TO: **ADA COUNTY PLANNING & ZONING COMMISSION**

HEARING DATE: **February 11, 2016**

STAFF: Kristy Inselman, Associate Planner

PROJECT NO.: 201503797-S-ZC & 201400392-DA-M
Running Springs Subdivision No. 3

APPLICANT: Tealey's Land Surveying

INTRODUCTION

A preliminary plat, zoning ordinance map amendment and development agreement modification applications for a nineteen (19) lot residential subdivision. The preliminary plat includes fourteen (14) residential lots and five (5) common lots. The preliminary plat that was submitted on October 8, 2015, included a commercial lot. This lot was removed as part of the preliminary plat so that it could be added to the final plat for Running Springs No. 2 in order to provide a connection to the first phase of development. No changes from the originally approved preliminary plat were proposed for the commercial lot. This preliminary plat was originally part of the approved preliminary plat for Running Springs Subdivision (201400392-S). The applicant is submitting a new preliminary plat for phase #3 only in order to change the approved duplex lots to attached single family lots. There is no increase in density from the existing approved preliminary plat. The property contains 2.93 acres and is located on the south side of Lake Hazel Road approximately 600-feet east of Five Mile Road in Section 2, T.2N, R.1E.

EXECUTIVE SUMMARY

The applicant is proposing a nineteen (19) lot subdivision which will include fourteen (14) residential lots and five (5) common lots. Ten of the residential lots are proposed to be single family attached units with a zero lot line and four of the residential lots are proposed to be single family detached units. The five (5) common lots will provide 0.59 acres of open space.

The applicant is proposing a development agreement modification to change the originally approved duplex lots to single family attached lots.

The applicant is also proposing a zoning ordinance map amendment to rezone the property from Medium High Density (R8) District to High Density Residential (R12) District. The applicant is proposing to rezone the property to R12 in order to meet the minimum lot size for a single family attached. The original application was approved for duplexes, but they have since changed to single family attached which under the R8 would require them to be a minimum of 5,000 square feet in size. The applicant is proposing lots between 4,000-4,500 square feet in size. By rezoning the property to R12, they would meet the minimum lot size of 3,500-square feet. Staff is supportive of the rezone of the property. All proposed lots in the subdivision meet the minimum frontage requirements of the applicable district. Lots

located on a knuckle shall be measured fifty feet (50') back from the property line along the arc parallel to the right of way of the knuckle. Additionally, the applicant may request reduced street frontage up to twenty percent (20%) below the district standard of fifty feet (50') on all single family attached lots with a zero lot line within the R8 district.

The residential lots will receive access off of W. Lake Hazel Road from S Ruddsdale Avenue and W. Portola Drive. All internal roadways are proposed to be public roadways. There will be an emergency access connecting the subdivision to the existing Lake Hazel Village shopping center to the west. The applicant will provide pedestrian access to the Lake Hazel Village shopping center to the west. ACHD approved the proposed plan that was originally approved with the Running Springs Subdivision and as evidenced by the email received on October 14, 2015.

The preliminary plat identifies a common lot (Lot 30, Block 3) that ties into the commercial shopping center to the west. Staff recommends that the applicant provide a revised preliminary plat that shows a pedestrian pathway that connects the residents to the shopping center.

At the time this staff report was written, the following agencies have provided comments: Ada County Building Division, Ada County Engineering/Surveying Division, Ada County Highway District, Boise City Public Works, Boise Project Board of Control, and Central District Health Department. The Ada County Highway District replied in Exhibit #11 that they will not change their original conditions that was sent with the original preliminary plat on July 1, 2014. The Boise City Public Works in Exhibit #12 stated that connection to central sewer is required, sanity sewer s are available in Lake Hazel Road, prior to granting final sewer construction plan approval, the Boise City Council recommendations of approval must be adopted, and streetlights are required. The specific location and type of facilities to be installed will be identified in the conditions of subdivision plat approval. The Building Division in Exhibit #13 stated that they have no objection to the proposed development. The Central District Health Department in Exhibit #14 stated that they have no objection to the proposal. The Ada County Engineering/Surveying Division responded in Exhibit #19 that listed corrections that are needed to the plat, in order for the subdivision name to be used additional requirements must be met, and a drainage study and grading and drainage plan must be submitted for review. The Boise Project Board of Control stated in Exhibit #20 that the Hon Lateral lays within boundary of the proposed subdivision and there is an easement twenty (20') feet north and east and twenty-two (22') feet south and west of the centerline of the lateral, the Boise Project does not approve landscaping (other than grass) within its easements, fencing must be constructed just off the lateral easement, and the construction of any roadway crossing must be conducted only during the non-irrigation season when the lateral is dewatered, and no work shall take place within the easement before the property crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control. Additionally, berms and other obstructions are not allowed within the easements.

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 Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

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

EXHIBIT LIST – PROJECT NO. 201503797-S & 201400392-DA-M:

1. Pre-Application meeting notes dated April 28, 2015 – 4 pages
2. Master Application and Checklist received on October 8, 2015 – 6 pages
3. Detailed Letter received on October 8, 2015 – 1 page
4. Preliminary Plat received on October 8, 2015 – 2 pages
5. Ada County Subdivision Name Reservation received on October 8, 2015 – 1 page
6. Legal Description received on October 8, 2015 – 1 page
7. Development Agreement received on October 8, 2015 – 22 pages
8. Warranty Deed received on October 8, 2015 – 6 pages
9. Neighborhood Meeting Certification received on October 8, 2015 – 2 pages
10. Transmittal to Agencies sent October 13, 2015 – 4 pages
11. Email from Ada County Highway District & original staff report received on October 14, 2015 – 16 pages
12. Memo from Boise City Public Works received on October 16, 2015 – 2 pages
13. Memo from Ada County Building Official received on October 29, 2015 – 1 page
14. Memo from Central District Health Department dated October 29, 2015 – 1 page
15. Submittal Letter dated November 12, 2015 – 1 page
16. Radius Notice sent November 13, 2015 – 2 pages
17. Radius Map – 1 page
18. Radius Mailing List – 3 pages
19. Memo from the Ada County Engineer dated November 19, 2015 – 2 pages
20. Letter from Boise Project Board of Control received on November 25, 2015 – 3 pages
21. Legal notice published on November 24, 2015 – 1 page
22. Site Posting received on November 30, 2015 – 2 pages
23. Master Application & Checklist (Zoning Ordinance Map Amendment) received on December 15, 2015 – 3 pages
24. Detailed Letter (Zoning Ordinance Map Amendment) received on December 15, 2015 – 1 page
25. Preliminary Plat (Zoning Ordinance Map Amendment) received on December 15, 2015 – 1 page
26. Legal Description (Zoning Ordinance Map Amendment) received on December 15, 2015 – 2 pages
27. Warranty Deed (Zoning Ordinance Map Amendment) received on December 15, 2015 – 3 pages
28. Neighborhood Meeting Certification (Zoning Ordinance Map Amendment) received on December 15, 2015 – 1 page

29. Transmittal to Agencies (Zoning Ordinance Map Amendment) sent December 21, 2015 – 2 pages
30. Memo from Ada County Building Official received on December 22, 2015 – 1 page
31. Submittal Letter dated December 23, 2015 – 1 page
32. Radius Notice sent December 24, 2015 – 2 pages
33. Email from ACHD received on December 28, 2015 – 2 pages
34. Email from Ada County Surveying Department received on January 4, 2016 – 2 pages
35. Site Posting Certification & Photos received on January 22, 2016 – 2 pages
36. Legal notice published on January 26, 2016 – 2 pages

ADA COUNTY DEVELOPMENT SERVICES

PREAPPLICATION CONFERENCE NOTES

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

Preapplication Number: 201500061 - PREAP - A

Status: Active **Date Received:** 4/15/2015 **Date Closed:**

Meeting Date: 4/28/2015 **Date Assigned:** 4/15/2015

Applicant's Name:
TEALEYS LAND SURVEYING

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	☑
DIANA SANDERS	☑
KRISTY HELLER	☑

Project Description:
Possible re-zone to allow townhomes in Running Spring Sub No 2 (201400392)

No. of Lots/Units: 0 **Total Acres:** 10.370

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:
South of Lake Hazel Road and east of Five Mile Road.

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S1402223010	10333 W LAKE HAZEL RD	Boise, ID 83709-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	C2
Existing Zone	R8

Twn / Rng / Sec Info:

Twn:	Rng:	Sec:	Qtr:
2N	1E	2	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Boise		
SouthWest	Yes	Article 8-3C	

Comp Plan:
Boise

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	HORNSBY COURTNEY
Comments:	

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Proposed Allowed Uses:
Dwelling, single-family detached

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PREAPPLICATION CONFERENCE NOTES

Required Applications:

App Type:	Descriptive Name:
DA	DEVELOPMENT AGREEMENT
MSP	MASTER SITE PLAN
S	PRELIMINARY PLAT
ZC	ZONING ORDINANCE MAP AMENDMENT

Notes:

The property is mostly zoned Medium High Density Residential (R8) and the northwest corner of the property is zoned Community Commercial (C2) District.

See Article 8-2B of the Ada County Code for information on Residential Base Districts and Article 8-2C of the Ada County Code for information on commercial districts.

A townhouse is allowed in the ~~High Density (R12) District and Very~~ High Density (R20) District. A townhouse will require a master site ~~plan.~~

The property was recently approved for a 52 lot residential subdivision with 40 residential lots, 11 common lots, and one (1) commercial lot.

The Boise City Comprehensive Plan as adopted by Ada County Code is the applicable comprehensive plan. The Future Land Use Map shows the area designated as commercial near a Community Activity Center.

The intersection of Lake Hazel and Five Mile has been identified as a designated activity center. Community Activiity Centers are intended to meet the needs of a group of neighborhoods or the entire community. They are characterized as destinations that include grocery store anchors, moderate to high-density housing, office and service uses, and mixed-use development. The primary mix of uses is a variety of retail, commercial, professional offices, financial institutions, and high-density residential, including live-work units. Some limited residential is secondary mix of uses. The mix will vary based on adjacent uses, location, and access.

See Section 8-4A-22 of the Ada County Code for Urban Public Facilities requirements. Options for sewage disposal facilities shall include the following methods:

A. New development located within an urban service planning area or wihtin a planned community shall be served by urban public facilities.

The property is located within Boise City's urban service planning area.

Boise City's Sewer Policy for Sewer Extension and Connection Outside City Limits:
It is the policy of the City of Boise City to require annexation prior to allowing the extension of City sewer to serve property located within the Boise City Area of Impact subject to the following exceptions:

A. Conditions for Extension. The development application had been submitted to Ada County prior to the effective date of this revised policy (July 22, 2014), the development has received a preliminary plat approval recommendation from the Boise City Council, the extension is shown on the preliminary plat, the extension has been approved by Ada County, and development has complied with the Council recommended conditions of approval.

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Existing developed areas in the Area of Impact that can demonstrate failed septic systems may extend sewers provided they fully fund the design and construction, pay applicable sewer fees, and provide written consent to annexation.

B. Conditions for Connection to Pipeline if Previously Installed and Available to Property.
New or existing structures may be connected to an existing pipeline installed along the property boundary or through the property provided fees have been paid or deferred and a written consent to annexation has been received. Sewer will not be provided to any lots that may result from further subdivision of the property.

~~See Article 8-4E of the Ada County Code for information on Master Site Plans.~~

~~The applicant will need to submit a parking plan. See Article 8-4G of the Ada County Code for information on parking plans. The plan will need to depict the location, size, and type of all proposed off-street parking and loading facilities. Table 8-4G-1 provides the required automobile width and stall length by parking angle. Table 8-4G-2 provides the required number of parking spaces by use.~~

~~The following three (3) plans may be submitted at the time of application and if not submitted at the time of application they shall be required to be submitted as a condition of approval.~~
~~1. Landscape Plan - See Article 8-4F of the Ada County Code for information on Landscape Plans. Landscaping and screening is required along the perimeter of the property. There is a point system that the applicant will need to comply with to meet the landscaping and screeing standards. The applicant can request an alternative landscape plan or a waiver of the landscape plan.~~
~~2. If any outdoor lighting is proposed or anticipated, a Lighting Plan will be needed. See Article 8-4H of the Ada County Code for information on Lighting Plans.~~
~~3. If any signs are proposed or anticipated, a Sign Plan will be needed. See Article 8-4I of the Ada County Code for Sign Plans.~~

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

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

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

~~See Section 8-7-3 of the Ada County Code for Zoning Ordinance Map Amendments. The zoning ordinance map amendment will need to be in accordance with the adopted comprehensive plan and shall not be materially detrimental to the public health, safety, and welfare.~~

~~A rezone will require a Development Agreement. See Article 8-7C of the Ada County Code for information on development agreements.~~

An application for a subdivision and zoning ordinance map amendment requires a public hearing in front of the Planning and Zoning Commission where they will make a recommendation to the Board of Ada County Commissioners. A subsequent public hearing would then occur in front of the Board of Ada County Commissioners.

Prior to the submission of a subdivision and/or a zoning ordinance map amendment 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.

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PREAPPLICATION CONFERENCE NOTES

CODE SECTIONS:
Article 8-2B ~ Residential Base Districts.
Section 8-4A-22 ~ Urban Public Facilities.
~~Article 8-4E ~ Master Site Plans.~~
Chapter 8-6 ~ Subdivision Regulations.
Article 8-6A ~ Subdivision Design Standards.
Article 8-6B ~ Required Subdivision Improvements.
~~Section 8-7-3 ~ Zoning Ordinance Map Amendments.~~
Section 8-7A-3 ~ Neighborhood Meetings.
Subsection 8-7A-5F ~ Sign Posting Requirements.

MEETING NOTES:

They are requesting a zero lot line development with reduced frontage requirements.
A modification to the development will be required. A new preliminary plat application will be required. A master site plan is not required.

Contact Boise Public Works concerning sewer.

Additional Preap Conference: Required

Neighborhood Meeting Required? Yes

Cross References: 201400392 ZC-DA-S

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MASTER APPLICATION/PETITION REQUEST

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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: 2 Township: 2N Range: 1E Total Acres: ____

Subdivision Name: Running Springs #3 Lot: — Block: —

Site Address: 10333 Lake Hazel City: Boise

Tax Parcel Number(s): S1402223010

Existing Zoning: R8 Proposed Zoning: R8 Area of City Impact: Boise Overlay District(s): S.W. Planning area

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Project #.: 201400392-S-DA-M	Planning Fees/GIS:	Engineering Fees:
Received By: BSP Date: 10-8-15 Stamped ☒	$1509	$335

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: TEALEY'S LAND SURVEYING	Name:
Address: 12594 EXPLORER City: BOISE State: ID. Zip: 83713	Address: City: State: Zip:
Telephone: 385-0636 Fax: 385-0696 Email: PTEALEY@TEALEYS.COM	Telephone: Fax: Email:
I certify this information is correct to the best of my knowledge Pat Tealey 6/16/15 Signature: (Applicant) Date	ENGINEER / SURVEYOR if applicable: (Please Print) Name: SAME AS APPLICANT/AGENT Address: City: State: Zip: Telephone: Fax: Email:

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: LHU RUNNING SPRINGS INC	Name:
Address: 13949 VENTURA BLVD.	Address:
City: SHERMAN OAKS State: CA Zip: 91423	City: State: Zip:
Telephone: 818-461-9378 Fax: 818-461-9379 Email: AHLASKY@LSREALTYGROUP.COM	Telephone: Fax: 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. 6-17-15 Signature: All Owner (s) of Record Date	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. Signature: All Owner (s) of Record 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.

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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 - MOO	
		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.	
No	**NATURAL FEATURES ANALYSIS (ACC 8-4E-4D)** must include the following:		
		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	
✓	**PHASING PLAN** of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)		
X ✓	**SUBDIVISION NAME APPROVAL** from the County Engineer.		✓
	RESTRICTIVE COVENANTS if proposed.		
	IRRIGATION PLAN as required per Idaho Statute 31-3805.		
HOA	**OPEN SPACE MANAGEMENT PLAN.**		
X ✓	**DEED** (or evidence of proprietary interest)		✓
✓	**NEIGHBORHOOD MEETING CERTIFICATION**		✓
✓	**PRE-APPLICATION CONFERENCE NOTES**		✓
✓	**SUPPLEMENTAL DATA** required by County Engineer		
✓	**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".**		
✓	**METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivisided including a Microsoft Word® electronic Word document.**		✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:		

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N/A	**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 ( )	
N/A	**FLOOD HAZARD** (ACC 8-3F)		
		Evacuation plan filed with the Ada City-County Emergency Management Office? YES ( ) NO ( )	
N/A	**WILDLAND-URBAN FIRE INTERFACE** (ACC 8-3B)		
		Fire hazard and emergency access roads evaluated and sealed by licensed fire professional engineer? YES ( ) NO ( )	
X	**SOUTHWEST PLANNING AREA** (ACC 8-3C)		
N/A	**PLANNED UNIT DEVELOPMENT** (ACC 8-3D)		
	BOISE RIVER GREENWAY (ACC 8-3G)		
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)		
	PROPOSED STREET NAME		
		Must comply with ACC 2-1.	
		Contact Ada County Street Naming Specialist.	
N/A	**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

Within Boise City Area of Impact, SEWER MAY NOT BE AVAILABLE

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SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT

(to be completed by the applicant)

DETAILED LETTER MUST INCLUDE:		
Total number of dwellings:	14 RESIDENTIAL 1 COMMERCIAL	
Dwelling units per acre:	3.78	
Zero lot line setbacks	YES (✓) IDENTIFY NO ( )	
	Water Provider: UNITED WATER	
	Method of Sewage Disposal: BOISE CITY SEWER	
PRELIMINARY PLAT SPECIFICATIONS:		
✓	Scale of not more that 100' to the inch. (Or written approval from the director)	
✓	Limits extending 300' beyond the boundaries of the proposed development.	
✓	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.	
✓	Name of owner.	
✓	Name of person or firm responsible for the drawing.	
✓	Name of the proposed subdivision.	
✓	Date, graphic scale, true north arrow, vicinity map, section, township, and range.	
✓	Ties to all controlling corners.	
✓	Names of neighboring subdivisions, according to the Assessor's files.	
✓	Names and boundaries of owners of neighboring properties, according to the Assessor's files.	
ACHD HAS APPROVED PLANS	Name, location, width, direction of slope, centerline and right of way of all *existing* and *proposed* public streets and private roads.	
✓	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.	
✓	Street sections and pathway sections.	
✓	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.	
✓	Graphically depict the minimum setbacks. (describe in legend)	
✓	Areas of special interest labeled. (parks, schools, etc.)	
✓	Identify zero lot line properties.	
✓	**Standard Subdivision:** Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.	
PLANNED UNIT DEVELOPMENT N/A		
	Density bonus requested. YES ( ) EXPLAIN NO (✓)	
	Commercial Uses. YES (✓) LIST NO ( )	
	Industrial Uses YES ( ) LIST NO (✓)	
	Deviation of Dimensional Standards. YES ( ) LIST NO (✓)	
	Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.	
BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS N/A		
	What Airport Influence District is the property is located in?	
WILDLAND-URBAN FIRE INTERFACE N/A		
	All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow. YES ( ) NO ( )	
FLOOD HAZARD N/A		
	Flood zone.	
	Floodway YES ( ) NO ( )	
	Foothill or other hillside tributary floodways. YES ( ) NO ( )	

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

DEVELOPMENT AGREEMENT MODIFICATION CHECKLIST

A Development Agreement Modification request requires a public hearing.

GENERAL INFORMATION:

Applicant:

Applicant ☑	DESCRIPTION		Staff ☑
✓	Completed and signed Master Application W/ Prel. plat		
✓	**DETAILED LETTER by the applicant fully describing the request or project and address the following:**		
		Explain your interest in the original Development Agreement.	
		Reasons for the Development Agreement modification. (be specific & detailed)	
		Any other supporting information. SEE REVISED REL. RAT	
		Proposed modifications.	
		Sections of the Development Agreement to be modified.	
		Date of original Development Agreement: Nov. 17, 2014	
		# of Original Development Agreement: 11017	
		Date of any modified Development Agreement: N/A	
		# of any previously modified Development Agreements: N/A	
		File # associated with Development Agreement: 201400392-S-ZC-DA	
		Recordation date: Nov. 24, 2014	
		Instrument #: 2014-095348	
✓	ORIGINAL DEVELOPMENT AGREEMENT		
$300.00	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.

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TEALEY'S LAND SURVEYING
12594 W. Explorer Dr. #150 -Boise, ID 83713
(208) 385-0636
(208) 385-0696

Sept. 28, 2015

Ada County Development Services
200 W. Front St.
Boise Idaho 83702

RE: Running Springs Sub No.2 Phase 2 – to be known as Running Springs No.3 Preliminary Plat Application

The property is located approx. 600' East of the S.E. corner of Lake Hazel Road and Five Mile Road in the NW ¼ of Section 2 T.2N. R.1E. , B.M., Ada County, Idaho The applicant, LHV Running Springs Inc., is submitting a Preliminary Plat for the subdivision of Phase 2. Phase 2 had been approved earlier as part of Ada Co. File No. 201400392 S-ZC-DA that was approved on Nov.12, 2014.

The purpose of this new application is to change the designation of the duplex lots to Single Family attached lots.

The proposed Subdivision will meet all of the Ada County Zoning Ordinance standards for the C-2 and R-8 zoning.

The property is located in the Southwest planning area overlay district.
This Phase consists of 14 Residential lots, 1 Commercial Lot and 6 Common Lots. There is no increase in density over the already approved Preliminary Plat just the change in duplex lots to Single Family Attached Lots.

A Pre – Application Meeting was held on 4/5/15 and the Neighborhood meeting was held on 7/13/15. The only people attending the Neighborhood meeting were the Developer and the Surveyor. No residents from the neighborhood attended.

Regards,

Patrick A.Tealey
PLS #4347

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PRELIMINARY PLAT OF
RUNNING SPRINGS SUBDIVISION NO. 3

LOT 4, BLOCK 1, RUNNING SPRINGS SUBDIVISION, PORTIONS OF LOTS 11 THROUGH 15, BLOCK 16, FOX MEADOW NO. 2 SUBDIVISION AND A PORTION OF GOVERNMENT LOT 4, LYING IN THE NW 1/4, SECTION 2, T.2N., R.1E., B.M., ADA COUNTY, IDAHO

2015

PROPOSED LEGEND

- SANITARY SEWER
- WATER LINE w/SIZE
- PRESSURE IRRIGATION
- MANHOLE
- WATER/IRRIGATION VALVE

EXISTING LEGEND

- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD POWER LINES
- EDGE OF PAVEMENT
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- IRRIGATION LINE
- BUILDING SETBACK LINE
- VERTICAL CURB & GUTTER
- EXISTING BUILDING
- ASPHALTIC PAVEMENT
- CONCRETE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8"x30" IRON PIN W/ CAP
- CALCULATED POINT, NOT SET
- MANHOLE
- CLEAN OUT
- POWER POLE
- POWER METER
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- DRAINAGE GRATE
- POWER TRANSFORMER PAD
- BOLLARD
- GAS VALVE
- PARKING STRIPE
- DECIDUOUS TREE
- LOT NUMBER
- ORIGINAL LOT LINE

VICINITY MAP
NOT TO SCALE

LOT RECAP AND ZONE

PHASE II (RUNNING SPRINGS SUBD. NO. 3): RESIDENTIAL (R8)

BUILDABLE LOTS: 22-29, 31-34, BLOCK 3 = 1.44 ACRES (62,660 SQ.FT.)
BUILDABLE LOTS: 7 AND 8, BLOCK 5 = 0.23 ACRE (10,005 SQ.FT.)
TOTAL BUILDABLE = 1.67 ACRES (72,664 SQ.FT.) - 14 LOTS

NON-BUILDABLE LOTS: 21, 30, 36, BLOCK 3 = 0.24 ACRE (10,454 SQ.FT.) 7889
NON-BUILDABLE LOTS: 9, 6, 9, BLOCK 5 = 0.41 ACRE (17,848 SQ.FT.)
TOTAL NON-BUILDABLE = 0.74 ACRE (32,362 SQ.FT.) - 6 LOTS

PHASE I: COMMERCIAL (C2)
BUILDABLE LOT: 39 , BLOCK 3 = 0.89 ACRE (38,674 SQ.FT.)
TOTAL COMMERCIAL = 0.89 ACRE (38,674 SQ.FT.) - 1 LOT

ROAD = 0.67 ACRES (29,215 SQ.FT.)

COMBINED TOTAL (PHASE I & II) = 3.97 ACRES (172,899 SQ.FT.) 2.93

DEVELOPER/OWNER:
LMV RUNNING SPRINGS, INC.
12590 WEST EXPLORER DR. - SUITE 100
BOISE, IDAHO 83713
PH.: 208-941-0844 (MIKE KELLER)

ACREAGE: 3.97 ACRES

EXISTING ZONING: C2

BUILDING SETBACKS: C2
FRONT = 20'
REAR = 0' - STANDARD 20' - ABUTTING RESIDENTIAL
SIDE INTERIOR = 0' - STANDARD 20' - ABUTTING RESIDENTIAL
SIDE W/ STREET = 20'

MINIMUM LOT SIZE (C2): 6,000 SQ.FT.

PROPOSED ZONING: R8

BUILDING SETBACKS: R8
FRONT = 25'-ARTERIAL 20'-LOCAL STREET
REAR = 15'
SIDE INTERIOR = 5'
SIDE W/ STREET = 20'

MINIMUM LOT SIZE (R8): 5,000 SQ.FT.

IRRIGATION DISTRICT: NEW YORK IRRIGATION DISTRICT
BOISE PROJECT BOARD OF CONTROL
DRAINAGE DISTRICT: N/A
SEWAGE DISPOSAL: BOISE CITY
WATER SUPPLY: UNITED WATER IDAHO
FLOOD ZONE: X (FEMA MAP NUMBER 16001C270 H)

NOTE

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT BULLIE AT 1-800-342-1413 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

NOTES:

1. ALL STORM DRAINAGE TO BE RETAINED ON SITE.
2. STREET IMPROVEMENTS TO BE BUILT TO A.C.H.D. STANDARDS.
3. LOTS 21, 30 AND 36 OF BLOCK 3 AND LOTS 5, 6 AND 9 OF BLOCK 5 ARE DESIGNATED AS COMMON AREAS AND NON-BUILDABLE LOTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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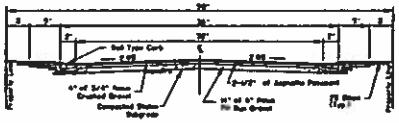


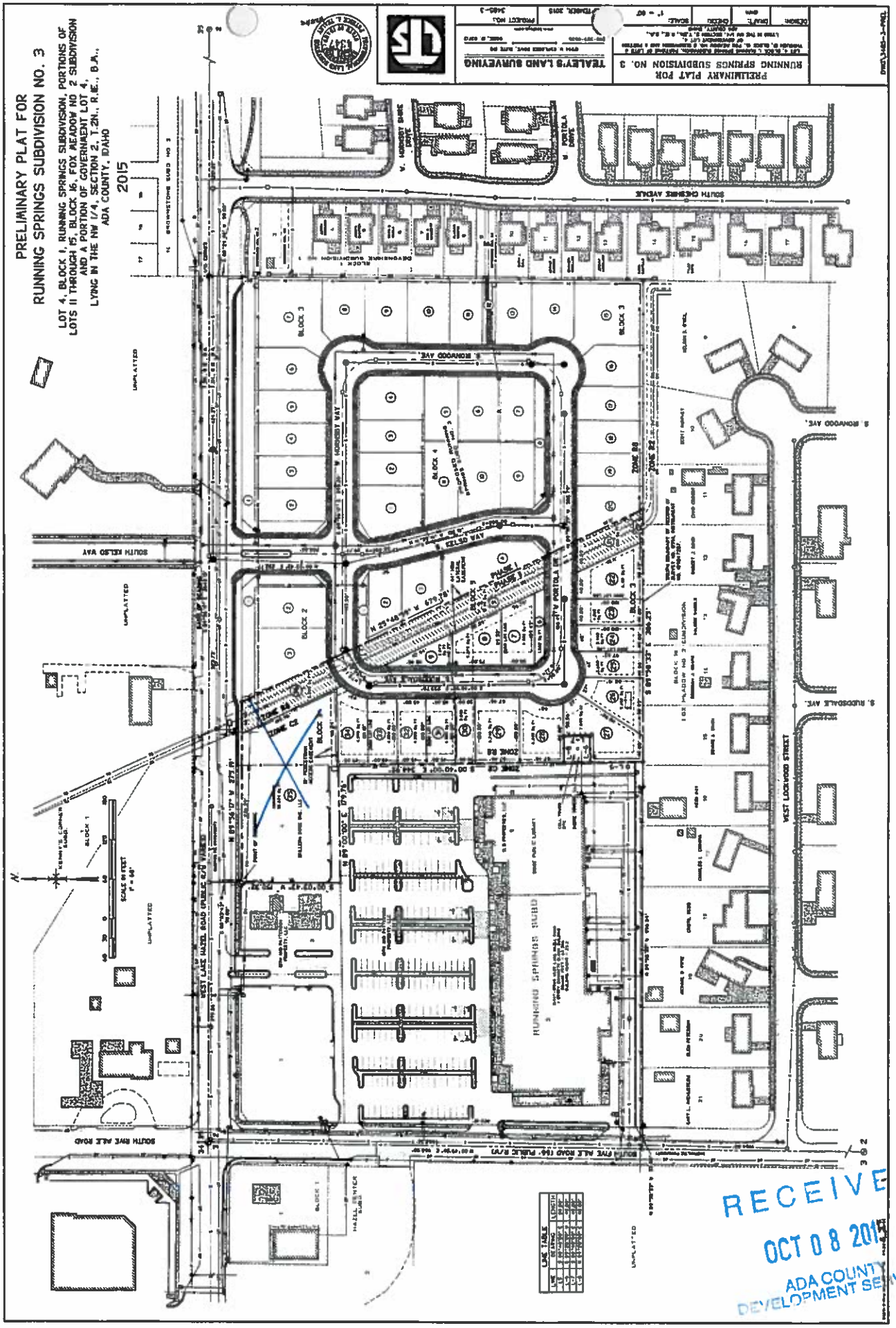
50' RIGHT OF WAY
(TYPICAL STREET SECTION)

PRELIMINARY PLAT OF RUNNING SPRINGS SUBDIVISION NO. 3
LOT 4, BLOCK 1, RUNNING SPRINGS SUBDIVISION, PORTIONS OF LOTS 11 THROUGH 15, BLOCK 16, FOX MEADOW NO. 2 SUBDIVISION AND A PORTION OF GOVERNMENT LOT 4, LYING IN THE NW 1/4, SEC. 2, T.2N., R.1E., B.M., ADA COUNTY, IDAHO

TEALEY'S LAND SURVEYING
SEPTEMBER, 2015
PROJECT NO. 3485-3
SCALE: AS SHOWN
DRAWN: CHECKED:
DWG\3485-3-PREL

SHEET 1 OF 2

Exhibit 4
201503797-S & 201400392-DA-M
Tealey's Land Surveying
1 OF 2


PRELIMINARY PLAT FOR
RUNNING SPRINGS SUBDIVISION NO. 3
LOT 4, BLOCK 1, RUNNING SPRINGS SUBDIVISION, PORTIONS OF
LOTS 11 THROUGH 15, BLOCK 16, FOX MEADOW NO 2 SUBDIVISION
AND A PORTION OF GOVERNMENT LOT 4,
LYING IN THE NW 1/4, SECTION 2, T.2N., R.E., B.M.,
ADA COUNTY, IDAHO
2015
TEALEY'S LAND SURVEYING
PRELIMINARY PLAT FOR
RUNNING SPRINGS SUBDIVISION NO. 3
SOUTH CHENEY AVENUE
W. HOMESTEAD DRIVE
W. PORTILA DRIVE
S. RICHFOOD AVE.
S. KELSO WAY
W. HOMESTEAD WAY
S. RIDGEDALE AVE.
WEST LOCKWOOD STREET
SOUTH MEADOWSTONE
SOUTH MEADOWSTONE
UNPLATTED
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
ZONE C2
ZONE B2
RUNNING SPRINGS SUBD
SOUTH MEADOWSTONE
SOUTH MEADOWSTONE
LINE TABLE
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Donna Ahmed

From: Jerry Hastings <jhastings@adaweb.net>
Sent: Tuesday, September 15, 2015 1:47 PM
To: Donna Ahmed; Pat Tealey
Subject: Running Springs Subdivision No. 3 Name Reservation

September 15, 2015

Donna Ahmed
Pat Tealey
Tealey's Land Surveying

RE: Subdivision Name Reservation: **"Running Springs Subdivision No. 3" NW 1/4 Sec 2, T2N, R1E, BM.**

Dear Donna and Pat,

At your request, I will reserve the name **"Running Springs Subdivision No. 3"** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded. To use the same subdivision name, it must have the same owner as the original subdivision plat or get a signed and recorded permission to use the name from the original subdivision owner.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,

Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Donna Ahmed [mailto:dahmed@tealeys.com]
Sent: Tuesday, September 15, 2015 1:18 PM
To: Jerry Hastings
Subject: Subdivision Name Reservation- Running Springs No. 3
Importance: High

Hi Jerry,

Our client (same owner as phase 1 and 2) would like to reserve the name "Running Springs No. 3"

Thank you,

Donna Ahmed

Project Coordinator

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TEALEY'S LAND SURVEYING
12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 3485-3
Date: September 14, 2015

DESCRIPTION FOR
RUNNING SPRINGS SUBDIVISION NO. 3

A parcel of land being all of Lot 4 of Block 1 of Running Springs Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 104 of Plats at pages 14120 and 14121, portions of Lots 11 through 15 of Block 16 of Fox Meadow No. 2 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 36 of Plats at pages 3044 and 3045 and a portion of Government Lot 4 all lying in the NW 1/4 of Section 2, T.2N,, R.1E., B.M., Ada County, Idaho and more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Section 2; thence along the North boundary of said Section 2, which is also the centerline of West Lake Hazel Road

South 89°56'17" East 395.86 feet to a point; thence leaving said North boundary

South 00°03'43" West 50.00 feet to an iron pin marking the Northwest corner of said Lot 4 of Block 1 of Running Springs Subdivision, said point being the **POINT OF BEGINNING**; thence along the West boundary of said Lot 4

South 00°03'43" West 150.32 feet to an iron pin marking the Southwest corner of said Lot 4; thence along the South boundary of said Lot 4

North 89°00'00" East 179.76 feet to an iron pin marking the Southeast corner of said Lot 4; thence along the East boundary of said Running Springs Subdivision

South 00°40'00" East 344.92 feet to an iron pin; thence continuing at right angles

North 89°20'00" East 40.00 feet to an iron pin; thence continuing at right angles

South 00°40'00" East 40.00 feet to an iron pin; thence continuing at right angles

South 89°20'00" West 40.00 feet to an iron pin; thence continuing at right angles

South 00°40'00" East 80.00 feet to an iron pin marking the Southeast corner of said Running Springs Subdivision on the South boundary of Record of Survey No. 8551, filed for record in the office of the Ada County Recorder, Boise, Idaho, under Instrument No. 109047287; thence along said South boundary

South 89°58'33" East 386.25 feet to an iron pin marking the Southwest corner of Running Springs Subdivision No. 2, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book _____ of Plats at page _____; thence along the West boundary of said Running Springs Subdivision No. 2

North 25°48'59" West 679.78 feet to an iron pin marking the Northwest corner of said Running Springs Subdivision No. 2 on the South right-of-way line of West Lake Hazel Road; thence along said South right-of-way line

North 89°56'17" West 275.19 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 3.97 acres, more or less.

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PROFESSIONAL LAND SURVEYOR REGISTERED 14347 STATE OF IDAHO
9/14/15

W:\3485-3\Docs\3485-3-plat-des.docx - jdc

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=22 LISA BATT
ADA COUNTY COMMISSIONERS

2014-095348
11/24/2014 02:49 PM
NO FEE

00042838201400953480220223

AGREEMENT NO. 11017

DEVELOPMENT AGREEMENT GOVERNING DEVELOPMENT OF THE PROPERTY KNOWN AS RUNNING SPRINGS SUBDIVISION NO.2

THIS DEVELOPMENT AGREEMENT (hereinafter "Agreement") is entered into this 17th day of November, 2014, approving the rezone for the Parcel, by and between the COUNTY OF ADA, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, party of the first part, (hereinafter "County"), and LHV Running Springs, Inc. party of the second part, (hereinafter "Owner"), pursuant to the authority of Idaho Code § 67-6511A.

RECITALS

WHEREAS, the Owner is the sole owner, in law and/or equity, of a certain tract of land in the County of Ada, State of Idaho, which property (hereinafter "Parcel") is more particularly described in Exhibit B attached hereto; and

WHEREAS, the County has authority to rezone a Parcel pursuant to Title 8 of the Ada County Code and § 67-6511 of the Idaho Code; and

WHEREAS, the County has authority to enter into development agreements to condition the rezone of a Parcel pursuant to Idaho Code § 67-6511A; and

WHEREAS, the Owner's plans, promises made during presentations, as well as the materials contained in the application, all as appear more fully in File No. 201400392-S-ZC-DA in the Ada County Office of Development Services (the "Application"), are an essential inducement to the Board to approve the rezone, provided however, that all of the Owner's specific obligations are set forth elsewhere in this Agreement and in the County's written decision and corresponding conditions of approval, attached hereto as Exhibit A; and

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WHEREAS, the Owner desires to be assured that it may proceed with development of the Parcel in accordance with this Agreement. In order to obtain this benefit, the Owner has determined that it is advantageous to the Owner to enter into the Agreement.

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, the County and the Owner agree as follows:

Section 1. Development of the Project

1.1 Effective Date. In accordance with Idaho Code § 67-6511A, this Agreement will be effective upon the publication of Ordinance # 834, approving the rezone of the Parcel.

1.2 Permitted Use, Density, and Intensity of Use. This Agreement shall vest the right to develop the Parcel as described and restricted in the approved Application (File Number 201400392-S-ZC-DA) and as further described and restricted by Exhibits A through C that are attached to this Agreement.

1.3 Schedule. The schedule for development of the Parcel is as contained in the Conditions of Approval attached hereto as Exhibit A. In the event the Owner fails to commence or complete the development of the Parcel within the time periods herein stated, the Owner shall be in default of this Agreement.

1.4 Changes in State and Federal Law. This Agreement shall not preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations to the Parcel. In the event such law prevents or precludes compliance with one or more provisions of this Agreement, the County and the Owner shall meet and confer to determine how provisions of this Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment(s) to this Agreement, or the Board of Ada County Commissioners may elect to terminate this Agreement pursuant to Section 3.5.

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1.5 Police Power. Nothing in this Agreement shall be construed to be in derogation of the County's police power to protect the health, safety, and general welfare of the public.

1.6 Compliance with Conditions. Failure to comply with the terms of this Agreement, complete the Project, or bond for the completion of the Project shall result in a default of this Agreement by the Owner.

Section 2. Cooperation; In the Event of Legal Action

In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity provision of this Agreement, the County and the Owner agree to cooperate in defending such action or proceeding. The County and the Owner may agree to select mutually agreeable legal counsel to defend such action or proceeding, or the County and the Owner may each select its own legal counsel at its own expense. In no event shall the County be required to bear the cost of such defense(s) (except for the cost of the County's own attorneys), and Owner shall save and hold the County harmless from claims or awards for third party attorneys' fees and costs.

Section 3. Violation; Annual Review; Remedies; Termination

3.1 General Provisions. Failure or unreasonable delay by the Owner to perform any term or provision of this Agreement shall constitute a violation under this Agreement and may result in termination of this Agreement. Prior to termination, as set forth in Section 3.5 below, the County shall provide written notice of such violation. Said notice shall specify the nature of the alleged violation and the manner in which said violation may be satisfactorily cured. If the nature of the alleged violation is such that it cannot reasonably be cured within 90 days after written notice, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period.

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Subject to the foregoing, after notice and expiration of the 90-day period without cure, the violation will be deemed a default under this Agreement and the County, solely at its option, may institute legal proceedings pursuant to this Agreement and/or give notice of intent to terminate the Agreement, and, in either event, the Owner shall not be entitled to any additional time to cure such violation.

3.2 Periodic Review. Each year during the term of this Agreement, the Owner shall submit a status report detailing the status of each condition of approval to the Director of Development Services. The Director shall review the annual status reports periodically and the reasonable costs incurred by the County in connection with the periodic review process shall be borne by the Owner. If the Director finds and determines that Owner has not complied with such terms and conditions, the Director shall schedule this Agreement for hearing in front of the Board of Ada County Commissioners, following the notice and hearing procedures as outlined in Idaho Code § 67-6511A. Such violation shall be subject to the provisions of Section 3.1.

3.3 Violations by County. In the event the County violates the terms of this Agreement, Owner shall have all rights and remedies provided herein or under applicable law, including without limitation, the right to seek specific performance by the County. But in no event shall Owners have any right to monetary damages.

3.4 Excused Delay; Extension of Time of Performance.

a) In addition to specific provisions of this Agreement, performance by either the County or the Owner shall not be deemed to be in default where delays or defaults are due to war, insurrection, strike, walk-out, riot, flood, earthquake, fire, casualty, or act of God.

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b) As long as Owner has provided governmental agencies all necessary information in a timely manner, performance hereunder shall not be deemed in default where delays or defaults are due to governmental agencies. An extension of time necessary to gain approval of another independent governmental agency as required in the conditions of approval may be granted upon written request. The grant of a time extension shall be in writing and shall specify the period of excused delay.

3.5 Termination.

a) This Agreement may be terminated and the zoning designation upon which the use is based reverted to the previously designated District, or if the previously designated District no longer exists, its closest equivalent, upon the failure by the Owner to comply with the terms and conditions contained in this Agreement, after notice by the County to the Owner pursuant to Section 3.1 above.

b) This agreement terminates upon completion of conditions of approval.

3.6 Expiration of Time. In the event the Owner fails to comply with any time limits for completing the obligations required herein, this Agreement shall be terminated and the zoning designation upon which the use is based shall be reverted to the previously designated District or if the previously designated District no longer exists, its closest equivalent, after the Board has complied with the notice and hearing provisions of Idaho Code § 67-6511A.

Section 4. Indemnification; Compliance with Law

4.1 Owner Indemnification. The Owner shall defend, indemnify, and hold the County, its officers, agents, employees, contractors and subcontractors harmless for injuries to persons or property resulting from the negligence or willful conduct of the Owner, its officers, agents, employees, contractors and subcontractors in performing the duties described in this Agreement.

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In the event the County is alleged to be liable in any manner, as a result of acts, omissions, willful conduct and/or negligence of the Owner, the Owner shall indemnify and hold the County, its officers, agents, employees, contractors and subcontractors harmless from and against all liability, claims, loss, costs, and expenses arising out of, or resulting from, the services of the Owner. The Owner shall defend against such allegations through counsel chosen by the County and the Owner shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses.

4.2 County Indemnification. The County shall defend, indemnify, and hold the Owner, its officers, agents, employees, contractors and subcontractors harmless for injuries to persons or property resulting from the negligence or willful conduct of the County, its officers, agents, employees, contractors and subcontractors in performing the duties described in this Agreement.

4.3 Compliance with Law; Indemnification. The Owner guarantees to the County that all services, programs, or activities provided by the Owner, its officers, agents, employees, contractors and subcontractors under this Agreement will be in accordance with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Further, the Owner agrees to indemnify, defend, and hold harmless the County for any loss, expense, or damage of any type experienced by the County as a result of Owner's violation of the guarantee requirements of this paragraph.

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Section 5. Notices

5.1 Any notice, demand, or other communication (hereinafter "Notice") given under this Agreement shall be in writing and given personally or by registered or certified mail (return receipt requested). If given by registered or certified mail, a notice shall be deemed to have been given and received on actual receipt by the addressee. If personally delivered, a notice shall be deemed to have

been given when delivered to the Party to whom it is addressed. A courtesy copy of the notice may be sent by facsimile transmission. Any party may designate any other address in substitution of the address contained herein by like written notice.

5.2 Notices shall be given to the parties at their addresses set forth below:

If to County, to:

Ada County Development Services Dept.
200 West Front Street, Room 2125
Boise, Idaho 83702
Attention: Director
Telephone: 208-287-7900
Facsimile: 208-287-7909

With copy to:

Ada County
Attn: Chief Civil Deputy Prosecuting Attorney
200 West Front Street, Room 3191
Boise, Idaho 83702
Telephone: 208-287-7700
Facsimile: 208-287-7719

If to Owner, to:

LHV Running Springs, Inc.
13949 Ventura Blvd., Suite 300
Sherman Oaks, CA 91423

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Section 6. Assignment

6.1 If all or any portion of the Parcel is transferred by the Owner to any person or entity (hereinafter "Transferee"), the Owner may assign or transfer to Transferee all or any portion of its interests, rights, or obligations under this Agreement with respect to the transferred Parcel. No fewer than thirty (30) days prior to entering into an Assignment for all or any portion of the Parcel, the

Owner shall submit to the Director of Development Services a draft of the Assignment, Conditions of Approval(s), and any other obligations detailing the obligations to be assumed by Transferee pursuant to the Assignment.

6.2 Review. Prior to accepting an assignment, the County shall determine whether the Transferee has the financial capacity to perform the obligations of the Owner as contained in this Agreement. The Owner and Transferee shall cooperate with the County by providing the documents and information the County may deem necessary to review the financial capacity of the Transferee.

6.3 The Owner shall continue to be responsible for performing the obligations under this Agreement as to the transferred Parcel until such time as there is delivered to the County a legally binding instrument, in a form approved by the County, whereby Transferee agrees to perform all Conditions of Approval(s), and/or other obligations of this Agreement applicable to the transferred Parcel as set forth in Idaho Code § 67-6511A.

Section 7. Entire Agreement, Counterparts, Exhibits, Recording

7.1 Merger and Integration. This writing embodies the whole Agreement. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the County and the Owner are superseded by this Agreement.

7.2 Exhibits. The following exhibits are attached to this Agreement and incorporated herein by this reference:

Exhibit A – Conditions of Approval (3 pages);

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Exhibit B – Legal Description entitled "Description for R-8 zone – Running Springs Subdivision No. 2" bearing the signature of Patrick A. Tealey, PLS and dated August 28, 2014 (1 page);

Exhibit C – Preliminary Plat, entitled "Preliminary Plat for Running Springs Subdivision No. 2" and dated September 19, 2014 (1 page).

Exhibit D – "Unanimous Consent and Action in Lieu of Meeting of the Directors of LHV Running Springs, Inc." dated October 16, 2014 (1 page).

7.3 Incorporation of Recitals. The Recitals to this Agreement are incorporated into this Agreement by this reference as if fully set forth herein.

7.4 Recordation of Agreement. The County shall record an executed original of this Agreement at the Ada County Recorder's Office. The Owner agrees to pay all recording fees necessary to record this Agreement with the Ada County Recorder's Office.

Section 8. Covenants Appurtenant to the Project

8.1 All covenants and conditions set forth herein shall be appurtenant to and run with the Parcel and shall be binding upon the Owner, its heirs, successors, and assigns.

Section 9. Miscellaneous

9.1 Amendment. Modifications to this Agreement may be made only by the written permission of the Board of Ada County Commissioners after complying with the notice and hearing provisions of Idaho Code § 67-6511A. Any amendment(s) to this Agreement shall be recorded at the Owner's expense.

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9.2 Interpretation. Unless otherwise specifically defined herein, capitalized terms used herein shall have the same meaning as ascribed to such terms either in the Local Land Use Planning Act, Idaho Code §§ 67-6501, *et seq.* or Title 8 of the Ada County Code, as the case may be. In the event of any conflict between terms in the state statute and terms in the County Code, the terms in the state statute shall prevail. Any term contained in this Agreement not so defined shall be given general common understanding.

9.3 No Agency, Joint Venture or Partnership. The County and the Owner hereby renounce the existence of any form of joint venture or partnership between the County and the Owner and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County and the Owner joint ventures or partners.

9.4 Severability. If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void, or unenforceable, such provision shall be disregarded and this Agreement shall continue in effect.

However, if such provision is not severable from the balance of the Agreement so that the mutually dependent rights and obligations of the parties remain materially unaffected, this Agreement shall become void.

9.5 Construction. This Agreement has been reviewed by the Owner and the Owner has had the opportunity to have its legal counsel review and revise the Agreement; therefore, the County and Owner agree that no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

9.6 Choice of Law. This Agreement and its performance shall be construed in accordance with and governed by the laws of the state of Idaho, with venue for any action brought pursuant to this Agreement to be in the Fourth Judicial District, State of Idaho.

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9.7 Waivers. No provision or condition of this Agreement shall be considered waived unless duly amended as provided for in Section 9.1. The failure of the County to require strict performance of any term or condition of this Agreement or to exercise any option herein conferred in any one or all instances shall not be construed to be a waiver or relinquishment of any such term or condition, but the same shall be and remain in full force and effect, unless such waiver is evidenced by the prior written consent of the County.

9.8 Third Party Beneficiaries. Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

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IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

Board of Ada County Commissioners

By: _____
David L. Case, Commissioner

By: _____
Jim Tibbs, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

_____
Christopher D. Rich, Ada County Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this 17th day of November 2014 before me a notary public, personally appeared David L. Case, Jim Tibbs, and Rick Yzaguirre, and known or identified to me, to be the County Commissioners of Ada County, that executed the said instrument, and acknowledged to me that Ada County executed the same.

JUDY MORRIS NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho
Residing Meridian, ID
Commission Expires 3/12/15

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Owner
LHV Running Springs, Inc

By: _____
Michael T. Keller, Vice President

STATE OF IDAHO)
) ss.
County of Ada)

On this 12th day of November, 2014 before me, a Notary Public, personally appeared Michael T. Keller, known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

_____
Notary Public for Idaho
Commission Expires 4-25-20

ANGELIKA DICUS NOTARY PUBLIC STATE OF IDAHO

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EXHIBIT A

CONDITIONS OF APPROVAL FOR PRELIMINARY PLATS

REQUIRED ACTIONS. THE FOLLOWING LIST DETAILS THE TASKS (IN ORDER) THAT THE APPLICANT AND/OR OWNER MUST COMPLETE BEFORE THE APPROVAL OF FILE #201400392-S-ZC-DA WILL BE CONSIDERED FINAL. PLEASE NOTE THAT YOU HAVE UNTIL TWO YEARS OF THE WRITTEN DECISION TO COMPLETE THESE TASKS AND SUBMIT A FINAL PLAT UNLESS A TIME EXTENSION IS GRANTED. SEE SECTION 8-7-6 OF THE ADA COUNTY CODE FOR INFORMATION ON TIME EXTENSIONS.

SUBDIVISION CONDITIONS OF APPROVAL

1. The applicant and/or owner shall obtain written approval of the plat from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written/stamped upon a copy of the approved plat. All site improvements are prohibited prior to approval of these agencies.

   a) The Whitney Fire District

   b) The Central District Health Department must approve infiltration beds for storm water disposal.

   c) Boise Project Board of Control

   d) Boise City Public Works

2. The applicant shall submit an approved drainage plan to the County Engineer prior to approval of the final plat.

3. The applicant shall provide a bike/pedestrian path to the commercial property located at the northwest corner of the plat.

4. The final plat shall include a ten (10) foot easement depicted for utilities, drainage, and irrigation abutting all public right-of-ways and subdivision boundaries.

5. The final plat shall include a structural setback of thirty feet (30') from the normal high water line of all watercourses, whether covered or uncovered.

6. Prior to approval by the Board of County Commissioners, the plat shall contain the following certificates and/or endorsements:

   a) certificate of the owner(s),

   b) certificate of the plat surveyor,

   c) certificate of the County Surveyor;

   d) endorsement of the Central District Health Department,

   e) approval and acceptance of the Ada County Highway District.

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7. The following statements shall appear on the face of the final plat:

EXHIBIT A

a) This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."

b) Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.

8. The Board of County Commissioners must approve the final plat within 24 months of the Board of County Commissioner's approval of the preliminary plat. For subdivisions where the Board approved a phasing plan, the Board shall approve the phases in successive one-year intervals as required in Section 8-6-3 of the Ada County Code.

9. Any adjustments to the preliminary plat must conform to the design standards in Title 8, Chapter 6, Article A of the Ada County Code.

10. The final plat shall meet the final plat specifications listed in Section 8-6-4.3 of the Ada County Code.

11. The owner shall complete all required site improvements in accordance with Section 8-6B-1 of the Ada County Code.

12. Installation of public service facilities must comply with the requirements of the public utility providing the services. All new utilities shall be installed underground.

13. The developer, owner, or homeowner's association shall operate and maintain the subdivision's street lights until annexation by Boise City. Streetlights shall comply with the lighting regulations set forth in chapter 4, article H of the Ada County Code.

14. Prior to final plat approval by the Board, all required improvements shall be completed. In lieu of completing the required improvements, the applicant and/or owner may deposit a surety with the Director and sign a surety agreement in accordance with the regulations for surety agreements set forth in Article 8-4K of the Ada County Code. All surety and surety agreements shall comply with Article 8-4K of the Ada County Code.

15. The property must be managed and maintained consistent with the standard regulations in Title 8, Chapter 4, Article A of the Ada County Code. Please note that this article contains specific regulations regarding the accumulation of junk, atmospheric emissions, construction sites, hazardous material storage, and utilities.

16. No building permits will be issued until the final plat is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office.

17. No construction, grading, filling, clearing, or excavation of any kind shall be initiated until the applicant has received approval of a surface runoff drainage design plan from the Ada County Engineer.

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EXHIBIT A

REZONE AND DEVELOPMENT AGREEMENT CONDITIONS OF APPROVAL

1. The Applicant and/or owner shall submit a revised legal boundary for the rezone area that includes the entirety of the project site and extends to the centerline of the public right-of-ways.

2. The Applicant and/or owner shall sign and record the Development Agreement.

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PLANNING DEPARTMENT SERVICES

EXHIBIT B

Description for R-8 zone- Running Springs Subdivision No. 2

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TEALEY'S LAND SURVEYING

12594 W. Explorer Drive, Suite 150 • Boise, ID 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 3485-2
Date: August 28, 2014

DESCRIPTION FOR
R-8 ZONE - RUNNING SPRINGS SUBDIVISION NO. 2

A parcel of land being portions of Lots 9 through 15 of Block 16 of Fox Meadows No. 2 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 36 of Plats at pages 3044 and 3045 and a portion of Government Lot 4 all lying in the NW 1/4 of Section 2, T.2N,. R.1E., B.M., Ada County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the Northwest corner of said Section 2; thence along the North boundary of said Section 2, which is also the centerline of West Lake Hazel Road

South 89°56'17" East 395.86 feet to a point; thence leaving said North boundary

South 00°03'43" East 50.00 feet to an iron pin marking the Northwest corner of Lot 4 of Block 1 of Running Springs Subdivision, as filed for record in the office of the Ada County Recorder, in Boise, Idaho in Book 104 of Plats at pages 14120 and 14121; thence along the West boundary of said Lot 4

South 00°03'43" West 150.32 feet to an iron pin marking the Southwest corner of said Lot 4; thence along the South boundary of said Lot 4

North 89°00'00" East 179.76 feet to an iron pin marking the Southeast corner of said Lot 4, said point being the POINT OF BEGINNING; thence along the East boundary of said Running Springs Subdivision

South 00°40'00" East 344.92 feet to an iron pin; thence continuing at right angles

North 89°20'00" East 40.00 feet to an iron pin; thence continuing at right angles

South 00°40'00" East 40.00 feet to an iron pin; thence continuing at right angles

South 89°20'00" West 40.00 feet to an iron pin; thence continuing at right angles

South 00°40'00" East 80.00 feet to an iron pin on the South boundary of Record of Survey No. 8551, filed for record in the office of the Ada County Recorder, Boise, Idaho, under Instrument No. 109047287; thence along said South boundary

South 89°58'33" East 735.51 feet to an iron pin marking the Northeast corner of said Record of Survey No. 8551 on the West boundary of Devonshire Subdivision No. 1, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 92 of Plats at page 11051; thence along said West boundary

North 00°24'46" East 611.40 feet to an iron pin on said South right-of-way line of West Lake Hazel Road; thence along said South right-of-way line

North 89°56'17" West 689.60 feet to a point; thence leaving said South right-of-way line

South 25°48'59" East 160.96 feet to a point: thence

South 89°00'00" West 116.84 feet to the POINT OF BEGINNING,

Said parcel of land contains 10.09 acres, more or less.

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PROFESSIONAL LAND SURVEYOR
4347
STATE OF IDAHO
PATRICK A. TEALEY

EXHIBIT C

Preliminary Plat for Running Springs Subdivision No. 2

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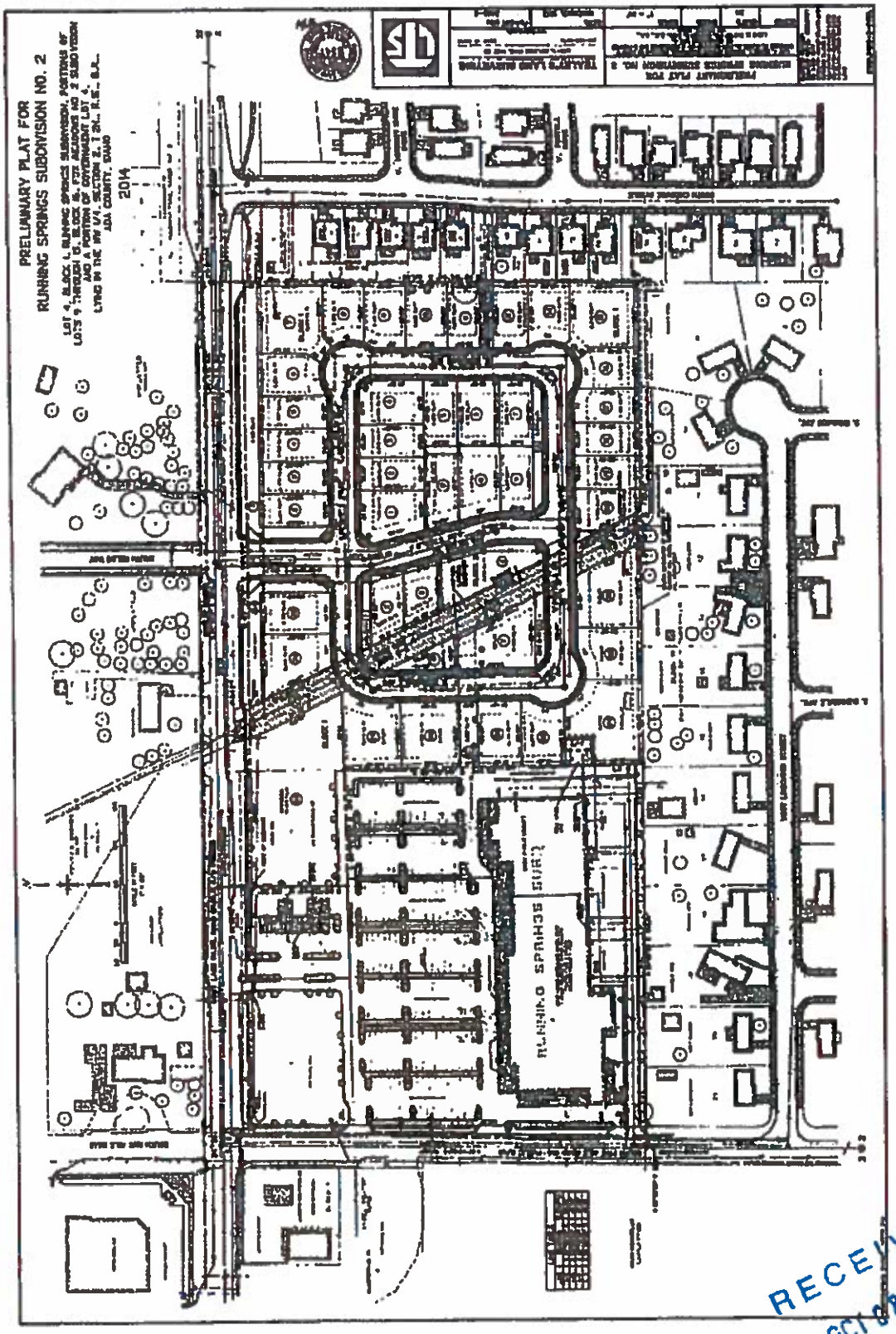

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EXHIBIT D

UNANIMOUS CONSENT AND ACTION IN LIEU OF MEETING OF THE DIRECTORS OF LHV RUNNING SPRINGS, INC.

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UNANIMOUS CONSENT AND ACTION IN LIEU OF MEETING OF THE DIRECTORS OF LHV RUNNING SPRINGS, INC.

As authorized by Idaho Code Sections 30-1-704 and 30-1-821, the following resolutions are adopted by unanimous written consent and action of the Board of Directors of LHV Running Springs, Inc., an Idaho corporation ("Corporation"), in lieu of a meeting of the Board of Directors. The undersigned Directors waive any required notice of meeting.

1. AUTHORIZATION OF OFFICERS

The following resolution regarding the officers' authority to act is unanimously adopted:

RESOLVED that the President, Vice President or Secretary of the Corporation, each acting alone, are authorized to sign the Development Agreement for the re-zone for Running Springs Subdivision No. 2 and/or the plat for the Running Springs Subdivision No. 2.

2. AUTHORIZATION OF FURTHER ACTION

The following resolution regarding the officers' authority to act is unanimously adopted:

> RESOLVED that the appropriate officers of the Corporation are authorized to take any and all further action as they in their discretion deem necessary or advisable to effect the foregoing resolutions.

3. EFFECTIVE DATE OF UNANIMOUS CONSENT AND ACTION

The effective date of this Unanimous Consent and Action of the Board of Directors of the Corporation is the 16th day of October, 2014.

The undersigned hereby consent to the above resolutions, waive any notice or meeting to adopt the above resolutions and agree the above resolutions will remain in full force and effect until revoked in writing.

Directors

Tim Siegel

Michael T. Keller

Aric H. Lasky

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4427.0017.3095346.1

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 25.00 6
BOISE IDAHO 12/30/13 04:33 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Hawley Troxell
113137911

Recording Requested By and
When Recorded Return to:

LHV Running Springs, Inc.
4419 Van Nuys Blvd, Suite 203
Sherman Oaks, CA 91403

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

This General Warranty Deed is made this 30th day of December, 2013, between Lake Hazel Village Partners LLLP, an Idaho limited liability limited partnership ("Grantor") and LHV Running Springs, Inc., an Idaho corporation ("Grantee"), whose address is 4419 Van Nuys Blvd, Suite 203, Sherman Oaks, CA 91403, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto Grantee and its successors and assigns forever, all of the following described real estate situated in the County of Ada, State of Idaho:

See Schedule A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its successors and assigns forever.

And Grantor and its successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, against Grantor and its successors and assigns, and against all and every person or entity whomsoever, lawfully claiming the same, all easements, liens (except the lien of taxes), restrictions, claims and encumbrances, of any kind or nature, subject to the matters set forth on Schedule B attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage,

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if any, or are actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

IN WITNESS WHEREOF, Grantor has hereunto set its hand on the day and year first above written.

GRANTOR:
Lake Hazel Village Partners LLLP

By: L&S Realty – LHV GenPar, LLC

By: [illegible]
Its: Manager

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STATE OF CALIFORNIA)

) ss:

COUNTY OF Los Angeles)

On 12/20/2013 before me, Nathan A. Odio (here insert name of the officer), Notary Public, personally appeared Aric Lasky, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~; or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

[Seal]

NATHAN A. ODIO
Commission # 1947391
Notary Public - California
Los Angeles County
My Comm. Expires Aug.8, 2015

NATHAN A. ODIO
Commission # 1947391
Notary Public - California
Los Angeles County
My Comm. Expires Aug 8, 2015

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Schedule A

TEALEY'S LAND SURVEYING

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 3485-2
Date: December 24, 2013

DESCRIPTION FOR
RUNNING SPRINGS SUBDIVISION NO. 2

A parcel of land being a portion of Lots 9 through 15 of Block 16 of Fox Meadows No. 2 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 36 of Plats at pages 3044 and 3045 and a portion of Government Lot 4 all lying in the NW 1/4 of Section 2, T.2N., R.1E., B.M., Ada County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the Northwest corner of said Section 2; thence along the North boundary of said Section 2, which is also the centerline of West Lake Hazel Road

South 89°56'17" East 573.08 feet to a point; thence leaving said North boundary

South 00°40'00" East 50.00 feet to a brass cap marking the Northeast corner of Running Springs Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 104 of Plats at page 14120 on the South right-of-way line of West Lake Hazel Road, said point being the **POINT OF BEGINNING**; thence continuing

South 00°40'00" East 491.92 feet to an iron pin; thence at right angles

North 89°20'00" East 40.00 feet to an iron pin; thence at right angles

South 00°40'00" East 40.00 feet to an iron pin; thence at right angles

South 89°20'00" West 40.00 feet to an iron pin; thence at right angles

South 00°40'00" East 80.00 feet to an iron pin on the South boundary of Record of Survey No. 8551, filed for record in the office of the Ada County Recorder, Boise, Idaho, under Instrument No. 109047287; thence along said South boundary

South 89°58'33" East 735.51 feet to an iron pin marking the Northeast corner of said Record of Survey No. 8551 on the West boundary of Devonshire Subdivision No. 1, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 92 of Plats at page 11051; thence along said West boundary

North 00°24'46" East 611.40 feet to an iron pin on said South right-of-way line of West Lake Hazel Road; thence along said South right-of-way line

North 89°56'17" West 747.04 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 10.37 acres, more or less.

PROFESSIONAL LAND SURVEYOR
4347
STATE OF IDAHO
PATRICK A. TEALEY
12/24/13

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SCHEDULE B **ALTA Owner's Policy (6/17/06)**

EXCEPTIONS FROM COVERAGE

File Number: A1090978 ST

Policy Number: 27306-80810113

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses which arise by reason of:

1. Taxes, including any assessments collected therewith, for the year 2010 which are a lien not yet due and payable.

2. The land described herein is located within the boundaries of New York Irrigation District (208-378-1023) and is subject to any assessments levied thereby. Paid current as of the date of this Policy.

3. Right-of-way for Hon Lateral and the rights of access thereto for maintenance of said lateral.
(Affects Parcel B)

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: The Mountain States Telephone and Telegraph Company, a Colorado corporation
Purpose: Public Utilities
Recorded: August 13, 1976
Instrument No.: 7632177
(Affects Parcel B)

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: May 19, 1999
Instrument No.: 99050409
(Affects Parcel B)

6. An unrecorded lease with certain terms, covenants, conditions, options, and provisions set forth therein:
Lessor: Edward A. Johnson and Janice M. Johnson
Lessee: Z, Inc., an Idaho corporation
Disclosed by: Memorandum of Lease
Recorded: November 12, 2003
Instrument No.: 103191139
(Affects Parcel B)

7. Terms, provisions, conditions, and, restrictions contained in Member Agreement by and between Edward A. Johnson and Idaho Wastewater Treatment Services, Inc., an Idaho Nonprofit Corporation.
Dated: January 5, 2004
Recorded: January 5, 2004
Instrument No: 104000745
(Affects Parcel B)

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File Number: A1090978 ST

Policy Number: 27308-80810113

8. Record of Survey No. 7858 recorded March 30, 2007 as Instrument No. 107044982, records of Ada County, Idaho.

9. Record of Survey No. 8041 recorded September 12, 2007 as Instrument No. 107127730, records of Ada County, Idaho.

10. An unrecorded lease with certain terms, covenants, conditions, options, and provisions set forth therein:
Lessor: Lake Hazel Village, LLC, an Idaho limited liability company
Lessee: Insite Towers, LLC, a Delaware limited liability company
Disclosed by: Memorandum of Option and Ground Lease Agreement
Recorded: March 31, 2009
Instrument No.: 109036451
(Affects Parcel B)

Terms, conditions, easements and, obligations, if any, contained in Memorandum of Communications License Agreement by and between InSite Towers, LLC, a Delaware limited liability company and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless.
Recorded: November 23, 2009
Instrument No: 109131300

11. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 8551 recorded April 27, 2009 as Instrument No. 109047287, records of Ada County, Idaho.

a. 20' Wide Access Easement.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 23, 2010
Instrument No.: 110037410
(Affects Parcel B)

13. Rights of Garbanzo's Pizza, as a tenant only, under an unrecorded lease.

(End of Schedule B)

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3485-3

Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702 www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within **300, 1,000, or 2,640 feet** of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: Preliminary Plat

Date and time of neighborhood meeting: 7/13/15 @ 6:00

Location of neighborhood meeting: Garbonzo's Pizza 10497 Lake Hazel

SITE INFORMATION:

Location: Quarter: NW Section: 2 Township: 2N Range: 1E Total Acres: 10.98

Subdivision Name: Running Springs No. 2 Lot: _____ Block: _____

Site Address: 10333 Lake Hazel

Tax Parcel Number(s): S1402222.3010

APPLICANT:

Name: Patrick A. Tealey

Address: 12594 W. Explorer Dr #150

City: Boise State: ID Zip: 83713

Telephone: 385-0636 Fax: 385-0696

Email: ptealey@tealeys.com

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

Signature: (Applicant) 7/14/15 Date

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OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

07/13/15

Neighborhood Meeting Sign in Sheet
Running Springs No. 3

6:00 pr

Exhibit 9
201503797-S & 201400392-DA-M
Tealey's Land Surveying

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DEVELOPMEN

Name	Address	Signature
NO ONE SHOWED UP FOR		
MEETING EXCEPT TLS AND		
THE OWNER		

10333 Lake Hazel

Kristy Inselman

From:	Kristy Inselman
Sent:	Tuesday, October 13, 2015 4:08 PM
To:	chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; john.lee@unitedwater.com; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; jbmattox@earthlink.net; cmiller@compassidaho.org; tlaws@compassidaho.org; msinglet@intgas.com; velta@nyid.org; jangels10@cableone.net; wbsdmb@qwestoffice.net; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; cernusak@cableone.net; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; rkinney@republicservices.com; jstuber@republicservices.com; Kristy Inselman
Cc:	Kristy Inselman
Subject:	Ada County Application Transmittal Notice.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 201400392-DA / DA-M / S / ZC	**X-Reference:** NONE
Description: Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots.	
Reviewing Body: P AND Z	**Hearing Date:** 12/10/2015
Applicant: TEALEYS LAND SURVEYING	**P&Z Recommendation:**
Property: The property contains 10.370 acres and is located at W LAKE HAZEL RD BOISE 83709, Section 2 2N 1E.	

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 10/28/2015. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BOISE PROJECT BOARD OF CONTROL	Date: 10/28/2015
File Number: 201503797-S	X-Reference: NONE
Description: Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots. Originally transmitted as 201400392-DA/DA-M/Z/ZC.	
Reviewing Body: P AND Z	Hearing Date: 12/10/2015
Applicant: TEALEYS LAND SURVEYING	P & Z Recommendation:
Property: The property contains NONE SUPPLIED acres and is located at NONE SUPPLIED, Section NONE SUPPLIED.	

RETRANSMIT: THE FILE NUMBER HAS CHANGED FROM 201400392-S TO 201503797-S Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the 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, maps and other information detailing the request.
We request that you submit your comments or recommendations by 11/12/2015. When responding, please reference the file number identified above.

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,
KRISTY INSELMAN, ASSOCIATE PLANNER (208) 287-7998 kinselman@adaweb.net
200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BOISE PROJECT BOARD OF CONTROL
ATT: BOB CARTER
2465 OVERLAND RD
BOISE ID 83705

ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BOISE PROJECT BOARD OF CONTROL	Date: 10/13/2015
File Number: 201400392-DA / DA-M / S / ZC	X-Reference: NONE
Description: Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots.	
Reviewing Body: P AND Z	Hearing Date: 12/10/2015
Applicant: TEALEYS LAND SURVEYING	P & Z Recommendation:
Property: The property contains 10.370 acres and is located at W LAKE HAZEL RD BOISE 83709, Section 2 2N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the 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, maps and other information detailing the request.

We request that you submit your comments or recommendations by 10/28/2015. When responding, please reference the file number identified above.

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200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BOISE PROJECT BOARD OF CONTROL
ATT: BOB CARTER
2465 OVERLAND RD
BOISE ID 83705

Kristy Inselman

From: Christy Little <Clittle@achdidaho.org>
Sent: Wednesday, October 14, 2015 9:42 AM
To: Kristy Inselman
Subject: RE: Ada County Application Transmittal Notice.

Kristy – Looks like this will not change our original conditions, so we will not revise the prior action.
Christy

From: Kristy Inselman [mailto:kinselman@adaweb.net]
Sent: Tuesday, October 13, 2015 4:08 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; john.lee@unitedwater.com; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; jbmattox@earthlink.net; cmiller@compassidaho.org; tlaws@compassidaho.org; msinglet@intgas.com; velta@nyid.org; jangels10@cableone.net; wbsdmb@qwestoffice.net; Christy Little; Stacey Yarrington; Ryan Strain; Ryan Strain; cernusak@cableone.net; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; rkinney@republicservices.com; jstuber@republicservices.com; Kristy Inselman
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

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

File Number: 201400392-DA / DA-M / S / ZC	**X-Reference**: NONE
Description: Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots.	
Reviewing Body: P AND Z	**Hearing Date**: 12/10/2015
Applicant: TEALEYS LAND SURVEYING	**P&Z Recommendation:**
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We request that you submit your comments or recommendations by 10/28/2015. When responding, please reference the file number identified above. If responding by email,

please send comments to kinselman@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,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

ACHD
Committed to Service

Project/File: **Running Springs No. 2/ APP14-0005/201400392-S-D-ZC**
This is a zoning ordinance amendment, preliminary plat, and development agreement application to allow the development of 43 single family building lots and 13 common lots on 10.37 acres. The site is located east of the Five Mile/Lake Hazel intersection in Ada County, Idaho.

Lead Agency: Ada County

Site address: W. Lake Hazel Road

Staff Approval: July 1, 2014

Applicant: Aric Lasley
LHV Running Springs, Inc.
13949 Ventura Blvd
Sherman Oaks, CA 91423

Representative: Donna Ahmed
Tealey's Land Surveying
12594 W. Explorer # 150
Boise, ID 83713

Staff Contact: Mindy Wallace
Phone: 387-6178
E-mail: mwallace@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an ordinance amendment, preliminary plat, and development agreement application to allow the development of 43 single family building lots and 13 common lots on 10.37 acres. The site is located east of the Five Mile/Lake Hazel intersection in Ada County, Idaho.

   The applicant's proposal is not consistent with Ada County or Boise City's comprehensive plans, which call for commercial uses on the site.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Southwest/Single family residential	RSW
South	Single family residential	R-2
East	Single family residential	R-8
West	Commercial	C-2

3. **Site History:** ACHD previously reviewed this site as part of Running Springs Subdivision, consisting of 7 commercial lots and 1 residential lot in March of 2011. The requirements of this staff report are consistent with those of the prior action.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Line Miles:** The development will create .33 new center line miles of public roadway.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   The following improvement is listed in ACHD's Integrated Five Year Work Plan:

   - Lake Hazel Road between Five Mile and Cheshire Avenue is scheduled to be improved with an asphalt pathway in 2017.

   The following improvements are listed in ACHD's Capital Improvement Plan:

- Lake Hazel Road is listed in the Capital Improvements Plan to be widened to 5-lanes from Five Mile Road to Maple Grove Road between 2022 and 2026.
- The intersection of Five Mile and Lake Hazel Road is listed in the Capital Improvements Plan to be widened as a dual lane roundabout in 2022 and 2026.
- The intersection of Maple Grove and Lake Hazel Roads is listed in the Capital Improvements Plan to be widened to 4-lanes on the north leg, 3-lanes on the south, 5-lanes on the east, and west legs, and signalized between 2022 and 2026.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 409 additional vehicle trips per day; 43 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lake Hazel Road	745-feet	Principal Arterial	537	Better than "E"	Better than "E"
Five Mile	N/A	Minor Arterial	482	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane principal arterial is "E" (720 VPH).

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

2. **Average Daily Traffic Count (VDT)**
   Average daily traffic counts are based on ACHD's most current traffic counts.

   - The average daily traffic count for Lake Hazel Road east of Five Mile Road was 9,675 on 1/22/14.
   - The average daily traffic count for Five Mile Road north of Lake Hazel Road was 7,500 on 1/23/14.

C. Findings for Consideration

1. Southwest Boise Transportation Study

The Southwest Boise Transportation Study (SWBS) is a regional study that identifies future roadway improvements, collector roadway connections, intersection and corridor needs in Southwest Boise. The study helps ACHD plan for and accommodate future traffic demand in the Southwest Boise area. The study was created in collaboration with the City of Boise and was adopted by the ACHD Commission in May of 2009.

The recommendations of the Southwest Boise Transportation Study for Lake Hazel Road and Five Mile Road are consistent with the recommendations in the ACHD Master Street Map. The SWBS identifies Lake Hazel Road as a Residential Mobility Arterial, and recommends widening to 5-lanes.

2. Lake Hazel Road

a. **Existing Conditions:** Lake Hazel Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 75-feet of right-of-way for Lake Hazel Road (50-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Lake Hazel Road is designated in the MSM as a Residential/Mobility Arterial with 5-lanes and on-street bike lanes, a 74-foot street section within 100-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site. The sidewalk is proposed to be located 41-feet from the centerline of Lake Hazel Road abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to relocate all of the utilities as necessary to accommodate required improvement on Lake Hazel Road abutting the site.

There is 50-feet of right-of-way from the centerline of Lake Hazel Road abutting the site. This is consistent with the right-of-way width required to allow the future construction of Lake Hazel Road as a residential mobility arterial. Therefore, staff does not recommend additional right-of-way dedication as part of this application.

3. Internal Local Streets

a. **Existing Conditions:** There are no streets within the site.

b. **Policy:**

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

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

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

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

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in

accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. **Applicant's Proposal:** The applicant is proposing to construct the entry roadway, Kelso Way, with one 18-foot travel lane, one 22-foot wide travel lanes, vertical curb, gutter, 5-foot wide attached concrete sidewalk, and a 12-foot wide center landscape island within 64-feet of right-of-way.

All of the other internal local streets are proposed to be constructed as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

The applicant is proposing to construct 3 knuckles.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct the entry portion of Kelso Way should be approved, as proposed. The applicant should be required to provide fire department approval for use of the 18-foot travel lane or redesign the entry portion of Kelso Way to provide two 20-foot wide travel lanes. The center landscape island should be platted as right-of-way owned by ACHD. The applicant or the home owners associate should enter into a license agreement with ACHD for any landscaping proposed to be within the center landscape island.

The applicant's proposal to construct the internal streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, and to construct 3 knuckles meets District policy and should be approved, as proposed.

4. Roadway Offsets

a. **Existing Conditions:** There are no public streets from the site onto Lake Hazel Road.

b. **Policy:**

Local Street Intersection Spacing on Principal Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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.

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

c. **Applicant's Proposal:** The applicant is proposing to construct one new roadway, Kelso Way, onto Lake Hazel Road. Kelso Way is proposed to align centerline to centerline with Kelso Way, and existing local street located directly north of the site.

d. **Staff Comments/Recommendations:** The applicant's proposal to align Kelso Way with Kelso Way on the north side of Lake Hazel Road meets District policy and should be approved, as proposed.

Kelso Way is proposed to intersect Lake Hazel Road, a principal arterial roadway. District policy restricts public streets and driveway onto principal arterial roadways to right-in/right-out, with the exception of public streets located at the half-mile. However, staff recommends that Kelso Way remain as a temporary full access public street until traffic conditions warrant it be restricted to right-in/right-out, or until ACHD widens Lake Hazel Road and installs medians as part of a future road widening project.

5. 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.

6. Landscaping

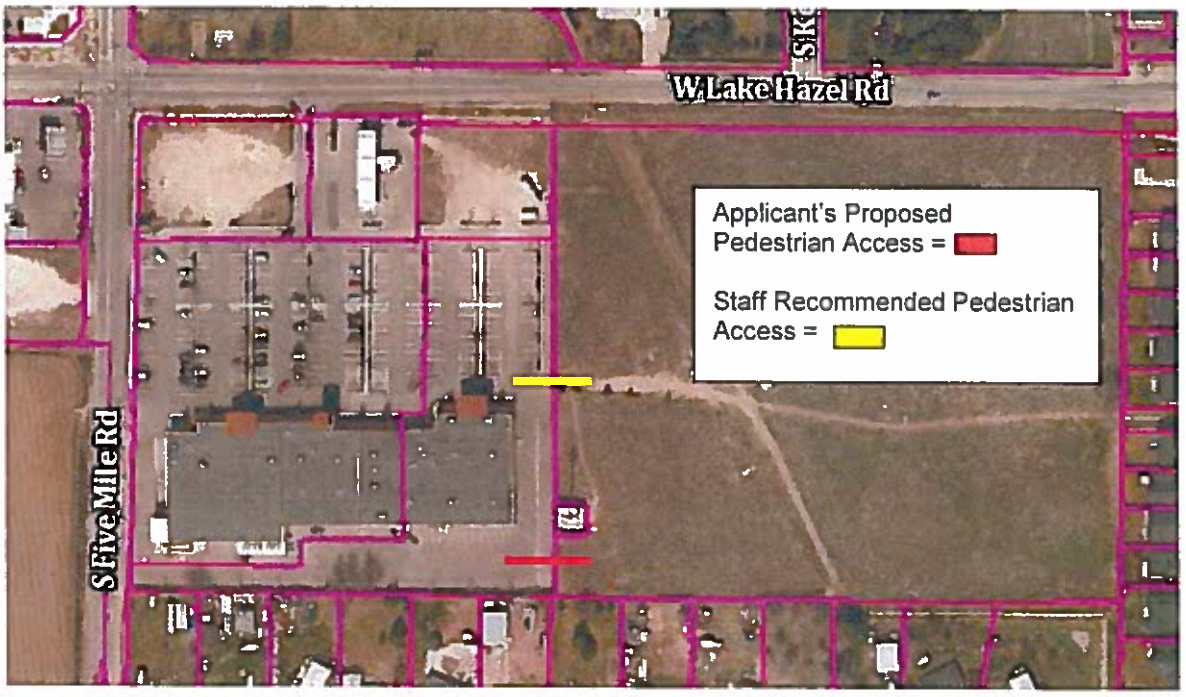
Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. 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.

7. Other Access

Lake Hazel Road classified as a principal arterials roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Special Recommendation to Ada County

There is an existing commercial development located directly west of the site on the adjacent parcel. The commercial development includes a grocery store, library, and restaurants. The applicant has proposed a pedestrian pathway through Block 1 Lot 26 to provide access and connectivity to the site. Staff recommends the pedestrian pathway be moved the north between lots 30 and 20 to provide direct access to the commercial uses. As proposed the pathway would direct pedestrians to the back of the commercial building. If the path is moved further north, as recommended by staff it would direct pedestrians to the front of the commercial building providing easier and safer access.



If the pedestrian access is moved further north, as recommended by ACHD and because Kelso Way may be restricted to right-in/right-out in the future staff recommends that Ada County require a plat note indicating that when requested by the Running Springs home owners association, (HOA) the pedestrian pathway maybe converted to a drive aisle to provide vehicular access to the commercial uses west of the site. The HOA would be responsible to go through the approval process and to construct the driveway aisle. This would allow residents of the Running Springs to access the commercial uses without having to turn right (eastbound) onto Lake Hazel Road and find an appropriate location to make a U-turn to head westbound to access the commercial site.

E. Site Specific Conditions of Approval

1. Construct a 5-foot wide detached concrete sidewalk located 41-feet from the centerline of Lake Hazel Road abutting the site, as proposed.
2. Relocate all of the utilities as necessary to accommodate required improvement on Lake Hazel Road abutting the site.
3. Construct the entry roadway, Kelso Way, with one 18-foot travel lane, one 22-foot wide travel lanes, vertical curb, gutter, 5-foot wide attached concrete sidewalk, and a 12-foot wide center landscape island within 64-feet of right-of-way, as proposed.
4. Provide written fire department approval for use of the 18-foot travel lane on the entry portion of Kelso Way or redesign the entry portion of Kelso Way to provide two 20-foot wide travel lanes.
5. Plat the center landscape island as right-of-way owned by ACHD. The applicant or the home owners associate shall enter into a license agreement with ACHD for any landscaping proposed to be within the center landscape island.
6. Constructed all of the internal roadways 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, as proposed.
7. Construct 3 knuckles, as proposed.
8. Construct Kelso Way onto Lake Hazel Road aligned centerline to centerline with Kelso Way on the north side of Lake Hazel Road, as proposed.
9. Other than access specifically approved with this application direct lot access to Lake Hazel Road is prohibited and shall be noted on the final plat.
10. Payment of impacts fees are due prior to issuance of a building permit.
11. Comply with all Standard Conditions of Approval.

F. Standard Conditions of Approval

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

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

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

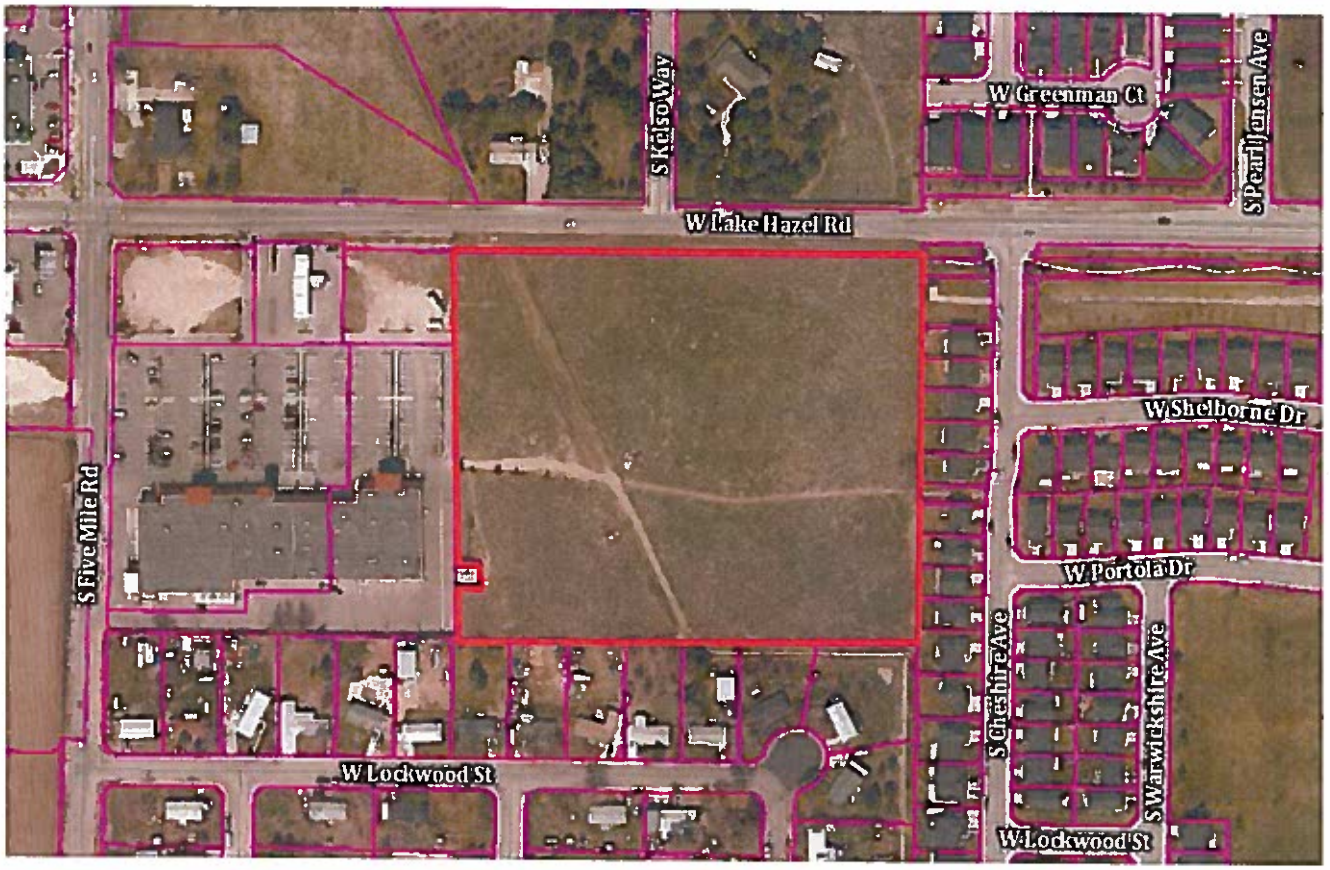
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

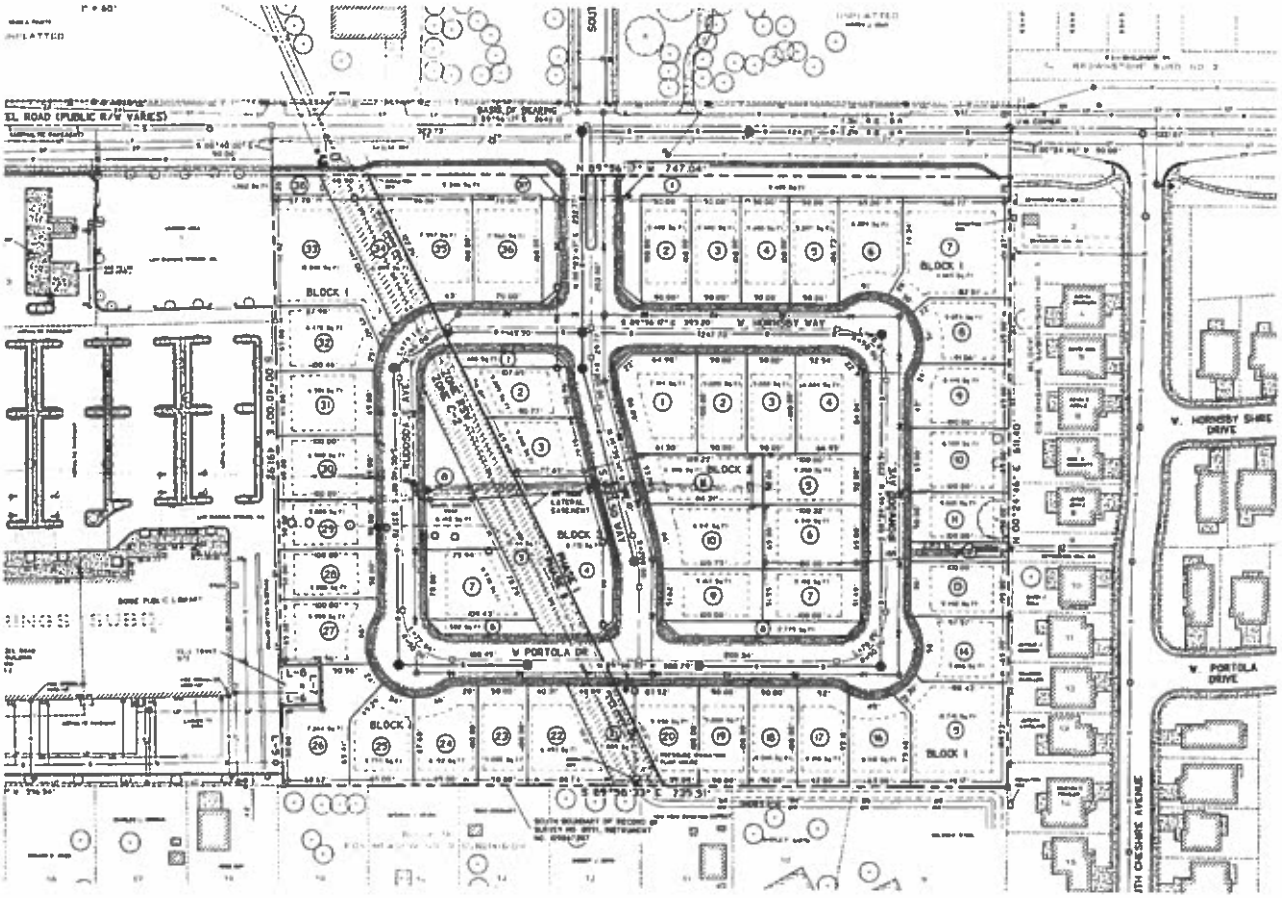
H. Attachments

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

VICINITY MAP



SITE PLAN



BLOCK 1
BLOCK 2
BLOCK 3
W HORNSBY WAY
W PORTOLA DR
W. HORNSBY SHIRE DRIVE
W. PORTOLA DRIVE

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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 of Highway Systems, 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.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: October 16, 2015

To: Boise City Planning & Zoning

Re: 201400392-DA-DA-M-S; 10333 Lake Hazel Rd.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in Lake Hazel Rd. Developer/Property Owner shall contact the Public Works Department regarding extension of the sewer system (phone: 384-3900).

Prior to granting final sewer construction plan approval, the Boise City Council recommendations of approval must be adopted.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

Street lights are required. The specific location and type of facilities to be installed will be identified in the conditions of subdivision plat approval.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

Rob Bousfield

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst. City Engineer, email=rbousfield@cityofboise.org, c=US
Date: 2015.10.19 10:34:35 -06'00'

PUBLIC WORKS REPRESENTATIVE

Mike Sheppard, P.E.

Digitally signed by Mike Sheppard, P.E.
DN: cn=Mike Sheppard, P.E., o=Public Works, ou=Civil Engineer, email=msheppard@cityofboise.org, c=US
Date: 2015.10.19 10:34:54 -06'00'

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\2015-CU\201400392-DA-DA-M-S.doc

✓ MARK J.
✓ Mike Sheppard
✓ BEV M.
✓ Mike Hedge
✓ BRIAN M.
✓ Terry A.
✓ Rick C.
____ LORI
____ ROB B.
____ Mike Sheppard
____ LORI

____ BOISE CITY APPLICATION

✓ ADA COUNTY APPLICATION

APPLICANT: TEALEY'S LAND SURVEYING

REPRESENTATIVE: PAT TEALEY
LOCATION: 10333 LAKE HAZEL

1. CU, DR, OR PDR NUMBER: 2014 00392-DA/DA-M/S

2. SEWER CONDITIONS: CUSS 2, E) LAKE HAZEL RD

CUSS5

3. DRAINAGE/STORMWATER REVIEW: HC

4. STREET LIGHT CONDITIONS: SL Ø3

5. PERSON MAKING OTHER COMMENTS:

6. OTHER COMMENTS:

7. FILE NAME:

MEMORANDUM

DATE: 10/29/2015

RE: 201503797-S Running Springs #3

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots. Property is located on W Lake Hazel Rd. on section 2 2N 3E.

Findings and Conditions:

The building division has no objection to the proposed development.

Conclusion:

Approved as submitted

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

markf@adaweb.net

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 201503797-S / 20140392-DA-M

Running Springs No. 3

☑ 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. _____

Reviewed By: [signature]

Date: 10/29/15

Exhibit 14 1 OF 1
201503797-S & 201400392-DA-M
Tealey's Land Surveying

Review Shee

15726-001EH1111

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

November 12, 2015

Tealey's Land Surveying
12594 Explorer Dr.
Boise, ID 83713

RE: PROJECT NO. 201503797-S & 201400394-DA-M; RUNNING SPRINGS SUBDIVISION NO. 3

Dear Mr. Tealey;

This is to notify you that your application has been scheduled to be heard by the Planning and Zoning Commission on **December 10, 2015.** This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7998 or via email at kinselman@adaweb.net.

In accordance with State law, **"Notice of Public Hearing"** must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The sign is required to be posted ten (10) days in advance of the hearing. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices.

The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign **does not** need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process. Enclosed is the sign posting brochure.

Sincerely,

Kristy Inselman
Associate Planner
Ada County Development Services, Planning & Zoning Division

Cc: LHV Running Springs, Inc.

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

November 13, 2015

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission will hold a public hearing on **December 10, 2015**, at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201400392-DA-M & 201503797-S, Running Springs Subdivision No. 3: A preliminary plat application for a twenty one (21) lot subdivision and a development agreement modification. The phase includes 14 residential lots, 6 common lots, and 1 commercial lot. This site was previously approved as a preliminary plat. The applicant is proposing to change the original designation of duplex lots to single family attached lots. The property is located at 10333 W. Lake Hazel Road and contains 10.37 acres; Section 2, T.2N, R.1E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or kinselman@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within 300' of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed online by completing the following:

1. **Type gisx.adaweb.net/acdsv2/**
2. **Enter "201500392-DA" in search application by file number**
3. **Click on 'Application Information'**
4. **Review documents by clicking on 'Supporting Documents'**

Five (5) days prior to the hearing you can go the www.adacounty.id.gov to view the agenda or staff report.

NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 three days prior to this public hearing to make arrangements.

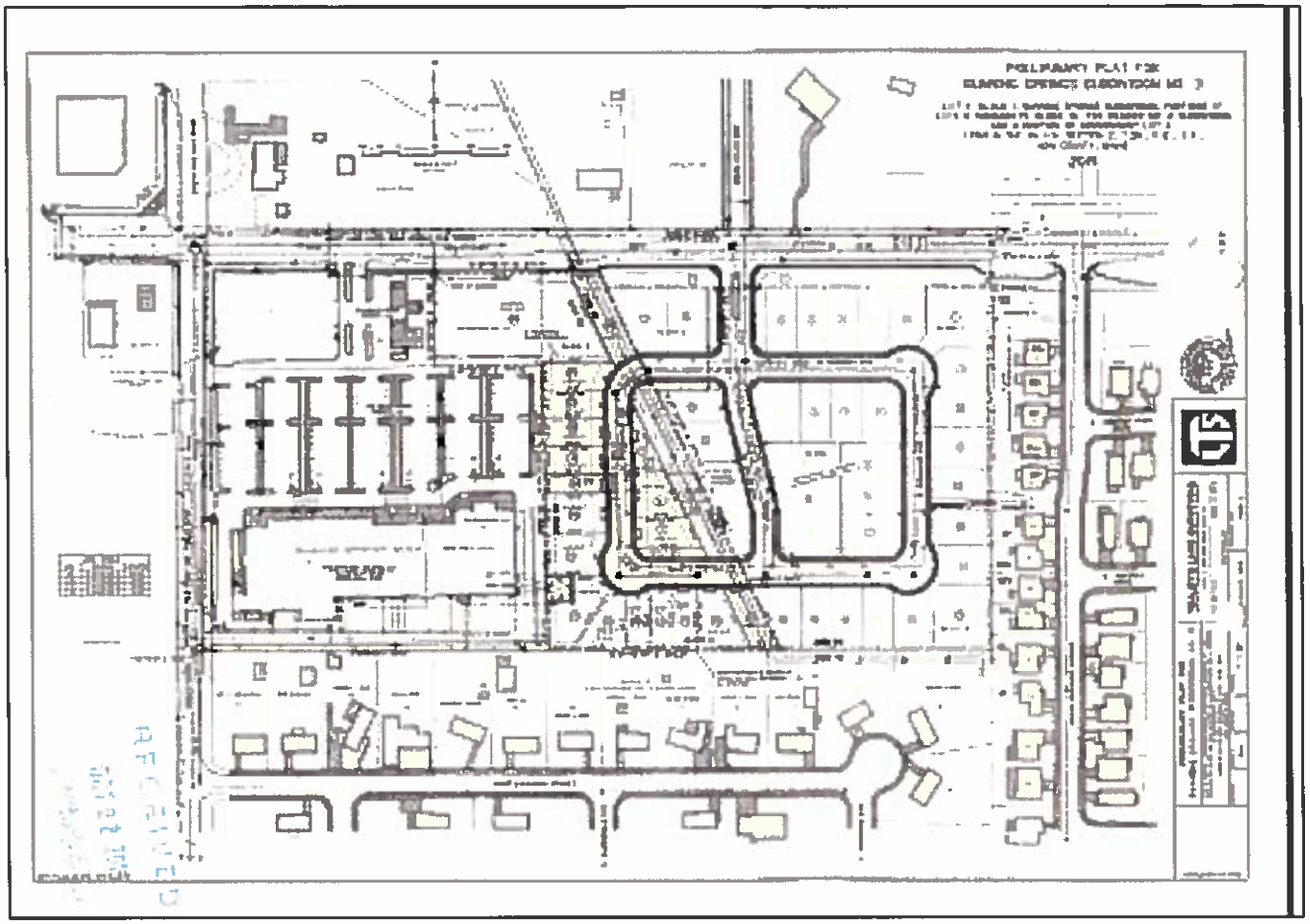
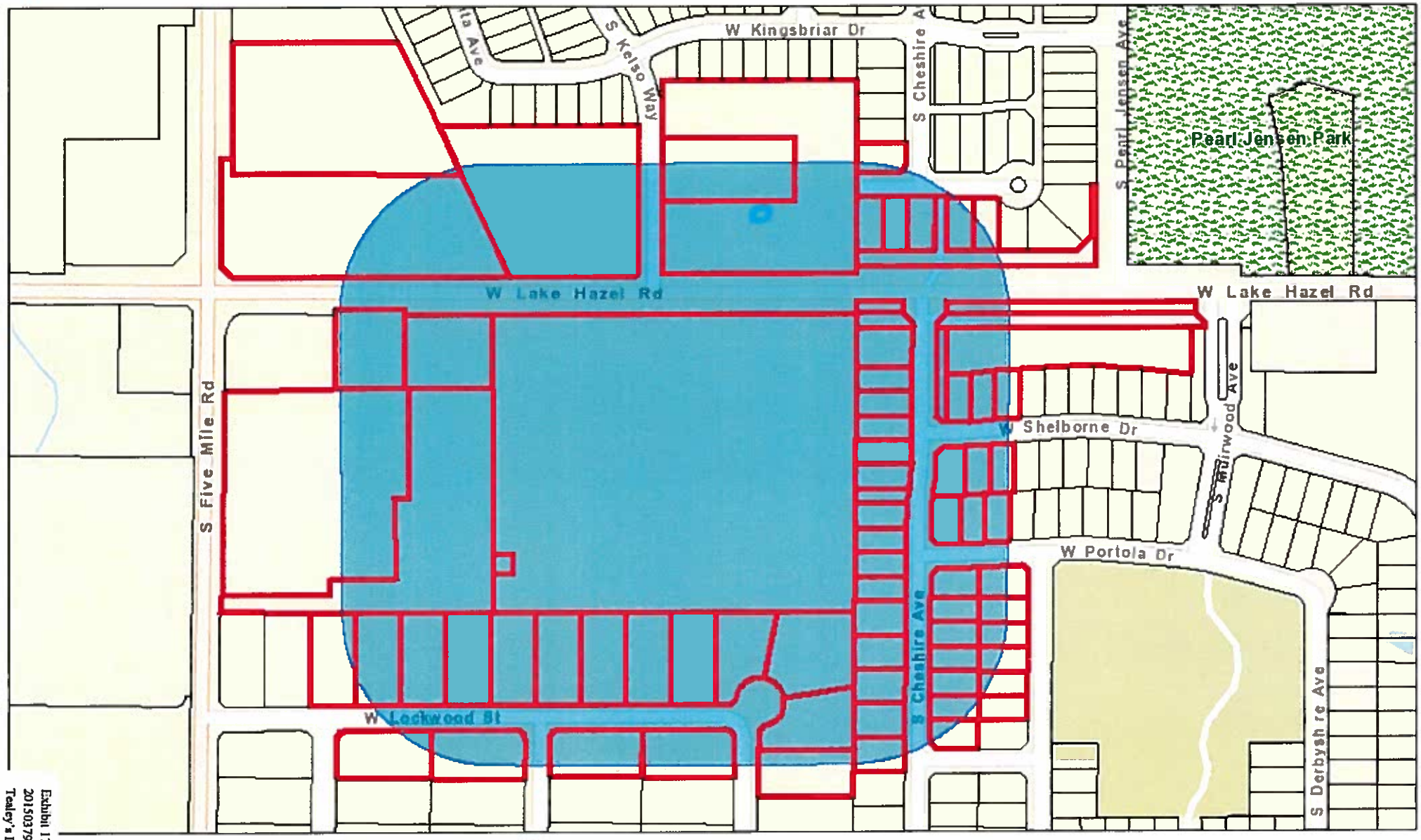


Exhibit 16
201503797-S & 201400392-DA-M
Tealey's Land Surveying

201503797 - S - Radius Map



Search Results: Parcels

Parcels

City Limits

BOISE

EAGLE

GARDEN CITY

KUNA

MERIDIAN

STAR

Parks

N

Exhibit 17
201503797-S & 201400392-DA-M
Tealey's Land Surveying

1 OF 1

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
18TH AND PATTERSON PROPERTY LLC		PO BOX 714	SPRINGFIELD, OR 97477-0000
ACUNA GRACIE	ACUNA GABRIEL	6467 S CHESHIRE AVE	BOISE, ID 83709-6580
BALL DARIN J	BALL ANGELINA O	11203 W MORELA DR	BOISE, ID 83709-0000
BOYD ROBERT J		10334 W LOCKWOOD ST	BOISE, ID 83709-6720
BRADEN DONALD		39 S NORTHRIDGE WAY	SANDY, UT 84092-0000
BRANDT JAMES A FAMILY TRUST	BRANDT JAMES A TRUSTEE	1464 W OAKHAMPTON DR	EAGLE, ID 83616-6798
BROWNSTONE HOMEOWNERS ASSOCIATION INC		101 EAGLE GLEN LN	EAGLE, ID 83616-0000
CASTILLO MARIA I		6401 S CHESHIRE AVE	BOISE, ID 83709-0000
CHANEY THEODOSIA J	CHANEY DAVID C	10447 W LOCKWOOD ST	BOISE, ID 83709-0000
CORONA CHARLES L	CORONA SARA K	10470 W LOCKWOOD ST	BOISE, ID 83709-0000
CROSBY CHAD J		10312 W LOCKWOOD ST	BOISE, ID 83709-0000
DANIELSON VAN L	DANIELSON CHRIS L	6506 S IRONWOOD AVE	BOISE, ID 83709-0000
DEVONSHIRE HOA INC		PO BOX 1246	MERIDIAN, ID 83642-0000
DIEATRICK CHRISTOPHER JON		10122 W SHELBORNE DR	BOISE, ID 83709-0000
DIXON DENNIS A		10410 W LOCKWOOD ST	BOISE, ID 83709-6722
DUNCAN JULI M		10191 W GREENMAN ST	BOISE, ID 83709-0000
EARL DUSTIN L	EARL AMBER L	6463 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
EARLEY ROBERT A	EARLEY NATALIE K	6414 S CHESHIRE AVE	BOISE, ID 83709-0000
EDMONDSON ALLAN R		10177 W GREENMAN ST	BOISE, ID 83709-0000
ENGLEHAUPT BRYAN	ENGLEHAUPT LORI	10165 W GREENMAN ST	BOISE, ID 83709-0000
ERICKSON JUSTIN		6247 S CHESHIRE AVE	BOISE, ID 83709-0000
FENICOTTERO KATRINA	ROBINSON SHELLY	6419 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
FRY MICHAEL D	FRY SHARON M	10514 W LOCKWOOD ST	BOISE, ID 83709-0000
GRAMS DEBORAH J		10380 W LOCKWOOD ST	BOISE, ID 83709-0000
GREEN DOUGLAS G	GREEN MARILYN C	10121 W SHELBORNE DR	BOISE, ID 83709-0000
HAGGERTY ERIC M	HAGGERTY HOLLY L	3669 N DIXON AVE	MERIDIAN, ID 83646-0000
INSITE TOWERS LLC		1199 N FAIRFAX ST STE 700	ALEXANDRIA, VA 22314-1437
JARVIS KRISTIN		6462 S CHESHIRE AVE	BOISE, ID 83709-0000
KONJUHOVAC SAHZUDIN	KONJUHOVAC SAHA	10400 W LAKE HAZEL RD	BOISE, ID 83709-0000
KOOSMANN WILBERT P	KOOSMANN BRENDA L	6445 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
KRIVY ANDREW J	KRIVY HELEN J	10310 W LAKE HAZEL RD	BOISE, ID 83709-0000
LANDON BRADY A		6422 S CHESHIRE AVE	BOISE, ID 83709-0000
LIBERTY DEVELOPMENT INC		2358 S TITANIUM PL	MERIDIAN, ID 83642-0000

MAHR SAMUEL W	MAHR SUSAN M	6440 S CHESHIRE AVE	BOISE, ID 83709-0000
MAY HEIDI	MAY JESSE	10448 W LOCKWOOD ST	BOISE, ID 83709-0000
MAY JAMES T		4323 S MONTAGUE WAY	MERIDIAN, ID 83642-0000
MAY THOMAS		10151 W GREENMAN CT	BOISE, ID 83709-0000
MAYER TRAVIS	MAYER ANENA	6397 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
MCCORMICK RONALD	MCCORMICK ELIZABETH	3010 S GLACIER BAY WAY	MERIDIAN, ID 83642-0000
MCFARLAND MANDEY		6427 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
MCGINNIS ARTHUR J		2227 CLEARFIELD WAY	FORT COLLINS, CO 80524-0000
MCMILLEN BRANNEN		6373 S CHESHIRE AVE	BOISE, ID 83709-0000
MEEK GEORGE A &	MEEK CARLA K	100 MESPLIE ST	PLACERVILLE, ID 83666-4024
MEIKLE KEVIN R	MEIKLE NATTAYA A	6281 S CHESHIRE AVE	BOISE, ID 83709-0000
MURPHEY SCOTT	RICE ROBIN	503 W BRAEMERE RD	BOISE, ID 83702-0000
MURPHY JASON P	MURPHY KATHRYN L	6481 S WARWICKSHIRE AVE	BOISE, ID 83709-0000
OLSON JOEY B &	OLSON VICKIE L	3750 W VICTORY	MERIDIAN, ID 83642-0000
O'NEIL KELSON D	O'NEIL MARY J	14310 W BATTENBERG DR	BOISE, ID 83713-0000
PALMER JACK	PALMER NADENE	5479 N ROSA SPRINGS AVE	MERIDIAN, ID 83646-0000
PRUETT CRAIG A	PRUETT DEBRA L	6190 S FIVE MILE RD	BOISE, ID 83709-6201
QUAS LANCE	QUAS ALEXIS	400 W 11TH ST APT 404	KANSAS CITY, MO 64105-0000
RICHARDS SCOTT C		10365 W LOCKWOOD ST	BOISE, ID 83709-0000
ROOKER ELIZABETH A	ROOKER TIMOTHY M	6474 S CHESHIRE AVE	BOISE, ID 83709-0000
SECRETARY OF VETERANS AFFAIRS		155 VAN GORDON ST	LAKEWOOD, CO 80228-0000
SELIMSHAYEV SHEVKET		6445 S CHESHIRE AVE	BOISE, ID 83709-0000
SHOTTON JOSEPH J	SHOTTON JENNIFER L	6269 S CHESHIRE AVE	BOISE, ID 83709-0000
SKILLERN BOISE ONE LLC		PO BOX 714	SPRINGFIELD, OR 97477-0000
SLB PROPERTIES LLC		11231 MOHAWK DR	BOISE, ID 83709-0000
STIMPSON KERRY		6080 S FIVE MILE RD	BOISE, ID 83709-6259
STORY DAVID		1375 N BONNEVILLE RD	INKOM, ID 83245-1765
URICH DAVID N	URICH MOLLY E	10109 W SHELBORNE DR	BOISE, ID 83709-0000
W J INVESTMENTS LLC		21545 LOWER WOODCHUCH RD	FLORENCE, MT 59833-0000
WAITE TYLER S	WAITE BURTON L	6423 S CHESHIRE AVE	BOISE, ID 83709-0000
WARDLE VALERIE JEAN		8 HAPPY HOLLOW DR	GARDEN VALLEY, ID 83622-0000
WEBB CRISTI L		10494 W LOCKWOOD ST	BOISE, ID 83709-6722
WELLS MONA L	WELLS DOUGLAS L	6476 S IRONWOOD AVE	BOISE, ID 83709-6703
WINFREY QUINTON	WINFREY KARLEEN K	6489 S CHESHIRE AVE	BOISE, ID 83709-0000

YARETS VLADIMIR	YARETS LARISA	6317 S CHESHIRE AVE	BOISE, ID 83709-0000
ZEUNEN ALAN	ZEUNEN DANA L	6120 SANCTUARY LN	PLEASANTON, CA 94566-0000
ZIMMERMAN TROY A		10135 W GREENMAN CT	BOISE, ID 83709-0000

MEMORANDUM

DATE: November 19, 2015

RE: Recommendation Regarding File 201503797 DA S, Running Springs Sub No. 3

TO: Kristy Inselman, Associate Planner

FROM: Dale P. Meyers, Survey/Engineering Tech.

CC: Angela Gilman, Ada County Engineer

Kristy,

In addition to the original review comments, included below, I have the following Comments based on the revised preliminary plat, dated 10/08/2015 in DAPS.

- Pursuant to Ada County Code 8-6-4-2-A1 requiring "Certification and stamping of the plan by the professional land surveyor...", label the "PLS#" of all "Found monuments" accepted and used for the Boundary on this map and label the CP&F Instrument number(s) for any Corners shown. (I.C.55-1903 and 55-1906(1) & (2))
- The name "Running Springs Subdivision No. 03" can only be used if:
    - the current developer provides the Ada County Surveyor with a recorded document granting approval from the original developer to use said subdivision name, AND
    - The phases are developed so that #2 is contiguous to the original subdivision boundary and a "consecutive" Lot and Block numbering scheme is perpetuated throughout #2 and #3.
- Label the widths of all existing and proposed Public Right-of-Ways, per Ada County Code 8-6-4-2-A9

Original Comments continued below: Please let me know if you have any questions.

Dale

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

- Detailed Letter
- Master Application
- Preliminary Plat

Comments and Conditions are as follows.

1) Along with the Final Plat, a Drainage Study and Grading and Drainage Plan will need to be submitted in accordance with Ada County Code 8-4A-11.

2) All ACHD conditions of approval shall be met.

3) I concur with ACHD's recommendations regarding the pedestrian pathway/future drive isle as outlined here:

Special Recommendation to Ada County

There is an existing commercial development located directly west of the site on the adjacent parcel. The commercial development includes a grocery store, library, and restaurants. The applicant has proposed a pedestrian pathway through Block 1 Lot 26 to provide access and connectivity to the site. Staff recommends the pedestrian pathway be moved the north between lots 30 and 29 to provide direct access to the commercial uses. As proposed the pathway would direct pedestrians to the back of the commercial building. If the path is moved further north, as recommended by staff it would direct pedestrians to the front of the commercial building providing easier and safer access. (*Addressed: Lot 30 now shown as common lot*)

If the pedestrian access is moved further north, as recommended by ACHD and because Kelso Way may be restricted to right-in/right-out in the future staff recommends that Ada County require a plat note indicating that when requested by the Running Springs home owners association, (HOA) the pedestrian pathway maybe converted to a drive aisle to provide vehicular access to the commercial uses west of the site. The HOA would be responsible to go through the approval process and to construct the driveway aisle. This would allow residents of the Running Springs to access the commercial uses without having to turn right (eastbound) onto Lake Hazel Road and find an appropriate location to make a U-turn to head westbound to access the commercial site.

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

Regards,

Angela

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

20 November 2015

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

RE: Tealey's Land Surveying
10565 W. Lake Hazel Rd.
New York Irrigation District
Hon Lateral 57+20, 57+70
Sec. 02, T2N, R1E, BM.

201503797-S

NY-403-001-00

Kristy Inselman, Associate Planner:

As stated in our previous response, the following conditions apply to the above-mentioned property:

The United States' Hon Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is 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) if approved.

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 20 feet north and east and 22 feet south and west of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral 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.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from 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.

Any proposed piping of the Hon Lateral (to include all appurtenant boxes and/or structures) must be approved by the Boise Project Board of Control prior to any approval of a final plat. If approved by the Boise Project, the pipe and all appurtenant boxes and/or structures must be warranted by the land owner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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

NO DISCHARGE into the live irrigation 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.

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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: Clint McCormick Watermaster, Div; 2 BPBC
Velta Harwood Secretary – Treasurer, NYID
File

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on December 10, 2015 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201503680-ZOA, DOUG KOFFORD; Zoning Ordinance Text Amendment application to amend Ada County Code Section 8-5-3-114 (Tower or Antenna Structure, Commercial). The applicant is proposing to amend item C(2) that requires a signed lease agreement at the time of submittal for a conditional use application. The applicant is proposing that the signed lease agreement be submitted with the building permit. Kristy Inselman 287-7998. 201400392-DA-M & 201503797-S, TEALEYS LAND SURVEYING; Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat. The applicant is proposing to change the original designation of duplex lots to single family attached lots. The property contains 10.37 acres and is located at 10333 W. Lake Hazel Rd., Boise ID 83709 in Section 2, T. 2N, R. 1E. Kristy Inselman 287-7998. 201503799-CU-MSP, TS SB LLC; A self-storage facility with 555 enclosed storage units and 64 RV covered parking units. There will be an approximately 600 sq. ft. office at the entrance. A sign is proposed on the northwest corner of the property. The property contains 6.143 acres and is located at 6400 S. Maple Grove, Boise ID 83709 in Section 1, T. 2N, R. 1E. Diana Sanders 287-7905. Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect, Planning & Zoning Administrator Pub. Nov. 24, 2015 **Publish Dates:** 11/24/2015-12/8/2015

Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702 www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

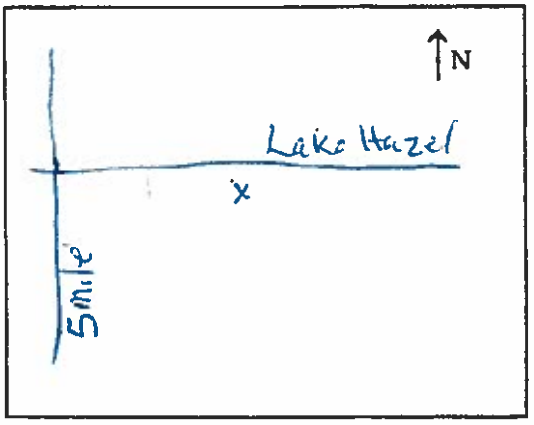
Location:	Quarter: NW	Section: 2	Township: 2N	Range: 1E	Total Acres: 3.97
Project Name: Running Springs No. 3				Lot: —	Block: —
Site Address: 10333 Lake Hazel				Tax Parcel Number(s): S1402223010	
File Number: 201503797-S + 201400394 DAM				Date Posted: 11-30-15	

APPLICANT:		
Name: LHV Running Springs Inc.		
Address: 4419 Van Nuys Blvd #203		
City: Sherman Oaks	State: CA	Zip: 91403
Telephone:	Fax:	

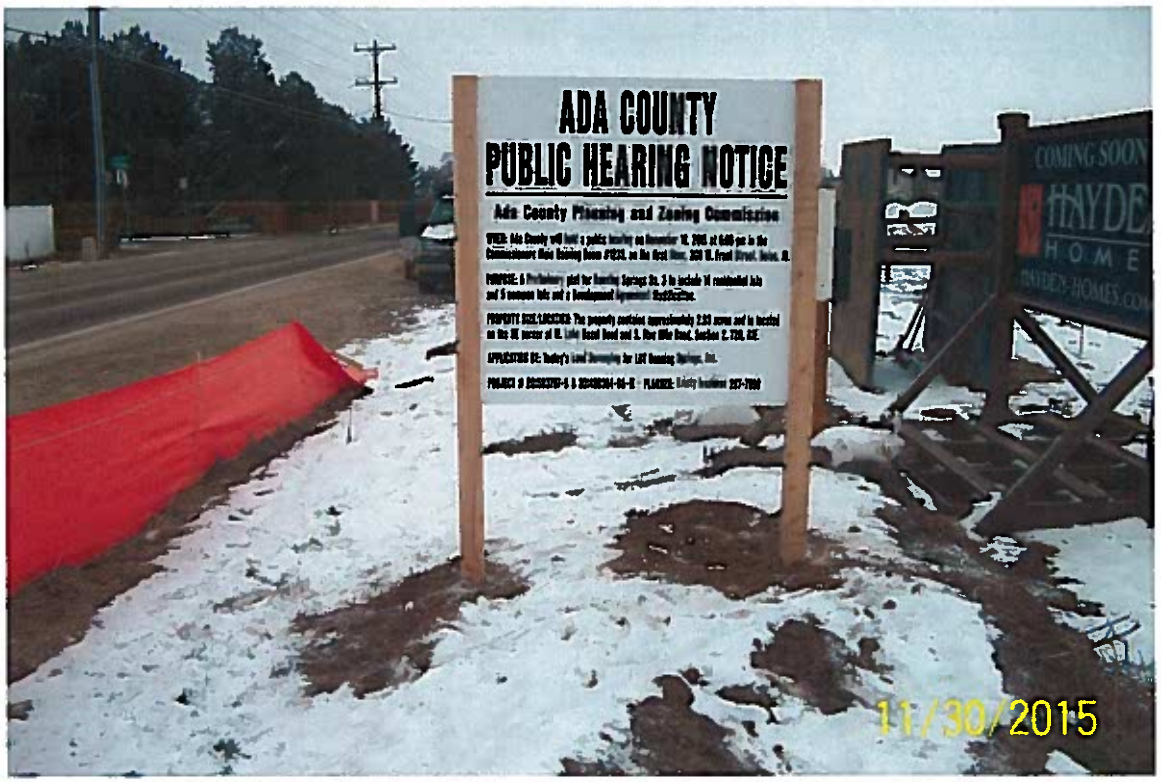
I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

Signature: (Applicant) Date

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:


ADA COUNTY
PUBLIC HEARING NOTICE
Ada County Planning and Zoning Commission
COMING SOON
HAYDEN
HOME
11/30/2015

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: 2 Township: 2N Range: 1E Total Acres: 2.93

Subdivision Name: Running Springs #3 Lot: — Block: —

Site Address: 10333 W Lake Hazel City Boise

Tax Parcel Number(s): S1402223010

Existing Zoning: _____ Proposed Zoning: _____ Area of City Impact: Boise Overlay District(s): SW planning area

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OFFICE USE ONLY

Project #.: 201503797-ZC	Planning Fees/GIS:	Engineering Fees:
Received By: Jim Crist Date: 12-15-15 Stamped ☒	850 + 9 = 859.00	—

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: Tealeys Land Surveying	Name:
Address: 12594 W. Explorer Dr City: Boise State: ID Zip: 83713	Address: City: State: Zip:
Telephone: 385-0636 Fax: 385-0696 Email: btealey@tealeys.com	Telephone: Fax: Email:
I certify this information is correct to the best of my knowledge. Signature: (Applicant) Date	ENGINEER / SURVEYOR if applicable: (Please Print) Name: same as applicant/agent Address: City: State: Zip: Telephone: Fax: Email:

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: LHV Running Springs Inc.	Name:
Address: 250 S. Fifth St. 2nd floor	Address:
City: Boise State: ID Zip: 83702	City: State: Zip:
Telephone: 850-8444 Fax: Email: mikek@tokcommercial.com	Telephone: Fax: 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. 12-14-15 Signature: All Owner (s) of Record Date	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. Signature: All Owner (s) of Record 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.

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ADA COUNTY DEVELOPMENT SERVICES

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

ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	✓
✓	**DETAILED LETTER** by the applicant fully describing the request or project and address the following:	✓
	✓ Reason for request	✓
	✓ Explain compliance with the appropriate Comprehensive Plan.	
	✓ Existing Zoning:	
	✓ Proposed Zoning:	
	✓ Total acreage to be re-zoned:	
✓	**NEIGHBORHOOD MEETING CERTIFICATION**	
	PRE-APPLICATION CONFERENCE NOTES	Kristy
✓	**METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.**	✓
	DEVELOPMENT AGREEMENT CHECKLIST	✓
✓	**DEED** or evidence of proprietary interest.	
✓	**MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)**	
✓	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net** $859.00	

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

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TEALEY'S LAND SURVEYING
12594 W. Explorer Dr. #150 -Boise, ID 83713
(208) 385-0636
(208) 385-0696

December 14, 2015

Ada County Development Services
Attn: Kristy Inselman
200 W. Front St.
Boise Idaho 83702

RE: Running Springs Sub No.2 Phase 2 – to be known as Running Springs No.3 Preliminary Plat Application – **Re-zone request**

The applicant LHV Running Springs Inc. is requesting a re-zone of a 2.93 acre parcel located in the NW ¼ Section 2, T2N, R1E, B.M., Ada County, Idaho. It is located approximately 660' East of the corner of Five Mile Road and Lake Hazel Road, on the South side of Lake Hazel Road.

The parcel has recently received preliminary plat approval with the lots designated for development as duplexes. The application later submitted a new Preliminary Plat showing these same lots as single family attached lots. The application did not submit a re-zone request with that application and is now correcting that oversight with this application for a re-zone.

The request for re-zone is for the existing R-8 designation to be changed to R-12, This will bring the lots in the new Preliminary Plat of Running Springs No. 3 in conformance to the R-12 standard. The lots in the new Running Springs No. 3 Preliminary Plat range from 4000-4500 sf and the R-12 zone allows for 3500 sf lots. No additional density will be requested.

A Pre – Application Meeting was held on 4/5/15 and the Neighborhood meeting was held on 12/14/15. The only people attending the Neighborhood meeting were the Developer and the Surveyor.

Regards,

Patrick A.Tealey
PLS #4347

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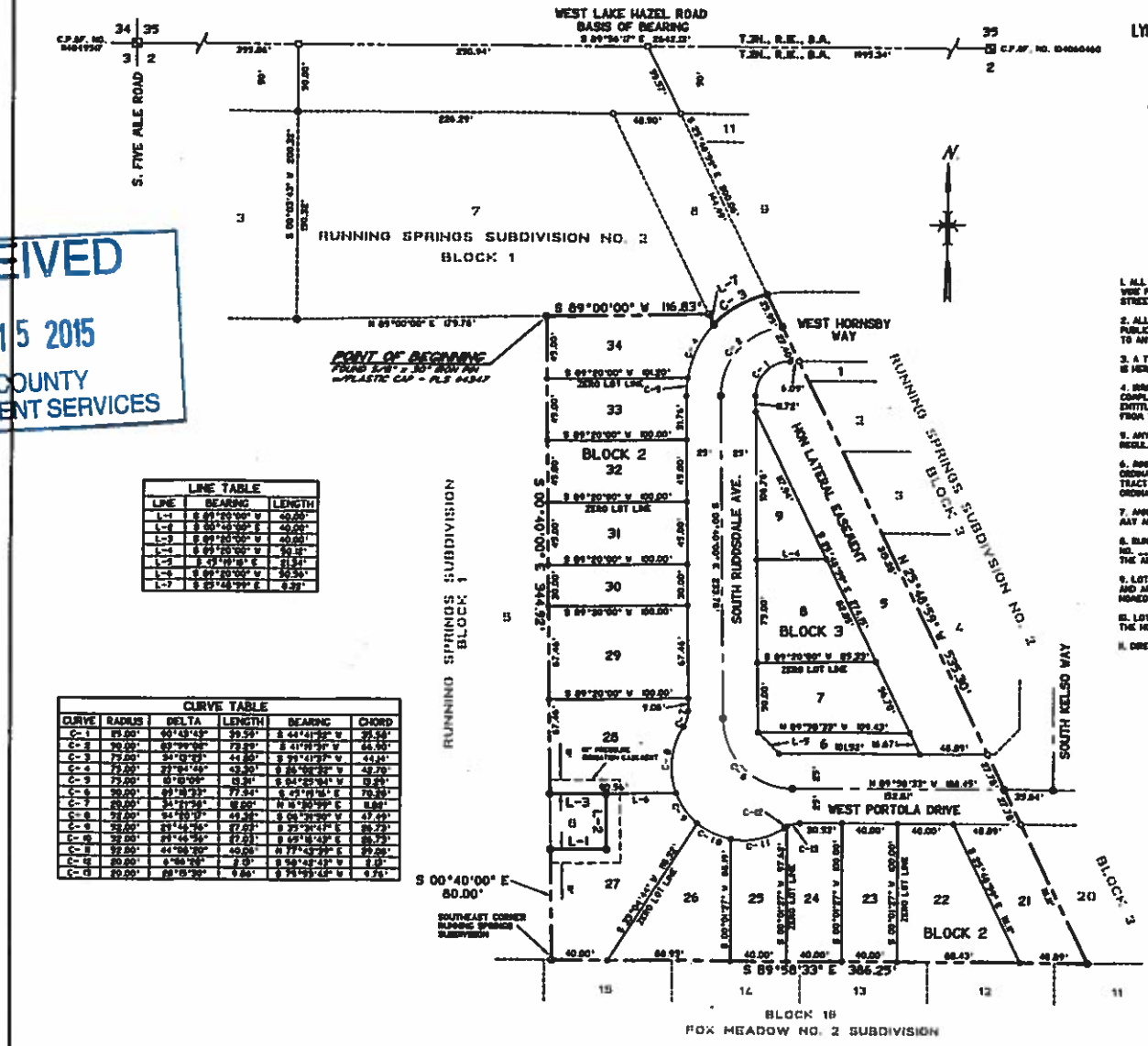
PLAT OF
RUNNING SPRINGS SUBDIVISION NO. 3

PORTIONS OF LOTS 11-15, BLOCK 16, FOX MEADOWS NO. 2 SUBDIVISION AND
A PORTION OF GOVERNMENT LOT 4,
LYING IN THE NW 1/4, SECTION 2, T.2N., R.1E., B.M.
ADA COUNTY, IDAHO

2015



SCALE IN FEET
1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 89°20'00" W	40.00'
L-2	S 00°40'00" E	40.00'
L-3	S 89°20'00" W	40.00'
L-4	S 89°20'00" W	50.00'
L-5	S 01°00'00" E	21.94'
L-6	S 89°20'00" W	50.00'
L-7	S 00°40'00" E	9.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	25.00'	90°00'00"	39.27'	S 44°40'00" W	35.36'
C-2	70.00'	60°00'00"	73.30'	S 41°00'00" W	65.00'
C-3	75.00'	34°00'00"	44.50'	S 71°40'00" W	44.24'
C-4	75.00'	32°00'00"	42.00'	S 55°00'00" W	41.70'
C-5	75.00'	60°00'00"	78.54'	S 04°00'00" W	75.00'
C-6	70.00'	60°00'00"	73.30'	S 49°00'00" E	70.00'
C-7	20.00'	34°00'00"	12.00'	N 16°00'00" E	11.82'
C-8	70.00'	34°00'00"	41.58'	S 04°00'00" W	41.00'
C-9	70.00'	31°44'36"	37.07'	S 37°08'47" E	36.73'
C-10	70.00'	31°44'36"	37.07'	S 69°08'47" E	36.73'
C-11	70.00'	44°00'00"	40.00'	N 77°40'00" E	39.00'
C-12	20.00'	5°00'00"	2.00'	S 50°40'00" W	2.00'
C-13	20.00'	86°00'00"	30.00'	S 73°00'00" W	27.00'

NOTES

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION AND ADA COUNTY STREET LIGHT EASEMENT.

2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, UNLESS DESIGNATED AS ZERO LOT LINE LOTS.

3. A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION & PUBLIC UTILITY EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES. EXCEPT FOR LOT 25 OF BLOCK 1.

4. IRRIGATION WATER HAS BEEN PROVIDED BY NEW YORK CANAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW YORK CANAL IRRIGATION DISTRICT.

5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.

6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.

7. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.

8. RUNNING SPRINGS SUBDIVISION NO. 2 IS SUBJECT TO A DEVELOPMENT AGREEMENT NO. _____, RECORDED AS INSTRUMENT NO. _____ AT THE ADA COUNTY RECORDERS OFFICE.

9. LOTS 21 AND 30 OF BLOCK 2 AND LOTS 5, 6 AND 9 OF BLOCK 3 ARE COMMON LOTS AND ARE TO BE OWNED AND MAINTAINED BY THE RUNNING SPRINGS SUBDIVISION NO. 2 HOMEOWNERS ASSOCIATION.

10. LOT 21 OF BLOCK 2 AND LOT 9 OF BLOCK 3 ARE SUBJECT TO AN EASEMENT FOR THE HDH LATERAL.

11. DIRECT LOT OR PARCEL ACCESS TO LAKE HAZEL ROAD IS PROHIBITED

LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- CENTER LINE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN - PLS 4347
- SET 5/8" X 30" IRON PIN w/CAP
- SET 1/2" x 24" IRON PIN w/CAP
- CALCULATED POINT, NOT SET
- FOUND ALUMINUM CAP
- FOUND 1/2" IRON PIN - PLS 4347
- EXISTING LOT LINES

PATRICK A. TEALEY 4347 STATE OF IDAHO

TEALEY'S LAND SURVEYING
12944 W. EXPLORER DRIVE, SUITE 150
BOISE, ID 83713

Project No. 3485-3 Sheet 1 of 3

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Exhibit 25
2015037797-S-ZC & 2014003922
Tealey's Land Surveying

TEALEY'S LAND SURVEYING
12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 3485-3
Date: September 14, 2015
Revised: November 6, 2015

DESCRIPTION FOR
RUNNING SPRINGS SUBDIVISION NO. 3

A parcel of land being portions of Lots 11 through 15 of Block 16 of Fox Meadow No. 2 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 36 of Plats at pages 3044 and 3045 and a portion of Government Lot 4 all lying in the NW 1/4 of Section 2, T.2N,, R.1E., B.M., Ada County, Idaho and more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Section 2; thence along the North boundary of said Section 2, which is also the centerline of West Lake Hazel Road

South 89°56'17" East 395.86 feet to a point on the extended West boundary of Lot 7 of Block 1 of Running Springs Subdivision No. 2, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book _____ of Plats at pages _____ and _____; thence leaving said North boundary along said extended West boundary and the West boundary of said Lot 7 of Block 1

South 00°03'43" West 200.32 feet to an iron pin marking the Southwest corner said Lot 7; thence along the South boundary of said Lot 7

North 89°00'00" East 179.76 feet to an iron pin marking the Northeast corner of Lot 5 of Block 1 of Running Springs Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 104 of Plats at pages 14120 and 14121, said point marking the **POINT OF BEGINNING**; thence along the East boundary of said Running Springs Subdivision

South 00°40'00" East 344.92 feet to an iron pin; thence continuing at right angles
North 89°20'00" East 40.00 feet to an iron pin; thence continuing at right angles
South 00°40'00" East 40.00 feet to an iron pin; thence continuing at right angles
South 89°20'00" West 40.00 feet to an iron pin; thence continuing at right angles
South 00°40'00" East 80.00 feet to an iron pin marking the Southeast corner of said Running Springs Subdivision on the South boundary of Record of Survey No. 8551, filed for record in the office of the Ada County Recorder, Boise, Idaho, under Instrument No. 109047287; thence along said South boundary

South 89°58'33" East 386.25 feet to an iron pin marking the Southwest corner of Running Springs Subdivision No. 2; thence along the West boundary of said Running Springs Subdivision No. 2

North 25°48'59" West 535.30 feet to an iron pin marking the Southeast corner of Lot 8 of said Block 1 of Running Springs Subdivision No. 2, said point marking a point of curve; thence along the South boundary of said Lot 9 along the arc of a curve to the left 44.80 feet, said curve having a radius of 75.00 feet, a central angle of 34°13'25" and a long chord bearing

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W:\3485-3\Docs\3485-3-plat-des-110615.doc - jdc

TEALEY'S LAND SURVEYING 12594 W. EXPLORER DR. STE. BOISE, IDAHO 83713* (208) 385-0636

Project No.: 3485-3
Date: November 6, 2015

South 59°41'37" West 44.14 feet to an iron pin marking the Southwest corner of said Lot 8, said point marking a point of ending of curve; thence along the West boundary of said Lot 8

North 25°48'59" West 8.32 feet to a pin marking the Southeast corner of said Lot 7; thence along said South boundary of Lot 7

South 89°00'00" West 116.83 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 2.93 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
4347
STATE OF IDAHO
PATRICK A. TEALEY
11/9/15

RECEIVED
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ADA COUNTY
DEVELOPMENT SERVICES

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 25.00 6
BOISE IDAHO 12/30/13 04:33 PM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Hawley Troxell
113137911

Recording Requested By and
When Recorded Return to:

LHV Running Springs, Inc.
4419 Van Nuys Blvd, Suite 203
Sherman Oaks, CA 91403

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

This General Warranty Deed is made this 30th day of December, 2013, between Lake Hazel Village Partners LLLP, an Idaho limited liability limited partnership ("Grantor") and LHV Running Springs, Inc., an Idaho corporation ("Grantee"), whose address is 4419 Van Nuys Blvd, Suite 203, Sherman Oaks, CA 91403, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto Grantee and its successors and assigns forever, all of the following described real estate situated in the County of Ada, State of Idaho:

See Schedule A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its successors and assigns forever.

And Grantor and its successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, against Grantor and its successors and assigns, and against all and every person or entity whomsoever, lawfully claiming the same, all easements, liens (except the lien of taxes), restrictions, claims and encumbrances, of any kind or nature, subject to the matters set forth on Schedule B attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage,

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if any, or are actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

IN WITNESS WHEREOF, Grantor has hereunto set its hand on the day and year first above written.

GRANTOR:
Lake Hazel Village Partners LLLP

By: L&S Realty – LHV GenPar, LLC

By: [illegible]
Its: Manager

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ADA COUNTY
DEVELOPMENT SERVICES

44275 0018 6290337.1

STATE OF CALIFORNIA)

) ss:

COUNTY OF Los Angeles)

On 12/20/2013 before me, Nathan A. Odio (here insert name of the officer), Notary Public, personally appeared Aric Lasky, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

[Seal]

NATHAN A. ODIO
Commission # 1947391
Notary Public - California
Los Angeles County
My Comm. Expires Aug.8, 2015

NATHAN A. ODIO
Commission # 1947391
Notary Public - California
Los Angeles County
My Comm. Expires Aug 8, 2015

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DEVELOPMENT SERVICES

44275 0018 6290337 1

Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702 www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within **300, 1,000, or 2,640 feet** of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: REZONE TO R-12 FOR RUNNING SPRINGS No. 3

Date and time of neighborhood meeting: 12/14/15 7:0 P.M

Location of neighborhood meeting: GARDONZO'S PIZZA 10497 LAKE HAZEL

SITE INFORMATION:

Location: Quarter: NW Section: 2 Township: T2N. Range: R1E Total Acres: 2.93

Subdivision Name: RUNNING SPRINGS No. 3 Lot: _____ Block: _____

Site Address: 10333 LAKE HAZEL RD.

Tax Parcel Number(s): S1402223010

APPLICANT:

Name: LHV RUNNING SPRINGS INC.

Address: 250 S. FIFTH 2ND FLOOR

City: BOISE State: ID. Zip: 83702

Telephone: 850-8144 Fax: _____

Email: MIKE@TOKCOMMERCIAL.com

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

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DEC 15 2015
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DEVELOPMENT SERVICES

Signature: (Applicant) 12/15/15 Date

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

Kristy Inselman

From:	Kristy Inselman
Sent:	Monday, December 21, 2015 4:12 PM
To:	chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; john.lee@unitedwater.com; laurenboehlke@yahoo.com; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; cmiller@compassidaho.org; tfuller@compassidaho.org; wbsdmb@qwestoffice.net; clittle@achdidaho.org; syarrington@achdidaho.org; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton
Cc:	Kristy Inselman
Subject:	Ada County Application Transmittal Notice.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 201503797-S / ZC	**X-Reference**: NONE
Description: Zoning Ordinance Map amendment application to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. The applicant is not proposing higher density from what was previously approved, only changing from duplex lots to single family detached, which would require a rezone in order to meet the minimum dimensional standards. ***This application will run concurrently with the preliminary plat and development agreement modification applications (Running Springs No. 3: 201503797-S & 201400392-DA-M)****	
Reviewing Body: P AND Z	**Hearing Date**: 2/11/2016
Applicant: TEALEYS LAND SURVEYING	**P&Z Recommendation:**
Property: The property contains 10.370 acres and is located at 10333 W LAKE HAZEL RD BOISE 83709, Section 2 2N 1E.	

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 1/5/2016. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,

KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

MEMORANDUM

DATE: 12/22/2015

RE: 201503797-S Running Springs #3 (2)

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

Preliminary plat and development agreement modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, 1 commercial lot, and 6 common lots. This site was previously approved as a preliminary plat.The applicant is proposing to change the original designation of duplex lots to single family attached lots. Property is located on W Lake Hazel Rd. on section 2 2N 3E.

Findings and Conditions:

The building division still has no objection to the proposed development.

Conclusion:

Approved as submitted

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

markf@adaweb.net

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

December 23, 2015

Tealey's Land Surveying
12594 Explorer Dr.
Boise, ID 83713

RE: PROJECT NO. 201503797-ZC; Running Springs Subdivision No. 3

Dear Mr. Tealey;

This is to notify you that your application has been scheduled to be heard by the Planning and Zoning Commission on **February 11, 2016.** This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7998 or via email at kinselman@adaweb.net.

In accordance with State law, **"Notice of Public Hearing"** must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The sign is required to be posted ten (10) days in advance of the hearing. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices.

The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign **does not** need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process. Enclosed is the sign posting brochure.

Sincerely,

Kristy Inselman

Kristy Inselman
Associate Planner
Ada County Development Services, Planning & Zoning Division

Cc: LHV Running Springs, Inc.

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

December 24, 2015

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission will hold a public hearing on **February 11, 2016**, at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201503797-ZC, Running Springs Subdivision No. 3: A zoning ordinance map application to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. The applicant is not proposing an increase in density from what was previously approved. The applicant is proposing to change the original designation of duplex lots to single family attached lots, which will require a rezone in order to meet minimum dimensional standards for lot sizing. This application will run concurrently with the preliminary plat and development agreement modification applications (201503797-S & 201400392-DA-M). The property is located at 10333 W. Lake Hazel Road and contains 2.93 acres; Section 2, T.2N, R.1E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or kinselman@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within 300' of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

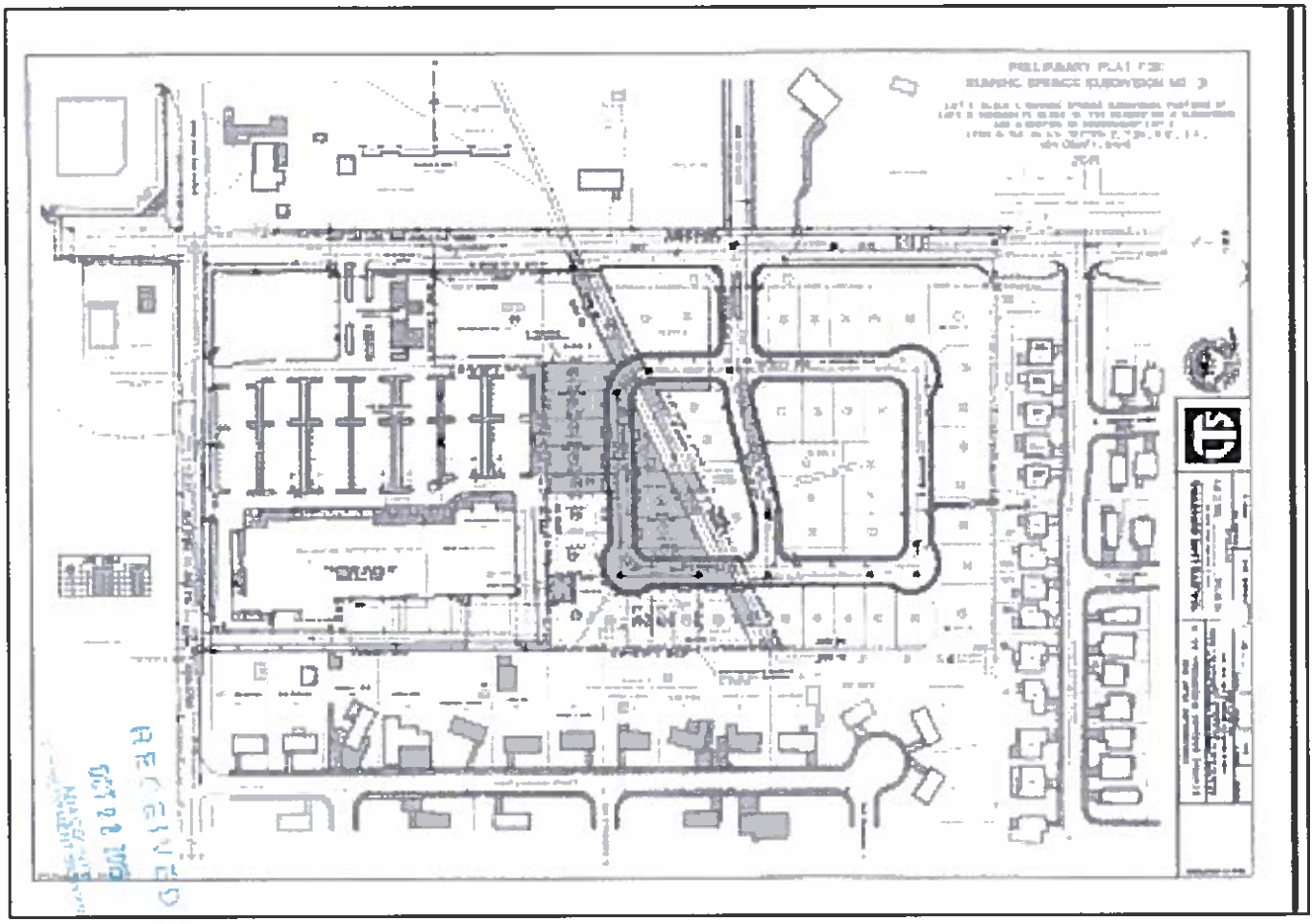
This application can be viewed online by completing the following:

1. **Type gisx.adaweb.net/acdsv2/**
2. **Enter "201503797-ZC" in search application by file number**
3. **Click on 'Application Information'**
4. **Review documents by clicking on 'Supporting Documents'**

Five (5) days prior to the hearing you can go the www.adacounty.id.gov to view the agenda or staff report.

NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 three days prior to this public hearing to make arrangements.



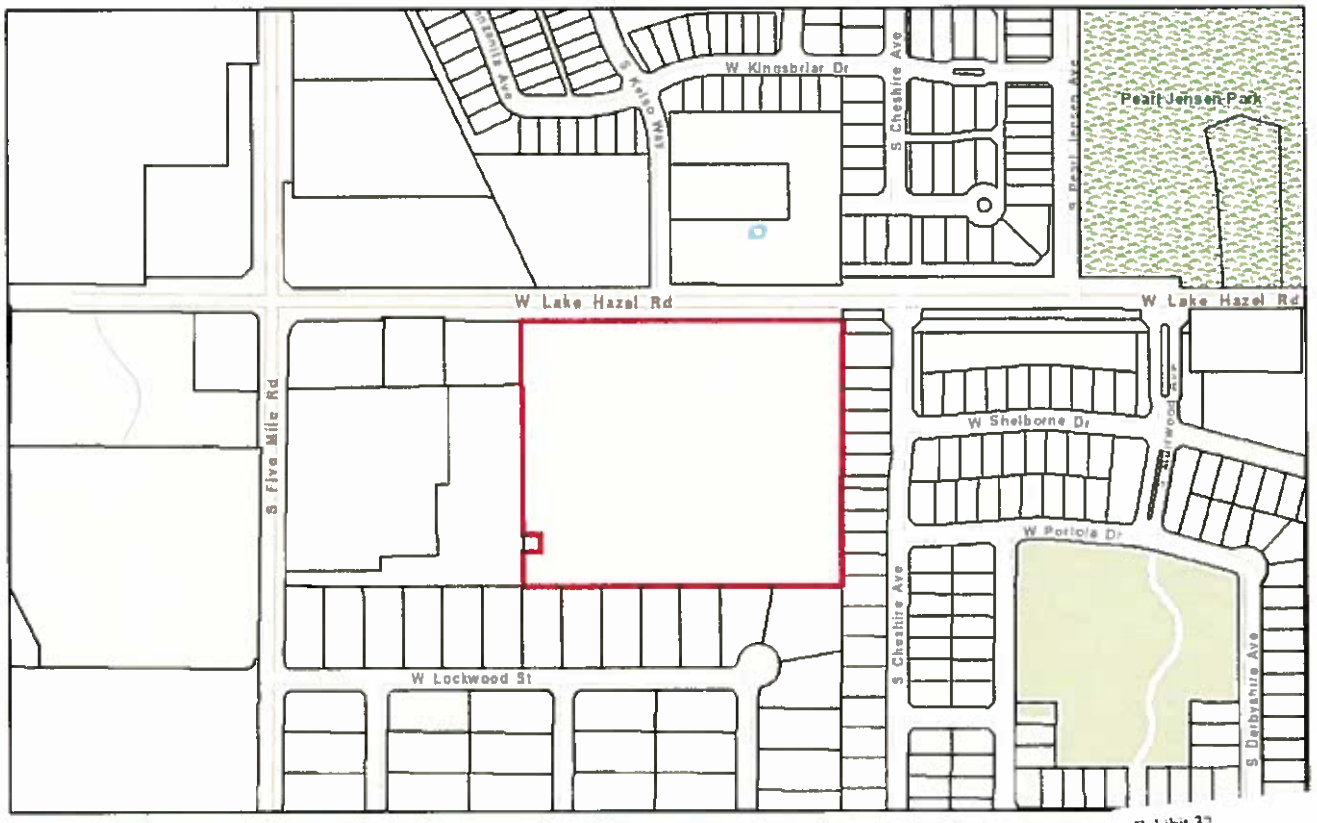


Exhibit 32
201503797-S-ZC & 201400392-DA
Tealey's Land Surveying

Kristy Inselman

From: Dawn Battles <Dbattles@achdidaho.org>
Sent: Monday, December 28, 2015 2:50 PM
To: Kristy Inselman
Subject: RE: Ada County Application Transmittal Notice.

Kristy,

We do not have any comments on this application. Have a great day!

Thanks,

Dawn Battles
Planner I
Ada County Highway District
3775 Adams St.
Garden City, ID 83714
Tel:208.387.6218
dbattles@achdidaho.org

"We drive quality transportation for all Ada County-Anytime...Anywhere!"

ACHD
Committed to Service

From: Christy Little
Sent: Tuesday, December 22, 2015 12:54 PM
To: Dawn Battles
Subject: FW: Ada County Application Transmittal Notice.

From: Kristy Inselman [mailto:kinselman@adaweb.net]
Sent: Monday, December 21, 2015 4:12 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; john.lee@unitedwater.com; laurenboehlke@yahoo.com; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; cmiller@compassidaho.org; tfuller@compassidaho.org; wbsdmb@qwestoffice.net; Christy Little; Stacey Yarrington; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

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

File Number: 201503797-S / ZC	**X-Reference:** NONE

Description: Zoning Ordinance Map amendment application to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. The applicant is not proposing higher density from what was previously approved, only changing from duplex lots to single family detached, which would require a rezone in order to meet the minimum dimensional standards. ***This application will run concurrently with the preliminary plat and development agreement modification applications (Running Springs No. 3: 201503797-S & 201400392-DA-M)****	
Reviewing Body: P AND Z	**Hearing Date**: 2/11/2016
Applicant: TEALEYS LAND SURVEYING	**P&Z Recommendation:**
Property: The property contains 10.370 acres and is located at 10333 W LAKE HAZEL RD BOISE 83709, Section 2 2N 1E.	

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 1/5/2016. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

Kristy Inselman

From: Dale Meyers
Sent: Monday, January 04, 2016 2:04 PM
To: Kristy Inselman
Cc: Angela Gilman
Subject: RE: Ada County Application Transmittal Notice.

Kristy,
Since there has not been an updated preplat submitted for the rezone application, my original review comments dated 19 November 2015 are still applicable. Let me know if you have any questions.

Dale P. Meyers, PLS, CFedS
Associate County Surveyor
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7938 *office*
(208) 287-7909 *fax*

From: Angela Gilman
Sent: Tuesday, December 29, 2015 9:58 AM
To: Dale Meyers
Subject: FW: Ada County Application Transmittal Notice.

yours

Ada County 2025
Collaborate. Innovate. Thrive
www.adacounty2025.com

Angela M. Gilman, PE, CFM
County Engineer
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7925 *office*
(208) 287-7909 *fax*

From: Kristy Inselman
Sent: Monday, December 21, 2015 4:12 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; john.lee@unitedwater.com; laurenboehlke@yahoo.com; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; cmiller@compassidaho.org; tfuller@compassidaho.org; wbsdmb@qwestoffice.net; clittle@achdidaho.org; syarrington@achdidaho.org; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

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

File Number: 201503797-S / ZC	**X-Reference**: NONE
Description: Zoning Ordinance Map amendment application to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. The applicant is not proposing higher density from what was previously approved, only changing from duplex lots to single family detached, which would require a rezone in order to meet the minimum dimensional standards. ***This application will run concurrently with the preliminary plat and development agreement modification applications (Running Springs No. 3: 201503797-S & 201400392-DA-M)****	
Reviewing Body: P AND Z	**Hearing Date**: 2/11/2016
Applicant: TEALEYS LAND SURVEYING	**P&Z Recommendation:**
Property: The property contains 10.370 acres and is located at 10333 W LAKE HAZEL RD BOISE 83709, Section 2 2N 1E.	

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 1/5/2016. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702 www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter: NW	Section: 2	Township: 2N	Range: 1E	Total Acres: 2.93
Project Name: Running Springs #30				Lot:	Block:
Site Address: 10333 Lake Hazel				Tax Parcel Number(s): S1402223010	
File Number: 201503797-S-DA-ZC 2014 00394 DA-M				Date Posted:	

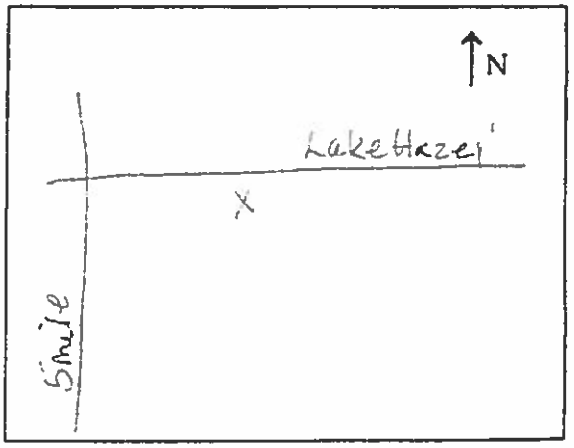
updated Sign 1-22-16

APPLICANT: LHV Running Springs Inc.		
Name: Mike Keller		
Address: 250 S. Fifth St. 204-Jour		
City: Boise	State: ID	Zip: 83702
Telephone:	Fax:	

I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

Signature: (Applicant) — Date: 1-22-15

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

ADA COUNTY
PUBLIC HEARING NOTICE
Ada County Planning and Zoning Commission
WHEN: Ada County will hold a public hearing on February 11, 2016 at 6:00 pm in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID.
PURPOSE: A Preliminary plat for Running Springs No. 3 to include 14 residential lots and 5 common lots, a Development Agreement Modification and zone ordinance Map Amendment from R-6 to R-12.
PROPERTY SIZE/LOCATION: The property contains approximately 2.93 acres and is located on the SE corner of W. Lake Hazel Road and S. Five Mile Road. Section 2, T2N, R1E.
APPLICATION BY: Tealey's Land Surveying for LHV Running Springs, Inc.
PROJECT # 201503797-S- ZC & 201400394-DA-M - PLANNER: Kristy Inselman 287-7990
01/20/2016

ADA COUNTY
PUBLIC HEARING NOTICE
Ada County Planning and Zoning Commission
WHEN: Ada County will hold a public hearing on February 11, 2016 at 6:00 pm in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID.
PURPOSE: A Preliminary plat for Running Springs No. 3 to include 14 residential lots and 5 common lots, a Development Agreement Modification and zone ordinance Map Amendment from R-6 to R-12.
PROPERTY SIZE/LOCATION: The property contains approximately 2.93 acres and is located on the SE corner of W. Lake Hazel Road and S. Five Mile Road. Section 2, T2N, R1E.
APPLICATION BY: Tealey's Land Surveying for LHV Running Springs, Inc.
PROJECT # 201503797-S- ZC & 201400394-DA-M - PLANNER: Kristy Inselman 287-7990
01/20/2016

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on February 11, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201400392-DA-M & 201503797-S-ZC, TEALEYS LAND SURVEYING; Preliminary Plat, Zoning Ordinance Map Amendment and Development Agreement Modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, and 5 common lots. The zoning ordinance map amendment is to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. This is a revised preliminary plat application to change the originally approved duplex lots to single family attached lots. The property contains 2.93 acres and is located at 10333 W. Lake Hazel Rd., Boise ID 83709 in Section 2, T. 2N, R. 1E. Kristy Inselman 287-7998. 201500547-CU, VERIZON WIRELESS; A conditional use for an 80 foot monopole tower, a 6" lightning rod, 12 panel antennas and 2 future microwave dishes. The property contains 2.214 acres and is located at 5220 N Linder Rd. Meridian ID 83646 in Section 25, T. 4N, R. 1W. Diana Sanders 287-7905. 201503969-CPA-ZOA, SLN PLANNING INC; A comprehensive plan text amendment and zoning ordinance text amendment to create a rural cluster development allowance within the Ada County Comprehensive Plan and the adoption of standards and regulations for cluster developments within the Ada County Zoning Ordinance. Brent Danielson 287-7913 201504098-ZOA, L&R ENVIRONMENTAL; Zoning Ordinance Text Amendment to amend current Ada County Code to allow Private Septage Treatment & Disposal Facilities in the Rural Preservation (RP) District outside any city area of impact. Diana Sanders 287-7905. 201504177-S, KM ENGINEERING LLP; A preliminary plat for an 84 lot subdivision (Avimor Subdivision No. 5) in the Avimor Planned Community consisting of 76 village residential lots, three (3) village center lots, two (2) village open space lots, two (2) foothills open space lots, and one (1) community services lot. This is a revised preliminary plat to change roadway configuration and lot product type from what was approved in 2007 through Project #200700016 S-HD. The property encompassing the proposed subdivision contains approximately 66.6 acres and is located at the Avimor Planned Community contains 670.57 acres and is located at 18700 N. Highway 55. Boise ID 83714 in Sections 7 and 18, R. 5N, R. 2E. Brent Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979

(TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect, Planning & Zoning Administrator Pub. Jan. 26, 2016
Publish Dates: 1/26/2016 -2/9/2016 1