



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE: September 14, 2016**

**STAFF: Kristy Inselman, Associate Planner**

**PROJECT NO.: 201600795 ZC-DA-MSP**

**APPLICANT: Dave Evans Construction, Rob Powell**

### **INTRODUCTION**

A Zoning Ordinance Map Amendment, Master Site Plan, and Development Agreement application to allow for a 120-unit multi-family development with a clubhouse and playground and future commercial at the corner. The applicant is seeking to rezone the property from Medium Density Residential (R6) to Very High Density Residential (R20) with Community Commercial (C2) near the intersection of Lake Hazel Road and Maple Grove Road to be developed in the future. The applicant is proposing 253-parking stalls as well as access onto both Lake Hazel Road and Maple Grove Road. The property is located at the southwest corner of the Lake Hazel Road and Maple Grove Road intersection at W. Lake Hazel Rd. and contains 8.88 acres; Section 2, T.2N, R.1E.

### **EXECUTIVE SUMMARY**

The applicant is requesting approval of a zoning ordinance map amendment, development agreement, and master site plan application for multi-family development and future commercial use on the corner of Lake Hazel and Maple Grove Road. The applicant is proposing to rezone a portion of the property to Very High Density Residential (R20) for multi-family residential use. The applicant is also proposing to rezone a portion of the property to Community Commercial (C2) to be developed in the future. The applicant submitted a master site plan that details how they proposed to develop the multi-family residential portion of the site, including structure placement, traffic circulation, parking, number of units, etc. However, the applicant has not provided a master site plan for the portion of the site they are requesting to be rezoned to C2. Typically, Ada County does not support rezoning property when no master site plan has been provided showing how property will be sited and used. If the C2 zone is approved without a master site plan for its development, any use that is principally permitted would only need administrative approval for the design, site layout, traffic circulation, and landscaping. This would remove the ability of the Board to review, assign conditions, and approve the layout, traffic circulation, etc. Therefore, staff is not supportive of the applicant's proposal to rezone the corner of the site to C2 until such time that a master site plan and/or conditional use application has been provided and reviewed by the Board.

The applicant submitted a parking plan (Exhibit #10) which depicts two hundred twenty nine (229) parking spaces, fourteen (14) of which are ADA stalls. The parking plan also shows twenty five (25) garages. This totals two hundred and fifty four (254) parking stalls, which does not meet the minimum

requirement. The required number of parking spaces for a multi-family development is one and a half (1.5) per 1 dwelling unit with 1 bedroom, two (2) per 1 dwelling unit with 2-3 bedrooms, and one-quarter (.25) per dwelling unit for visitor parking. The number of parking spaces required is two hundred and fifty eight (258) parking spaces for a multi-family development. The applicant should be required to provide a revised parking plan showing an additional four (4) parking spaces that meet Ada County Code 8-4G. Additionally, the parking plan does not identify wheel restraints to prevent cars from encroaching upon private and public property or overhanging beyond the designated parking stall dimensions. Therefore, the applicant and/or owner should be required to provide a revised parking plan that identifies wheel restraints. The parking spaces meet the minimum stall width of 9'0" and the minimum depth of 20'0". The twenty-five (25) foot wide two way drive aisles also meet the minimum width for two-way continuous service drive aisle. The continuous service drives connect to both Lake Hazel Road and Maple Grove Road. As conditioned, the applicant and/or owner will be required to provide written approval for the continuous serve drives from the fire district.

The applicant submitted a draft landscape plan that does not meet the requirements of Ada County Code Section 8-4F. The applicant shall be required to submit a landscaping plan that meets the requirements of Ada County Code Section 8-4F. Additionally, the applicant shall be required to provide a minimum of 30% of open space as required by the specific use standards for multi-family developments in Section 8-5-3-71.

The applicant did not submit a lighting or signage plan; however, the site plan does identify that there will be lighting and signage for the multi-family development. Therefore, the applicant shall be required to provide a lighting plan that meets Ada County Code Section 8-4H. Any signage proposed will be required to comply with Ada County Code Section 8-4I.

The application was transmitted to applicable agencies and political subdivisions on May 24, 2016. At the time this staff report was written, the following agencies have provided comments: Ada County Building Division, Ada County Engineering/Surveying Division, Central District Health, and Ada County Highway District. The Building Division in Exhibit #21 stated that they have no objection to the proposed amendment and master site plan. The Ada County Engineering Division responded in Exhibit #24 that they have the following conditions of approval: (1) A Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11, (2) Provide documentation that all requirements of the local irrigation district have been satisfied, (3) the applicant/engineer of record shall schedule a final inspection with her upon completion of the project, (4) At the construction of the approved work, the engineer of record shall submit a letter stating that the work has been executed in compliance with the approved plans. Central District Health responded in Exhibit #23 stated that they have no objection to this proposal. The Boise City Public Works Department responded in Exhibit #22 that sewer service to be provided to the lot containing the multi-family units, prior to granting final sewer approval, the Boise City Council recommendations of approval must be adopted, street lights are required, Provision shall be made by the applicant for a Developer, Owner, or Homeowners Association to operate and maintain the street lights until annexation by the City of Boise, at which time the City of Boise will take over ownership and maintenance, As per Idaho Power requirements the lights along the following street frontage must be installed on a metered service. Meter service cabinet location to be in the right-of-way or in a developer designated City Streetlight Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions. The Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected

directly to Idaho Power at an Idaho Power approved location. The Ada County Highway District stated in Exhibit #30 that the applicant shall (1) Dedicate additional right-of-way to accommodate the construction of a multi-lane roundabout at the Lake Hazel/Maple Grove intersection, (2) Dedicate right-of-way to total 50-feet of right-of-way from the centerline Lake Hazel Road abutting the site, (3) Construct a 5-foot wide detached concrete sidewalk located a minimum of 53-feet from the centerline of Lake Hazel Road abutting the site. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way on Lake Hazel Road, (4) Widen the pavement on Lake Hazel Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site, (5) Install "NO PARKING" signs on both sides of Lake Hazel Road abutting the site, (6) Dedicate 37-feet of right-of-way from the centerline of Maple Grove Road abutting the site, (7) Construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline to Maple Grove Road abutting the site. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way on Maple Grove Road, (8) Widen the pavement on Maple Grove Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site, (9) Install "NO PARKING" signs on both sides of Maple Grove Road abutting the site, (10) Construct one 36-foot wide right-in/right-out driveway onto Lake Hazel Road located 365-feet west of Maple Grove Road. Install a 6" raised median in Lake Hazel Road to restrict the driveway to right-in/right-out only. Begin the median at the Maple Grove Road and extend it west 75-feet beyond the driveway. Coordinate the location and design of the median with District Development Review staff, (11) Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Lake Hazel Road and install pavement tapers with a radius of 30-feet, (12) Construct one 30-foot wide temporary full access driveway onto Maple Grove Road located 330-feet south of Lake Hazel Road, (13) The temporary full access driveway onto Maple Grove will be restricted to right-in/right-out only when Maple Grove Road is widened to 3 lanes, the Lake Hazel/Maple Grove intersection is improved, or as conditions warrant, as determined by ACHD, (14) Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Maple Grove Road and install pavement tapers with a radius of 30-feet, (15) Other than the access specifically approved with this application, direct lot access is prohibited to Lake Hazel Road and Maple Grove Road, (16) Payment of impact fees are due prior to issuance of a building permit.

### RECOMMENDATION

Based upon Staff's review of the application, staff concludes that the Zoning Ordinance Map Amendment for the Very High Residential (R20) District and the Master Site Plan 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.

Based upon Staff's review of the application, staff concludes that the Zoning Ordinance Map Amendment for the Community Commercial (C2) District does not comply with the Ada County Code and recommends denial to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

On July 14, 2016, after considering evidence and testimony presented during the public hearing, the Commission voted to recommend approval of Project No. 201600795-ZC-DA-MSP for the proposed zoning ordinance map amendment to Very High Density Residential (R20) District with development agreement and the Master Site Plan to the Board.

On July 14, 2016, after considering evidence and testimony presented during the public hearing, the Commission voted to recommend denial of Project No. 201600795-ZC-DA-MSP for the proposed zoning ordinance map amendment to the Community Commercial (C2) District to the Board.

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

**EXHIBIT LIST – PROJECT NO. 201600795 ZC-DA-MSP:**

1. Pre-Application Notes dated April 25, 2016 – 3 pages
2. Master Application and Checklists submitted May 19, 2016 – 7 pages
3. Detailed Letter submitted May 19, 2016 – 3 pages
4. Neighborhood Meeting Certification Form submitted May 19, 2016 – 1 page
5. Deed submitted May 19, 2016 – 3 pages
6. Legal Description & Exhibits for R20 rezone – 3 pages
7. Legal Description & Exhibits for C2 rezone – 3 pages
8. Owner Affidavit submitted on May 19, 2016 – 1 page
9. Rezone Site Plan submitted on May 19, 2016 – 1 page
10. Site plan/Parking Plan submitted on May 19, 2016 – 1 page
11. Preliminary landscape plan submitted on May 19, 2016 – 1 page
12. Building Elevations submitted on May 19, 2016 – 2 pages
13. Letter from Idaho Fish and Game submitted on May 19, 2016 – 2 pages
14. Letter from Boise City Public Works submitted on May 19, 2016 – 2 pages
15. Vicinity Map – 1 page
16. Aerial Map – 1 page
17. Agency Transmittal dated May 24, 2016 – 4 pages
18. Submittal Letter to Applicant dated May 25, 2016 – 1 page
19. Radius Notice sent on May 25, 2016 – 2 pages
20. Radius Map & Mailing List – 2 pages
21. Memo from Building Official dated May 27, 2016 – 1 page
22. Memo from the Boise City Public Works Department dated June 2, 2016 – 8 pages
23. Memo from Central District Health Department received June 2, 2016 – 1 page
24. Memo from the Ada County Engineer dated June 9, 2016 – 1 page
25. Email from James Pardy (City of Boise Public Works) dated June 20, 2016 – 1 page
26. Email from Tim Mokwa dated June 23, 2016 – 2 pages
27. Email & Bike Rack/Trash Enclosure Exhibit dated June 24, 2016 – 3 pages
28. Letter from Boise Project Board of Control dated June 24, 2016 – 1 page
29. Legal Notice of Public Hearing published on June 28, 2016 – 1 page
30. Report from Ada County Highway District received July 1, 2016 – 17 pages
31. Site Posting Certification & Photos received July 1, 2016 – 2 pages
32. Email from Applicant's Engineer received June 23, 2016 – 2 pages

33. Email from Applicant received July 11, 2016 – 2 pages
34. Phasing Plan & Revised Site Plan received July 14, 2016 – 2 pages
35. Memo from Compass received June 15, 2016 – 7 pages
36. Action Letter dated July 18, 2016 – 2 pages
37. BOCC Transmittal to Agencies sent July 28, 2016 – 4 pages
38. BOCC Radius Notice sent July 28, 2016 – 2 pages
39. Memo from Central District Health received on August 2, 2016 – 1 page
40. Draft Development Agreement – 21 pages
41. Draft Ordinance (Zoning Ordinance Map Amendment) – 3 pages
42. Letter from Boise Planning & Development Services – 2 pages
43. Legal Notice published on August 23, 2016 – 2 pages
44. Site Posting Certification and Photos dated August 26, 2016 – 3 pages



**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

**Preapplication Number: 201600004 - PREAP - A**

Status: Active

Date Received: 1/5/2016

Date Closed:

Meeting Date: 4/25/2016 Date Assigned: 4/14/2016

Project Description:

Applicant's Name:  
POWELL ROBERT

Would like to discuss a multi family dwelling/ commercial use on these parcels

No. of Lots/Units: 0

Total Acres: 2.236

**Development Services Staff Assigned To Meeting:**

Staff Name:	Attended Meeting?
KRISTY INSELMAN	<input type="checkbox"/>

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

**Parcel Info:**

Parcel Num:	Street Address:	City/State/Zip:
S1402110011	W LAKE HAZEL RD	Boise, ID 83709-0000
S1402110030	S MAPLE GROVE RD	Boise, ID 83709-0000

**Zone Info:**

**Tw n / Rng / Sec Info:**

**Overlay Areas Info:**

Comp Plan:

**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:	

**Proposed Allowed Uses:**

Dwelling, single-family detached

**Required Applications:**

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





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### PREAPPLICATION CONFERENCE NOTES

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#### Notes:

This property is currently zoned R6 and is located in the City of Boise's Area of Impact. The property includes the following parcels number: S1402110052 (6.64-acres), S1402110030 (.81-acres), and S1402110011 (1.42-acres). It appears that the 1.42-acre parcel was created with the intention of right-of-way dedication. It appears that the .81-acre parcel was created for a landscape buffer as shown on the original plat.

Staff cannot find any documentation that the small lots were created legally, therefore we would view all three parcels as one parcel, not three. Therefore the property is not eligible for a property boundary adjustment. To split the property would require a preliminary plat application.

The City of Boise has a moratorium on sewer connection. The City would have to agree to provide service to the site.

The property would have to be rezoned to R12 for a multifamily development. This would require a Zoning Ordinance Map Amendment application.

Additionally, for multi-family developments, the applicant will be required to submit a Master Site Plan application.

#### 8-7-3: ZONING ORDINANCE AMENDMENTS:

##### A. Process:

1. Zoning Ordinance Amendment Initiated By Board: The board may propose to amend this title following notice and public hearing procedures in article A of this chapter.

2. Zoning Ordinance Amendment Initiated By Property Owner (Including Planned Unit Developments And Planned Community Text Amendments): An application and fees, as set forth in article A of this chapter, shall be submitted to the director on forms provided by the development services department.

3. Application; Review: The board shall apply the standards listed in subsection B of this section and the findings listed in subsection C of this section to review the zoning ordinance amendment.

4. Approval; Reversal Of Action: If the board approves a zoning ordinance map amendment pursuant to a request from a property owner, the board shall not subsequently reverse its action or otherwise change the zoning classification as set forth in Idaho Code section 67-6511(d) or as allowed under a development agreement.

B. Standards: For zoning ordinance map amendments, the subject property shall meet the minimum dimensional standards of the proposed base district.

C. Required Findings: In order to grant a map or text amendment to the zoning ordinance, the following findings must be made:

1. The zoning ordinance amendment is in accordance with the applicable comprehensive plan;

2. The zoning ordinance amendment complies with the regulations outlined for the proposed base district, specifically the purpose statement;

3. The zoning ordinance amendment shall not be materially detrimental to the public health, safety, and welfare;

4. The zoning ordinance amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services within the planning jurisdiction including, but not limited to, school districts; and

5. For zoning ordinance text amendments within a planned community (PC) base district, the amendment complies with the planned community implementation plan.



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**PREAPPLICATION CONFERENCE NOTES**

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**Subdivision Regulations:**

- 8-6-3: Process
- 8-6-4: Plat specifications
- 8-6-4-2: Preliminar Plat Specifications
- 8-6-4-3: Final Plat Specifications
- 8-6-5: Required Findings
- 8-6A: Design Standards
- 8-6B: Required Improvements

**Master Site Plan:**

- 8-4E: Master Site Plan
- 8-4F: Landscaping and Screening
- 8-4G: Off-Street parking and Loading
- 8-4H: Lighting Standards
- 8-4I: Sign Regulations

- ACC 8-5-3-71 Multi-family development requirements.
- 8-4-G-4C Continuous Service Drive.

**MEETING NOTES:**

8-4-EA addresses staggered and/or reversed to vary the outward appearance of structures.

They are looking at a subdivision and rezone. Will need to work with Boise for sewer.

**MEETING NOTES (April 25, 2016)**

Applicant will be submitting a rezone to R20 and C2 and is proposing approximately 120 units at the first application. Residential portion proposed to have density of approximately 20/DU acre.

A development agreement, zoning map amendment, and master site plan application.

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**Additional Preap Conference:** Required

**Neighborhood Meeting Required?** Yes

**Cross References:**



# 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:

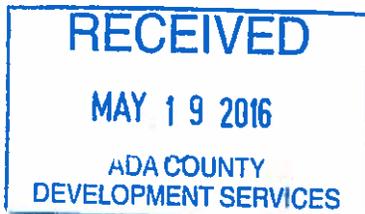
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

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

### SITE INFORMATION:

Section: 2 Township: 2 Range: 1 EAST Total Acres: 9.8  
 Subdivision Name: - Lot: - Block: -  
 Site Address: 1267 S. MADE GROVE RD. City: BOISE  
 Tax Parcel Number(s): S140211011, S140211030, S140211052  
 Existing Zoning: RL Proposed Zoning: R20/C2 Area of City Impact: BOISE Overlay  
 District(s): SOUTHWEST PLANNING AREA



Master Site: \$350.00  
 (12 x 144794 sf)  
 Dev. Agree. \$17,375.28  
 Zoning Map \$859.00  
18,884.28

OFFICE USE ONLY

Project #: <u>201600795-MSP DA ZC</u>	Planning Fees/GIS: <u>\$18,884.28</u>	Engineering Fees:
Received By: <u>BA</u> Date: <u>5/19/16</u> Stamped <input checked="" type="checkbox"/>		

APPLICANT/AGENT: (Please print)		ADDITIONAL CONTACT if applicable: (Please Print)	
Name: <u>DAVE EVANS CONSTRUCTION / ROE KRAWEILL</u>		Name: _____	
Address: <u>7761 W. RIVERSIDE DRIVE</u>		Address: _____	
City: <u>BOISE</u> State: <u>10</u> Zip: <u>83714</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>853-1203</u> Fax: <u>853-1220</u>		Telephone: _____ Fax: _____	
Email: <u>robertpe.evans@construction.com</u>		Email: _____	
I certify this information is correct to the best of my knowledge.		ENGINEER/SURVEYOR if applicable: (Please Print)	
_____		Name: <u>KM ENGINEERING - TIM MOKWA</u>	
_____		Address: <u>9233 W. STATE ST.</u>	
_____		City: <u>BOISE</u> State: <u>10</u> Zip: <u>83714</u>	
_____		Telephone: <u>639-4939</u> Fax: _____	
_____		Email: <u>Tmokwa@kmengllp.com</u>	
Signature: (Applicant) _____		_____	
Date: <u>5/4/16</u>		_____	

OWNER (S) OF RECORD: (Please Print)		OWNER (S) OF RECORD: (Please Print)	
Name: <u>RICHARD J. MURLOTTIO</u>		Name: _____	
Address: <u>6725 S. STARBUCK AVE.</u>		Address: _____	
City: <u>BOISE</u> State: <u>10</u> Zip: <u>83709</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>(208) 362-1959</u>		Telephone: _____	
Fax: _____		Fax: _____	
Email: _____		Email: _____	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
_____		_____	
Signature: All Owner (s) of Record _____		Signature: All Owner (s) of Record _____	
Date: <u>5-6-2016</u>		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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## 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	✓
✓	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	

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



✓

# ADA COUNTY DEVELOPMENT SERVICES

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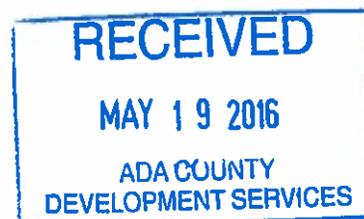
## DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

### GENERAL INFORMATION:

Applicant:		
Applicant (✓)/	DESCRIPTION	Staff (✓)
✓	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
✓	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
✓	The form and name of the organization proposed to own and maintain any dedicated open space.	
✓	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
✓	List Specific uses proposed.	
✓	Other terms and conditions related to the proposed project.	
✓	Proposed water system: <u>SUER</u>	
✓	Proposed Sewer system: <u>CITY OF BOISE - SEE LETTER</u>	
✓	Proposed storm water management: <u>SUB SURFACE ON-SITE</u>	
<u>N/A</u>	FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT	✓
✓	AFFIDAVIT by property owner agreeing to the submission of the Development Agreement	✓
✓	PHASING PLAN MAP & SCHEDULE (If applicable)	<u>N/A</u>
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	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.



# ADA COUNTY DEVELOPMENT SERVICES

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## MASTER SITE PLAN CHECKLIST (ACC 8-4D)

A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	✓
✓	Completed and signed Master Application.	✓
✓	Completed Supplemental Information.	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
✓	DEED or evidence of proprietary interest.	✓
✓	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
✓	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
NA	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	N/A
✓	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	✓
	Drawn by a landscape professional. (within an area of impact)	
ON SITE PLAN LETTER ✓	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	✓
✓	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	not submitted
NA	SIGN PLAN (ACC 8-4I)	N/A
NA	NA Indicate all proposed and existing signs.	
NA	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	N/A
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
ADDRESSED IN LETTERS ✓	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	✓
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
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.

RECEIVED

MAY 19 2016

ADA COUNTY DEVELOPMENT SERVICES

MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
✓	Proposed use (s):
✓	Is the project associated with a Conditional Use YES NO <input checked="" type="checkbox"/>
✓	Conditional Use #
✓	Area of city impact:
-	Is this application a modification of an approved master site plan? Original MSP #
✓	Is this application a change or expansion of an approved master site plan? Original MSP #
✓	Total square feet of all proposed structures:
-	Hours of operation:
-	Days of operation:
✓	Required parking:
✓	Required bicycle parking:
✓	Required ADA parking:
-	Number of employees during the largest shift:
-	Maximum number of patrons expected:
	Outdoor speaker system YES ( ) NO <input checked="" type="checkbox"/>
✓	Proposed Sewer: CITY OF BOISE
✓	Proposed Water: SNEZ
✓	Pressurized Irrigation YES <input checked="" type="checkbox"/> NO ( )
✓	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
✓	Explain if the utilities are underground or if screening is provided.
<b>SITE PLAN</b>	
✓	Structure location.
✓	Pedestrian access and circulation.
✓	Building elevations.
-	Well locations.
-	Drain fields.
✓	Hydrant location, fire department access, fire flow resources, etc.
✓	Pressurized Irrigation if required. ON LANDSCAPE
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	Automobile access and circulation.
-	Lighting plan. (condition of approval) ACC 8-4H
-	Sign Plan. (If proposed, condition of approval) ACC 8-4I
<b>LANDSCAPING (If applicable)</b>	
✓	Location, size, type, 75% maturity
-	Vegetation to be saved YES ( ) NO ( )
-	Phased project YES ( ) NO ( )
-	Verification that standards are met.
-	Fences over 100' YES ( ) NO ( )
-	Size at planting:
-	Flood Hazard Overlay YES ( ) NO ( )
-	Sound walls YES ( ) NO ( )

	Outdoor speakers	YES ( ) NO (✓)
-	Perimeter Landscaping & Screening	
	Required landscape points:	
	Minimum landscape width:	
-	Parking Area Landscaping & Screening	
	% of Shading required:	
	Screening	YES ( ) NO ( )
	Pedestrian access required	YES ( ) NO ( )
<b>PARKING</b>		
✓	Identify all off street parking and loading.	
✓	Phased project	YES (✓) NO ( )
	Restrictions on use	YES ( ) NO ( )
✓	Within 300' of the entrance:	YES (✓) NO ( )
-	Joint Parking Agreement (Submitt copy)	YES ( ) NO (✓)
✓	Identify width, angle, and depth of parking spaces.	
✓	Address Bicycle Parking.	
✓	List the number of required spaces for cars, bikes:	
✓	List the number of off street loading spaces:	
✓	List dimensionsof off street loading spaces:	
-	Detailed description of proposed paving materials.	
<b>LIGHTING (If applicable)</b>		
	Setbacks of the proposed lights:	
	Maximum Height:	
	Floodlights	YES ( ) NO ( )
	Shielding	YES ( ) NO ( )
<b>NATURAL FEATURES ANALYSIS</b>		
	<del>HYDROLOGY. ACC 8-4E-4D1</del>	
	<del>SOILS ACC 8-4E-4D2</del>	
	<del>TOPOGRAPHY ACC 8-4E-4D3</del>	
	<del>VEGETATION ACC 8-4E-4D4</del>	
	<del>SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5</del>	
	<del>HISTORIC RESOURCES ACC 9-4E-4D6</del>	
	<del>HAZARDOUS AREAS ACC 8-4E-4D7</del>	
	<del>IMPACT ON NATURAL FEATURES ACC 8-4E-4D8</del>	



May 6, 2016

Ada County Development Services  
200 W. Front Street  
Boise, ID 83702-7300

**Re: Lake Hazel Apartments; Master Site Plan, Zoning Ordinance Map Amendment, & Development Agreement Application**

The proposed application is for an 8.8 acre mixed use project consisting of 6.8 acres of multi-family development as well as 2.0 acres of future commercial development. The project will be phased due to circumstances related to available utility services as well as market demand. The proposed first phase will include 120 dwelling units, related buildings and supporting infrastructure. The details of the proposed second phase, which includes 2.0 acres of commercial, are undetermined at this point.

The project is located on the southwest corner of S Maple Grove Rd & W Lake Hazel Rd. The current parcels involved are S1402110052 (also known as 6267 S Maple Grover Rd), S1042110030, and S1042110011. They all currently have an R6 zoning designation.

We are submitting applications for a Zoning Ordinance Map Amendment and request an R20 designation to accommodate the proposed density, a Master Site Plan for the multi-family use, site layout and design, and a Development Agreement as required. We are requesting a C-2 zoning designation for the commercial portion.

We appreciate the time and cooperation received from the planning staff during the planning and design stages of this project and look forward to a continued partnership in seeing this valued project come to fruition.

We have likewise communicated with City of Boise Development Services and Public Works Departments. This property is within the City of Boise's Area of Impact and we have received helpful preliminary input from the city's planning staff. We have also received an exception from the City of Boise's Engineer regarding the current sewer service moratorium in effect and will be allowed to connect. This exception is currently only for the multi-family portion. This allows for compliance with the Southwest Area Overlay District requirement to be served by urban public facilities. The project will be served by Suez Water for domestic water as well.

Staff has expressed concerns of the rezone request for the corner to the C-2 District without a commitment from the City of Boise to provide sewer service. We have requested from the city a written commitment for future service once the property is annexed or the policy changes. With this we are hopeful the County will see the logic in granting the rezone while attaching a condition that further development will not be permitted until the service is connected and operational. This would relieve us and the county from having to go through this process again. It seems appropriate for this condition to happen within the Development Agreement.

DAVE EVANS CONSTRUCTION  
7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220  
www.devansconstruction.com

Exhibit 3 1 OF 3  
201600795-ZC-DA-MSP  
Dave Evans Construction



Per the City of Boise's Comprehensive Plan the property is in the Neighborhood Activity Center and has a Mixed Use land use designation. The intention of these areas is to provide a higher density of mixed uses that may include 'attached housing' and 'small-scale services' and to promote pedestrian activity and access from nearby neighborhoods. The proposed housing will offer a specific housing choice in an area that is primarily comprised of single family detached homes. In conjunction with the Neighborhood Activity designation the project is in line with the city's 'Mixed-Use Design Principles'.

Attention has been paid to the existing and future anticipated neighborhood with adequate internal pedestrian paths and connections as well as connections to the adjacent existing apartments to the south and the existing park to the west. This internal network is enhanced with multiple outdoor public seating and activity areas, open areas and ample landscaping. The buildings are pushed to the streets as much as possible and spaced throughout to keep parking areas into smaller compact areas.

Another objective is safe and effective vehicle access and circulation. We have met with ACHD to be apprised of future intentions and improvements to Lake Hazel and Maple Grove, and to ensure compliance with their policies regarding access locations. We anticipate the dedication of over an acre of land to the highway district along both streets. The proposed layout provides for an internal drive and round-about as a safe way to control traffic accessing the multi-family project and future commercial building(s). Both the vehicle and non-vehicular circulation is consistent with design standards specified in section 8-4E-4, items B & C of the county's code.

One important concern in the design and construction of a multi-family project is adequate parking. This has been expressed by a few neighbors in light of the apparent lack of parking provided in the existing multi-family project directly south. The county's requirements are very much in line with the market demand for this type of housing and are being met. Per Table Section 8-4-5: Schedule of Parking Requirements in the code, projects are required to provide (2) stalls for every dwelling unit with 2 or more bedrooms, and (1) stall for every dwelling unit with 1 bedroom. At least one of the parking stalls for each unit is required to be covered. In addition, (.25) stalls are required for each dwelling unit to handle all guest parking. The total required amount for the proposed mix of units is (252) stalls. Including the enclosed garages, and parking stalls the proposed project provides (253) parking spaces. Please refer to the 'Building and Site Properties' table on Sheet A1.0 for more information.

The proposed schematic architectural plans for the buildings are consistent with section 8-4E-4, item A. All of the buildings employ a variety of materials, multiple reliefs and jogs in the walls to provide architectural character and interest. The two structures along Lake Hazel have been reversed to vary the streetscape appearance as well. Please refer to the architectural rendering, elevations and plans for more detailed information. Air conditioning condensing units for each building will be placed on the ground, but screened with fencing and landscaping. All new proposed utilities will be placed underground.

Section 8-5-3-71, Item B requires multi-family projects in R20 to have a minimum of 30% open space. The open space for this project is at 39%. This includes all landscaped area, sidewalks, patios, and yards. It does not include the parking, drive aisles and building footprints, or space that will be dedicated for ACHD right of way. We have included, with the application, a conceptual landscape plan. It is our intent to submit the County's landscape and drainage checklists, and supporting documents once civil design is complete.

**DAVE EVANS CONSTRUCTION**

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www.devansconstruction.com

The project provides various amenities. These include a clubhouse, fitness facility (within the clubhouse building), enclosed garages, outdoor playground and play structure, and several outdoor public spaces with park benches and picnic tables. The patios and/or balconies provided for each dwelling unit provides 80 sf of private outdoor space for residents.

Site lighting is shown on the site plan being submitted. Most of the lighting will be provided by pole lights. The exact provisions, county regulations and lighting specifications will be addressed at a later time if the county will permit. Likewise, a number of signs will be included within this development. The general locations are indicated on the submitted site plan. More detail on proposed signage will be submitted for approval at a later time if permitted by the county.

In relation to the proposed Development Agreement and required information, the affected property is and will remain under one ownership entity and there is no need for an association or covenants to maintain and control dedicated open space or public facilities. Easements will be in place to protect facilities and/or utilities owned by City of Boise, Suez Water, and Joint Trench. The proposed storm water management will all be on-site retention with subsurface infiltration.

Please refer to the attached submitted materials for additional information. Thank you for your time and consideration. Please feel free to contact me with any questions.



Rob Powell - Dave Evans Construction

**DAVE EVANS CONSTRUCTION**

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220  
www.devansconstruction.com

# 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: LAKE HAZEL APTS. / MIXED USE  
Date and time of neighborhood meeting: TUESDAY, APRIL 19TH @ 7 PM  
Location of neighborhood meeting: DESERET SALE ELEMENTARY SCHOOL

## SITE INFORMATION:

Location: Quarter: NE Section: 2 Township: 2 Range: 1 EAST Total Acres: 8.8  
Subdivision Name: - Lot: - Block: -

Site Address: 6267 S. MAPLE GROVE RD. Tax Parcel Number(s): S1402110011  
S140211030 S140211052

## APPLICANT:

Name: DAVE EVANS CONSTRUCTION / CONTACT: ROB POWELL  
Address: 7761 W. RIVERSIDE DR #100  
City: BOISE State: ID Zip: 83714  
Telephone: 853-1203 Fax: 853-1220  
Email: robertpedevansconstruction.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.

5/10/11  
Date

Signature: (Applicant)

**RECEIVED**  
**MAY 19 2016**  
ADA COUNTY  
DEVELOPMENT SERVICES

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

8/4/11

Exhibit 4 1 OF 1  
201600795-ZC-DA-MSP  
Dave Evans Construction



### WARRANTY DEED

#### FOR VALUE RECEIVED

**Charter Pointe Development, LLC**

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Richard J. Murgoitio, as his separate estate**

GRANTEES(s), whose current address is: **6725 S. Starstruck Ave., Boise ID 83709**  
the following described real property in Ada County, State of Idaho, more particularly described as follows, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 17th day of November, 2009

Charter Pointe Development, LLC  
*E Don Hubble*  
By: E Don Hubble  
Its: Manager

State of Idaho  
County of Ada

On this 18th day of November 2009, before me the undersigned, a Notary Public in and for said state, personally appeared E. Don Hubble known or identified to me to be the person whose name is subscribed to the within instrument as the Manager of Charter Pointe Development, LLC and acknowledged to me that he executed the same as such Manager.

*Breezi Wardell*  
Notary Public: *Breezi Wardell*  
Residing at: *Meridian, ID*  
Commission expires: *12-29-2011*

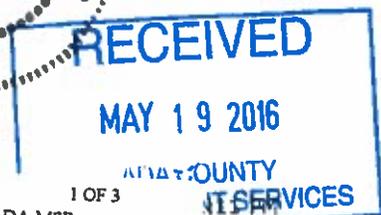


EXHIBIT "A"  
PROPERTY DESCRIPTION

Parcel I:

A parcel of land being a portion of the Northeast quarter of Section 2, Township 2 North, Range 1 East, of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; thence  
South 00°10'52" East, 435.63 feet along the East line of said Section 2 to a point; thence  
South 89°24'36" West, 48.00 feet to the Real Point of Beginning of this description; thence  
South 89°24'36" West, 30.00 feet to a point; thence  
North 00°10'52" West, 357.68 feet to a point; thence  
South 89°26'39" West, 809.34 feet to a point; thence  
North 00°33'22" West, 30.00 feet to a point; thence  
North 89°26'39" East, 809.54 feet to a point; thence  
South 45°22'06" East, 42.29 feet to a point; thence  
South 00°10'52" East, 357.66 feet to the Real Point of Beginning of this description.

Parcel II:

A parcel of land for right of way being a portion of the Northeast quarter of Section 2, Township 2 North, Range 1 East, of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 2, Township 2 North, Range 1 East, Boise Meridian, the Real Point of Beginning of this description; thence  
South 00°10'52" East 435.90 feet along the East line of said Section 2 to a point; thence  
South 89°26'39" West 48.00 feet to a point; thence  
North 00°10'52" West 357.90 feet to a point; thence  
North 45°22'06" West 42.29 feet to a point; thence  
South 89°26'39" West 809.53 feet to a point; thence  
North 00°33'25" West 48.00 feet to a point on the North line of said Section 2; thence  
North 89°26'39" East 887.85 feet to the Real Point of Beginning of this description.

Excepting the right of way take that was deeded to Ada County Highway District as Instrument 107048349 records of Ada County, Idaho, more particularly described as follows:

A triangular parcel of land situate in Government Lot 1 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 1, said corner also being the centerline intersection of Maple Grove Road and Lake Hazel Road; thence along the Northerly boundary of Government Lot 1,  
South 89°26'39" West, 25.00 feet to a point; thence  
South 0°30'15" West, 25.00 feet to a point of intersection for the Southerly right-of-way of Lake Hazel Road and

EXHIBIT "A"

PROPERTY DESCRIPTION

(Continued)

the Westerly right-of-way of Maple Grove Road, said point being the Real Point of Beginning; thence South 00°30'15" West, 30.00 feet along the Westerly right-of-way of Maple Grove Road to a point; thence North 45°01'33" West, 42.03 feet to a point on the Southerly right-of-way of Lake Hazel Road; thence North 89°26'39" East, 30.00 feet along said Southerly right-of-way to the Real Point of Beginning.

(End of Exhibit "A")

(A0987785.PFD/A0987785/12)

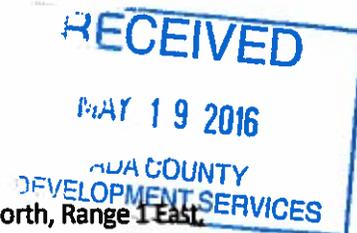
Exhibit "A"  
Property Description

Exhibit 5 3 OF 3  
201600795-ZC-DA-MSP  
Dave Evans Construction



May 11, 2016  
Project No.: 16-008

**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO R20**



A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the northeast corner of said Section 2, which bears S89°52'16"E a distance of 2,672.14 feet from an aluminum cap marking the north 1/4 corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, N89°52'16"W a distance of 318.94 feet to the **POINT OF BEGINNING.**

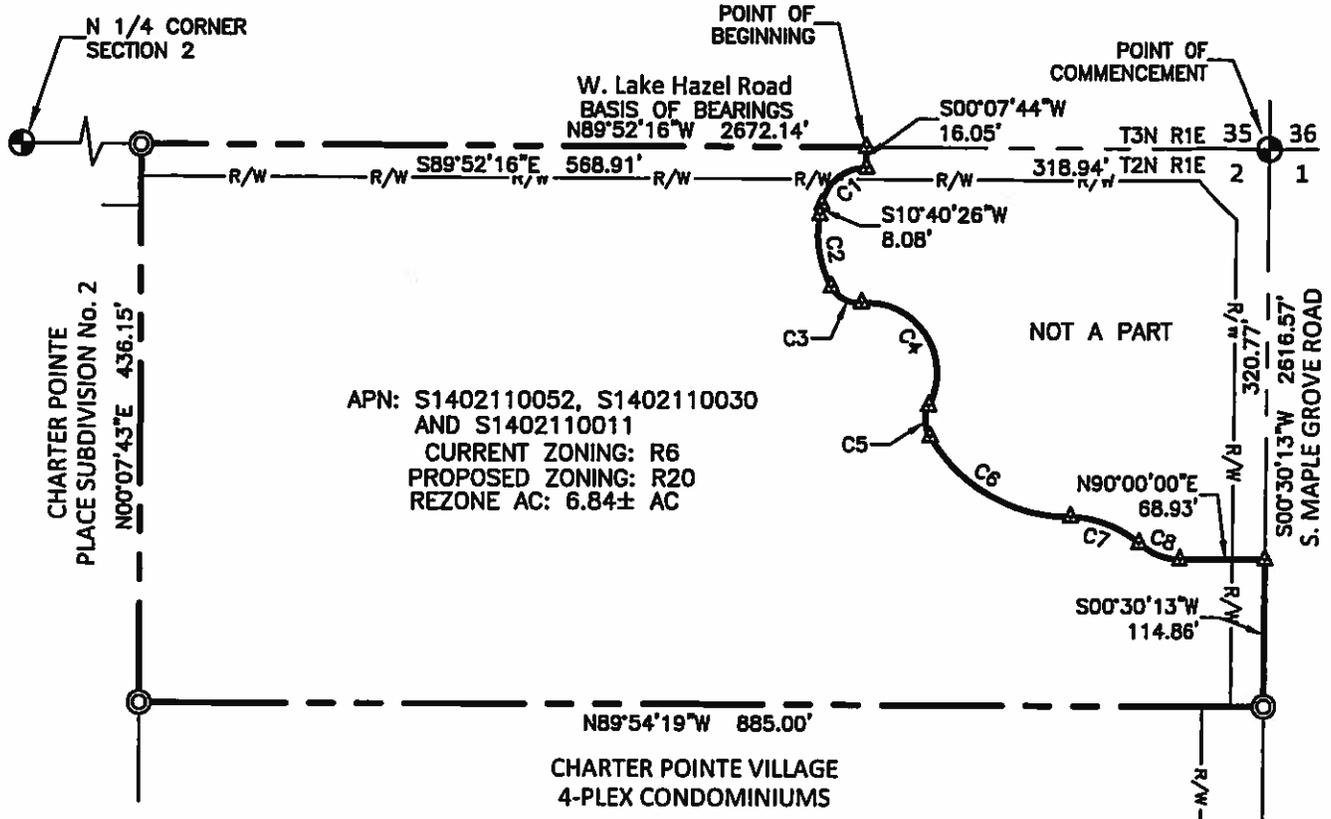
Thence leaving said northerly line, S00°07'44"W a distance of 16.05 feet to a point;  
Thence 48.85 feet along the arc of a circular curve to the left, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of S50°39'41"W and a chord distance of 44.98 feet to a point;  
Thence S10°40'26"W a distance of 8.08 feet to a point;  
Thence 58.41 feet along the arc of a circular curve to the left, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of S09°11'46"E and a chord distance of 57.24 feet to a point;  
Thence 28.16 feet along the arc of a compound curve to the left, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of S61°59'39"E and a chord distance of 26.64 feet to a point;  
Thence 117.17 feet along the arc of a reverse curve to the right, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of S33°19'44"E and a chord distance of 95.88 feet to a point;  
Thence 25.45 feet along the arc of a reverse curve to the left, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of S02°45'49"E and a chord distance of 24.23 feet to a point;  
Thence 133.07 feet along the arc of a compound curve to the left, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of S60°34'54"E and a chord distance of 127.16 feet to a point;  
Thence 58.52 feet along the arc of a reverse curve to the right, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of S69°09'03"E and a chord distance of 57.33 feet to a point;  
Thence 35.82 feet along the arc of a reverse curve to the left, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of S68°36'44"E and a chord distance of 35.09 feet to a point;  
Thence N90°00'00"E a distance of 68.93 feet to a point on the easterly line of said NE 1/4;  
Thence following said easterly line S00°30'13"W a distance of 114.86 feet to a found 5/8-inch rebar;  
Thence leaving said easterly line and following the northerly line of Charter Pointe Village 4-Plex Condominiums, N89°54'19"W a distance of 885.00 feet to a found 5/8-inch rebar;  
Thence leaving said northerly line and following the easterly line of Charter Pointe Place Subdivision No. 2, N00°07'43"E a distance of 436.15 feet to a found 5/8-inch rebar on the northerly line of said NE 1/4;  
Thence leaving said easterly line and following said northerly line, S89°52'16"E a distance of 568.91 feet to the **POINT OF BEGINNING.**

Said parcel description contains 6.84 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



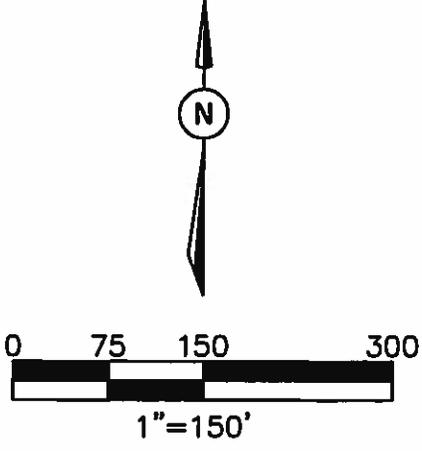
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'29"	S50°39'41"W	44.98'
C2	84.21'	58.41'	39°44'25"	S9°11'46"E	57.24'
C3	24.50'	28.16'	65°51'20"	S61°59'39"E	26.64'
C4	54.50'	117.17'	123°11'09"	S33°19'44"E	95.88'
C5	23.50'	25.45'	62°03'19"	S2°45'49"E	24.23'
C6	127.98'	133.07'	59°34'29"	S60°34'54"E	127.16'
C7	83.60'	58.52'	40°06'18"	S69°09'03"E	57.33'
C8	50.93'	35.82'	40°17'59"	S68°36'44"E	35.09'

**LEGEND**

- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE

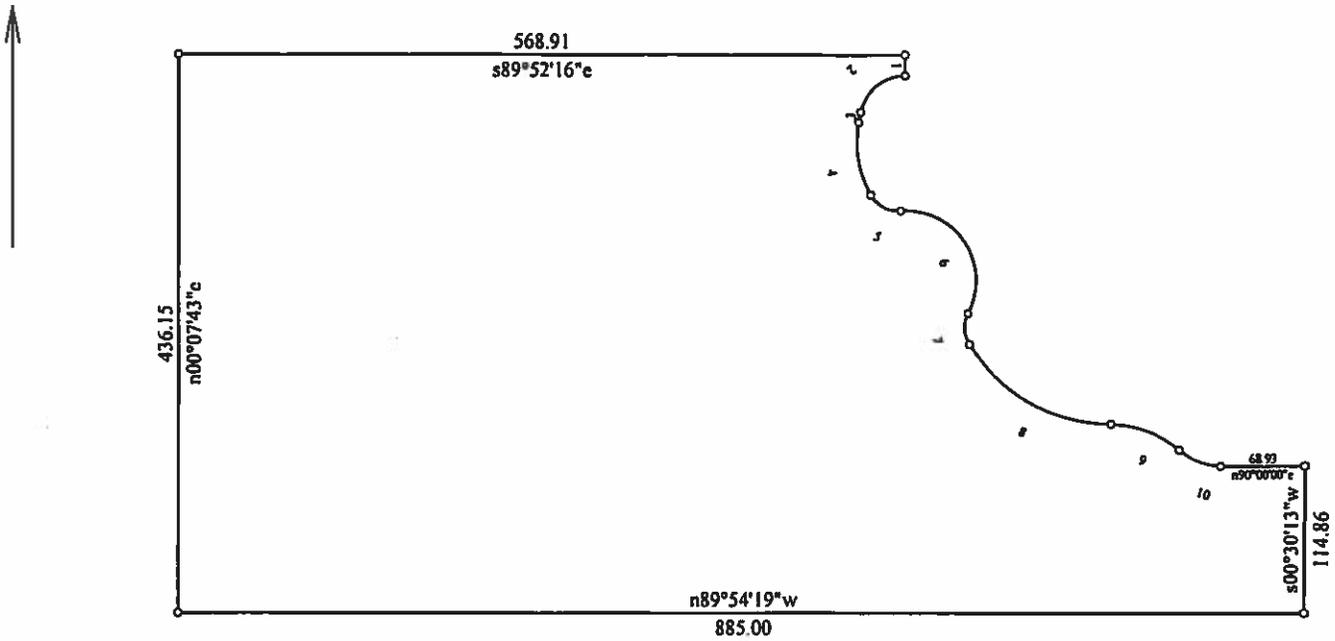


**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

**EXHIBIT B  
REZONE TO R20**

DATE:	5-11-2016
PROJECT:	16-008
SHEET:	1 OF 1

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO



Title:		Date: 05-11-2016
Scale: 1 inch = 150 feet	File:	
<b>Tract 1: 6.843 Acres: 298092 Sq Feet: Closure = n41.4257w 0.01 Feet: Precision = 1/330966: Perimeter = 2603 Feet</b>		
001=s00.0744w 16.05 002: Lt, R=35.00, Delta=79.5829 Bng=s50.3941w, Chd=44.98 003=s10.4026w 8.08 004: Lt, R=84.21, Delta=39.4425 Bng=s09.1146e, Chd=57.24 005: Lt, R=24.50, Delta=65.5120 Bng=s61.5939e, Chd=26.64 006: Rt, R=54.50, Delta=123.1109 Bng=s33.1944e, Chd=95.88	007: Lt, R=23.50, Delta=62.0319 Bng=s02.4549e, Chd=24.23 008: Lt, R=127.98, Delta=59.3429 Bng=s50.3454e, Chd=127.16 009: Rt, R=83.60, Delta=40.0618 Bng=s69.0903e, Chd=57.33 010: Lt, R=50.93, Delta=40.1759 Bng=s68.3644e, Chd=35.09 011=n90.0000e 68.93 012=s00.3013w 114.86	013=n89.5419w 885.00 014=n00.0743e 436.15 015=s89.5216e 568.91



May 11, 2016  
Project No.: 16-008

**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO C2**

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 2, which bears N89°52'16"W a distance of 2,672.14 feet from a found brass cap marking the northeast corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, S89°52'16"E a distance of 2,353.20 feet to the POINT OF BEGINNING.

Thence following said northerly line, S89°52'16"E a distance of 318.94 feet to said found brass cap marking the northeast corner of Section 2;

Thence leaving said northerly line and following the easterly line of said NE 1/4 of Section 2, S00°30'13"W a distance of 320.77 feet to a point;

Thence leaving said easterly line, S90°00'00"W a distance of 68.93 feet to a point;

Thence 35.82 feet along the arc of a reverse curve to the right, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of N68°36'44"W and a chord distance of 35.09 feet to a point;

Thence 58.52 feet along the arc of a reverse curve to the left, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of N69°09'03"W and a chord distance of 57.33 feet to a point;

Thence 133.07 feet along the arc of a reverse curve to the right, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of N60°34'54"W and a chord distance of 127.16 feet to a point;

Thence 25.45 feet along the arc of a compound curve to the right, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of N02°45'49"W and a chord distance of 24.23 feet to a point;

Thence 117.17 feet along the arc of a reverse curve to the left, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of N33°19'44"W and a chord distance of 95.88 feet to a point;

Thence 28.16 feet along the arc of a reverse curve to the right, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of N61°59'39"W and a chord distance of 26.64 feet to a point;

Thence 58.41 feet along the arc of a compound curve to the right, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of N09°11'46"W and a chord distance of 57.24 feet to a point;

Thence N10°40'26"E a distance of 8.08 feet to a point;

Thence 48.85 feet along the arc of a circular curve to the right, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of N50°39'41"E and a chord distance of 44.98 feet to a point;

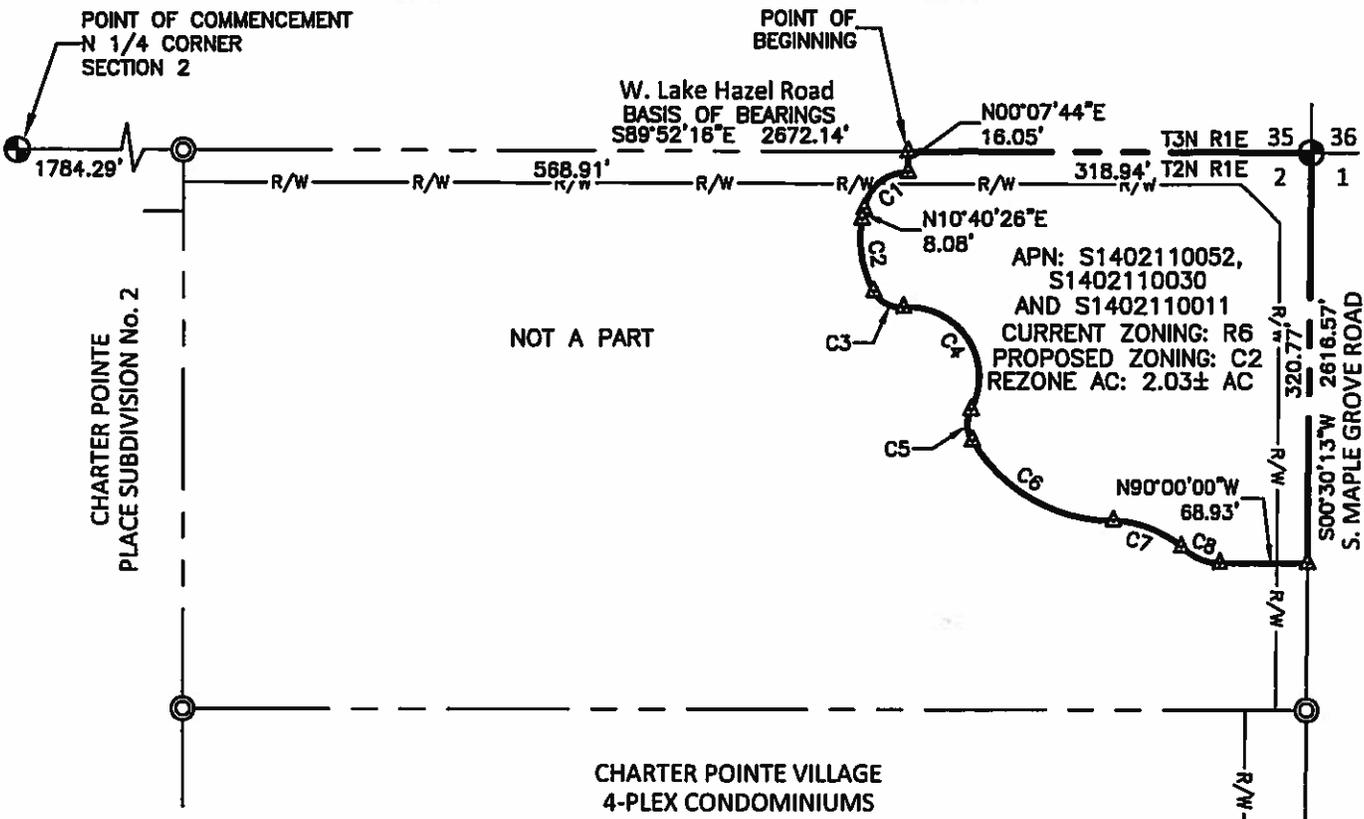
Thence N00°07'44"E a distance of 16.05 feet to the POINT OF BEGINNING.

Said parcel description contains 2.03 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is EXHIBIT B and by this reference made a part of.



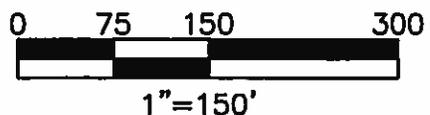
P:\16-008\CAD\SURVEY\16-008 C2 REZONE EXHIBIT.DWG, AARON BALLARD, 5/11/2016, KYOCERA TASKALFA 4550CI K1.P3, ...



APN: S1402110052,  
S1402110030  
AND S1402110011  
CURRENT ZONING: R6  
PROPOSED ZONING: C2  
REZONE AC: 2.03± AC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'29"	N50°39'41"E	44.98'
C2	84.21'	58.41'	39°44'25"	N9°11'46"W	57.24'
C3	24.50'	28.16'	65°51'20"	N61°59'39"W	26.64'
C4	54.50'	117.17'	123°11'09"	N33°19'44"W	95.88'
C5	23.50'	25.45'	62°03'19"	N2°45'49"W	24.23'
C6	127.98'	133.07'	59°34'29"	N60°34'54"W	127.16'
C7	83.60'	58.52'	40°06'18"	N69°09'03"W	57.33'
C8	50.93'	35.82'	40°17'59"	N68°36'44"W	35.09'

E 1/4 CORNER SECTION 2



**LEGEND**

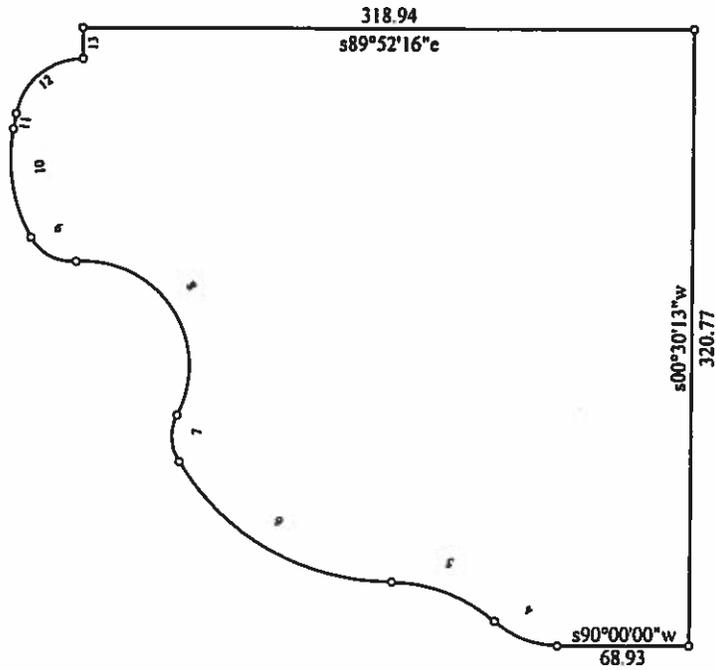
- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE

**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE: 5-11-2016  
PROJECT: 16-008  
SHEET: 1 OF 1

**EXHIBIT B  
REZONE TO C2**

**A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO**



Title:		Date: 05-11-2016
Scale: 1 inch = 100 feet	File:	
Tract 1: 2.027 Acres: 88291 Sq Feet: Closure = s39.5941e 0.01 Feet: Precision = 1/127385: Perimeter = 1238 Feet		
001=s89.5216e 318.94	006: Rt, R=127.98, Delta=59.3429 Bng=n60.3454w, Chd=127.16	011=n10.4026e 8.08
002=s00.3013w 320.77	007: Rt, R=23.50, Delta=62.0319 Bng=n02.4549w, Chd=24.23	012: Rt, R=35.00, Delta=79.5829 Bng=n30.3941e, Chd=44.98
003=s90.0000w 68.93	008: Lt, R=54.50, Delta=123.1109 Bng=n33.1944w, Chd=95.88	013=n00.0744e 16.05
004: Rt, R=50.93, Delta=40.1759 Bng=n68.3644w, Chd=35.09	009: Rt, R=24.50, Delta=65.5120 Bng=n61.5939w, Chd=26.64	
005: Lt, R=83.60, Delta=40.0618 Bng=n69.0903w, Chd=57.33	010: Rt, R=84.21, Delta=39.4425 Bng=n09.1146w, Chd=57.24	

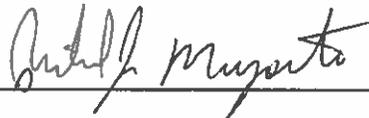
**PROPERTY OWNER AFFIDAVIT:**

I, Richard J. Murgoitio, have agreed to the submission of the Development Agreement and state and affirm that all information submitted is true and correct to the best of my knowledge and belief and is a matter of public record, and that **(check one)**:

I am the owner of the property and am making this submission for a Development Agreement **OR**

I am the owner of the property and am authorizing the named representative:

Dave Evans Construction to submit a Development Agreement.



Signature of Property Owner

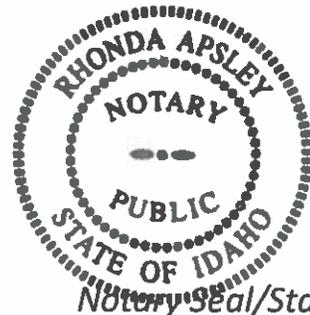
State of Idaho

County of Ada

The foregoing instrument was acknowledged before me this 18 day of May, 2016, by Richard Murgoitio who is personally known to me or produced driver's license as identification.



Signature of Notary Public

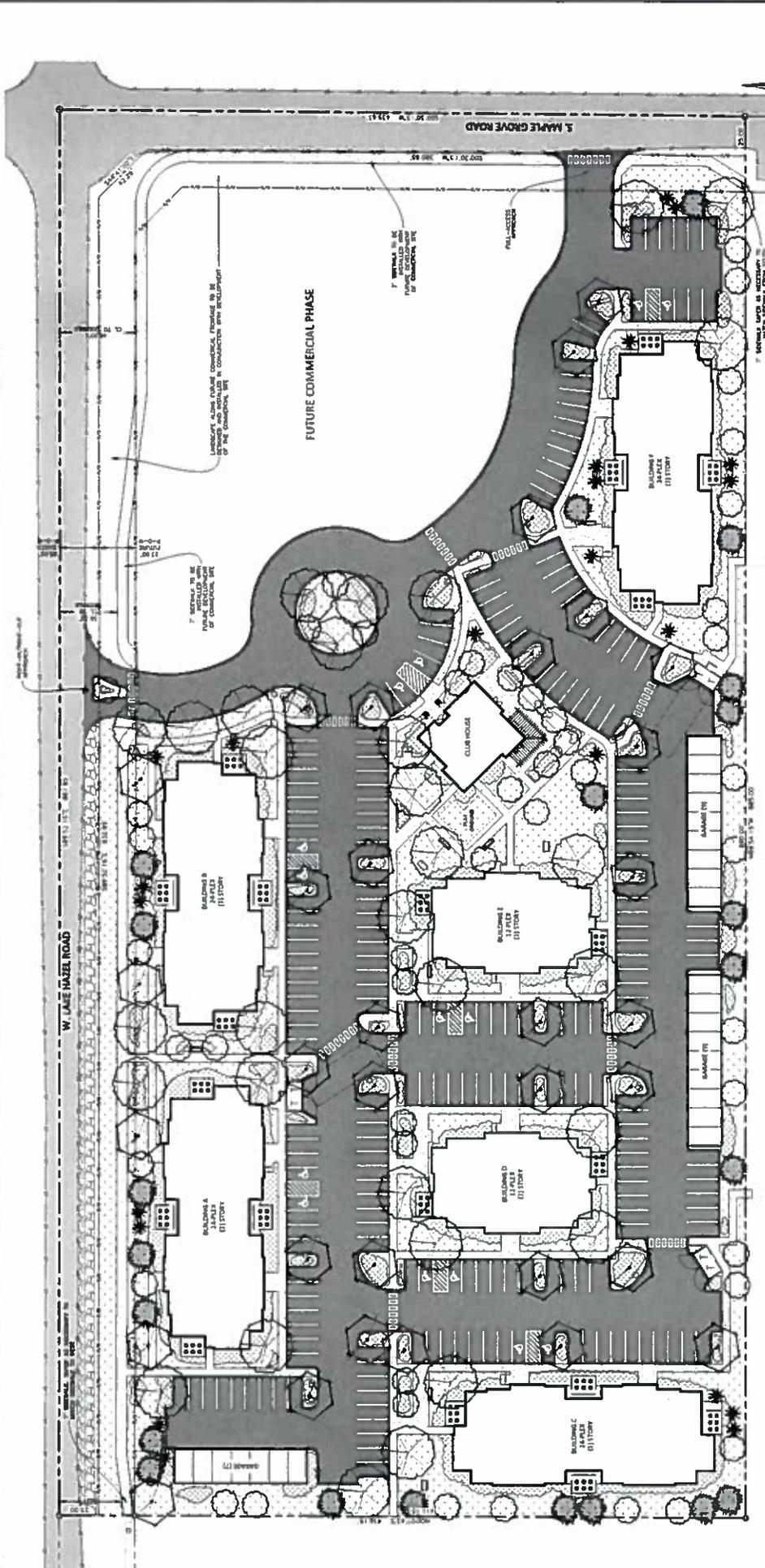


Notary Seal/Stamp









**RECEIVED**  
 MAY 19 2016  
 AIDA COUNTY  
 DEVELOPMENT SERVICES

PRELIMINARY NOT FOR CONSTRUCTION  
**LAKE HAZEL AND MAPLE GROVE APARTMENTS**  
 MASTER SITE PLAN PRELIMINARY LANDSCAPE  
 AIDA COUNTY, IDAHO

**km**  
 ENGINEERING  
 1000 W. 10TH ST. SUITE 100  
 BOISE, IDAHO 83725  
 PHONE: 208.333.8888  
 FAX: 208.333.8889  
 WWW.KMEENGINEERING.COM

SHEET NO. 10  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 MSP2.0

THIS PLAN IS INTENDED TO SHOW THE CONCEPTUAL LANDSCAPE DESIGN ONLY. THIS PLAN IS SUBJECT TO THE AIDA COUNTY DEVELOPMENT SERVICES REVIEW AND REVISIONS. THE AIDA COUNTY DEVELOPMENT SERVICES REVIEW AND REVISIONS WILL BE SUBMITTED TO THE AIDA COUNTY DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

**PLANT SCHEDULE**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
(Symbol)	Small Tree	Quercus sp.	10-15'	10-15'
(Symbol)	Medium Tree	Quercus sp.	15-20'	15-20'
(Symbol)	Large Tree	Quercus sp.	20-30'	20-30'
(Symbol)	Shrub	Quercus sp.	6-8'	6-8'
(Symbol)	Small Shrub	Quercus sp.	4-6'	4-6'
(Symbol)	Groundcover	Quercus sp.	0-2'	0-2'
(Symbol)	Grass	Quercus sp.	0-2'	0-2'
(Symbol)	Flower Bed	Quercus sp.	0-2'	0-2'
(Symbol)	Water Feature	Quercus sp.	0-2'	0-2'
(Symbol)	Lighting	Quercus sp.	0-2'	0-2'
(Symbol)	Path	Quercus sp.	0-2'	0-2'
(Symbol)	Driveway	Quercus sp.	0-2'	0-2'
(Symbol)	Parking	Quercus sp.	0-2'	0-2'
(Symbol)	Other	Quercus sp.	0-2'	0-2'

May 04, 2016



7781 W. Riverside Dr.  
Boise, ID 83734  
Office 853-1200 Fax 853-1220  
www.daveevansconstruction.com

**LAKE HAZEL APARTMENTS**

8287 S MAPLE GROVE RD  
BOISE, ID 83708

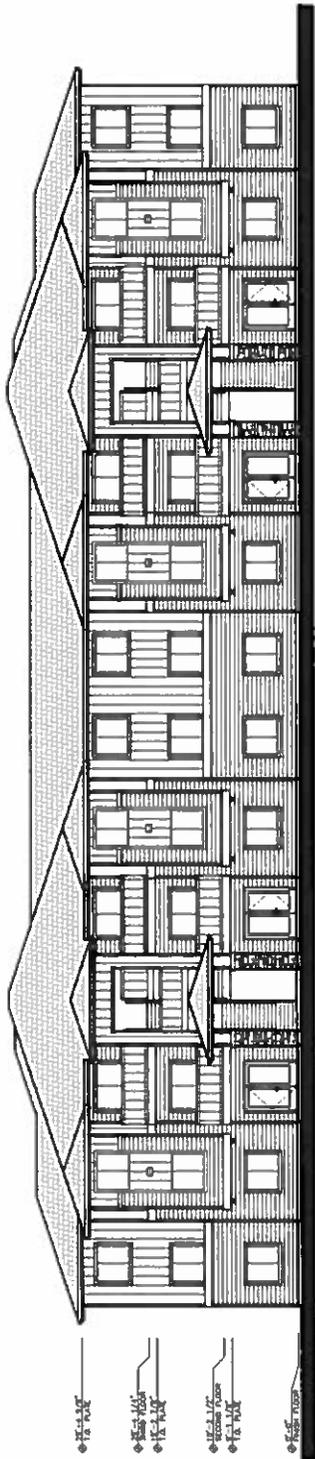
**REVISIONS**

NO.	DATE	DESCRIPTION

**ARCH. INDEX**

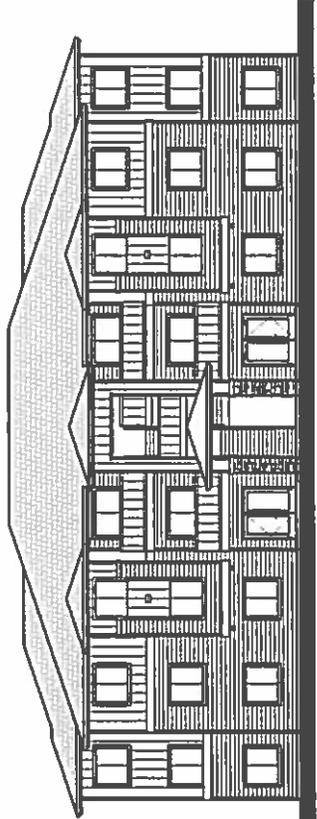
- A1.0 SITE PLAN
- A2.0 FLOOR PLAN
- A2.1 FLOOR PLAN
- A3.0 ROOF FRAMING PLAN
- A4.0 ELEVATION
- A4.1 ELEVATION
- A4.2 ELEVATION
- A4.3 ELEVATION
- A4.4 ELEVATION
- A4.5 ELEVATION
- A4.6 ELEVATION
- A4.7 ELEVATION
- A4.8 ELEVATION
- A4.9 ELEVATION
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- A4.99 ELEVATION
- A4.100 ELEVATION

**A4.0**  
EXTERIOR ELEVS



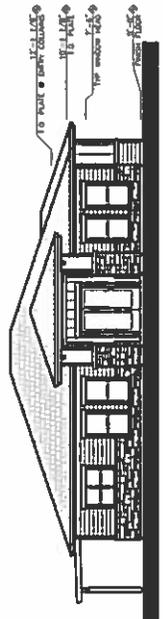
- ◆ 12'-0" PILE

**24-PLEX**  
FRONT ELEVATION

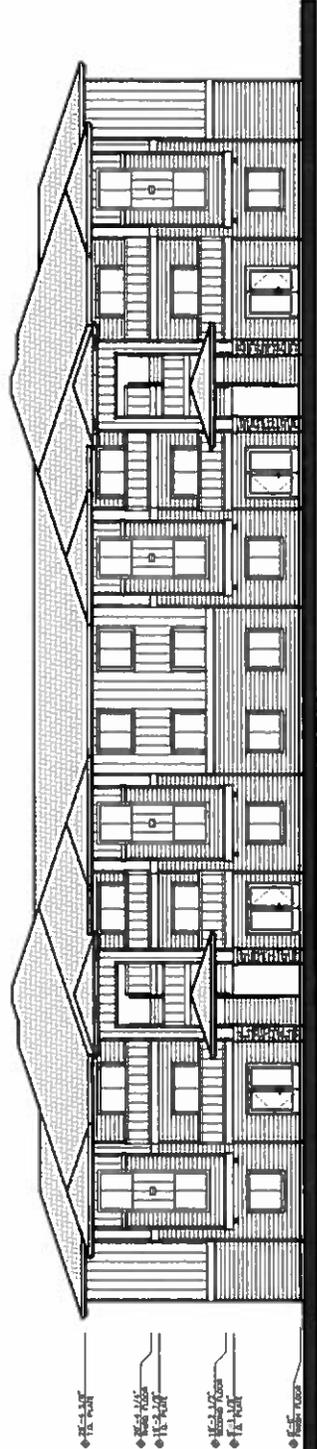


- ◆ 12'-0" PILE

**12-PLEX**  
FRONT ELEVATION



**CLUBHOUSE**  
FRONT ELEVATION



- ◆ 12'-0" PILE

**24-PLEX**  
REAR ELEVATION

**EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"

THIS DRAWING IS THE PROPERTY OF D.E.C. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS DRAWING WITHOUT SPECIFIC WRITTEN PERMISSION OF D.E.C. IS STRICTLY PROHIBITED.

# LAKE HAZEL APARTMENTS

## SAMPLE RENDERING



24- PLEX  
FRONT ELEVATION



**IDAHO DEPARTMENT OF FISH AND GAME**  
SOUTHWEST REGION  
3101 South Powerline Road  
Nampa, Idaho 83686

C.L. "Butch" Otter / Governor  
Virgil Moore / Director

May 9, 2016

Donna Wilson  
KM Engineering, LLP  
9233 West State Street  
Boise, ID 83714  
[dwilson@kmengllp.com](mailto:dwilson@kmengllp.com)

**RE: Conditional Use Permit – Apartment Complex**

Dear Ms. Wilson,

The Idaho Department of Fish and Game (Department) has reviewed your request for an analysis of sensitive plant and wildlife species potentially affected by the development of an apartment complex on 6.6 acres at 6267 S. Maple Grove Rd., Boise, ID and generally located in Section 2, T2N, R1E, Boise Meridian.

Section 8-4E-4 of Ada County Code requires applicants to include a Natural Features Analysis as part of the Conditional Use Permit application. Subsection 8-4E-4D5 states:

**Sensitive Plant and Wildlife Species:** Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (state of Idaho department of fish and game).

The Department has no records of any federally listed threatened or endangered species or critical habitat within or immediately adjacent to the proposed project area, nor do we anticipate such species to be present. Additionally, the Department has no records of any Species of Greatest Conservation Need, nor do we anticipate such species to be present.

Subsection 8-4E-4D8 of the Natural Features Analysis states:

**Impact On Natural Features:** The applicant shall provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

Ada County staff have indicated that wildlife is one component of the natural features of a site. Because the site has been heavily disturbed in the past, the Department does not anticipate significant additional impacts to wildlife resources as a result of the proposed activities.

*Keeping Idaho's Wildlife Heritage*

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-377-3529

**RECEIVED**

**MAY 19 2016**

EXHIBIT 13 1 OF 2  
201600795-ZC-DA-MSP  
Dave Evans Construction

Thank you. Please contact Rick Ward in the Southwest Regional Office at (208)475-2763 or [rick.ward@idfg.idaho.gov](mailto:rick.ward@idfg.idaho.gov) if you have any questions.

Sincerely,



Scott Reinecker  
Southwest Regional Supervisor

SR/rw

ecc: Vecellio/ HQ  
R3 staff  
cc: Gold file



Neal S. Oldemeyer, P.E.  
Director

Boise City Hall  
150 N. Capitol Boulevard

Mailing Address  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone  
208/384-3900

Fax  
208/433-5650

TDD/TTY  
800/377-3529

Web  
www.cityofboise.org

Mayor  
David H. Bieler

City Council  
President  
Maryanne Jordan

Council Pro Tem  
David Eberle

Elaine Clegg  
Lauren McLean  
Ben Quintana  
TJ Thomson

# Public Works



September 24, 2015

Mr. Rob Powell  
Dave Evans Construction  
7761 W. Riverside Dr. Suite 100  
Boise, Idaho 83714

RE: Boise City Sewer Extension Policy within the Area of Impact

Dear Mr. Powell:

I am in receipt of your letter dated September 10, 2015 regarding sewer extensions within the Area of Impact and specifically regarding sewer service to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project located at 6267 S. Maple Grove Road at the intersection of S. Maple Grove and W. Lake Hazel Roads.

As you may be aware, the Boise City Council, at its August 12, 2014 meeting, approved a revised sewer extension policy for properties within the Boise Area of Impact (AOI). They did so after due consideration of the larger scale concerns you raised in your letter. The Council and the Mayor are of the firm belief that it is necessary to change the sewer extension policy to address growth and annexation issues outside the city limits, to encourage the development community to actively assist in establishing annexation pathways and to provide background for growth and annexation discussions with the County Commissioners. A copy of the approved Sewer Extension Policy is attached for your reference.

I have reviewed your request for sewer connection to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project. The proposed project consists of developing two lots, one lot is to be developed into six Multi-Family units and two commercial buildings are proposed to be constructed on the second lot. The current configuration of the property would require a lot line adjustment to create two buildable lots which does not meet the intent of the current Sewer Extension Policy. However, because there is an existing City of Boise owned and operated sewer main located in W. Lake Hazel Road and an existing 8-inch sewer stub extended to the property, the City of Boise will allow the connection to sewer of one parcel of the proposed project. Any additional connections to the City's sewer system will only be allowed after the project property is annexed or the Sewer Extension Policy changes and provided the development meets Council-approved development conditions and has requested annexation.

Thank you for bringing this matter to our attention. Please feel free to contact me or Mike Sheppard at 384-3900, if you have any questions or wish to discuss the issues laid out in your September 10, 2015 letter in further detail.

Sincerely,



John D. Tensen, P.E.  
Boise City Engineer

JDT/cvs

c: David H. Bieter, Mayor  
Amanda Brown, Boise City Council liaison  
Daren Fluke, City Planner  
Doug Strickling, Assistant Boise City Attorney  
Sewer Extension Policy

I:\PWA\Subjects\Sewer\Extension Policy\50th Lake Hazel Multi-Family Mixed Use.docx



20160795 - ZC - DA - MSP - Aerial



Date: 6/30/2016

0 0.025 0.045 0.09 Miles

N

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

Search Results: City Limits

- GARDEN CITY
- KUNA
- MERIDIAN
- BOISE
- EAGLE
- STAR
- Street Names
- Major Streets
- Parks

**Kristy Inselman**

**From:** Kristy Inselman  
**Sent:** Tuesday, May 24, 2016 2:46 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; dfluke@cityofboise.org; sbeecham@cityofboise.org; beggleston@cityofboise.org; ttucker@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; cmiller@compassidaho.org; tfuller@compassidaho.org; msinglet@intgas.com; velta@nyid.org; rgervais@cityofboise.org; rjohnson@cityofboise.org; jangels10@cableone.net; suelynn.d.williams@usps.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; rkinney@republicservices.com; jstuber@republicservices.com; Kristy Inselman  
**Cc:** Kristy Inselman  
**Subject:** Ada County Application Transmittal Notice.

	<b>Ada County Development Services Planning &amp; Zoning Division Transmittal</b>
--	---

<b>File Number:</b> <a href="#">201600795-DA / MSP / ZC</a>	<b>X-Reference:</b> NONE
<b>Description:</b> Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 7/14/2016
<b>Applicant:</b> DAVE EVANS CONSTRUCTION	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 8.876 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/](http://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 6/8/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [kinselmann@adaweb.net](mailto:kinselmann@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  
[kinselmann@adaweb.net](mailto:kinselmann@adaweb.net)  
(208) 287-7998



**ADA COUNTY DEVELOPMENT SERVICES**  
**Planning & Zoning Division Transmittal**

To: BOISE PROJECT BOARD OF CONTROL	Date: 5/24/2016
File Number: 201600795-DA / MSP / ZC	X-Reference: NONE
Description: Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
Reviewing Body: P AND Z	Hearing Date: 7/14/2016
Applicant: DAVE EVANS CONSTRUCTION	P & Z Recommendation:
Property: The property contains 8.876 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/](http://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 6/8/2016. 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 kinselma@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: QWEST	Date: 5/24/2016
File Number: 201600795-DA / MSP / ZC	X-Reference: NONE
Description: Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
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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

QWEST  
 1315 W AMITY RD  
 BOISE ID 83705



ADA COUNTY  
Development Services Department

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

May 25, 2016

Dave Evans Construction  
Attn: Rob Powell  
7761 W. Riverside Dr.  
Boise, ID 83714

RE: PROJECT NO.201600795-ZC-MSP-DA; Dave Evans Construction

Dear Mr. Powell;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning & Zoning Commission on **July 14, 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 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.

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](http://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.

I can be reached at 287-7998 or via email at [kinselmann@adaweb.net](mailto:kinselmann@adaweb.net).

Sincerely,

Handwritten signature of Kristy Inselman in cursive.

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

Cc: Richard J. Murgoitio  
KM Engineering, Tim Mokwa



ADA COUNTY  
Development Services Department

May 25, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **July 14, 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:

**201600795-ZC-MSP-DA, Dave Evans Construction:** A zoning ordinance map amendment, master site plan, and development agreement application to allow for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from Medium Density Residential (R6) to Very High Density Residential (R20) with Community Commercial (C2) near the intersection of Lake Hazel Road and Maple Grove Road to be developed in the future. The applicant is proposing 253-parking stalls as well as access onto both Lake Hazel Road and Maple Grove Road. The property is located at the southwest corner of the Lake Hazel Road and Maple Grove Road intersection at W. Lake Hazel Rd. and contains 8.88 acres; Section 2, T.2N, R.1E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or [kinselman@adaweb.net](mailto: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/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter "**201600795-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](http://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.

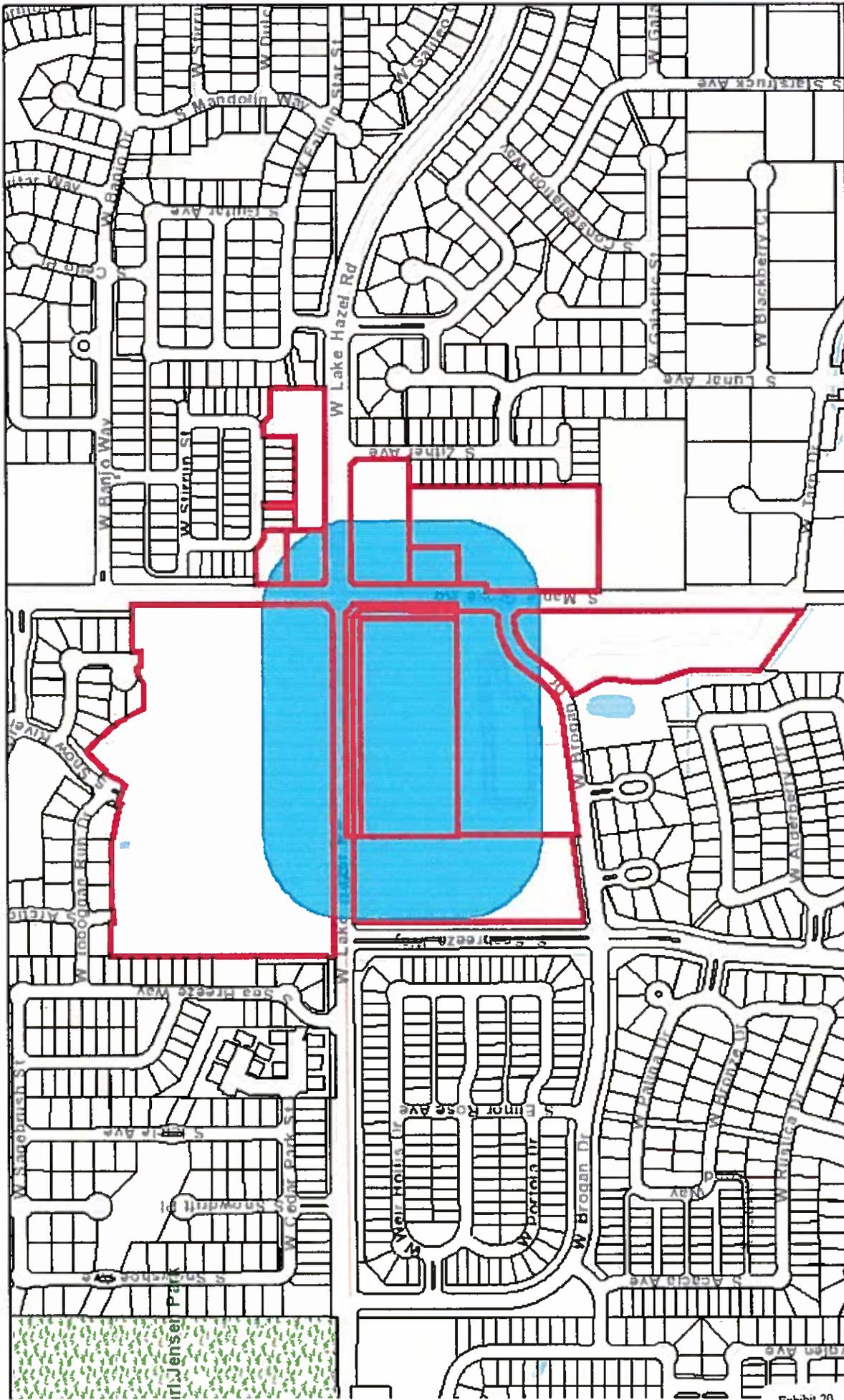
Megan M. Leatherman, MCRP  
Director

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





Date: 5/24/2016

0 0.05 0.1 0.2 Miles

N

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

- Search Results: City Limits
- BOISE
  - EAGLE
  - GARDEN CITY
  - KUNA
  - MERIDIAN
  - STAR
- Parcels
- Parks

PRIMOWNER  
CHARTER POINTE NEIGHBORHOOD ASSOCIATION INC  
CHARTER POINTE VILLAGE 4 PLEX CONDOS HOA INC  
FIDDLER'S GLEN HOMEOWNERS ASSOCIATION  
JAYO HOLDINGS LLC  
LEADER 1993 REVOCABLE TRUST  
MURGOITIO RICHARD J  
SENDERO TOWNHOMES OA INC  
TS SB LLC

ADDCONCAT  
PO BOX 2654  
8919 W ARDENE ST  
2180 W SR 434 STE 5000  
10564 W BUSINESS PARK LN  
8970 W DUCK LAKE DR  
6725 S STAR STRUCK AVE  
8919 W ARDENE ST  
1865 E SENDERO LN

STATCONCAT  
EAGLE, ID 83616-0000  
BOISE, ID 83709-0000  
LONGWOOD, FL 32779-0000  
BOISE, ID 83709-0000  
GARDEN CITY, ID 83714-1814  
BOISE, ID 83709-0000  
BOISE, ID 83709-0000  
BOISE, ID 83712-0000

# MEMORANDUM

---



DATE: 5/27/2016

RE: 201600795-DA/MSP/ZC Evans

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

---

## Summary of Project:

Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.

## Findings and Conditions:

The building division has no objection to the proposed Amendment and Master Site Plan.

## Conclusion:

Approved as submitted

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

[markf@adaweb.net](mailto:markf@adaweb.net)

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

**Date: June 2, 2016**

To: Boise City Planning & Zoning

Re: 201600795-DA-MSP-ZC; W. Lake Hazel Rd.

**CONDITIONS OF APPROVAL**

**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

Sewer service to be provided to the lot containing the multi-family units. See attached City Engineer letter.

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)**

A drainage plan for this development must be submitted and approved by Ada County.

**STREET LIGHT CONDITIONS – TOM MARSHALL (388-4719)**

Street lights are required. Provision shall be made by applicant for a Developer, Owner, or Homeowners' Association to operate and maintain the street lights until annexation by the City of Boise, at which time the City of Boise will take over ownership, operation and maintenance.

As per Idaho Power requirements the lights along the following street frontages must be installed on a metered service. Meter service cabinet location to be in the right-of-way or in a developer designated City Streetlight Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved meter service cabinets.

1. W. Lake Hazel
2. S. Maple Grove

New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

**Mike Sheppard,  
P.E.**

Digitally signed by Mike Sheppard, P.E.  
Date: 2016.06.06 12:20:33 -06'00'

**PUBLIC WORKS REPRESENTATIVE**

**Rob Bousfield**

Digitally signed by Rob Bousfield  
Date: 2016.06.06 12:20:57 -06'00'

**PUBLIC WORKS REPRESENTATIVE**



Neal S. Oldemeyer, P.E.  
Director

Boise City Hall  
150 N. Capital Boulevard

Mailing Address  
P.O. Box 500  
Boise, Idaho 83701-0500

Phone  
208/384-3900

Fax  
208/433-5650

TDD/TTY  
800/377-3529

Web  
www.cityofboise.org

Mayor  
David H. Bieter

City Council  
President  
Maryanne Jordan

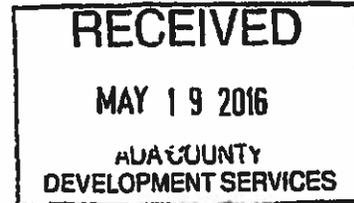
Council Pro Tem  
David Eberle

Elaine Clegg  
Lauren McLean  
Ben Quintana  
TJ Thomson

## Public Works

September 24, 2015

Mr. Rob Powell  
Dave Evans Construction  
7761 W. Riverside Dr. Suite 100  
Boise, Idaho 83714



RE: Boise City Sewer Extension Policy within the Area of Impact

Dear Mr. Powell:

I am in receipt of your letter dated September 10, 2015 regarding sewer extensions within the Area of Impact and specifically regarding sewer service to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project located at 6267 S. Maple Grove Road at the intersection of S. Maple Grove and W. Lake Hazel Roads.

As you may be aware, the Boise City Council, at its August 12, 2014 meeting, approved a revised sewer extension policy for properties within the Boise Area of Impact (AOI). They did so after due consideration of the larger scale concerns you raised in your letter. The Council and the Mayor are of the firm belief that it is necessary to change the sewer extension policy to address growth and annexation issues outside the city limits, to encourage the development community to actively assist in establishing annexation pathways and to provide background for growth and annexation discussions with the County Commissioners. A copy of the approved Sewer Extension Policy is attached for your reference.

I have reviewed your request for sewer connection to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project. The proposed project consists developing of two lots, one lot is to be developed into six Multi-Family units and two commercial buildings are proposed to be constructed on the second lot. The current configuration of the property would require a lot line adjustment to create two buildable lots which does not meet the intent of the current Sewer Extension Policy. However, because there is an existing City of Boise owned and operated sewer main located in W. Lake Hazel Road and an existing 8-inch sewer stub extended to the property, the City of Boise will allow the connection to sewer of one parcel of the proposed project. Any additional connections to the City's sewer system will only be allowed after the project property is annexed or the Sewer Extension Policy changes and provided the development meets Council-approved development conditions and has requested annexation.

Rob Powell, Dave Evans Construction  
September 24, 2015  
Page 2

Thank you for bringing this matter to our attention. Please feel free to contact me or Mike Sheppard at 384-3900, if you have any questions or wish to discuss the issues laid out in your September 10, 2015 letter in further detail.

Sincerely,



John D. Tensen, P.E.  
Boise City Engineer

JDT/cvs

c: David H. Bieler, Mayor  
Amanda Brown, Boise City Council liaison  
Daren Fluke, City Planner  
Doug Strickling, Assistant Boise City Attorney  
Sewer Extension Policy

I:\PWA\Subjects\Sewer\Extension Policy\50th Lake Hazel Multi-Family Mixed Use.docx

- MARK J.
- Mike Sheppard
- BEV M.
- Tom Marshall
- Brian M.
- Terry A.
- Rick C.
- Lori
- Rob B.
- Mike Sheppard
- Lori

       BOISE CITY APPLICATION

ADA COUNTY APPLICATION

APPLICANT: DAVE EVANS CONSTRUCTION

REPRESENTATIVE: ROB POWELL

LOCATION: W. LAKE HAZEL RD.

1. CU, DR, OR PDR NUMBER: 201600795-DA/MSP/ZC
2. SEWER CONDITIONS: See Sewer connection service to be provided to the lot containing the Multi-family units. See City Engineer's letter. Attached  
CUSSS
3. DRAINAGE/STORMWATER REVIEW: DR-7
4. STREET LIGHT CONDITIONS: SL 13, 15, 16, 17  
W LAKE HAZEL & South Maple Grove
5. PERSON MAKING OTHER COMMENTS: \_\_\_\_\_
6. OTHER COMMENTS: \_\_\_\_\_
7. FILE NAME: \_\_\_\_\_

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: June 2, 2016

To: Boise City Planning & Zoning

Re: 201600795-DA-MSP-ZC; W. Lake Hazel Rd.

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**PUBLIC WORKS REPRESENTATIVE**

**Rob Bousfield**

Digitally signed by Rob Bousfield  
Date: 2016.06.06 12:20:57 -06'00'

**PUBLIC WORKS REPRESENTATIVE**



Neal S. Oldemeyer, P.E.  
Director

Boise City Hall  
150 N. Capitol Boulevard

Mailing Address  
P.O. Box 500  
Boise, Idaho 83701-0500

Phone  
208/384-3900

Fax  
208/433-5650

TDD/TTY  
800/377-3529

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

Mayor  
David H. Bieter

City Council  
President  
Maryanne Jordan

Council Pro Tem  
David Eberle

Elaine Clegg  
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TJ Thomson

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September 24, 2015

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RECEIVED

MAY 19 2016

ADA COUNTY  
DEVELOPMENT SERVICES

Rob Powell, Dave Evans Construction  
September 24, 2015  
Page 2

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John D. Tensen, P.E.  
Boise City Engineer

JDT/cvs

c: David H. Bieter, Mayor  
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- Lori

BOISE CITY APPLICATION

ADA COUNTY APPLICATION

APPLICANT: DAVE EVANS CONSTRUCTION

REPRESENTATIVE: ROB POWELL

LOCATION: W. LAKE HAZEL RD.

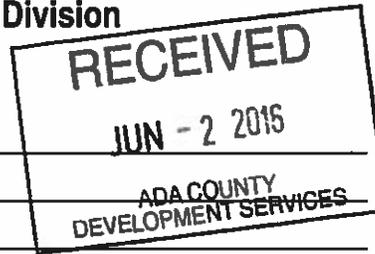
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5. PERSON MAKING OTHER COMMENTS: \_\_\_\_\_
6. OTHER COMMENTS: \_\_\_\_\_
7. FILE NAME: \_\_\_\_\_



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star



Rezone # 201600795 - DA / MSP / ZC

Conditional Use #

Preliminary / Final / Short Plat

Sect. 2

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

14. \_\_\_\_\_

Reviewed By: [Signature]
Date: 5/27/14

# MEMORANDUM

---



**DATE:** June 9, 2016

**RE:** Recommendation Regarding File 20160795MSP/DA/ZC, Lake Hazel Apartments

**TO:** Kristy Inselman, Associate Planner

**FROM:** Angela Gilman, Ada County Engineer

**CC:**

---

Kristy,

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

- Master Application
- Site Plan
- Detailed Letter
- Boise City Public Works Letter

My comments and Conditions of Approval are as follows:

1. A Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11.
2. Provide documentation that all requirements of the local irrigation district have been satisfied.
3. The applicant/engineer of record shall schedule a final inspection with me upon completion of the project.
4. At the conclusion of the approved work, the engineer of record shall submit a letter stating that the work has been executed in compliance with the approved plans.

Please let me know if you have any questions or concerns.

## Kristy Inselman

---

**From:** James Pardy <Jpardy@cityofboise.org>  
**Sent:** Monday, June 20, 2016 10:20 AM  
**To:** Kristy Inselman  
**Cc:** Mike Sheppard  
**Subject:** 201600795-DA-MSP-ZC Conditions of approval - Clarification

Ms. Inselman,

Per our discussion last week you describe the property located at the southwest corner of Maple Grove and Lake Hazel, per the viewpoint of Ada County, as only being comprised of one parcel and not as two parcels. The City of Boise also understands that the owner of the parcel is requesting "split zoning" on this existing parcel.

Based on the above scenario the City of Boise will provide service to the entire parcel regardless of the change in zoning (including the proposed "split zoning" as long as there is no division of land.

The applicant should be made aware that if the intent is to subdivide the parcel in the future the current City's Sewer Extension would not support the subdivision without being annexed into City limits.

The applicant is encouraged to contact the Public Works Department to discuss future plans of the parcel and determine requirements for sewer improvements that will support future subdividing under the scenario of annexation or change in the sewer extension policy.

I hope this provides sufficient clarification to the previous correspondences.

If you have any additional questions please contact me.

Thank you.



Jim Pardy, P.E.

Assistant City Engineer  
Public Works Department

**CITY OF BOISE**

Phone # - 208/384-3907; Fax # - 208/384-3905

E-Mail - [jpardy@cityofboise.org](mailto:jpardy@cityofboise.org)

## Kristy Inselman

---

**From:** Tim Mokwa <TMokwa@kmengllp.com>  
**Sent:** Thursday, June 23, 2016 10:21 AM  
**To:** Kristy Inselman  
**Cc:** Robert P  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family

Hi Kristy, Rob forwarded me your email and asked that I respond to the landscape plan comment. We realize and will certainly comply with the point system for the landscape design. What we had discussed in our pre-app meeting was that we would submit the conceptual landscape plan with the Master Site application and we'd submit the final landscape design (with the Landscape Checklist), complying with the County's point system at the same time we submit the plans for civil review (along with the Drainage Checklist).

Is this ringing a bell?

Thanks Kristy and please let me know if you had a different recollection from our pre-app.

**Tim Mokwa, R.L.A.**  
**KM Engineering, LLP**

---

**From:** Robert P [<mailto:RobertP@devansconstruction.com>]  
**Sent:** Wednesday, June 22, 2016 1:50 PM  
**To:** Tim Mokwa  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family

Tim, what do you think about the third item below?

**ROB POWELL | Architect**  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639.4619  
cell: (208) 830.6576  
fax: (208) 853.1220

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**From:** Kristy Inselman [<mailto:kinselman@adaweb.net>]  
**Sent:** Wednesday, June 22, 2016 1:27 PM  
**To:** Robert P  
**Subject:** Landscape Plan: Lake Hazel Multi-family

Robert,

I am in the process of reviewing the landscape plan/master site plan and need some clarification on a few things:

- Bike Racks. Can you send me a detail on what you are proposing? How many bikes will each rack hold?
- Trash Enclosures. A detail is referenced on the plan (1/A1.0). Can you please send that to me
- Landscape plan. For the shrubs proposed on the perimeter of the site, there is just a bubble crosshatching of where they will be. For me to review the landscape plan, I need to get details on how many shrubs and what

type are being proposed in order to evaluate the point system requirements. Please send an updated showing that information.

- Do you have an elevation of the clubhouse that you could provide. It was also referenced on the site plan, but we did not receive one.

Any help with these items would be greatly appreciated. Thank you.



# Ada County 2025

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**Kristy Inselman**  
*Associate Planner*  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
**(208) 287-7998 office**  
**(208) 287-7909 fax**

## Kristy Inselman

---

**From:** Robert P <RobertP@devansconstruction.com>  
**Sent:** Friday, June 24, 2016 1:47 PM  
**To:** Kristy Inselman  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family  
**Attachments:** Lake Hazel Apartments.pdf; Color Site Plan 2.pdf; Lake Hazel A11.pdf; Lake Hazel A40.pdf

Kristy, attached are the revised drawings. Let me know if you need hard copies.

I've also included a colored rendering of the site plan to be included in the presentation.

Have a great weekend if I don't hear from you.

**ROB POWELL** | *Architect*  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639.4619  
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---

**From:** Robert P  
**Sent:** Friday, June 24, 2016 10:53 AM  
**To:** 'Kristy Inselman'  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family

I assume you'll need hard copies?

**ROB POWELL** | *Architect*  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639.4619  
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**From:** Robert P  
**Sent:** Thursday, June 23, 2016 4:43 PM  
**To:** 'Kristy Inselman'  
**Subject:** RE: Landscape Plan: Lake Hazel Multi-family

Kristy, I will have the info on bike racks and trash enclosures to you tomorrow.

We did include a front elevation of the clubhouse with the front elevation of the apartment buildings, will that work?

**ROB POWELL** | *Architect*  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639.4619

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---

**From:** Kristy Inselman [<mailto:kinselman@adaweb.net>]  
**Sent:** Wednesday, June 22, 2016 1:27 PM  
**To:** Robert P  
**Subject:** Landscape Plan: Lake Hazel Multi-family

Robert,

I am in the process of reviewing the landscape plan/master site plan and need some clarification on a few things:

- Bike Racks. Can you send me a detail on what you are proposing? How many bikes will each rack hold?
- Trash Enclosures. A detail is referenced on the plan (1/A1.0). Can you please send that to me
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- Do you have an elevation of the clubhouse that you could provide. It was also referenced on the site plan, but we did not receive one.

Any help with these items would be greatly appreciated. Thank you.



Kristy Inselman  
*Associate Planner*  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
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(208) 287-7909 fax

June 24, 2016



**DAVE EVANS CONSTRUCTION**  
 7761 W Riverside Dr  
 Boise, ID 83714  
 Office 853-1203 Fax 853-1220  
 www.daveevansconstruction.com

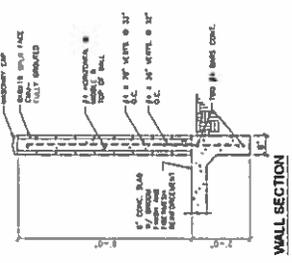
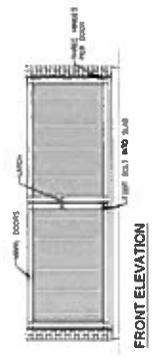
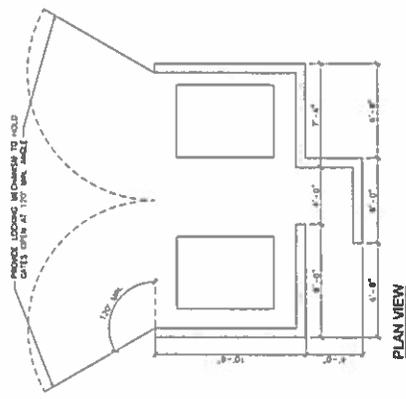
**LAKE HAZEL APARTMENTS**

6267 S MAPLE GROVE RD  
 BOISE, ID 83709

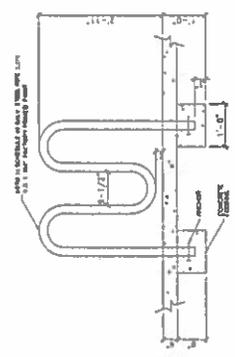
REVISIONS

ARCH. INDEX
A1.0 SITE PLAN
A1.1 SITE DETAILS
A1.2 EXTERIOR ELEVATIONS

**A1.1**  
 SITE DETAILS



**1 DOUBLE DUMPSTER ENCLOSURE**  
 SCALE: N.T.S.



**2 BIKE RACK DETAIL**  
 SCALE: N.T.S.

TIME RECEIVED  
June 27, 2016 12:29:33 PM MDT

REMOTE CSID  
2083441437

DURATION  
34

PAGES  
1

STATUS  
Received

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BOISE PROJECT

PAGE 01/01

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BIG BEND DISTRICT

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

24 June 2016

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

RE: Dave Evans Construction                      201600795-DA/MSP/ZC  
W. Lake Hazel Rd.  
New York Irrigation District                      NY-347-002-00  
Bowler Lateral 32+60  
Sec. 02, T2N, R1E, BM.

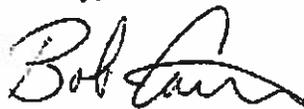
Kristy Inselman, Associate Planner:

There are no Project facilities located on the above-mentioned property; however it does in fact possess a valid water right.

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

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  
Terri Hasson                              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 July 14, 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: 201600646-CU-MSP-FP, JOHN WOOD; Conditional use master site plan and floodplain applications to hold events and classes for a Go Kart Track. The applicant is proposing an 80,100 sq.ft. asphalt track, landscaping, and recycled asphalt parking areas to total 40-spaces. The applicant is also proposing to utilize an existing 1,800 square foot agricultural structure for storage. The number of carts on the track will range from 5-15 carts. The applicant is proposing to operate Wednesday through Sunday, 9am to 8pm. Participants & guests per event/class are estimated from 5-20 and up to 4 volunteers. Restrooms will be provided by porta-potties, and bottled drinking water will be provided for the Go Kart Racers. The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Section 9, T. 5N, R. 1W. Kristy Inselman 287-7998. 201600664-S, RILEY PLANNING SERVICES; A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Rd., Eagle, ID 83616 in Section 32, T. 5N, R. 1E. Brent Danielson 287-7913. 201600795-ZC-DA-MSP, DAVE EVANS CONSTRUCTION; Zoning ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is also seeking to rezone the property from R6 to R20 for the multi-family portion with C2 zoning at the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both W. Lake Hazel Road and S. Maple Grove Road. The property contains 8.876 acres and is located at the southwest corner of W. Lake Hazel Road and S. Maple Grove Road at 6267 S. Maple Grove Rd. Boise, ID 83709 in Section 2, T. 2N, R. 1E. Kristy Inselman 287-7998. 201600840-CU-MSP, CUSTOM STEEL STRUCTURES; Proposed 2,500 square foot storage building, 2,000 square foot covered parking area, and 400 square foot glass showroom for vehicles. The property contains 2 acres and is located at 4471 & 4473 S. Henry Rd., Boise, ID 83709 in Section 30, T. 3N, R. 2E. 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. June 28, 2016 **Publish Dates:** 6/28/2016 -7/12/2016



**Project/File:** Lake Hazel and Maple Grove Apartments/ ADA16-0035/ 201600795-MSP-DA-ZC  
*This is a rezone, master site plan, and development agreement application to allow for the development of 8.8 acre mixed use project consisting of 6.8 acres of multi-family development 120-units, and 2 acres of future commercial development. The site is located at the southwest corner of Lake Hazel and Maple Grove Road in Ada County, Idaho.*

**Lead Agency:** Ada County

**Site address:** 6267 S. Maple Grove Road

**Staff Approval:** June 30, 2016

**Applicant:** Rob Powell  
 Dave Evans Construction  
 7761 W. Riverside Drive  
 Boise, ID 83714

**Representative:** Same as above

**Staff Contact:** Mindy Wallace, AICP  
 Phone: 387-6178  
 E-mail: [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)

## **A. Findings of Fact**

- Description of Application:** The applicant is requesting approval of a rezone, master site plan, and development agreement application to allow for the development of a 120-unit apartment project consisting of 1 to 3 bedroom units and a future commercial development on the hard corner.

This site is located within the City of Boise's Impact Area, the City of Boise's comprehensive plan call for a Neighborhood Activity Center in this location.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Commercial	C-2
South	Multi-family	R-6
East	Commercial/office	C-1/L-O
West	Subdivision common lot	R-6

- Site History:** ACHD has not previously reviewed this site for a development application. .
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- ADA15-0089 for storage units was approved by ACHD on November 9, 2015. This site is located directly east of the site.
5. **Transit:** Transit services are not available to serve this site.
  6. **New Center Lane Miles:** 0
  7. **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.
  8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
    - Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Five Mile to Maple Grove and from Maple Grove to Cole Road between 2022 and 2026.
    - The intersection of Lake Hazel Road and Maple Grove Road is listed in the CIP to be widened to 4-lanes on the north leg, 3-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and signalized between 2022 and 2026. ACHD's Master Street Map (MSM) notes that this intersection is planned for a multi-lane roundabout.

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

1. **Trip Generation:** The residential portion of this development is estimated to generate 790 vehicle trips per day; 70 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lake Hazel Road	810-feet	Principal Arterial	412	Better than "E"	Better than "E"
Maple Grove Road	360-feet	Minor Arterial	77	Better than "D"	Better than "D"

- \* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
- \* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH).
- \* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

3. **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 Maple Grove Road was 5,182 on 3/10/16.
- The average daily traffic count for Maple Grove Road south of Lake Hazel Road was 1,559 on 2/11/16.

## C. Findings for Consideration

### 1. Parking

The applicant has proposed to provide 253 parking stalls to accommodate the residents and guests of the proposed apartment project. Staff is supportive of this proposal, as it exceeds the recommendation of the Institute of *Transportation Engineers (ITE) Parking Generation Manual, 4<sup>th</sup> Edition*, which recommends 232 parking stalls for a 120 unit apartment project.

The public streets in the vicinity of the site are significantly impacted by the existing Charter Pointe Village Apartments located directly south of the site. The Charter Pointe Village Apartments are so under-parked that there typically the parking lot is full with 80 to 90 additional vehicles parked on public streets to accommodate those living in or visiting the apartment complex. Most of the on street parking is occurring on Brogan Drive, a collector roadway and Maple Grove Road, a minor arterial roadway. Parking is typically prohibited on collector and arterial roadways.

To ensure that there is adequate on-site parking for the proposed Lake Hazel/Maple Grove Apartments, ACHD recommends that Ada County require adequate on-site parking, and require cross access and parking agreements with the first phase of the development, which would allow for apartment residents and visitors to park within the parking lots of the future commercial development.

### 2. Lake Hazel/Maple Grove Road Intersection

As noted above the MSM notes that the Lake Hazel/Maple Grove intersection is planned to be constructed as a multi-lane roundabout. To accommodate the construction of the roundabout the applicant should be required to dedicate additional right-of-way at the Lake Hazel/Maple Grove intersection as shown on attachment 3 below.

### 3. Lake Hazel Road

a. **Existing Conditions:** Lake Hazel Road is improved with 2/3-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Lake Hazel Road (25-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 sidewalk 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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**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 72-foot street section within 100-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate right-of-way to total 48-feet from the centerline of Lake Hazel Road abutting the site and to construct a 7-foot wide detached concrete sidewalk abutting the site. The sidewalk is proposed to meander in and out of the right-of-way.
- d. **Staff Comments/Recommendations:** Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 50-feet of right-of-way from the centerline of Lake Hazel Road abutting the site. The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 53-feet from the centerline of Lake Hazel Road abutting the site. The applicant should be required to provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Lake Hazel Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

Parking is prohibited on principal arterial roadways. The applicant should be required to install "NO PARKING" signs on both sides of Lake Hazel Road abutting the site.

#### 4. Maple Grove Road

a. **Existing Conditions:** Maple Grove 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 Maple Grove Road (25-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 Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**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 sidewalk 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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**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 Maple Grove Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to dedicate right-of-way to total 48-feet from the centerline of Maple Grove Road abutting the site and to construct a 7-foot wide detached concrete sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** Consistent with the MSM the applicant should be required to dedicate 37-feet of right-of-way from the centerline of Maple Grove Road abutting the site. The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline to Maple Grove Road abutting the site.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Maple Grove Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

Parking is prohibited on minor arterial roadways. The applicant should be required to install "NO PARKING" signs on both sides of Maple Grove Road abutting the site.

## 5. Driveways

### 5.1 Lake Hazel Road/Maple Grove Road

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

- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

**Driveway Location Policy:** District policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

**Successive Driveways:** District policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 355-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Temporary Access Policy:** District Policy 7202.4.2 identifies a temporary access as that which "is permitted for use until appropriate alternative access becomes available". Temporary access may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant has proposed to construct one 45-foot wide right-in/right-out driveway onto Lake Hazel Road. The driveway is proposed to be restricted to right-in right-out with a pork chop median and is proposed to be located approximately 365-feet west of Maple Grove Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets the spacing requirements for a right-in/right-out driveway onto a principal arterial roadway and should be approved, as proposed.

The driveway should be reduced to a width of 36-feet and be restricted to right-in/right-out only with the installation of a 6" raised median in Lake Hazel Road. The median should begin at Maple Grove Road and extend 75-feet beyond the driveway. Coordinate the location and design of the median with District Development Review staff.

The applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Lake Hazel Road and install pavement tapers with a radius of 30-feet.

## 5.2 Maple Grove Road

- a. **Existing Conditions:** There are no driveways from the site onto Maple Grove Road.
- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor 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 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant has proposed to construct one 30-foot wide full access driveway onto Maple Grove Road located approximately 330-feet south of Lake Hazel Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets the spacing requirements for a right-in/right-out driveway onto a minor arterial roadway however, staff recommends a modification of policy to allow the driveway to be a temporary full access driveway.

Staff recommends a modification of policy to allow a temporary full access driveway onto Maple Grove Road due to the fact that this segment of Maple Grove Road has low traffic volumes and the temporary full access driveway will allow for easier access to westbound Lake Hazel Road. The driveway should be restricted to right-in/right-out only when Maple Grove Road is widened to 3 lanes, the Lake Hazel/Maple Grove intersection is improved, or as conditions warrant, as determined by ACHD.

The applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Maple Grove Road and install pavement tapers with a radius of 30-feet.

## 6. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 7. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## 8. Other Access

Lake Hazel Road is classified as a principal arterial roadway and Maple Grove Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

## **D. Site Specific Conditions of Approval**

1. Dedicate additional right-of-way to accommodate the construction of a multi-lane roundabout at the Lake Hazel/Maple Grove intersection as shown on attachment 3.
2. Dedicate right-of-way to total 50-feet of right-of-way from the centerline Lake Hazel Road abutting the site.
3. Construct a 5-foot wide detached concrete sidewalk located a minimum of 53-feet from the centerline of Lake Hazel Road abutting the site. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way on Lake Hazel Road.
4. Widen the pavement on Lake Hazel Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.
5. Install "NO PARKING" signs on both sides of Lake Hazel Road abutting the site.
6. Dedicate 37-feet of right-of-way from the centerline of Maple Grove Road abutting the site.
7. Construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline to Maple Grove Road abutting the site. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way on Maple Grove Road.
8. Widen the pavement on Maple Grove Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
9. Install "NO PARKING" signs on both sides of Maple Grove Road abutting the site.
10. Construct one 36-foot wide right-in/right-out driveway onto Lake Hazel Road located 365-feet west of Maple Grove Road. Install a 6" raised median in Lake Hazel Road to restrict the driveway to right-in/right-out only. Begin the median at Maple Grove Road and extend it west 75-feet beyond the driveway. Coordinate the location and design of the median with District Development Review staff.
11. Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Lake Hazel Road and install pavement tapers with a radius of 30-feet.
12. Construct one 30-foot wide temporary full access driveway onto Maple Grove Road located 330-feet south of Lake Hazel Road.
13. The temporary full access driveway onto Maple Grove will be restricted to right-in/right-out only when Maple Grove Road is widened to 3 lanes, the Lake Hazel/Maple Grove intersection is improved, or as conditions warrant, as determined by ACHD.
14. Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Maple Grove Road and install pavement tapers with a radius of 30-feet.
15. Other than the access specifically approved with this application, direct lot access is prohibited to Lake Hazel Road and Maple Grove Road.
16. Payment of impacts fees are due prior to issuance of a building permit.
17. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

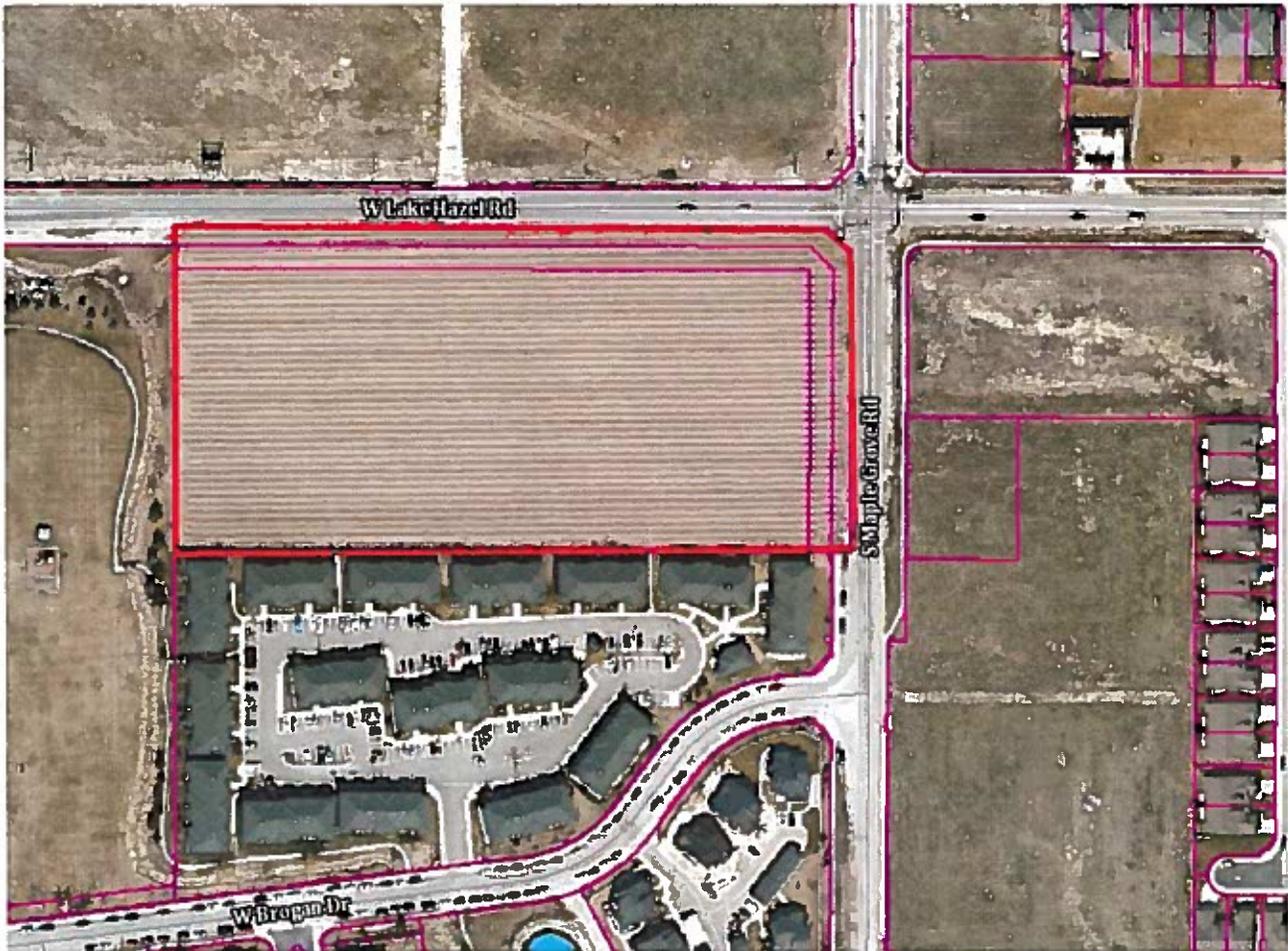
## **F. Conclusions of Law**

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

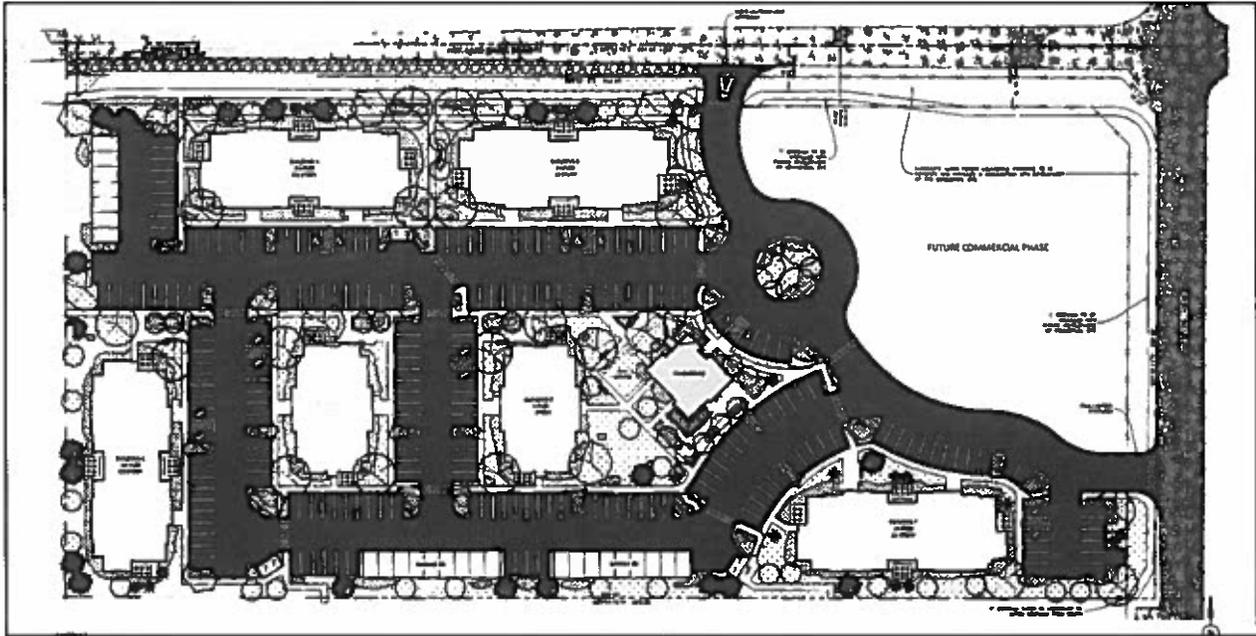
## **G. Attachments**

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

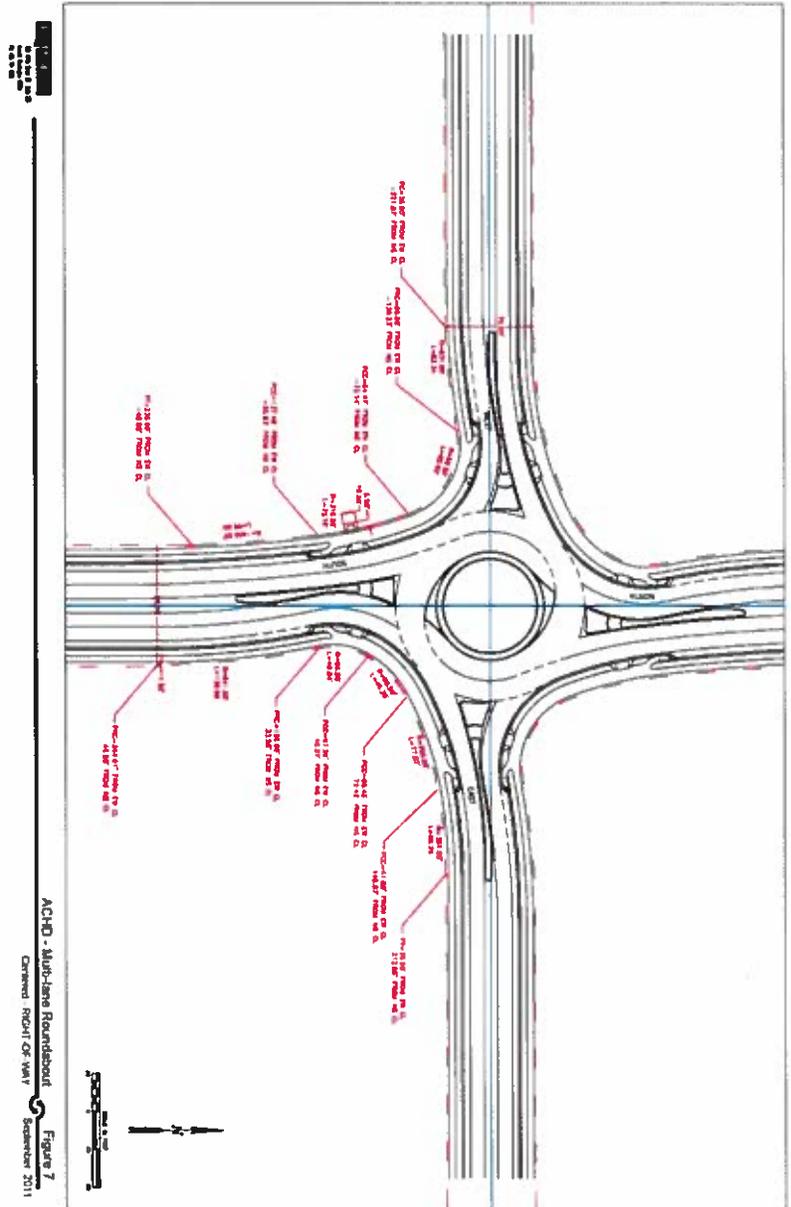
VICINITY MAP



# SITE PLAN



# Multi-lane Roundabout



## 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](http://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.

# 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.

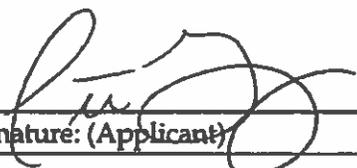
## PROJECT INFORMATION:

Location:	Quarter:	Section: 02	Township: 2N	Range: 1E	Total Acres: 2.236
Project Name: LAKE HAZEL APARTMENTS			Lot:	Block:	
Site Address: 6267 MAPLE GROVE BOISE, ID 83709			Tax Parcel Number(s): 51402110052		
File Number: 201600795-ZC-MSP-DA			Date Posted: 7/1/2016		

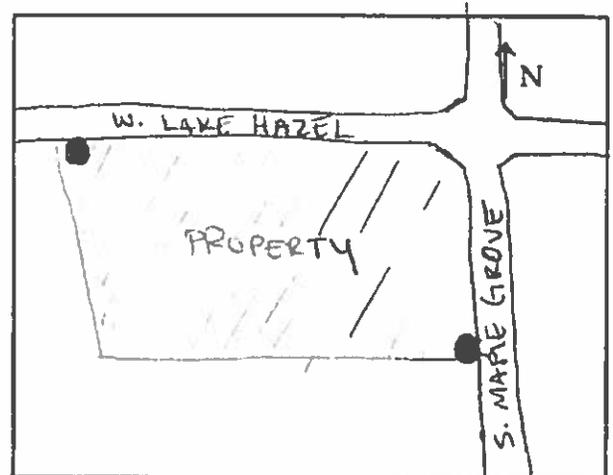
## APPLICANT:

Name: DAVE EVANS CONSTRUCTION  
 Address: 7161 W. RIVERSIDE DR. #100  
 City: BOISE State: ID Zip: 83714  
 Telephone: 853-1203 Fax: 853-1220

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: 7-1-16

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



● = SIGN LOCATION

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



## Kristy Inselman

---

**From:** Tim Mokwa <TMokwa@kmengllp.com>  
**Sent:** Thursday, June 23, 2016 10:21 AM  
**To:** Kristy Inselman  
**Cc:** Robert P  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family

Hi Kristy, Rob forwarded me your email and asked that I respond to the landscape plan comment. We realize and will certainly comply with the point system for the landscape design. What we had discussed in our pre-app meeting was that we would submit the conceptual landscape plan with the Master Site application and we'd submit the final landscape design (with the Landscape Checklist), complying with the County's point system at the same time we submit the plans for civil review (along with the Drainage Checklist).

Is this ringing a bell?

Thanks Kristy and please let me know if you had a different recollection from our pre-app.

Tim Mokwa, R.L.A.  
**KM Engineering, LLP**

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**From:** Robert P [<mailto:RobertP@devansconstruction.com>]  
**Sent:** Wednesday, June 22, 2016 1:50 PM  
**To:** Tim Mokwa  
**Subject:** FW: Landscape Plan: Lake Hazel Multi-family

Tim, what do you think about the third item below?

**ROB POWELL** | *Architect*  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639.4619  
cell: (208) 830.6576  
fax: (208) 853.1220

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**From:** Kristy Inselman [<mailto:kinselman@adaweb.net>]  
**Sent:** Wednesday, June 22, 2016 1:27 PM  
**To:** Robert P  
**Subject:** Landscape Plan: Lake Hazel Multi-family

Robert,

I am in the process of reviewing the landscape plan/master site plan and need some clarification on a few things:

- Bike Racks. Can you send me a detail on what you are proposing? How many bikes will each rack hold?
- Trash Enclosures. A detail is referenced on the plan (1/A1.0). Can you please send that to me
- Landscape plan. For the shrubs proposed on the perimeter of the site, there is just a bubble crosshatching of where they will be. For me to review the landscape plan, I need to get details on how many shrubs and what

type are being proposed in order to evaluate the point system requirements. Please send an updated showing that information.

- Do you have an elevation of the clubhouse that you could provide. It was also referenced on the site plan, but we did not receive one.

Any help with these items would be greatly appreciated. Thank you.



**Kristy Inselman**  
*Associate Planner*  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
**(208) 287-7998 office**  
**(208) 287-7909 fax**

## Kristy Inselman

---

**From:** Robert P <RobertP@devansconstruction.com>  
**Sent:** Monday, July 11, 2016 3:11 PM  
**To:** Kristy Inselman  
**Cc:** Tim Mokwa (tmokwa@kmengllp.com)  
**Subject:** RE: Staff Report/Exhibits & Findings

Good afternoon Kristy, I'm taking this opportunity to respond to the Staff Report, Findings, Conclusions and Conditions for our Lake Hazel project.

Generally speaking we see the report and findings as a favorable response to our applications and look forward to the project progressing to the next steps. There are a few items and details I'd like to address however.

- **Concerning staff's recommendation to deny the request for C2 at the corner of the intersection** – Is there not a way to grant the zoning and still include a provision in the Conditions or the Development Agreement that requires the future use to go thru a conditional use or other application requiring approval from the Commission? At this point we know that part will be developed as commercial in the future, although the city's current policy on sewer service and subdivision may not allow for immediate development. It seems unreasonable and time consuming to have to go all the way back thru to the board when that could be handled with the P&Z Commission, particularly since the proposed commercial use (C2) is in compliance with the adopted comprehensive plan's recommendation. I'd love to know your comments.
- **Condition 2 - Concerning the condition requiring (4) additional parking stalls** - We intend to present an alternative plan at the hearing including the use of compact parking stalls.
- **Condition 3 – Concerning the compliance to 8-4E-4-A and the staggering or reversing of plans** – Buildings A & B have been flipped to alternate the facades facing the street to the north and the parking to the south. It's difficult to detect, but the unit types along each side is different and creates a shorter façade on one side. We feel this is enough to provide a variation in "the outward appearance of the structures". In addition, we expect to provide subtle differences in the colors of each building and feel this could further vary the appearance.
- **Condition 5 – Concerning the inspection for zoning compliance** – Because of the scale of the project and schedule for each building, the apartment buildings will be completed at different times. The owner and operator of the project will be able to rent out units within the first completed buildings long before completion of the last buildings. Is there a way for the county to accommodate this with regard to the inspection and certificates of occupancy? It would seem appropriate to require the utility and site work, and clubhouse to be completed along with the first completed residential building.
- **Condition 6 – Concerning the Landscape Plan** - Lastly, as discussed at our pre-application conference and in subsequent email coordination, it has been our intent all along to submit the final landscape (with the required checklist) showing compliance with the County's landscape point system, along with the final permit plans. Therefore, we have no concerns over making this a condition of approval for the Master Site Plan/Rezone applications.

Please let me know your thoughts on the above items.

Thank you.

**ROB POWELL | Architect**  
**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr. Suite 100  
Boise, ID 83714  
office: (208) 639 4619  
cell: (208) 830.6576  
fax: (208) 853 1220

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**From:** Kristy Inselman [<mailto:kinselman@adaweb.net>]  
**Sent:** Tuesday, July 05, 2016 1:04 PM  
**To:** Robert P; Tim Mokwa  
**Subject:** Staff Report/Exhibits & Findings

Robert/Tim,

Attached please find the staff report with exhibits and findings for the multi-family development and rezone for the property at the corner of Lake Hazel Road and Maple Grove Road. A hard copy will go out in the mail today.

Please let me know if you have any questions. Thank you.



**Kristy Inselman**  
*Associate Planner*  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7998 *office*  
(208) 287-7909 *fax*



July 14, 2016



7201 W. Riverbend Dr.  
Boise, ID 83714  
www.daveevansconstruction.com  
Office 855-1203 Fax 855-1220

LAKE HAZEL APARTMENTS

6267 S MAPLE GROVE RD  
BOISE, ID 83709

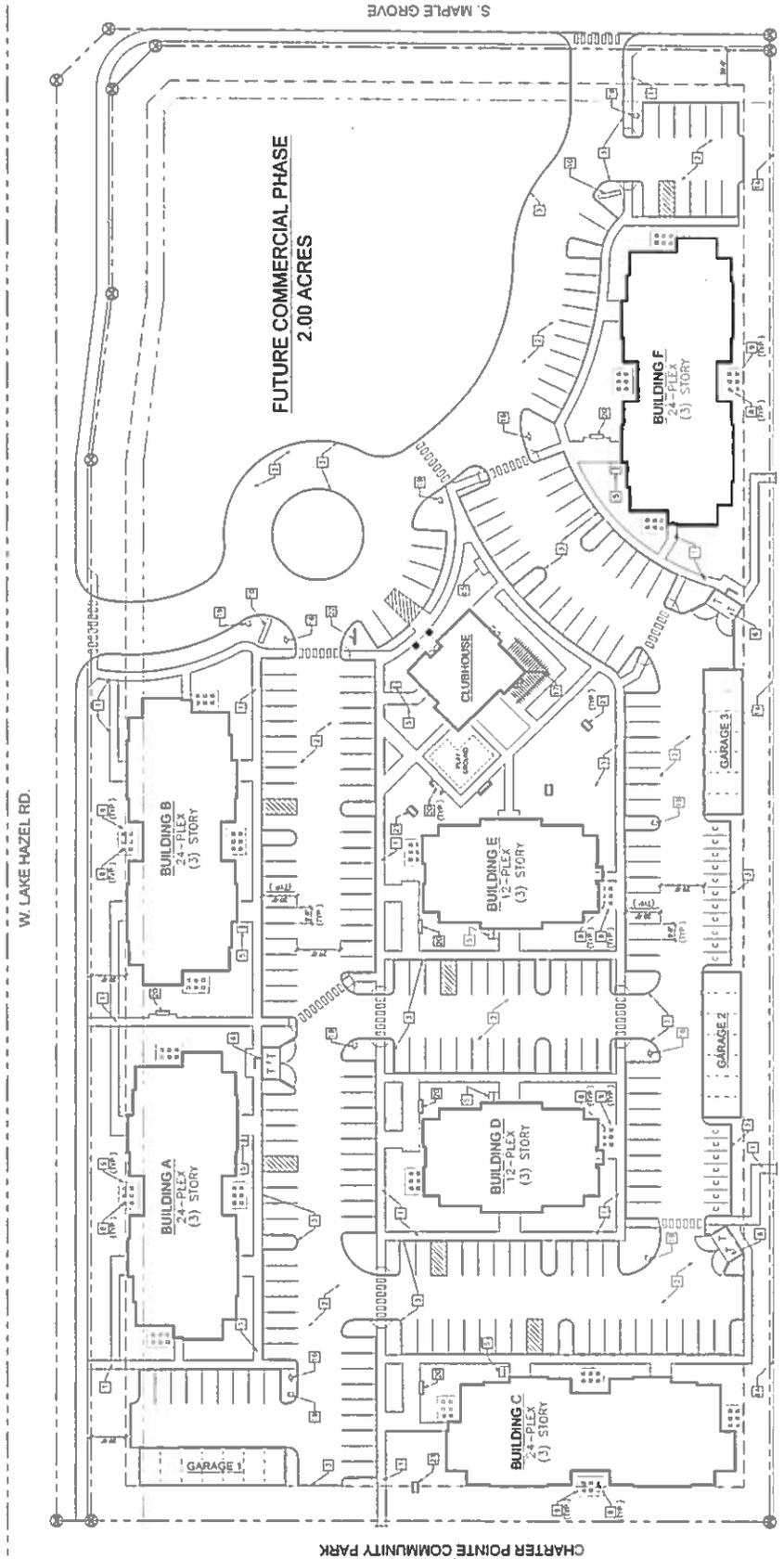
REVISIONS

**A1.0**  
SITE PLAN

**BUILDING & SITE PROPERTIES**

BUILDING	STORIES	AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	3	29,400																									
2	3	29,400																									
3	3	29,400																									
4	3	29,400																									
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27	3	29,400																									
28	3	29,400																									
29	3	29,400																									
30	3	29,400																									
TOTAL		14,700																									

- KEY NOTES**
- 1" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 2" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 3" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 4" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 5" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 6" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
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  - 9" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
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  - 20" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 21" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
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  - 23" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
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  - 27" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 28" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 29" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.
  - 30" CONCRETE VERTICAL JOINTS - CONCRETE JOINTS, 8" F. 1" CONCRETE JOINTS PER FLOOR IS 2'-0" MAX. D.C. - SEE ARCH. PLAN - SEE PLAN.

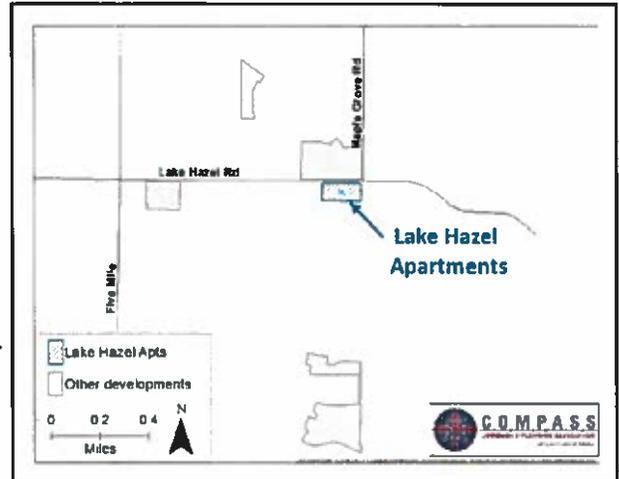


**SITE PLAN**  
SCALE: 1" = 30'-0"

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# Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click to view an enlarged map](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** Lake Hazel Apartments - 120 residential units on 6.8 acres, with 2 acres of commercial

**Summary:** Located to the southwest of the intersection of Maple Grove Rd and Lake Hazel Rd, the proposed development is in the proximity of 3 other active developments. These other developments are anticipated to add a net total of 183 residential units and no commercial use. The proposal supports 11 CIM 2040 checklist items and does not support 12 CIM2040 checklist items.

## Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown       Employment Center       Existing Neighborhood       Foothills  
 Future Neighborhood       Mixed Use       Prime Farmland       Rural  
 Small Town       Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

## Neighborhood (Transportation Analysis Zone) Demographics

TAZ: 262

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
881	174	1,001	204*	1,171	192

\*employment estimated using standard 15 employees per acre

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

## Area (Adjacent Transportation Analysis Zone) Demographics

TAZs: 252, 254, 263, 282, 286, 289, 293, 294

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
3,363	521	3,666	551*	4,211	760

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

[www.compassidaho.org](http://www.compassidaho.org)

Email: [info@compassidaho.org](mailto:info@compassidaho.org)

Telephone: (208) 475-2239



**COMPASS**

COMMUNITY PLANNING ASSOCIATION

of Southwest Idaho

Exhibit 35 1 OF 7

201600795-2C-DA-MSP

Dave Evans Construction

# Communities in Motion 2040 Development Checklist

## Transportation

- Attached  N/A An Area of Influence Travel Demand Model Run is attached.  
 Yes  No  N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

### Comments:

- Yes  No  N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: The site plan does not appear to conflict with any techniques of the toolkit.

- Yes  No  N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: Future public transportation services are proposed on Maple Grove Rd. See Valleyconnect for details.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached  N/A Complete Streets LOS scorecard is attached.  
 Yes  No  N/A The proposal maintains or improves current automobile LOS.  
 Yes  No  N/A The proposal maintains or improves current bicycle LOS.  
 Yes  No  N/A The proposal maintains or improves current pedestrian LOS.  
 Yes  No  N/A The proposal maintains or improves current transit LOS.  
  
 Yes  No  N/A The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes  No  N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)  
 Yes  No  N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)  
 Yes  No  N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)  
 Yes  No  N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

## Community Infrastructure

- Yes  No  N/A The proposal is infill development. (**Goals 4.1, 4.2**)  
 Yes  No  N/A The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)  
 Yes  No  N/A The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

## Health

- Yes  No  N/A The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)  
 Yes  No  N/A The proposal is within 1/4 mile of a public school. (**Goal 5.1**)  
 Yes  No  N/A The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)  
 Yes  No  N/A The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

## Economic Development

- Yes  No  N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)  
 Yes  No  N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

## Open Space

- Yes  No  N/A The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)  
 Yes  No  N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

## Farmland

- Yes  No  N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)  
 Yes  No  N/A The proposal is outside prime farmland. (**Goal 8.2**)

## Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

Street	Mode	Existing	With bicycle lane and detached sidewalk
		Link LOS	Link LOS
Lake Hazel Road	Transit	F	F
	Bike	E	B
	Ped	E	C
Maple Grove Road	Transit	F	F
	Bike	B	A
	Ped	D	A
Highway Capacity Manual 2010 Methodologies			

**Walkscore: 27 Car Dependent.** Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

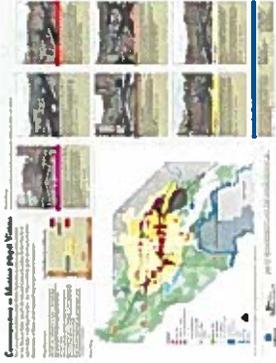
### Additional Comments:

The Ada County Highway District Livable Street Design Guide indicates that this section of Lake Hazel Road is a "Residential Mobility Arterial." This typology would encourage a bicycle lane and detached sidewalk. Maple Grove Road in this section is a "Residential Arterial." This typology would encourage a bicycle lane and detached sidewalk.

More information on  
COMPASS and  
*Communities in Motion*  
2040 can be found at:  
[www.compassidahoh.org](http://www.compassidahoh.org)



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho



# Communities in Motion 2040 Checklist User Guide

**C**ommunity Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

**C**IM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

**H**ighlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

**Y**es and no answers to each of the 8 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#).

**Q**R Codes (or Quick Response Codes) can be scanned with a personal electronic device, such as a cell phone or tablet, top open web page. The QR code on the CIM 2040 and development checklist will take the user to the COMPASS home page [www.compassidaho.org](http://www.compassidaho.org).

## Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether local development is consistent with the goal of *Communities in Motion 2040* (CIM 2040). The goal of *Communities in Motion 2040* is to create a vibrant, healthy, and secure region for the next 40 years. The goal is to create a vibrant, healthy, and secure region for the next 40 years. The goal is to create a vibrant, healthy, and secure region for the next 40 years.

### MAP

**L**ocation map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functionally street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

**C**IM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

**M**ajor Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

**T**raffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact on the broader area. More information about the regional travel demand model can be found [here](#).

**C**OMPASS staff welcome the opportunity to discuss *Communities in Motion*, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).

Name of Developments: \_\_\_\_\_  
 Summary: \_\_\_\_\_

- Land Use
- Downtown
  - Employment Center
  - Mixed Use
  - Future Neighborhood
  - Small Town
  - Footballs
  - Prime Farmland
  - Rural

Yes  No  N/A This proposal is within a CIM 2040 Major Activity Center. (Goal 2.1)

Neighborhood (Transportation Analysis Zone) Demographics

Existing	Existing + Proposed	2040 Forecast
Households	Households	Households
Jobs	Jobs	Jobs

Yes  No  N/A The number of job and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing	Existing + Proposed	2040 Forecast
Households	Households	Households
Jobs	Jobs	Jobs

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1)



More information on COMPASS and Communities in Motion 2040 can be found at:  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239

# Communities in Motion 2040 Checklist User Guide

**A**rea of Influence travel demand model runs summarize the impact of the proposed development on the transportation network. More information on the travel demand model can be found [here](#).

**C**omplete Streets Level of Service (CSLOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) according to those modes. COMPASS conducts CSLOS analysis for developments on arterial roads when a traffic impact study is provided. A separate CSLOS worksheet will be provided as applicable. More information on the Complete Streets can be found [here](#).

**A**"location affordability portal" has been developed to determine housing and transportation costs. On average, in Ada and Canyon Counties, 26% of household income is spent on transportation. Developing in areas with existing employment and services will enable households to save on transportation costs. Developing in areas with employment and services will enable households to save. More information on the location affordability portal is available [here](#).

**I**nfill development is using land within already developed areas and meets the following criteria:

- At least 1 job per acre within 1 mile of the development
- Within city limits (or enclave)
- Within 1/4 mile of at least one of the following: public school, public park, transit stop, or retail center.

More information on infill can be found [here](#).

**P**rime Farmland areas were designated in the CIM 2040 Vision as areas to preserve to enable agricultural production. While not all farmland will be able to be preserved over the next three decades, areas with prime soils and robust urban infrastructure are key candidates for preservation. More information about the CIM 2040

## Communities in Motion 2040 Development Checklist

Transparency	Area of Influence	Travel Demand Model	Complete Streets	Location Affordability	Walkscore	Community Infrastructure	Health	Economic Development	Open Space	Farmland
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No	No	No	No	No
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**T**he Regional Transportation Improvement Program (TIP) is a short-range (3-5 year) capital improvement program (budget) of transportation projects consistent with federal regulations and area policies and strategies. The TIP lists all projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant. The TIP represents the transportation improvement priorities of the region and is required by federal law. Relevant projects include those that improve capacity or function of road; studies are not included. More information on the TIP can be found [here](#).

**V**alley Regional Transit's Bus Stop Location and Transit Amenities Development Guidelines help in designing and placing transit facilities/amenities. These guidelines are to be considered in within the context of the overall location and project. More information about the guidelines can be found [here](#).

**W**alkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent." More information on the Walkscore can be found [here](#).

**C**ompact housing, in certain locations, can be an effective way to reduce housing burdens; promote walking, biking, and transit use; reduce infrastructure costs; and preserve valuable prime farmland. Examples of successful compact housing projects in the region can be found [here](#).

**W**hile individuals differ, most studies indicate that people are willing to walk up to 1/4 mile for transit, parks, schools, and grocery stores. After that walk distance, most travel is made by motorized vehicles. A map highlighting walkability to key landmarks is found [here](#).

**P**rime farmland is defined as having irrigable soils and water rights. More information on the farmland preservation can be found [here](#).



### Communities in Motion is the regional long-range transportation plan for Ada and Canyon Counties.

- It offers a vision that addresses:
- How Land use affects transportation
  - How investments in transportation influences growth
  - What the transportation system is supposed to achieve
  - How transportation projects are selected
  - How transportation projects serve regional needs

It is based on:

**Communities:** Providing options for safe access and expanded mobility choices in a cost-effective manner in the region.

**Coordination:** Achieving better inter-jurisdictional coordination of transportation and land use planning.

**Environment:** Minimizing transportation impacts to people, cultural resources, and the environment.

**Information:** Coordinating data gathering and dispersing better information.

The complete **Communities in Motion 2040** plan is available online at [www.compassidaho.org](http://www.compassidaho.org).

### Vision Benefits

**Economic Development:** A 6% increase in composite population near downtowns and other activity centers. Growth in these areas is typically more sustainable than other locations due to the proximity of features.

**Housing:** Growth in areas with transportation and other infrastructure improve overall affordability by locating housing near transit routes, employment centers, and basic services.

**Land Use:** Better job-housing balance reduces traffic, improves air quality, and increases discretionary time.

**Transportation:** Strong transportation infrastructure and services promote economic development and quality of life.

**Open Space:** Access to parks and open space enables citizens to enjoy the natural beauty of the region.

**Health:** More transportation options and development near services enables physical activity and improves air quality.

**Farm/Land:** Almost 60% of farmland can be preserved by developing infill sites and other non-farm areas. This will increase agricultural economic value in the area and preserve food security.

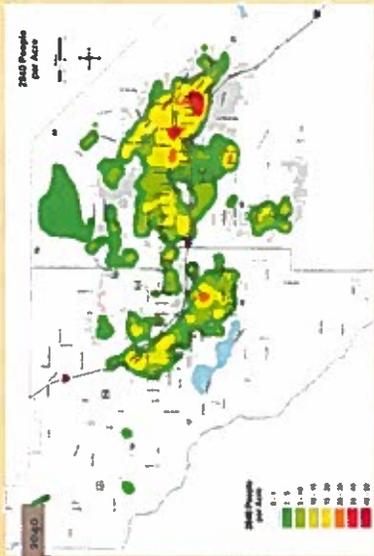
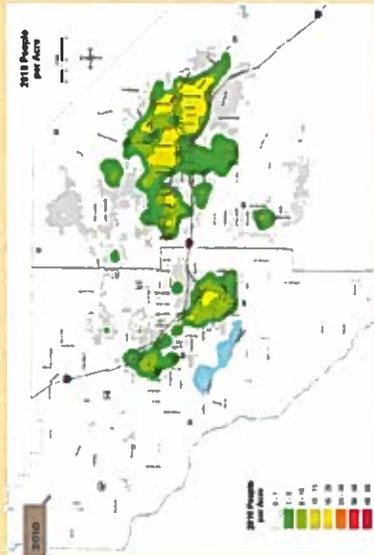
**Community Infrastructure:** Development in or nearby areas served by infrastructure reduces infrastructure costs and can save municipalities millions of maintenance and operations dollars.

### Vision Demographics

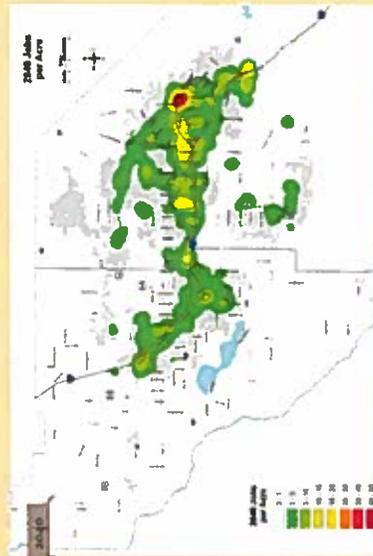
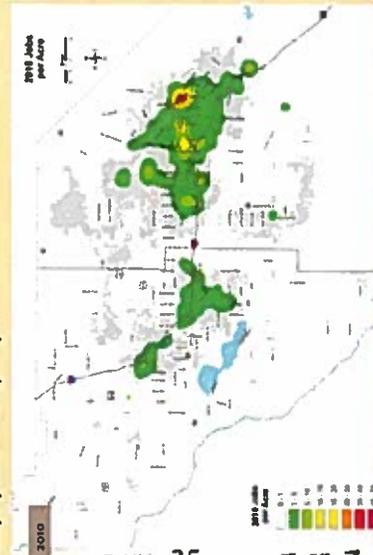
City/Area of Impact	2000	2020	2040	2060	2080	Jobs
Ada	111,347	141,534	172,593	204,520	244,520	596,035
East	33,322	43,897	54,445	65,498	76,498	178,976
Garden City	4,949	7,049	9,149	11,249	13,349	31,819
Kona	15,329	20,329	25,329	30,329	35,329	86,770
Mendon	93,286	123,286	153,286	183,286	213,286	529,417
Star	8,417	11,417	14,417	17,417	20,417	49,077
Ada County (outside area of impact)	174,146	224,146	274,146	324,146	374,146	924,146
Ada County Total	392,395	518,395	644,395	770,395	896,395	2,196,395
Collier	12,144	16,144	20,144	24,144	28,144	68,519
Greenleaf	2,144	3,144	4,144	5,144	6,144	15,368
Malbo	845	1,145	1,445	1,745	2,045	5,118
Malden	10,144	13,144	16,144	19,144	22,144	55,519
Home	26,173	34,173	42,173	50,173	58,173	146,819
Home	14	19	24	29	34	86
Home	2,144	3,144	4,144	5,144	6,144	15,368
Wilden	1,144	1,544	1,944	2,344	2,744	6,819
Canyon County (outside area of impact)	21,534	28,534	35,534	42,534	49,534	124,146
Canyon County Total	100,813	133,813	166,813	199,813	232,813	586,813
Total Region	593,208	752,208	911,208	1,070,208	1,229,208	3,193,208

Note: Cells may vary from those due to rounding errors or impact.

### Population Density Maps



### Employment Density Maps



2040 maps show the baseline conditions used to develop the Communities in Motion 2040 Vision. These maps are based on the 2000 census counts and 2000 Idaho Department of Labor employment data.

The above maps show the generation of density when the Communities in Motion 2040 Vision is implemented.

Baseline is the reproduction of local land use (morphology) jobs. It includes COMPASS to consider long-range corridor projects and is not constrained by the 2040 population forecast adopted by the COMPASS Board. It is an official forecast for a quality community.



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

July 18, 2016

Dave Evans Construction  
Attn: Rob Powell  
7761 W. Riverside Dr.  
Boise, ID 83714

RE: **Project No. 201600795-ZC-DA-MSP; Dave Evans Construction**

Dear Applicant:

This is to notify you of the action taken by the Ada County Planning and Zoning Commission on the application referenced above.

The Commission voted at their July 14, 2016, public hearing to recommend approval of the proposed zoning ordinance map amendment to Very High Density Residential (R20) District with development agreement and Master Site Plan application subject to the Conditions of Approval attached to Findings of Fact, Conclusions of Law to the Board of Ada County Commissioners. The Commission reached this determination based on the Findings of Fact and Conclusions of Law.

The Commission voted at their July 14, 2016, public hearing to recommend denial of the proposed zoning ordinance map amendment to Community Commercial (C2) District to the Board of Ada County Commissioners. The Commission reached this determination based on the Findings of Fact and Conclusions of Law.

The Board will hold a public hearing on **September 14, 2016**, at 6:00 p.m., in the Commissioners Main Hearing Room #1235, 200 W Front Street. You or your designated representative must be present or no action may be taken.

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.

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.

The sign is required to be posted ten (10) days in advance of the hearing. 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 certification form is available to download on our

website at [www.adaweb.net/DevelopmentServices](http://www.adaweb.net/DevelopmentServices). The sign is required to be taken down no later than three (3) days after the final decision.

If you have any further questions, please feel free to contact me at 287-7998 or via email at [kinselmann@adaweb.net](mailto:kinselmann@adaweb.net).

Sincerely yours,



Kristy Inselman

Associate Planner

Ada County Development Services, Planning & Zoning Division

Enclosure

Cc: KM Engineering, Tim Mokwa  
Richard Murgoitio

**Kristy Inselman**

**From:** Kristy Inselman  
**Sent:** Thursday, July 28, 2016 10:09 AM  
**To:** chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; john.lee@unitedwater.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dfluke@cityofboise.org; sbeecham@cityofboise.org; beggleston@cityofboise.org; ttucker@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; cmiller@compassidaho.org; msinglet@intgas.com; velta@nyid.org; rgervais@cityofboise.org; rjohnson@cityofboise.org; suelynn.d.williams@usps.gov; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; Angela Gilman; Jean Schaffer; 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**

<b>File Number:</b> <a href="#">201600795-DA / MSP / ZC</a>	<b>X-Reference:</b> NONE
<b>Description:</b> Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
<b>Reviewing Body:</b> BOCC	<b>Hearing Date:</b> 9/14/2016
<b>Applicant:</b> DAVE EVANS CONSTRUCTION	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 8.876 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/](http://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 8/12/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [kinselmann@adaweb.net](mailto:kinselmann@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  
[kinselmann@adaweb.net](mailto:kinselmann@adaweb.net)  
(208) 287-7998



**ADA COUNTY DEVELOPMENT SERVICES**  
**Planning & Zoning Division Transmittal**

To: BOISE PROJECT BOARD OF CONTROL	Date: 7/28/2016
File Number: 201600795-DA / MSP / ZC	X-Reference: NONE
Description: Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
Reviewing Body: BOCC	Hearing Date: 9/14/2016
Applicant: DAVE EVANS CONSTRUCTION	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.876 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/](http://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 8/12/2016. 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 kinselma@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: QWEST	Date: 7/28/2016
File Number: 201600795-DA / MSP / ZC	X-Reference: NONE
Description: Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road.	
Reviewing Body: BOCC	Hearing Date: 9/14/2016
Applicant: DAVE EVANS CONSTRUCTION	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.876 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/](http://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 8/12/2016. 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 kinselma@adaweb.net  
 200 W Front Street, Boise ID 83702

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

QWEST  
 1315 W AMITY RD  
 BOISE ID 83705



ADA COUNTY  
Development Services Department

July 28, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **September 14, 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:

**201600795-ZC-MSP-DA, Dave Evans Construction:** A zoning ordinance map amendment, master site plan, and development agreement application to allow for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from Medium Density Residential (R6) to Very High Density Residential (R20) with Community Commercial (C2) near the intersection of Lake Hazel Road and Maple Grove Road to be developed in the future. The applicant is proposing 253-parking stalls as well as access onto both Lake Hazel Road and Maple Grove Road. The property is located at the southwest corner of the Lake Hazel Road and Maple Grove Road intersection at W. Lake Hazel Rd. and contains 8.88 acres; Section 2, T.2N, R.1E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or [kinselman@adaweb.net](mailto: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/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter "**201600795-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](http://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.

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](http://www.adacounty.id.gov)

Department Divisions  
Building  
Engineering & Surveying  
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Planning & Zoning

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





CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

RECEIVED  
AUG 02 2015  
ADA COUNTY  
DEVELOPMENT SERVICES

Return to:

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

Rezone # 201600795 - DA/MSP/ZC

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

Preliminary / Final / Short Plat \_\_\_\_\_

sect 2

- 1. We have No Objections to this Proposal. - to MSP or ZC
- 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:

*Rowland*

Date: 7/29/16

**DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT  
OF THE PROPERTY KNOWN AS LAKE HAZEL APARTMENTS**

THIS DEVELOPMENT AGREEMENT (hereinafter "Agreement") is entered into 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 RICHARD J. MURGOITIO, 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 A 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 Project No. 201600798-MSP-DA-ZC in the Ada County Office of Development Services (the "Application), are an essential inducement to the Board of Ada County Commissioners ("Board") to approve the rezone, provided however, that all of the Developer'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 B; and

**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 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 # \_\_\_\_\_, 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 Project No. 201600798-MSP-DA-ZC, 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 B. 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 may elect to terminate this Agreement pursuant to Section 3.5.

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, with the County's written agreement, 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.

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, 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 Owner 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.

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.

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.

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.

## **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, Notice shall be deemed to have been given and received on actual receipt by the addressee. If personally delivered, 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(s), to:

Richard J. Murgoitio  
6725 S. Starstruck Ave.  
Boise, ID 83709  
Telephone: 208-362-1959

## **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 – Legal Description entitled “Legal Description for Rezone to R20” bearing the signature of Aaron L. Ballard and dated May 11, 2016 (3 pages)

Exhibit B – Conditions of Approval (3 pages)

Exhibit C – Site Plan, entitled “Lake Hazel Apartments” and dated May 4, 2016 (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's 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 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.

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(s) and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County and the Owner's 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.

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.



**EXHIBIT A**

**LEGAL DESCRIPTION FOR REZONE TO R20**

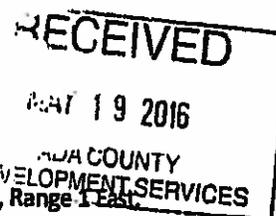
(3 pages – attached)



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

May 11, 2016  
Project No.: 16-008

**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO R20**



A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the northeast corner of said Section 2, which bears S89°52'16"E a distance of 2,672.14 feet from an aluminum cap marking the north 1/4 corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, N89°52'16"W a distance of 318.94 feet to the **POINT OF BEGINNING.**

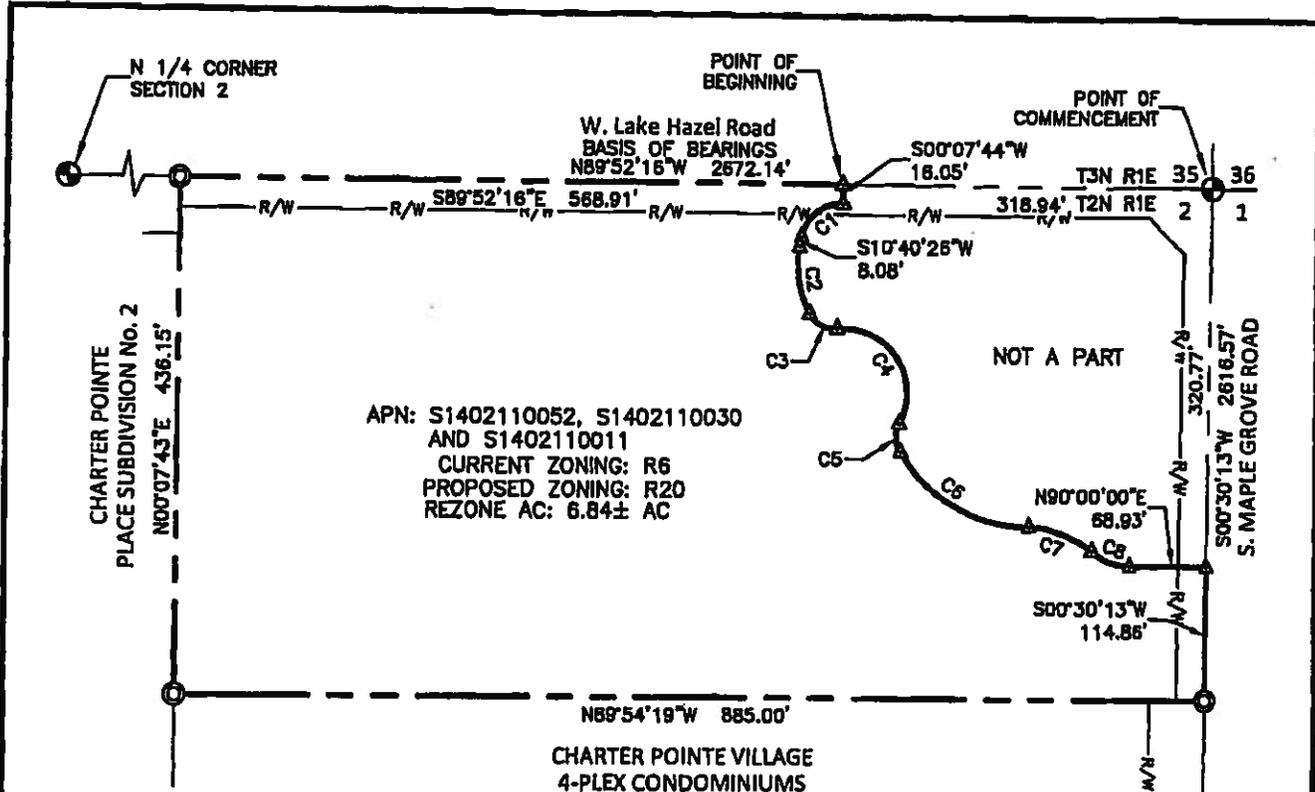
Thence leaving said northerly line, S00°07'44"W a distance of 16.05 feet to a point;  
Thence 48.85 feet along the arc of a circular curve to the left, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of S50°39'41"W and a chord distance of 44.98 feet to a point;  
Thence S10°40'26"W a distance of 8.08 feet to a point;  
Thence 58.41 feet along the arc of a circular curve to the left, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of S09°11'46"E and a chord distance of 57.24 feet to a point;  
Thence 28.16 feet along the arc of a compound curve to the left, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of S61°59'39"E and a chord distance of 26.64 feet to a point;  
Thence 117.17 feet along the arc of a reverse curve to the right, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of S33°19'44"E and a chord distance of 95.88 feet to a point;  
Thence 25.45 feet along the arc of a reverse curve to the left, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of S02°45'49"E and a chord distance of 24.23 feet to a point;  
Thence 133.07 feet along the arc of a compound curve to the left, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of S60°34'54"E and a chord distance of 127.16 feet to a point;  
Thence 58.52 feet along the arc of a reverse curve to the right, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of S69°09'03"E and a chord distance of 57.33 feet to a point;  
Thence 35.82 feet along the arc of a reverse curve to the left, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of S68°36'44"E and a chord distance of 35.09 feet to a point;  
Thence N90°00'00"E a distance of 68.93 feet to a point on the easterly line of said NE 1/4;  
Thence following said easterly line S00°30'13"W a distance of 114.86 feet to a found 5/8-inch rebar;  
Thence leaving said easterly line and following the northerly line of Charter Pointe Village 4-Plex Condominiums, N89°54'19"W a distance of 885.00 feet to a found 5/8-inch rebar;  
Thence leaving said northerly line and following the easterly line of Charter Pointe Place Subdivision No. 2, N00°07'43"E a distance of 436.15 feet to a found 5/8-inch rebar on the northerly line of said NE 1/4;  
Thence leaving said easterly line and following said northerly line, S89°52'16"E a distance of 568.91 feet to the **POINT OF BEGINNING.**

Said parcel description contains 6.84 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



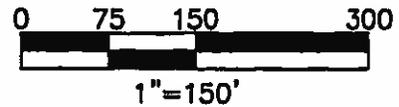
ENGINEERS | SURVEYORS | PLANNERS  
www.kmenglp.com



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'28"	S50°39'41"W	44.98'
C2	84.21'	58.41'	39°44'25"	S9°11'46"E	57.24'
C3	24.50'	28.16'	65°51'20"	S61°59'39"E	26.64'
C4	54.50'	117.17'	123°11'09"	S33°19'44"E	95.88'
C5	23.50'	25.45'	82°03'19"	S2°45'49"E	24.23'
C6	127.98'	133.07'	59°34'29"	S60°34'54"E	127.16'
C7	83.80'	58.52'	40°08'18"	S69°09'03"E	57.33'
C8	50.93'	35.82'	40°17'59"	S68°36'44"E	35.09'

**LEGEND**

- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE



**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS

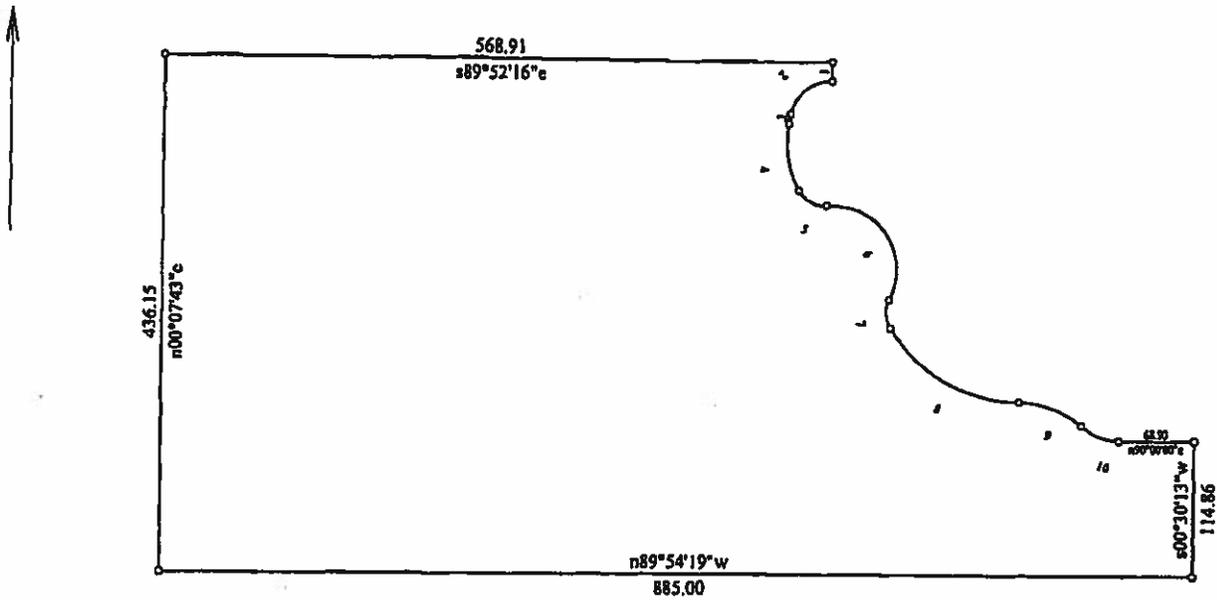
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6930  
FAX (208) 639-6930

DATE: 5-11-2016  
PROJECT: 16-008  
SHEET: 1 OF 1

**EXHIBIT B  
REZONE TO R20**

**A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO**

P:\16-008\CAD\SURV\16-008 R20 REZONE EXHIBIT.DWG, AARON BALLARD, 5/11/2016, KYOCERA TASKALFA 4550CI PLP/CS, 1



Title:		Date: 05-11-2016
Scale: 1 inch = 150 feet	File:	
Tract 1: 6.843 Acres: 298092 Sq Feet: Closure = n41.4257w 0.01 Feet: Precision = 1/330966: Perimeter = 2603 Feet		
001=s00.0744w 16.05 002: L, R=15.00, Delta=79.5829 Bng=s0.3941w, Chd=44.98 003=s10.4026w 8.08 004: L, R=64.21, Delta=39.4425 Bng=s09.1146e, Chd=57.24 005: L, R=24.50, Delta=65.5120 Bng=s61.5979e, Chd=26.64 006: R, R=54.50, Delta=123.1109 Bng=s33.1944e, Chd=95.88	007: L, R=21.50, Delta=62.0319 Bng=s02.4549e, Chd=24.23 008: L, R=127.98, Delta=39.3429 Bng=s60.3454e, Chd=127.16 009: R, R=63.60, Delta=40.0618 Bng=s69.0903e, Chd=57.33 010: L, R=50.93, Delta=60.1759 Bng=s68.3644e, Chd=35.09 011=n90.0000e 68.93 012=s00.3013w 114.86	013=n89.5419w 885.00 014=n00.0743e 436.15 015=s89.5216e 568.91

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**

(3 pages – attached)

**DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS LAKE HAZEL APARTMENTS – EXHIBIT B**

## EXHIBIT B

### CONDITIONS OF APPROVAL

**REQUIRED ACTIONS. THE FOLLOWING LIST DETAILS THE TASKS (IN ORDER) THAT THE APPLICANT AND/OR OWNER MUST COMPLETE BEFORE THE APPROVAL OF 201600795 ZC-DA-MSP WILL BE CONSIDERED FINAL. PLEASE NOTE THAT YOU HAVE UNTIL TWO YEARS OF THE WRITTEN DECISION TO COMPLETE THESE TASKS AND OBTAIN A ZONING CERTIFICATE UNLESS A TIME EXTENSION IS GRANTED. SEE SECTION 8-7-1 AND 8-7-6 OF THE ADA COUNTY CODE FOR INFORMATION ON TIME EXTENSIONS.**

1. The applicant and/or owner shall obtain written approval of the development (site plan and/or use) from the agencies noted below. All site improvements are prohibited prior to approval of these agencies.
  - a) The applicant/owner shall connect to Boise sewer.
  - b) The applicant and/or owner shall satisfy ACHD's site specific requirements and pay the applicable traffic impact fees.
  - c) The applicant and/or owner shall provide written approval for the continuous serve drives from the fire district.
  - d) The applicant and/or owner shall satisfy the Boise City's site specific requirements for the street lights.
2. The applicant shall submit a revised parking plan showing four (4) additional parking spaces and wheel restraints that meet Ada County Code Section 8-4F. The revised parking plan provided on July 14, 2016 showing the additional parking and compact spaces shall be submitted and approved prior to the issuance of a building permit.
3. The applicant shall submit a revised master site plan showing that the multi-family structures staggered and/or reversed unit plans to provide a more varied outward appearance of the structures. The revised master site plan shall be submitted and approved prior the issuance of a building permit.
4. If required by the Ada County Building Code as set forth in Title 7, Chapter 2, of the Ada County Code, the applicant and/or owner shall obtain a building permit prior to commencing any development. Please contact the County Building Official at 287-7900 for fee and application information. The design and construction of the development shall comply with the approved and stamped master site plan and the Ada County Code.
5. Once construction is complete, the applicant shall request a zoning compliance inspection from the Development Services Department with each phase of development as identified on the revised site plan provided on July 14, 2016. Staff will check for compliance with the approved master site plan. The Director must approve any modification and/or expansion to the master site plan. See Section 8-4E-3 of the Ada County Code.

## EXHIBIT B

6. The applicant shall submit a landscape plan in compliance with ACC 8-4F. The landscape plan shall identify a minimum of 30% open space. The landscape plan shall be submitted and approved prior to the issuance of a building permit.
7. The applicant shall submit a lighting plan in compliance with ACC 8-4H.
8. The applicant shall submit a Drainage Study and Drainage Plan in accordance with Ada County Code 8-4A-11 prior to the issuance of a building permit.
9. The applicant shall provide documentation that all requirements of the local irrigation district have been satisfied prior to the issuance of a building permit.
10. The applicant shall schedule a final inspection with the County Engineering & Survey Division upon completion of the project.
11. At the conclusion of the approved work, the engineer or record shall submit a letter to the County Engineer stating that the work has been executed in compliance with the approved plans.
12. A Certificate of Occupancy will be issued when all of the above conditions have been met. In the event conditions cannot be met by the desired date of occupancy, the owner and/or applicant may request a surety agreement in lieu of completing the improvements. See Title 8, Chapter 4, Article K of the Ada County Code for the terms and regulations of surety agreements.
13. The applicant and/or owner shall obtain written verification from ACHD that they have approved the construction of the driveway and that all their conditions of approval are met. The verification must be on agency letterhead referring to the approved use.

**TERMS OF APPROVAL. THE FOLLOWING TERMS MUST BE COMPLIED WITH AT ALL TIMES OR YOUR APPROVAL MAY BE REVOKED.**

14. A zoning certificate and/or a building permit may not be issued until 15 days after the Commission issued the written decision on the proposed development. In the event the decision of the Commission is appealed, the building permit may not be issued until the appeal is resolved in favor of the proposed development. See Section 8-7-7 of the Ada County Code for more information on appeals.
15. The use shall comply with all federal, state and county codes.
16. 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, outdoor public address systems, outdoor storage of chemicals and fertilizers, transmission line corridors, and utilities.
17. Any lighting on the site shall comply with the lighting regulations in Title 8, Chapter 4, Article H, of the Ada County Code.
18. The use must comply with the noise regulations in Ada County Code, Title 5, Chapter 13.

## EXHIBIT B

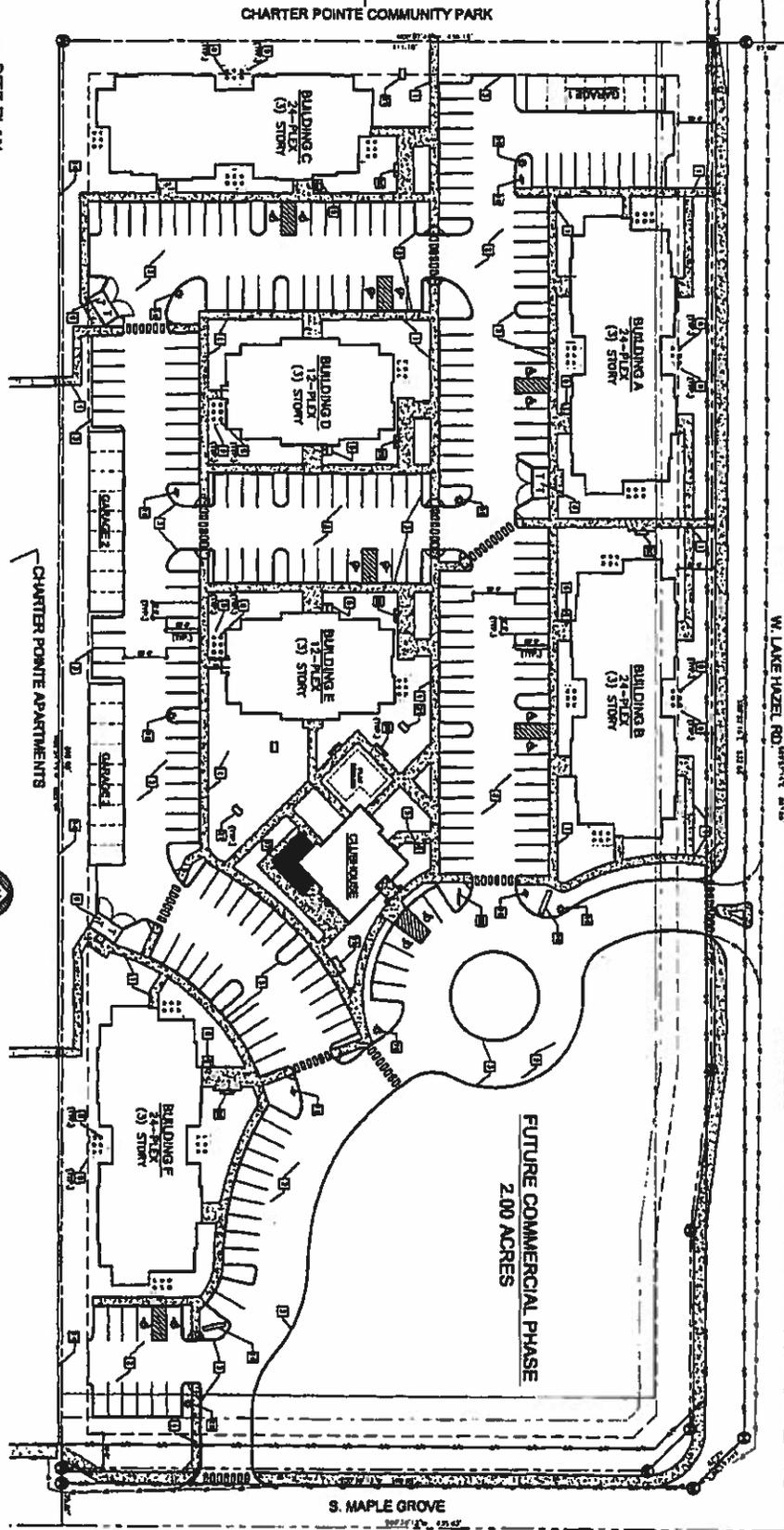
19. The Director must approve any modification and/or expansion to the master site plan. See Section 8-4E-3 of the Ada County Code.
20. All drainage shall be retained on site during construction.
21. Any proposed drainage system shall be maintained by the property owner, homeowners' association, or irrigation or drainage entity, as applicable.

**EXHIBIT C**

**SITE PLAN – LAKE HAZEL APARTMENTS**

(1 page – attached)

**SITE PLAN**  
SCALE: 1" = 30'-0"



- KEY NOTES**
- 1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  - 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE ZONING ORDINANCES AND THE BOISE CITY ENGINEERING DEPARTMENT PERMITS.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE BOISE CITY ENGINEERING DEPARTMENT.
  - 4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING UTILITIES.
  - 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
  - 6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
  - 8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF BOISE ENGINEERING DEPARTMENT.
  - 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPE.
  - 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE SUSTAINABLE DESIGN STANDARDS.

**BUILDING & SITE PROPERTIES**

Building	Area (sq ft)	Volume (cu ft)	Height (ft)	Foundation	Roofing	Exterior	Interior	Other
Building A	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None
Building B	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None
Building C	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None
Building D	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None
Building E	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None
Building F	10,000	30,000	3	Concrete	Asphalt	Brick	Carpet	None

**RECEIVED**  
MAY 19 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

**A1.0**  
SITE PLAN

ARCH. INDEX

REVISIONS

**LAKE HAZEL APARTMENTS**

6287 S MAPLE GROVE RD  
BOISE, ID 83708

**DAVE EVANS CONSTRUCTION**

7781 W. Riverside Dr.  
Boise, ID 83714  
Office 853-1200 Fax 853-1228  
www.daveevansconstruction.com

May 04, 2016

**PRELIMINARY**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391, TO CHANGE THE ZONING DESIGNATION OF **201600795 ZC** FROM MEDIUM DENSITY RESIDENTIAL (R6) DISTRICT TO THE VERY HIGH DENSITY RESIDENTIAL (R20) DISTRICT BASE DISTRICT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP TITLE 8, ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391 IS HEREBY AMENDED AS FOLLOWS:

THE BASE ZONING DESIGNATION IS CHANGED FROM MEDIUM DENSITY RESIDENTIAL (R6) DISTRICT TO THE VERY HIGH DENSITY RESIDENTIAL (R20) DISTRICT ON THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ADA COUNTY:

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**COMMENCING** at a found brass cap marking the northeast corner of said Section 2, which bears S89°52'16"E a distance of 2,672.14 feet from an aluminum cap marking the north 1/4 corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, N89°52'16"W a distance of 318.94 feet to the **POINT OF BEGINNING**.

Thence leaving said northerly line, S00°07'44"W a distance of 16.05 feet to a point;

Thence 48.85 feet along the arc of a circular curve to the left, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of S50°39'41"W and a chord distance of 44.98 feet to a point;

Thence S10°40'26"W a distance of 8.08 feet to a point;

Thence 58.41 feet along the arc of a circular curve to the left, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of S09°11'46"E and a chord distance of 57.24 feet to a point;

Thence 28.16 feet along the arc of a compound curve to the left, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of S61°59'39"E and a chord distance of 26.64 feet to a point;

Thence 117.17 feet along the arc of a reverse curve to the right, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of S33°19'44"E and a chord distance of 95.88 feet to a point;

Thence 25.45 feet along the arc of a reverse curve to the left, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of S02°45'49" and a chord distance of 24.23 feet to a point;

Thence 133.07 feet along the arc of a compound curve to the left, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of S60°34'54"E and a chord distance of 127.16 feet to a point;

Thence 58.52 feet along the arc of a reverse curve to the right, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of S69°09'03"E and a chord distance of 57.33 feet to a point;

Thence 35.82 feet along the arc of a reverse curve to the left, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of S68°36'44"E and a chord distance of 35.09 feet to a point;

Thence N90°00'00"E a distance of 68.93 feet to a point on the easterly line of said NE 1/4;

Thence following said easterly line S00°30'13"W a distance of 114.86 feet to a found 5/8-inch rebar;

Thence leaving said easterly line and following the northerly line of Charter Pointe Village 4-Plex Condominiums, N89°54'19"W a distance of 885.00 feet to a found 5/8-inch rebar;

Thence leaving said northerly line and following the easterly line of Charter Pointe Place Subdivision No. 2, N00°07'43"E a distance of 436.15 feet to a found 5/8-inch rebar on the northerly line of said NE 1/4;

Thence leaving said easterly line and following said northerly line, S89°52'16"E a distance of 568.91 feet to the **POINT OF BEGINNING**.

Said parcel description contains 6.84 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this \_\_\_\_ day  
of \_\_\_\_\_ 2016.

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Jim Tibbs, Commissioner

\_\_\_\_\_  
Rick Yzaguirre, Commissioner

\_\_\_\_\_  
David L. Case, Commissioner

ATTEST:

\_\_\_\_\_  
Christopher D. Rich, Ada County Clerk

PUBLISHED:



**Derick O'Neill**  
Director

**Boise City Hall**  
150 N. Capital Boulevard

**Mailing Address**  
P. O. Box 500  
Boise, Idaho 83701-0500

**Phone**  
208/384-3830

**Fax**  
208/384-3814

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

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

**Mayor**  
David H. Bieter

**City Council**  
**President**  
Elaine Clegg

**Council Pro Tem**  
Lauren McLean

Maryanne Jordan  
Scott Ludwig  
Ben Quintana  
TJ Thomson

## Planning & Development Services

August 10, 2016

Kristy Inselman, Associate Planner  
Ada County Development Services Department  
200 W. Front Street  
Boise ID 83702

Re: Case # 201600795-DA/MSP/ZC, 6267 South Maple Grove Road, for multi-family and commercial development

Dear Ms. Inselman,

The above proposal is found in the Boise Southwest Planning Area with "Mixed Use" Land Use designation, and is part of a "Neighborhood Activity Center" in the Blueprint Boise Comprehensive Plan. It resides in the R6 Zone, in which the proposed uses are not allowed. The parcels are used for agricultural purposes. The applicant is requesting the R20 Zone (Very High Residential) for 6.8 acres, and the C2 Zone (General Commercial) for two acres. The proposed Master Site Plan requests a 120-unit multi-family residential use on the 6.8 acres, and commercial use on the two acres in the northeast corner of the property.

The Boise Comprehensive Plan policies for Neighborhood Activity Centers SW-CCN 1.7, NAC2.2 had been addressed in pre-application review and comments with the applicant. As a result, the medium density residential use, and the site master plan for the multi-family part is found to be in compliance with the policies cited, and with the design policies found in Chapter 3 of the Comprehensive Plan.

The Boise City Public Works Department requested compliance with the City's sewer extension policies [Exhibits 22 and 25 in the Ada County staff report], and conditions of approval recommended by City Council. Sewer service is at the subject parcel, and will be available upon compliance with the conditions of approval.

The proposed multi-family use is found to be in compliance with the Boise Comprehensive Plan, and the rezone to R20 is supported on the 6.8 acres.

**Planning and Development Services, supports the recommendation for denial of the C2 rezone for the two acres based on the findings of facts and conclusions of law stated in the County staff report dated July 14, 2016.**

Sincerely,

A handwritten signature in black ink that reads "Bruce Eggleston". The signature is written in a cursive style with a long horizontal flourish at the end.

**Bruce Eggleston, AICP**

**Boise Planning and Development Services Department  
150 North Capitol Boulevard  
Boise, Idaho 83701**

**LEGAL NOTICE OF PUBLIC HEARING** Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on September 14, 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: 201503899-MSP-M, DA-DM, DAVID DORROUGH; An administrative modification to the Board approved master site plan and a corresponding development agreement modification due to ITD realigning the east-west access road (Agnew Drive) between Pollard Lane and Levi Lane. The property contains 10.27 acres and is located at N. Pollard Ln. (NW corner of Pollard Ln. & Chinden Blvd.), Meridian, ID 83646 in Sections 21, T. 4N., R. 1W. Brent Danielson 287-7913. 201600646-A(A), ROBERT & LANA LEAKE, GUY WHITTEMORE, JERRY JONES, DOROTHY MINOR, CAROLYN LINDSEY, AND SANDRA SEWARD; Appeal of the Planning & Zoning Commission approval of a go-kart racetrack. The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Sections 9, T. 5N., R. 1W. Kristy Inselman 287-7998. 201600646-A(B), JAKE & BROOK JONES, DAVID BENSINGER, MARJORIE LYNN, LONNIE FLYNN, BOBBI & LYLE MCFADDAN, JODE & MONICA STELLA, AND ERIC HALLSTROM; Appeal of the Planning & Zoning Commission approval of a go-kart racetrack (Applicants:). The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Sections 9, T. 5N., R. 1W. Kristy Inselman 287-7998. 201600664-S, RILEY PLANNING SERVICES; A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Rd., Eagle, ID 83616 in Sections 32, T. 5N., R. 1E. Brent Danielson 287-7913. 201600795-DA-MSP-ZC, DAVE EVANS CONSTRUCTION; Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road. The property contains 8.876 acres and is located at 6267 S. Maple Grove Rd., Boise, ID 83709 in Sections 2, T. 2N., R. 1E. Kristy Inselman 287-7998. 201600928-AC-V, ACTION STEEL BUILDERS INC.; Variance for two detached structures built with permits and then joined as one without a permit making the total sq. ft. to 1,680. The structures are located in the front plane of the dwelling. An Accessory Use for the structure that is now over 1,500 sq. ft. The property contains 10 acres and is located at 3622 N. Fry Homestead Ln., Eagle, ID 83616 in Sections 35, T. 5N., R. 1W. 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. BOARD OF ADA COUNTY COMMISSIONERS  
Mark Perfect, Planning & Zoning Administrator Pub. Aug.  
23, 2016 **Publish Dates: 8/23/2016 -9/6/2016 1**

# 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.

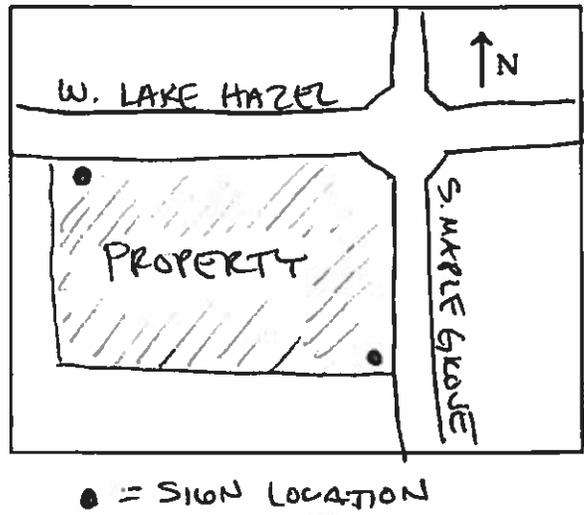
Please attach dated photographs of each sign with the certification.

## PROJECT INFORMATION:

Location:	Quarter:	Section: 02	Township: 2N	Range: 1E	Total Acres: 8.87
Project Name: LAKE HAZEL APARTMENTS				Lot:	Block:
Site Address: 6267 MAPLE GROVE BOISE, ID 83709				Tax Parcel Number(s): 5140211052	
File Number: 201600795-ZC-MSP-DA				Date Posted: 8-29-16	

<b>APPLICANT:</b>			
Name: DAVE EVANS CONSTRUCTION			
Address: 7761 W. RIVERSIDE DR. #100			
City: BOISE	State: ID	Zip: 83714	
Telephone: 853-1203	Fax: 853-1220		
<p>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.</p>			
 Signature: (Applicant)			9-2-16 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

## Board of Ada County Commissioners

**WHEN:** ADA COUNTY will hold a public hearing on Sept. 14, 2016 at 6:00 P.M. in the Commissioners Main Hearing Room #1235, on the first floor 200 W. Front Street, Boise, ID

**PURPOSE:** Zoning ordinance map amendment, master plan and development agreement to allow for a 120-unit multi-family development with a clubhouse and playground.

Rezone from Medium Density Residential (R6) to Very High Density Residential (R20) with Community Commercial (C2) near the intersection of Lake Hazel and Maple Grove Road to be developed in the future.

**PROPERTY SIZE/LOCATION:** The property contains approximately 8.87 acres and is located at 6267 S. Maple Grove, Boise, ID 83709. Secion 2, T. 2N., R. 1E.

**APPLICATION BY:** Dave Evans Construction

**PROJECT NUMBER/PLANNER NAME/PLANNER PHONE NUMBER:**  
201600795-ZC-MSP-DA/Kristy Inselman/287-7988

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