'Iseli Fastigiata'	Iseli Columnar Colorado Blue Spruce	6-7' HGT. B&B	30'H x 10'W
ORNAMENTAL TREES					
8	FS	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	2" CAL. B&B	Class I - 40'H x 10' W
3	MJ	Malus x adstringens 'Jefgreen'	Emerald Spire Flowering Crabapple	2" CAL. B&B	Class I - 15'H x 6' W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
-	BD	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	#2	4'H x 4'W
-	JB	Juniperus squamata 'Blue Star'	Blue Star Juniper	#1	2'H x 4'W
-	MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#1	5'H x 3'W
-	PH	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1	2'H x 2'W
-	PB	Pinus strobus 'Blue Shag'	Blue Shag Eastern White Pine	#2	4'H x 4'W
-	RF	Rhamnus frangula 'Ron Williams'	Fine Line Fern Leaf Buckthorn	#5	6'H x 2'W
-	SS	Salvia x sylvestris 'May Night'	May Night Salvia	#1	1.5'H x 1.5'W
-	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#5	3'H x 6'W
-	EP	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Purple Coneflower	#1	1.5'H x 1.5'W
-	FC	Forsythia x 'Courtasol'	Gold Tide Forsythia	#2	1.5'H x 4'W
-	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2	2'H x 7'W
-	HL	Heuchera 'Lime Rickey'	Lime Rickey Coral Bells	#1	1'H x 1'W
-	SR	Spiraea prunifolia 'Bridal Wreath'	Bridal Wreath Spirea	#2	5'H x 7'W

LANDSCAPE REQUIREMENTS

BOISE CITY, IDAHO CODE - CHAPTER 11-07-05: LANDSCAPING, FENCES, WALLS, AND SCREENING; CHAPTER 11-07-06: DISTRICT-SPECIFIC DEVELOPMENT STANDARDS, SUBSECTION 5: PLANNED UNIT DEVELOPMENT STANDARDS, CHAPTER 11-09-04: SUBDIVISION STANDARDS REQUIRED IMPROVEMENTS, SUBSECTION 10: LANDSCAPING

TOTAL LANDSCAPE AREA: 11,207 S.F. (28.2% OF SITE)

MINIMUM PLANT SIZES SHALL BE USED:
SHADE TREES: 2.5 INCH CALIPER
ORNAMENTAL TREES: 2.5 INCH CALIPER
EVERGREEN TREES: 6 FOOT HEIGHT
WOODY SHRUBS: 2 GALLON POT

A MINIMUM OF ONE CLASS II TREE SHALL BE PLANTED EVERY 40 LINEAR FEET OF STREET FRONTAGE.
AN ADDITIONAL CLASS I OR CLASS III TREE SHALL BE PLANTED IN THE CORRESPONDING SETBACK FOR EVERY INCREMENT OF 50 LINEAR FEET OF STREET FRONTAGE.

180 L.F. OF ROAD FRONTAGE (S. FEDERAL WAY)

REQUIRED CLASS II: 5
PROPOSED CLASS II: 5
REQUIRED CLASS I: 4
PROPOSED CLASS I: 5

A MINIMUM OF ONE TREE PER 40 LINEAL FEET SHALL BE PLANTED ALONG PROPERTY BOUNDARIES.

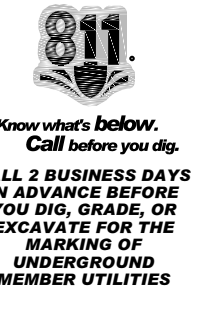
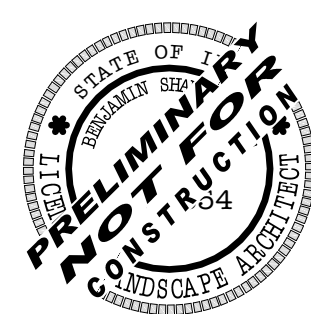
170 L.F. ON WESTERN BOUNDARY (R-2):
5 TREES REQUIRED
10 TREES PROVIDED (5 EXISTING, 5 PROPOSED)

204 L.F. ON NORTHERN BOUNDARY (R-2)
8 TREES REQUIRED
20 TREES PROVIDED (20 EXISTING)

263 L.F. ON SOUTHERN BOUNDARY (R-2)
7 TREES REQUIRED
15 TREES PROVIDED (13 EXISTING, 2 PROPOSED)

TOTAL NUMBER OF TREES REQUIRED: 27
TOTAL NUMBER OF TREES PROPOSED: 26
TOTAL NUMBER OF TREES EXISTING TO REMAIN: 38
TOTAL NUMBER OF TREES (EXISTING AND PROPOSED): 64
TOTAL NUMBER OF TREE SPECIES REQUIRED: 5
TOTAL NUMBER OF TREE SPECIES PROPOSED: 6

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



TALLAPOOSA SUBDIVISION
1709 & 1711 S. FEDERAL WAY
BOISE, ID 83705
PLANNED UNIT DEVELOPMENT

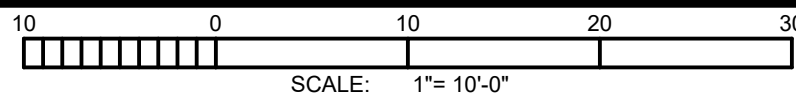
SITE AND LANDSCAPE PLAN	
PROJECT	20044
DATE	6/30/20
DRAWN BY	BSS
CHECKED BY	BSS
SHEET	PUD1.0

AGENCY REVIEW

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PLANNED UNIT DEVELOPMENT TREE MITIGATION PLAN



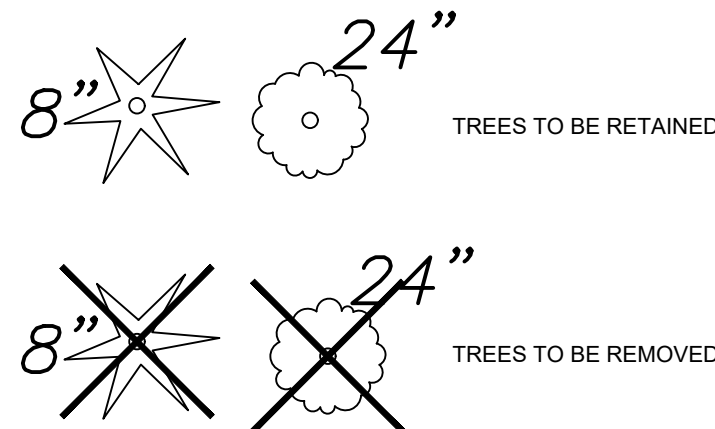
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TREE MITIGATION NOTES:

- 2 EXISTING TREES TO BE REMOVED FROM THE SITE THAT REQUIRE MITIGATION (AS NOTED ON THE PLAN):
 - (1) 36" CAL. RED OAK
 - (1) 18" CAL. SPRUCETOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 54 CALIPER INCHES
- 8 EXISTING TREES TO BE REMOVED FROM THE SITE THAT DO NOT REQUIRE MITIGATION (AS NOTED ON THE PLAN):
 - (2) 8" ARBORVITAE
 - (1) 24" CHERRY (DAMAGED)
 - (1) 12" CHERRY (SUCKER/DAMAGE)
 - (1) 8" MULBERRY (MULTI-STEMMED TREE/LARGE SHRUB)
 - (1) 4" ELM (VOLUNTEER)
 - (1) 6" CEDAR
 - (1) 12" SPRUCE (TOPPED)
- 30 EXISTING TREES TO BE SAVED ON SITE (AS NOTED ON THE PLAN) THAT WILL COUNT TOWARDS MITIGATION ARE AS FOLLOWS:
 - (1) 6" CAL. CEDAR
 - (2) 8" CAL. CEDAR
 - (1) 24" CAL. CEDAR
 - (1) 18" CAL. CEDAR
 - (4) 18" CAL. SPRUCE
 - (7) 12" CAL. SPRUCE
 - (2) 8" CAL. SPRUCE
 - (1) 12" CAL. CEDAR
 - (7) 12" CAL. CEDAR
 - (1) 24" CAL. CHERRY
 - (2) 10" CAL. ASH
 - (1) 6" CAL. ASHTOTAL CALIPER INCHES OF TREES SAVED = 374 CALIPER INCHES
- 4 EXISTING TREES TO BE SAVED ON SITE (AS NOTED ON PLAN) THAT WILL NOT COUNT TOWARDS MITIGATION ARE AS FOLLOWS:
 - (1) 12" CAL. ARBORVITAE
 - (1) 6" CAL. ARBORVITAE
 - (1) 24" CAL. LOCUST
 - (1) 6" CAL. LOCUST
- THE TWO METHODS OF MITIGATION WILL BE:
 - TO USE THE EXISTING SAVED TREES' 374 CALIPER INCHES
 - TO INCREASE THE CALIPER INCH SIZE OF THE PROPOSED (23) DECIDUOUS SHADE TREES FROM 2" CALIPER TO 2.5" (SEE PLANT SCHEDULE ON LANDSCAPE PLAN). THIS RESULTS IN 13 CALIPER INCHES ADDITIONAL ON THE SITE, NOT INCLUDING THE CALIPER INCHES OF THE REQUIRED PROPOSED TREES.

LEGEND



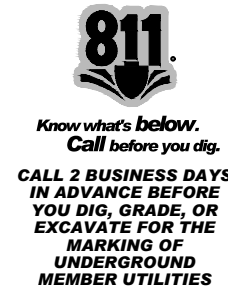
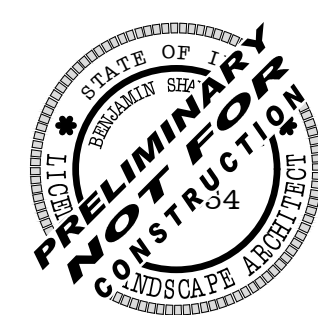
CALLOUT NOTES

- TREE TO BE REMOVED - MITIGATION REQUIRED
- TREE TO BE REMOVED - NO MITIGATION REQUIRED
- TREE TO BE RETAINED - COUNTS TOWARDS MITIGATION
- TREE TO BE RETAINED - DOES NOT COUNT TOWARDS MITIGATION

TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
 - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED. PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
 - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
 - NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
 - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH TREES EQUALING THE TOTAL CALIPER INCHES OF TREES REMOVED. TOTAL CALIPER INCHES OF TREES REMOVED: 54. TOTAL CALIPER INCHES OF TREES SAVED: 374. TOTAL CALIPER INCHES OF TREES TO BE REPLACED: 54. EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (2) 4" CALIPER TREES OR (4) 2" CALIPER TREES.

NO.	REVISION/ISSUE	DATE



TALLAPOOSA SUBDIVISION
1709 & 1711 S. FEDERAL WAY
BOISE, ID 83705
PLANNED UNIT DEVELOPMENT

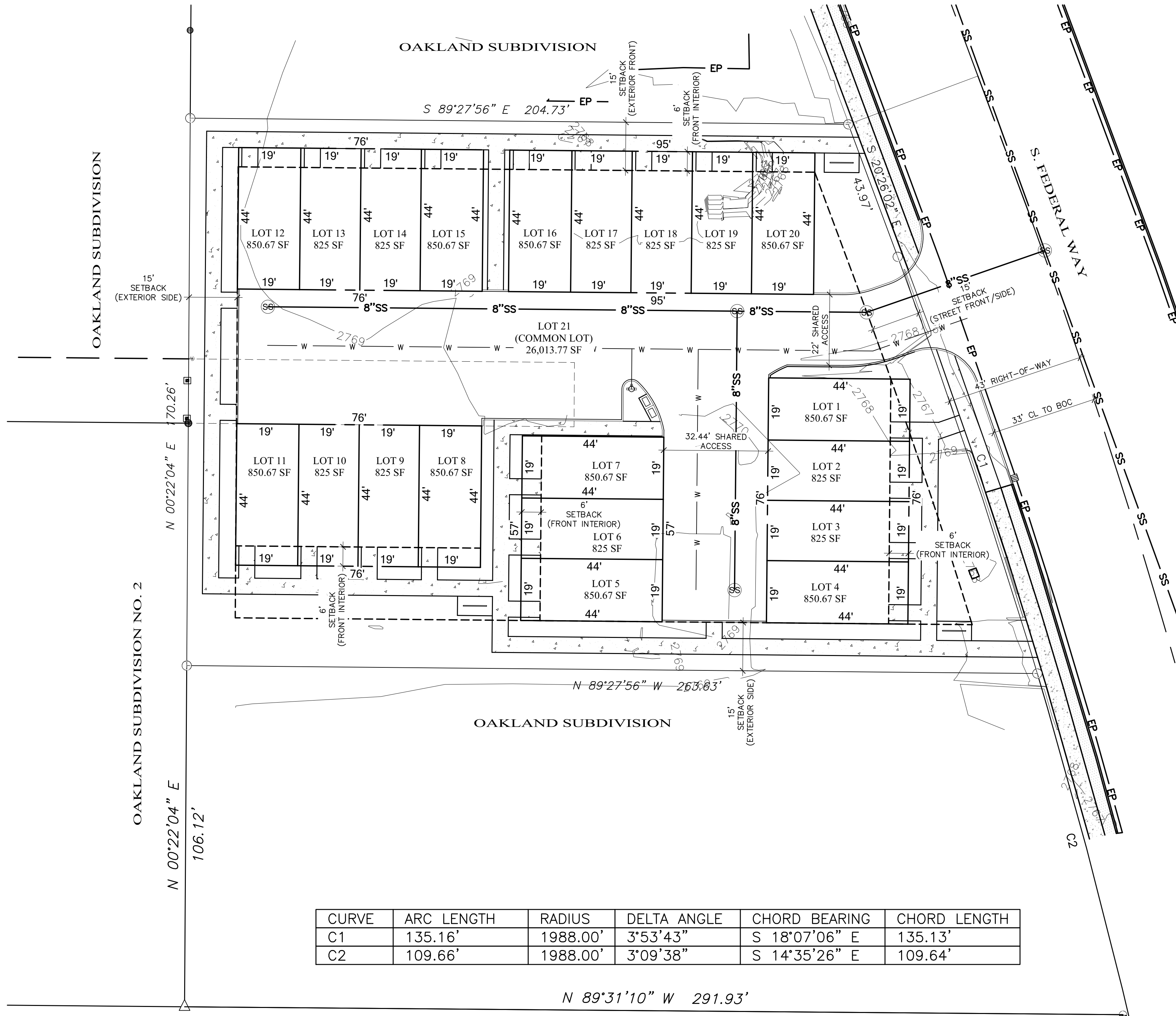
TREE MITIGATION PLAN

PROJECT	20044	SHEET
DATE	6/30/20	PUD1.1
DRAWN BY	BSS	CHECKED BY
	BSS	

AGENCY REVIEW

TALLAPOOSA SUBDIVISION

A PLAT LYING WITHIN A PORTION OF LOTS 2 & 3,
OAKLAND SUBDIVISION, LYING WITHIN
THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 3 N., R. 2 E., B.M.
BOISE CITY — COUNTY OF ADA — STATE OF IDAHO
JUNE 2020



ZONING AND SETBACKS

EXISTING ZONING DESIGNATION:	-	R-2
PROPOSED ZONING DESIGNATION:	-	R-3D
MINIMUM LOT SIZE:	-	825 S.F.
SETBACKS:		
FRONT (STREET)	-	15 FEET
FRONT (EXTERIOR)	-	15 FEET
FRONT (INTERIOR)	-	6 FEET
SIDE (EXTERIOR)	-	15 FEET
SIDE (INTERIOR)	-	VARIES
REAR (INTERIOR)	-	0 FEET

GENERAL SITE NOTES

PROPERTY SIZE:	40,160 S.F. ± 0.922 ACRES ±
PROPOSED USE:	20 SINGLE FAMILY RESIDENTIAL LOTS 1 COMMON LOTS
SITE ADDRESS:	1709 S. FEDERAL WAY, BOISE, ID 83705 1711 S. FEDERAL WAY, BOISE, ID 83705
PARCEL ID NO:	R6206000021 R6206000031

NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- MINIMUM BUILDING SETBACKS DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE PUD.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE PUD.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT ALONG THE SUBDIVISION BOUNDARY AND INTERIOR LOT LINE, AS DIMENSIONED AND DEPICTED HEREON.
- LOT 21 IS SUBJECT TO A SHARED DRIVEWAY, ACCESS, UTILITY, AND USE EASEMENT, FOR THE BENEFIT OF ALL LOTS IN THE SUBDIVISION, AS SHOWN HEREON.
- ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS, ORIGINALLY RECORDED AS INSTRUMENT NUMBER , TOGETHER WITH ANY FURTHER RECORDED AMENDMENTS THERETO.
- PER IDAHO CODE 31-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS IN IRRIGATION DISTRICT. THE OWNER/DEVELOPER AND IRRIGATION DISTRICT WILL BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT
- SECTION LINE
- CENTERLINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIPE, NO CAP
- SET 5/8" IRON PIN, PLS 11463
- CALCULATED POINT
- NEW LOT NUMBER
- P.O.B. POINT OF BEGINNING

OWNER

DONALD AND MARGARET RAE
1709 S. FEDERAL WAY
BOISE, ID 83705

APPLICANT

CK PROPERTY GROUP, LLC
2211 N. 17TH ST.
BOISE, ID 83702

SURVEYOR

NATHAN DANG
ACCURATE SURVEYING & MAPPING
1602 W. HAYS ST., SUITE #306
BOISE, ID 83702
(208) 488-4227

LANDSCAPE ARCHITECT

BEN SEMPLE
RODNEY EVANS + PARTNERS, PLLC
P.O. BOX 2453
BOISE, ID 83701
(208) 514-3300

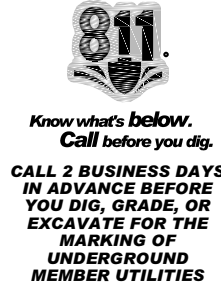
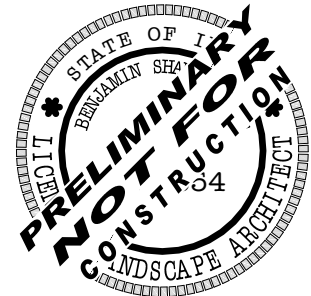
BASIS OF BEARINGS

S 00°22'05" W BETWEEN FOUND MONUMENTS AT THE 1/4 CORNER COMMON TO SECTIONS 15 & 22 AND THE C-N 1/8 CORNER OF SECTION 22.

VERTICAL DATUM (NAVD 88)

THE REFERENCE BENCHMARK FOR THIS SURVEY IS THE NAVD 88, ELEVATION BROUGHT TO SITE VIA STATIC GPS OBSERVATIONS AND PROCESSED USING THE NATIONAL GEODETIC SURVEY "OPUS" UTILITY.

NO.	REVISION/ISSUE	DATE



TALLAPOOSA SUBDIVISION
1709 & 1711 S. FEDERAL WAY
BOISE, ID 83705
PLANNED UNIT DEVELOPMENT

PRELIMINARY PLAT

PROJECT	20044	SHEET
DATE	6/30/20	PP1.0
DRAWN BY	BSS	CHECKED BY
BSS	BSS	



AERIAL VIEW 1, LOOKING SW

CONCEPT PERSPECTIVE VIEWS

Federal Way TH

06.26.2020

PIVOT NORTH
architecture



AERIAL VIEW 2, LOOKING NE

CONCEPT PERSPECTIVE VIEWS

Federal Way TH

06.26.2020



CONCEPT VIEW LOOKING TO ENTRY FROM FEDERAL WAY



CONCEPT VIEW LOOKING N FROM FEDERAL WAY



CONCEPT VIEW LOOKING NE TO OPEN SPACE

CONCEPT PERSPECTIVE VIEWS

Federal Way TH

06.26.2020

PIVOT NORTH
architecture



CONCEPT VIEW LOOKING TO ENTRY FROM FEDERAL WAY



CONCEPT VIEW LOOKING N FROM FEDERAL WAY

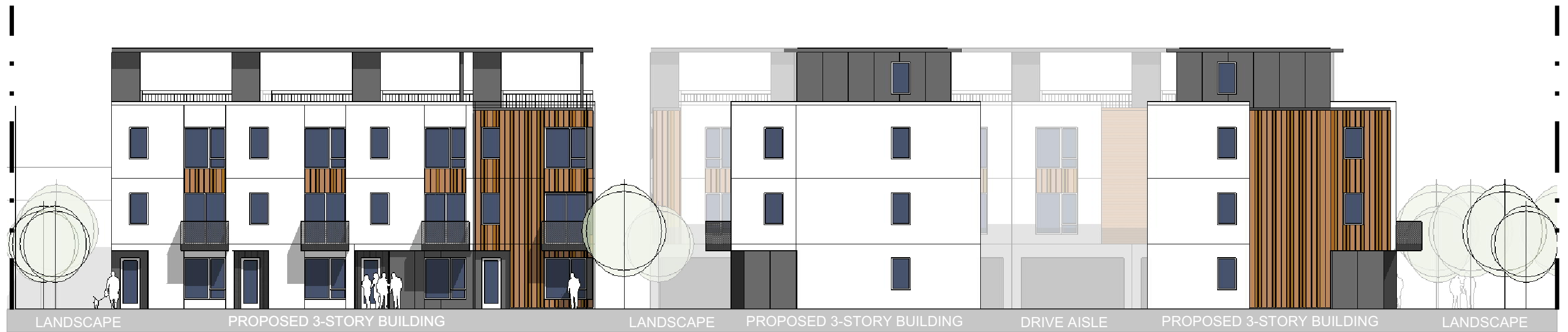


CONCEPT VIEW LOOKING NE TO OPEN SPACE

CONCEPT PERSPECTIVE VIEWS

Federal Way TH

06.30.2020



CONCEPT SOUTH ELEVATION



CONCEPT EAST ELEVATION

CONCEPT ELEVATION VIEWS

SCALE: 1/16" = 1'-0"

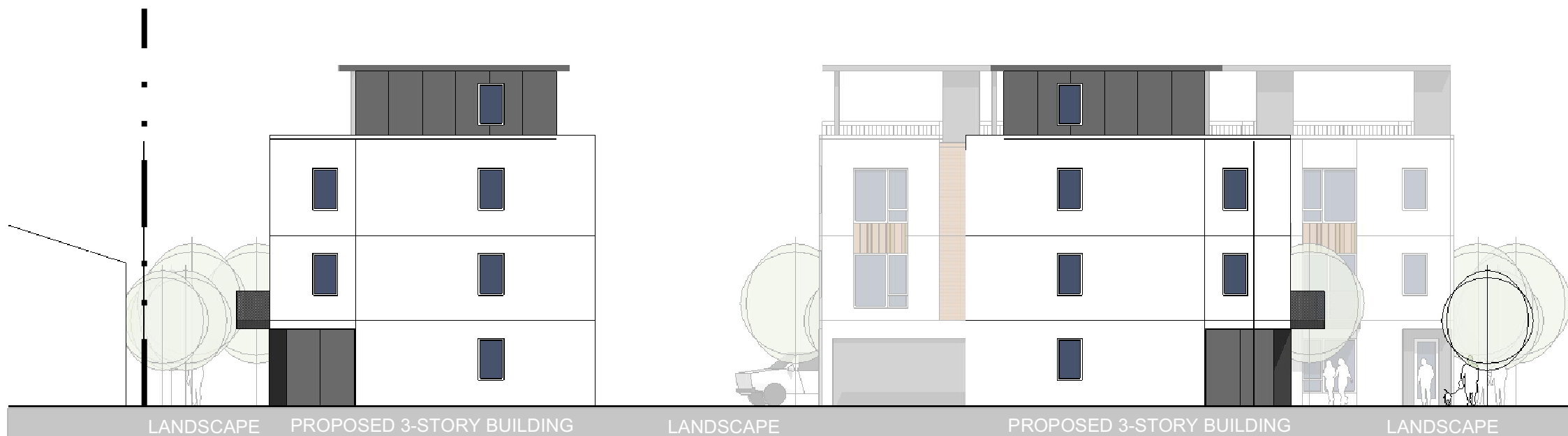
Federal Way TH

06.30.2020

PIVOT NORTH
architecture



CONCEPT NORTH ELEVATION



CONCEPT WEST ELEVATION

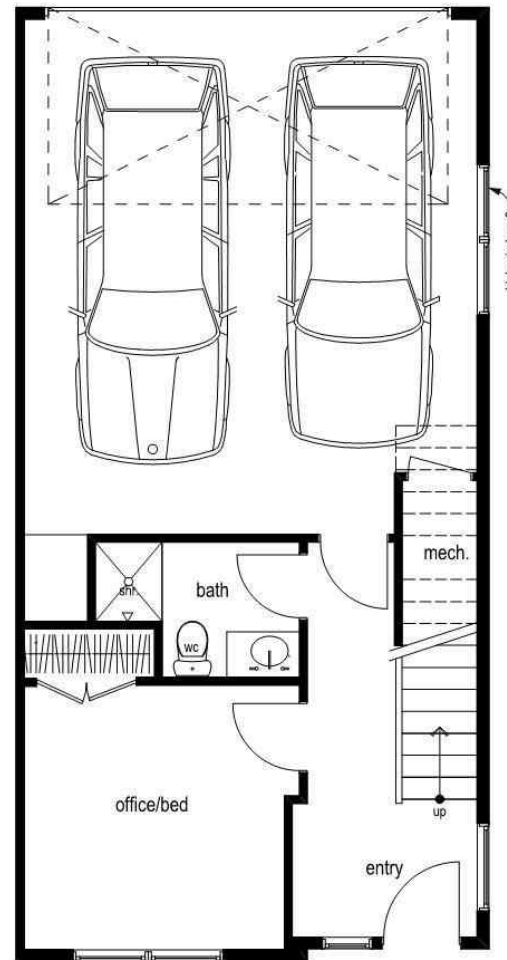
CONCEPT ELEVATION VIEWS

SCALE: 1/16" = 1'-0"

Federal Way TH

06.30.2020

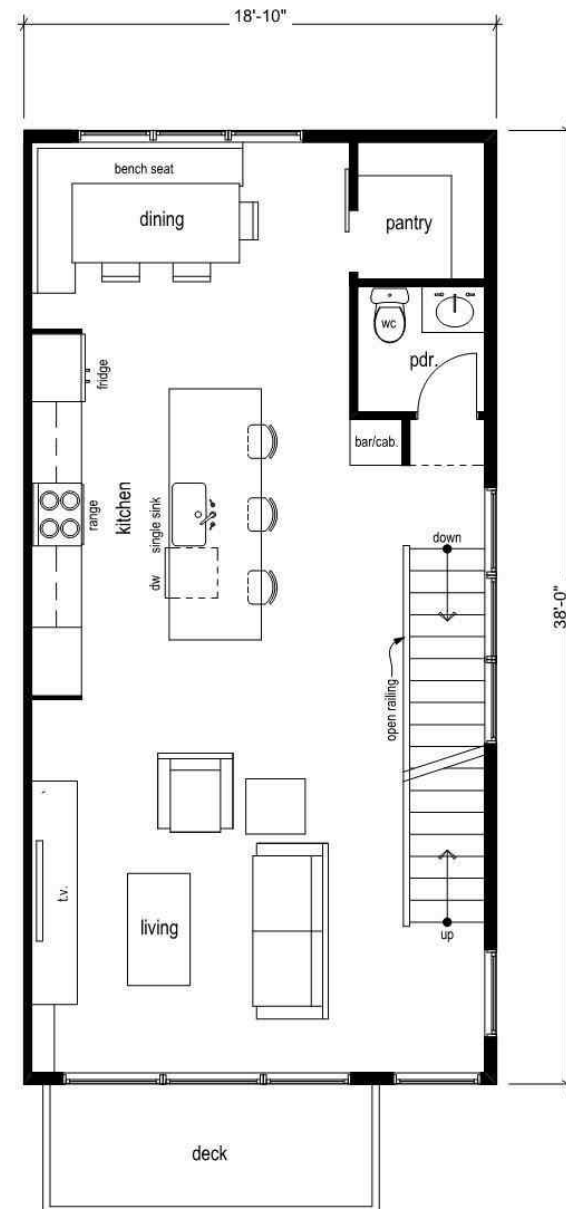
PIVOT NORTH
architecture



first floor plan

Unit A: 38' x 18'-10"

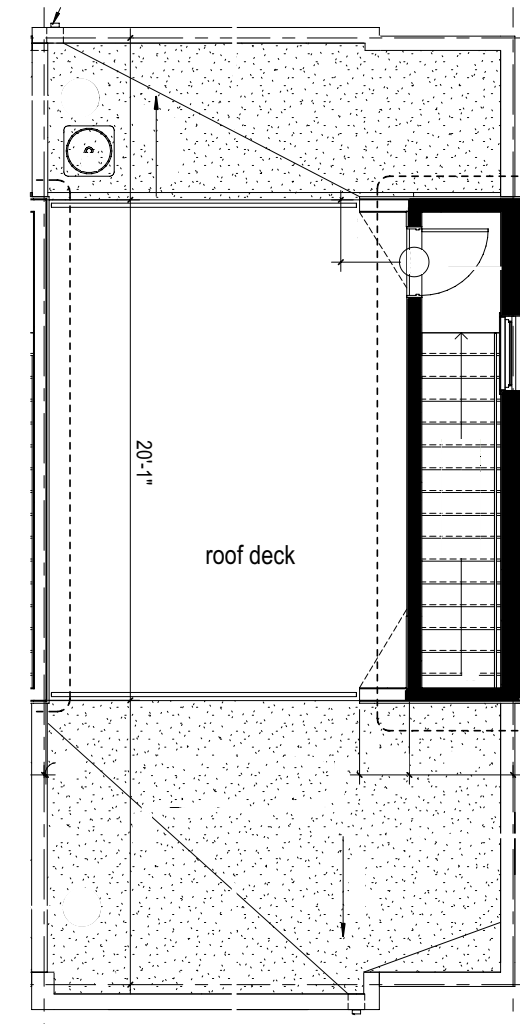
SCALE: N.T.S.



second floor plan



third floor plan



roof plan











Rodney Evans + Partners, PLLC
1014 S. La Pointe St., Ste. 3
Boise, Idaho 83706
p: 208-514-3300
www.reandpartners.com



Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management

June 30, 2020

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

Re: Tallapoosa Subdivision – 1709 & 1711 S. Federal Way., Boise, ID 83705 – Letter of Explanation

To Whom it May Concern,

The application before you is for the rezone and a preliminary plat for the subdivision of the parcels located at 1709 and 1711 S. Federal Way, Boise, ID 83705. This application also includes a Planned Unit Development application. A future Design Review application will be submitted as required rezoning of the property placing a Design Review overlay on the project. The developer is willing to enter into a development agreement as well, if that is requested by the City. The project consists of 21 total lots to be created for the construction of 20 single-family townhomes within 5 buildings, and 1 common open space lot to accommodate the shared access drive to access 2-car garages, as well as associated site and landscape improvements.

The current zoning of the parcels is R-2, and the property is proposed to be rezoned to R-3D to accommodate the density of the development and provide for much-needed housing in the area through the inclusion of owner-occupied single-family townhomes. This project rezone does provide for the addition of Design Review, and a future application for Design Review will be submitted. This will ensure that the architectural design, finishes, and materials will provide an aesthetic addition to the surrounding residential neighborhood. The R-3D zoning designation is reflective of other development densities to the north, south, and west that are zoned R-2, as well as PCD to the south. These areas within the immediate vicinity contain multi-family, single-family, and commercial properties, which this development would enhance through the inclusion of an additional housing type.

The creation of the 20 buildable lots will require the PUD process in order to reduce the size of the lots below the zone average, as well as reducing the frontage requirement for each lot. While the townhome lots vary between 18'9" wide to 19'4" wide, by creating multi-unit townhome buildings, the massing is in keeping with the single- and multi-family homes and developments within the immediate area. This development will also complete the transition from the busy Federal Way to the single-family homes within the immediate area, as well as enhance the surrounding developments and existing residential homes. Each townhome will have a rooftop deck, along with balconies and patios that will function as private open space. Shared drives with easements for the benefit of all residents will be established, and will meet the dimensional standards required for emergency services and solid waste collection. The common shared spaces will include extensive landscaping and open space for the private use of the residents. This, along with the inclusion of EV charging capabilities within the garages will provide on-site amenities. There are multiple opportunities within the area for public recreation, including a wide bike path along the east side of Federal Way and Terry Day Park to the north, which is just under 1/3 mile from the project site. The site is along a transit corridor, and is also close to employment and services.

The 20 proposed townhomes will be 3-story and will be designed to be 30-feet in height at the parapet wall, which is under the allowed height of the current and requested zoning, and allows for fire department access to all units. The rooftop decks will be interior to the roof in order to provide safety and privacy for the future residents of the development and the surrounding neighbors. The stairwells that access the rooftops will be oriented to provide additional privacy between units

Rodney Evans + Partners, PLLC
1014 S. La Pointe St., Ste. 3
Boise, Idaho 83706
p: 208-514-3300
www.reandpartners.com



Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management and adjacent neighbors. All of the townhomes will have 2-car garages that are accessed from the internal shared drive, and on-site parking will be provided for 5 guests. This exceeds the requirement of 1 guest spot per 10 units that is required for multi-family development, although this development is single-family which by code does not require dedicated guest parking. We are exploring the potential for additional shared parking with some of the surrounding properties, but that has yet to be determined if it is feasible. Three areas for on-site bike racks will also be provided for additional bicycle parking that is not accommodated within the garages of the townhomes. Street frontage improvements will be necessary to relocate the existing entry into the site, as well as consolidate the access to a single point. These frontage improvements will match the existing improvements along Federal Way. The removal of 7 existing trees on-site will be required in order to construct the project infrastructure, parking, and buildings, but there are 38 existing trees scheduled to remain, as well as 26 additional trees to be added to the site. This results in a total of 64 trees on the site. The addition of substantial landscape along the perimeter, and a 15' setback from the exterior property boundaries will allow the buffering of the project as a whole from the adjacent properties, while drastically improving the site condition with attractive and appropriate plant material. Additionally, new 6' privacy fencing will be installed along the perimeter property lines. Existing fencing will be retained or replaced as necessary, and this will be coordinated with all adjacent property owners. We feel that this will provide for privacy and aesthetic appeal to not only the future residents of this development, but also the existing adjacent property owners/residents. The addition of multiple areas of landscaped open space will provide for outdoor space for use by all residents of the development.

During the neighborhood meeting, concerns regarding height and traffic were the main topics. One concern that we heard from multiple neighbors was regarding any cross-access to Annett St. which is to the west. We are not, nor will we be proposing a cross-access to that street. Annett St. is currently a dead-end street with only one point of access off of Overland. With the residential developments (single and multi-family) that utilize Annett St., we feel that any additional connection or routing of traffic to that street would create a burden on the current residents, and be detrimental to the area as a whole. We believe that by providing for ingress/egress off of Federal Way for the residents of the proposed development, this will protect the existing subdivision from any undue conflicts or inconvenience, as well as direct traffic to the

We believe that this proposed development will create high-quality housing, while enhancing the surrounding existing neighborhood, by providing for the infill redevelopment of these parcels. The project meets multiple goals of the comprehensive plan, and will incorporate housing in an area that is sure to see continued development of residential, commercial, and office uses, as this area is designated as Mixed Use in the comprehensive plan. The owner-occupied single-family townhomes will also encourage the continued elevation of areas within the overall Vista neighborhood and Central Bench Planning Areas, while providing much needed housing near commercial, retail, educational, healthcare, and office space.

Please contact me directly with any questions regarding the project at 208-514-3300 or ben@reandpartners.com

Sincerely,
Rodney Evans + Partners, PLLC

Ben Semple, PLA

Rodney Evans + Partners, PLLC
1014 S. La Pointe St., Ste. 3
Boise, Idaho 83706
p: 208-514-3300
www.reandpartners.com



Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management
Partner, Senior Landscape Architect

#117 Planned Unit Development

Case #: PUD20-00030

12

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
1709	S	FEDERAL WAY				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
OAKLAND SUB	0	2	22	3	2	R-2
Parcel Number:	Additional Parcel Numbers:					
R6206000021	R6206000031					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Kevin	Cablik		
Company:			
CK Property Group, LLC			
Address:	City:	State:	Zip:
2211 N. 17th St.	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
ben@reandpartners.com	(208) 514-3300		

Agent/Representative Information

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

First Name:	Last Name:		
Ben	Sample		
Company:			
Rodney Evans + Partners, PLLC			
Address:	City:	State:	Zip:
1014 S. La Pointe St., Suite 3	Boise	ID	83706
E-mail:	Phone Number:	Cell:	Fax:
ben@reandpartners.com	(208) 514-3300		

Owner Information

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

First Name:	Last Name:		
Donald	Rae		
Company:			
Address:	City:	State:	Zip:
1709 S. Federal Way	Boise	ID	83705
E-mail:	Phone Number:	Cell:	Fax:
ben@reandpartners.com	(208) 514-3300		

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 your fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

☐ Yes☒ No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

 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="multi-family resid"/>	<input type="text" value="2"/>	<input type="text" value="(R-2) Combined Residential"/>
South:	<input type="text" value="single-family resi"/>	<input type="text" value="1.5"/>	<input type="text" value="(R-2) Combined Residential"/>
East:	<input type="text" value="Federal Way"/>	<input type="text"/>	<input type="text"/>
West:	<input type="text" value="single and multi-"/>	<input type="text" value="2"/>	<input type="text" value="(R-2) Combined Residential"/>

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="20"/>	<input type="text" value="2166"/>	<input type="text" value="43320"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="20"/>	<input type="text" value="2166"/>	<input type="text" value="43320"/>

C. Number of **Existing** units to remain: D. Maximum Proposed Structure Height(s): E. Number of Stories:

A. Percentage of site devoted to building coverage:	<input type="text" value="36"/>
B. Percentage of site devoted to landscaping:	<input type="text" value="28"/>
C. Percentage of site devoted to paving:	<input type="text" value="36"/>
D. Percentage of site devoted to other uses:	<input type="text" value="0"/>
E. Describe other use:	<input type="text"/>

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

Number:	<input type="text"/>	Location	<input type="text"/>
Size:	<input type="text"/>	Screening	<input type="text"/>

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="40"/>	Parking Spaces:	<input type="text" value="45"/>
C. Bicycle Spaces:	<input type="text" value="30"/>	Bicycle Spaces:	<input type="text" value="30"/>
D. Proposed Compact Spaces:	<input type="text" value="1"/>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:			<input type="text" value="40"/>
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="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="0"/>	<input type="text" value="20"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="5"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>

16. Waivers Requested:

A. Lot size:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Description:	<input type="text" value="average lot size below R-3D standard to allow for attached townhomes"/>
B. Internal Setbacks:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Description:	<input type="text" value="attached housing with reduced interior setbacks"/>
C. Frontage:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Description:	<input type="text" value="internal shared drive, PUD allows for frontage off shared drive"/>

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" value="metal/membrane"/>	<input type="text" value="black/white"/>
Walls:	<input type="text" value="wood/composite/stone/stucco"/>	<input type="text" value="varies"/>
Windows/Doors:	<input type="text" value="metal/wood"/>	<input type="text" value="varies"/>
Fascia, Trim etc.:	<input type="text" value="metal/stone/brick/wood/stucco"/>	<input type="text" value="varies"/>

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

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 1,000 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:

20

C. Proposed screening method:

garage and/or fencing/landscaping

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:

Property Information

Address

Street Number: 1709	Prefix: S	Street Name: FEDERAL WAY	Unit #: 			
Subdivision name: OAKLAND SUB	Block: 0	Lot: 2	Section: 22	Township: 3	Range: 2	Zoning: R-2
Parcel Number: R6206000021	Additional Parcel Numbers: R6206000031					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Kevin	Last Name: Cablik		
Company: CK Property Group, LLC			
Address: 2211 N. 17th St.	City: Boise	State: ID	Zip: 83702
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

Agent/Representative Information

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

First Name: Ben	Last Name: Semple		
Company: Rodney Evans + Partners, PLLC			
Address: 1014 S. La Pointe St., Suite 3	City: Boise	State: ID	Zip: 83706
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

Owner Information

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

First Name: Donald	Last Name: Rae		
Company: 			
Address: 1709 S. Federal Way	City: Boise	State: ID	Zip: 83705
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

1. Type of Application:

☒ Preliminary ☐ Final ☐ Preliminary/Final

2. Proposed Subdivision/Condominium Name:

Tallapoosa Subdivision

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

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

CAR20-00009, PUD20-00030

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:**

#105 - Annexation and Rezone

Case #: CAR20-00009

12

Property Information

Address

Street Number: 1709	Prefix: S	Street Name: FEDERAL WAY	Unit #: 			
Subdivision name: OAKLAND SUB	Block: 0	Lot: 2	Section: 22	Township: 3	Range: 2	Zoning: R-2
Parcel Number: R6206000021	Additional Parcel Numbers: R6206000031					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Kevin	Last Name: Cablik		
Company: CK Property Group, LLC			
Address: 2211 N. 17th St.	City: Boise	State: ID	Zip: 83702
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

Agent/Representative Information

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

First Name: Ben	Last Name: Semple		
Company: Rodney Evans + Partners, PLLC			
Address: 1014 S. La Pointe St., Ste. 3	City: Boise	State: ID	Zip: 83706
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

Owner Information

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

First Name: Donald	Last Name: Rae		
Company: 			
Address: 1709 S. Federal Way	City: Boise	State: ID	Zip: 83705
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	Cell: 	Fax:

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. Type of Request:**☒ Rezone ☐ Annexation & Rezone**6. Current Zone:****7. Requested Zone::****8. Size of Property:** ☒ Acres ☐ Square Feet**9. Existing uses and structures on the property are as follows:**

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. To the west is a condo development at approximately 20 units per acre. There are zones of commercial to the north and south, as well as PCD zoning to the south.

12

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

Federal Way

12. Adjacent property information:

Uses:

Zone:

North: multi-family North: (R-2) Combined Residential

South: single-family resi South: (R-2) Combined Residential

East: vacant East:

West: single and multi- West: (R-2) Combined 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?

20 single-family residential townhomes

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

Being along Federal Way, multiple properties are rezoning to Pedestrian Commercial, Commercial, or R-3 to allow for denser development that is appropriate along the Federal Way corridor.

16. What Comprehensive Plan policies support your request?

Mixed Use comprehensive plan policies, infill redevelopment policies, general improvement of areas along major thoroughfares.

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:



Planning Division Project Report

File Number	CAR20-00009, PUD20-00030, CVA20-00031 & SUB20-00033
Applicant	Kevin Cablik / CK Property Group, LLC
Property Address	1709 S Federal Way
Public Hearing Date	August 10, 2020
Heard by	Planning and Zoning Commission
Analyst	Karla Nelson, Associate Planner
Reviewed By	Céline Acord, Current Planning Manager

Public Notification

Neighborhood meeting conducted on:	June 18, 2020
Radius notices mailed to properties within 300 feet on:	July 24, 2020
Newspaper notification published on:	July 24, 2020
Applicant posted notice on site on:	July 26, 2020

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Exhibits

[Agency Comments](#)

1. Project Data and Facts

Project Data	
Property Owner	Donald Rae
Architect/Representative	Ben Semple / Rodney Evans + Partners, PLLC
Location of Property	1709 & 1711 S Federal Way
Size of Property	0.92 acres
Existing Zoning	R-2 (Medium Density Residential – 14.5 units/acre)
Proposed Zoning	R-3D (Single Family Residential – 4.8 units/acre)
Land Use Designation	Mixed Use
Planning Area	Central Bench
Neighborhood Assoc./Contact	Vista/ Dave Kangas
Procedure	The Planning and Zoning Commission renders a final decision on the conditional use and variance, and makes a recommendation to the City Council on the rezone and subdivision.

Current Land Use
Three single-family dwellings on two lots.

Description of Applicant's Request
A conditional use permit for a planned residential development comprised of 20 attached townhomes. A rezone of the property from R-2 (Medium Density – 14.5 units/acre) to R-3D (Multi-Family Residential with Design Review – 43.5 units/acre) and a variance to the western setback. A preliminary plat comprised of 20 buildable and 1 common lot with a waiver to the 30' landscape buffer along an arterial roadway is also proposed.

2. Land Use

Description and Character of Surrounding Area
The property is on Federal Way south of Overland Rd. The surrounding neighborhood is comprised of a mix of single-family and multi-family dwellings. A charter school, office space and warehouse are all within 300' on Federal Way. Additional commercial space, Terry Day Park and Overland Bus Route #29 are less than a ¼ mile to the north on Overland Rd.

Adjacent Land Uses and Zoning

North	Multi-Family Dwelling. / R-2
South	Single-Family Dwelling / R-2
East	Federal Way / R-2
West	Single-Family Dwellings / R-2



3. Project Proposal

Structure(s) Design

Number and Proposed Use of Buildings
20 townhomes within 5 buildings
Number of Stories / Maximum Building Height
4-story townhomes / Under 45' in height

Setbacks (Perimeter)

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Front (Federal Way)	15'	15'	20'	20'+
Side (north)	3+ stories: 15'	15'	5'	15'+
Side (south)	3+ stories: 15'	15'	5'	15'+
Rear (west)	1-2 stories: 15' 3+ stories: 20'	15'*	15'	15'+

*Subject to the variance request.

As part of the PUD, interior side and rear setbacks of 0' are proposed along with interior front setbacks of 6'. While not a variance, a waiver to the Subdivision Ordinance requirement for a 30' landscape buffer along an arterial roadway is also proposed.

Parking

Proposed		Required	
Total parking spaces proposed:	44	Total parking spaces required:	40
Compact spaces proposed:	1	Compact Spaces allowed:	16
Bike spaces proposed:	30	Bike spaces required:	20
Parking Reduction requested?	No	Off-site Parking requested?	No

4. Development Code [\(Boise City Code Title 11\)](#)

Section	Description
11-03-04.4	Subdivision Plat Specific Procedures
11-03-04.3	Rezone Specific Procedures
11-03-04.7	Planned Unit Development Specific Procedures
11-03-04.14	Variance
11-04-03	General Purpose of Residential Districts
11-07-03	Off-Street Parking & Loading Standards
11-07-06.5	Planned Unit Development Standards
11-09-03	Subdivision Design Standards



5. Comprehensive Plan [\(Blueprint Boise\)](#)

Chapter	Goals, Objectives & Policies
Chapter 2: City Wide Visions and Policies	Goal NAC3.1: Infill Scale & Character
	Goal NAC7: Facilitate a Mix of Housing Types
	Goal CC1.1: Reduce Vehicle Miles Traveled
	Principle CC2.1(c): Connectivity
	Goal CC7: Enhance Pedestrian Connectivity
Chapter 3: Community Structure and Design	Mixed-Use Land Use Category Principle IDP-MU.2: Relationship to Surrounding Neighborhoods
Chapter 4: Central Bench Planning Area Policies	Principle CB-CCN 3.2: Mix of Housing Types Principle CB-CCN 3.3: High Density Neighborhoods

6. Transportation Data

As noted in their [report](#), the Ada County Highway District approved the project as proposed. A condition of approval will require the existing driveways on Federal Way be closed with vertical curb, gutter, and 5' wide detached sidewalk. A new 22' wide driveway will be constructed from the site onto Federal Way.

This development is estimated to generate 90 additional vehicle trips per day (19 existing); and 9 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of *Transportation Engineers Trip Generation Manual*, 10th edition. The average daily traffic count for Federal Way south of Overland Rd. was 17,256 on September 19, 2019.

Roadway	Frontage	Functional Classification	PM Peak Traffic Count	Level of Service*
Federal Way	180'	Principal Arterial	875	Better than "E"

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

7. Analysis

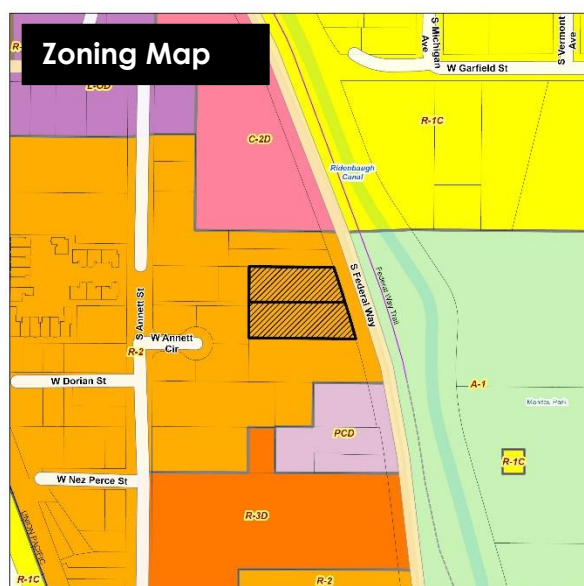
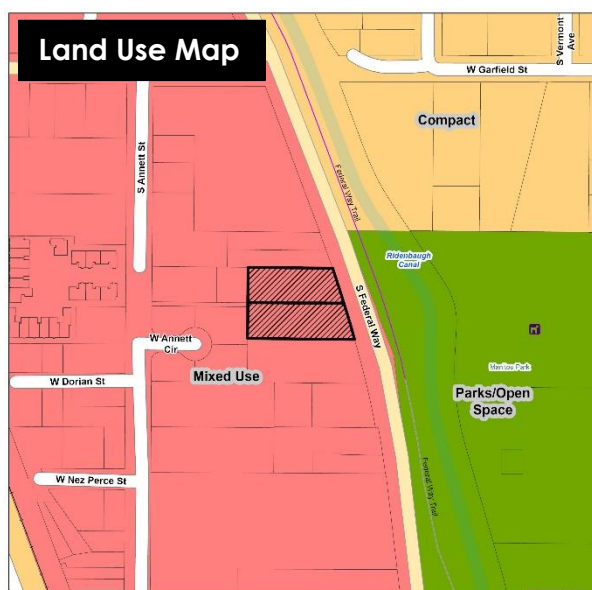
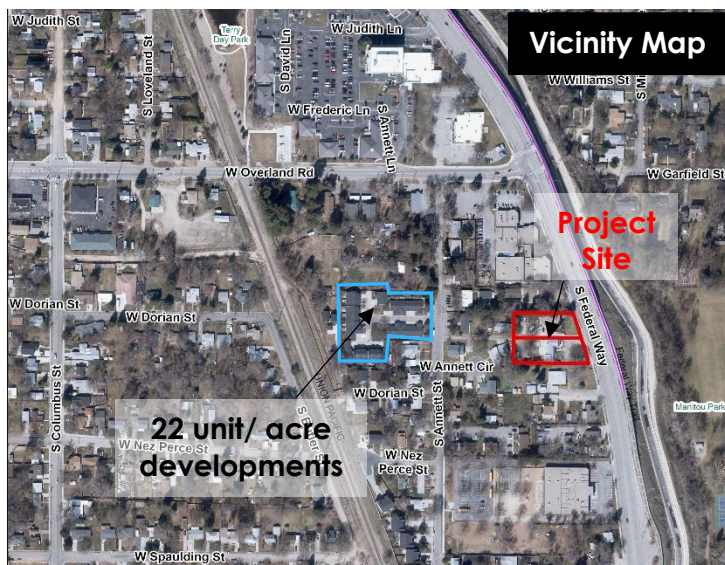
The applicant requests approval of a conditional use permit for a planned residential development comprised of 20 townhomes on 0.92 acres located at 1709 and 1711 S Federal Way. Also included is a rezone of the property from R-2 (Medium Density – 14.5 units/acre) to R-3D (Multi-Family Residential with Design Review – 43.5 units/acre) and a variance to encroach the western property boundary setback. A preliminary plat comprised of 1 common and 20 buildable lots is also proposed.

Rezone

The proposed R-3 zone is compatible with surrounding zoning and development. While all surrounding properties are zoned R-2, other R-2 zoned properties within 300' of the site have an equal density as that being proposed, 22 units per acre. While these nearby



properties could not be developed today within the R-2 zone at their current number of units, they do provide a diversity of housing options within the neighborhood and demonstrate that the intensity of use proposed is compatible with existing uses. Property with C-2 zoning which could allow for 43.5 units per acre is only 85' to the north. Lower density A-1 and R-1C zoning is found to the east, however these properties will not be impacted as they are separated from the site by a 5-lane principal arterial road and are at a much lower grade. Furthermore, Federal Way has been designated as a mobility arterial that serves to provide a critical transportation connection for the region. Given the nature of the adjacent roadway the intensity of development allowed within the R-3 zone is appropriate.



The rezone is compatible with the Comprehensive Plan as it designates the site as "Mixed Use" on the Land Use Map, within which the R-3 zone is allowed. The Comprehensive Plan lists the mix of uses which can be anticipated in the designation including high-density residential. The Comprehensive Plan further designates a typical Floor Area Ratio (FAR) for the "Mixed Use" designation of 0.5 to 2.0. The proposed development falls within these guidelines as it will have a FAR of 1.07. While the "Mixed Use" land use designation could allow for nearly every zoning district, the R-3 is the most appropriate as it will allow the FAR envisioned for the site within the Comprehensive Plan and support the adjacent mobility



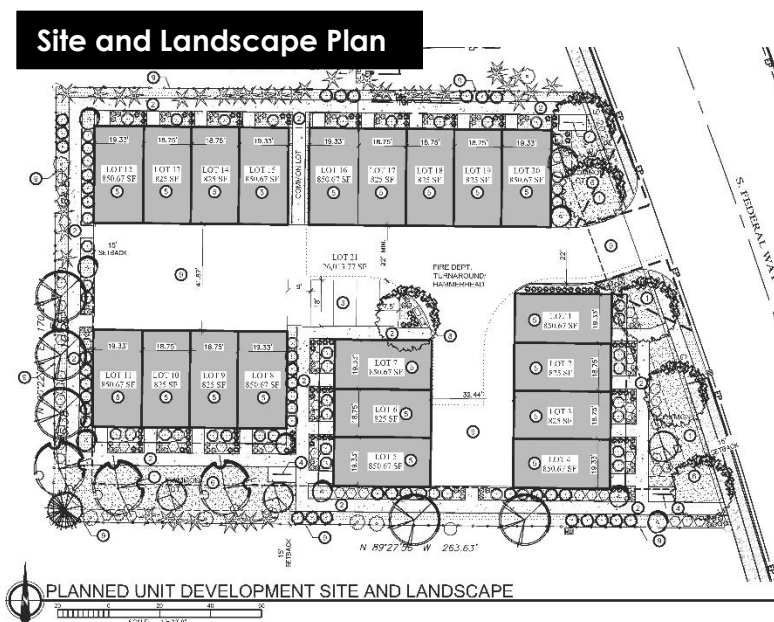
arterial along Federal Way, while also maintaining compatibility with the surrounding residential properties. The existing R-2 zone would only allow for 13 units on the property which could be seen as an underutilization of the land. In contrast, the R-3 zone would allow for 40 units. The higher density allowed in the R-3 zone is supported as the site is within walking distance of transit service, and numerous commercial, office and educational uses. The Planning Team finds that a Development Agreement is unnecessary due to the similarity of the requested zone to surrounding zoning, and the small size of the property, which due to parking and landscaping requirements will naturally limit alternative uses on the site. Additionally, the Design Review overlay included as part of the rezone will help to ensure future development of the site is compatible with surrounding properties.

Planned Unit Development

The applicant proposes to construct 20 townhomes within 5 buildings. All of the units will include 3 enclosed stories with a 4th story dedicated to covered outdoor patio space. Each townhome will include a private 2-car garage accessed from an internal shared drive, there are also 4 surface parking stalls proposed for guests. As required by code and in order to confine moving traffic to the drive aisle, a condition of approval will require that the row of guest parking include terminal planters on both ends.

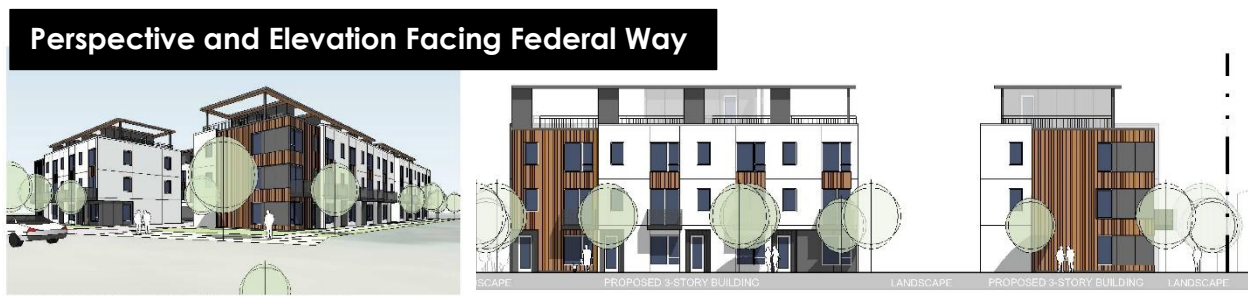
Three areas for on-site bike racks will be provided to accommodate bicycle parking outside of the townhome garages. Mature vegetation exists along portions of the western and southern property boundary of the project, providing screening to the adjacent single-family homes. To further screen adjacent properties, the applicant is proposing to install a 6' solid cedar fence and additional landscaping along the north, west and southern boundary of the site. Based on reduced lot sizes, widths and internal setbacks, a conditional use permit is required. Per the requirements for developments under one acre in size, each townhome has provided more than 100 square feet of private open space in the form of covered rooftop patios. While additional amenities are not required for a development of this size the applicant is also proposing common shared open space for the private use of residents and EV charging capabilities within the garages.

With the exception of the variance to the west setback, the site is large enough to accommodate the use as 20 residential units are proposed and up to 40 are allowed within the proposed R-3 zone. The site would be limited to 13 units under the existing R-2 zone. The overall density of the project will be 22 units per acre, which is well below the



43.5 unit per acre density allowed in the R-3 zone, and only somewhat higher than the 14.5 unit per acre density allowed in the R-2 zone. The proposed density of 22 units per acre matches a few multi-family housing developments along Annett St. which are within 300' of the site. The development has reduced interior side and rear setbacks of 0' and reduced front yards of 6' rather than the required 15' – 20' for structures 3 stories and greater in the R-3 zone. The proposal also includes lot sizes between 825 and 850 SF and reduced widths of 18'9" rather than the 5,000 SF and 50' required width of the R-3 zone. The Planning Team is supportive of these reductions which are allowed through the Planned Unit Development process as they are internal to the site and will allow for a greater density of housing along a mobility arterial. However, as is discussed in greater detail within the variance section, the Planning Team is not supportive of the requested reduction to the western (rear) setback.

The existing accesses off Federal Way will be removed and consolidated into a single approach, and new curb, gutter, and 5' detached sidewalk to match existing improvements along Federal Way will be installed in the previous driveway approaches. These improvements will be included as conditions of approval. 5' wide sidewalk will also be provided throughout the interior of the site connecting the entrances of the units to each other and around the exterior of the property.



The project will comply with the *Boise Citywide Design Standards and Guidelines*. One of the buildings will front Federal Way creating an active street presence. Parking for the units will be provided within internal garages and hidden from view. The buildings will include modulated façades to break up massing and provide visual interest. All units will include decks and rooftop patios, and the exteriors will include a mixture of building materials including wood, stucco, and metal. As the property is located within a Design Review Overlay District, a separate Design Review application is required in which the site and building design will be reviewed in more detail.

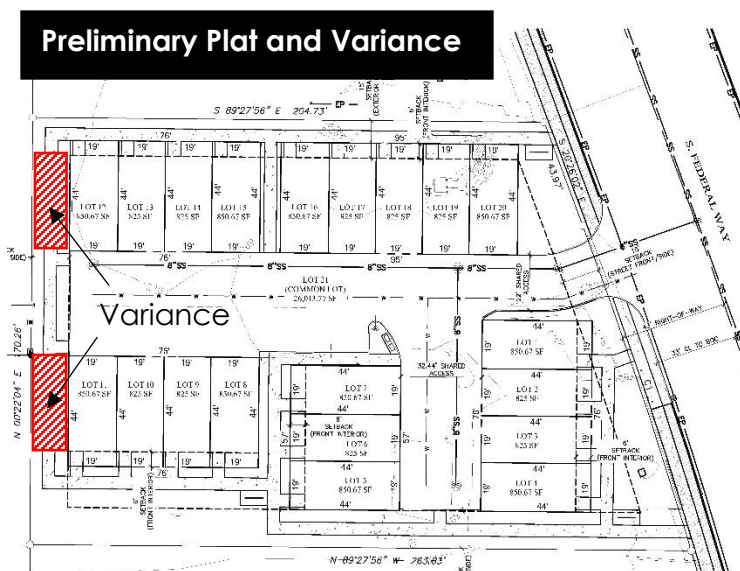
Variance

Included within the proposal is a variance to reduce the rear perimeter setback along the western property boundary. The Planning Team does not support this request as it is not compatible with the adjacent properties. The R-3 zone requires a 20' rear setback starting at the 3rd floor of a structure. The applicant proposes to place the proposed townhomes 15' from the western or rear property boundary without stepping back the structure. The townhome structures will about 1 to 1 ½ story detached single family homes



and the height of 3-story townhome structure with a covered rooftop patio so close to the shared property line could negatively impact these neighbors. The proposed variance would also deviate from Comprehensive Plan Goal NAC3.1 which encourages infill development

that complements the scale and character of the surrounding neighborhood. Placing a 3-story structure with a covered rooftop patio 15' from a property line shared with 1 and 1 ½ story single family homes does not complement the existing scale, as the change in height is dramatic. Stepping up the height of the townhomes as they move away from the shared property line would provide a gradual transition that would be more in character with the neighborhood. The proposed variance would also adversely impact the adjacent homes as their privacy would be diminished and sunlight could be reduced. The Planning Team does not find that any exceptional circumstances or hardships exist which would justify the proposed variance. As such, a recommended condition of approval is included to require a 20' setback for the 3rd story and covered rooftop patio which abut the rear (western) periphery property boundary. Due to the narrowness of the proposed lots this will likely result in a loss of living space for these 2 units. Still, the Planning Team finds that maintaining the required setback is important and will greatly improve the compatibility of the project with the surrounding established neighborhood.



Subdivision & Connectivity

The applicant proposes a preliminary plat with 20 buildable and 1 common lot. Included in the request is a waiver to the Subdivision Ordinance to reduce the 30' landscape buffer required along Federal Way. Instead, the frontage will be improved with a 5' detached sidewalk to match existing conditions and landscaping which varies from 15' to 26' in width. The Planning Team is in support of this request as the scale of the townhomes resembles a multi-family development which would not require this enhanced landscape buffer. Furthermore, the proposed setback would align with other development along this section of Federal Way.

All units will take access from a single entry point from Federal Way onto a service drive which varies in width from 22' to 41'. A condition of approval will require that the drive aisle be narrowed within the allowances for fire and solid waste. The current width could encourage future residents and guest to park in front of garages within the drive aisle. Narrowing the drive aisle would also allow for more beneficial use of the land in the form of additional landscape area and/or more favorable building placement. In response to this concern the applicant has provided a preliminary redesign of the site which would



narrow the service drive to 24' between the westernmost buildings and would expand the common area on the southwest corner of the site. In addition to a requirement to reevaluate the driveway width, a condition of approval will also require a plat note and depiction which allows for public access through the service drive and pedestrian paths. A private easement directly west of the site does not currently allow for cross access, however, the plat note could allow for greater future connectivity if conditions ever change. Pedestrian access through the site would be especially beneficial to future residents of this development as well as those on Annette St. as it would allow for more neighborhood walking options and it would allow for easier pedestrian access to Federal Way.

Tree Mitigation

The applicant completed an assessment of the current tree canopy cover of the parcel. The included landscape and tree mitigation plans inventory the existing trees to be removed, many of which were classified as damaged and/or undesirable and thus did not require mitigation. Any healthy desirable trees with a four-inch caliper or greater that are removed are required to be replaced with an equal replacement of total caliper inches lost. A total of 54 caliper inches were required to be mitigated. A total of 30 trees with 374 caliper inches will be saved on site and an additional 23 shade trees, each with 2.5 caliper inches will be planted. The proposal exceeds the requirement by providing a total of 57.5 caliper inches mitigated.

8. Approval Criteria

Rezone (11-03-04.3(7)(c))

i. Is in compliance with the Comprehensive Plan;

The proposed rezone is compatible with the Comprehensive Plan as it designates the site as "Mixed Use" on the Land Use Map, within which the R-3 zone is allowed. While the "Mixed Use" land use designation could allow for nearly every zoning district, the R-3 zone is the most appropriate as it will allow the FAR envisioned for the site within the Comprehensive Plan and would support the adjacent mobility arterial along Federal Way with an appropriate density which could not be achieved with the other allowable residential zones. Commercial and office zoning districts would be less appropriate for this site as their allowed bulk and uses would not transition as well to the adjacent single-family homes as the proposed R-3 zone.

The Comprehensive Plan lists the uses which can be anticipated in the "Mixed Use" designation including high-density residential. The Comprehensive Plan further designates a typical Floor Area Ratio (FAR) for the "Mixed Use" designation of 0.5 to 2.0. The proposed development falls within these guidelines as it will have a FAR of 1.07. The existing R-2 zone would only allow for 13 units on the property which could be seen as an underutilization of the land. In contrast, the R-3 zone would allow for 40 units. The higher density allowed in the R-3 zone is supported by the site being



within walking distance of transit service, and numerous commercial, office and educational uses and supported by Goal CC1.1 as the placement close to services will allow for a reduction of vehicle miles traveled. Furthermore, the proposal is supported by Comprehensive Plan policies Goal NAC7 and Principle CB-CCN 3.2 which call for a mix of housing types and this development will add a unique housing option to the neighborhood.

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

The proposed rezone will be in the best interest of the public convenience and general welfare as the R-3 zone will allow the site which is adjacent to a mobility arterial to develop with a higher residential density than would be allowed under the current R-2 zone. The additional homes that would be allowed in the R-3 zone would benefit the public convenience and general welfare by reducing vehicle miles traveled and the need for extensions to transportation facilities as the new residents would be in close proximity to existing schools, employment centers and various office and commercial services.

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

The proposed R-3 zone is compatible with surrounding zoning and development. While all surrounding properties are zoned R-2, other R-2 zoned properties within 300' of the site have an equal density as that being proposed, 22 units per acre. These nearby properties demonstrate that the intensity of use proposed is compatible with existing uses. Property with C-2 zoning which could allow for 43.5 units per acre is only 85' to the north. The subject property fronts Federal Way, a 5-lane principal arterial roadway that has been designated as a mobility arterial that serves to provide a critical transportation connection for the region. Given the nature of the adjacent roadway the intensity of development allowed within the R-3 zone is appropriate. While the property to the west and south is occupied by 1 and 2 story detached single-family homes they will be buffered from the future development by the larger setbacks required in the R-3 zone for buildings over two-story in height along with mature landscaping and a solid wood 6' fence. Additionally, the Design Review overlay included as part of the rezone will help to ensure future development of the site is compatible with surrounding properties.

Planned Unit Development (11-03-04.07(C7))

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

The project is compatible with the surrounding neighborhood which is primarily comprised of single and multi-family housing, some with the same density as is proposed. The proposed density is also supported by site's proximity to transit service and a wide array of commercial and office uses to the north along Overland Rd. The townhomes will add to the residential product type/housing choices within the



vicinity. Stepping down the height of the buildings along the western property boundary will allow for a transition from the more intense development desired along Federal Way into the adjacent neighborhood which includes detached single-family homes.

The design of the project will also be compatible with the neighborhood. The streetscape and pedestrian environment will be improved by the consolidation of driveways onto Federal Way. The inclusion of a public access easement could allow for greater pedestrian connectivity in the future.

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

Correspondence received from commenting agencies confirm the proposed use will not place an undue burden on the transportation system or other services in the vicinity. In comments dated July 28, 2020, the Ada County Highway District (ACHD) confirmed available capacity on area roadways, and that the project will not negatively impact the transportation system. Impacts on the road network will be further mitigated by the availability of public transit as bus service is available less than a ¼ mile north of the site along Overland Rd. As indicated in attached comments, no public agency has voiced opposition to this request. However, correspondence with Solid Waste confirmed that some of the townhomes will be required to utilize a carry out service. The requirements of each commenting agency has been included as conditions of approval.

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

With the exception of the variance request the site is large enough to accommodate the use as 20 dwelling units are proposed, and up to 40 would be allowed within the proposed R-3 zone. Adequate parking will be provided as each single-family home will provide two off-street parking spaces within enclosed garages and an additional 4 will be provided for guest parking. A condition of approval will require terminal planters for the row of open-air parking. Trees will be planted along Federal Way, and within the 15' – 20' wide landscape buffer that will be provided along the north, south and west property lines. Five-foot wide detached sidewalk will be provided along Federal Way adjacent to the site to match existing improvements, and sidewalk will also be provided throughout the interior of the site connecting the building entrances to each other, and along the perimeter of the site and to the sidewalk along Federal Way. A condition of approval will allow public access along the service driveway and sidewalks. Solid wood 6' fencing will be provided along the north, west and south boundary of the site to ensure privacy for surrounding uses. More than 30% of the site will be devoted to open and recreational space in the form of landscape areas and private rooftop patios.



However, the proposed development does not comply with all exterior setbacks of the R-3 zone and a recommended condition of approval is to extend the rear (western) setback to 20' or to step back the building in accordance with the requirements of the R-3 zone.

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

The proposed development will not adversely affect other property in the vicinity if it complies with all conditions imposed. Stepping back the structures to comply with the 20' rear setback requirement of the R-3 zone for the 3rd and 4th floor of the structures will ensure that adequate separation is provided to the adjacent 1 and 1 ½ story single-family homes. The project will also be buffered from adjacent properties with a 15' wide landscape buffer planted with trees and a solid 6' tall wood fence will be provided along the north, south and west property lines. Traffic impact should be minimal as all the units will utilize a shared access onto Federal Way. Furthermore, a recommended condition of approval will require that a public access easement and note be placed on the final plat extending to the property line. This public access easement could allow for future connections between Annette St. and Federal Way if conditions ever change with the properties to the west.

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

The proposed development is in compliance with the Comprehensive Plan. Goal CC1.1 encourages infill development in order to reduce vehicle miles traveled and avoid costly extensions of transportation infrastructure and the proposed site is located along an arterial roadway in a location that is served by existing public infrastructure. The proposal will also provide an integrated mix of housing types by varying the typical lot size, density and housing type in the neighborhood as encouraged by Goal NAC7 and Principle CB-CCN 3.2. The requirement to include public access easement on the plat allowing for a potential future pedestrian connection to Annett St. from Federal Way is encouraged by Goal CC7 and Principle CC2.1.

The development also complies with the "Mixed Use" Land Use Category of the Comprehensive Plan as it lists high density residential as an appropriate use and it encourages FAR between 0.5 and 2.0 and the project will have a FAR of 1.07.

vi. *A multi-family building (any building containing more than two residential units) is designed to comply with the Citywide Design Standards and Guidelines.*

The proposed development will comply with the *Citywide Design Standards and Guidelines* as some of the townhomes will front onto Federal Way, with the parking hidden behind in internal garages. The buildings will include modulated façades to break up massing and provide visual interest. All units will include decks and covered



rooftop patios, and the exteriors will include a mixture of building materials including wood, stucco, and metal. A variety of trees and shrubs will be planted around the perimeter of the site. As the property is located within a Design Review Overlay District, a separate Design Review application is required in which the site and building design will be reviewed in more detail.

Variance (Section 11-03-04.14)

A variance may be granted when it is found that:

- i. There is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district;***

There are no hardships or exceptional circumstances which justify the granting of the variance to reduce the perimeter setback along the western property line. The proposal is for all new construction on a 0.92-acre parcel void of potential obstructions which would necessitate a variance to the required setbacks. Furthermore, the applicant could modify the design by stepping back the 3rd floor and covered rooftop patio to meet the setback requirement.

- ii. Granting of the variance will not be in conflict with the Comprehensive Plan and will not affect a change in zoning; and,***

Although the Comprehensive Plan does not specifically address variances, the redevelopment of this parcel with the requested variance would conflict with several goals and policies of the Comprehensive Plan. Specifically, *Goal NAC3.1* and *Principle IDP-MU.2* call for infill development to complement the scale and character of the surrounding neighborhood. Reducing the setback for the proposed development comprised of 3-story structures with a covered rooftop patio adjacent to a property line shared with 1 to 1 ½ story detached single-family homes does not complement the existing neighborhood scale.

- iii. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment thereof.***

The variance would be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners. Providing only 15' rear periphery setbacks for the proposed 3 story structures with covered rooftop patios would impact the privacy of the adjacent 1 to 1 ½ story single-family homes. The quiet enjoyment of these neighbors' yards would be diminished by the mass of the proposed structures at such a close distance.



9. Recommended Conditions of Approval

Site Specific

1. Compliance with the plans and specifications submitted to and on file in the Planning and Development Services Department date received **June 30, 2020**, **except as expressly** modified by the following conditions:
2. Interior side yard setbacks shall be 0' for buildings and parking and front yards of 6' and reduced lot widths shall be 19'.
3. The existing accesses off Federal Way shall be replaced with a single access and new curb, gutter, and sidewalk shall be installed in the previous driveway approaches to match existing conditions.
4. The rear (western) periphery setback shall be 20' or the 3rd and 4th floors shall be stepped back to meet the 20' setback as required by the R-3 zone.
5. The applicant shall explore narrowing the shared driveway to the extent allowable by the Fire Department and Solid Waste collection and shall utilize the space for enhanced landscape area or more favorable building placement.

Agency Requirements

6. The applicant shall comply with the requirements of the following agencies as identified in their submitted memos:
 - a. Ada County Highway District (**July 28, 2020**);
 - b. Ada County Drainage District No. 3 (**July 17, 2020**);
 - c. Central District Health (**July 24, 2020**);
 - d. Independent School District of Boise (**July 16, 2020**);
7. 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:
 - a. Sewer & Irrigation (**July 13, 2020**);
 - b. Solid Waste (**July 17, 2020**);
 - c. Street Lights (**July 10, 2020**).

Please contact BCPW at 208-608-7150. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.



8. The applicant shall comply with all requirements of the Boise City Building Department comments received **July 16, 2020**.
9. The applicant shall comply with all requirements of the Boise Fire Department comments received **July 16, 2020**. Any deviation from this plan is subject to Fire Department approval. For additional information, contact Todd Callahan at 208-570-6500.

Subdivision:

10. The following notes shall be placed on the face of the Final Plat stating:
 - a. The development of this property shall be in compliance with the Boise Development Code or as specifically approved by PUD20-00030 and SUB30-00033.
 - b. Minimum building setbacks shall be in accordance with the City of Boise applicable zoning and subdivision regulations, unless otherwise approved by PUD20-00030, at the time of issuance of individual building permits.
 - c. This development is subject to the Covenants, Conditions, and Restrictions (CC&R's) that pertain to this development, to be filed and recorded in the Ada County Recorder's Office.
 - d. The plat shall contain a depiction and plat note for a blanket ingress/egress easement for the benefit of the public over the sidewalks and shared driveway extending to the rear (western) property boundary.
11. The Mylar shall include the following endorsements or certifications (*I.C. Title 50, Chapter 13*). These must be executed prior to submitting the Final Plat for recording with the Ada County Recorder's Office.
 - a. Signatures of owners or dedicators,
 - b. Certificate of the Surveyor,
 - c. Certificate of the Central District Health Department,
 - d. Acceptance of the Commissioners of the Ada County Highway District,
 - e. Certificate of the Boise City Engineer,
 - f. Certificate of the Boise City Clerk,
 - g. Certificate of the Ada County Surveyor, and
 - h. Signature of the Ada County Treasurer.
12. The name, **Tallapoossa Subdivision**, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County Engineer for review and reservation. Should a change in name occur the applicant shall submit, in writing from the Ada County Engineer, the new name to the Planning and Development Services Department



and re-approval by the Council of the "Revised" Final Plat shall be required. The 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 public hearing.

13. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (B.C.C. 11-09-03.4E).
14. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
15. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).
16. 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 83708-0001
 Phone No. (208) 433-4301
 Fax No. (208) 433-4400

17. A letter from the appropriate school district is required stating, "The Developer has made arrangements to comply with all requirements of the School District."
18. 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.

NOTE: "No Parking" signs shall be installed in accordance with the requirements of the International Fire Code (BCC 7-0-32, IFC 503.8). Contact the Boise City Fire Department for sign placement and spacing. Developer may either construct prior to final platting or post bond in the amount of 110% of the estimated costs with the Boise City Planning and Development Services Department.

19. Covenants, homeowners' association by-laws or other similar deed restrictions, 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. 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 has been submitted to the Boise City Attorney. The CC&R's shall include the following:

- a. Landscaping within the 30' wide landscape buffer along Five Mile Rd. shall be maintained by the Homeowners Association.
 - b. Perimeter fencing shall be maintained by the Homeowners Association.
20. 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 the Boise City Code, 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.
21. Prior to submitting the Mylar of the Final Plat to Boise City, all the conditions of approval must be satisfied. Approvals must be provided on agency letterhead.
22. Prior to submitting the Mylar of the Final Plat to Boise City, the following endorsements or certifications and must be executed:
 - a. Signatures of owners or dedicators,
 - b. Certificate of the Surveyor,
 - c. Certificate of the Central District Health Department,
 - d. Acceptance of the Commissioners of the Ada County Highway District.
23. Developer shall comply with B.C.C. 11-03-04.4 which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
 - a. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing. Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed, in writing, at least 20 working days prior to the expiration of the first two-year period, or expiration date established thereafter.
 - b. If a time extension is granted, the Boise City Council reserves the right to modify and/or add condition(s) to the original Preliminary or Final Plat to conform with adopted policies and/or ordinance changes.
 - c. The Final Plat shall be recorded with the Ada County Recorder within one year from the date of the Boise City Engineer's signature. If the Final Plat is not recorded within the one-year time frame it shall be deemed null and void.



24. 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 B.C.C. 11-09-04.1. If a Non-Building Agreement is approved by Boise City Fire Department, no building permits shall be submitted until a "Satisfaction of Non-Building Agreement" is recorded.
25. An individual who has attended the Boise City Responsible Person (RP) Certification class, or has obtained Interim Certification for 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. Contact Erosion Control at 208-608-7100 for more information.

Standard Conditions of Approval

26. This approval does not exempt the applicant from compliance with all local, state, and federal regulations where applicable by law or judicial decision.
27. 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 Planning Department at 208-608-7100 regarding questions pertaining to this condition.
28. Vision Triangles, as defined under B.C.C. 11-012-03, shall remain clear of sight obstructions.
29. 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.
30. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
31. In compliance with the 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.
32. 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.
33. Utility services shall be installed underground.



34. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
35. 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.
36. 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.
37. 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. For additional information, please call (208) 608-7100.
38. 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.
39. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
40. This permit shall be valid for a period not to exceed 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.
41. Prior to the expiration of this permit, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.



42. 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.





Mary May, President
 Kent Goldthorpe, Vice-President
 Rebecca W. Arnold, Commissioner
 Sara M. Baker, Commissioner
 Jim D. Hansen, Commissioner

July 28, 2020

To: Kevin Cablik
 CK Property Group, LLC
 2211 N. 17th Street
 Boise, ID 83702

Subject: BPP20-0022/ SUB20-00033/ PUD20-00030/ CAR20-00009
 1709 and 1711 S. Federal Way
 Tallapoosa Subdivision

The applicant is requesting approval for a rezone to R-3D, a planned unit development and a preliminary plat application to allow for the development of 20 townhome lots and 1 common lot on 0.9 acres.

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are requirements. The proposed preliminary plat is approved with the following site conditions of approval:

A. Findings of Fact

1. Federal Way

- a. **Existing Conditions:** Federal Way is improved with 5-travel lanes, vertical curb, gutter and 5-foot wide sidewalk abutting the site; and a regional pathway on the east side. There is 247 to 256-feet of right-of-way for Federal Way (50 to 53-feet from centerline).
- b. **Policy:**
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's Proposal:** The applicant is not proposing any street improvements to Federal Way abutting the site.
- d. **Staff Comments/Recommendations:** Federal Way is fully improved; therefore, no additional right-of-way dedication or street improvements are required as part of this application.

The applicant should repair or replace any deteriorated or deficient facilities on Federal Way abutting the site.

2. Driveways-Federal Way

- a. **Existing Conditions:** There are two existing driveways from the site onto Federal Way.
- b. **Policy:**
 - Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.
 - Access Policy:** District policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.
 - Driveway Location Policy:** District policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.
 - Successive Driveways:** District policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 400-feet from any existing or proposed driveway.
 - Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.
 - Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.
 - Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.
- c. **Applicant's Proposal:** The applicant is proposing to close both existing driveways from the site onto Federal Way with vertical curb, gutter and 5-foot wide detached concrete sidewalk to match the existing improvements on either side.

The applicant is proposing to construct a 22-foot wide curb return type full access shared driveway from the site onto Federal Way located 600-feet south of Overland

Road and 110-feet south of an existing shared driveway located north of the site (measured centerline-to-centerline).

- d. Staff Comments/Recommendations:** The applicant's proposal to close both existing driveways from the site onto Federal Way with vertical curb, gutter and 5-foot wide detached concrete sidewalk to match the existing improvements on either side meets District policy and should be approved as proposed.

The applicant's proposal to construct a 22-foot curb return type shared driveway from the site onto Federal Way does not meet District Access and District Successive Driveway policies because the driveway is proposed as a full access driveway which is not permitted on Principal Arterial Roadways and it does not meet the minimum offset of 400-feet from any other driveways. However, staff recommends a modification of policy to allow the proposed 22-foot wide shared driveway to be located as proposed as a temporary full access driveway due to the applicant reducing the number of existing driveways onto Federal Way, the site only has frontage on Federal Way, and the shared driveway provides the only entrance to the site. The driveway may be restricted in the future to right-in/right-out, as determined by ACHD.

3. 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.

4. 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.

5. Other Access

Federal Way is classified as a principal arterial 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.

B. Site Specific Conditions of Approval

1. Close both existing driveway from the site onto Federal Way with vertical curb, gutter and 5-foot wide detached concrete sidewalk to match the existing improvements on either side.
2. Construct a 22-foot wide curb return type shared driveway from the site onto Federal Way located 600-feet south of Overland Road and 110-feet south of an existing shared driveway located north of the site. The driveway may be restricted in the future to right-in/right-out, as determined by ACHD.
3. Repair or replace any deteriorated or deficient facilities on Federal Way abutting the site.
4. Other than the access specifically approved with this application, direct lot access is prohibited to Federal Way and should be noted on the final plat.
5. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

6. The applicant will be required to pay all platting and review fees prior to final plat approval.

7. Payment of impact fees is due prior to issuance of a building permit.

C. Traffic Information

Trip Generation

This development is estimated to generate 90 additional vehicle trips per day (19 existing); and 9 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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
Federal Way	180-feet	Principal Arterial	875	Better than "E"

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 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 Federal Way south of Overland Road was 17,256 on September 19, 2019.

If you have any questions, please contact me at (208) 387-6218.

Sincerely,

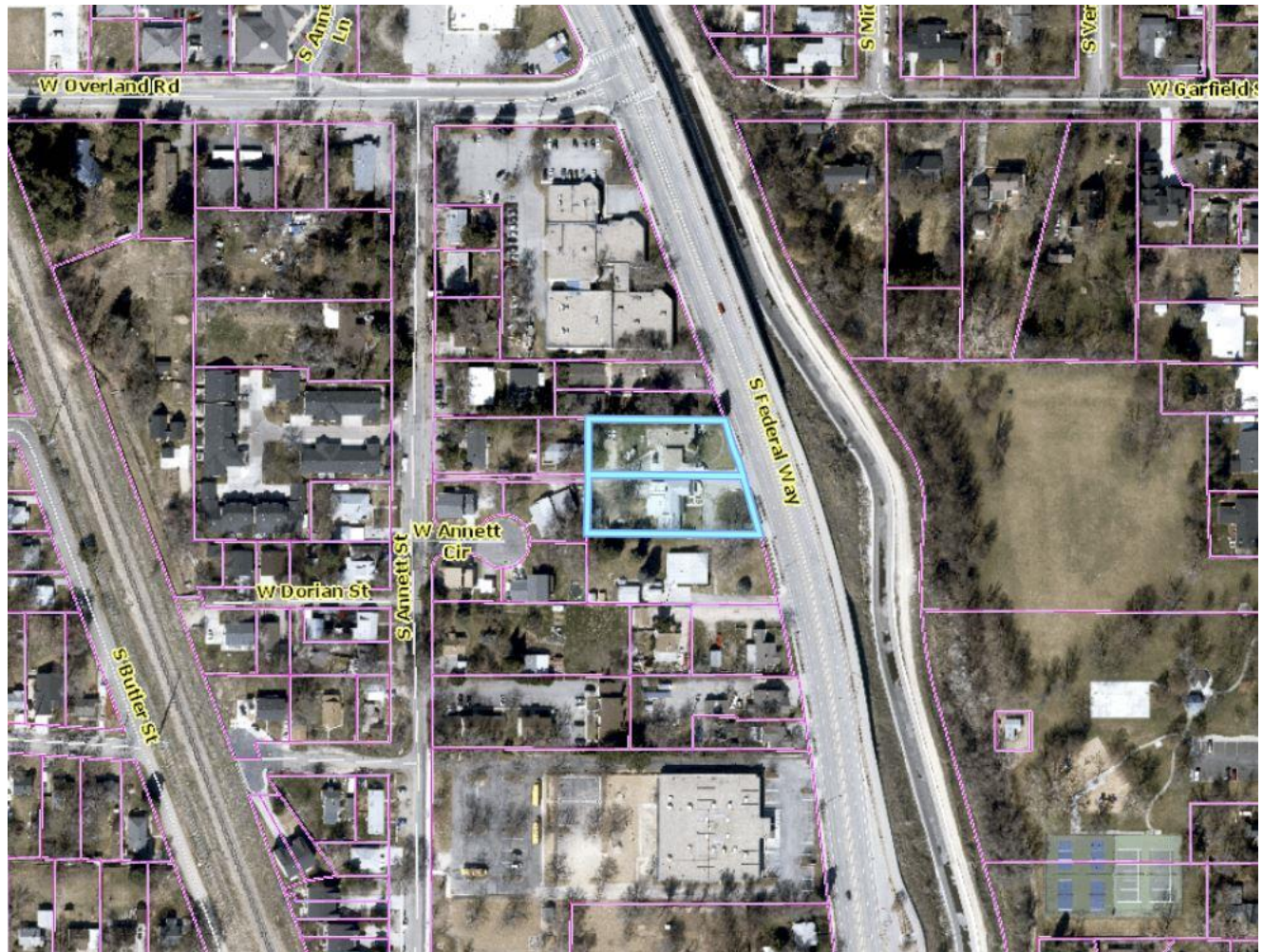


Dawn Battles
Planner
Development Services

cc: City of Boise (Karla Nelson), via email
Rodney Evans + Partners, PLLC (Ben Semple), via email

VICINITY MAP

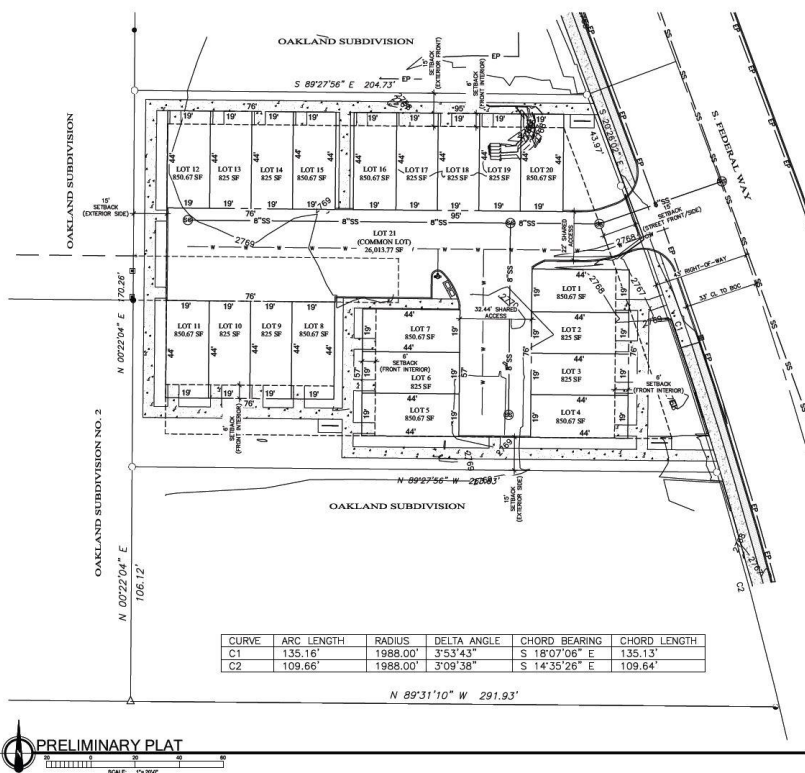
12



SITE PLAN

TALLAPOOSA SUBDIVISION

A PLAT LYING WITHIN A PORTION OF LOTS 2 & 3,
OAKLAND SUBDIVISION, LYING WITHIN
THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 3 N., R. 2 E., B.M.
BOISE CITY — COUNTY OF ADA — STATE OF IDAHO
JUNE 2020



ZONING AND SETBACKS

EXISTING ZONING DESIGNATION:	-	R-2
PROPOSED ZONING DESIGNATION:	-	R-3D
MINIMUM LOT SIZE:	-	825 S.F.
SETBACKS:		
FRONT (STREET)	-	15 FEET
FRONT (EXTERIOR)	-	15 FEET
FRONT (INTERIOR)	-	6 FEET
SIDE (EXTERIOR)	-	15 FEET
SIDE (INTERIOR)	-	VARIABLE
REAR (INTERIOR)	-	0 FEET

GENERAL SITE NOTES

GENERAL SITE NOTES

PROPERTY SIZE: 40,180 S.F. ±
0.922 ACRES ±

PROPOSED USE: 20 SINGLE FAMILY RESIDENTIAL LOTS
1 COMMON LOTS

SITE ADDRESS: 1706 S. FEDERAL WAY, BOISE, ID 83705
1711 S. FEDERAL WAY, BOISE, ID 83705

PARCEL ID NO: R209000021
R209000031

NOTES

- [illegible]

LEGEND

- LEGEND**
- | | |
|--------|-------------------------------|
| _____ | SUBDIVISION BOUNDARY LINE |
| _____ | LOT LINE |
| _____ | PARCEL LINE |
| _____ | EASEMENT |
| _____ | SECTION LINE |
| _____ | CENTERLINE |
| ② | FOUND BRASS CAP MONUMENT |
| ② | FOUND ALUMINUM CAP |
| ② | FOUND 5/8" IRON PIN, AS NOTED |
| ② | FOUND 1/2" IRON PIN, AS NOTED |
| ③ | FOUND 1/2" IRON PIPE, NO CAP |
| ① | SET 5/8" IRON PIN, PLS 11463 |
| △ | CALCULATED POINT |
| ① | NEW LOT NUMBER |
| P.O.B. | POINT OF BEGINNING |

OWNER

DONALD AND MAR
1709 S. FEDERAL
BOISE, ID 83705

APPLICAN

OK PROPERTY GROUP
2211 N. 17TH ST.
BOISE, ID 83702

SURVEY OF

SURVEYOR
NATHAN DANG
ACCURATE SURVEYING
1602 W. HAYS ST.

BOISE, ID 83702
(208) 488-4227

LANDSCAPE
DESIGNDEN SEMPLE
RODNEY EVANS +
P.O. BOX 3453

P.O. BOX 2463
BOISE, ID 83701
(208) 614-3300

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(208) 488-4227
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Standard Conditions of Approval

12

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, 7203.6, 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.

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail rpa@elamburke.com

July 17, 2020

BOISE CITY PLANNING &
DEVELOPMENT DEPARTMENT
150 North Capitol Boulevard
Boise, ID 83701-0500

RE: PUD20-00030/SUB20-00033
1709 and 1711 S. Federal Way

Ladies and Gentlemen:

The above-referenced applications to construct 20 single-family townhomes within 5 buildings and one common open space lot to accommodate the shared access 2-car garages at the above-referenced location has been received in this office. This law firm represents the interests of Ada County Drainage District No. 3 (the "District"). The project site lies within the District's boundaries.

Providing all drainage will continue to be retained onsite, the District has no comment on the project located at 1709 and 1711 S. Federal Way.

The District is responsible for ensuring that its system complies with conditions of a National Pollution Discharge Elimination System ("NPDES") permit issued by the Environmental Protection Agency to the District and other co-permittees, with regard to the quality of storm water runoff.

Approval of any proposed development is based upon the following conditions. Any proposed development must meet the storm water requirements of "ACHD" (if proposal is for a residential subdivision), or Boise City (if the proposal is for commercial, industrial, multi-family housing, or residential with private streets). This includes any and all requirements pertaining to on-site water detention, water quality treatment, and operation and maintenance. The project may also require a permit from the United States Army Corps of Engineers under their Section 404 permit program. If the work requires a permit from the Corps, the applicant will need to obtain their approval before starting work.

These requirements are outlined in the ACHD Policy Manual and the Boise City Storm Water Management and Discharge Control Ordinance, the Boise City Storm Water Design Standards Manual, and the Boise City Operation and Maintenance Guidance document.

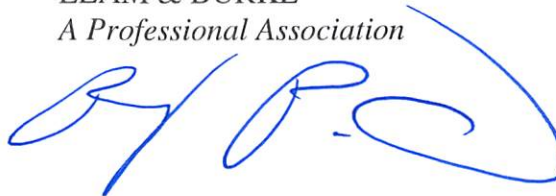
The objectives of these requirements are to adequately control the quantity and quality of storm water runoff into the District's system and public waters. Compliance with these requirements will also address discharge limitations of "no net increase" in sediment and bacteria, required by the Lower Boise River Total Maximum Daily Load and the Idaho Department of Environmental Quality's "no net increase" policy.

Additionally, the District must be notified of any conditions that result in a significant change to the quantity or quality of the storm water runoff from this site.

If you have any questions or comment concerning the above, please feel free to contact me. Thank you for your assistance.

Very truly yours,

ELAM & BURKE
A Professional Association



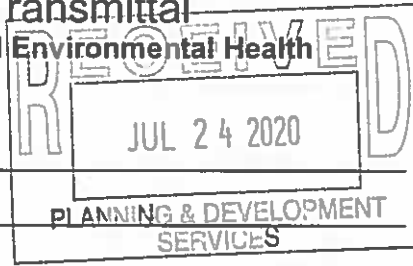
Ryan P. Armbruster

RPA/ksk

c: District Commissioners
Steve Sweet
Dean Callen



Ada County Transmittal
Division of Community and Environmental Health



Return to: **12**

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

Rezone # SUB 20-00033

Conditional Use # _____

Preliminary / Final / Short Plat _____

Tallapoosa

- ☐ 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 approvals from appropriate entities are submitted, we can approve this proposal for:
 - ☒ central sewage
 - ☐ community sewage system
 - ☐ interim sewage
 - ☒ central water
 - ☐ individual sewage
 - ☐ individual water
 - ☐ community water well
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - ☒ central sewage
 - ☐ community sewage system
 - ☐ sewage dry lines
 - ☒ central water
 - ☐ community water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
 - ☐ food establishment
 - ☐ swimming pools or spas
 - ☐ beverage establishment
 - ☐ grocery store
 - ☐ child care center
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- ☐ 14. _____

Reviewed By: Row Boady

Date: 7/22/2020



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: July 16, 2020

TO: PDSTransmittals@cityofboise.org

FROM: Lanette Daw, Supervisor, Traffic Safety and Transportation

RE: SUB20-00033, PUD20-00030 & CAR20-00009 – Tallapoosa 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: **Hawthorne**
Junior High School: **South**
High School: **Borah**

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: July 13, 2020

To: Planning and Development Services

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

Subject: SUB20-00033; 1709 S Federal Way; 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 S Federal Way and/or as may be approved by the Boise City Public Works Commission prior to signing of the final plat by the Boise City Engineer. Contact the Department of Public Works for specific costs.
- d. Developer and/or owner shall comply with all provisions of the Boise City “Sewer Tap” Ordinances.
 1. Developer and/or owner may either construct prior to final platting or post bond/agreement in the amount of 110% of the estimated costs. Please contact the Public Works Department for specifications and inspections during construction.

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



PUBLIC WORKS DEPARTMENT

MAYOR: Lauren McLean | DIRECTOR: Stephan Burgos

12

MEMO

TO: Planning and Development Services
FROM: Evan Carpenter
Environmental Analyst
Public Works Department
DATE: 7/17/2020
RE: Solid Waste Comments – PUD20-00030

City of Boise Solid Waste staff has reviewed the application for this project and has the following comments:

The site as shown does not conform to design standards for residential solid waste service (see below). The site design may be better suited to commercial service if the requirements below cannot be met.

The following are general requirements of residential subdivisions:

1. All streets and alleys must be designed so that collection vehicles are not forced to back up at any time. A paved hammerhead turnaround 15' wide and 50' long may be provided for this purpose; parking is not permitted in the turn-around area.
2. All developments utilizing residential service, including condominiums, town homes and patio homes, must provide a minimum of 15 feet of curb space per dwelling unit for the carts to be placed at the curb for collection.
3. Cul-de-sacs must have an unobstructed 70' minimum diameter.
4. Alleys and service drives designated for solid waste collection shall be a minimum of 16' wide (curb-to-curb) with no parking permitted.
5. Trees, street lights, wiring and other overhead obstacles shall not impede solid waste collection and will be maintained to provide an 18' high clearance above the cart collection location(s).
6. Designated parking areas shall not impede curbside solid waste collection; no parking is permitted in cul-de-sacs.
7. Developers of gated subdivisions shall provide the solid waste hauler with access to the subdivision.
8. Lots not accessible to collection vehicles, including flag lots, lots on dead-end streets and lots with private or shared driveways, must take their carts to the street for collection or pay for carry-out or premium carry-out service.
9. A signed service agreement is required for solid waste service on private streets.

The link below provides information regarding trash enclosure design and location requirements for commercial service:

<https://www.cityofboise.org/media/7186/commercialenclosurerequirements.pdf>

Please contact me with any questions at 208-608-7161 or ecarpenter@cityofboise.org.





PUBLIC WORKS DEPARTMENT

MAYOR: Lauren McLean | DIRECTOR: Stephan Burgos

12

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 10 July 2020

To: Planning and Development Services

From: Tom Marshall, Street Light Program Technician
Public Works Engineering

Subject: Street Light Comments
PUD20-00030: 1709 S Federal Way.

No comment.

If you have any questions, contact Tom Marshall at 208-608-7526 or tmarshall@cityofboise.org.



CITYOFBOISE.ORG

Tom Marshall
Street Light Program Technician
Public Works Engineering
Office: (208)608-7526
tmarshall@cityofboise.org

Making Boise the most livable city in the country.

I:\PWA\Subjects\Review Comments\CUs\CU Streetlight comment template 2020_with letterhead_



BOISE FIRE DEPARTMENT

MAYOR: Lauren McLean | CHIEF: Dennis Doan

12

July 16, 2020

Karla Nelson
PDS – Current Planning

Re: PUD20-00030

Dear Karla,

This is a request for a Planned Unit Development with 20 buildable lots on .922 acres.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all 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 Boise City Code.

Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B105.2, IFC C105).
2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
3. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)
4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
6. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
8. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (BCC 5-12-29, IFC 503.2.4)
9. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of

fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)

10. Fire apparatus access roads shall not exceed 10 percent in grade. Nor shall access roadways exceed a 2 percent grade for the first 80 feet at the grade transition. Turnarounds shall not exceed 2 percent grade. (IFC D103.2, BCC 05-12-65)
11. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 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. (BCC5-12-32, IFC 503.8)

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,

Todd Callahan
Interim Division Chief – Assistant Fire Marshal
Boise Fire Department





PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Mark Lavin

12

July 16, 2020

PDS Building Department Plan Review:

The subdivision **Preliminary** plat SUB20-00033 has been reviewed and the existing structures on the property appear to be in non-compliance with proper required distance from the proposed property lines, thus a demolition permit or a permit to move structures must be applied for prior to any signoff from the building plan review division.



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Jenny Nelson
Plans Examiner II
Planning and Development Services
Office: (208)608-7109
jjnelson@cityofboise.org

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