



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE: November 9, 2016**

**STAFF: Kristy Inselman, Associate Planner**

**PROJECT NO.: 201601093 S-PR, Moorhouse Villa Subdivision**

**APPLICANT: Sean Moorhouse**

### **INTRODUCTION**

A preliminary plat application for a two (2) lot residential subdivision. The property contains 23.97 acres and is located at 7230 W. McMillan Road in Section 29, T.4N R.1W.

### **EXECUTIVE SUMMARY**

The applicant is requesting a preliminary plat approval for a two (2) lot residential subdivision with a private roadway on 23.97 acres in the Rural Urban Transition (RUT) District. The lots will be a minimum of five (5) acres, with the largest proposed to be 18.46 acres. The lots are proposing to take access onto a new private roadway (N. Mas Casa Ln).

Ada County Highway District (ACHD) identifies a requirement to dedicate 37-feet of right-of-way for W. McMillan Road. The dedication of right-of-way should not reduce the lots below the minimum requirement of 5-acres for the Rural Urban Transition (RUT) District.

The preliminary plat does not clearly delineate the easement area for the proposed private roadway. The applicant should submit a revised preliminary plat that shows the private roadway easement in conformance with Ada County Code. Additionally, there should be a note placed on the plat face that identifies that both properties shall take access from the private roadway and access to McMillan Road should be prohibited.

At the time this staff report was written, the following agencies have provided comments: Ada County Building Division, Central District Health Department, Ada County Engineering/Surveying Division, Nampa & Meridian Irrigation District and Ada County Highway District. The Building Division in Exhibit #15 stated that they have no objection to the proposed private road and subdivision application; however, the applicant should be aware that building permits will be required for structures to be constructed on the newly create parcel. Central District Health Department responded in Exhibit #16 that they will require a land development application, test holes, ground water monitoring and full engineer report if proposing septic systems. The Ada County Engineering/Surveying Division responded in Exhibit #17 that listed corrections that are needed to the plat. The Nampa & Meridian Irrigation District stated in Exhibit #18 that they have no comment on the application. The Ada County Highway District replied in Exhibit #19 that the applicant will be required to dedicate 37-feet of right-of-way from the centerline of McMillan Road abutting the site, pave the private road a minimum of 20 to 24-feet wide

and at least 30-feet into the site beyond the edge of pavement of McMillan Road and install pavement tapers with 15-foot curb radii abutting the existing roadway edge, coordinate the street name sign and stop sign with ACHD staff, payment of impact fees are due prior to the issuance of a building permit, and they shall comply with all their standard conditions of approval.

### RECOMMENDATION

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

On September 15, 2016, after considering evidence and testimony presented during the public hearing, the Commission voted to recommend approval of Project No. 201601093-S-PR 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. 201601093 S-PR:

1. Pre-Application Notes dated August 18, 2015 – 3 pages
2. Master Application and Checklist submitted June 29, 2016 – 7 pages
3. Detailed Letter submitted June 29, 2016 – 1 page
4. Preliminary Plat submitted June 29, 2016 – 1 page
5. Natural Features Map submitted June 29, 2016 – 1 page
6. Subdivision Name Request submitted June 29, 2016 – 1 page
7. Draft Private Road Maintenance Agreement submitted June 29, 2016 – 5 pages
8. Neighborhood Meeting Certification Form submitted June 29, 2016 – 1 page
9. Deeds submitted June 29, 2016 – 2 pages
10. Legal Description submitted June 29, 2016 – 1 page
11. Private Road Street Name Review submitted June 29, 2016 – 6 pages
12. Vicinity & Aerial Maps – 2 pages
13. Agency Transmittal dated July 8, 2016 – 5 pages
14. Submittal Letter to Applicant dated July 11, 2016 – 1 page
15. Memo from Building Official dated July 11, 2016 – 1 page
16. Memo from Central District Health Department dated July 14, 2016 – 1 page
17. Memo from Engineering/Surveying Division dated July 20, 2016 – 1 page
18. Letter from Nampa & Meridian Irrigation District received July 26, 2016 – 1 page
19. Report from Ada County Highway District dated August 2, 2016 – 14 pages
20. Radius Notice sent on August 8, 2016 – 2 pages
21. Radius Map – 1 page
22. Mailing List – 1 page
23. Legal Notice of Public Hearing published on August 23, 2016 – 1 page
24. Site Posting Certification & Photos posted on August 30, 2016 – 2 pages
25. Agency Transmittal dated October 5, 2016 – 4 pages

26. BOCC Radius Notice sent on October 6, 2016 – 2 pages
27. Mailing List – 1 page
28. Email from County Engineer dated October 14, 2016 – 2 pages
29. Email from Applicant dated October 12, 2016 – 2 pages
30. Legal Notice of Public Hearing published on October 18, 2016 – 2 pages



# ADA COUNTY DEVELOPMENT SERVICES

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

## PREAPPLICATION CONFERENCE NOTES

### Preapplication Number: 201501121 - PREAP - A

Status: Active

Date Received: 8/5/2015

Date Closed:

Meeting Date: 8/18/2015 Date Assigned: 8/5/2015

**Project Description:**

**Applicant's Name:**  
MOORHOUSE SEAN

Applicant would like to propose a two lot subdivision with one five acre lot and one 18 acre lot. Frontage and access to five acre piece will need to be discussed.

Development Services Staff Assigned To Meeting:

No. of Lots/Units: 0 Total Acres: 23.970

**Staff Name:** Attended Meeting?

**Unique Features:**

BRENT DANIELSON

Sewer/Septic:

KRISTY INSELMAN

Water/Well:

**General Property Location:**

On the north side of McMillan Road east of Star Road.

Parcel Info:

**Parcel Num:**  
S0429346600

**Street Address:**  
7230 W MCMILLAN RD

**City/State/Zip:**  
Meridian, ID 83646-0000

Zone Info:

**Zone Type:** Existing Zone  
**Zone:** RUT

Twn / Rng / Sec Info:

**Twn:** 4N **Rng:** 1W **Sec:** 29

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Meridian		

**Comp Plan:**

Meridian



Agencies To Contact:

**Agency Name:**  
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

**Contact Person:**  
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



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## PREAPPLICATION CONFERENCE NOTES

### Required Applications:

App Type:	Descriptive Name:
PR	PRIVATE ROAD
S	PRELIMINARY PLAT

### Notes:

See Article 8-2B of the Ada County Code for information on the Rural-Urban Transition (RUT) District. The RUT District requires a minimum lot size of 5.0 acres and 250 feet of street frontage.

See Article 8-4D of the Ada County Code for more information on Private Roads.

- The private road shall be constructed on a perpetual access easement or a single platted lot that originates from a public street and provides access to all applicable properties.
- If located on a lot, the primary function of the lot shall be to accommodate the private road. Minimum parcel size requirements shall not apply.
- All properties abutting an approved private road shall have the same minimum required street frontage as required by the applicable base district, except: If the turnaround for the private road is located within a property as illustrated in section 8-1A-2, "Figure 14", of this title, the required frontage shall be the width of the private road easement.
- The point of connection of the private road and the public street shall be approved by the Ada County Highway District.
- The private road shall terminate at a 45 foot radius cul-de-sac or other approved turnaround configuration.
- The private road shall not intersect a public road, except at its origination point. The private road shall not intersect another private road.
- If the applicant proposes an alternate location and/or configuration for the turnaround, the following additional standards shall apply:
  1. The applicant shall provide written approval from the appropriate fire district.
  2. The county engineer shall review and approve the alternate location and/or configuration.
- New gates or travelway obstacles shall not be allowed except in exceptional circumstances when the director determines the gate or gates are necessary to improve safety or to halt environmental degradation in the area.
- No segment of the travelway of a private road shall exceed 10% grade.
- Private roads that will provide frontage or access to four (4) or fewer properties shall have a travelway with a minimum improved width of 20 feet. Private roads that will provide frontage and access to more than four (4) properties shall have a travelway with minimum improved width of 24 feet.
- The travelway shall have a stable, compacted base.
- There shall be a crown or transverse slope of two percent (2%) to drain water away from the travelway.
- The improved surface shall consist of six inches (6") compacted two inch (2") minus crushed gravel or other materials approved by the county engineer. Private roads that provide frontage and/or access to more than four (4) properties shall be paved with 2.5 inches of asphaltic concrete.
- If the turnaround is located within a property as illustrated in figure 14, section 8-1A-2 of this title, the full length of the travelway to the turnaround shall have a 24 foot width of improved surface.
- Any segment of a travelway of a private road greater than 5% grade shall be improved with asphalt or concrete paving.
- Corner properties that abut a private road shall be counted as taking access off the private road.

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

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

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

An application for a subdivision will require a Natural Features Analysis. See Subsection 8-4E-4D of the Ada County Code for information on Natural Features Analysis.



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## PREAPPLICATION CONFERENCE NOTES

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The County and the City of Meridian have an agreement and policies relating to development projects within Meridian's area of city impact.

Section 9-4-3C states, "All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board."

Section 9-4-3D states, "A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board."

Prior to submittal of an application another preapplication conference is required. In this preapplication conference staff will do a completeness review of the preliminary plat.

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

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

### CODE REFERENCES:

Article 8-2B ~ Rural-Urban Transition (RUT) District.

Chapter 8-6 ~ Subdivision Regulations

Article 8-6A ~ Subdivision Design Standards

Article 8-6B ~ Subdivision Required Improvements

Section 8-7A-3 ~ Neighborhood Meetings

Subsection 8-7A-5F ~ Signposting Requirements

Section 9-4-3C ~ Meridian Area of Impact Future Resubdivision

Section 9-4-3D ~ Meridian Area of Impact Water & Sewer

### MEETING NOTES:

In RUT district, requires 250-feet of frontage. The proposed five acre lot show in draft is showing under 250-feet of frontage (approx 160-feet).

Discussed different options with the applicant regarding either increasing the frontage for the 5-acre parcel to meeting dimensional standards or submitting a private road application.

The applicant asked about whether there was a variance process to allow for reduced frontage along McMillan. The application for variance was provided.

Recommend contacting ACHD regarding any requirements and driveway accesses.

Application process for preliminary plat were reviewed.

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**Additional Preap Conference:** Not Recommended

**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:

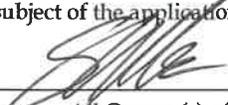
Section: 29 Township: 4N Range: 1W Total Acres: 23.96  
 Subdivision Name: NA Lot: NA Block: NA  
 Site Address: 7230 W. McMillan Rd City: Meridian  
 Tax Parcel Number(s): 50429346600  
 Existing Zoning: RUT Proposed Zoning: RUT Area of City Impact: Meridian Overlay District(s): \_\_\_\_\_



### OFFICE USE ONLY

Project #: <u>201601093-S-PR</u>	Planning Fees/GIS: <u>1319.00</u>	Engineering Fees: <u>744.00</u>
Received By: <u>BeckyA</u> Date: <u>6/29/16</u> Stamped <input checked="" type="checkbox"/>		

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Sean Moorhouse</u>	Name: <u>Joe Canning</u>
Address: <u>1763 W. Sunny Slope Dr.</u>	Address: <u>5505 W. Franklin Rd.</u>
City: <u>Meridian</u> State: <u>Id</u> Zip: <u>83642</u>	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83705</u>
Telephone: <u>208-870-7100</u> Fax: _____	Telephone: <u>343-3381</u> Fax: <u>342-5792</u>
Email: <u>smhouse@me.com</u>	Email: <u>joecanning@60engineers.com</u>
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>
	Name: <u>Joe Canning</u>
_____	Address: <u>5505 W. Franklin Rd.</u>
Signature: (Applicant) _____ Date _____	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83705</u>
	Telephone: <u>343-3381</u> Fax: <u>342-5792</u>
	Email: <u>joecanning@60engineers.com</u>

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>Sean Moorhouse</u>	Name: _____
Address: <u>1763 W. Sunny Slope Dr.</u>	Address: _____
City: <u>Meridian</u> State: <u>Id</u> Zip: <u>83642</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-870-7100</u>	Telephone: _____
Fax: _____	Fax: _____
Email: <u>smhouse@me.com</u>	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 _____ Date _____	Signature: All Owner (s) of Record _____ Date _____

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

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

# ADA COUNTY DEVELOPMENT SERVICES

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



## PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

### GENERAL INFORMATION:

Applicant ■	DESCRIPTION	Staff ■
✓	Completed and signed Master Application	✓
✓	Completed Supplemental Information	
	Associated Forms:	
	Zoning Ordinance Map Amendment (Re-zone)	
	Development Agreement	
	Sketch Plat	
	Zoning Text Amendment	
	✓ Private Road	✓
	Vacation	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	✓ Explain proposed use, and all uses associated with the request.	
	✓ Any other supporting information.	
✓	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) must include the following:	✓
	✓ One electronic copy.	
	✓ Important features such as existing structures, watercourses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
	✓ HYDROLOGY. ACC 8-4E-4D1	
	✓ SOILS ACC 8-4E-4D2	
	✓ TOPOGRAPHY ACC 8-4E-4D3	
	✓ VEGETATION ACC 8-4E-4D4	
	none SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5	
	none HISTORIC RESOURCES ACC 9-4E-4D6	
	none HAZARDOUS AREAS ACC 8-4E-4D7	
	none IMPACT ON NATURAL FEATURES ACC 8-4E-4D8	
None	PHASING PLAN of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	
✓	SUBDIVISION NAME APPROVAL from the County Engineer.	✓
NA	RESTRICTIVE COVENANTS if proposed.	
NA	IRRIGATION PLAN as required per Idaho Statute 31-3805. <i>No change</i>	
✓	OPEN SPACE MANAGEMENT PLAN.	
✓	DEED ( or evidence of proprietary interest)	✓
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	SUPPLEMENTAL DATA required by County Engineer	✓
✓	PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2 Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	✓
✓	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	

*Outdate*

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

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

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

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

**SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT**  
(to be completed by the applicant)

<b>DETAILED LETTER MUST INCLUDE:</b>	
Total number of dwellings:	2
Dwelling units per acre:	0.09
Zero lot line setbacks	YES ( ) IDENTIFY NO (X)
Water Provider:	Private Wells
Method of Sewage Disposal:	Private Septic Systems
<b>PRELIMINARY PLAT SPECIFICATIONS:</b>	
<input checked="" type="checkbox"/>	Scale of not more than 100' to the inch. (Or written approval from the director)
<input checked="" type="checkbox"/>	Limits extending 300' beyond the boundaries of the proposed development.
<input checked="" type="checkbox"/>	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.
<input checked="" type="checkbox"/>	Name of owner.
<input checked="" type="checkbox"/>	Name of person or firm responsible for the drawing.
<input checked="" type="checkbox"/>	Name of the proposed subdivision.
<input checked="" type="checkbox"/>	Date, graphic scale, true north arrow, vicinity map, section, township, and range.
<input checked="" type="checkbox"/>	Ties to all controlling corners.
<input checked="" type="checkbox"/>	Names of neighboring subdivisions, according to the Assessor's files.
<input checked="" type="checkbox"/>	Names and boundaries of owners of neighboring properties, according to the Assessor's files.
<input checked="" type="checkbox"/>	Name, location, width, direction of slope, centerline and right of way of all <i>existing and proposed</i> public streets and private roads.
<input checked="" type="checkbox"/>	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.
<input checked="" type="checkbox"/>	Street sections and pathway sections.
<input checked="" type="checkbox"/>	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.
<input checked="" type="checkbox"/>	Graphically depict the minimum setbacks. (describe in legend)
None	Areas of special interest labeled. (parks, schools, etc.)
None	Identify zero lot line properties.
<input checked="" type="checkbox"/>	Standard Subdivision: Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.
<b>PLANNED UNIT DEVELOPMENT</b>	
Density bonus requested.	YES ( ) EXPLAIN NO (X)
Commercial Uses.	YES ( ) LIST NO (X)
Industrial Uses	YES ( ) LIST NO (X)
Deviation of Dimensional Standards.	YES ( ) LIST NO (X)
Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.	None
<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS</b>	
What Airport Influence District is the property is located in?	None
<b>WILDLAND-URBAN FIRE INTERFACE</b>	
All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow.	YES ( ) NO (X)
<b>FLOOD HAZARD</b>	
Flood zone.	X Map# 16001C0140H 02/19/2003
Floodway	YES ( ) NO (X)
Foothill or other hillside tributary floodways.	YES ( ) NO (X)

# ADA COUNTY DEVELOPMENT SERVICES

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## PRIVATE ROAD CHECKLIST (ACC 8-4D)

A Private Road request is a staff level application.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	KI
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
✓	Ownership of the private road.	
✓	The applicant or owner shall state if the private road currently has an easement and the restrictions placed on the easement.	
✓	Is it a new private road? YES (X) NO ( )	
✓	Is it an extension to an existing private road? YES ( ) NO (X)	
✓	Is it an existing private road to be widened and paved due to access to more than four properties? YES ( ) NO (X)	
✓	Number of existing dwellings that will use the private road: 1	
✓	Number of properties that the private road will provide access or frontage to: 2	
✓	Private road is an easement? YES (X) NO ( )	
✓	Private road is a separate lot? YES ( ) NO (X)	
✓	Paved? YES (X) NO ( )	
✓	Gravel? YES (X) NO ( ) Turnaround	
	<b>DRAFT MAINTENANCE AGREEMENT (Required)</b>	✓
✓	SITE PLAN showing all existing and proposed easements, property lines, and frontage drawn to scale on 8 1/2" X 11" paper.	
✓	DEED or evidence of proprietary interest.	✓
✓	STREET CROSS SECTION for the private road, including:	✓
✓	Private Road and Public Street intersection. (Private Road cannot intersect a Private Road)	
✓	Turnaround configuration.	
✓	Grade of the proposed road: Site is nearly flat	
✓	Length of the proposed road:	
✓	Width of the private road:	
✓	Width of the easement of the private road: (Inside Area of Impact 50', Outside Area of Impact 30' in width)	
✓	Detailed description of paving material.	
NA	GATE (only for exceptional circumstances)	
	Submit evidence for an exceptional circumstance necessary to improve safety or to halt environmental degradation in the area.	
	Dimensions of Gate:	
	Dimensions of Openings:	
	Direction of Traffic:	
	Locking devices:	

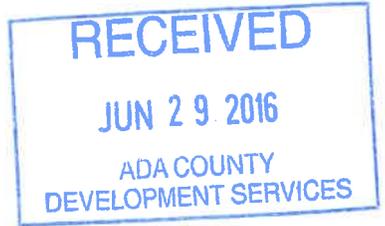
	<b>OVERLAY DISTRICT:</b> May require a separate checklist or additional information for the following:		
	<b>HILLSIDE DEVELOPMENT (ACC 8-3H)</b>	YES ( ) NO <input checked="" type="checkbox"/>	
	<b>FLOOD HAZARD (ACC 8-3F)</b>	YES ( ) NO <input checked="" type="checkbox"/>	
	<b>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</b>		
	<b>SOUTHWEST PLANNING AREA (ACC 8-3C)</b>		
	<b>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</b>		
	<b>BOISE RIVER GREENWAY (ACC 8-3G)</b>		
	<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</b>		
	<b>PROPOSED STREET NAME</b>		
	Must comply with ACC 2-1. <i>Mas Casa Ln</i>		
	Copy of application for requesting Street Name (Ada County Assessor's office).		
	<b>APPLICATION FEE: Call County or go to <a href="http://www.adaweb.net">www.adaweb.net</a> for fees</b>		

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



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Road. Boise, ID 83705  
Telephone 208+343+3381 Facsimile 208+342+5792



**Moorhouse Villa Subdivision  
7230 West McMillan Road  
Meridian, Idaho 83646  
A Subdivision of a Part of the  
SE1/4, SW1/4, Section 29, T.4N., R.1W.,  
B.M., Ada County, Idaho**

### Application Narrative

17 June, 2016

The purpose of this subdivision is to divide tax parcel S0429346600 into two lots. All requirements for the existing RUT zone will be met and all requirements and provisions of the UDC will be met.

This parcel has been confirmed as it is an existing parcel in Ada County records, so no additional confirmation from Community Development is required.

There is an existing single family dwelling at the southeast corner of the existing parcel, and it shall remain. It is entirely situated on the proposed Lot 1, Block 1, of Moorhouse Villa Subdivision. There will be a total of two single family dwellings in the two lot subdivision when completed. The existing home will occupy a 5.05 acre lot and the other lot will be 18.46 acres. There will be no common open area. Gross density of the project is 0.09 dwellings per acre.

Building setbacks will meet or exceed the minimum county requirements.

There are no new streets or utilities being constructed in this development.

An existing concrete drive will be named as a private road. The owner of the land where the private road resides will be the owner of Lot 2, Block 1. An easement for the private road will be created by the subdivision plat – no easement for the road currently exists. A proposed maintenance agreement is submitted with the application.

The existing home is serviced by an existing domestic septic system and a private well. The second home will be serviced by its own new domestic septic system and its own new private well.

Irrigation facilities exist on the property. The project will not interfere or change any facility. If home construction on the site would impact the existing irrigation system, those would need to be addressed at the time of home construction or site grading.

This subdivision is in conformance with acceptable engineering, surveying practices and local standards.





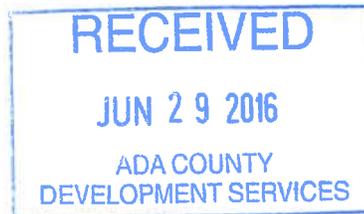
## Dirk D. Spackman

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**From:** Jerry Hastings <jhastings@adaweb.net>  
**Sent:** Thursday, February 25, 2016 9:50 AM  
**To:** Dirk D. Spackman  
**Cc:** Joseph D. Canning  
**Subject:** Moorhouse Villa Subdivision Name Reservation

February 25, 2016

Dirk Spackman  
Joseph D. Canning  
B & A Engineers



**RE: Subdivision Name Reservation: "Moorhouse Villa Subdivision" SW 1/4 Sec. 29, T4N, R1W, BM**

Dear Dirk and Joe,

At your request I have reserved the name "**Moorhouse Villa Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



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

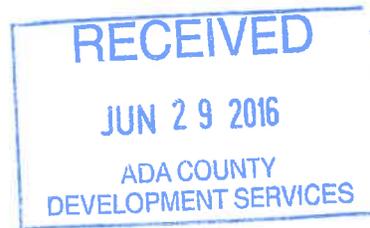
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**From:** Dirk D. Spackman [<mailto:dspackman@baengineers.com>]  
**Sent:** Wednesday, January 20, 2016 9:56 AM  
**To:** Jerry Hastings  
**Cc:** Joseph D. Canning  
**Subject:** Subdivision Name Request

Jerry,

Please reserve the subdivision name "Moorhouse Villa Subdivision". The location is 1850 feet east of the Star Road and McMillan Road intersection abutting McMillan Road. The Parcel Number is S0429346600. The Engineer is B&A Engineers, Inc.. Thank you for your help.

Dirk D. Spackman  
Senior Designer  
[ddspackman@baengineers.com](mailto:ddspackman@baengineers.com)



## **MOORHOUSE VILLA SUBDIVISION PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT**

This Private Road Maintenance Agreement is made this \_\_\_\_ day of \_\_\_\_\_ 2016 by \_\_\_\_\_, herein referred to as GRANTORS, owners of Lots 1 and 2, Block 1 of Moorhouse Villa Subdivision in Ada County, Idaho, for the purpose of creating a cross-access easement to run with the land for each of the said lots and to provide for the maintenance of the improvements within the easement.

WHEREAS, the GRANTORS as owners in fee simple title of Lots 1 and 2 of Block 1 of Moorhouse Villa Subdivision, more particularly shown on the recorded plat of said subdivision, located in the Ada County, Idaho; and

WHEREAS, GRANTORS are desirous to agree, declare, create, and receive and provide for a reciprocal cross-access easement for the use and benefit of said lots, subject to the limitations hereinafter set forth;

NOW, THEREFORE, in consideration of the terms, covenants and conditions hereinafter set forth in this Agreement and granting by the GRANTORS agree as follows:

1. Easement Appurtenant: GRANTORS do hereby agree declare, create, and grant, for the use of the owners of said lots subject to any and all existing easements, encumbrances and restrictions of record, a perpetual, non-exclusive easement upon, over and across a portion of said Lot 2 and as more particularly shown as a Private Road on the plat of said Moorhouse Villa Subdivision for the use by said lots, a means of egress and ingress over and on the private road for the purpose of access to and from a public street.
2. Use of the Easement: This easement is to be used as a means of egress and ingress for each Lot referenced herein. There shall be no parking of vehicles, equipment or materials on the easement. The easement is to be used as a means of ingress and egress to the respective lots *only*.
3. Payment of Taxes: The owners of said lots shall be obligated to timely pay, when due, all real estate and other taxes and assessments, if any, from time to time, and any other liability or expense for those portions of the easement that is located on their respective lot.

4. **Restrictions Upon Use of the Easement:** The owners of said lots shall enforce the following restrictions upon their respective properties at all times:
- a. If access to any of said lots is at any time physically blocked, the other property owners may remove the blockage at the expense of the owner of the property upon which the blockage is located. However, before removing such blockage, a good faith attempt must first be made to locate the owner of the blockage and no removal of any blockage may be undertaken without a good faith attempt to find the owner. However, should an emergency arise requiring immediate removal of a blockage, then the same may be removed by any of the other owners.
  - b. No commercial or residential products of any kind shall remain or be stored upon any portion of the easement at any time.
  - c. No vehicles, whether operable or inoperable, nor recreational vehicles, boats, ATV's, motorcycles or other motorized vehicles and/or any and all other materials of any type be parked or stored upon the easement at any time. If any such items are left on the easement, such items may be removed or towed by the owner of any of the other lots at the expense of the violating owner, so long as requirements for notice set forth in paragraph 4(a) are met prior to removal. Each owner shall also be responsible for the parking of vehicles or other personal property in the easement by their invitee, guest, employees, or licensees.
  - d. No property owner may interfere with the proper drainage of the easement.
  - e. The easement is strictly to be used as a means of egress and ingress to and from the lots. The speed limit is not more than ten (10) miles per hour on said easement.
5. **Maintenance of the Easement:** It shall be the obligation jointly of the owners of said lots to maintain the easement. This maintenance shall include reasonable snow removal, maintenance, sweeping, repair, drainage maintenance and the repair of any damage that is occasioned on the private road. Each of the said lots has the benefit and the burden of the easement and shall be jointly and severally liable for the maintenance of the easement. Each Lot owner shall pay their proportionate share as is necessary for maintenance and repair of the easement. Such payment shall be made within ten (10) days of

a written statement authorized by a majority of the owners, setting forth the proportionate share that said property owners owes. A majority vote of present owners of said lots shall constitute approval of a plan of maintenance which shall bind each of the Lots and their respective present owners to such agreement. A plan shall be drafted on a yearly basis setting forth a budget for the maintenance of the easement and upon majority vote of the owners, a fund could be set up so that monies are available at all times for an emergency to complete items that need done. One owner shall be designated as the manager of those monies to make the payments on behalf of all owners. Each party shall have a cause of action against the others for recovering the share of maintenance costs that are attributable to each lot. It is the intent of this Agreement that the maintenance of the easement shall run with the land, touch and concern the land and be binding upon each respective owner of said lots.

6. Not a Public Dedication: Nothing contained in this Agreement shall constitute a gift or dedication of any portion of the real property to the general public or for the benefit of the general public or for any public purpose whatsoever. It is the intention of the parties hereto that this Agreement will be strictly limited to and for the purposes expressed herein. Each Lot owner shall be permitted, from time to time, to take whatever reasonable action they deem necessary to prevent any portion of the easement from being dedicated or taken for public use or benefit.
7. Insurance Requirement: Each of the owners of said lots shall list the easement on their respective liability insurance policies to provide insurance for any uninsured coverage for any damages that may occur on their respective portions of the easement area. The coverage of each of the respective lot owner shall name the other lot owner as additional insureds which cannot be canceled without giving the other Lot owners thirty (30) day prior written notice of the cancellation of said policy, allowing the other Lot owners time in which to ensure that coverage does not lapse. The requirement of carrying such insurance shall be material to this Agreement and failure to obtain insurance coverage will be treated as a breach of the Agreement and an action may be brought to collect any monies for any sums that are paid to ensure that the insurance provisions remain in full force and effect.
8. Amendments: Amendments to this Agreement may occur with the written consent of all of the owners of all lots obligated and benefitting from the Agreement, including any additional lots annexed in accordance with paragraph 9 of this Agreement. If an amendment occurs, said amendment shall be recorded with the Ada County,

Idaho, Recorder and shall reference the original Agreement and describe the approved change.

9. Annexation: GRANTORS hereby reserve to themselves and their successors and assigns the right to annex any other real property into this Agreement by recording a Notice of Annexation particularly describing the real property and lots to be annexed and added to the Agreement. Upon the recording of a Notice of Annexation, all benefits, requirements and obligations described in this Agreement shall apply to the added land and lots and added owners in the same manner as if it were originally covered by this Agreement and originally constituted a portion of the real property covered in the Agreement; and thereafter, the rights, privileges, duties and liabilities of the parties to this Agreement with respect to the added real property and lots shall be the same as with respect to the original real property and lots, and the rights, privileges, duties and liabilities of the original real property. Notwithstanding the foregoing, any Notice of Annexation may provide a special procedure for amendment of any specified provision thereof, e.g. by a specific vote of only the owners of lots within the area subject thereto. Any provision of the Notice of Annexation for which no special amendment procedure is provided shall be subject to amendment in the manner provided in the Agreement.
10. Duration: The easement herein agreed to, created, declared, and granted shall be a perpetual easement appurtenant and will run with the land, touch, and concern the land.
11. Severability: If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
12. Enforcement: In the event of a breach of any term, covenant, restriction or condition of this Agreement by any owner of said lots, the other lot owner shall have, in addition to the right to collect damages, the right to enjoin such a breach or threatened breach in a court of competent jurisdiction. In the event of such enforcement action, the prevailing party shall be entitled to recover reasonable attorney fees, both as to trial and appeal.
13. Applicable Law: This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Venue for any legal action hereunder shall only be proper in the courts of Ada County, Idaho.

14. Running of Benefits and Burdens: All provisions of this Agreement, including the benefits and burdens hereof, are binding upon and shall inure to the benefit of the owners of said lots, and their respective heirs, assigns, successors, and personal representatives of the owners.

15. Attorney Fees: If any owner of said lots bring a cause of action against any other lot owner for the enforcement of the provisions contained in this Agreement, the prevailing Party shall have the right to reimbursement of all costs and attorney fees incurred, both as to trial and on appeal.

16. Entire Agreement: This Agreement constitutes the entire agreement of the parties and supersedes any prior discussions or agreements of the parties with respect to the subject matter in this Agreement.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed there signatures the day and year first herein above written.

\_\_\_\_\_  
GRANTORS

STATE OF IDAHO )  
COUNTY OF ADA )

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the persons whose name are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same as GRANTORS thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first herein above written.

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

# 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: The creation of a 2 Lot Subdivision  
Date and time of neighborhood meeting: 6-14-2016 @ 6:30 PM  
Location of neighborhood meeting: 7230 W. Mcmillan Road

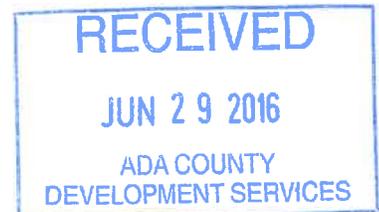
## SITE INFORMATION:

Location: Quarter: SE 1/4-SW 1/4 Section: 29 Township: 4N Range: 1W Total Acres: 23.96  
Subdivision Name: NA Lot: NA Block: NA

Site Address: 7230 W. Mcmillan Rd Tax Parcel Number(s): S0429346600

## APPLICANT:

Name: BEA Engineers, Inc.  
Address: 5505 W. Franklin Road  
City: Boise State: Id. Zip: 83705  
Telephone: 208-343-3381 Fax: \_\_\_\_\_  
Email: jdcanning@baengineers.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.

Joseph D. Canning 6-17-16  
Signature: (Applicant) Date

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

8/4/11

# stewart title

01096-1982-TV

## WARRANTY DEED

For Value Received **Adrian Stevens, an unmarried man**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Sean D. Moorhouse and Denise Rodriguez Moorhouse, husband and wife**, the Grantee, whose current address is 1763 W. Sunny Slope Dr., Meridian, ID 83642, the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

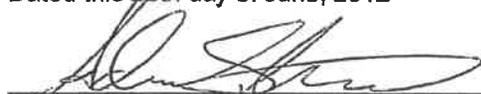
Parcel Number: S0429346600

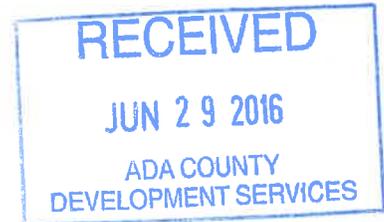
**SUBJECT TO:** Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

SM

**TO HAVE AND TO HOLD**, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 26th day of June, 2012

  
Adrian Stevens



State of Idaho

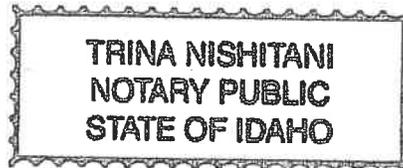
ss.

County of Ada

On this 26th day of June, 2012, before me the undersigned, a Notary Public, in and for said State, personally appeared Adrian Stevens, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

  
Notary Public: Trina Nishitani  
Residing at: Caldwell, Idaho  
My commission expires: June 28, 2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated the SE 1/4 of the SW 1/4 of Section 29, T.4N., R.1W., B.M., Ada County, Idaho as shown on Record of Survey No. 4364 on file in the Office of the Ada County Recorder, Boise, Idaho under Instrument No. 98080713, said parcel being more particularly described as follows:

BEGINNING at an iron pin marking the South 1/4 corner of said Section 29; thence along the South line of the said SE 1/4 of the SW 1/4;  
North 89°51'26" West 795.82 feet to an iron pin; thence leaving the said South line  
North 00°32'18" East 1315.15 feet to an iron pin on the North line of the said SE 1/4 of the SW 1/4;  
thence along the said North line  
South 89°51'29" East 791.95 feet to an iron pin marking the Northeast corner of the said SE 1/4 of the SW 1/4; thence along the East line of the said SE 1/4 of the SW 1/4  
South 00°22'11" West 1315.15 feet to the POINT OF BEGINNING.



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208-343-3381 Facsimile 208-342-5792

### Moorhouse Villa Subdivision Boundary Description

17 June, 2016

A portion of the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of said Section 29; thence S89°50'49"E, 1,850.38 feet along the center line of McMillan Road, also being along the southerly boundary of said Section 29, to the ***Point of Beginning***:

Thence the following courses and distances along the boundary of Moorhouse Villa Subdivision:

Thence N00°37'33"E, 1,314.97 feet to the northerly boundary of the SE1/4 of the SW1/4 of said Section 29;

Thence S89°46'19"E, 791.83 feet along the northerly boundary of the SE1/4 of the SW1/4 of said Section 29 to the NE corner of the SE1/4 of the SW1/4 of said Section 29;

Thence S00°27'30"W, 1315.01 feet along the easterly boundary of the SW1/4 to the S1/4 corner of said Section 29;

Thence N89°46'02"W, 795.67 feet along the southerly boundary of said Section 29 to the ***Point of Beginning***.

The above-described parcel contains 23.96 acres, more or less.



# ADA COUNTY STREET NAME REVIEW

Review Date: June 8, 2016

Preliminary Plat   
 Final Plat

Project Name: MOORHOUSE VILLA SUB

T/R/S 4N 1W 29

Parcel Number(s): S0429346600

Project/Plat Applicant: B & A ENGINEERS Phone No: 208-343-3381

City/County Agency: ADA COUNTY

**THE FOLLOWING EXISTING STREET NAMES SHALL APPEAR ON PLAT**

W MCMILLAN RD

N STAR RD

Proposed Street Names:	Core Street Approved	Denied See Code Below	Comments
1 <u>DINI DR</u>	<input type="checkbox"/>	<u>A</u>	<u>Sounds like FENNY</u>
2 <u>DINI LN</u>	<input type="checkbox"/>	<u>A</u>	<u>Sounds like FENNY</u>
3 <u>MAS CASA CT</u>	<u>X</u>		<u>Please use "LANE" as post type and "N" as pre-directional</u>
4 <u>VILLA LN</u>	<input type="checkbox"/>	<u>C</u>	<u>Exists in Boise 3N 2E 14</u>
5 _____	<input type="checkbox"/>		_____
6 _____	<input type="checkbox"/>		_____
7 _____	<input type="checkbox"/>		_____
8 _____	<input type="checkbox"/>		_____

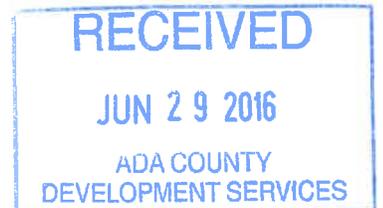
**PLEASE MAKE THE FOLLOWING CHANGES OR CORRECTIONS**

Please replace MAS CASA CT with N MAS CASA LN (Private)  
Please use correct pre-directional on existing roads as shown above  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*NOTE: If there are corrections and changes recommended, please make these changes on the subdivision plat and resubmit to the Ada County Assessor. A final review with no changes required and the matching plat must be presented to the Ada County Surveyor at time of recording.*

**Codes/criteria regarding denial**

- A Sounds like an existing street
- B Alignment with existing street
- C Duplicate street name within Ada County
- D Street name exceeds 13 letters
- E Other



*The overall final street names are subject to change at Final Plat phase levels due to design changes, time constraints and or previous recorded plat street alignments.*



# STREET NAME REVIEW APPLICATION

Hand delivered  
Rec'd 6/6/16

Please attach a legible copy of plat or site plan with the application and submit directly to:  
Ada County Assessor - 190 E. Front Street, Boise, ID 83702, Email: Streetnamemail@adaweb.net

Applications will be reviewed in the order in which they are received

Application Date  Review Needed By

Project/Subdivision Name  Preliminary Plat   
Final Plat

Type Of Dwelling(s)/Structure(s) Proposed Single Family  Multi-Family  Other

I'm Applying To:  Name New Public or Private Street(s)  Change Existing Street Name  
Existing Street Name

Number Of New Public Streets Proposed  Number Of Private/Changed Streets Proposed   
(Please Attach Plat/Plan) (Please Attach Plat/Plan)

Private/Changed Street Names Choices

1st Choice	2nd Choice
<input type="text" value="Dini Drive"/>	<input type="text" value="Dini Lane"/>
3rd Choice	4th Choice
<input type="text" value="Mas Casa Court"/>	<input type="text" value="Villa Lane"/>

## Applicant Information

Company/Firm Name:

Applicant Type: Architect  Developer  Engineer  P & Z Dept.  Contractor  Owner

Agent/Contact Name:

Phone:  Email:

## Subject Property Information

Location/Street Address  Township  Range  Section

Parcel Number(s)

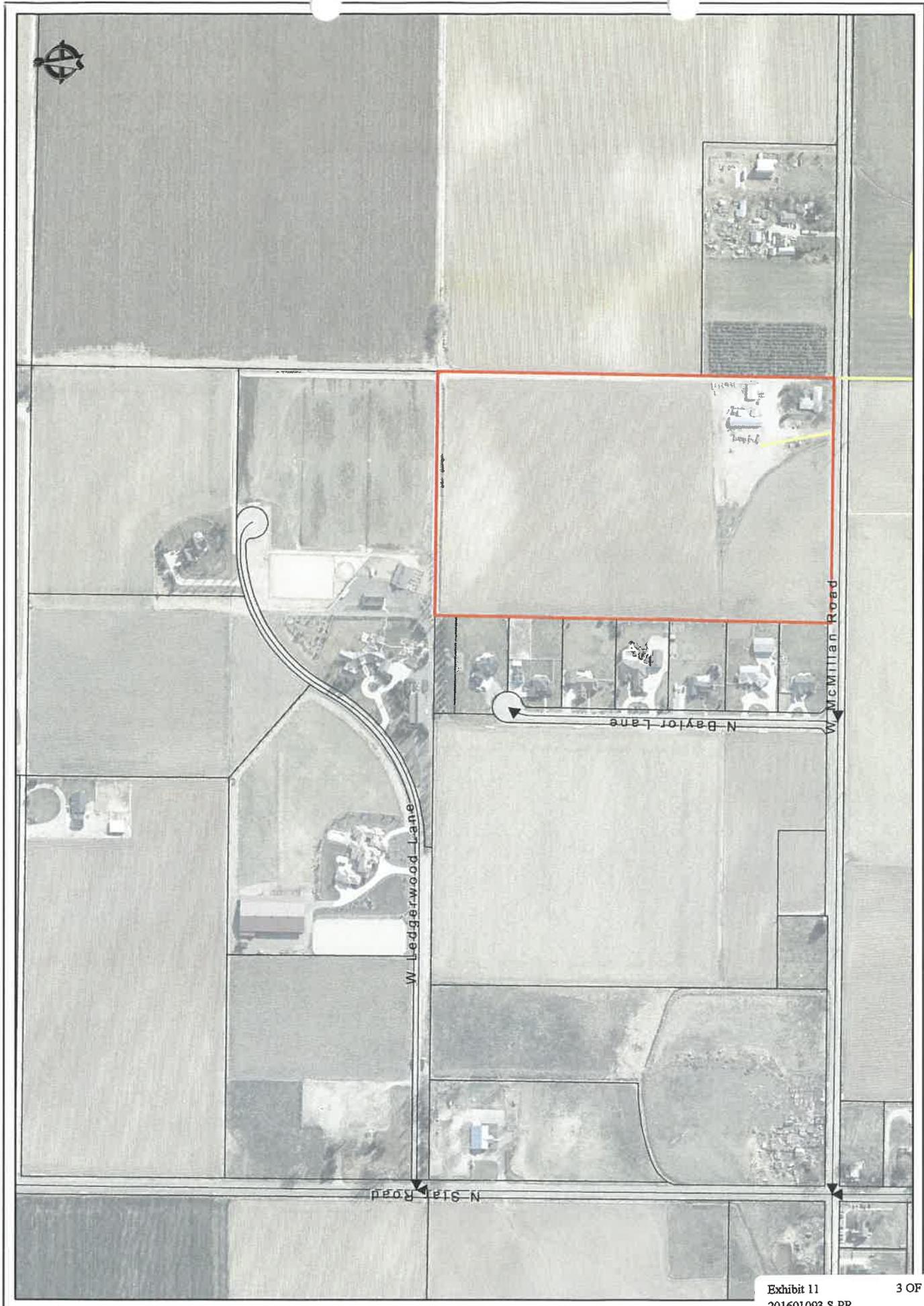
## Owner Information

Same As Applicant? No  Yes

Owner Name/Company  Phone

Address  City  State  Zip

Street name reviews will be completed within 2 to 3 weeks of receipt of application.  
Completed reviews will be uploaded to the following Ada County Assessor link:  
<https://adacounty.id.gov/Assessor/Land-Records/Street-Naming-and-Addressing>  
Ada County Assessor - 190 E. Front St., Suite 107, Boise, ID 83702 - Phone: 208-287-7270



1 inch = 400 feet

ADA COUNTY ASSESSOR  
 Land Records Division  
 Geographic Information Systems  
 190 E. Front Street, Ste. 107  
 Boise, ID 83702



map is made from data copyrighted by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires the written permission of Ada County.



**From:** [Anne Kawalec](#)  
**To:** [Dale Ann Barton](#); [Ada County Sheriff \(Maps-addressing@ada911.net\)](#); [Chris Campbell](#); [Greg Timinsky](#); [Jon Tillman](#); [Joshua Saak](#); [Kurt McClenny](#); [Ross Oyen](#); [Scott Buck](#); [Travis Tyson](#)  
**Subject:** RE: Moorhouse Villa Sub  
**Date:** Wednesday, June 08, 2016 1:29:18 PM  
**Attachments:** [image001.png](#)

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Approved.

Anne Kawalec  
Land Records Supervisor  
Ada County Assessor's Office  
Boise, ID 83701  
(208) 287-7261

"Without Geography, you're nowhere." – unknown author

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**From:** Dale Ann Barton  
**Sent:** Wednesday, June 08, 2016 11:20 AM  
**To:** Ada County Sheriff (Maps-addressing@ada911.net); Anne Kawalec; Chris Campbell; Greg Timinsky; Jon Tillman; Joshua Saak; Kurt McClenny; Ross Oyen; Scott Buck; Travis Tyson  
**Subject:** Moorhouse Villa Sub

The Ada County Assessor is reviewing the subject project for street naming purposes. Please **reply all** with an email of your approval, denial or any comments within 10 business days of the transmittal date. If no response is received, it will be considered there is no objection to the recommendations made in the street name review.

Thank you!



**Dale Ann Barton**  
**Addressing Technician**

**Ada County Assessor**  
190 E. Front St. #107, Boise, ID 83702  
(208) 287-7270 *office*  
(208) 287-7219 *fax*

**From:** [Travis Tyson](#)  
**To:** [Dale Ann Barton](#); [Anne Kawalec](#); [Chris Campbell](#); [Greg Timinsky](#); [Jon Tillman](#); [Joshua Saak](#); [Kurt McClenny](#); [Ross Oyen](#); [Scott Buck](#)  
**Subject:** RE: Moorhouse Villa Sub  
**Date:** Monday, June 13, 2016 12:53:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Approved.

Thank You!

*Travis Tyson*  
911 GIS Analyst  
208.577.3613  
[ttyson@adaweb.net](mailto:ttyson@adaweb.net)  
[www.adasheriff.org](http://www.adasheriff.org)



**From:** Dale Ann Barton  
**Sent:** Wednesday, June 08, 2016 11:20 AM  
**To:** Ada County Sheriff (Maps-addressing@ada911.net) <Maps-addressing@ada911.net>; Anne Kawalec <akawalec@adaweb.net>; Chris Campbell <ccampbell@cityofboise.org>; Greg Timinsky <gttiminsky@starfirerescue.org>; Jon Tillman <jtillman@kunafire.com>; Joshua Saak <jsaak@achd.ada.id.us>; Kurt McClenny <kmclenny@eaglefire.org>; Ross Oyen <royen@achd.ada.id.us>; Scott Buck <SBuck@eaglefire.org>; Travis Tyson <ttyson@adaweb.net>  
**Subject:** Moorhouse Villa Sub

The Ada County Assessor is reviewing the subject project for street naming purposes. Please **reply all** with an email of your approval, denial or any comments within 10 business days of the transmittal date. If no response is received, it will be considered there is no objection to the recommendations made in the street name review.

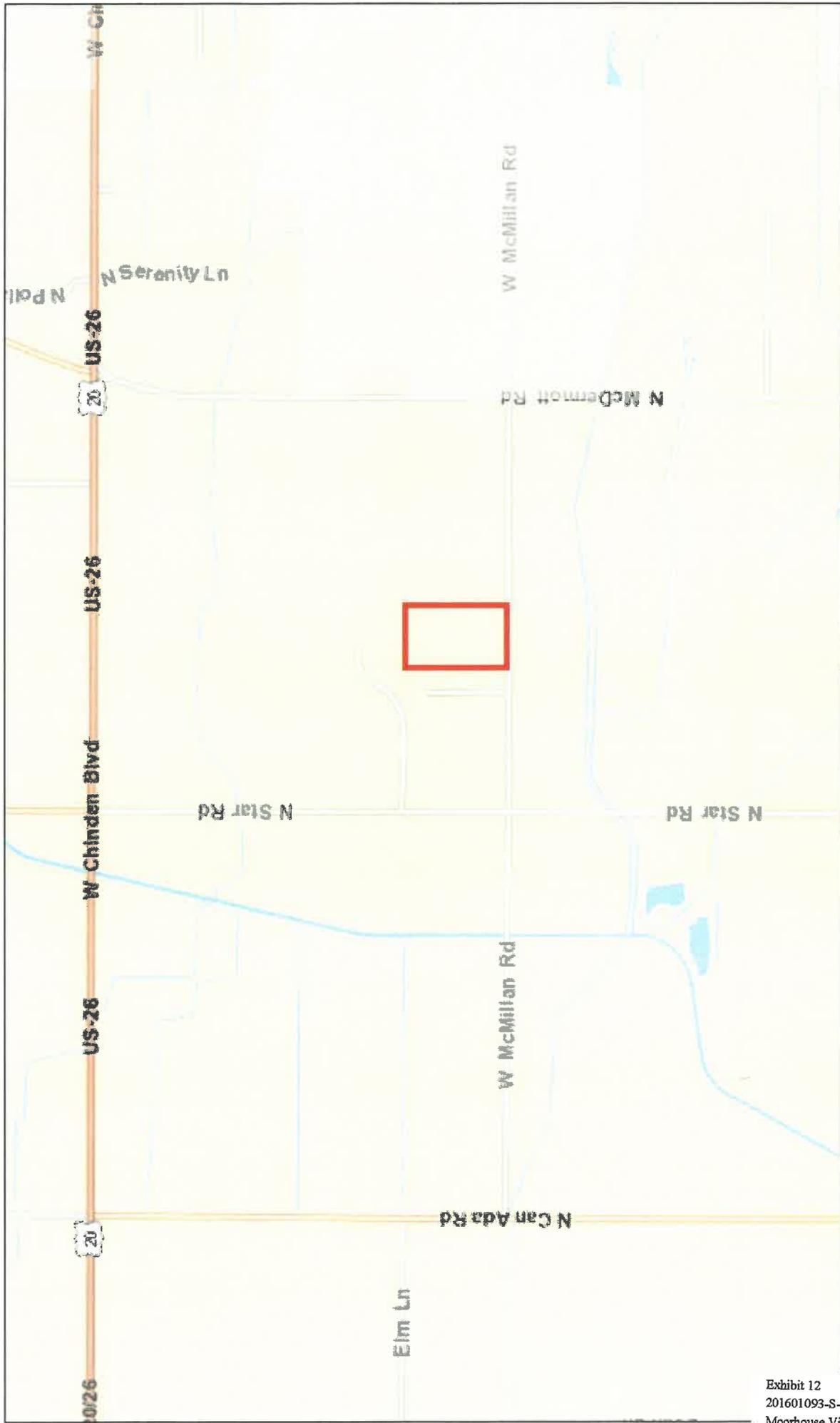
Thank you!



**Dale Ann Barton**  
**Addressing Technician**  
Ada County Assessor  
190 E. Front St. #107, Boise, ID 83702  
(208) 287-7270 office  
(208) 287-7219 fax



# 201601093-S-PR: VICINITY MAP



- Search Results:**
- PARCELS
  - GARDEN CITY
  - STAR
  - KUNA
  - Parks
- BOISE**
- MERIDIAN**

0 0.175 0.35 0.7 Miles



Date: 9/2/2016

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.

# 201601093-S-PR: AERIAL MAP



Date: 9/2/2016

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:**
- Parcels: BOISE (yellow square), EAGLE (light blue square), GARDEN CITY (green square), KUNA (light grey square), MERIDIAN (dark grey square), STAR (orange square)
  - City Limits: BOISE (yellow square), EAGLE (light blue square), GARDEN CITY (green square), KUNA (light grey square), MERIDIAN (dark grey square), STAR (orange square)
  - Streets: Street Names (thin line), Major Streets (thick line)
  - Parks: Parks (green square with tree icon)

## Kristy Inselman

---

**From:** Kristy Inselman  
**Sent:** Friday, July 08, 2016 2:23 PM  
**To:** chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; Greg Timinsky; cmiller@compassidaho.org; tfuller@compassidaho.org; mhill@meridiancity.org; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; 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="#">201601093-PR / S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 9/15/2016
<b>Applicant:</b> B & A ENGINEERS INC	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](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 7/23/2016. 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: 7/8/2016
File Number: 201601093-PR / S	X-Reference: NONE
Description: Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: B & A ENGINEERS INC	P & Z Recommendation:
Property: The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

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We request that you submit your comments or recommendations by 7/23/2016. 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      kinselman@adaweb.net  
200 W Front Street, Boise ID 83702

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

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



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

To: NAMPA MERIDIAN IRRIGATION DISTRICT	Date: 7/8/2016
File Number: 201601093-PR / S	X-Reference: NONE
Description: Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: B & A ENGINEERS INC	P & Z Recommendation:
Property: The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

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 7/23/2016. 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      kinselman@adaweb.net  
200 W Front Street, Boise ID 83702

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

NAMPA MERIDIAN IRRIGATION DISTRICT  
1503 1ST ST  
NAMPA ID 83651



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

To: US POSTAL SERVICES/MERIDIAN ID	Date: 7/8/2016
File Number: 201601093-PR / S	X-Reference: NONE
Description: Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: B & A ENGINEERS INC	P & Z Recommendation:
Property: The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

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 7/23/2016. 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

US POSTAL SERVICES/MERIDIAN ID  
1200 E 1ST  
MERIDIAN ID 83642



ADA COUNTY  
Development Services Department

July 11, 2016

Sean Moorhouse  
1763 W. Sunny Slope Dr.  
Meridian, ID 83642

**RE: PROJECT NO. 201601093-S-PR; Moorhouse Villa Subdivision**

Dear Mr. Moorhouse;

This is to notify you that your application has been scheduled to be heard by the Planning and Zoning Commission on **September 15, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

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

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

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

Sincerely,

Handwritten signature of Kristy Inselman in cursive.

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

Cc: B&A Engineers, Joe Canning

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  
Permitting  
Planning & Zoning

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

MEMORANDUM

---



DATE: 7/11/2016

RE: 201601093-PR/S Moorehouse

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

---

Summary of Project:

Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.

Findings and Conditions:

The Building Division has no objection to the proposed private road and subdivision application however the applicant should be aware that building permits will be required for structures to be constructed on the new parcel.

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)



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

RECEIVED  
JUL 14 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

Rezone # \_\_\_\_\_  
Conditional Use # \_\_\_\_\_  
Preliminary / Final / Short Plat 201601093-PR/S

*Section 209*  
*Moorhouse Villa Sub*

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

14. Will require land development Reviewed By: *Roni Babin*  
app, test holes, ground water monitoring Date: 7/12/16  
& full engineer report if proposing  
septic systems.

## MEMORANDUM

---

**DATE:** July 20, 2016



**RE:** File 201601093 S PR Application for Moorhouse Villa Sub at 7230 W McMillan Rd

**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
- Detailed Letter
- Preliminary Plat

My comments and Conditions of Approval are as follows:

Revise the preliminary plat to show a 20' wide private road as required. The Private Road as shown on the preliminary plat (and in Google Map photos) doesn't appear to be 20' wide.

Show existing features including the irrigation ditches and associated easements. All natural drainage patterns through the site shall be perpetuated.

The Private Road Easement needs to be delineated on the face of the plat, and monumented or sufficiently referenced to the Lot lines and Lot Corners.

Correct the "Deed No. 27392318" listed for the Idaho Power Easement in the Legend to reference Ada County Recorder's Instrument #113116944.

Provide design plans for the private road and fire truck turn around. Show how stormwater from the road will be managed.

All ACHD and local fire district Conditions of Approval shall be met.

Applicant shall notify the County Engineer when construction on the project is completed, to schedule a Final Inspection of the improvements. At the conclusion of the approved project, the Engineer of Record shall submit a report to the Director stating that all work has been executed in compliance with the approved plans.



RECEIVED  
 JUL 26  
 ORGANIZED 1904  
*Nampa & Meridian Irrigation District*  
 ADA COUNTY DEVELOPMENT SERVICES  
 503 FIRST STREET SOUTH NAMPA, IDAHO 83651-4395  
 FAX # 208-463-0092

July 20, 2016

Kristy Inselman  
 Ada County Development Services  
 200 W Front St.  
 Boise, ID 83702-7300

Phones: Area Code 208  
 OFFICE: Nampa 466-7861  
 SHOP: Nampa 466-0663

**RE: 201601093-PR/ Private Road; 7230 W. McMillan Road**

Dear Kristy:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans.

Sincerely,

Greg G. Curtis  
 Water Superintendent  
 Nampa & Meridian Irrigation District  
 GGC/gnf

PC: Office/File



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

Date: August 2, 2016

*(Via email)*

To: Sean Moorhouse  
1763 W Sunny Slope Drive  
Meridian, ID 83642

Subject: Moorhouse Villa/ APP16-0003/ 201601093-S  
7230 W McMillan Road

On July 27, 2016 the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project file  
Joe Canning (via email)  
Ada County Development Services (via email)



**Project/File:** Moorhouse Villa/ APP16-0003/ 201601093-S  
*This is a Preliminary Plat and Private Road application to create 2 parcels located on 24-acres.*

**Lead Agency:** Ada County

**Site address:** 7230 W McMillan Road

**Staff Approval:** August 2, 2016

**Applicant:** Sean Moorhouse  
 1763 W Sunny Slope Drive  
 Meridian, ID 83642

**Representative:** Joe Canning  
 5505 W Franklin Road  
 Boise, ID 83705

**Staff Contact:** Stacey Yarrington  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of preliminary plat and private road application to subdivide a 24-acre parcel into 2 large lots.

The property is currently zoned RUT (Rural Urban Transition) the applicant's proposal is consistent with the City of Meridian's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Urban Transition	RUT
South	Rural Urban Transition	RUT
East	Rural Urban Transition	RUT
West	Rural Urban Transition	RUT

- 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:
  - Copperbrook Subdivision, a 199 buildable lot subdivision located southeast of the site was approved by ACHD on February 25, 2016.
  - The Oaks Subdivision, a mixed use development consisting of 963 residential lots, 73 common lots, 4 multi-family lots, one mini-storage lot, 5 office lots, one recreational facility lot, and one fire station lot, on 388-acres; located east of site was approved by ACHD on December 11, 2013.

5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** There are no new centerline miles of public roadway associated with this development.
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):**  
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP).
  - McMillan Road is listed in the CIP to be widened to 3-lanes from Can-Ada Road to Star Road between 2022 and 2026
  - McMillan Road is listed in the CIP to be widened to 3-lanes from Star Road to McDermott Road between 2017 and 2021.
  - McMillan Road is listed in the CIP to be widened to 3-lanes from Star Road to McDermott Road between 2017 and 2021.
  - The intersection of McMillan Road and Star Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 4-lanes east, and 4-lanes on the west leg, and signalized between 2017 and 2021.

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

1. **Trip Generation:** This development is estimated to generate 10 additional vehicle trips per day (10 existing); 1 additional vehicle trips per hour in the PM peak hour (1 existing), 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
McMillan Road	795-feet	Minor Arterial	131	Better than "D"	Better than "D"

\* 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 McMillan Road west of McDermott Road was 1,818 on 8/12/2015.
  - The average daily traffic count for McDermott north of McMillan Road was 416 on 5/20/2009.

## **C. Findings for Consideration**

1. **McMillan Road**
  - a. **Existing Conditions:** McMillan Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for McMillan 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 McMillan 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 is not proposing any improvements to McMillan Road abutting the site. The applicant is requesting relief from sidewalk, pavement widening, and relocation of irrigation facilities policies, due to the small scope of the project (1 additional dwelling unit).

**d. Staff Comments/Recommendations:** Consistent with the CIP and MSM, the applicant should dedicate 37-feet of right-of-way from centerline of McMillan Road.

Typically, the applicant would be required to construct McMillan Road with 4-feet of additional pavement to total 17-feet of pavement from centerline; and a detached 5-foot wide sidewalk, abutting the site. However, staff recommends approval of the applicant's request to waive the requested improvements due to the fact that this development will generate less than 10 trips per day (10 ADT, 1 in the PM peak hour) and there is 24-foot pavement with 3-foot wide shoulders abutting the site. Staff recommends that at such time further development takes place, the applicant will be required to construct the 5-foot wide sidewalk and relocate the existing irrigation facilities out of the right-of-way.

## 2. New Collector Street

a. **Existing Conditions:** There is no existing collector street internal to the site.

b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Half Street Policy:** District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with McCrosson Avenue on the south side of McMillan Road and continue through the property stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing to construct a new collector street as part of this application.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy. However, due to the proposed number of trips (10 ADT, 1 in the PM peak hour), staff recommends that at such time further development takes place, the applicant will be required to construct a new collector street as one-half of a 36-foot street section with curb, gutter, and either 7-foot wide attached or 5-foot wide detached sidewalk, plus 12-feet of additional pavement within 42-feet of right-of-way, to align with the new north/south collector street that was approved with the Copperbrook Subdivision directly southeast of the site.



### 3. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will

review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
  - Graded to drain away from the public street intersection, and
  - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. **Applicant Proposal:** The applicant is proposing to construct a private roadway, to replace the existing driveway to serve the 2 proposed lots, onto McMillan Road from the site. The private road will be located 165-feet west of the east property line and 950-feet east of Baylor Lane.

The applicant should be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of McMillan Road and install pavement tapers with 15-foot curb radii abutting the existing roadway edge.

- c. **Staff Comments/Recommendations:** If the Ada County Development Services approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the Ada County Development Services, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

#### 4. **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.

#### 5. **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.

#### 6. **Other Access**

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

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

1. Dedicate 37-feet of right-of-way from centerline of McMillan Road abutting the site.
2. Construct a private roadway onto McMillan Road, located 165-feet west of the east property line and 950-feet east of Baylor Lane, from the site.
3. Pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of McMillan Road and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. Coordinate Street name sign and stop sign with ACHD staff.
4. Payment of impacts fees are due prior to issuance of a building permit.
5. 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.

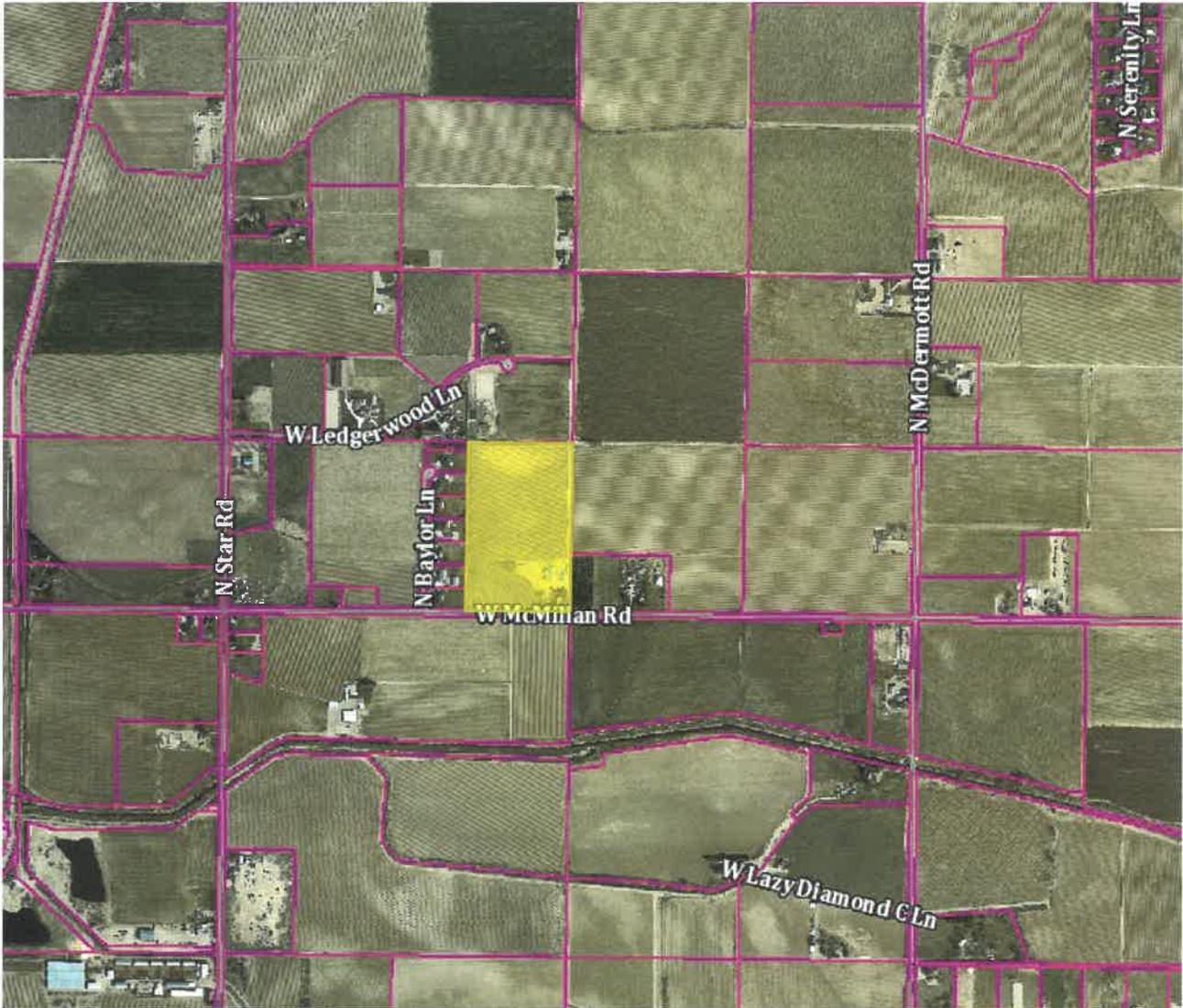
## **F. Conclusions of Law**

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.

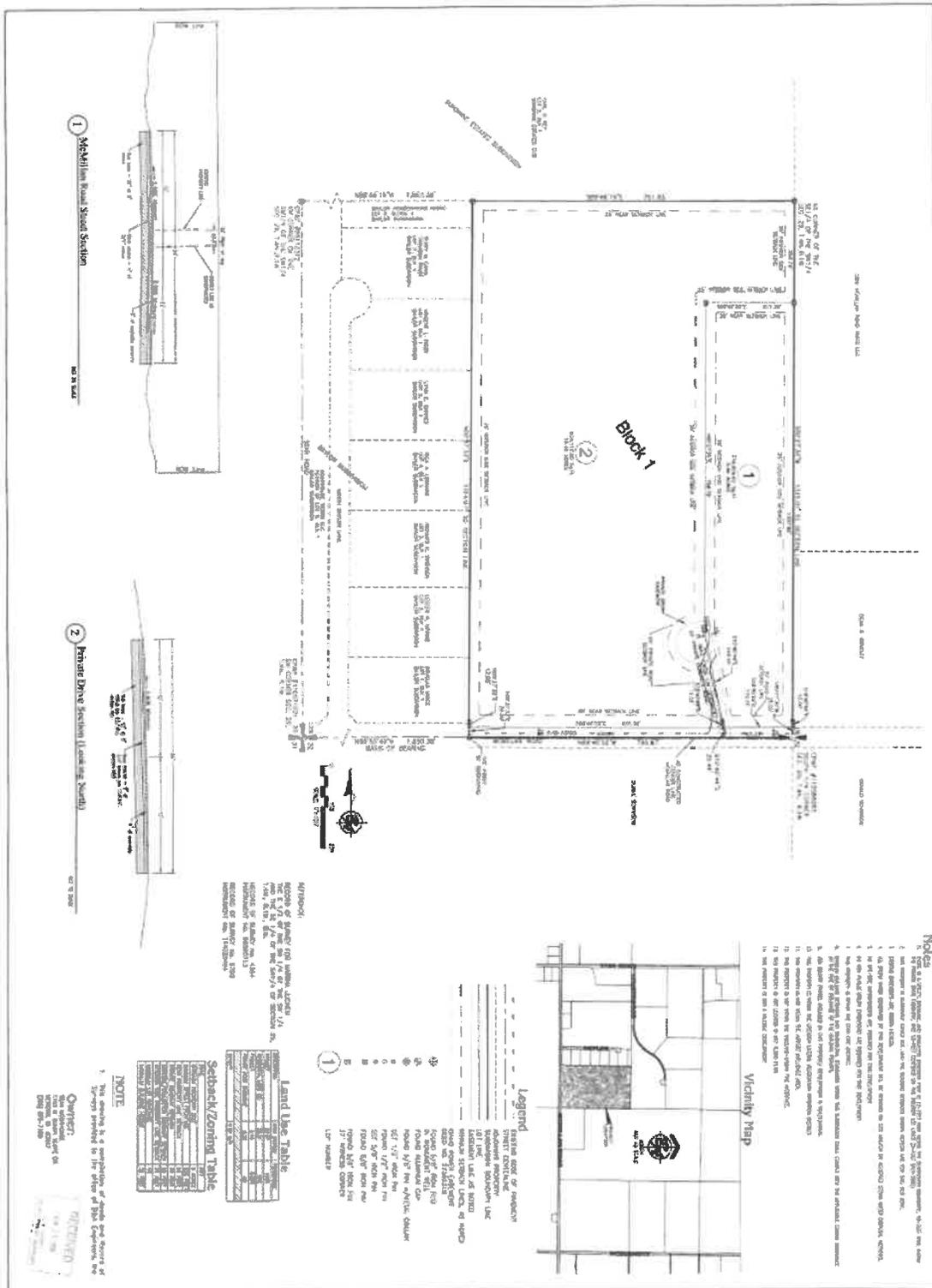
## **G. Attachments**

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

VICINITY MAP



# SITE PLAN



- Notes**
1. THIS PLAN IS THE PROPERTY OF S & A ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S & A ENGINEERS, INC.
  2. THIS PLAN IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
  3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL SETBACKS ARE TO FACE UNLESS OTHERWISE NOTED.
  6. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
  7. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
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  13. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
  14. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.

**Vicinity Map**



**Legend**

- 1. Proposed street of production
- 2. Existing street of production
- 3. Proposed street of production
- 4. Existing street of production
- 5. Proposed street of production
- 6. Existing street of production
- 7. Proposed street of production
- 8. Existing street of production
- 9. Proposed street of production
- 10. Existing street of production
- 11. Proposed street of production
- 12. Existing street of production
- 13. Proposed street of production
- 14. Existing street of production
- 15. Proposed street of production
- 16. Existing street of production
- 17. Proposed street of production
- 18. Existing street of production
- 19. Proposed street of production
- 20. Existing street of production

**Land Use Table**

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000

**Setback/Zoning Table**

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000

**NOTE**

1. This site plan is the property of S & A ENGINEERS, INC. and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of S & A ENGINEERS, INC.

<p><b>1.0</b></p>	<p><b>Preliminary Plat</b></p>	<p><b>Moorhouse Villa Subdivision</b></p> <p>STRUCK IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26, T.14N., R. 18E., 2000 WESTERN DISTRICT, OMAHA COUNTY, IOWA</p>		<p><b>S &amp; A Engineers, Inc.</b>          Consulting Engineers, Surveyors &amp; Planners          8816 13th Street, Omaha, NE 68132          Phone: 402.491.1111          Fax: 402.491.1112          Website: www.sandae.com</p>
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# 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.



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  
Permitting  
Planning & Zoning

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

## ADA COUNTY Development Services Department

August 8, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission will hold a public hearing on **September 15, 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:

**201601093-S-PR, Moorhouse Villa Subdivision:** A preliminary plat application for a two (2) lot residential subdivision and private road. The first lot is proposed to be 5.05-acres and the second is proposed to be 18.46-acres. The private road is proposed to be 20-feet in width and take access from McMillan Road. The property is located at 7230 W. McMillan Road and contains 23.96 acres; Section 29, T.4N, R.1W.

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.

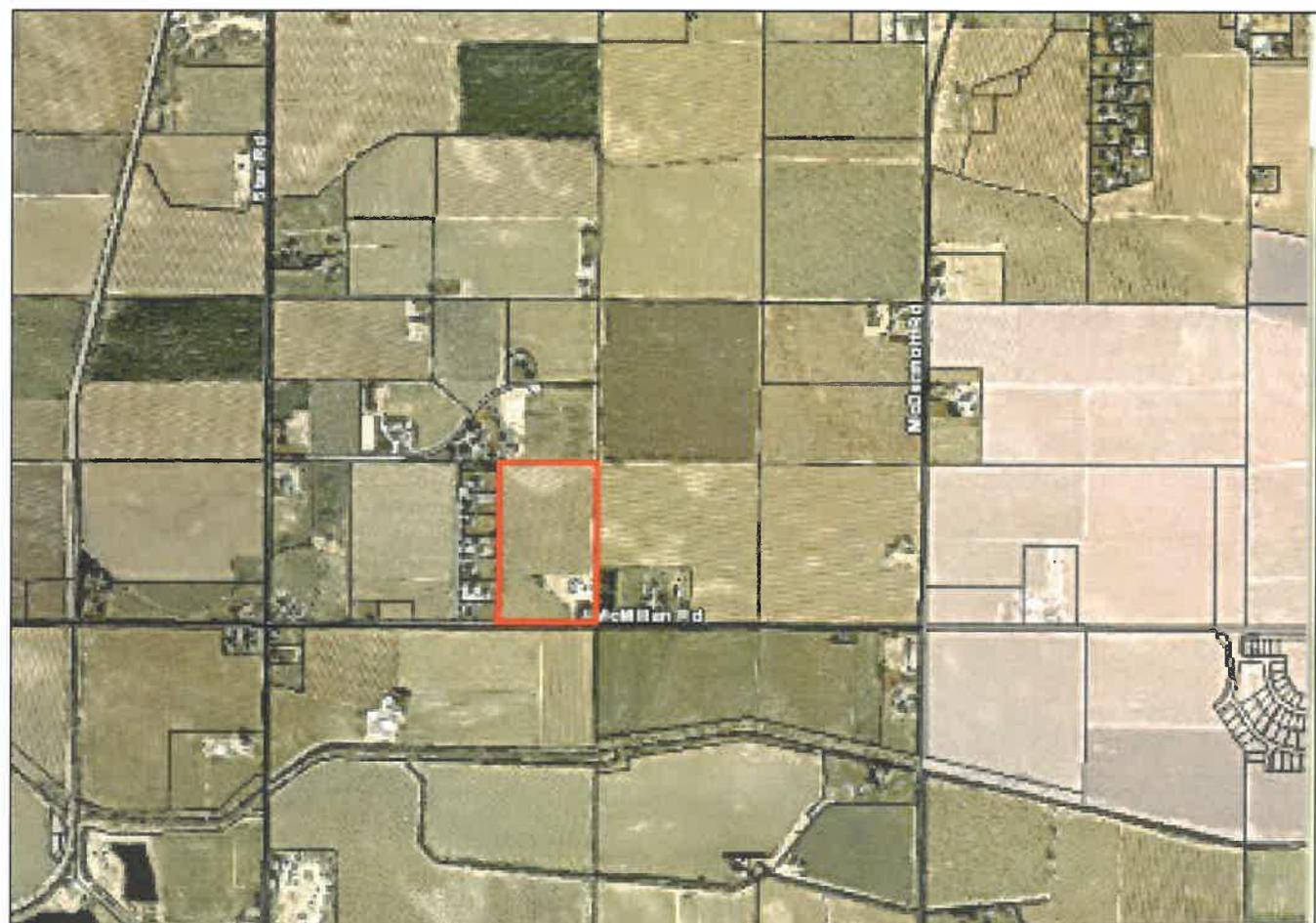
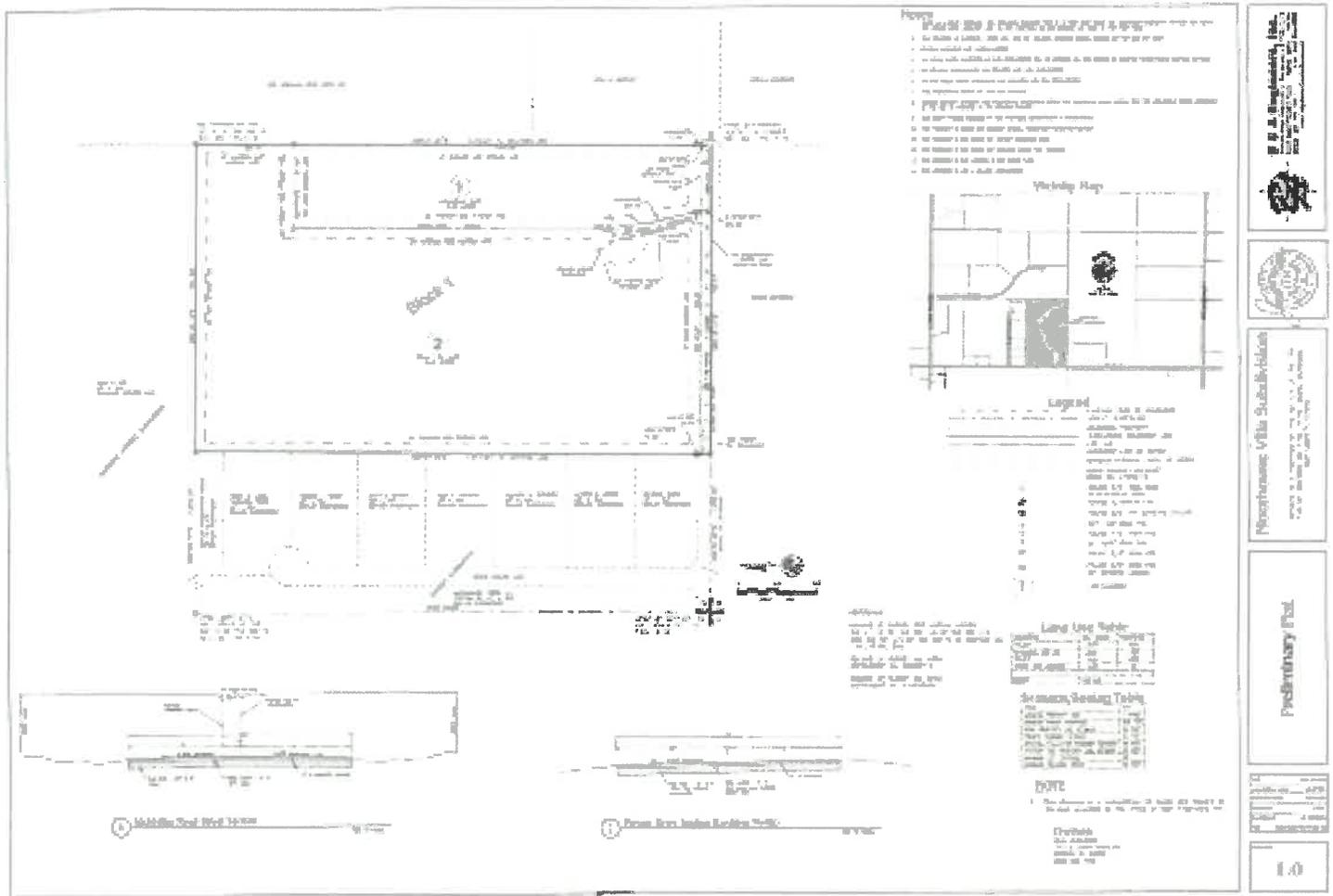
This application can be viewed **online** by completing the following:

- 1 Type [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter "**201601093-S**" in search application by file number
- 3 Click on 'Application Information'
- 4 Review documents by clicking on 'Supporting Documents'

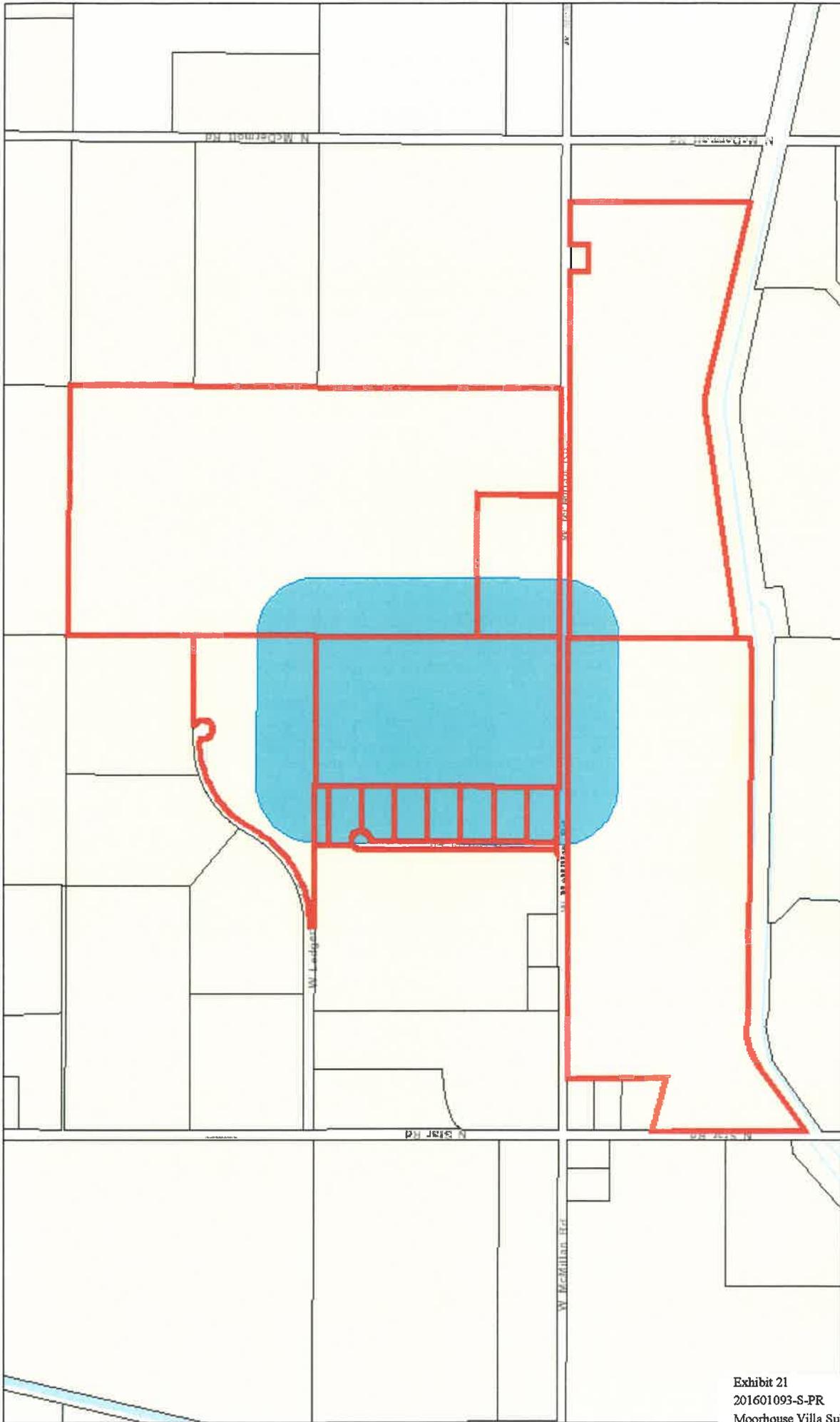
Five (5) days prior to the hearing you can go the [www.adacounty.id.gov](http://www.adacounty.id.gov) to view the agenda or staff report.

### 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.



# 201601093 - S - PR - Radius Map



**Search Results: City Limits**

- BOISE
- EAGLE
- GARDEN CITY
- KUNA
- MERIDIAN
- STAR
- Parks



Date: 7/8/2016



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.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BARNES LYNN E	BARNES JULIE F	5034 N BAYLOR LN	MERIDIAN, ID 83646-5080
BAYLOR HOMEOWNERS ASSOCIATION		PO BOX 15010	BOISE, ID 83715-0000
BENTLEY R DEAN	BENTLEY PHYLLIS L	7080 W MCMILLAN RD	MERIDIAN, ID 83646-5032
DBSI MCMILLAN ROAD UNITS LLC	SHIMA EUGENE G TRUST	250 S 5TH ST FL 2ND	BOISE, ID 83702-0000
DUNN RODNEY J	DUNN SHANNON L	4850 N BAYLOR LN	MERIDIAN, ID 83646-0000
LANE RONALD	ALEXANDER-LANE VICTORIA	4896 N BAYLOR LN	MERIDIAN, ID 83646-0000
LEONARD RICK A		P.O. BOX 177	STAR, ID 83669-0000
MOORHOUSE SEAN D	RODRIGUEZ MOORHOUSE DENISE	1763 W SUNNY SLOPE DR	MERIDIAN, ID 83642-4337
REY FAMILY REVOCABLE TRUST 6-25-2015	REY CARL D TRUSTEE	7351 W LEDGERWOOD LN	MERIDIAN, ID 83646-0000
RIGBY VINCENT L	RIGBY JENNIFER	5080 N BAYLOR LN	MERIDIAN, ID 83646-0000
SCHWISOW DUANE	SCHWISOW DARLENE	4410 N STAR RD	MERIDIAN, ID 83646-0000
SWENSEN RICHARD K	SWENSEN JOAN	4942 N BAYLOR LN	MERIDIAN, ID 83646-5079
THOMPSON TERRY & CAROL TRUST	THOMPSON TERRY DEAN TRUSTEE	5126 N BAYLOR LN	MERIDIAN, ID 83646-0000
UNION SQUARE LLC	RWK INVESTMENTS LLC	9839 W CABLE CAR ST # 101	BOISE, ID 83709-0000

**LEGAL NOTICE OF PUBLIC HEARING** Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on September 15, 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: 201601068-CU-MSP, BRATCHER MIKE; A Conditional Use/Master Site Plan for a contractors yard for parking for concrete construction. The property contains 2.102 acres and is located at 284 N. McDermott Rd., Nampa, ID 83687 in Section 9, T. 3N, R. 1W. Diana Sanders 287-7905. 201601093-PR-S, MOORHOUSE SEAN; Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd., Meridian, ID 83646 in Section 29, T. 4N, R. 1W. Kristy Inselman 287-7998. 201601200-DA-MSP-ZC, NORTHSIDE MANAGEMENT; Zoning ordinance map amendment, development agreement, and master site plan application to rezone a property to Limited Office. The property contains 1.92 acres and is located at 6350 W. Moon Valley Rd., Eagle, ID 83616 in Section 14, T. 4N, R. 1W. Diana Sanders 287-7905. 201601220-CU-MSP, SUGGS JANE; A conditional use and master site plan application for a contractor's yard and shop for a tree removal company. The property contains 1.36 acres and is located at 6317 W. Gowen Rd., Boise, ID 83709 in Section 30, T. 3N, R. 2E. Brent Danielson 7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. Staff Reports Available On-Line 5 Days before Hearing Date [adaweb.net](http://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. 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: <u>29</u>	Township: <u>4N</u>	Range: <u>1W</u>	Total Acres: <u>23.96</u>
Project Name: <u>Moorhouse Villa Subdivision</u>				Lot: <u>NA</u>	Block: <u>NA</u>
Site Address: <u>7230 W. McMillan Rd, Meridian</u>				Tax Parcel Number(s): <u>50429346600</u>	
File Number: <u>201601093-S PR</u>				Date Posted: <u>8-30-16</u>	

## APPLICANT:

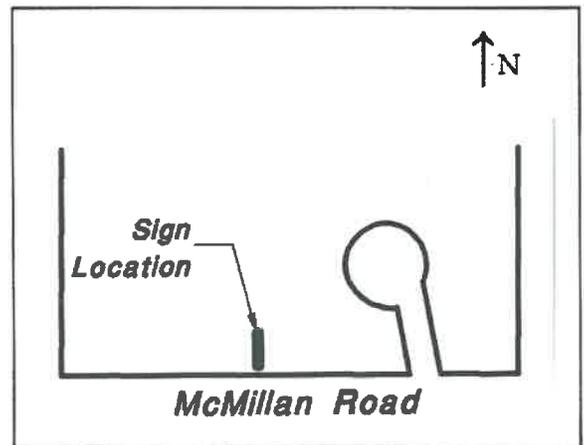
Name: <u>Sean Moorhouse</u>			
Address: <u>1763 W. Sunny Slope Dr.</u>			
City: <u>Meridian</u>	State: <u>ID</u>	Zip: <u>83642</u>	
Telephone: <u>870-7160</u>	Fax:		

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

Joe Canning  
Signature: (Applicant) Date: 9-6-16

B&A Engineers, Inc

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



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

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning & Zoning Commission

**WHEN:** ADA COUNTY will hold a public hearing on Sept 15, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A Preliminary Plat for Moorhouse Villa Subdivision for Two Residential Lots and a Private Road in an Existing RUT Zone.

**PROPERTY SIZE / LOCATION:** The Property Contains Approx. 23.5 Acres of Land and is Located on the North Side of West McMillan Road approx. 1800 feet East of North Star Road in Section 29, Township 4 North, Range 1 West of the Boise Meridian.

**APPLICATION BY:** Sean Moorhouse

**PROJECT # / PLANNER / PHONE #**  
20161093-S-PR / Kristy Jasekman / (208)287-7998

**Kristy Inselman**

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**From:** Kristy Inselman  
**Sent:** Wednesday, October 05, 2016 2:59 PM  
**To:** chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; Greg Timinsky; cmiller@compassidaho.org; msinglet@intgas.com; mhill@meridiancity.org; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; 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="#">201601093-PR / S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
<b>Reviewing Body:</b> <b>BOCC</b>	<b>Hearing Date:</b> 11/9/2016
<b>Applicant:</b> B & A ENGINEERS INC	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service’s Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](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 10/20/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [kinselman@adaweb.net](mailto:kinselman@adaweb.net).

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

Sincerely yours,  
KRISTY INSELMAN, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702

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

(208) 287-7998



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

To: BOISE PROJECT BOARD OF CONTROL	Date: 10/5/2016
File Number: 201601093-PR / S	X-Reference: NONE
Description: Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
Reviewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: B & A ENGINEERS INC	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

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 10/20/2016. 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 kinselman@adaweb.net  
 200 W Front Street, Boise ID 83702

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

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



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

To: NAMPA MERIDIAN IRRIGATION DISTRICT	Date: 10/5/2016
File Number: 201601093-PR / S	X-Reference: NONE
Description: Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
Reviewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: B & A ENGINEERS INC	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

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 10/20/2016. 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

NAMPA MERIDIAN IRRIGATION DISTRICT  
 1503 1ST ST  
 NAMPA ID 83651



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  
Permitting  
Planning & Zoning

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

## ADA COUNTY Development Services Department

October 6, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the **Board of Ada County Commissioners** will hold a public hearing on **November 9, 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:

**201601093-S-PR, Moorhouse Villa Subdivision:** A preliminary plat application for a two (2) lot residential subdivision and private road. The first lot is proposed to be 5.05-acres and the second is proposed to be 18.46-acres. The private road is proposed to be 20-feet in width and take access from McMillan Road. The property is located at 7230 W. McMillan Road and contains 23.96 acres; Section 29, T.4N, R.1W.

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.

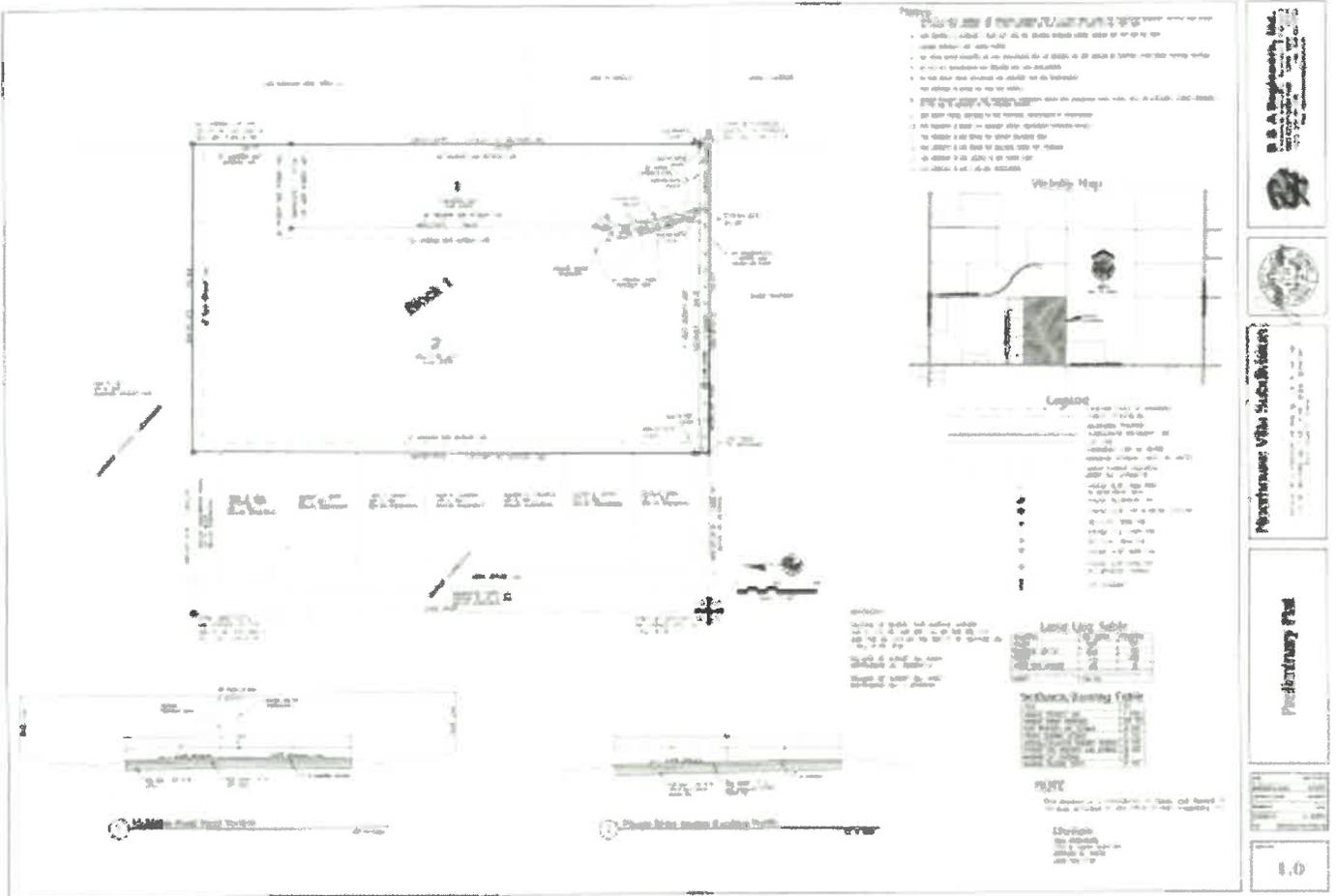
This application can be viewed **online** by completing the following:

- 1 Type [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter "**201601093-S**" 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.



PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BARNES LYNN E & BAYLOR HOMEOWNERS ASSOCIATION	JULIE F	5034 N BAYLOR LN	MERIDIAN, ID 83646-5080
BENTLEY R DEAN & DBSI MCMILLAN ROAD UNITS LLC	PHYLLIS L	PO BOX 15010 7080 W MCMILLAN RD	BOISE, ID 83715-0000 MERIDIAN, ID 83646-5032
DUNN RODNEY J & LANE RONALD & LEONARD RICK A	SHANNON L ALEXANDER-LANE VICTORIA	250 S 5TH ST FL 2ND 4850 N BAYLOR LN 4896 N BAYLOR LN P.O. BOX 177	BOISE, ID 83702-0000 MERIDIAN, ID 83646-0000 MERIDIAN, ID 83646-0000 STAR, ID 83669-0000
MOORHOUSE SEAN D & REY FAMILY REVOCABLE TRUST 6-25-2015	DENISE	1763 W SUNNY SLOPE DR 7351 W LEDGERWOOD LN	MERIDIAN, ID 83642-4337 MERIDIAN, ID 83646-0000
RIGBY VINCENT L & SCHWISOW DUANE & SWENSEN RICHARD K & THOMPSON TERRY & CAROL TRUST UNION SQUARE LLC &	JENNIFER DARLENE JOAN RWK INVESTMENTS LLC	5080 N BAYLOR LN 4410 N STAR RD 4942 N BAYLOR LN 5126 N BAYLOR LN 9839 W CABLE CAR ST # 101	MERIDIAN, ID 83646-0000 MERIDIAN, ID 83646-0000 MERIDIAN, ID 83646-5079 MERIDIAN, ID 83646-0000 BOISE, ID 83709-0000

**Kristy Inselman**

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**From:** Angela Gilman  
**Sent:** Friday, October 14, 2016 11:40 AM  
**To:** Kristy Inselman  
**Subject:** RE: Ada County Application Transmittal Notice.

Hi Kristy,

Reviewed this one back in July. I don't see any changes so no new comments. Let me know if I'm missing something.

Thanks

Angie



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

---

**From:** Kristy Inselman  
**Sent:** Wednesday, October 05, 2016 2:59 PM  
**To:** [chornsby@idahopower.com](mailto:chornsby@idahopower.com); [amurray@idahopower.com](mailto:amurray@idahopower.com); [lbishop@idahopower.com](mailto:lbishop@idahopower.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov); Greg Timinsky; [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [msinglet@intgas.com](mailto:msinglet@intgas.com); [mhill@meridiancity.org](mailto:mhill@meridiancity.org); [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Ryan Strain; Ryan Strain; Mark Ferm; Angela Gilman; Jean Schaffer; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); [jstuber@republicservices.com](mailto: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>
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<b>File Number:</b> <a href="#">201601093-PR / S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-feet wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres.	
<b>Reviewing Body:</b> BOCC	<b>Hearing Date:</b> 11/9/2016
<b>Applicant:</b> B & A ENGINEERS INC	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 23.970 acres and is located at 7230 W MCMILLAN RD MERIDIAN 83646, Section 29 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the

application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](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 10/20/2016. 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

## Kristy Inselman

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**From:** Joseph D. Canning <jdcanning@baengineers.com>  
**Sent:** Thursday, October 20, 2016 10:23 AM  
**To:** Kristy Inselman  
**Subject:** [EXTERNAL] RE: Moorhouse Villa - McMillan Road Access

Thanks. I will address it there.

J. D. Canning, PE/PLS  
Senior Engineer  
B & A Engineers, Inc.  
208+343+3381

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**From:** Kristy Inselman [<mailto:kinselman@adaweb.net>]  
**Sent:** Thursday, October 20, 2016 9:50 AM  
**To:** Joseph D. Canning <[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)>  
**Subject:** RE: Moorhouse Villa - McMillan Road Access

Since this is the recommendation from P&Z, the conditions will still read that way, but you can request the change at the hearing. Please let me know if you have any questions. I will include your email in the packet to the Board so they can be aware. 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

---

**From:** Joseph D. Canning [<mailto:jdcanning@baengineers.com>]  
**Sent:** Wednesday, October 12, 2016 6:02 PM  
**To:** Kristy Inselman  
**Subject:** [EXTERNAL] Moorhouse Villa - McMillan Road Access

Kristy,

I had a thought on the condition of restricted access to McMillan Road. Currently, after the P&Z Commission meeting, the condition reads "...unless otherwise approved by Ada County and the Ada County Highway District". Since the city limits of Meridian are quickly approaching the area, I am wondering if the note should just read by the Ada County Highway District? I can see the land being annexed, and the landowner may propose some project that may not need replatting, just a rezone, and the plat note would require the applicant to secure permission from Ada County, when the County doesn't really have a dog in that fight.

It seems better just to have the Ada County Highway District and then Meridian City to hash this out. I hate to get plat notes that add unnecessary requirements on land.

Thoughts? I would be happy to approach this with the County Commissioners at the upcoming meeting.

J. D. Canning, PE/PLS  
Senior Engineer  
B & A Engineers, Inc.  
208+343+3381

**ExchangeDefender** Message Security: [Check Authenticity](#)

**ExchangeDefender** Message Security: [Check Authenticity](#)

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on November 9, 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: 201601093-PR-S, B & A ENGINEERS INC; Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd. Meridian, ID 83646 in Sections 29, T. 4N., R. 1W. Kristy Inselman 287-7998. 201601186-A, MCCOLL BRIAN; An appeal of the Director's decision for a private road. The property contains 27.15 acres and is located at 8478 N. Pierce Park Ln., Boise, ID 83714 in Sections 17, T. 4N., R. 2E. Brent Danielson 287-7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. 201601337-ZC-OTD-DA, CANTLON VICKI; A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Rd., Boise, ID 83709 in Section 12, T. 2N, R. 1E. Brent Danielson 287-7913. 201601575-PBA-VAC, FOX LAND SURVEYS INC; Application to adjust property lines between lots 3 and 4 Block 1 Springwood Subdivision to allow for the placement of an accessory structure. A vacation of the easements along the existing property line is also a part of this application. The property contains 15.07 acres and is located at 701 & 899 S. Crystal Springs Ln., Star, ID 83669 in Section 16, T. 4N., R. 1W. Diana Sanders 287-7905. 201601663-CU-MSP-V. TONY BROWN; Conditional use, master site plan, and variance application for a Contractors yard in a Rural Residential (RR) District. The applicant is proposing to store three boom trucks with trailers for a cable company. The property contains 5.24 acres and is located at 4664 N. Skyline Dr., Eagle, ID 83616 in Sections 30, T. 5N., R. 1E. Kristy Inselman 287-7998. 201601703-V-AC, HODGES SEUMAS EMILY; An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or

1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Rd., Meridian, ID 83642 in Section 12, T. 2N, R. 1W. Brent Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date [adaweb.net](http://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. Oct. 18, 2016 **Publish Dates:** 10/18/2016-11/1/2016