



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: January 13, 2016

STAFF: Diana Sanders, Associate Planner

PROJECT NO.: 201503397 S, Rio Ranch Estates #2

APPLICANT: Dennis Charters

INTRODUCTION

The application is a preliminary plat for a two (2) lot residential subdivision. The property contains approximately 20 acres and is located at 6900 W. Charters Lane in Section 6, T. 1S., R. 1W.

EXECUTIVE SUMMARY

The applicant is requesting a preliminary plat for a two (2) lot residential subdivision on 20 acres in the Rural Residential (RR) District. The property is an existing lot within Rio Ranch Estates Subdivision (Lot 4 of Block 1). Rio Ranch Estates Subdivision was platted in 2004. Lot 1, which has the existing residence, will be 10 acres and Lot 2 will be 10 acres. Both property will have frontage and access to W. Charters Lane an existing private road. As conditioned a new road maintenance agreement will need to be submitted.

At the time this staff report was written the following agencies have provided comments: Ada County Building Division, Ada County Highway District, Boise Project Board of Control, Boise-Kuna Irrigation District, Central District Health Department, and the Ada County Engineer.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO.: 201502290 CU-MSP-V

1. Master Application and checklists (4 pages)
2. Detailed Letter (1 page)

STAFF REPORT

Project number 201503397 S, RIO RANCH ESTATES #2

Page 1

3. Vicinity Map (1 page)
4. Preliminary Plat (1 page)
5. Pre-application notes (2 pages)
6. Ada County Building Division comment received on September 16, 2015 (1 page)
7. Boise-Kuna Irrigation District comment received on September 3, 2015 (2 pages)
8. Boise Project Board of Control comment received on September 16, 2015 and December 2, 2015 (4 pages)
9. CDHD comment received August 27, 2015 & October 29, 2015 (2 pages)
10. ACHD comment received September 17, 2015 (1 page)
11. Ada County Engineer comment received on September 17, 2015 (1 page)



MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY*
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 6 Township: 15 Range: 1W Total Acres: 20
 Subdivision Name: RIO RANCH ESTATES Lot: 4 Block: 1
 Site Address: 6900 W. CHARTERS RD City: MELBA 83641
 Tax Parcel Number(s): R7468710400
 Existing Zoning: RR Proposed Zoning: RR Area of City Impact: N/A Overlay
 District(s) _____



OFFICE USE ONLY

Project #: <u>201503397-S</u>	Planning Fees/GIS: <u>1200.00</u>	Engineering Fees: <u>110.00</u>
Received By: <u>[Signature]</u> Date: <u>8/11/15</u> Stamped <input checked="" type="checkbox"/>	<u>9.00</u>	

APPLICANT/AGENT: (Please print)		ADDITIONAL CONTACT if applicable: (Please Print)	
Name: <u>DENNIS CHARTERS</u>		Name: _____	
Address: <u>6900 W. CHARTERS RD</u>		Address: _____	
City: <u>MELBA</u> State: <u>ID</u> Zip: <u>83641</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>495-1777</u> Fax: _____		Telephone: _____ Fax: _____	
Email: _____		Email: _____	
I certify this information is correct to the best of my knowledge.		ENGINEER/SURVEYOR if applicable: (Please Print)	
_____		Name: <u>JOHN S. AUSTIN</u>	
_____		Address: <u>10636 W. CRANBERRY ST</u>	
_____		City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83713</u>	
_____		Telephone: <u>863-6292</u> Fax: _____	
_____		Email: <u>jsaboise@cablone.net</u>	
Signature: (Applicant) _____		Date _____	

OWNER (S) OF RECORD: (Please Print)		OWNER (S) OF RECORD: (Please Print)	
Name: <u>DENNIS P. CHARTERS</u> LINDA I CHARTERS		Name: <u>LINDA I CHARTERS</u>	
Address: <u>6900 W. CHARTERS RD</u>		Address: <u>SAME</u>	
City: <u>MELBA</u> State: <u>ID</u> Zip: <u>83713</u>		City: _____	State: _____ Zip: _____
Telephone: <u>495-1777</u>		Telephone: <u>495-1777</u>	
Fax: _____		Fax: _____	
Email: _____		Email: _____	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
<u>Dennis P. Charters</u>		<u>Linda I Charters</u>	
Signature: All Owner (s) of Record _____		Signature: All Owner (s) of Record _____	
Date _____		Date _____	

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.



ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7900

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2015

ADA COUNTY DEVELOPMENT SERVICES

PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	Completed and signed Master Application	✓
	Completed Supplemental Information	✓
	Associated Forms:	
	Zoning Ordinance Map Amendment (Re-zone)	
	Development Agreement	
	Sketch Plat	
	Zoning Text Amendment	
	Private Road	
	Vacation	
★ /	DETAILED LETTER by the applicant fully describing the request or project and address the following	✓
	Explain proposed use, and all uses associated with the request.	
	Any other supporting information.	
N/A	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) must include the following:	N/A
	One electronic copy.	
	Important features such as existing structures, watercourses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
	HYDROLOGY ACC 8-4E-4D1	
	SOILS ACC 8-4E-4D2	
	TOPOGRAPHY ACC 8-4E-4D3	
	VEGETATION ACC 8-4E-4D4	
	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5	
	HISTORIC RESOURCES ACC 9-4E-4D6	
	HAZARDOUS AREAS ACC 8-4E-4D7	
	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8	
N/A	PHASING PLAN of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	
★	SUBDIVISION NAME APPROVAL from the County Engineer.	✓
N/A	RESTRICTIVE COVENANTS if proposed.	
★	IRRIGATION PLAN as required per Idaho Statute 31-3805.	N/A
★	OPEN SPACE MANAGEMENT PLAN.	
★	DEED (or evidence of proprietary interest)	✓
★	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	
	SUPPLEMENTAL DATA required by County Engineer	
Surveyor	PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2 Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	
Surveyor	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	

HILLSIDE DEVELOPMENT (ACC 8-3H) YES () NO ()		
	Preliminary Grading Plan (ACC 8-3H-3B)	
	Slope Stabilization & Revegetation Plan & Report (ACC 8-3H-3C)	
	Prepared and sealed by a licenced landscape design professional? YES () NO ()	
	Engineering Hydrology Report (ACC 8-3H-3D)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES () NO ()	
	Soils Engineering Report (ACC 8-3H-3E)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES () NO ()	
	Engineering Geology Report (ACC 8-3H-3F)	
	Prepared by a professional geologist or prepared and sealed by a professional engineer registered in the State of Idaho? YES () NO ()	
	Visual Impact Report (ACC 8-3H-3G)	
	Prepared by a licensed design professional? YES () NO ()	
FLOOD HAZARD (ACC 8-3F)		
	Evacuation plan filed with the Ada City-County Emergency Management Office? YES () NO ()	
WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)		
	Fire hazard and emergency access roads evaluated and sealed by licensed fire professional engineer? YES () NO ()	
SOUTHWEST PLANNING AREA (ACC 8-3C)		
PLANNED UNIT DEVELOPMENT (ACC 8-3D)		
BOISE RIVER GREENWAY (ACC 8-3G)		
BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)		
PROPOSED STREET NAME		<i>D/A</i>
	Must comply with ACC 2-1.	
	Contact Ada County Street Naming Specialist.	
PLANNED COMMUNITIES:		
	Digital Version of Planned Community Subdivision.	
	Project Data Tables (see PC application manual)	
	Color keyed full sized copy of preliminary plat displaying land use districts.	
	Landscape Plan	
	Urban Public Services Discription	
	Open Space Description	
	Community Center and/ or Recreation Center Description (if applicable)	
	Water Supply Verification	
	Urban Public Services Construction Verification	
	Urban Public Services Operation & Maintenance Verification	
	Transportation Plan (if applicable)	
MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)		
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

Dennis & Linda Charters

6920 W Charters Rd

Melba, Id 83641

(208)495-1777

Re: Letter of Request

Rio Ranch Estates Sub No 2

Dear Sirs,

We are requesting to split the 20 acre parcel of Lot 4, Block 1 of Rio Ranch Estates Subdivision in to two 10 acre parcels.

We currently reside on the eastern portion of this lot and are requesting to separate it from the western portion as an equal 10 acre parcel in the event we can sell the other 10 acres.

Road access will be for the eastern parcel as it is shown on the original plat, as there is no change in the access there. For the Western new split, the access will be along the existing private road right of way. The existing private road is an established farm road and has a Grant of Right of Way Subject to Grantee Contributions to Cost of Maintenance recorded in the records of ADA County as instrument numbers 107042928 & 107042929. These documents are between the two property owners on the south line of Lot 4 Block 1, Rio Ranch Estates Subdivision and Dennis Charters as owner of the north side of the farm road.

When split, the property would remain as dry grazing as there is no water rights or irrigation for that portion of the property. When originally platted, the parcel was approved for a home site and septic along with all other parcels.

We understand this must be done thru the Subdivision process and have begun the check list as required.

Thank you for your time,

Dennis & Linda Charters





Ada County Development Services

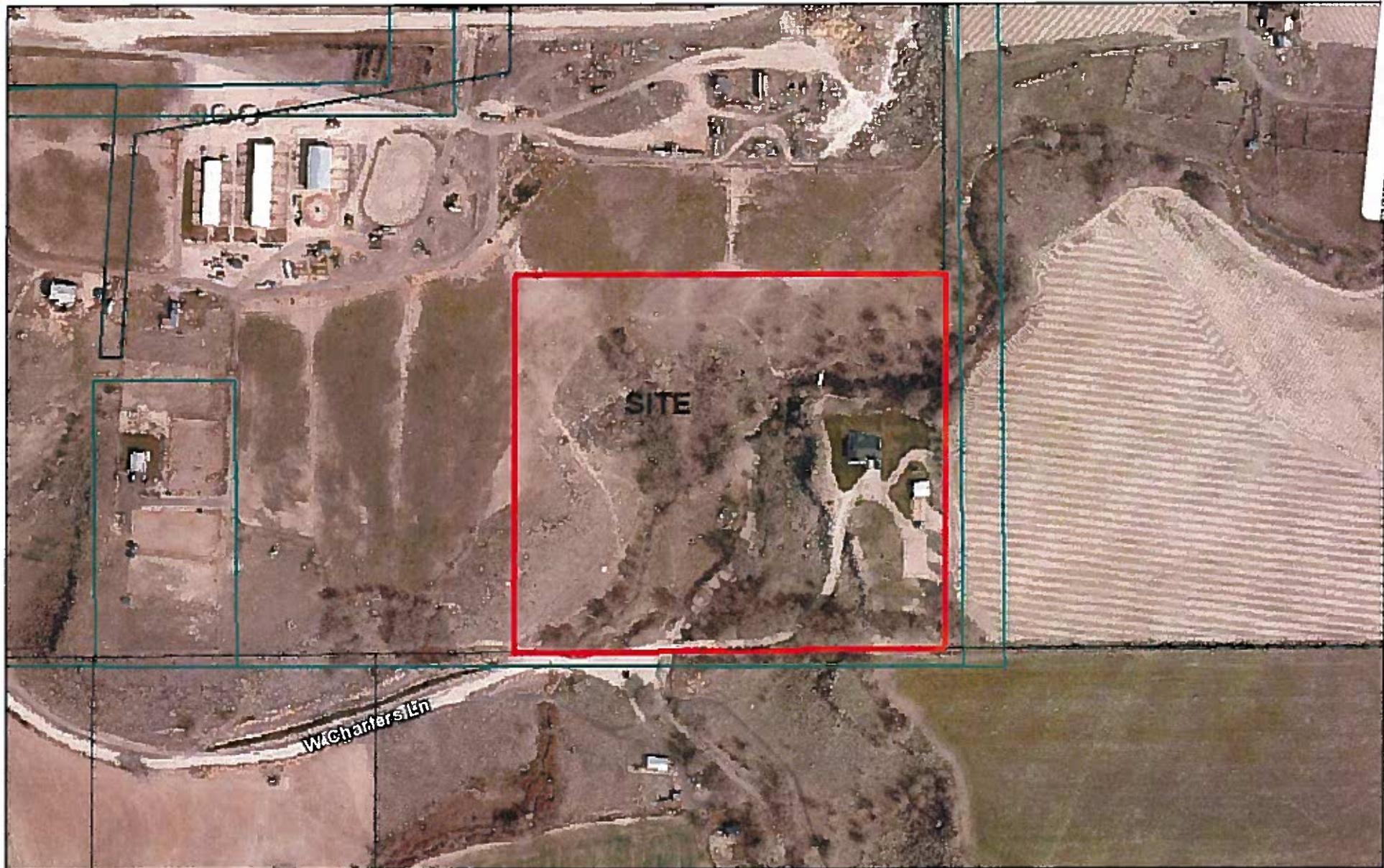
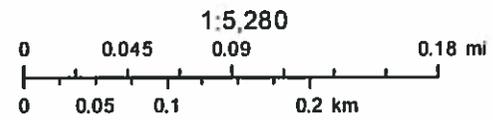


EXHIBIT 3
201503397 S
GID RANCH #2

September 23, 2015

Search Results: P&Z Applications

-  Parcels
-  BOISE
-  EAGLE



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201400085 - PREAP - A

Status: Active

Date Received: 7/24/2014

Date Closed:

Meeting Date: 8/4/2014

Date Assigned: 7/24/2014

Project Description:

Applicant's Name:

CHARTERS DENNIS P

Would like to divided 20 acres in an RR zone into two 10
aces parcels subdivision.

No. of Lots/Units: 0

Total Acres: 20.000

Development Services Staff Assigned To Meeting:

Staff Name:

Attended Meeting?

BRENT DANIELSON

[]

MEGAN BASHAM

[]

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:

R7468710400

Street Address:

6900 W CHARTERS LN

City/State/Zip:

Melba, ID 83641-0000

Zone Info:

Zone Type:

Existing Zone

Zone:

RR

Twn / Rng / Sec Info:

Twn: Rng: Sec: Qtr:

IS 1W 6

Overlay Areas Info:

Overlay Area:

Hillside

Overlay Value:

15 % Slope or More

Code Ref:

Article 8-3H

Comments:

Comp Plan:

Agencies To Contact:

Agency Name:

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

Comments:

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

Comments:

IDAHO POWER COMPANY - (208)-388-2699

Comments:

Contact Person:

LITTLE CHRISTY

RENO MIKE

HORNSBY COURTNEY

Proposed Allowed Uses:

Dwelling, single-family detached

Required Applications:

App Type:

S

Descriptive Name:

PRELIMINARY PLAT

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AUG 12 2015

ADA COUNTY
DEVELOPMENT SERVICES

8/4/2014

Handwritten: July 30 1:30

EXHIBIT 5
201503397 S
RIO RANCH #2

Page 1 of 2



**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Notes:

The property is zoned RR and is not within a city impact area. Rio Ranches Estate was recorded in 2004 and W. Charters Lane is an approved private road within a 30' easement. It appears that Charters Lane currently serves 3 properties. An additional property can be added without a private road application, but an updated easement and maintenance agreement will be required. If it is determined that the private road serves 5 or more properties, a private road application will be required and it will be needed to be paved. Because it is not within a city impact area, the 30' easement is sufficient.

There are areas of steep slopes greater than 15% on the property. If any development were to occur in the area of steep slopes a hillside review application would be required. See Article 8-3H for information on the Hillside Overlay District.

An application for a subdivision will require a public hearing in front of the Planning and Zoning Commissioners and the Board of Ada County Commissioners.

See Chapter 8-6 of the Ada County Code for information on Subdivision Regulations.

See Article 8-6A of the Ada County Code for information on Subdivision Design Standards.

See Article 8-6B of the Ada County Code for information on Subdivision Required Improvements.

Prior to the submission of a subdivision application, a neighborhood meeting is required. You may obtain the mailing labels from this office for a \$26.50 fee. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

The applicant is required to post the property with the hearing information at least 10 days before the public hearing. A signed certification form is required to be submitted at least 7 days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Sign Posting.

A second preap conference is needed prior to submitting the application for a completeness review with the County Engineer and County Surveyor.

CODE REFERENCES:

Article 8-2A ~ Residential Base Districts.

Article 8-3H ~ Hillside Overlay District.

Article 8-4D ~ Private Roads

Chapter 8-6 ~ Subdivision Regulations.

Article 8-6A ~ Subdivision Design Standards.

Article 8-6B ~ Subdivision Required Improvements.

Section 8-7A-3 ~ Neighborhood Meetings.

Subsection 8-7A-5F ~ Signposting Requirements.

Meeting Notes:

The client would like to divide their 20 acre property into two (2) ten acre lots.

Each property needs 100 feet of frontage onto the private road.

An updated road users agreement will be necessary.

Additional Preap Conference: Recommended

Neighborhood Meeting Required? Yes

Cross References: 04-08 S; 04-01 PR; 03-07 DA; 03-04 ZC

MEMORANDUM



DATE: 9/16/2015

RE: 201503397-S Rio Ranch Estates #2

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

An application for a two lot subdivision at 6900 W Charters Lane to be known as Rio Ranch Estates # 2.

Findings and Conditions:

The Building Division has no objection to the proposed subdivision,

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

EXHIBIT 6
201503397 S
RIO RANCH #2

Diana Sanders

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Thursday, September 03, 2015 1:55 PM
To: Diana Sanders
Subject: Re: Ada County Application Transmittal Notice.

Diana,
I just wanted to let you know that The proposed split of Lot 4 Blk 1 Rio Ranch Est will give each lot in Rio Ranch Est #2 a partial water right. Lt 1 will have 1.60 acres of water right and Lt 2 will have 1.31 acres of water right.
If you have any questions, please feel free to call me at the number listed below.

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Thursday, 3 September 2015, 12:42, Diana Sanders <dsanders@adaweb.net> wrote:

	Ada County Development Services Planning & Zoning Division Transmittal
--	---

File Number: 201503397-S	X-Reference: NONE
Description: An application for a	
Reviewing Body: P AND Z	Hearing Date: 10/15/2015
Applicant: CHARTERS DENNIS P	P&Z Recommendation:
Property: The property contains 20.000 acres and is located at 6900 W CHARTERS LN MELBA 83641, Section 6 1S 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 9/18/2015. When

responding, please reference the file number identified above. If responding by email, please send comments to dsanders@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
DIANA SANDERS, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
dsanders@adaweb.net
(208) 287-7905

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site. NO DISCHARGE into the live system is permitted.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting any copies of the irrigation and drainage plans.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter

Assistant Project Manager- BPBC

bdc/bc

cc Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary-Treasurer, BKID
File

WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437



18 November 2015

Ada County Development Services
Courthouse
200 West Front Street 2nd floor
Boise, Idaho 83702

RE: Dennis P. Charters
6900 W. Charters Ln.
Boise-Kuna Irrigation District
Waldvogel Canal 598+00B
Sec. 06, T1S, R1W, BM.

201503397-S

BK-885 A

Diana Sanders, Associate Planner:

The United States' Waldvogel Canal and Waldvogel Wasteway lie within the boundary of the above-mentioned location. The easements for these facilities are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these facilities. We assert these federal easements 35 feet westerly and 40 feet easterly of the Waldvogel Canal's centerline and we assert 10 feet easterly and 10 feet westerly of the Waldvogel Wasteway's centerline. Whereas these areas are for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Fencing (as may be required) must be constructed just off the lateral easement.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

DS

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Storm Drainage and/or Street Runoff must be retained on site.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager, BPBC

bdc/bc

cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary-Treasurer, BKID
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

RECEIVED
SEP 11 2015
ADA COUNTY
DEVELOPMENT SERVICES

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

Rezone # _____
 Conditional Use # _____
 Preliminary / Final / Short Plat 201503397-S
Rio Ranch Estates No 2

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

14. Application for subdivision, test Reviewed By: [Signature]
holes & full engineer report required Date: 9/4/15

EXHIBIT 9
 201503397 S
 RIO RANCH #2

[Signature]
 Review Shee



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 201503397-S

Rio Ranch No.2

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

14. Application for subdivision, test
holes & full engineering report required

Reviewed By: [Signature]
 Date: 10/29/15



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

September 17, 2015

To: Dennis & Linda Charters
6900 W. Charters Rd.
Melba, ID 83641

Subject: APP15-0005 / 201503397-S
6900 W. Charters Rd.
Rio Ranch Estates 2

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no site specific requirements. The proposed preliminary plat is approved without conditions.

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

If you have any questions, please contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner I
Development Services

cc: Ada County, via e-mail
John Austin, via e-mail

MEMORANDUM



DATE: September 17, 2015

RE: Recommendation Regarding File 201400069 S, Rio Ranch Estates Sub No 02 PrePlat

TO: Diana Sanders, Associate Planner

FROM: Dale Meyers, Associate County Surveyor

CC: Angela Gilman, Ada County Engineer

Diana,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Preliminary Plat

My comments and Conditions are as follows.

Renumber the Lots in this subdivision to continue the numbering scheme of the recorded plat of Rio Ranch Estates Sub No 01, per I.C. 50-1307 and 50-1304(2)(c).

Please let me know if you need anything else from me.

Regards,

Dale