

**A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS  
AMENDING THE 2025 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR  
THE ADOPTION OF AMENDMENTS TO THE DRY CREEK RANCH  
COMPREHENSIVE PLAN**

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 21<sup>st</sup> day of February 2017, adopts and amends the 2025 Ada County Comprehensive Plan ("Plan") to wit:

**WHEREAS**, on June 17, 1996, the Board of Ada County Commissioners ("Board") adopted by, Resolution No. 882, the 1996 Comprehensive Plan, as allowed by the Local Planning Act, § 67-6509(c); and

**WHEREAS**, on May 24, 2006, the Board adopted by Resolution No. 1396, amendment of the 1996 Comprehensive Plan; and

**WHEREAS**, Goal 5.8 of the amendment, and the subsequent policies of the Plan directed the promotion and encouragement of Planned Communities outside of areas of city impact that are self-supporting and do not result in a degradation of public services; and

**WHEREAS**, the 2007 Comprehensive Plan was amended by the adoption of Resolution No. 1662 which adopted the Dry Creek Comprehensive Plan on the 16<sup>th</sup> day of February 2010; and

**WHEREAS**, on November 15, 2016, the Board adopted by Resolution No. 2187, the 2025 Ada County Comprehensive Plan and repealed the 2007 Comprehensive Plan; and

**WHEREAS**, the Dry Creek Ranch Comprehensive Plan was attached to the 2025 Ada County Comprehensive Plan as Appendix D; and

**WHEREAS**, on September 16, 2016, property owners within a one half mile of the Dry Creek Ranch Planned Community were notified of a public hearing before the Ada County Planning and Zoning Commission ("Commission") by mail. Legal notice of the Commission's hearing was published in The Idaho Statesman on September 13, 2016, and September 20, 2016. A Public Service Announcement was issued on September 26, 2016; and

**WHEREAS**, the Commission voted to table the application at their October 6, 2016, meeting to November 10, 2016; and

**WHEREAS**, on October 7, 2016, property owners within one half mile of the Dry Creek Ranch Planned Community were again notified of a public hearing before the Ada County Planning and Zoning Commission ("Commission") by mail. Legal notice of the Commission's

hearing was again published in The Idaho Statesman on October 18, 2016, and October 25, 2016. A Public Service Announcement was issued on October 21, 2016; and

**WHEREAS**, the Commission voted to table the application at their November 10, 2016, meeting to December 15, 2016; and

**WHEREAS**, a certification of sign posting on the property was submitted on December 5, 2016; and

**WHEREAS**, on December 15, 2016, a public hearing was held by the Commission. Public testimony was taken and the Commission recommended approval; and

**WHEREAS**, on January 13, 2017, property owners within one-half mile of the site were notified of a public hearing before the Board on the Dry Creek Planned Community application by mail. Legal notice of the Board's hearing was published in The Idaho Statesman on January 31, 2017, and February 7, 2017. Notices of the public hearing were posted on the site of the Dry Creek Planned Community on January 18, 2017, and on January 26, 2017, a Public Service Announcement was issued and;

**WHEREAS**, on February 15, 2017, the Board held a public hearing on Dry Creek's application to amend the Dry Creek Planned Community Comprehensive Plan. After taking public comment, complying with the requisite due process and having the requisite public hearings, the Board approved File #201601258 CPA-ZOA-S-DA-M-FP-HD.

**BE IT THEREFORE RESOLVED**, that the 2025 Comprehensive Plan be amended by addition of the following:

A comprehensive plan amendment to the Dry Creek Planned Community Comprehensive Plan that:

Revises Element B: Dry Creek Ranch Comprehensive Plan, including the Dry Creek Land Use Map that establishes a unique vision of "farm-to-table" for honoring this site's agriculture heritage and provides a series of policies that create six interconnected neighborhoods, each representing their unique natural setting;

Revises Element D: Dry Creek Ranch Zoning Ordinance, making modifications to residential densities and commercial intensities with new zoning classifications resulting in reduction of residential units by almost half (from approximately 3500 to 1815 units), and of commercial square footage approximately 85% (from 650,000 to 85,000 square feet);

Revises Element E: Update to the Economic Impact Analysis that evaluates changes in market conditions, proposed density, commercial square footage, and services requirements from various providers based on the proposed reduction in density. The analysis also includes additional updates addressing sewer and water infrastructure costs and financing;

Revises Element F: Dry Creek Ranch Development Plan:

Sub-Element F-1, Natural Features Analysis: Updates to reflect the ongoing groundwater monitoring and acknowledgment that development within a floodplain would require a Letter of Map Revision from FEMA;

Sub-Element F-2, Narrative Describing Proposed Land Uses: Updates to the project narrative reflecting the “farm-to-table” vision; introducing the six neighborhoods, and descriptions of the uses including land use designations and densities, parks, school, natural open spaces, commercial, mixed-use and village centers; components of the transportation system including roads, trails and trip capture; and design standards.

Sub-Element F-3, Existing Land Uses: Removed discussion of land uses west of Highway 55;

Sub-Element F-4, Narrative Assessment of Development and Population: Updated population narrative to reflect more up-to-date demographics from 2015;

Sub-Element F-5, Transportation and Mobility Plan Update: Updated to reflect the new traffic study conducted by Kittleson & Associates to reflect the traffic impact from the reduced density and updates to the trail plan;

Sub-Element F-6, Community Services and Utilities Plan: Updates to reflect new service providers; the new proposed 2-phase wastewater treatment facility plans; the new proposed potable water system provided by a private water company; removed discussion on use of effluent water for irrigation; updated language for police, fire and EMS services based on agreements with each agency; updated public transit discussion to reflect current status and agreed to provide a park and ride lot; updated library service language based on current agreement with Ada Community Library; and updated discussion on schools to reflect the donation of one elementary school site;

Sub-Element F-7, Open Space, Parks, and Trail Plan: Updates to the developed park discussion to reflect greenbelt on both sides of Dry Creek, eliminates exhibits of neighborhood and community parks and replaces with natural and open space map, and updates Exhibit F-7.e to reflect trail and sidewalk connectivity distinguishing between sidewalks, local and regional trails;

Sub-Element F-8, Wildlife Mitigation Plan: removes the 520-acre offsite conservation easement requirement and replaces it with a conservation fund with a new, consistent financing mechanism for the for the Advisory Committee to acquire lands or conservation easements for conservation purposes; requires the conservation fund to be spent every 5 years; removes Section 5.0 of the 2009 WMP;

Sub-Element F-9, Design Guidelines: Replaces the existing design guidelines in its entirety to reflect the new “farm-to-table” vision;

Sub-Element F-10, Phasing Plan: Updates the phasing plan to reflect current timeframes of 2017-2032;

Sub-Element F-11, School Letter: Provides an updated letter from West Ada School District accepting a land donation for one elementary school; and

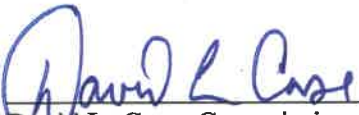
Sub-Element F-12, Stormwater Management Plan: Updated language to state that any private stormwater facilities will be owned and operated by the HOA and will need to be approved by the governing agency;

Revises Element G: Other Studies, including an updated Traffic Impact Analysis reflecting the reduction in density prepared by Kittleson & Associates submitted on September 2, 2016, a Wildland Urban Fire Interface Report stamped by Jerry L. O’Neal dated August 11, 2016, update to the Geotech Report by Allwest Testing & Engineering dated September 27, 2016, and a Historical Analysis prepared by Frontier Historical Consultants dated August 19, 2016.

All of which are attached hereto to this Resolution and to the Ada County Comprehensive Plan as an addendum thereto.

**APPROVED AND ADOPTED** this 21<sup>st</sup> day of February 2017.

**Board of Ada County Commissioners**

By:   
David L. Case, Commissioner

By:   
Jim Tibbs, Commissioner

By:   
Rick Visser, Commissioner

ATTEST:

  
Christopher D. Rich, Ada County Clerk

**EXHIBIT A**

(attached)

**ELEMENT B – PLANNED COMMUNITY COMPREHENSIVE PLAN**

**Sub-Element B-1  
Introduction to the Property and Vision Statement**

**Introduction to the Project**

Dry Creek Ranch is a farm-to-table community honoring its Idaho heritage by providing its residents “room to grow.” Located adjacent to Highway 55 and near Hidden Springs Planned Community and Shadow Valley Golf Course, the Dry Creek Ranch property has been farmed for over 100 years.



The Jeker family farmed this area for much of the twentieth century. Their homestead and farm buildings, remain on the property today, which is still used for agricultural pursuits. Many of these buildings have fallen into disrepair; however, the legacy will carry on.



The farm-to-table lifestyle vision of Dry Creek connects each of the six neighborhoods within the 1,414-acre community. On the north, Dry Creek ranch abuts large residential acreages. To provide consistency with these neighbors, the “**Equestrian**” neighborhood provides larger lots in a rural setting. Trails and rural road sections will make these properties attractive to those seeking a self-sufficient lifestyle, providing room for larger gardens, orchards, and pastures.

The densities of Dry Creek increase moving south toward the heart of the project, the “**Central Valley**,” which is centered on Dry Creek itself. Dry Creek will be preserved and greenbelts will be provided on each side, connecting the two village centers proposed for the community. Conceptual plans for the village centers are shown below:





Of course, these are conceptual plans that will develop through the course of the project; however, the agricultural heritage of the property is honored through amenities that are likely to include equestrian facilities and an amphitheater. Key to the vision for the property are large community gardens, smaller planter boxes (for individual-scale gardens) and the opportunity for orchards. The village centers are also planned to include community recreational resources, such as soccer fields, a community center, and swimming pools.



Together, the village centers will tie the residential components of the project with the farm-to-table theme. The village centers are planned to be closely integrated into the areas planned for the school and the area planned for mixed use, as further shown on the following page.





The greenbelt within the Central Valley connects two other neighborhoods within Dry Creek. These include the “**Crossing**,” which is the commercial and mixed-use area of the development. Located immediately east of Highway 55, the Crossing will provide for neighborhood commercial opportunities, as well as a mix of housing, including multifamily. The Dry Creek greenbelt also connects the “**East Valley**,” which is located on the east side of the project and provides an intermediate mix of densities adjacent to the east village center.

Proceeding from the central heart of the community, the terrain leads to the “**East Foothills**” and “**West Foothills**.” The East Foothills are part of the initial preliminary plat for the project, and have been carefully designed with a balanced grading plan to respect the land and topography. As in other areas, pocket parks with small garden areas will provide the same

agricultural opportunities provided in the Equestrian, Central Valley, and East Valley neighborhoods. Each neighborhood links with the others to provide a cohesive community with a variety of housing, recreational, and agricultural opportunities.

As mentioned, many of the buildings associated with the original Jeker homestead have fallen into disrepair; however, this application will ensure the legacy carries on in ways beyond simple planning. For example, the existing home and ice house will be retained and placed on a separate lot. It is unlikely that the other buildings will be preserved; however, components of these buildings (boards, etc.) as well as other farm instruments and components will be used in the construction of future community centers and placed in pocket parks, tying this project to its past.

### **Vision Statement**

Dry Creek Ranch will provide a master-planned, farm-to-table community where residents honor their Idaho heritage through agricultural and recreational opportunities. Dry Creek residents will live, work, learn, and play in the Equestrian, East and West Foothills, East and Central Valley, and Crossing neighborhoods. These neighborhoods are connected physically by trails and sidewalks and through a common theme that promotes a farm-to-table lifestyle that all Dry Creek residents can enjoy.

**ELEMENT B – PLANNED COMMUNITY COMPREHENSIVE PLAN**

**Sub-Element B-2  
Dry Creek Ranch Goals, Objectives, and Policies**

Per Ada County Policy 5.8-28: Provide a series of coordinated goals, objectives and policies implementing the vision statement and addressing:

<b>REQUIREMENT</b>	<b>DRY CREEK RANCH GOALS</b>	<b>DRY CREEK RANCH OBJECTIVES &amp; POLICIES</b>
Private Property Rights	Goal 1.0	Objectives 1.1 through 1.3; Policies 1.1-1 through 1.3-1
Population	Goal 2.0	Objectives 2.1 & 2.2; Policies 2.1-1 through 2.2-1
School Facilities and Transportation	Goal 3.0	Objectives 3.1; Policies 3.1-1 through 3.1-5
Economic Development	Goal 4.0	Objectives 4.1; Policies 4.1-1 through 4.1-7
Land Use	Goal 5.0	Objectives 5.1 through 5.5; Policies 5.1-1 through 5.2-2
Natural Resources	Goal 6.0	Objectives 6.1 through 6.3; Policies 6.1-1 through 6.3-2
Hazardous Areas	Goal 7.0	Objectives 7.1; Policies 7.1-1 & 7.1-2
Public Services	Goal 8.0	Objectives 8.1 through 8.6; Policies 8.1-1 through 8.6-1
Transportation	Goal 9.0	Objectives 9.1 & 9.4; Policies 9.1-1 through 9.4-1
Recreation	Goal 10.0	Objective 10.1; Policies 10.1-1 & 10.1-2
Special Areas or Sites	Not Applicable	Not Applicable
Housing	Goal 11.0	Objectives 11.1; Policies 11.1-1 through 11.1-3
Community Design and Implementation	Goal 12.0	Objective 12.1; Policies 12.1-1 through 12.1-2
Industrial Development	Not Applicable	Not Applicable
Air and Water Quality	Goal 1.0; Goal 4.0; Goal 6.0 & Goal 9.0	Policy 1.3-1; Policy 4.1-4; Policy 4.1-6; Policy 4.1-7; Policies 6.1-2 & 6.1-3; Policy 6.1-5; Objective 9.2; Policies 9.2-1 through 9.2-4
Irrigation Delivery System	Goal 6.0	Objective 6.3; Policy 6.3-1
Residential Development	Goal 2.0; Goal 5.0 & Goal 11.0	Objectives 2.1 & 2.2; Policies 2.1.1 through 2.2-1; Objective 5.1; Policies 5.1-1 through 5.1-3; Objective 5.3; Policy 5.3-1; Objective 11.1; Policies 11.1-1 through 11.1-3
Commercial Development	Goal 4.0; Goal 5.0	Objective 4.1; Policies 4.1-2 through 4.1-7; Objective 5.1; Policy 5.1-1; Objective 5.2; Policies 5.2-1 through 5.2-5

## **DEFINITIONS FOR DRY CREEK RANCH GOALS, OBJECTIVES, AND POLICIES**

Ada County Comprehensive Plan: The adopted Comprehensive Plan for Ada County.

Dry Creek Ranch Approval: The current approvals for Dry Creek Ranch on file with Ada County Development Services Department.

Dry Creek Ranch Comprehensive Plan: The adopted Comprehensive Plan for Dry Creek Ranch, which is incorporated into the Ada County Comprehensive Plan as Appendix D.

Dry Creek Ranch Development Plan: The currently approved development plan for Dry Creek Ranch, which is attached to the Dry Creek Ranch Approvals in Element F.

Dry Creek Ranch Land Use Map: The currently adopted land use map for Dry Creek Ranch, which is attached to the Dry Creek Ranch Approvals as Element B-3.

Dry Creek Ranch Wildlife Mitigation Plan: The currently adopted Wildlife Mitigations Plan for Dry Creek Ranch, which is attached to the Dry Creek Ranch Approvals as Element F-8.

Dry Creek Ranch Zoning Ordinance: The currently adopted zoning ordinance for Dry Creek Ranch, which is codified as Ada County Code, Title 8, Article 21 and attached hereto in Exhibit D.

Design Guidelines: The currently approved design guidelines for Dry Creek Ranch, which are set forth as Element F-9 in the Dry Creek Ranch Approval .

Private Property Rights: Idaho Code 67-6508 requires an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees that do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.

## **OVERALL GOAL FOR DRY CREEK PLANNED COMMUNITY**

Dry Creek Ranch will provide a master-planned, farm-to-table community where residents honor their Idaho heritage through agricultural and recreational opportunities.

### **PRIVATE PROPERTY RIGHTS**

**Goal 1.0:** To ensure that Dry Creek Ranch in its land use policies, restrictions, conditions and fees does not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.

Objective 1.1: Development approvals within Dry Creek Ranch shall protect private property rights.

Policy 1.1-1: Land use ordinances, policies, fees and decisions, including land use restrictions and/or conditions of approval, as applied to Dry Creek Ranch shall not violate private property rights, as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

Objective 1.2: Property owners within Dry Creek Ranch will use their property wisely maintain it in good condition, and preserve it for future generations.

Policy 1.2-1: Property owners within Dry Creek Ranch acknowledge and expect that Ada County and the property owners association for Dry Creek Ranch will preserve private property rights as described in the Idaho State Attorney General Office.

Objective 1.3: Protect fundamental private property rights through all land use decisions made pursuant to this plan.

Policy 1.3-1: Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays and costs.

## POPULATION

**Goal 2.0:** Recognize that Ada County's population will continue to grow and positively influence that growth.

Objective 2.1: Residential development will be permitted in Dry Creek Ranch to an expected population at build-out of approximately 4,538 people.

Policy 2.1-1: Permit development as allowed by the Dry Creek Ranch Land Use Map-

Policy 2.1-2: Any portion of Dry Creek Ranch that is developed as community facilities, parks and open space shall remain as such in perpetuity.

Objective 2.2: Encourage a balanced cross-section of population with Dry Creek Ranch.

Policy 2.2-1: Provide a variety of housing types as allowed by the Dry Creek Ranch Land Use Map and Dry Creek Ranch Zoning Ordinance.

## **SCHOOL FACILITIES**

**Goal 3.0:** Provide for primary public education opportunities within Dry Creek Ranch.

Objective 3.1: Provide the opportunities for a primary school site to be located within Dry Creek Ranch.

Policy 3.1-1: In conjunction with local school districts; coordination of population and household projections will assist in the preservation of a future school site within Dry Creek Ranch.

Policy 3.1-2: Actively involve and work with Joint School District No. 2 (JSD#2) on identifying schooling needs.

Policy 3.1-3: Provide an elementary school site to be located within Dry Creek Ranch that is safe for the children, is easily accessible by the public and provides a visual and user-friendly benefit to the neighborhood.

Policy 3.1-4: Create and implement a safe route program to school sites, which will improve street and community livability for children.

A. Include sidewalks or pathways throughout Dry Creek Ranch.

B. Develop bus stops or similar features that allow buses to move out the public right-of-way as needed.



## **ECONOMIC DEVELOPMENT**

**Goal 4.0:** With the population of growth of the Dry Creek valley, provide live, work, learn and play opportunities for Dry Creek Ranch residents which will in turn, spur economic growth.

Objective 4.1: Develop Dry Creek Ranch as a quality planned community that will be a long-term economic asset to the Treasure Valley.

Policy 4.1-1; Develop each plat within Dry Creek Ranch in accordance with the Dry Creek Ranch Land Use Map.

Policy 4.1-2: Ensure that transportation and other infrastructure is in place to support economic development activities.

Policy 4.1-3: Identify key roadways and traffic patterns crucial for successful economic development.

Policy 4.1-4: Encourage economic activities that will reduce the need for Dry Creek residents to commute out of the project.

Policy 4.1-5: Maintain high standards to attract businesses to Dry Creek Ranch.

Policy 4.1-6: Institute a mixed-use development concept, as opposed to the separation of land uses found in traditional zoning ordinances.

Policy 4.1-7: Commercial, office and retail will be provided near housing and consumers where suitable.

## LAND USE

**Goal 5.0:** Ensure a variety and balance of land uses to support the Dry Creek Ranch Community.

Objective 5.1: Dry Creek Ranch will include a mix of housing types and densities to provide for a strong and diverse community.

Policy 5.1-1: Adopt a land use map that encourages a variety of residential uses:

- Equestrian District
- Low Density District
- Medium Density District
- Hillside District
- Mixed-Use District
- Village Center District
- Commercial District

Policy 5.1-2: Permit the subdivision of Dry Creek Ranch into the several lot types described on the Dry Creek Ranch Land Use Map.

Policy 5.1-3: Permit construction of various housing types on the appropriate lot types as allowed by the Dry Creek Ranch Zoning Ordinance.

Objective 5.2: Ensure that the commercial, mixed-use and village centers are vital areas to Dry Creek Ranch.

Policy 5.2-1: Through application of the Design Guidelines, ensure that uses in these areas of Dry Creek Ranch are well-designed, attractive and available for accessible pedestrian movement.

Policy 5.2-2: Implement and enforce the Design Guidelines for Dry Creek Ranch.

Policy 5.2-3: Require pedestrian connectivity throughout Dry Creek Ranch to link the various neighborhoods and uses together to promote community connectivity.

Policy 5.2-4: Permit a variety of commercial uses consistent with the land use map and the zoning ordinance for Dry Creek Ranch.

Policy 5.2-5: Ensure that the Mixed-Use or Village Center designation does not result in strip commercial development by developing and implementing suitable guidelines or ordinances.

Objective 5.3: Ensure that building within Dry Creek Ranch will be of a uniform, quality design.

Policy 5.3-1: Implement and enforce the Design Guidelines for Dry Creek Ranch.

Objective 5.4: Dry Creek Ranch will provide significant community amenities in order to promote the farm-to-table concept of the community.

Policy 5.4-1: Include the following amenities in Dry Creek Ranch: community center(s), a greenbelt along Spring Valley Creek and two greenbelts along Dry Creek, a trail system for pedestrians, bicyclists and equestrians, open space in accordance with the Dry Creek Ranch Land Use Map, two (2) village centers that include recreational opportunities, community garden(s), neighborhood parks and interpretative center(s) and signage.

Policy 5.4-2: Enhance the quality of the community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian-travel; facilitate community interaction and promote a sense of place.

Objective 5.5: Appropriate entities will have responsibility for maintenance, management and governance of Dry Creek Ranch.

Policy 5.5-1: Establish a Dry Creek Ranch property owners association to maintain common areas and enforce the conditions, covenants and restrictions for Dry Creek Ranch.

Policy 5.5-2: Establish a Design Review Committee (DRC) to review building and landscaping design in Dry Creek Ranch.

## NATURAL RESOURCES

**Goal 6.0:** Enhance and utilize our natural resources within the Dry Creek Valley.

Objective 6.1: Dry Creek Ranch will maintain the natural environmental qualities of the land, and air and water quality.

Policy 6.1-1: Develop plats in Dry Creek Ranch in accordance with the Dry Creek Ranch Land Use Map to protect steep slopes and floodways as defined per the Ada County Zoning Ordinance.

Policy 6.1-2: Provide and maintain adequate open space for recreation, conservation and aesthetics.

Policy 6.1-3: In cooperation with ACHD, and to the extent possible, continue to investigate the opportunities for providing Park and Ride lots and other forms of alternative transportation.

Policy 6.1-4: Preserve steep slopes where practical in light of best foothills grading design to enhance the feeling of open space.

Policy 6.1-5: Implement a stormwater management plan that implements measures to remove pollutants and sediments from stormwater using Best Management Practices (BMP's) to reduce and prevent erosion and sedimentation during construction.

Objective 6.2: Dry Creek Ranch will adhere to the adopted Wildlife Mitigation Plan.

Policy 6.2-1: Construct plats in Dry Creek Ranch in accordance with the Dry Creek Ranch Land Use Map, which arranges uses and open space to protect wildlife corridors and habitat.

Policy 6.2-2: Enhance wildlife habitat in Dry Creek Ranch in accordance with the Dry Creek Ranch Development Plan and Wildlife Mitigation Plan.

Objective 6.3: Dry Creek Ranch will incorporate water conservation practices.

Policy 6.3-1: Develop a water conservation education program.

*Received*

*By Ada County Development Services December 28, 2016*

## **HAZARDOUS AREAS**

**Goal 7.0:** Protect Dry Creek Ranch residents, to the extent possible, from potential wildfires.

Objective 7.1: Minimize the threat and assist in the control of wildfires.

Policy 7.1-1: Enforce project, site and building wildfire design guidelines consistent with the Dry Creek Ranch Design Guidelines.

Policy 7.1-2: Provide appropriate vehicular accesses for fire and emergency vehicles.

## **PUBLIC SERVICES**

**Goal 8.0:** Construct, expand and maintain Dry Creek Ranch's infrastructure to meet the existing and growing demands in a timely, orderly and logical manner.

Objective 8.1: Ensure that Dry Creek Ranch has all essential public and private services and mechanisms in place to maintain and operate such systems.

Policy 8.1-1: Require that all Dry Creek Ranch plats include the provision of water systems, wastewater collection and treatment, streets and sidewalks, telephone and other public services the developer deems appropriate.

Policy 8.1-2: For each Dry Creek Ranch plat, determine that all providers of essential public and private services are ready, willing and able to serve the proposed development.

Policy 8.1-3: Utilities shall be located underground, where appropriate.

Policy 8.1-4: Adopt an attractive street lighting plan for Dry Creek Ranch and implement night-sky lighting policies.

Objective 8.2: Dry Creek Ranch shall include energy-efficient structures.

Policy 8.2-1: Enforce the Design Guidelines, which include requirements for energy-efficient structures and energy conservation.

Objective 8.3 Assist the Ada County Library with the provision of services to the Dry Creek Ranch Community.

Policy 8.3-1: Explore opportunities with the Ada County Library District to ensure a location for public library services if desired.

Objective 8.4: Enhance and expand emergency medical services to the Dry Creek Ranch Community.

Policy 8.4-1: Develop partnerships and provide a site within the Dry Creek Ranch Community to house emergency medical services onsite.

Objective 8.5: Enhance fire and sheriff services to the Dry Creek Ranch Community.

Policy 8.5-1: Develop partnerships and provide a site within the Dry Creek Ranch Community to house fire and police services onsite. Such site may be combined with a site to be provided to house emergency medical services.

Policy 8.5-2: Develop partnerships with the Ada County Sheriff's Department to train Dry Creek Ranch residents in Community Policing methods.

## **TRANSPORTATION**

**Goal 9.0:** Facilitate the movement of people and products to and from Dry Creek Ranch.

Objective 9.1: Dry Creek Ranch will include an adequate transportation system meeting the level of service guidelines established for Ada County.

Policy 9.1-1: Construct all public on-site streets, alleys and sidewalks in accordance with standards approved by ACHD or through the Dry Creek Zoning Ordinance.

Policy 9.1-2: Cooperate with the ACHD to improve Dry Creek Road or Brookside Lane, whichever is deemed more appropriate.

Policy 9.1-3: Cooperate with ITD to improve Highway 55 to meet the transportation demands of Dry Creek Ranch.

Objective 9.2: Dry Creek Ranch will take reasonable measures to reduce traffic generated by the development.

Policy 9.2-1: Implement trip reduction strategies to reduce vehicular trip generation and minimize the number of vehicle trips outside the community.

Policy 9.2-2: Promote walking as the mode of choice for short trips by giving priority to completion of the pedestrian network that serves neighborhoods, shopping, live/work, schools and parks.

Policy 9.2-3: Work with ACHD to develop a park and ride lot(s) for commuters.

Policy 9.2-4: Implement land use policies that reduce vehicular trip generation and minimize the number of vehicle trips outside of the community.

Objective 9.3: Promote the beautification of state and local roads.

Policy 9.3-1: Promote and encourage aesthetically pleasing approaches and thoroughfares to and within Dry Creek Ranch through street design and landscaping.

Objective 9.4: Emphasize the establishment of trails and open space corridors.

Policy 9.4-1: Support the establishment and maintenance of greenways along Spring Creek and Dry Creek, including the preservation of locations of future trails.

## RECREATION

**Goal 10.0:** Enhance the quality of life for residents of Dry Creek Ranch through parks, facilities, pathways, trailways, and community gardens.

Objective 10.1: Provide for a range of park types, pathways, trailways and recreational facilities and opportunities for the residents of Dry Creek Ranch.

Policy 10.1-1: Provide a publicly accessible greenbelt area and paths along both sides of Dry Creek within the community and on-site trails that link to the Foothills regional trail system.

Policy 10.1-2: Create a community center, parks, playfields and recreational facilities in accordance with the Dry Creek Ranch Land Use Map.

Objective 10.2: Provide for a range of opportunities for community gardens and agricultural opportunities for residents, consistent with the overall plan of the community and its farm-to-table concept.

## SPECIAL AREAS OR SITES

Dry Creek Ranch does not include any special areas or sites as defined in the Ada County Comprehensive Plan or in Idaho State law.

## HOUSING

**Goal 11.0:** Provide a diversity of housing choices within Dry Creek Ranch consistent with development costs and market realities.

Objective 11.1: Provide for a variety of living experiences including larger lots, suburban lots, small villages, and mixed-use areas.

Policy 11.1-1: Provide housing near future employment opportunities within Dry Creek Ranch.

Policy 11.1-2: Establish high standards of architectural and landscape design for multi-family residential housing development. Boxy or massive building design shall be avoided; open space and landscaping shall be provided and materials as outlined in the Design Guidelines for Dry Creek Ranch shall be adhered to.



## **COMMUNITY DESIGN**

Goal 12.0: Promote and encourage a community that is conducive to specific development standards and provides enhancement to the existing character.

Objective 12.1: Establish a consistent standard of landscaping and exterior appeal through the Design Guidelines that is reflective of specific needs and desires of each specific area in the community.

Policy 12.1-1: Promote and encourage a sense of arrival upon entry to the Dry Creek Ranch Community through street design and landscaping.

Policy 12.1-2: Establish a community with open space, interconnectivity and community nodes.












## **IMPLEMENTATION**

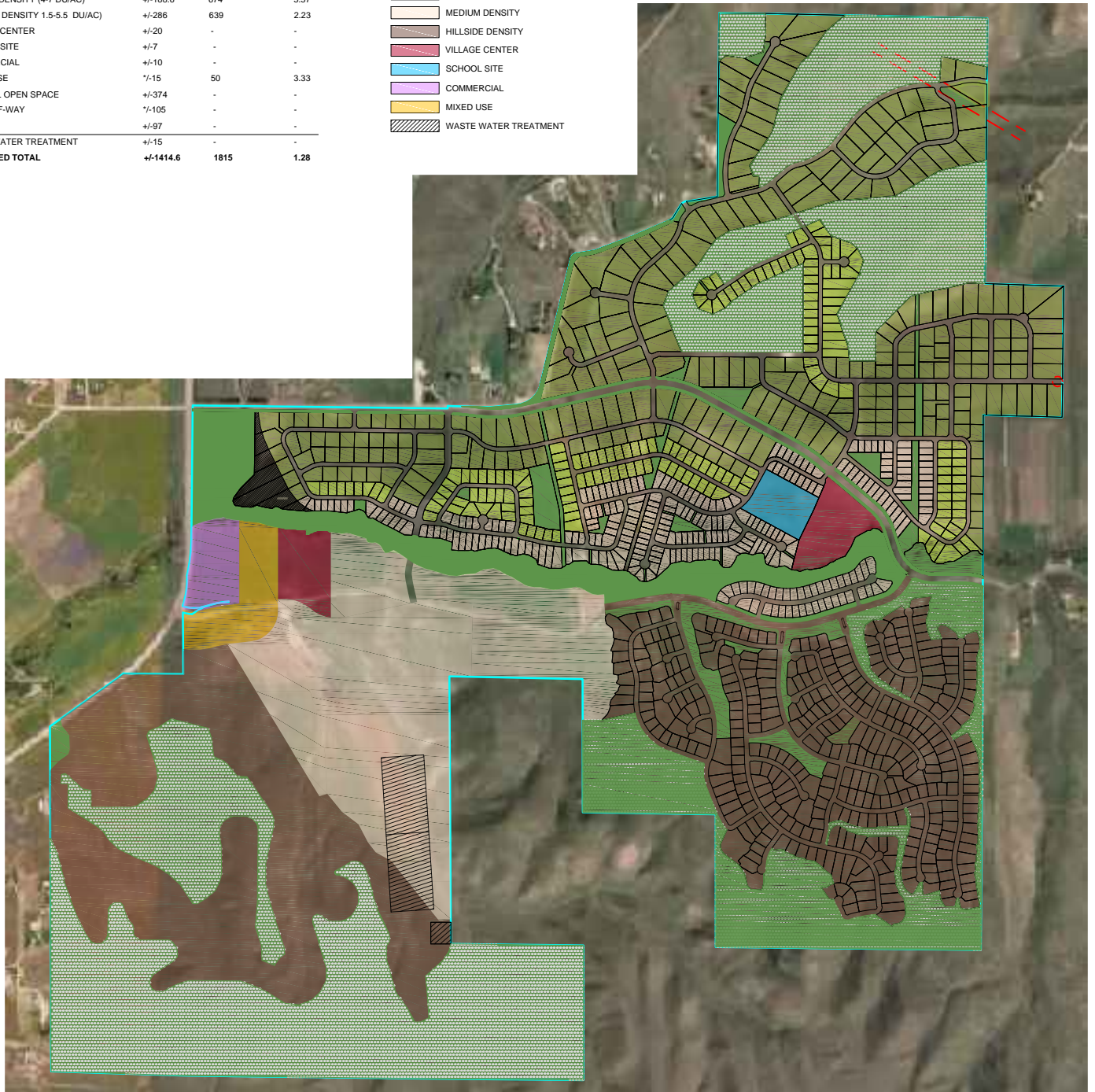
Once the Dry Creek Ranch Comprehensive Plan is adopted, it will be implemented by being incorporated into the Ada County Comprehensive Plan.

# ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN

LAND USE	ACRES	UNITS	DENSITY
EQUESTRIAN DENSITY (0.5-3.5 DU/AC)	+/-241	274	1.14
LOW DENSITY (2.5-4 DU/AC)	+/-56	178	3.18
MEDIUM DENSITY (4-7 DU/AC)	+/-188.6	674	3.57
HILLSIDE DENSITY 1.5-5.5 DU/AC)	+/-286	639	2.23
VILLAGE CENTER	+/-20	-	-
SCHOOL SITE	+/-7	-	-
COMMERCIAL	+/-10	-	-
MIXED USE	+/-15	50	3.33
NATURAL OPEN SPACE	+/-374	-	-
RIGHT-OF-WAY	+/-105	-	-
PARKS	+/-97	-	-
WASTEWATER TREATMENT	+/-15	-	-
<b>PROPOSED TOTAL</b>	<b>+/-1414.6</b>	<b>1815</b>	<b>1.28</b>

PROPOSED LEGEND

-  PARKS
-  NATURAL OPEN SPACE
-  EQUESTRIAN DENSITY
-  LOW DENSITY
-  MEDIUM DENSITY
-  HILLSIDE DENSITY
-  VILLAGE CENTER
-  SCHOOL SITE
-  COMMERCIAL
-  MIXED USE
-  WASTE WATER TREATMENT



LAND USE MAP

FIGURE B-3.a

## BHH DRY CREEK RANCH

SCALE: 1" = 1500'

REV 3 122316

PROPERTY OF BHH INVESTMENTS 1414, LLC



**HORROCKS**  
ENGINEERS

5700 E. Franklin Rd., STE. 160  
NAMPA, ID 83687  
208-463-4197

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BHH, LLC – Boise Hunter Homes

		Phase													
		Central Valley Area A		East Valley Area B		Equestrian Area C		Foothills East Area D		Foothills West Area E		The Cross Roads Area F		Project Totals	
		Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots
Lot Type	Equestrian Density 0.5 - 3.5 DU	59	87	84	104	98	83	0	0	0	0	0	0	241	274
	Low Density 2.5 - 4.0 DU	28	94	12	35	16	49	0	0	0	0	0	0	56	178
	Medium Density 4.0 - 7.0 DU	41	197	10	45	0	0	27	42	110.6	390	0	0	188.6	674
	Hillside Density 1.5 - 5.5 DU	0	0	0	0	0	0	140	390	146	249	0	0	286	639
	Village Center	10	0	0	0	0	0	0	0	0	0	10	0	20	0
	Commercial	0	0	0	0	0	0	0	0	0	0	10	0	10	0
	Mixed-Use	0	0	0	0	0	0	0	0	0	0	15	50	15	50
	School	7	0	0	0	0	0	0	0	0	0	0	0	7	0
	Waste water treatment	0	0	0	0	0	0	0	0	0	0	0	0	15	0
Parks	35	0	11	0	2	0	15	0	20	0	14	0	97	0	
Natural Open Space	0	0	0	0	112	0	71	0	191	0	0	0	374	0	
R-O-W	30	0	21	0	13	0	20	0	21	0	0	0	105	0	
Total per Phase	210	378	138	184	228	132	273	432	488.6	639	49	50	1414.6	1815	

**Total Acres**      **Total Lots**

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# NEIGHBORHOOD AMENITIES PLAN

FIGURE B-3.b & F-7.a

## BHH DRY CREEK RANCH

SCALE: 1" = 500'  
REV 3 122316

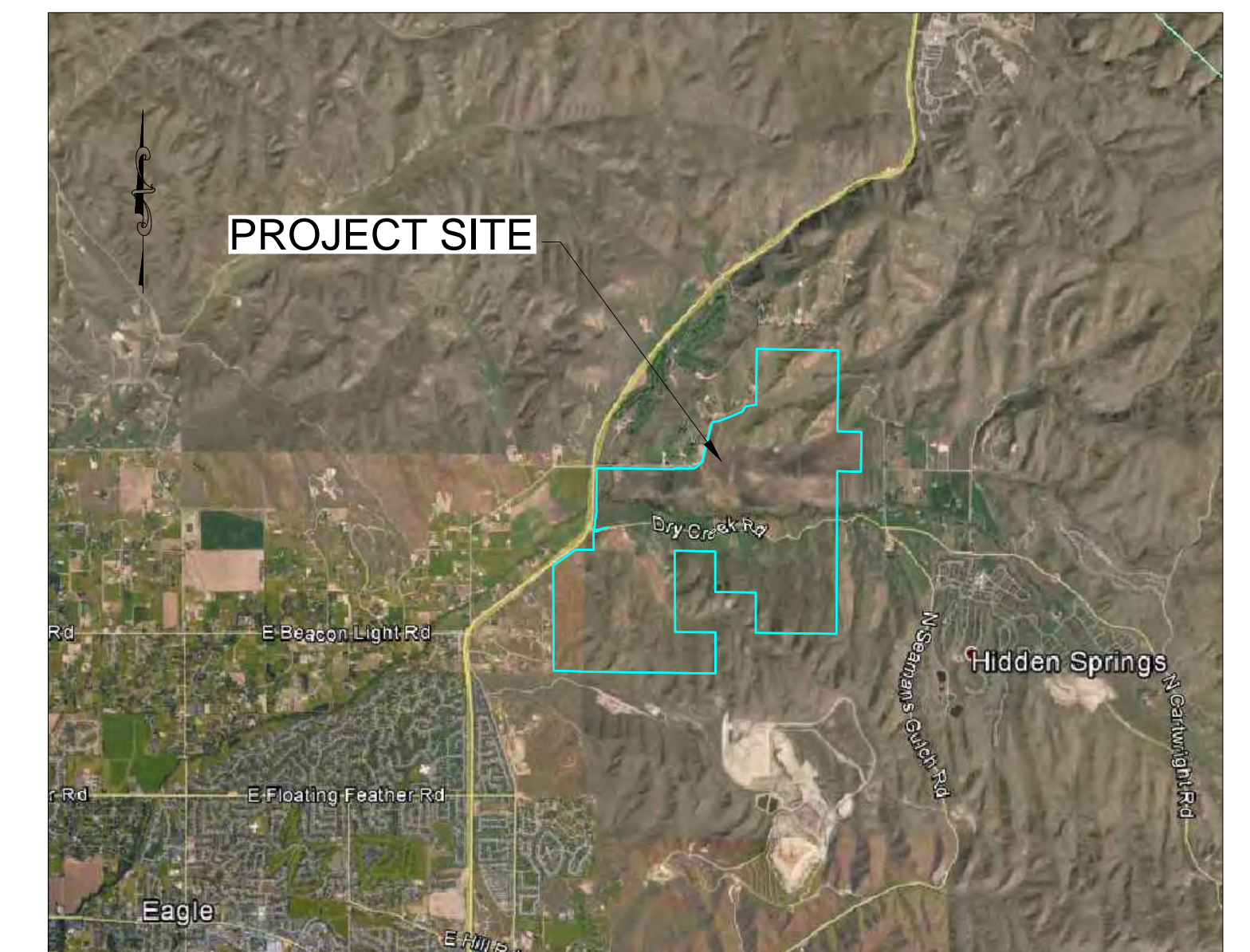
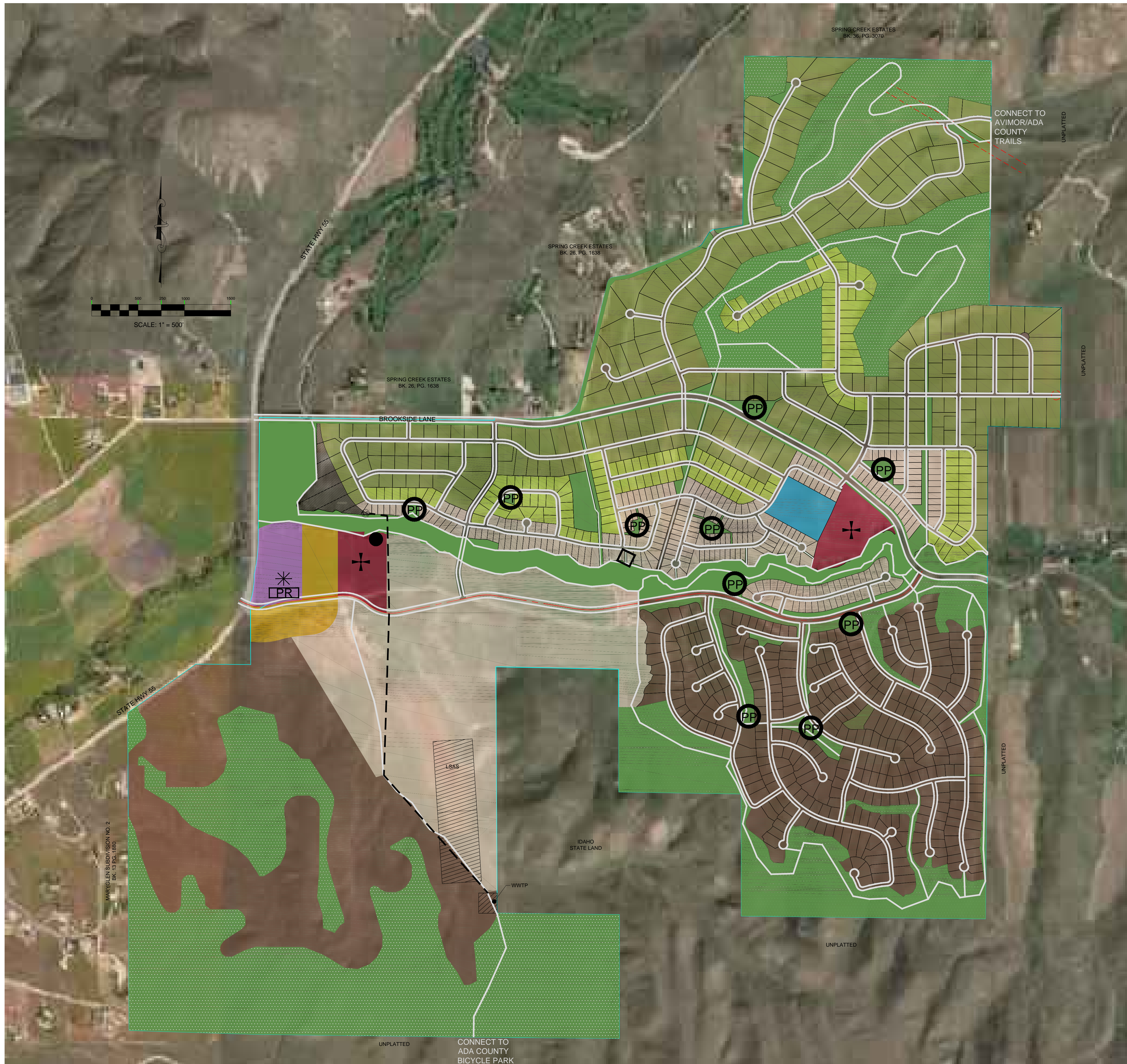
PROPERTY OF BHH INVESTMENT 1414, LLC

### PROPOSED LEGEND

- PARKS
- NATURAL OPEN SPACE
- EQUESTRIAN (0.5-3.5 DU/AC)
- LOW DENSITY (2.5-4 DU/AC)
- MEDIUM DENSITY (4-7 DU/AC)
- HILLSIDE DENSITY (1.5-5.5 DU/AC)
- VILLAGE CENTER
- SCHOOL SITE
- COMMERCIAL
- MIXED USE
- WASTE WATER TREATMENT
- SEWER FORCE MAIN
- SIDEWALKS & TRAILS
- PHASE LINE
- ✱ FIRE/EMS
- PR PARK & RIDE
- ✚ COMMUNITY CENTER
- HISTORIC STRUCTURES
- PP POCKET PARK
- COMMUNITY/SMALL GARDEN

### OPEN SPACE

PROPOSED OPEN SPACE: 467 AC 33% OF OVERALL PROJECT  
 NATURAL OPEN SPACE: 359 AC 25% OF OVERALL PROJECT  
 DEVELOPED OPEN SPACE: 108 AC 8% OF OVERALL PROJECT




**BOISE HUNTER**  
HOMES

**HORROCKS**  
ENGINEERS

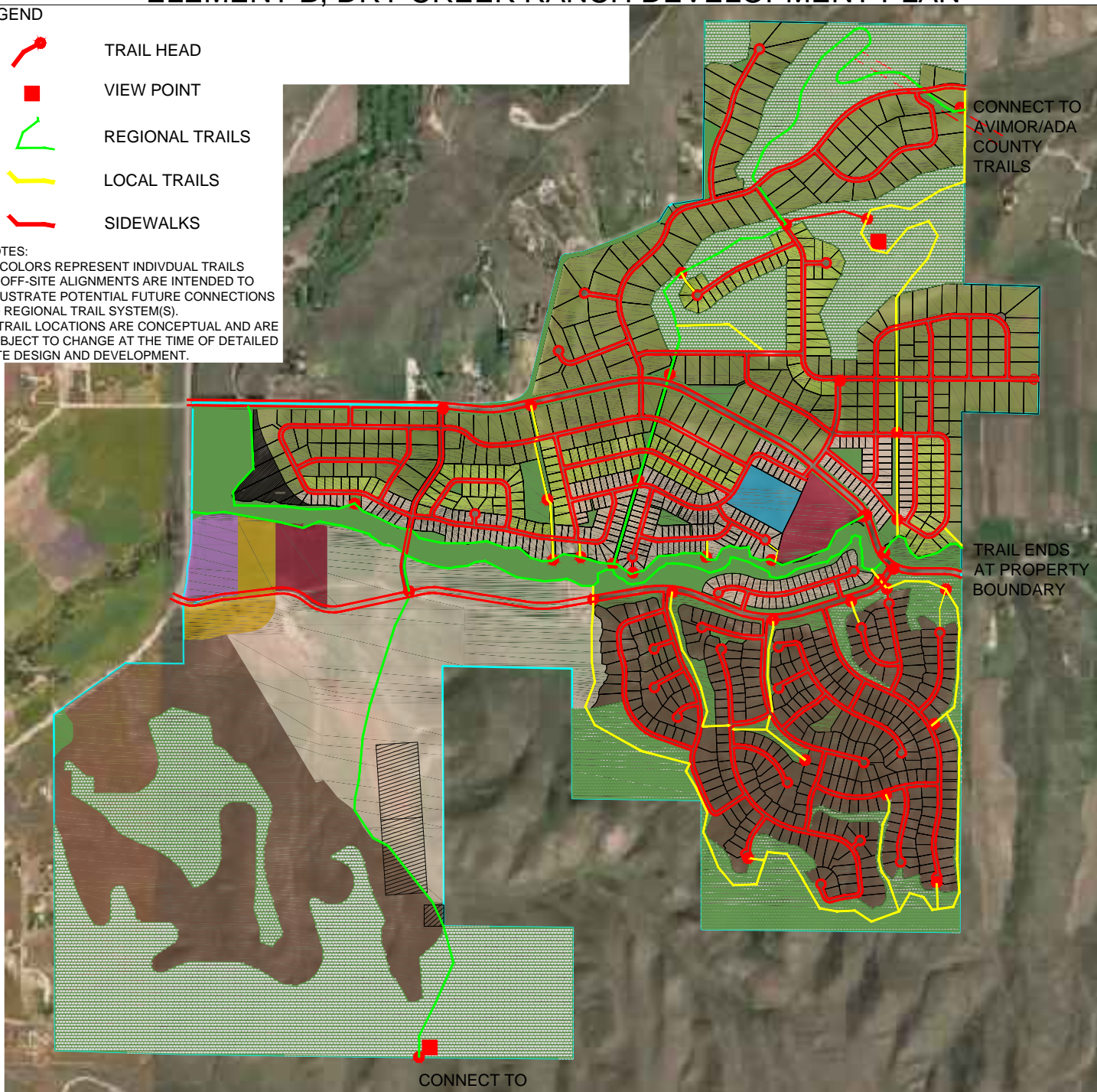
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Dry Creek Ranch Amendment  
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# ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN

## LEGEND

-  TRAIL HEAD
-  VIEW POINT
-  REGIONAL TRAILS
-  LOCAL TRAILS
-  SIDEWALKS

NOTES:  
 1. COLORS REPRESENT INDIVIDUAL TRAILS  
 2. OFF-SITE ALIGNMENTS ARE INTENDED TO ILLUSTRATE POTENTIAL FUTURE CONNECTIONS TO REGIONAL TRAIL SYSTEM(S).  
 3. TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF DETAILED SITE DESIGN AND DEVELOPMENT.



## THE EAST/WEST & NORTH/SOUTH REGIONAL TRAIL WAY MASTER TRAIL & SIDEWALK PLAN



FIGURE B-3.c & F-7.e

### BHH DRY CREEK RANCH

SCALE: 1" = 1500'

REV 4 011617

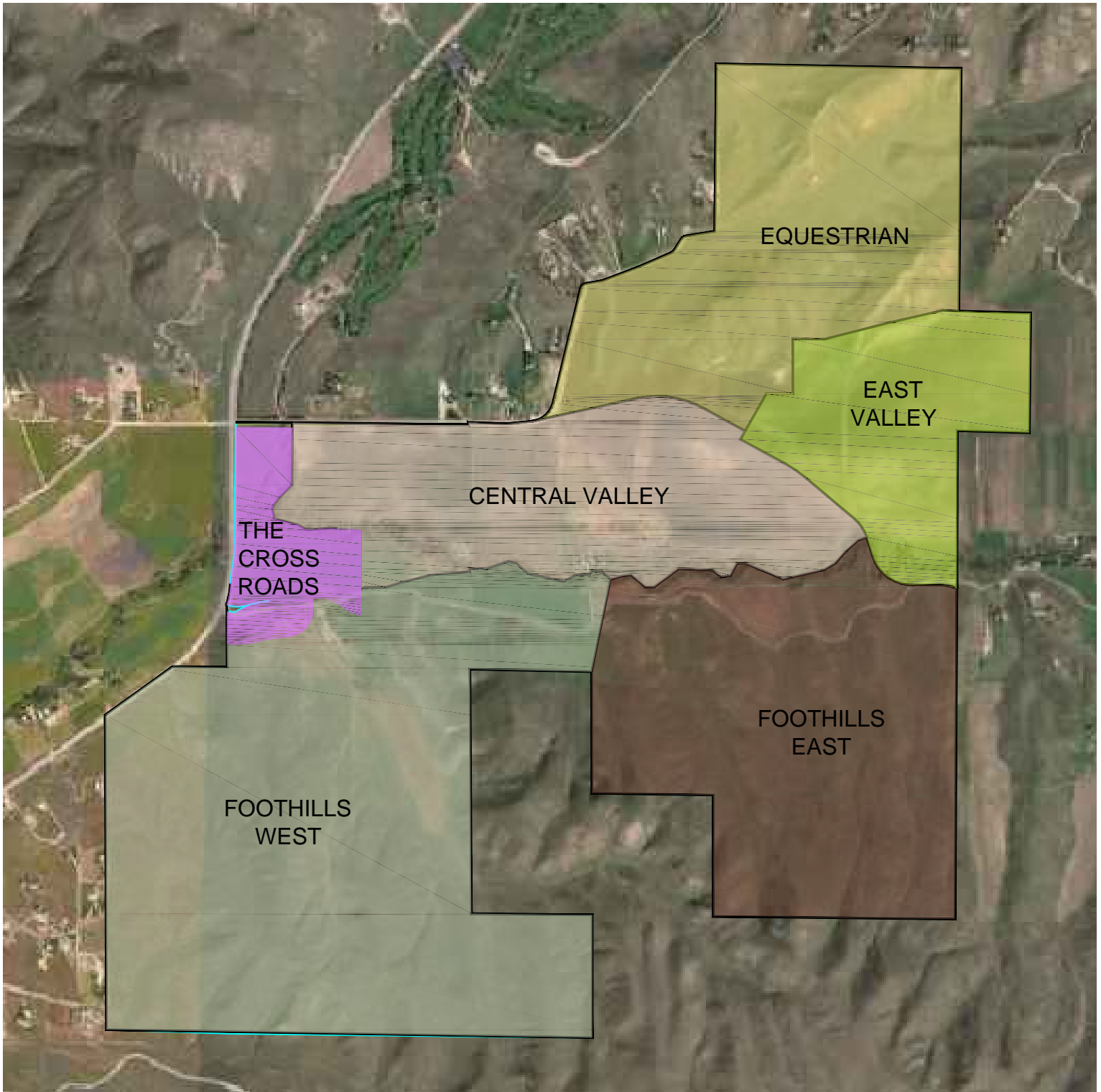
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# ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN



NEIGHBORHOOD PLAN



FIGURE B-3.d

## BHH DRY CREEK RANCH

SCALE: 1" = 1500'

REV 3 122316

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**ELEMENT B – PLANNED COMMUNITY COMPREHENSIVE PLAN**

**Sub-Element B-4**

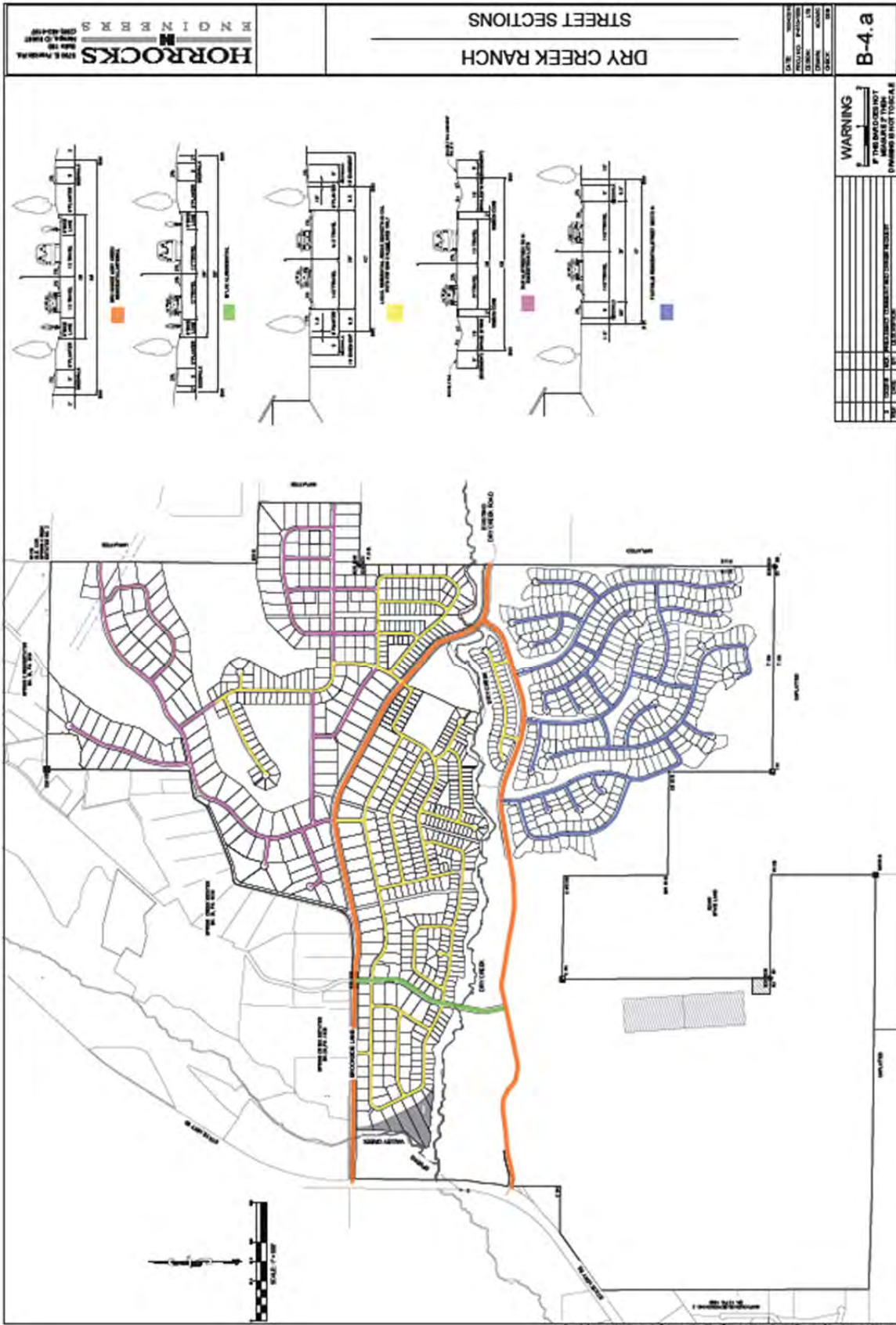
**Street, Trail and Path Cross-Sections and Descriptions**

**DRY CREEK RANCH STREET CLASSIFICATIONS**

A map of the proposed street classifications in Dry Creek Ranch is on the next page. Eligible cross-sections for streets within the Dry Creek Ranch Planned Community follow.

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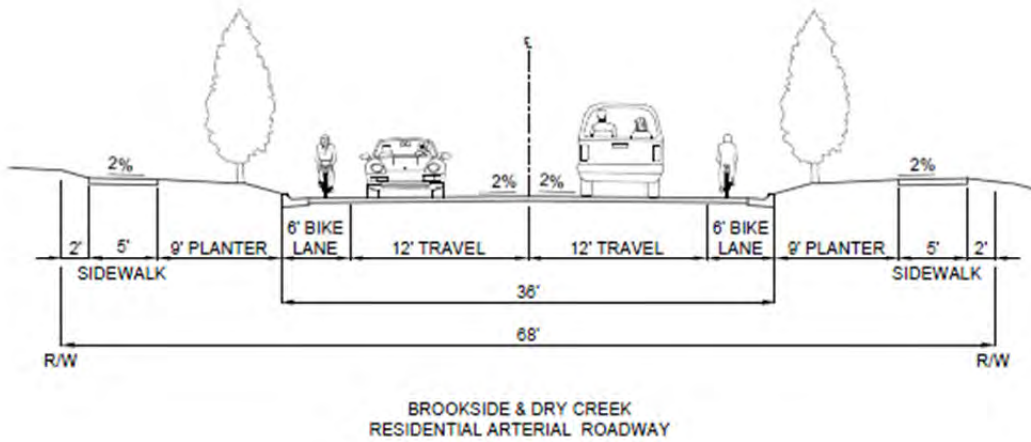




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**ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN**



**TYPICAL 68' RESIDENTIAL ARTERIAL ROAD SECTION**

**BOISE HUNTER**  
HOMES

FIGURE B-4.b

**BHH DRY CREEK RANCH**

SCALE: NTS  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC

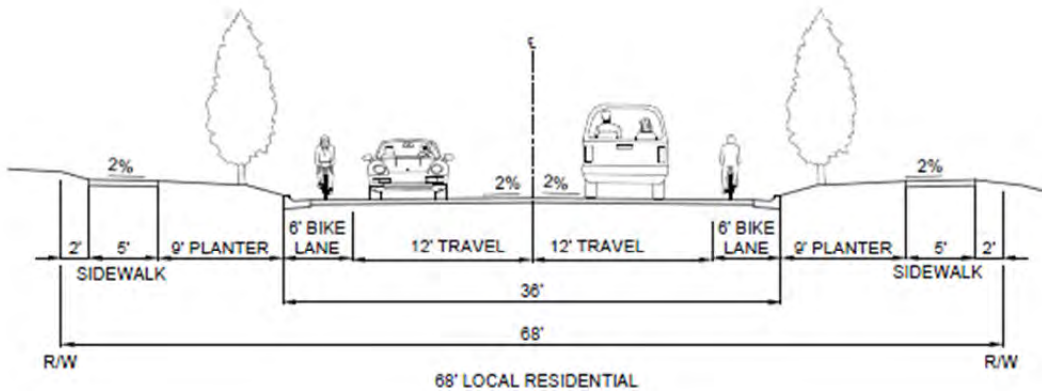
**HORROCKS**  
ENGINEERS

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## ELEMENT B. DRY CREEK RANCH DEVELOPMENT PLAN



TYPICAL 68' LOCAL RESIDENTIAL ROAD SECTION

**BOISE HUNTER**  
HOMES

FIGURE B-4.c

BHH DRY CREEK RANCH

SCALE: NTS  
REV 1 101516

PROPERTY OF BHH INVESTMENTS 1414, LLC

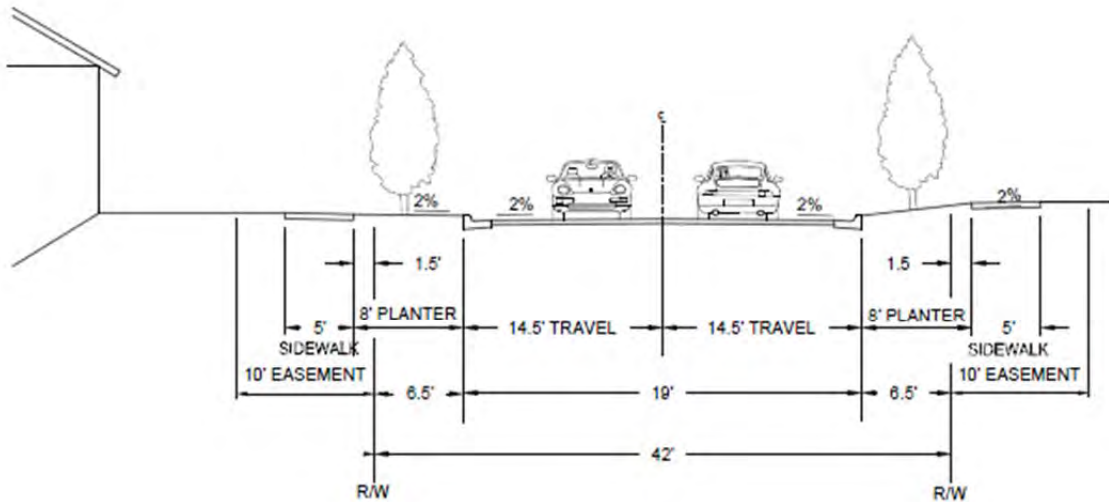
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## ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN



(PUBLIC OR PRIVATE)

### TYPICAL 42' LOCAL RESIDENTIAL ROAD SECTION

**BOISE HUNTER**  
HOMES

FIGURE B-4.d

BHH DRY CREEK RANCH

SCALE: NTS  
REV 1 100516

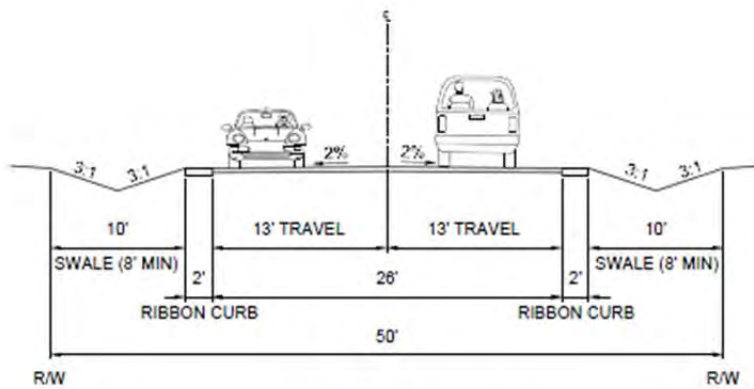
PROPERTY OF BHH INVESTMENTS 1414, LLC

**HORROCKS**  
ENGINEERS

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**ELEMENT B. DRY CREEK RANCH DEVELOPMENT PLAN**



RURAL STREET SECTION  
 EQUESTRIAN LOTS  
 (PUBLIC OR PRIVATE)

**50' RURAL STREET SECTION**



FIGURE B-4.e

**BHH DRY CREEK RANCH**

SCALE: NTS  
 REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC

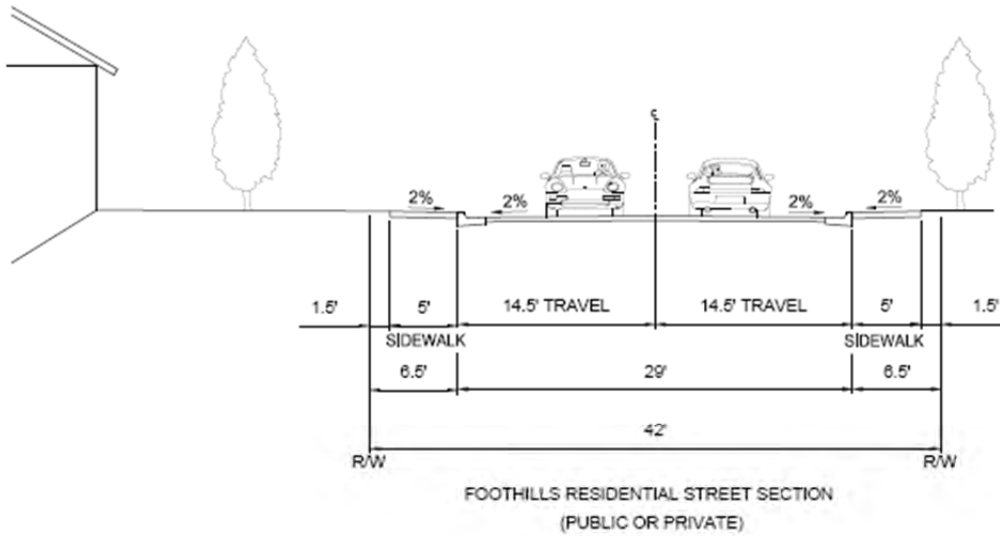


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## ELEMENT B. DRY CREEK RANCH DEVELOPMENT PLAN



## 50' FOOTHILLS RURAL STREET SECTION

**BOISE HUNTER**  
HOMES

FIGURE B-4.f

**BHH DRY CREEK RANCH**

SCALE: NTS  
REV 3 122316

PROPERTY OF BHH INVESTMENTS 1414, LLC

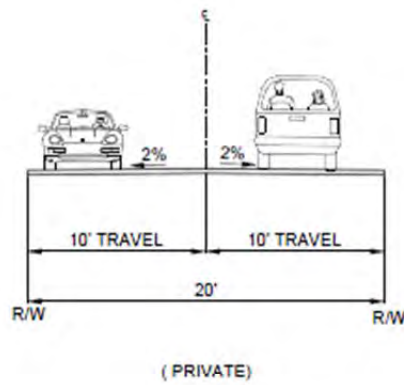
**HORROCKS**  
ENGINEERS

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ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN



20' ALLEY STREET SECTION



FIGURE B-4.g

BHH DRY CREEK RANCH

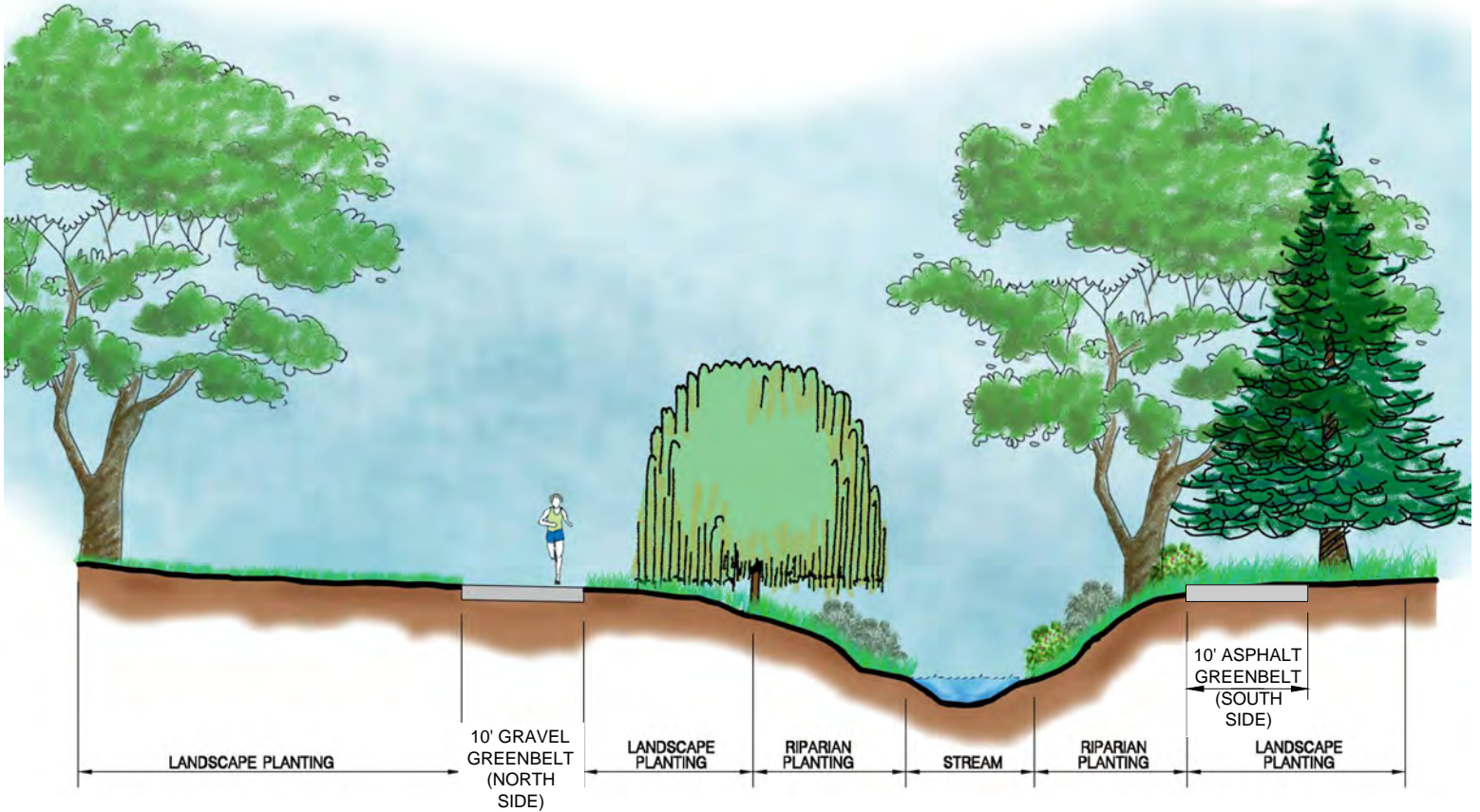
SCALE: NTS  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 160  
NAMP, ID 83687  
208-463-4197

**ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN**



NOTE: DRY CREEK GREENBELT WILL BE ON BOTH SIDES OF DRY CREEK AND INSTALLED PER PHASE  
 THE NORTH SIDE OF DRY CREEK WILL HAVE A 10' WIDE GRAVEL PATH  
 THE SOUTH SIDE OF DRY WILL HAVE A 10' WIDE ASPHALT PATH



**GREENBELT SECTION**

FIGURE B-4.h



**BHH DRY CREEK RANCH**

SCALE: NTS  
 REV 4 011617

PROPERTY OF BHH INVSETMENTS 1414, LLC



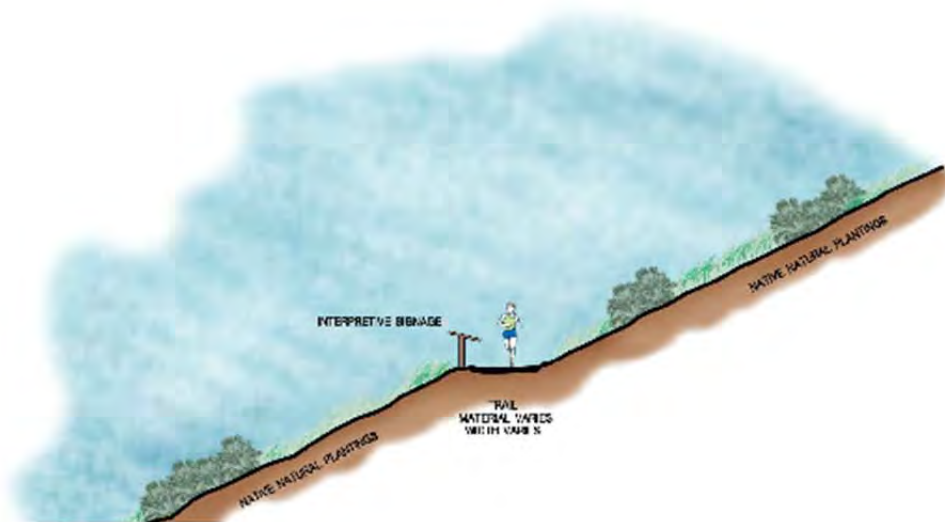
5700 E. Franklin Rd., STE. 160  
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## ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN



### TRAIL SECTION

FIGURE B-4.i

**BOISE HUNTER**  
HOMES

BHH DRY CREEK RANCH

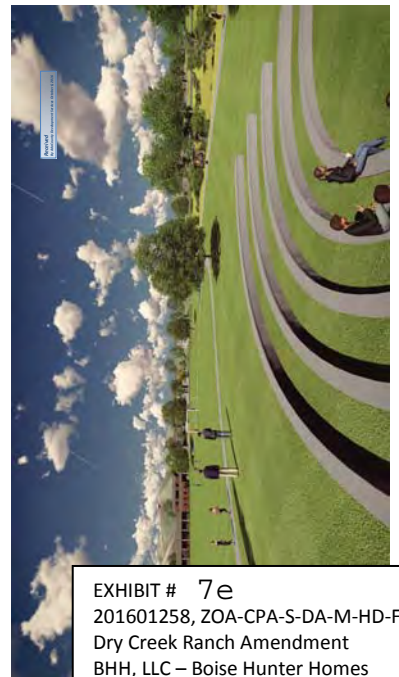
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REV 1 100510

PROPERTY OF BHH INVESTMENTS 1414, LLC

**HORROCKS**  
ENGINEERS

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NAMP, ID 83687  
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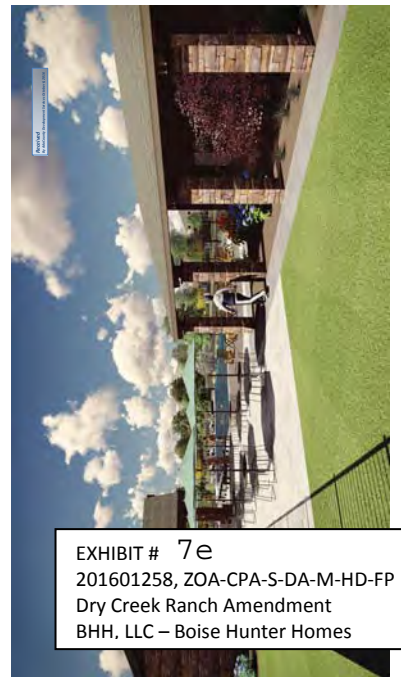
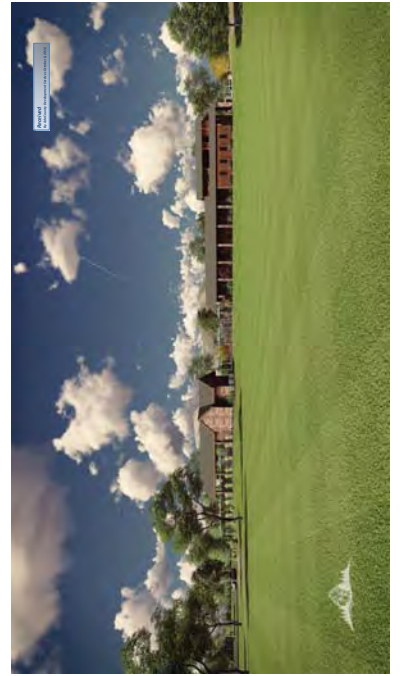


EXHIBIT # 7e  
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Dry Creek Ranch Amendment  
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**ELEMENT D – DRY CREEK RANCH ZONING ORDINANCE**

**8-3N-1 SHORT TITLE:**

This article shall be known, cited and referred to as the Dry Creek Ranch Planned Community *ZONING ORDINANCE*.

**8-3N-2 PURPOSE AND INTENT:**

Generally, this Article is enacted with the purpose and intent of promoting, on behalf of the Dry Creek Ranch Planned Community, public health, safety, comfort and general welfare; to conserve and control the population density and to facilitate adequate and economical provisions for public improvements, all in accordance with the Dry Creek Ranch Comprehensive Plan for the desirable future physical development of the Dry Creek Ranch Planned Community; all as authorized by the Ada County Comprehensive Plan, the Ada County Zoning Ordinance, the state statutes and the Constitution of the State.

Specifically, the purpose and intent of this Article is to set forth the development standards for implementing the land use policies of the Dry Creek Ranch Comprehensive Plan. This Article shall be consistent with the adopted Dry Creek Ranch Comprehensive Plan.

Furthermore, it is the purpose of this Article to:

- A. Provide for the design of quality, mixed-use development within the Dry Creek Ranch Planned Community;
- B. Provide distinctive, efficient and effective standards to guide development in the Dry Creek Ranch Planned Community;
- C. Allow flexibility and creativity for reconfiguration of residential and non-residential uses and/or population density as long as these reconfigurations do not conflict with the Dry Creek Ranch Comprehensive Plan and this Article;
- D. Provide for the integration and balance of a variety of uses in the Dry Creek Ranch Planned Community; and
- E. Identify and define standards for uses which may occur in each of the land use categories.

**8-3N-3 APPLICABILITY:**

This Article governs the development of the Dry Creek Ranch Planned Community, as shown on the Dry Creek Ranch Land Use Map found in the Dry Creek Ranch Comprehensive Plan. Where this Article specifically references other sections of the Ada County Code, such other sections of said Code shall apply and govern. This Article shall not apply to any land not incorporated within the Dry Creek Ranch Planned Community boundary. Land outside the Dry Creek Ranch Planned Community may be annexed per the Dry Creek Ranch development agreement and Ada County Code, as applicable.

- A. Scope and Content: For the purpose of administration and enforcement, the Dry Creek Ranch Planned Community Land Use Map as adopted by Ada County shall be considered as the official Land Use Map.

- B. Flexibility: The development standards contained in the Dry Creek Ranch Comprehensive Plan and this Article depict the general nature and relative intensity of residential and nonresidential development in the Dry Creek Ranch Planned Community, while allowing sufficient flexibility at the time of detailed planning and platting so that the overall goals, and policies of the Dry Creek Ranch Comprehensive Plan can be achieved. The configuration and densities of development parcels and phases may be altered to accommodate site and other conditions and revisions to the project's implementation strategy providing that the reconfiguration does not conflict with the Land Use Map, specific restrictions contained within subsection 8-3N-5 of this Article, or the Dry Creek Ranch Comprehensive Plan and this Article.

**8-3N-4 DEFINITIONS:**

The following definitions shall be used in the interpretation of the Dry Creek Ranch zoning ordinance. Any term used in this article not defined herein, shall have the meaning set forth in Chapter 1, Article A of this Title. Any term not defined herein or in Chapter 1, Article A of this Title, shall have its plain and ordinary meaning.

**ACTIVE ADULT COMMUNITY:** An age-restricted development, which may be in any housing form, including detached and attached dwelling units, apartments, condominiums and residences, offering private and semi-private rooms.

**ALLEY, DRY CREEK RANCH:** A service roadway that may be public or private, providing a means of access to an abutting property and may be utilized for general traffic circulation. An alley may also provide required frontage to a building lot.

**BULK:** A building's shape, size, and mass. Often expressed and determined by its floor area ratio (FAR).

**BUSINESS PARK:** A development on a tract of land that contains a number of separate office structure, with accessory and supporting uses, and open space designed, planned constructed and managed on an integrated and coordinated basis.

**COMMON DRIVEWAY:** An access shared by adjacent property owners that is privately owned and maintained.

**COMMUNITY CENTER:** A structure or structures utilized for recreational, social, educational and cultural activities by Dry Creek Ranch residents.

**COMMUNITY INFORMATION CENTER:** A temporary structure, administrative facilities, and parking area principally used as an information pavilion and/or office for the sale of homes in the community.

**DESIGN GUIDELINES:** Sub-Element F-9 of the currently adopted Dry Creek Ranch Development Plan on file with the Ada County Development Services Department.

**DESIGN REVIEW COMMITTEE (DRC):** The Design Review Committee for the Dry Creek Ranch Planned Community created in accord with the requirements established in the

recorded covenants, conditions and restrictions for the Dry Creek Ranch Planned Community.

**DRUGSTORE:** A store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies and nonprescription medicines but where non-medical products may be sold as well.

**DRY CREEK RANCH OR THE DRY CREEK RANCH PLANNED COMMUNITY:** That area depicted as such on the Dry Creek Ranch Land Use Map and Ada County Zoning Map.

**DRY CREEK RANCH COMPREHENSIVE PLAN:** The Dry Creek Ranch Comprehensive Plan consists of the vision, goals, objectives, policies, and maps as adopted by the Board, and serves as a guide for development of the Dry Creek Ranch Planned Community. The Dry Creek Ranch Development Plan and economic impact analyses are included as addenda to the Dry Creek Ranch Comprehensive Plan. A copy of the approved Dry Creek Ranch Comprehensive Plan with addenda is on file with the Ada County Development Services Department.

**DRY CREEK RANCH DEVELOPMENT PLAN:** The Dry Creek Ranch Development Plan includes (1) a natural features map and analysis, (2) a narrative describing the proposed land uses and design of the project, (3) a map showing existing land uses within one mile of the project site, (4) a narrative assessment of development and population trends in Ada County, (5) a transportation and mobility plan, (6) a community services and utilities plan, (7) an open space, parks and trails plan, (8) a wildlife mitigation plan, (9) narrative and examples of proposed central design concepts, (10) a phasing plan, (11) a letter from West Ada school district indicating school capacities and facility needs, and (12) a Storm water management plan and narrative. The Dry Creek Ranch Development Plan is on file with the Ada County Development Services Department.

**DRY CREEK RANCH LAND USE MAP:** A map identifying land use designations and/or land use districts within the Dry Creek Ranch Planned Community and found in the Dry Creek Ranch Planned Community Comprehensive Plan.

**DRY CREEK RANCH, OPEN-SPACE:** See OPEN-SPACE.

**DRY CREEK RANCH PROPERTY OWNER'S ASSOCIATION:** The Idaho nonprofit or for-profit corporation whose members or stockholders consist exclusively of property owners within the Dry Creek Ranch Planned Community and whose purpose is to provide for the administration and governance of the affairs of the Dry Creek Ranch in accordance with the covenants and restrictions of Dry Creek Ranch.

**DWELLING, ACCESSORY:** (1) An independent dwelling unit that has been added onto or created within a single-family dwelling; (2) A dwelling unit that is located in a completely separate structure on the same lot as the principal dwelling and is subordinate to the principal dwelling, such as a guesthouse.

**DWELLING, LIVE/WORK:** A residential use type that combines a dwelling and a commercial space under single ownership in a structure.

**DWELLING, LOFT:** A residential dwelling unit located above a non-residential use.

FENCE, OPEN: A fence constructed with openings between the materials used in its construction.

FENCE, SOLID: A fence, including gates, constructed of solid material, wood or masonry through which no visual images may be seen.

FIRE DEPARTMENT: The Eagle Fire District.

FLOOR AREA RATIO (FAR): The sum of the horizontal areas of the several floors inside the exterior walls of a building or portion thereof, divided by the lot area.

FRONTAGE, DRY CREEK RANCH: That side of a lot abutting either a public or private street or alleyway.

GREENWAY: (1) A linear open space established along either a natural corridor, such as waterway, ridgeline, scenic roadway or other route; (2) any natural or landscaped course for pedestrian, equestrian or bicycle passage; (3) an open-space connector linking parks, community gardens, natural spaces, cultural features or historic sites with each other and with populated areas; (4) locally, certain strip or linear parks designated as a parkway or greenbelt or (5) any man-made linear open space along a canal, lateral or ditch. Greenways shall be considered "developed open space."

HEALTH CLUB FACILITY: An establishment that provides facilities for aerobic exercise, running and jogging, exercise equipment, game courts, swimming facilities, saunas, therapeutic massage, lockers, showers, personal training and nutritional services and products.

HOSPITAL, LARGE ANIMAL: Any building or portion thereof designed or used for the care of the following animals: cattle, sheep, goats, horses, hogs, large exotic cats or similar animals.

HOSPITAL, SMALL ANIMAL: Any building or portion thereof designed or used for the care of the following animals: dogs, cats, primates, birds, water fowl, reptiles, rodents and similar animals.

LANDSCAPE PLAN: A component of a development plan on which are shown: proposed landscape species (such as number, spacing, size at time of planting and planting details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes and buffers and screening devices.

LARGE ANIMAL GROOMING: Any building or portion thereof designed or used for the grooming of the following animals: cattle, sheep, goats, horses, hogs, large exotic cats or similar animals.

LOT, CORNER: A lot or parcel abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five degrees (135°). The point of intersection of the street lines is the "corner."

~~LOT, FLAG: A lot not meeting the minimum frontage requirements and where access to the~~

**LOT, FLAG:** A lot where access to the public or private road is by a private right of way or driveway. Minimum lot frontage for Flag Lots shall be as specified in Table 8-3N-5D.

**MEW:** Dwelling units built around a common open space area or court where the units face the open space area and are generally not accessed from a public street.

**MODEL HOME:** A single-family dwelling which is shown to prospective buyers of lots or dwellings for the purpose of promoting the retail sale of lots or dwellings within Dry Creek Ranch.

**OPEN-SPACE:** An open area used for passive or active recreation by the residents of Dry Creek Ranch or for conservation.

**OPEN-SPACE, DEVELOPED:** An open area for human activities that range from recreation activities to pastimes. Developed open space includes those parcels of property, such as roadway medians, which are improved and landscaped. Parks, pathways, and trailways shall be considered developed open space.

**OPEN-SPACE, NATURAL:** An open space area generally not occupied by any structures. These open spaces may include pathways and trailways with or without pavement, wayfinding and/or interpretative signage.

**PARKWAY:** A landscaped area located between the edge of a street section or curb and a sidewalk dedicated to separate pedestrian and vehicular traffic.

**PATHWAY:** A clear way for pedestrians; equestrians or bicyclists that may or may not be improved.

**RESTAURANT, OUTDOOR:** Any part of a food establishment located outdoors, not used for any other purposes, open to the sky, with the exception that it may have retractable awning or umbrellas, and may contain furniture including: tables; chairs; railings and planters.

**SHOPPING CENTER, CONVENIENCE COMMERCIAL:** A small shopping center that typically features an approximately 2,500 square foot groceries/sundries store as an anchor tenant and may also provide other services such as gasoline sales, dry cleaners, coffee shop, dentist office, beauty shop, day care, etc. A convenience shopping center may have an average building area ranging from 15,000 to 35,000 square feet and occupy one (1) to three (3) acres.

**SHOPPING CENTER, NEIGHBORHOOD COMMERCIAL:** A moderate sized shopping center planned and developed as a unit, typically composed of a grocery up to 60,000-square feet in size, and usually containing additional smaller tenants serving a local market area. A neighborhood shopping center may have a gross floor area ranging from 35,000 to 100,000-square feet and may occupy up to 10-acres.

**SMALL ANIMAL GROOMING:** Any building or portion thereof designed or used for the grooming of the following animals: dogs, cats, primates, birds, water fowl, reptiles, rodents and similar animals.



**STABLE, BOARDING:** A structure designed for the feeding, housing and exercising of horses not owned by the owner of the premises for which the owner of the premises may receive compensation.

**STABLE, PRIVATE:** A detached accessory building or structure for the keeping of one (1) or more horses or cows owned and used by the occupant of the premises and not for remuneration, hire or sale.

**STREET, ISLAND, DRY CREEK RANCH:** A landscape island located within or surrounded by public or private street right-of-way.

**STREET, KNUCKLE, DRY CREEK RANCH:** An expansion of a local street typically around curves providing access to abutting properties and enlarged turning movement.

**STREET, PRIVATE, DRY CREEK RANCH:** A street approved by Ada County, which provides both access and street frontage for individual lots. Private streets are to be owned and maintained by the Dry Creek Ranch Property Owner's Association.

**SUBSTANTIAL CONFORMANCE, DRY CREEK RANCH:** A final plat located within the Dry Creek Ranch Planned Community shall be deemed to be in substantial conformance to an approved preliminary plat provided that the final plat represents no increase in the number of buildable lots as approved for the preliminary plat and a twenty-five percent (25%) or less deviation in the dimensional standard shown on the preliminary plat, provided that the density and lot dimensions meet the standards of the base zoning district. Unless required by a public highway agency, public utility, or federal or state agency, deviations greater than twenty-five percent (25%) or more of any dimensional standard shown on the preliminary plat shall not be deemed in substantial conformance.

**TREES, CLASS I, II, III:** The classes of trees are defined for the purposes of this Title by the publication *Tree Selection Guide for Streets and Landscapes Throughout Idaho* In general, Class I trees are smaller ornamental trees, Class II trees are medium/large trees appropriate for street tree planting, and Class III trees are very large trees.

**WATER TOWER:** A water storage facility, usually above ground.

**XERISCAPE:** Landscaping that is characterized by the use of vegetation that is drought tolerant or of low water use in character.

**8-3N-5 LAND USE DISTRICTS:**

The purpose of this section is to implement the Dry Creek Ranch Comprehensive Plan. These districts are intended to provide appropriate density for residential, commercial, open space and other development based on the Dry Creek Ranch Comprehensive Plan.

The Dry Creek Ranch Comprehensive Plan depicts the general nature and relative intensity of residential and nonresidential land use districts subject to the appropriate flexibility discussed elsewhere in this Article.

A. Land Use Districts:

It is the purpose of these districts to provide regulations and standards for development of residential; mixed-use; commercial; village center development in a variety of typologies including but not limited to single-family detached dwellings; zero-lot line developments of single-family detached dwellings; single-family attached dwellings, duplexes, townhouses and multi-family dwellings; office; retail; and neighborhood commercial where a municipal wastewater collection and treatment system and community water system are provided. A general description of the allowed uses within each district is provided below. For a detailed list of allowed uses see Table 8-3N-6A & Table 8-3N-6B and for dimensional standards see Table 8-3N-5D.

The Dry Creek Ranch Planned Community is divided into the following land use districts as shown on the Land Use Map contained in the Dry Creek Ranch Comprehensive Plan and in Figures B-3.a, B-3.b, and B-3.c of the Dry Creek Ranch Development Plan. Gross and net density calculations for individual development areas within the project may be calculated with decimal figures. Gross and net density calculations for the entire property shall be rounded to the nearest whole number.

**EQUESTRIAN DISTRICT:** The Equestrian District allows for a gross density between 0.5 and 3.5 dwelling units per acre. This district may include single-family detached dwellings.

**HILLSIDE DISTRICT:** The Low Hillside District allows for a gross density between 1.5 and 5.5 dwelling units per acre. This district may include single-family detached dwellings, single-family attached dwellings, duplexes, and townhouses.

**LOW DENSITY DISTRICT:** The Low Density District allows for a gross density between 2.5 and 4.0 dwelling units per acre. This district may include single-family detached dwellings, single-family attached dwellings, duplexes, and townhouses.

**MEDIUM DENSITY DISTRICT:** The Medium Density District allows for a gross density between 4.0 and 7.0 dwelling units per acre. This district may include single-family detached dwellings, single-family attached dwellings, duplexes, and townhouses.

**MIXED-USE DISTRICT:** The mixed-use district provides for a wide range of commercial, office, retail, industrial, and residential uses that allow property owners the flexibility to respond to the long-term evolution of development trends. All uses and structures will be sited and designed to be compatible with one another with a variety of complementary and integrated uses such as: various single-family and multi-family residential uses with gross densities of 1.0 to 20.0 dwelling units per acre. A minimum of 25% of the Mixed-Use District shall be devoted to multi-family residential uses at a density range of between 7 to 20 dwelling units per acre. Only 50-percent (50%) of the Mixed-Use District shall be residential uses. Other permitted uses include civic, office (including a business park), neighborhood retail, public and quasi-public use, and recreation in a compact, urban form. This district is intended to provide creativity and flexibility in planning and design of buildings and encourages both vertical and horizontal mixing of uses.

**VILLAGE CENTER DISTRICT:** The village center districts allow uses that promote the farm-to-table concept of Dry Creek, including community

gardens, orchards, and small-scale nurseries that may take advantage of existing geothermal resources in the community. The village center districts will also provide recreational opportunities, including riding arenas, sports fields, amphitheaters, clubhouses, and pools, as illustrated in the Dry Creek Ranch Development Plan. The Village Center District will also allow for limited commercial uses, as further set forth in Table 8-3N-6A.

**PARK DISTRICT:** The park district allows for the ability to provide developed open space, including active and passive uses. Areas designated as park areas are intended to provide both active and passive recreational opportunities. Park area uses include, but are not limited to: neighborhood and community parks; trail systems; greenbelts along Dry Creek and Spring Valley Creek; parkways; village park(s); community gardens; outdoor amphitheaters and interpretative centers.

**INSTITUTIONAL/SCHOOL SITE DISTRICT:** The institutional district allows a public use, such as a religious building; library; public or private school; hospital; or government-owned or operated building, structure or land used for public purpose.

**NATURAL OPEN SPACE DISTRICT:** The natural open space district allows for protection of natural or enhanced areas that are environmentally sensitive areas with characteristics such as steep slopes, habitat or areas of significant biological productivity or uniqueness that have been designated for protection. This district shall be thought of as natural open space for the Dry Creek Ranch Planned Community. However, paths; trails, both paved and unpaved; along with interpretative signage shall be allowed within this district.

**COMMERCIAL DISTRICT:** The commercial district allows for neighborhood or convenience commercial opportunities that will serve residents of the Dry Creek Ranch Planned Community and other surrounding developments.

**TABLE 8-3N-5D**  
**DRY CREEK RANCH DIMENSIONAL STANDARDS BY LAND USE DISTRICT**

DIMENSIONAL STANDARDS	LAND USE DESIGNATION-SINGLE FAMILY RESIDENTIAL			
	EQUESTRIAN	HILLSIDE	LOW	MEDIUM
<b>DENSITY</b> (DWELLING UNIT/GROSS ACRE)	0.5-3.5	1.5-5.5	2.5-4.0	4.0-7.0
<b>MINIMUM LOT SIZE</b> (SQUARE FEET)				
Single-Family Detached Dwellings	13,000	8,000	8,000	4,000
Other Principal Structure	13,000	8,000	8,000	4,000
<b>MINIMUM LOT FRONTAGE<sup>1</sup></b>				
Interior Lot	30' <sup>2</sup>	15' <sup>3</sup>	15' <sup>3</sup>	15' <sup>3</sup>
Corner Lot	35'	18'	18'	18'
<b>MINIMUM SETBACKS</b>				
<b>From Front Property Line</b>				
Dwelling or Principal Structure	15'	10'	10'	10'
Garage	20'	15'	15'	15'
<b>From Rear Property Line</b>				
Dwelling or Principal Structure	10'	10'	10'	10'
Garage	10'	10'	10'	10'
<b>From Interior Side Property Line<sup>4</sup></b>				
Detached Dwelling or Principal Structure or Garage	5'	5'	5'	3'
Attached Dwelling or Principal Structure or Garage	0'	0'	0'	0'
<b>From Street Side Property Line</b>				
Dwelling or Principal Structure or Garage	10'	10'	10'	10'
<b>MAXIMUM COVERAGE</b>	No Maximum	No Maximum	No Maximum	No Maximum
<b>MAXIMUM IMPERVIOUS SURFACE</b>	No Maximum	No Maximum	No Maximum	No Maximum
<b>MAXIMUM FLOOR AREA RATIO</b>	No Maximum	No Maximum	No Maximum	No Maximum
<b>MAXIMUM STRUCTURE HEIGHT</b>	40'	40'	40'	40'
<sup>1</sup> See section 8-3N-15 for minimum frontage when served by a common driveway. <sup>2</sup> Minimum frontage for flag lots shall be 15 feet. <sup>3</sup> Minimum frontage for flag lots shall be 10 feet. <sup>4</sup> A minimum distance of 6' shall be required between structures on adjacent lots.				

**TABLE 8-3N-5D  
DRY CREEK DIMENSIONAL STANDARDS BY LAND USE DISTRICT**

DIMENSIONAL STANDARDS	LAND USE DESIGNATION					
	MIXED USE	VILLAGE CENTER	PARK	INSTITUTIONAL	NATURAL OPEN SPACE	COMMERCIAL
<b>DENSITY (DWELLING UNIT/GROSS ACRE)</b>	1.0-20.0	N/A	N/A	N/A	N/A	N/A
<b>MINIMUM LOT SIZE (SQUARE FEET)</b>						
Single-Family Detached Dwellings	1,200	N/A	N/A	N/A	N/A	N/A
Other Principal Structure	1,200	N/A	N/A	N/A	N/A	N/A
<b>MINIMUM LOT FRONTAGE<sup>1</sup></b>						
Interior Lot	0'	0'	0'	20'	0'	0'
Corner Lot	0'	0'	0'	20'	0'	0'
<b>MINIMUM SETBACKS</b>						
<b>From Front Property Line</b>						
Principal Structure	0'	0'	N/A	20'	N/A	0'
Accessory Structure	0'	0'	N/A	20'	N/A	0'
<b>From Rear Property Line</b>						
Principal Structure	0'	0'	N/A	20'	N/A	0'
Accessory Structure	0'	0'	N/A	20'	N/A	0'
<b>From Interior Side Property Line</b>	0'	0'	N/A	10'	N/A	0'
<b>From Side Street Property Line</b>	6'	6'	N/A	15'	N/A	N/A
<b>From Side Property Line Adjacent to Alley</b>						
Dwelling or Principal Structure	10'	10'	N/A	N/A	N/A	N/A
Garage	0'	0'	N/A	N/A	N/A	N/A
<b>MAXIMUM COVERAGE</b>	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
<b>MAXIMUM IMPERVIOUS SURFACE</b>	No Maximum	No Maximum	15%	No Maximum	10%	90%
<b>MAXIMUM FLOOR AREA RATIO</b>	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
<b>MAXIMUM STRUCTURE HEIGHT</b>	60'	60'	60'	60'	65'	65'

**8-3N-6 LAND USE REGULATIONS:**

Tables 8-3N-6A through 8-3N-6B of this section list allowed uses within each land-use district. Approval of these uses shall follow the approval process outlines in 8-3N-7 of this Article.

**TABLE 8-3N-6A**  
**ALLOWABLE USES IN THE DRY CREEK RANCH LAND USE DISTRICTS**  
 Principal Permitted (P); Accessory (A); Conditional (C); or Prohibited (-)

USE	EQUESTRIAN	HILLSIDE	LOW	MEDIUM
Accessory Structure	A	A	A	A
Active Adult Community	C	P	P	P
Agricultural Use	P	-	-	-
Agricultural Structure	A	-	-	-
Amusement or Recreation Facility Indoor	C	C	C	C
Amusement or Recreation Facility Outdoor	C	C	C	C
Animal Clinic, Animal Hospital or Veterinary Office	C	C	C	C
Animal Boarding with Outside Runs	C	-	-	-
Automobile, Major Repair	-	-	-	-
Bed and Breakfast Establishment	C	C	C	C
Bar, Brew Pub or Nightclub	-	-	-	-
Brewery or Distillery	-	-	-	-
Business Park	-	-	-	-
Car Wash	-	C	C	C
Church or Place of Worship	C	C	C	C
Clinic, Medical	-	C	C	C
Club, Lodge or Social Hall	-	C	C	C
Community Center	P	P	P	P
Community Information Center	P	P	P	P
Daycare Facility (more than 12 children)	C	C	C	C
Daycare Home, Group (7-12 children)	A	A	A	A
Daycare Home, Family (6 or fewer children)	A	A	A	A
Drive Up Window Service	-	-	-	-
Drugstore	-	-	-	-
Duplex or Single-Family Attached Dwelling	-	P	P	P
Dwelling, Accessory	A	A	A	A
Dwelling, Caretaker for an Approved Use	A	A	A	A
Dwelling, Live/Work	-	-	-	-
Dwelling, Loft	-	-	-	-
Dwelling, Multi-Family	-	-	-	-
Dwelling, Secondary Attached or Detached	A	A	A	A
Dwelling, Single Family Attached	-	P	P	P
Dwelling, Single Family Detached	P	P	P	P
Farm, Garden, Lumber, or Building Supply Store	-	-	-	-
Fence, Open (No Barbed Wire)	P	P	P	P

USE	EQUESTRIAN	HILLSIDE	LOW	MEDIUM
Fence, Solid	P	P	P	P
Gasoline or Diesel Fuel Sales Facility	-	-	-	-
Health Club Facility	-	C	C	C
Home Occupation	A	A	A	A
Hospital	-	-	-	-
Hospital, Large Animal	C	-	-	-
Hospital, Small Animal	C	C	C	C
Hotel or Motel	-	-	-	-
Kennel, Commercial	-	-	-	-
Kennel, Hobby	A	A	A	A
Large Animal Grooming	C	C	C	C
Laundromat	-	-	-	-
Model Home	P	P	P	P
Nursery, Wholesale or Retail	C	C	C	C
Nursing Facility, Skilled	C	C	C	C
Office, Related to an Approved Use	A	A	A	A
Office, Temporary Construction	A	A	A	A
Off-Street Parking Facility	P	P	P	P
Outdoor Storage	A	A	A	A
Package and Letter Delivery Service	-	-	-	-
Personal, Business or Professional Services	-	-	-	-
Portable Classroom	-	-	-	-
Public or Quasi Public Use **	C	C	C	C
Radio and Television Broadcasting Station	-	-	-	-
Recycling Center	-	-	-	-
Research and Development Facility	-	-	-	-
Residential Care Facility	C	C	C	C
Restaurant or Eating Place	-	-	-	C
Restaurant, Outdoor	-	-	-	C
Retail, Lifestyle Center	-	-	-	-
Retail Sales Relating to an Approved Use	A	A	A	A
Retail Store	-	C	C	C
School, Public or Private	C	C	C	C
School, Vocational or Trade	C	C	C	C
School, University	-	C	C	C
Shopping Center, Community Commercial	-	-	-	-
Shopping Center, Convenience Center	-	-	-	-
Shopping Center, Neighborhood Commercial	-	-	-	-
Shopping Center, Regional Commercial	-	-	-	-
Signs, non-accessory, Off premise	-	-	-	-
Small Animal Grooming	C	C	C	C

USE	EQUESTRIAN	HILLSIDE	LOW	MEDIUM
Stable, Boarding	P	-	-	-
Stable or Riding Arena, Commercial	P	-	-	-
Stable, Private	P	-	-	-
Storage Facility, Self Service	-	-	-	-
Studio	C	C	C	C
Swimming Pool, Public	P	P	P	P
Swimming Pool, Private	A	A	A	A
Tower or Antenna Structure, Commercial	C	C	C	C
Tower or Antenna Structure, Private	A	A	A	A
Transit Facility	C	P	P	P
Water Tower	P	P	P	P
Winery	C	C	C	C
<p>** Wells, potable water, and wastewater treatment facilities are required infrastructure considered in connection with the approval of the Dry Creek Ranch Zoning Ordinance and Development Plan. Accordingly, no conditional use review is required in connection with the construction of these facilities. Administrative, staff-level review of site plans associated with such facilities will be required at the time of building permit.</p>				



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TABLE 8-3N-6B  
ALLOWABLE USES IN THE DRY CREEK RANCH LAND USE DISTRICTS  
Principal Permitted (P); Accessory (A); Conditional (C); or Prohibited (-)

USE	MIXED USE	VILLAGE CENTER	PARK	NATURAL OPEN SPACE	INSTITUTIONAL	COMMERCIAL
Accessory Structure	A	A	A	A	A	A
Active Adult Community	P	P	-	-	-	-
Agricultural Use	P	P	P	-	-	-
Agricultural Structure	A	A	P	-	A	A
Amusement or Recreation Facility Indoor	C	P	-	-	-	P
Amusement or Recreation Facility Outdoor	C	P	P	-	P	C
Animal Clinic, Animal Hospital or Veterinary Office	P	P	-	-	-	P
Animal Boarding with Outside Runs	C	C	-	-	-	P
Automobile, Major Repair	C	-	-	-	-	C
Bed and Breakfast Establishment	P	C	-	-	-	P
Bar, Brew Pub or Nightclub	P	P	-	-	-	P
Brewery or Distillery	P	P	-	-	-	P
Business Park	C	-	-	-	C	P
Car Wash	A*	-	-	-	-	P
Church or Place of Worship	P	P	-	-	C	P
Clinic, Medical	P	P	-	-	-	P
Club, Lodge or Social Hall	P	P	C	-	C	P
Community Center	P	P	P	-	-	P
Community Information Center	P	P	P	-	C	P
Daycare Facility (12 or more children)	P	P	-	-	-	P
Daycare Home, Group (7 – 12 children)	A	A	-	-	-	A
Daycare Home, Family (6 or fewer children)	A	A	-	-	-	A
Drive Up Window Service	C	-	-	-	-	C
Drugstore	P	-	-	-	-	P
Duplex or Single-Family Attached Dwelling	P	-	-	-	-	-
Dwelling, Accessory	A	-	-	-	-	-
Dwelling, Caretaker for an Approved Use	A	-	-	-	-	A
Dwelling, Live/Work	P	P	-	-	-	P
Dwelling, Loft	P	-	-	-	-	P
Dwelling, Multi-Family	P	-	-	-	-	C
Dwelling, Secondary Attached or Detached	A	-	-	-	-	A
Dwelling, Single Family Attached	P	-	-	-	-	-
Dwelling, Single Family Detached	P	-	-	-	-	-
Farm, Garden, Lumber, or Building Supply Store	C	C	-	-	-	P
Fence, Open (No Barbed Wire)	A	A	A	A	A	A

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USE	MIXED USE	VILLAGE CENTER	PARK	NATURAL OPEN SPACE	INSTITUTIONAL	COMMERCIAL
Fence, Solid	A	A	A	A	A	A
Gasoline or Diesel Fuel Sales Facility	C	-	-	-	-	P
Health Club Facility	P	P	-	-	-	P
Home Occupation, Small	A	A	-	-	-	-
Home Occupation, Large	A	A	-	-	-	-
Hospital	P	-	-	-	-	P
Hospital, Large Animal	C	-	-	-	-	P
Hospital, Small Animal	P	-	-	-	-	P
Hotel or Motel	C	-	-	-	-	P
Intermediate Care Facility	P	-	-	-	-	P
Kennel, Commercial	P	-	-	-	-	P
Kennel, Hobby	A	-	-	-	-	-
Large Animal Grooming	P	-	-	-	-	P
Laundromat	P	-	-	-	-	P
Model Home	P	-	-	-	-	-
Nursery, Wholesale or Retail	P	P	-	-	-	P
Nursing Facility, Skilled	P	-	-	-	-	P
Office, Related to an Approved Use	A	A	-	-	A	A
Office, Temporary Construction	P	P	-	-	A	P
Off-Street Parking Facility	P	P	P	P	P	P
Outdoor Storage	P	P	-	-	A	P
Package and Letter Delivery Service	P	P	-	-	-	P
Personal, Business or Professional Services	P	P	-	-	-	P
Portable Classroom	-	-	-	-	A	-
Public or Quasi Public Use	P	P	P	C	P	P
Radio and Television Broadcasting Station	C	-	-	-	-	C
Recycling Center	C	-	-	-	-	P
Research and Development Facility	P	-	-	-	-	P
Residential Care Facility	P	-	-	-	-	C
Restaurant or Eating Place	P	P	-	-	-	P
Restaurant, Outdoor	P	P	-	-	-	P
Retail, Lifestyle Center	P	P	-	-	-	P
Retail Sales Relating to an Approved Use	A	A	-	-	-	A
Retail Store	P	P	-	-	-	P
School, Public or Private	P	-	-	-	P	P
School, Vocational or Trade	P	-	-	-	P	P
School, University	P	-	-	-	P	P
Shopping Center, Convenience Commercial	P	P	-	-	-	P
Shopping Center, Neighborhood Commercial	P	P	-	-	-	P

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USE	MIXED USE	VILLAGE CENTER	PARK	NATURAL OPEN SPACE	INSTITUTIONAL	COMMERCIAL
Signs, non-accessory, Off premise	C	C	-	-	C	P
Small Animal Grooming	P	P	-	-	-	P
Stable, Boarding	P	-	-	-	P	P
Stable or Riding Arena, Commercial	P	P	-	-	P	P
Stable, Private	P	-	-	-	P	P
Storage Facility, Self Service	P	-	-	-	P	P
Studio	P	-	-	-	-	P
Swimming Pool, Public	P	P	P	-	P	P
Swimming Pool, Private	A	A	A	-	A	A
Tower or Antenna Structure, Commercial	C	C	C	C	C	C
Tower or Antenna Structure, Private	A	A	-	-	A	A
Transit Facility	P	P	P	-	P	P
Water Tower	P	P	P	P	P	P
Winery	P	P	-	-	-	P
* Accessory to Gasoline or Diesel Fuel Sales Facility						

**8-3N-7 ADMINISTRATIVE REGULATIONS:**

- A. Principal permitted uses shall be reviewed in accordance with the specific use standards in Chapter 5 of this Title and Section 8-3N-8 of this article; the master site plan standards of Chapter 4, Article E of this Title, unless specifically exempt under subsection 8-4E-2B of this Title; and with the Dry Creek Ranch Comprehensive Plan.
- B. Accessory uses shall be reviewed in accordance with the procedures in Chapter 7 of this Title; the specific use standards in Chapter 5 of this Title and Section 8-3N-8 of this Article; the Accessory Use regulations of Chapter 5, Article A of this Title and Table 8-3N-7; and with the Dry Creek Ranch Comprehensive Plan.
- C. Conditional uses shall be approved in accordance with the procedures in Chapter 7 of this Title; the specific use standards in Chapter 5 of this Title and Section 8-3N-8 of this Article; the Conditional Use regulations of Chapter 5, Article B of this Title; and with the Dry Creek Ranch Comprehensive Plan.
- D. The development of any allowable use within the Dry Creek Ranch Planned Community requires a zoning certificate in accordance with Section 8-7-1. A zoning certificate will not be issued until such time as the applicant has provided to the County a design review letter issued by the Dry Creek Ranch Design Review Committee (DRC) stating that the plan complies with the design guidelines of the Dry Creek Ranch Comprehensive Plan. Ada County may issue a zoning certificate if the DRC fails to respond to an application within a reasonable period of time.
- E. Prior to approval of any preliminary plat for Dry Creek Ranch, the Board must find that the plat is in accordance with the Dry Creek Ranch Comprehensive Plan.
- F. Building Permits: Building permits and grading permits shall be issued in accordance with Ada County Building Code; provided however, that no building or grading permit shall be issued to an applicant until such time as the applicant has provided to the County: (1) A design review letter issued by the Dry Creek Ranch Design Review Committee recommending approval, denial, or conditional approval, of the proposed building improvements and /or grading for which the building permit or grading permit is being sought.

**TABLE 8-3N-7**  
**ACCESSORY USES AND REQUIRED APPROVAL**  
 This Table supplements Table 8-5A-1 contained in Ada County Code

ACCESSORY USE	REQUIRED APPROVAL	
	ZONING CERTIFICATE	ADMINISTRATIVE APPROVAL
Accessory Structure (over 1,500SF)	YES	YES
Accessory Structure (under 1,500SF)	YES	NO
Car Wash	YES	YES
Dwelling, Accessory	YES	YES
Dwelling, Secondary Attached or Detached	YES	YES
Fence, Open (No Barbed Wire)	NO	NO
Fence, Solid	NO	NO
Home Occupation, Small	YES	NO
Home Occupation, Large	YES	YES
Tower or Antenna Structure, Private	YES	YES

**8-3N-8 SPECIFIC USE STANDARDS:**

The purpose of this section to provide specific standards for all uses as set forth in Table 8-3N-6A & Table 8-3N-6B that are not listed in Chapter 5 of this Title or where the specific use standards differ from those standards found in Chapter 5 of this Title. These standards are in addition to the requirements of Chapter 4 of this Title.

**8-3N-8-1 AMUSEMENT OR RECREATION FACILITY, OUTDOOR:**

- A. General Standards:
  - 1. All structures or outdoor recreation areas shall maintain a minimum setback of twenty feet (20') from all abutting residential districts.
  - 2. Any outdoor speaker system associated with the amusement or recreation facility shall comply with the noise regulations of Section 5-13-3 of this Code.
  - 3. All outdoor activities and events shall be scheduled so as to complete all activity before or as near to nine thirty o'clock (9:30) P.M. as practical. Illumination of the outdoor amusement or recreation facility shall not be permitted after ten o'clock (10:00) P.M. except to conclude a scheduled event that was in progress before ten o'clock (10:00) P.M. and circumstances prevented concluding before ten o'clock (10:00) P.M. All illumination shall be terminated no later than one (1) hour after conclusion of the event.
- B. Golf Driving Range: Accessory sales and rental of golf equipment shall be allowed. The golf driving range shall be designed to protect abutting property and roadways from golf balls.
- C. Swimming Pool: Any outdoor swimming pool shall be completely enclosed within a six foot (6') barrier that meets the requirements of the Ada County Building Code as set forth in Title 7, Chapter 2 of Ada County Code.

**8-3N-8-2 BAR. BREW PUB OR NIGHTCLUB:**

- A. The facility shall comply with all Idaho Code regulations regarding the sale, manufacturing, or distribution of alcoholic beverages.
- B. The bar, brew pub, or nightclub shall not be located within five hundred feet (500') of a church or school property.
- C. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except as provided for in Chapter 4, Article L, "Temporary Use", of this Title.

**8-3N-8-3 BED AND BREAKFAST ESTABLISHMENT:**

- A. The minimum property size for a bed and breakfast establishment shall be one-half (1/2) acre.
- B. Any such facility shall be an owner occupied dwelling. For the purposes of this subsection, an "owner" shall be defined as a person with a fifty percent (50%) or greater interest in the bed and breakfast establishment.
- C. If remodeling an existing structure, the exterior appearance of the structure shall be that of a single-family dwelling. Fire escapes and other features may be added to protect public safety; however, structural alterations may not be made that would prevent future use of the structure as a single-family dwelling.
- D. No more than ten (10) occupants (including, but not limited to, the owner, the owner's family, and any resident or nonresident employees) shall be permitted to occupy the facility at any one time (daytime, evening, or night).
- E. The maximum stay shall be two (2) weeks for any guest.
- F. Only business signs referring solely to a principal permitted use of the bed and breakfast are permitted.

**8-3N-8-4 BUSINESS PARK:**

There are no additional standards for this specific use.

**8-3N-8-5 CAR WASH:**

- A. All businesses providing self-service or drive-through car wash facilities shall identify the stacking lane and wash location on the master site plan.
- B. If within the Mixed Use District, a car wash facility shall be allowed only as an accessory use to a gasoline or diesel fuel sales facility. The car wash facility shall be limited in capacity to a single vehicle.
- C. A one hundred foot (100') separation shall be maintained between any car wash facility and any residential district.

- D. Any outdoor speaker system associated with the car wash shall comply with the noise regulations of Section 5-13-3 of Ada County Code.
- E. Vehicle stacking lanes shall be available on the property but outside the car wash facility entrance. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons. Such stacking lanes shall be separate from areas required for access and parking. The stacking lanes shall not be located within ten feet (10') of any residential district.

**8-3N-8-6 COMMUNITY CENTER:**

- A. All structures shall meet the minimum required setbacks for the applicable land use district.

**8-3N-8-7 COMMUNITY INFORMATION CENTER:**

- A. There are no additional standards for this specific use.

**8-3N-8-8 DRUGSTORE:**

- A. The applicant or owner shall secure and maintain the proper license(s) from the State of Idaho.

**8-3N-8-9 DWELLING, ACCESSORY:**

- A. An accessory dwelling unit (ADU) shall not be larger than twenty percent (20%) of the lot area and the ADU shall not have more than one (1) bedroom. Where practical, the 20% size standard may be altered to accommodate logical expansions or internal conversions. Examples of this include, but are not limited to, the addition of a second floor to a detached garage or the separation of a basement as an accessory unit.
- B. ADUs shall meet all of the dimensional requirements of the land use district and requirements of the Ada County Building Code as set forth in Title 7, Chapter 2 of Ada County Code.
- C. The design of the ADU shall be compatible with the existing neighborhood by taking into account height, bulk, and site location, and incorporating materials, colors and a design motif that is compatible with and complements the architectural theme and style of the principal dwelling unit. The principal and the ADU shall be designed to portray the character of a single family dwelling. Only one entrance to the structure may be located on the front building elevation of the house unless multiple entrances are already in existence.
- D. Off-street parking shall be provided as per Section 8-4G-6 of this Title, in addition to the required off-street parking for the principal permitted dwelling. The driveway apron (driveway space within the front yard setback) may be utilized for this requirement.

- E. Input from adjacent property owners should be considered in the design and siting of an ADU in order to maintain privacy between adjacent housing units.

**8-3N-8-10 DWELLING, LIVE/WORK:**

- A. The living space shall contain at least four hundred (400) square feet of gross floor area.
- B. The living space shall include a bedroom, closet, bathroom and kitchen. The bedroom shall be for the exclusive use of the living space. All other spaces may be shared with the workspace.
- C. The live/work unit shall meet all of the requirements of the Ada County building code as set forth in Title 7, Chapter 2 of Ada County Code.
- D. A minimum of eighty (80) square feet of outdoor open space shall be provided for each living space. This requirement can be satisfied through porches, patios, decks, and/or yards. Required property setback, landscaping, entryway and other access ways shall not count toward this requirement.
- E. Off-street parking shall be provided as per Section 8-4G-6 of this Title, in addition to the required off-street parking for the dwelling.
- F. The commercial space activities shall be compatible with residential use with respect to noise, smoke, vibration, smell, electrical interference, and fire hazard; and may include such uses as professional services and offices; and the creation, display and sale of art, craftwork, jewelry, fabrication of cloth goods; and similar activities.
- G. The live/work unit shall comply with the design guidelines of the Dry Creek Ranch Comprehensive Plan.
- H. The design of the live/work unit shall be compatible with the existing neighborhood by taking into account height, bulk, and site location; and incorporating materials, colors and a design motif that is compatible with and complements the architectural theme and style of the vicinity.

**8-3N-8-11 FENCE, OPEN:**

- A. No fence, hedge, wall, latticework, or screen shall violate the "clear vision triangle" requirements at a street intersection.
- B. No fence, wall, latticework, or screen shall be erected over three feet (3') in height within the required front yard.
- C. No fence, wall, latticework, or screen on the perimeter boundary or within any required setback area shall exceed a height of six feet (6'), unless approved by a variance by the board or as part of an approved use.



- D. Where any fence or wall is required by this Title to protect adjacent properties, said fence or wall shall be kept free from advertising and graffiti and maintained in good repair.

**8-3N-8-12 FENCE, SOLID:**

- A. No sight-obscuring fence, hedge, wall, latticework, or screen shall violate the "clear vision triangle" requirements at a street intersection.
- B. No fence, wall, latticework, or screen shall be erected over three feet (3') in height within the required front yard.
- C. No fence, wall, latticework, or screen on the perimeter boundary or within any required setback area shall exceed a height of six feet (6'), unless approved by a variance by the Board or as part of an approved use.
- D. Where any sight-obscuring fence or wall is required by this Title to protect adjacent properties, said fence or wall shall be kept free from advertising and graffiti and maintained in good repair.

**8-3N-8-13 HEALTH CLUB FACILITY:**

- A. The facility shall comply with all County and State regulations relative to such use.

**8-3N-8-14 HOSPITAL:**

- A. The use shall have frontage on an arterial or collector street.
- B. Accessory retail uses including, but not limited to, retail shops, food or beverage service, and personal service shops, may be allowed if designed to serve patrons of the hospital and their visitors only.
- C. The use shall comply with the flood hazard overlay district as set forth in Chapter 3, Article F of this Title.

**8-3N-8-15 HOSPITAL, LARGE ANIMAL:**

- A. The facility shall comply with all County and State regulations relative to such use.

**8-3N-8-16 HOSPITAL, SMALL ANIMAL:**

- A. The facility shall comply with all County and State regulations relative to such use.

**8-3N-8-17 PUBLIC OR QUASI-PUBLIC USE:**

- A. Minimum Setbacks; Compatibility: All structures shall meet the minimum required setbacks for the applicable base district, except within a residential

district where there shall be a minimum setback of thirty-five feet (35') from any public street and twenty-five feet (25') from any other property line. Structures shall be designed and constructed to be compatible with the surrounding properties.

- B. Public Recreation Facilities: The standards as set forth for amusement and recreation facilities shall apply for all public recreation facilities.
- C. Storm Drainage and Storm Detention Facilities: A storm drainage facility and/or storm detention facility that are an accessory use to a roadway on the same property shall be exempt. For the purposes of this standard, the contiguous parcel regulations of Section 8-4A-8 of this Title shall not apply.
- D. Underground Utilities: Underground utilities within an easement or within a public street right of way shall not require additional approval.
- E. Power Distribution Facilities:
  - 1. Electric distribution lines shall be principal permitted uses. Master site plan approval is not required.
  - 2. Electric sub-transmission lines shall be principal permitted uses. Master site plan approval shall be required.
  - 3. Electric transmission lines and substations shall require conditional use approval.
  - 4. All electric transmission, sub-transmission, and distribution line rights of way shall be exempt from the landscaping regulations of Chapter 4, Article F of this Title.
  - 5. Electric substations and other utility structures shall be deemed outdoor storage areas and shall meet the standards in Section 8-5-3-78 of this Chapter.
  - 6. Towers for the purpose of communicating from the substation to remote devices shall be deemed an accessory use to an approved substation, provided that the pole and antenna are no taller than the existing towers.
  - 7. All wire fences, metal structures, and metal objects shall be grounded as required by Section 8-4A-20 of this Title.

**8-3N-8-18 RESTAURANT OR EATING PLACE:**

No additional standards are required for this specific use.

**8-3N-8-19 RESTAURANT, OUTDOOR:**

No additional standards are required for this specific use.

**8-3N-8-20 RETAIL, LIFESTYLE CENTER:**

No additional standards are required for this specific use.

**8-3N-8-21 RETAIL SALES, RELATING TO AN APPROVED USE:**

- A. Accessory retail sales shall be allowed for an approved commercial use. The area devoted to retail sales shall not occupy more than forty percent (40%) of the gross floor area of the approved use.

**8-3N-8-22 SCHOOL, PUBLIC OR PRIVATE:**

- A. Locations for public school sites shall be determined in conformance with the Dry Creek Ranch Land Use Map. The following location criteria shall apply unless in conflict with the applicable comprehensive plan:
  - 1. Elementary schools shall take access off a public street, unless otherwise approved by the applicable school district and ACHD.
  - 2. No school shall be located in a floodplain or adjacent to a hazardous land use.
- B. All structures shall meet the minimum setbacks of the Institutional land use district.
- C. Accessory uses including, but not limited to, daycare centers, community services, social services, meeting facilities for clubs and organizations, and administrative offices for the individual school facility may be allowed.

**8-3N-8-23 SCHOOL, VOCATIONAL OR TRADE:**

- A. No vocational or trade school shall be located in a floodplain or adjacent to a hazardous land use.

**8-3N-8-24 SCHOOL, UNIVERSITY:**

- A. No university school shall be located in a floodplain or adjacent to a hazardous land use.

**8-3N-8-25 SHOPPING CENTER, CONVENIENCE COMMERCIAL:**

No additional standards are required for this specific use.

**8-3N-8-26 SHOPPING CENTER, NEIGHBORHOOD COMMERCIAL:**

No additional standards are required for this specific use.

**8-3N-8-27 STABLE, PRIVATE:**

No additional standards are required for this specific use.

**8-3N-8-28 WATER TOWER:**

No additional standards are required for this specific use.

**8-3N-8-29 WINERY:**

- A. The facility shall comply with all Idaho Code regulations regarding the sale, manufacturing, or distribution of alcoholic beverages.
- B. The winery shall not be located within five hundred feet (500') of a church or school property.
- C. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except as provided for in Chapter 4, Article L, "Temporary Use", of this Title.

**8-3N-9 OPEN SPACE:**

- A. Purpose: The purpose of this Article is to encourage well-designed open space within the Dry Creek Ranch Planned Community and to provide standards for dedicated open space areas as specified in the Dry Creek Ranch Comprehensive Plan and/or uses approved as part of a development application.
- B. Applicability: The following regulations shall apply to open space lots created within the Dry Creek Ranch Planned Community.
- C. General Regulations:
  - 1. In approving each preliminary plat within Dry Creek Ranch, the Board shall determine that the plat is in accordance with the open space plan as was approved with the Dry Creek Ranch Comprehensive Plan with consideration of the flexibility provisions of this Article and the Plan.
  - 2. Allowed Open Space Uses: Allowable uses on lands designated as in the "Park District" or "Natural Open Space District" shall include the uses set forth in Table 8-3N-6B.
  - 3. Restrictions for Permanent Open Space: All open space lots in the "Park District" or "Natural Open Space District" shall be dedicated open space protected by either a deed restriction or a conservation easement prepared subject to the regulations of Idaho Code Section 55-2105.
- D. Design Standards:

The provision, development and use of open space shall be in conformance with this Article and the Dry Creek Ranch Comprehensive Plan.

- 1. Consistency: The design shall be consistent with the Dry Creek Ranch Comprehensive Plan.

2. Accessibility: The dedicated open space shall be easily accessible to residents of Dry Creek Ranch as deemed appropriate by the Dry Creek Ranch Wildlife Management Plan.
3. Roadways: The number of private or public roadways that divide the dedicated open space shall be limited to those necessary for proper traffic circulation, and the roadways shall not detract from the efficient use of the open space.
4. Structures: The dedicated open space shall be free of all structures, except those that enhance the use of the dedicated open space including, but not limited to: structures related to outdoor recreational use; structures of historic and/or cultural significance, educational buildings; way-finding or informational signage; parking facilities; well houses; and utility infrastructure and facilities.
5. Stormwater Basins: Stormwater retention or detention basins designed and approved as part of the stormwater management system for the property may be located within the dedicated open space.
6. Impervious Surface: Please see Table 8-3N-5D for maximum coverage for impervious surfaces per Land Use District.
7. Additional Standards for Open Space in the "Park District" or "Natural Open Space District":
  - A. The dedicated open space shall be an appropriate width as determined by the Director and may include natural open space, a trail system, pathway network, greenways, parkways, pocket parks, recreational fields or pocket parks for active or passive recreational use or linear open spaces.
  - B. The dedicated open space shall be connected to open space areas on neighboring properties wherever possible including provisions for pedestrian walkways to create linked walkway or pathway systems.
  - C. The dedicated open space shall have the required number of automobile and bicycle parking spaces as set forth in this Title.
    1. Parking areas shall have safe and convenient access from an abutting public street or other rights-of-way or easements capable of accommodating pedestrian, bicycle or vehicle traffic.
    2. Required parking areas for outdoor amusement or recreation facilities may be included in calculating the amount of dedicated open space.
  - D. Alternative Open Space Plan: Following recommendations from the DRC, the Director may approve, or recommend approval of, an alternative open space plan when the overall design as proposed by the applicant, meets or exceeds the requirements of this Article and the Dry

Creek Ranch Comprehensive Plan and shall not be detrimental to the public health, safety and welfare.

**8-3N-10 SIGN REQUIREMENTS:**

Signs are allowed throughout the Dry Creek Ranch Planned Community and shall be in conformance with this Article, the Dry Creek Ranch Comprehensive Plan, and the provisions of Section 8-4I of this Title.

**8-3N-11 ON- AND OFF-STREET PARKING:**

All parking shall meet Federal Americans with Disabilities Act (ADA) requirements and shall be in accordance with the provisions of 8-4G of this Title, except as follows:

- A. Improvements:
  - 1. Except as otherwise provided in this section, all off-street parking areas shall be improved as an approved pavement design and parking layout prepared by a licensed civil engineer in the State of Idaho. This standard shall not apply to temporary uses, the education center, or temporary construction offices.
  - 2. When a bumper overhangs onto a landscape area, with properly designed ground coverage or lawn area, the parking stall dimensions may be reduced two feet (2') in length. If parking is adjacent to the sidewalk, the parking dimensions may also be reduced by two feet (2') in length if the width of the sidewalk is increased by two feet (2').
  - 3. Parking spaces and access lanes shall be marked including handicapped symbols and signs per ADA and the Manual on Uniform Traffic Control Devices standards.
  - 4. All lighting provided to illuminate a parking area shall comply with the lighting standards provided in Article 8-4H of this Title and the Dry Creek Ranch Comprehensive Plan.

B. Alternative Plan:

Following recommendation from the DRC, the Director may approve, or recommend approval of, an alternative off-street parking and loading plan, when the overall design, as proposed by the applicant, meets or exceeds the intent and the requirements of this Article and shall not be detrimental to the public health, safety, and welfare.

C. Required Number of Off-Street Parking:

See Section 8-4G-6 of the Ada County Code.

The required parking for clubs, lodges and social halls may be provided by on-street parking located within 1/8-mile of the lot on which the club, lodge, or social hall is located.

**8-3N-12 STANDARDS FOR ENERGY AND WATER CONSERVATION:**

Development standards for energy and water conservation shall be consistent with the Dry Creek Ranch Design Guidelines, as located within the Dry Creek Ranch Comprehensive Plan.

- A. Energy Conservation: All new construction shall meet or exceed the requirements of the energy conservation code as set forth in Title 7, Chapter 2 of this Code.
- B. Water Conservation: All landscaping shall comply with the water conservation requirements of 8-3N-17.

**8-3N-13 GRADING REQUIREMENTS:**

All grading shall be in conformance with this Article and Section 7-2 (Building Code) of the Ada County Code. Grading on slopes greater than 15% shall comply with Article 8-3H of this Title .

**8-3N-14 DESIGN STANDARDS FOR STRUCTURES AND SITE IMPROVEMENTS:**

The design standards for structures and site improvements shall be in conformance with this Article and the Dry Creek Ranch Comprehensive Plan.

**8-3N-15 FRONTAGE AND ACCESS:**

Development shall only be approved on a property that meets the minimum dimensional standards of Table 8-3N-5D. Access shall be taken from the required frontage unless the property also has frontage on an alley, an approved private road, or an approved common driveway.

- A. Alleys:
  - 1. Alleys may be permitted in all land use districts within the Dry Creek Ranch Planned Community.
  - 2. The width of an alley shall typically be twenty feet (20'), but shall not be less than sixteen feet (16') and shall be paved.
  - 3. Alley intersections and sharp changes in alignment should be avoided, but where necessary, comers will be cut off sufficiently to permit safe vehicular movement.
  - 4. Dead-end alleys shall be permitted, with written approval from the applicable fire district.
  - 5. Alleys may count as required lot frontage in all residential zones.
  - 6. Alleys may be public or private. If private, the alley must be owned and maintained by the Dry Creek Ranch Property Owner's Association.

7. An alley may intersect an alley.
8. An alley may curve and/or turn.

**B. Common Driveways:**

1. Common driveways may be permitted in all land use districts within the Dry Creek Ranch Planned Community.
2. A three foot (3') wide landscaped area shall be constructed and maintained between the common driveway and lots which do not utilize the common driveway.
3. The street frontage requirement of each flag lot served by the common driveway may be reduced to five (5') feet.
4. All individual private driveways, on lots that are contiguous to the common driveway, shall originate from the common driveway, not the public street, unless existing site conditions preclude this design. On arterials and collector street, all lots or parcels within the subdivision that abut the lot or parcels that have reduced street frontage and contain the common driveway shall take access from the common driveway to minimize access points, unless the parking for an existing dwelling cannot be reasonably reconfigured to take access from the common driveway.
5. A perpetual ingress/egress easement and maintenance agreement shall be recorded and provided with the Final Plat application. The easement shall be delineated on the final plat or recorded by a separate document.
6. The common driveway and all necessary support utilities shall be constructed concurrently with public improvements.

**8-3N-16 EASEMENTS:**

- A. Easements shall be provided for utilities, drainage and irrigation outside of public street rights-of-way as needed. The width of said easement will be determined by the land use and negotiated with the entity(ies) responsible for the construction and/or maintenance of the utility.

**8-3N-17 LANDSCAPING:**

- A. General Requirements:

All landscaping shall be in conformance with this Article, and the Dry Creek Ranch Comprehensive Plan.

1. All landscape areas shall be served with an automatic underground irrigation system with the exception of those lots in the hillside portions of Dry Creek Ranch. The irrigation system shall comply with the following design criteria:



- a. The irrigation system shall be designed to provide appropriate spacing to avoid overspray onto impervious surfaces such as sidewalks, driveways, and parking areas.
- b. Sprinkler heads irrigating lawn or other high-water-demand areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubs, or other reduced-water-demand areas.
2. All developed lots shall use low water and drought tolerant grasses and shrubs, including xeriscape where appropriate.
3. Non-potable water shall be the first source of irrigation water for common area irrigation where available.
4. All non-residential development shall be provided with a pressurized irrigation system.
5. Landscape irrigation systems shall be designed to meet the needs of the plants in the landscape.
6. Landscape irrigation systems shall be equipped with automatic controller with operational flexibility to adjust for seasonal water conservation and temporary water shortage restrictions.
7. Landscape Street Buffer Requirements shall be as follows:
  - a. Abutting State Highway 55: 50-feet;
  - b. Abutting Minor and Major Arterials: 30-feet;
  - c. Abutting Collectors: 20-feet
8. No final plat shall be approved until such time as the applicant has provided a landscape plan to Ada County, for review and approval. In addition to those standards set forth in Section 8-4F of Ada County Code, the landscape plan shall contain the following:
  1. The location, size, and type of all proposed landscaping materials (including specific references as to the species of plant materials), and verification that minimum landscaping requirements have been satisfied. All plants shall be shown at seventy five percent (75%) mature growth.
  2. Existing vegetation to be saved shall be identified on the landscaping plan along with protection measures to be used during grading and construction.

**8-21C-18 AMENDMENTS:**

Amendments to this Article shall be in accordance to 8-2E-5 of this Title.

*Received*

*By Ada County Development Services December 28, 2016*

**ELEMENT E - DRY CREEK RANCH ECONOMIC STUDY (UPDATE)**

The following review of the original, approved Economic Feasibility Study is provided by  
Development Planning & Financing Group, Inc.

The study accepts the prior assumptions and revisits them  
in light of the proposed changes to the project.

Per Staff's request, additional updates are provided addressing:

- Sewer and water infrastructure costs and financing
- Impacts to ACHD, Ada County Library, Dry Creek Cemetery, and Weed and Pest Districts

**Received**

By Ada County Development Services December 28, 2016



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July 21, 2016

Ada County Commission  
Attn: Megan Basham  
200 Front Street  
Boise, Idaho 83702

Dear Ada County Commissioners:

In May 2009, THK Associates, Inc. ("THK"), was engaged by Dry Creek Ranch and JMM Dry Creek, LLC (the "Prior Developer") to prepare an Economic Impact Analysis Report ("2009 Report") in conjunction with the submittal of the Dry Creek Ranch Planned Community Application ("Application") for the proposed Dry Creek Ranch Master Planned Community ("Project") to be located in the unincorporated area of Ada County, Idaho ("County").

The findings of the Report indicated that the Project was anticipated to have a positive fiscal impact on the County's General Fund, Special Revenue Funds and Special Districts.

**Update to Economic Feasibility Study:**

BHH Investors 1414, LLC ("BHHI") is considering the purchase of the Project and is proposing significant changes to the Project and to the Project's development assumptions. BHHI's analysis of the housing market and conditions in that area of the County has indicated that the residential and commercial densities included in the 2009 Report are not supportable. Residents seeking homes in that area of the County are typically seeking a less congested lifestyle with ready access to trails and other outdoor amenities. BHHI's analysis also indicates that with the commercial and retail facilities that have been developed or are being developed nearby, the area cannot support the magnitude of commercial space proposed in the . Therefore, BHHI proposes changes as shown in the following table:

TABLE 1

**Dry Creek Ranch  
Development Assumptions  
2009 Report versus 2016 Review**

Development Assumptions		
Description	2009 Report <sup>1</sup>	2016 Review <sup>2</sup>
Residential Acres	741	885
Residential Units	3,501	1,750
Average Residential Density Per Acre	4.72	1.98
Commercial Acres	71	21
Estimated Net Commercial Square Feet	650,000	85,000
Schools	4	1

Sources: 1) 2009 THK Report & 2) BHHI



As a result of the proposed changes in the development assumptions, Development Planning and Financing Group, Inc. ("DPFG") has been engaged by BHHI to compare the gross Ada County Revenue estimates, including property tax, sales tax and revenue sharing revenue (collectively, the "Revenues"), from the development assumptions in the 2009 Report to the proposed 2016 development assumptions (the "2016 Review"). For purposes of the 2016 Review, except as otherwise indicated, one-time fiscal impacts such as building permits and impact fees have been excluded.

**Update to Infrastructure Financing Plan:**

The prior plan included preliminary cost estimates for backbone infrastructure alone at \$104.4 million dollars, along with "in-tract" development costs of \$120.66 million. As shown in Table 2 below, BHHI, a local developer with extensive experience in both vertical and horizontal construction throughout the Treasure Valley, has developed a plan that reduces the overall density of the project by half and the commercial component by nearly ninety percent.

The BHHI plan is reflective of the reality of this large project, which includes both foothills and lowland components and a variety of geographic forms. BHHI has experience with this type of project, including recent development in the Boise foothills at Harris Ranch North.

The BHHI plan has been developed relying on this experience. BHHI anticipates \$10,475,500.00 in backbone infrastructure costs, as shown in the chart below.

TABLE 2  
**Dry Creek Ranch  
Backbone Infrastructure Assumptions  
2016 Review**

Infrastructure Assumptions	
Description	2016 Review
Sewer Backbone	\$ 3,438,500
Water Backbone	1,900,000
Pressure Irrigation	577,000
Ada County Highway District Roads	4,830,000
<b>Total Estimated Infrastructure Costs</b>	<b>\$ 10,745,500</b>

Source: BHHI

This is the cost to develop infrastructure to serve the whole development, not any individual lot or phase. On-site costs for development of each of the lots, including landscaping, concrete, and utility delivery to serve each of the lots are anticipated to be \$70,000,000.00.

BHHI anticipates using private commercial sources to acquire financing for initial capital construction of backbone facilities and actual lot development at a 75% loan-to-value or 85% loan-to-cost ratio. This plan is reflective of the reality of this large project. It is far more feasible than the nearly one-quarter of a billion dollars in start-up costs that were anticipated by the original developer.

**Update to Fiscal Impact Study:**

As shown in Table 1, the current BHHI plan reduces the overall project density from 4.72 units per acre to 1.98 units per acre. To accomplish that, the number of planned units has been reduced from

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*By Ada County Development Services December 28, 2016*

approximately 3,500 lots to approximately 1,750 lots ranging in size from 6,600 sq. ft. to 1 acre. The market value of homes is estimated to range from approximately \$338,000 to approximately \$540,000 which, after deducting the homeowner's property tax exemption, would result in estimated assessed values ranging from approximately \$243,000 to approximately \$445,000. The homes are to be built in phases averaging approximately 150 units per phase beginning in 2017.

The commercial portion of the plan has been reduced from 650,000 sq. ft. to 85,000 sq. ft. Businesses in the commercial area are anticipated to be comprised of retail services such as a neighborhood grocery, gas station/convenience store and other businesses serving the local community such as RV storage facilities.

This sizing and composition more accurately reflects the anticipated demand of the community and visitors, including travelers on Highway 55. It is anticipated that the commercial units will be built in Phase II.

Table 3 on the following page compares the anticipated Revenues between the 2009 Report and the 2016 Review.

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By Ada County Development Services December 28, 2016

TABLE 3

**Dry Creek Ranch  
Comparison of Estimated Revenues  
2009 Report versus 2016 Review**

Description	2009 Report	2016 Review
<b>Property Tax Revenue</b>		
<b>Single Family</b>		
Estimated Market Value At Build-out <sup>1</sup>	\$ 1,291,869,000	\$ 797,400,000
Estimated Assessed Value At Build-out	\$ 926,116,029	\$ 631,596,250
<b>Commercial</b>		
Estimated Assessed Value At Build-out <sup>1</sup>	\$ 58,717,010	\$ 17,000,000
<b>Total Project Estimated Assessed Value At Build-out</b>	<b>\$ 984,833,039</b>	<b>\$ 648,596,250</b>
Tax Rate <sup>2</sup>	0.0034448800	0.0034448800
<b>Total Project Estimated Property Tax Revenue</b>	<b>\$ 3,392,632</b>	<b>\$ 2,234,336</b>
<b>Sales Tax and Revenue Sharing Allocation</b>		
Estimated Population at Build-out <sup>3</sup>	7,650	4,273
Sales Tax and Revenue Sharing Allocation /Person <sup>4</sup>	\$ 36.11	\$ 36.11
<b>Total Project Estimated Sales Tax and Revenue Sharing Revenue</b>	<b>\$ 276,268</b>	<b>\$ 154,306</b>
<b>Total Estimated Revenue from Property Tax and Sales Tax/Revenue Sharing</b>	<b>\$ 3,668,899</b>	<b>\$ 2,388,642</b>
<b>One -Time Fees</b>		
Estimated Number of Homes at Build-Out <sup>1</sup>		\$ 1,750
Estimated Average Market Value		\$ 455,657
<b>Sheriff</b>		
Fee Per Home <sup>1</sup>		\$ 310
Estimated Fee-based Revenue		\$ 542,500
<b>Fire District</b>		
Fee Per Home <sup>1</sup>		\$ 500
Estimated Fee-based Revenue		\$ 875,000
<b>Building Permits</b>		
Fee Per Home <sup>1,5</sup>		\$ 3,417
Estimated Fee-Based Revenue		\$ 5,980,500
<b>Total Project Estimated One-Time Fees Revenue</b>		<b>\$ 7,398,000</b>

**Footnotes:**

1) Source: BHHI; 2) Source: Ada County 2015 L-1 Report; 3) Source: U.S. Census Bureau, 2009 Report, BHHI; 4) Source: Idaho State Tax Commission; & 5) Based upon permit rate of .0075 times the unit's market value.

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By Ada County Development Services December 28, 2016

As shown above, our analysis indicates that upon build-out the Project is anticipated to annually generate approximately \$2,388,642 in additional gross Revenues to the County from property tax, sales tax and State revenue sharing.

Given the reduction in density proposed, it is anticipated that impacts on service providers will be lessened substantially. BHHI has conferred with each of the public service providers and identified the following measures:


- Sheriff: A special fee of \$310.87 will be paid with each building permit. The Ada County Sheriff's Office has confirmed that this will adequately address any revenue shortfalls that may be caused (see attached Addendum A).
- Fire: A special fee of \$500.00 will be paid with each building permit. Eagle Fire District has confirmed that this will adequately address any revenue shortfalls that may be caused. A letter confirming this agreement will be provided to the County for review.
- EMS: Ada County Paramedics has confirmed that no special fee is required to service the project.
- Building Permit: The building permit fee will be paid for each home built. The fee equals .0075 times the market value of the house.

As shown above, these special fees result in approximately \$7,398,000 of new revenue. In addition to the foregoing fees, BHHI will be providing Eagle Fire District and Ada County Paramedics with a one-half acre lot to be located in the commercial area for possible development by these service providers of a new joint-use station.

**Disclaimer**

The 2016 Review does not represent a prediction or projection of actual results. Such results may vary materially from those presented. DPFG does not make, and expressly disclaims, any implied, expressed, or statutory warranty or guarantee of any particular results concerning the Project. The analysis of fiscal benefits contained in the 2016 Review is not considered to be a "financial forecast" or "financial projection" as technically defined by the American Institute of Certified Public Accountants (AICPA). Since the analyses within the 2016 Review are based on estimates and assumptions that are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore the actual results achieved may vary materially from the projections.

Sincerely,



Kent Rock  
Senior Manager

**Received**

By Ada County Development Services December 28, 2016

**Addendum A**



Stephen Bartlett, Sheriff

July 14, 2016

Brad Pfannmuller  
Boise Hunter Homes  
1025 S. Bridgeway Place, Suite 290  
Eagle, ID 83616

**Re: Dry Creek Ranch Planned Community**

Dear Mr. Pfannmuller:

Thank you for meeting with me today. Per our conversation, the Ada County Sheriff's Office is agreeable to moving forward with the current Sheriff's Office Planned Community patrol fee as listed in the Findings of Facts on file, in the amount of \$310.87 per house. The Ada County Sheriff's Office will provide essential law enforcement services to the Dry Creek Planned Community.

We are looking forward to providing service to the new community and building a lasting relationship with the new residents. If you have any further questions please don't hesitate to contact me at (208) 577-3000 or email me at [so4215@adaweb.net](mailto:so4215@adaweb.net).

Sincerely,

STEPHEN BARTLETT  
Ada County Sheriff

A handwritten signature in black ink, appearing to read "Carlos De Leon".

Lieutenant Carlos De Leon  
Police Services Bureau

CD:ay

7200 Barrister Drive | Boise, Idaho 83704-9217 | TEL: 208.577.3000 | FAX: 208.577.3009

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



## **SEWER AND WATER INFRASTRUCTURE**

Sewer and water will be provided by private companies in accordance with all applicable federal, state, and local regulations. Development of the sewer and water system will be privately financed by the developer, as described in the foregoing economic impact study.

Since the initial study was completed, additional study has been made of the actual costs for the anticipated sewer and water systems for Dry Creek Ranch. This information is provided below. Please note that all such infrastructure will be required in any final plat before such plat can be recorded and sanitary restrictions lifted.

### **Sewer Infrastructure**

The sewer infrastructure for Dry Creek Ranch has been developed by Pharmer Engineering, a Boise company that provides services throughout Idaho and across North America. It is the same company that designed the membrane filtration wastewater treatment system for Avimor and the wastewater improvements at Hidden Springs between 2006 and 2009.

The multi-stage plan for sewer infrastructure is described in greater detail under Element F-6. A copy of Pharmer Engineering's Project Description Letter is included with Element G. In a nutshell, the wastewater treatment system will be phased and will meet all applicable requirements of Central District Health Department and the Idaho Department of Environmental Quality. These discussions are already ongoing and they have reviewed the general design of the plan. We are currently in the final approval process.

Budget worksheets are provided on the following pages. The costs for development of the system are included first. Each of these costs will be funded by the developer through cash reserves and connection fees. On a plat-by-plat basis, DEQ will review the plan to confirm that it is operational and then will provide an acknowledgment to Central District Health, which will not sign the plat and lift sanitary restrictions until it is also satisfied. Following the budget worksheets are the income worksheets for operation of the system. As will be noted, connection fees are anticipated to be \$4,500.00 per home in the early stages of the project, decreasing to \$3,000.00 as the project progresses. \$75 is the currently estimated monthly service fee. Of course, these amounts may fluctuate as the project progresses.

Received

By Ada County Development Services December 28, 2016

**Opinion of Probable Construction Cost**  
 Dry Creek Ranch, Garden City, ID  
 Boise Hunter Homes, Eagle ID

**BOISE HUNTER  
 HOMES**

MARK-UPS:	Percentage
MOBILIZATION	1%
ELECTRICAL / INSTRUMENTATION	10%
MECHANICAL	5%
ALLOWANCE	7%
CONTINGENCY	7%
CONTR. INSURANCE / PROFIT / BOND	8%
ENGINEERING DESIGN	8%
CONSTRUCTION MGMT.	6%

DATE : September 27th, 2016  
 BY : C. Hipwell, D. Bazzett  
 LEVEL : Budget Level (+/- 20%)



NO.	DESCRIPTION	QTY	UNIT	UNIT COST	INSTALLATION	TOTAL	COMMENT
<b>LSAS - 1-100 Homes</b>							
1.	Earthwork & Excavation	250	yd <sup>3</sup>	\$5	0%	\$ 1,250	
2.	Structural Backfill	50	yd <sup>3</sup>	\$15	0%	\$ 750	
3.	Septic Tank	1	ea	\$2,000	35%	\$ 2,700	1,500 gal
4.	Precast Concrete Lift Station	1	ea	\$10,000	35%	\$ 13,500	8' D, 15' H
5.	Lift Station Pumps	2	ea	\$15,000	35%	\$ 40,500	500 gpm, 120 TDH, 30 HP
6.	Precast Concrete Valve Vault	1	ea	\$5,000	35%	\$ 6,750	6' L, 6' W, 6' H
7.	Grinder / Macerator	1	ea	\$20,000	35%	\$ 27,000	500 gpm
8.	8" PVC Force Main	5,000	Lft	\$40	0%	\$ 200,000	
9.	Equalization Tank	1	ea	\$7,000	35%	\$ 9,450	6,500 gal, buried
10.	Micro-SBR Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
11.	Micro-SBR Rectric Pump	1	ea	\$2,000	35%	\$ 2,700	
12.	Micro-SBR Blower	1	ea	\$15,000	35%	\$ 20,250	75 HP
13.	Micro-SBR Carbon Supplement Tank	1	ea	\$5,000	35%	\$ 6,750	20' L, 8' W, 8' H, shipping container
14.	Concrete Tank Foundation	10	yd <sup>2</sup>	\$500	0%	\$ 5,000	
15.	Decant Manhole	1	ea	\$10,000	0%	\$ 10,000	12' D, 12' H, 10,000 gal, buried
16.	Decant Pump	2	ea	\$3,000	0%	\$ 6,000	
17.	4" PVC Drained Piping	1,500	Lft	\$20	0%	\$ 30,000	3 LSAS units
18.	Sludge Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
19.	Other Piping and Valving	1	LS	\$20,000	0%	\$ 20,000	
						<b>SUBTOTAL = \$430000</b>	
<b>LSAS - 101-200 Homes</b>							
20.	Earthwork & Excavation	55	yd <sup>3</sup>	\$5	0%	\$ 275	
21.	Structural Backfill	10	yd <sup>3</sup>	\$15	0%	\$ 150	
22.	Micro-SBR Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
23.	Micro-SBR Rectric Pump	1	ea	\$2,000	35%	\$ 2,700	
24.	Micro-SBR Blower	1	ea	\$15,000	35%	\$ 20,250	75 HP
25.	4" PVC Drained Piping	1,500	Lft	\$20	0%	\$ 30,000	3 LSAS units
26.	Other Piping and Valving	1	LS	\$10,000	0%	\$ 10,000	
						<b>SUBTOTAL = \$77000</b>	

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	INSTALLATION	TOTAL	COMMENT
<b>LSAS - 201-300 Homes</b>							
27.	Earthwork & Excavation	65	yd <sup>3</sup>	\$5	0%	\$ 325	
28.	Structural Backfill	15	yd <sup>3</sup>	\$15	0%	\$ 225	
29.	Septic Tank	1	ea	\$6,500	35%	\$ 8,775	5,000 gal
30.	Micro-SBR Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
31.	Micro-SBR Reclrc Pump	1	ea	\$2,000	35%	\$ 2,700	
32.	Micro-SBR Blower	1	ea	\$15,000	35%	\$ 20,250	75 HP
33.	4" PVC Drainfield Piping	1,500	Lft	\$20	0%	\$ 30,000	3 LSAS units
34.	Other Piping and Valving	1	LS	\$10,000	0%	\$ 10,000	
						<b>SUBTOTAL = \$86000</b>	
<b>LSAS - 301-400 Homes</b>							
35.	Earthwork & Excavation	80	yd <sup>3</sup>	\$5	0%	\$ 400	
36.	Structural Backfill	20	yd <sup>3</sup>	\$15	0%	\$ 300	
37.	Grinder / Macerator	1	ea	\$20,000	35%	\$ 27,000	
38.	Equalization Tank	1	ea	\$7,000	35%	\$ 9,450	6,500 gal, buried
39.	Micro-SBR Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
40.	Micro-SBR Reclrc Pump	1	ea	\$2,000	35%	\$ 2,700	
41.	Micro-SBR Blower	1	ea	\$15,000	35%	\$ 20,250	75 HP
42.	4" PVC Drainfield Piping	1,500	Lft	\$20	0%	\$ 30,000	3 LSAS units
43.	Other Piping and Valving	1	LS	\$10,000	0%	\$ 10,000	
						<b>SUBTOTAL = \$114000</b>	
<b>LSAS - 401-500 Homes</b>							
44.	Earthwork & Excavation	55	yd <sup>3</sup>	\$5	0%	\$ 275	
45.	Structural Backfill	10	yd <sup>3</sup>	\$15	0%	\$ 150	
46.	Micro-SBR Tank w/ Diffusers	1	ea	\$10,000	35%	\$ 13,500	12' D, 12' H, 10,000 gal, buried
47.	Micro-SBR Reclrc Pump	1	ea	\$2,000	35%	\$ 2,700	
48.	Micro-SBR Blower	1	ea	\$15,000	35%	\$ 20,250	75 HP
49.	Decant Pump	1	ea	\$3,000	35%	\$ 4,050	
50.	4" PVC Drainfield Piping	1,500	Lft	\$20	0%	\$ 30,000	3 LSAS units
51.	Other Piping and Valving	1	LS	\$10,000	0%	\$ 10,000	
						<b>SUBTOTAL = \$81000</b>	
<b>SBR - Tank 1</b>							
52.	Earthwork & Excavation	100	yd <sup>3</sup>	\$5	0%	\$ 500	
53.	Structural Backfill	50	yd <sup>3</sup>	\$15	0%	\$ 750	
54.	SBR/EQ Tank	100,000	gal	\$1.25	0%	\$ 125,000	26' D, 26' H
55.	Concrete Tank Foundation	35	yd <sup>3</sup>	\$600	0%	\$ 21,000	
56.	SBR Diffusers	400	ea	\$25	35%	\$ 13,500	
57.	SBR Reclrculation Pump	1	ea	\$15,000	35%	\$ 20,250	
58.	SBR Blower	1	ea	\$40,000	35%	\$ 54,000	
59.	UV Reactors	1	ea	\$50,000	35%	\$ 67,500	
60.	Rf Bed Construction	1	LS	\$50,000	0%	\$ 50,000	
61.	Irigation System	1	LS	\$50,000	0%	\$ 50,000	
62.	Other Piping and Valving	1	LS	\$50,000	0%	\$ 50,000	
63.	Control Building	400	ft <sup>2</sup>	\$150	0%	\$ 60,000	20' L, 20' W ?
64.	Concrete - Bldg Foundation	20	yd <sup>3</sup>	\$500	0%	\$ 10,000	
						<b>SUBTOTAL = \$523000</b>	

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NO.	DESCRIPTION	QTY	UNIT	UNIT COST	INSTALLATION	TOTAL	COMMENT
<b>SBR - Tank 2</b>							
65.	Earthwork & Excavation	100	yd <sup>3</sup>	\$5	0%	\$ 500	
66.	Structural Backfill	50	yd <sup>3</sup>	\$15	0%	\$ 750	
67.	SBR Tank	175,000	gal	\$1.25	0%	\$ 218,750	26' D, 46' H
68.	Concrete Tank Foundation	35	yd <sup>2</sup>	\$600	0%	\$ 21,000	
69.	SBR Diffusers	400	ea	\$25	35%	\$ 13,500	
70.	SBR Recirculation Pump	1	ea	\$15,000	35%	\$ 20,250	
71.	SBR Blower	1	ea	\$40,000	35%	\$ 54,000	
72.	UV Reactors	1	ea	\$50,000	35%	\$ 67,500	
73.	Rf Bed Construction	1	LS	\$0	0%	\$ -	
74.	Irrigation Upgrades	1	LS	\$0	0%	\$ -	
75.	Other Piping and Valving	1	LS	\$50,000	0%	\$ 50,000	
						<b>SUBTOTAL = \$447,000</b>	
<b>SBR - Tank 3</b>							
76.	Earthwork & Excavation	100	yd <sup>3</sup>	\$5	0%	\$ 500	
77.	Structural Backfill	50	yd <sup>3</sup>	\$15	0%	\$ 750	
78.	SBR Tank	175,000	gal	\$1.25	0%	\$ 218,750	26' D, 46' H
79.	Concrete Tank Foundation	35	yd <sup>2</sup>	\$600	0%	\$ 21,000	
80.	SBR Diffusers	400	ea	\$25	35%	\$ 13,500	
81.	SBR Recirculation Pump	1	ea	\$15,000	35%	\$ 20,250	
82.	SBR Blower	1	ea	\$40,000	35%	\$ 54,000	
83.	UV Reactors	1	ea	\$50,000	35%	\$ 67,500	
84.	Rf Bed Construction	1	LS	\$0	0%	\$ -	
85.	Irrigation Upgrades	1	LS	\$0	0%	\$ -	
86.	Other Piping and Valving	1	LS	\$50,000	0%	\$ 50,000	
						<b>SUBTOTAL = \$447,000</b>	
<b>SUBTOTAL</b>						<b>\$ 2,201,775</b>	
A	<b>SUBTOTAL</b>					<b>\$ 2,201,775</b>	
B	MOBIL / DEMOBIL	(% of A)				\$ 22,018	
C	ELECTRICAL / INSTRUMENTATION	(% of A)				\$ 220,178	
D	MECHANICAL	(% of A)				\$ 110,089	
E	<b>SUBTOTAL</b>					<b>\$ 2,554,059</b>	
F	ALLOWANCE	(% of G)				\$ 178,784	
G	CONTINGENCY	(% of G)				\$ 178,784	
H	CONTR. PROFIT	(% of G)				\$ 204,325	
I	<b>SUBTOTAL</b>					<b>\$ 3,115,952</b>	
J	ENGINEERING DESIGN	(% of K)				\$ 249,276	
K	CONSTRUCTION MGMT.	(% of K)				\$ 186,957	
L	SYSTEM START-UP AND TRAINING					\$ 40,000	
M	O&M MANUAL					\$ 15,000	
O	<b>TOTAL ESTIMATED COST</b>					<b>\$ 3,607,185</b>	<b>Budget Level Estimate +/- 20%</b>

**Received**

By Ada County Development Services December 28, 2016

**Dry Creek Sewer Plant Analysis**

Inputs are blue

	Connection fee	User Fee	Staffing Cost	Power Cost	Chemical Cost
	per home, once	per home, monthly	per staff, monthly	per home, monthly	per home, monthly
First Year	\$4,500	\$75	\$2,000	\$20.5	\$3
Subsequent Years	\$3,000	annual	annual	annual	annual
		\$900	\$24,000	\$246	\$36

Year	Homes Added	Total Homes	Connection Fees Income	User Fees	Total Income
			once	annual	annual
2016	0	0	\$0	\$0	\$0
2017	100	100	\$450,000	\$45,000	\$495,000
2018	100	200	\$300,000	\$135,000	\$435,000
2019	100	300	\$300,000	\$225,000	\$525,000
2020	100	400	\$300,000	\$315,000	\$615,000
2021	100	500	\$300,000	\$405,000	\$705,000

Staff	Staffing Cost	Power Cost	Chemical Cost	Construction	Other Capital Improvement Costs	Replacement/ Reserve	Total Cost	Net Cash
	annual	annual	annual				annual	annual
0	\$0	\$0	\$0				\$0	\$0
1	\$24,000	\$13,000	\$1,800	\$430,000	\$100,000	\$30,000	\$598,800	-\$103,800
1	\$24,000	\$37,000	\$6,000	\$77,000	\$100,000	\$30,000	\$274,000	\$161,000
1	\$24,000	\$62,000	\$9,000	\$86,000	\$100,000	\$30,000	\$311,000	\$214,000
1	\$24,000	\$87,000	\$13,000	\$114,000	\$100,000	\$30,000	\$368,000	\$247,000
1	\$24,000	\$111,000	\$17,000	\$81,000	\$100,000	\$30,000	\$363,000	\$342,000

\* Fee structure may change based on actual absorption

Year 1 (2017)  
 Notes:  
 3 LSAS, ~100 homes

**Received**  
 By Ada County Development Services December 28, 2016

Parameter	Amount	Units
Flow per home	300	gallons
Lift station capacity	500	gpm
Pump power consumption	30.0 22.4	hp kW
Blower power consumption	75.0 56.0	hp kW
Power Cost	0.05	\$/kWh

5 Year Avg Cost	
Power Cost	\$6,143.31
Operator	\$4,320
Total =	\$10,463

Note: The total amount is an average of the total expenses over the first six months. Initially the monthly costs will be less than the amount specified above but they will increase as connections are added.

Power consumption

Note: Operating time is estimated assuming each unit operates at full capacity

Month	Homes	Flow (gpd)	Pump operation (hr/month)	No. of Blowers	Amount charged per month				
					Pump Cost	Blower Cost	Total		
2017	100	30,000	30.00	1	\$34	\$2,014	\$2,048	\$20.48	
2018	200	60,000	60.00	2	\$67	\$4,028	\$4,096	\$20.48	
2019	300	90,000	90.00	3	\$101	\$6,043	\$6,143	\$20.48	
2020	400	120,000	120.00	4	\$134	\$8,057	\$8,191	\$20.48	
2021	500	150,000	150.00	5	\$168	\$10,071	\$10,239	\$20.48	
							SUM	\$30,717	

Operator time

Months	Hours/month	Hourly rate	Total
12	30	\$60	\$21,600

## **Water Infrastructure**

A five-year operating budget has been prepared and included in Exhibit B to the Conceptual Water System Summary prepared by Mountain Waterworks, Inc. A copy of the complete Conceptual Water System Summary is included with Element G.


The five-year timeframe extends through the anticipated completion of Phase 1 of the water system. The total revenue requirement of the public drinking water system in 2018 is estimated at approximately \$89,000. The cost of operation is estimated at approximately \$74,000 to \$250,200 per year with increases during each year over the five-year budget period. The operation and maintenance of the public water system will be funded through customer fees. Initial funding will be accomplished through cash reserves—i.e., will be funded by the developer.

The five-year operations and maintenance budget is forecasted based on projected water demands and buildout of the facilities. For Phase 1 of the water system, which covers the five-year period, associated short lived asset are identified as the well pumps, the chemical feed equipment and the electrical control equipment. An annual reserve account will be funded each year to maintain a capital reserve account and provide emergency funding in the event of equipment or electrical failure. Actual costs of construction will fluctuate, and must be accounted for, once known.

Preliminary budget estimates are provided on the following pages:

Received

By Ada County Development Services December 28, 2016

				
Dry Creek Ranch - PWS Facilities		DATE :	10/3/2016	
Ada County, Idaho		BY :	MGW	
<b>Preliminary Budget Estimate (Phases 1 and 2)</b>				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Phase 1 - Well Construction</b>				
2 Wells, pumps, well house, piping and electrical	1	LS	\$530,000	\$530,000
<b>Subtotal - Well Construction</b>				<b>\$530,000</b>
Construction Subtotal				\$530,000
Contingency - 10%				\$53,000
Construction Total				\$583,000
<b>ESTIMATED PHASE 1 CONSTRUCTION BUDGET</b>				<b>\$583,000</b>
<b>Phase 2 - Storage Reservoir</b>				
500,000 gallon bored steel tank, foundation, connections	1	LS	\$755,000	\$755,000
<b>Subtotal - Reservoir Construction</b>				<b>\$755,000</b>
<b>Phase 2 - Transmission Line to Reservoir</b>				
16-inch Transmission Main - Installed	5000	FT	\$75	\$375,000
Pressure Reducing Valve	1	LS	\$50,000	\$50,000
Mechanical Piping, Fittings, Valves	1	LS	\$50,000	\$50,000
<b>Subtotal - Transmission Line to Reservoir</b>				<b>\$475,000</b>
<b>Phase 2 - Upgrade Well Pumps</b>				
Replace Well Pumps	1	LS	\$60,000	\$60,000
<b>Subtotal - Well Pump Upgrade</b>				<b>\$60,000</b>
<b>Phase 2 - Upper Service Area Booster Station</b>				
Booster Station Building, pumps, variable speed pump drives, standby power, piping, valves and fittings.	1	LS	\$345,000	\$345,000
<b>Subtotal - Upper Service Area Booster Station</b>				<b>\$345,000</b>
<b>Phase 2 - Transmission Line to Northern Portion of Development</b>				
16-inch Transmission Main - Installed	7000	FT	\$75	\$525,000
Pressure Reducing Valves	2	LS	\$50,000	\$100,000
Mechanical Piping, Fittings, Valves	1	LS	\$90,000	\$90,000
<b>Subtotal - Transmission Line to Northern Portion</b>				<b>\$715,000</b>
Phase 2 Construction Subtotal				\$2,350,000
Contingency - 10%				\$235,000
Phase 2 Construction Total				\$2,585,000
<b>ESTIMATED PHASE 2 CONSTRUCTION BUDGET</b>				<b>\$2,585,000</b>
<b>ESTIMATED TOTAL CONSTRUCTION BUDGET</b>				<b>\$3,168,000</b>



**Received**

By Ada County Development Services December 28, 2016



**Dry Creek Ranch  
Water Use Fee Calculation**

Description	Year				
	2018	2019	2020	2021	2022
<b>Operation</b>					
Operation & Maintenance	\$ 69,000	\$ 102,200	\$ 139,300	\$ 176,400	\$ 213,600
Short-Lived Asset Replacement	\$ 5,000	\$ 7,000	\$ 9,000	\$ 12,000	\$ 16,608
Emergency Operational Reserve Account	\$ -	\$ 5,000	\$ 15,000	\$ 20,000	\$ 20,000
<b>Operation Total</b>	<b>\$ 74,000</b>	<b>\$ 114,200</b>	<b>\$ 163,300</b>	<b>\$ 208,400</b>	<b>\$ 250,208</b>
<b>Capital Reserve</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>
<b>Total Revenue Required</b>	<b>\$ 89,000</b>	<b>\$ 129,200</b>	<b>\$ 178,300</b>	<b>\$ 223,400</b>	<b>\$ 265,208</b>
<b>Use Fee and Revenue Estimates:</b>					
<b>Monthly User Fee</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>
Service Connections	100	200	300	400	500
Homeowner Cost per Year	\$ 648.00	\$ 648.00	\$ 648.00	\$ 648.00	\$ 648.00
<b>Total Annual Revenue</b>	<b>\$ 64,800</b>	<b>\$ 129,600</b>	<b>\$ 194,400</b>	<b>\$ 259,200</b>	<b>\$ 324,000</b>
<b>Net Revenue or Deficit</b>	<b>\$ (24,200)</b>	<b>\$ 400</b>	<b>\$ 16,100</b>	<b>\$ 35,800</b>	<b>\$ 58,794</b>
Initial Homeowner Contribution	\$ -	\$ -	\$ -	\$ -	\$ -

**Note:**

- 1) Capital Reserve will not be fully funded until year four, at which time it will remain constant.
- 2) All capital and expense data are pre-construction estimates and must be adjusted once actual costs are known.
- 3) Emergency Operational Reserve account to fund 6 to 12 months of operational expense.
- 4) Surpluses to fund emergency reserves and system improvements.

**IMPACT ON ADDITIONAL ADA COUNTY AGENCIES**

Per Staff's request, please find below the estimated property tax revenue for the identified Ada County agencies. As discussed elsewhere, agreements have been reached with the Ada County Sheriff's Office, School District No. 2, and Eagle Fire District to address any initial budget shortfalls. No budget shortfalls are anticipated for any of the remaining agencies.

**Estimated Assessed Value at Build Out: \$648,596,250**

	<b>Levy Rate</b>	<b>Estimated Property Tax Revenue</b>
Ada County	0.003114503	\$2,020,055
Pest Extermination	0.000145336	\$94,264
Emergency Medical	0.000154979	\$100,519
Ada County Highway District	0.001008965	\$654,411
School District No. 2	0.004215644	\$2,734,251
Ada Community Library	0.000592027	\$383,986
Dry Creek Cemetary	0.000039572	\$25,666
Eagle Fire	0.001963409	\$1,273,460
Mosquito Abatement	0.000030062	\$19,498
College of Western Idaho	0.000164183	\$106,488
	<b>0.011428680</b>	<b>\$7,412,599</b>

*Received*

*By Ada County Development Services December 28, 2016*

**ELEMENT F – DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-1  
A Natural Features Map and Analysis**

**F-1.1 GENERAL DESCRIPTION:**

The Dry Creek Ranch Planned Community is located within a valley of the Boise Foothills located north of Boise and Eagle cities. The Ada County Planned Community Ordinance requires that the development look at the existing natural features and potential impacts to those features. The required elements within the natural feature analysis are set forth in section 8-6-3(D) of Ada County Ordinance. Each element is analyzed in detail in this sub-element, in the order listed below:

- F-1.1 General Description
- F-1.2 Hydrology and Surface Drainage
- F-1.3 Preliminary Wetland Delineation
- F-1.4 Soils & Geological Reconnaissance
- F-1.5 Topography, Climate, & Air
- F-1.6 Vegetation
- F-1.7 Sensitive Plant and Wildlife Species
- F-1.8 Historical Resources
- F-1.9 Hazardous Areas
- F-1.10 Impact on Natural Features
- F-1.11 Map Features

**F-1.2 HYDROLOGY AND SURFACE DRAINAGE:**

The Dry Creek Ranch property has two significant drainage ways located on the site. The first is Dry Creek, which flows from the Boise foothills westerly across the site. The second is Spring Valley Creek, which flows southerly along the east side of Highway 55 and joins Dry Creek just prior to flowing underneath Highway 55. There are approximately twelve irrigation ditches located on the property. At some point, all except three of the ditches eventually discharge into either Spring Valley Creek or Dry Creek.

**F-1.2.1 Natural Drainage Patterns:**

The Dry Creek Ranch property has historically been farmed using pumped ground water delivered to the property via irrigation ditches and pipes. The irrigation system is currently operating at commercial levels and the site has senior irrigation rights that could be utilized for full farming operations.

The Dry Creek channel is incised. As such, the property adjacent to Dry Creek is a terrace and does not receive flooding. It has a well-developed floodplain with an active channel. Where the active channel is narrow, the annual flood can get close to the top of the floodplain in most years. Where the active channel is wide and/or deep, it is incised, and the floodplain becomes contiguous with the floodway. The presence of beaver dams and similar in-stream controls provide inundation through the backwater created by the dam and subsequently overflowing banks. Beaver activity is evident on Dry Creek, although only one dam was found during the summer of 2005. That dam is no longer functioning, but similar dams are expected to be created in the future at other locations on Dry Creek unless the beaver are removed.

An irrigation flume is located on Dry Creek about 800-feet upstream from Highway 55. This feature has dramatically affected stream segments upstream and downstream from the flume. Upstream areas have remained relatively narrow and in most years the normal high flows are expected to be near or on the floodplain elevation. Below the flume, the creek has widened and the annual flood is confined well below the surface of the floodplain, which now can be considered a floodplain terrace.

The Dry Creek drainage basin consists of approximately 60-square miles of the Boise Foothills. Historical flow gauging stations located on Dry Creek near Highway 55 (downstream of the Spring Valley Creek confluence) collected data from 1955 through 1969 and shows the peak discharge rates ranging from 30 to 400-cubic feet per second. The peak flows are typically higher in the late winter and early spring and lowest in the late summer and fall.

**F-1.2.2 Floodways and Floodplain:**

Development that occurs within a channels floodway and floodplain can reduce the capacity of the channel to convey water. This reduction of capacity can cause a "bottleneck" effect and cause additional flooding upstream that historically was outside the floodplain. The delineation of the floodway and floodplain aids local government officials in determining the risks of developing in certain areas. Many streams and rivers have been mapped by the Federal Emergency Management Agency (FEMA).

The floodplain of Dry Creek has been mapped by FEMA as shown on the Flood Insurance Rate Map (FIRM) with map number 16001CO 156 H last revised on February 19, 2003. The map shows that the floodway of the portion of Dry Creek that is within the Dry Creek Ranch boundaries is almost entirely contained within the banks of the channel. The FIRM panel shows Dry Creek as an "AE" zone with base flood elevation information. The existing floodplain study on Dry Creek is being examined to determine the accuracy of the existing study particularly as it relates to proposed crossings. This information will be key in providing a design for the crossing structures on Dry Creek.

The current FEMA floodplain line for Spring Valley Creek is designated as zone "A" and was mapped using approximate methods. The confluence of Spring Valley Creek and Dry Creek has been analyzed using the U.S. Corps of Engineer's software HEC- RAS. This analysis generated a detailed floodplain mapping for the lower portion of Spring Valley Creek. Surveyed cross-sections of the channel were used in the analysis. The results of this study will be provided to the County Engineer and to FEMA for their reviews and will likely be the basis for a new flood map. The analysis discovered that the floodplain and floodway to be significantly lower than what was shown on the FIRM panel. The project does not intend to fill within the newly mapped Spring Valley Creek floodplain or floodway. No development within a floodplain is proposed without an approved letter of map revision (LOMR). The proposed preliminary plat associated with the project includes a change reflecting this position.

**F-1.2.3 Groundwater:**

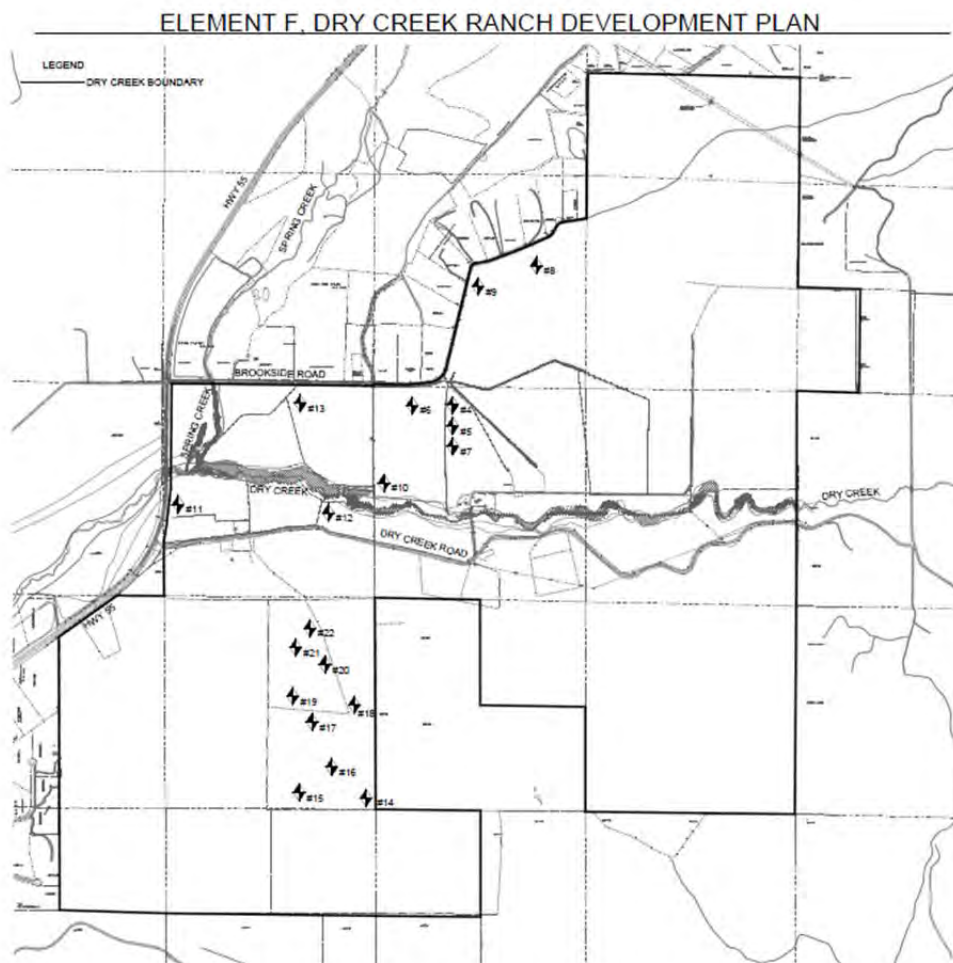
Groundwater levels in the site vicinity are controlled in large part by seasonal drainage and agricultural irrigation activity in the local area. They are likely at their maximum elevations during the spring and early summer. Estimation of seasonal groundwater fluctuation is problematic without regular monitoring.

Twenty-five soil test holes were located and excavated on April 18th and 20th, 2005. Thirteen of the test holes are north of Dry Creek Road, running east-west through the property, with the remaining twelve holes south of Dry Creek Road. PVC pipes were installed in all of the test holes prior to backfilling to allow for water table monitoring. The monitoring locations can be seen on Figure F-1.2. The groundwater monitoring report and data can be seen in Element G of the original approval of the Dry Creek Ranch PC. An updated groundwater monitoring report by AllWest Testing & Engineering has also been provided, once again with Element G.

The test holes on the north side of Dry Creek Road are primarily located on nearly level to gently sloping flood plains and low terrace landscape positions associated with the Dry Creek drainage. Those on the south side of Dry Creek Road are in moderate to steeply sloping foothill topography.

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GROUND WATER MONITORING WELLS

BOISE HUNTER  
HOMES

FIGURE F-1.2

BHH DRY CREEK RANCH

SCALE: NTS  
REV 1 1005816

PROPERTY OF BHH INVESTMENTS 1414, LLC



HORROCKS  
ENGINEERS

5700 E. Franklin Rd., STE. 160  
Nampa, ID 83687  
208-463-4197

Groundwater was originally monitored in 2005 and additional monitoring has been undertaken with this application. Groundwater was monitored in fifteen of the twenty-five testholes during the summer of 2005. No wetness or groundwater was ever discovered in the other ten testholes so they were not monitored. The testholes that were monitored were located in the flat lands near Dry Creek. Generally, groundwater was observed to be approximately 8-feet deep. While monitoring, there were isolated occurrences where groundwater was observed to be approximately 4-feet deep. During a separate investigation by the Geotechnical Engineer, groundwater was observed at 2.7-feet at one location while generally encountering groundwater around 8-feet (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC). The encounters with the higher than normal groundwater is assumed to be isolated events where seasonal drainage or agricultural irrigation activity affected the area. The data obtained from the groundwater monitoring can be seen in Table F-1.2 below:

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**Table F-1.2.a - Groundwater Monitoring Data (2005 Original Study)**

Hole Number	Bottom of hole	4/18 @ excavation	4/28	6/11	5/25	6/7	6/22	7/6	7/18	8/1	8/15	8/30	9/12
TH1-05	95	96	95	95	95	95	95	95	95	95	95	95	95
TH2-05	104	104	104	104	104	104	104	104	104	104	104	104	104
TH3-05	96	98	96	96	96	96	96	96	96	96	96	96	96
TH4-05	96	100	96	96	96	96	96	96	96	96	96	96	96
TH5-05	95	83	74	70	69	80	77	78	95	95	95	95	95
TH6-05	84	85	56	55	54	56	53	56	65	70	71	74	78
TH7-05	105	88	90	91	91	92	92	92	105	105	105	105	105
TH8-05	100	102	100	100	100	100	100	100	100	100	100	100	100
TH9-05	108	108	108	108	108	108	108	108	108	108	108	108	108
TH10-05	96	98	96	96	96	96	96	96	96	96	96	96	96
TH11-05	89	91	89	89	89	89	89	89	89	89	89	89	89
TH12-05	102	102	102	102	102	102	102	102	102	102	102	102	102
TH13-05	94	94	94	94	94	94	94	94	94	94	94	94	94
TH16-05	105	105	105	105	105	105	105	105	105	105	105	105	105
TH17-05	104	104	104	104	104	104	104	104	104	104	104	104	104

\* Note: All numbers are given in inches.

As noted above, additional groundwater monitoring has been conducted, which is reflected in Table F-1.2.b.



**Table F-1.2.b**

Hole Number	10/1/2016
#1	6.7
#2	6.3
#3	9.2
#4	2.8
#5	7.1
#6	2.7
#7	4.3
#8	12.6
#9	10.5
#10	3.8
#11	16.5
#12	10.8
#13	5.5
#14	>16.5
#15	>15.2
#16	>17.5
#17	>16.2
#18	>16.9
#19	>18.0
#20	>18.0
#21	>18.0
#22	>17.7

\* Note: All Numbers are in feet

Groundwater monitoring will be conducted as the project proceeds to identify any issues of concern prior to final platting. Once groundwater is identified, the applicant may use a number of engineering solutions to address any identified groundwater, including slab-on-grade or other foundation or site-development techniques.

**F-1.2.4 Artesian Wells:**

There are a number of artesian wells located along Dry Creek. Dry Creek Ranch has an artesian well located near the old homestead on the south side of Dry Creek. This well has been used for a number of years to irrigate a portion of the agricultural land. The functionality of the artesian well fluctuates and is dependent upon the precipitation and groundwater levels.

**F-1.2.5 Groundwater Recharge and Discharge:**

The recharge of the local groundwater and aquifers is a very complicated relationship of moisture, vegetation, ground conditions, soil types and other factors. In a simplistic view, the recharge is a result of direct infiltration during precipitation events, snow melt, flood irrigation, and seepage from the irrigation canals and stream beds. This infiltration can occur on the Dry Creek Ranch property or miles away. Due to the complexity of the

water cycle and factors determining the amount of water that enters the water table, the total groundwater recharge has not been calculated.

**F-1.2.6 Geothermal Resources:**

Low-temperature geothermal groundwater resources are known to be present beneath the Dry Creek Ranch property. Significant development of geothermal resources in Ada County began more than 100 years ago with drilling of geothermal wells in east Boise in 1891. These original wells reportedly produced an artesian flow of 555 gpm of 170°F water. The water was put to use for heating, domestic, and bathing purposes in what is now known as the Boise Warm Springs Water District.

Other developments of geothermal water followed in the 20th century. In northwest Boise, near the mouth of Stewart Gulch along Hill Road, hot wells producing water of approximately 115°F were developed in the 1920's. These wells would eventually supply large greenhouse complexes. Later, following the energy-crisis of the 1970s, three large geothermal heating systems were constructed in downtown Boise. These systems include (1) the Capitol Mall heating system, supplying heat to the State-government buildings in the downtown area, (2) the Veterans Administration system supplying heat to the VA Medical Center complex and (3) the City of Boise system supplying heat to downtown buildings. The three downtown systems supply water ranging in temperature from approximately 150°F to 175°F (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.2.6.1 Existing Geothermal Wells near Dry Creek Ranch:**

Existing wells penetrate low-temperature (i.e., >85°F) geothermal aquifers at depths of 500 to 1,540 feet in the Shadow Valley and lower Dry Creek areas. These wells tap confined aquifers, and often flow at the ground surface under artesian pressure. Geothermal wells are also reported to be present in Woods Gulch, approximately 1.5 miles northwest of Dry Creek Ranch.

The IDWR Geothermal Internet Map Server (<http://maps.idwr.idaho.gov/geothermal7viewer.htm>) was used to identify 21 geothermal wells near the Dry Creek Ranch. This map server links to the geothermal database for Idaho, which contains wells with water temperatures of 68°F or higher. The 21 wells in the vicinity of the Dry Creek Ranch property have discharge temperatures ranging from 68°F to 142°F, and depths ranging from 175 to 1540 feet (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.2.6.1.1 Jeker Hot Well:**

There is a geothermal well located on the Dry Creek Ranch property near the Dry Creek Road / Highway 55 intersection. The discharge temperatures from this well have historically been measured between 104°F (40°C) and 107°F (42°C). A temperature of 109°F (42.8°C) was measured in November 2005.

According to the Geothermal Database, the depth of this well is 997-feet. The original driller's report could not be found for this well, so it is not known when this well was drilled. The historical use of this well is uncertain, but it was likely used for irrigation.

A driller's report was filed for repair work performed on this well between late August and early September 1989. The repair work consisted of removing the existing 3-inch casing placed to a depth of 48-feet, and replacing it with a 6-inch casing drilled to a depth of 100-feet. The 6-inch casing was drilled through 44 feet of sand and clays and 56-feet of blue clay. Flow was regained at a depth of 100-feet. This report states that the proposed use of the well is domestic and irrigation. At the time of this work, the well was flowing at 60 gpm. Following the repair work, the well was tested for one hour at a pumping level of 10-feet, with a discharge of 150 gpm (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.2.6.2 Potential Uses of Geothermal Wells:**

Based on the 109°F discharge temperature, the existing Jeker Hot well could potentially be used for space heating of residential homes or commercial structures, swimming pool heating, greenhouses, and other purposes. However, the sustainable flow rate available from the well is anticipated to be inadequate to support a large development. Shallower wells in the Dry Creek Ranch area, producing fluids of less than 100°F, could be utilized for space heating with water-to-air heat pumps.

If larger volumes of geothermal water with temperatures of more than 125°F could be obtained, there is potential for development of a heating district within the Dry Creek Ranch Planned Community (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.2.7 Groundwater Quality:**

The US Environmental Protection Agency has established primary and secondary maximum contaminant levels (MCLs) for public water system. Primary MCLs are legally enforceable standards for public water systems to protect public health. Secondary standards represent non-enforceable guidelines for substances in drinking water that may cause cosmetic or aesthetic effects (taste, color, odor, etc.).

Recent samples from the existing wells on the Dry Creek Ranch property indicate that the water quality is very good. Only one well on the property (the Hot Well) had any water quality parameters that exceeded relevant standards. The primary MCL for fluoride was exceeded in the geothermal well, but fluoride levels are often high in geothermal wells. Wells in the vicinity of the property have good water quality, although some of these wells have elevated concentrations of arsenic, gross alpha, nitrate, manganese, and fecal coliform.

Arsenic is a potential concern for new wells drilled for domestic use. While recent water

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sampling does not indicate elevated arsenic concentrations on the property, arsenic concentrations exceeding the future primary MCL have been observed in nearby monitoring wells (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.2.8 Groundwater Level Declines:**

Long-term water level monitoring has been performed at three wells on the Dry Creek Ranch property by IDWR (data courtesy of Ken Neely, IDWR). These wells include Well 6A (also called station 05N 01E 36AA.B1), the geothermal Well 7 (station 05N01E 35ACA1), and Well 1. The water levels fluctuate with varying water usage. From a review of the data, no long-term declines in water level can be detected in any of the three wells (see Water System Report in Element G of the original approval of the Dry Creek Ranch PC).

### F-1.3 PRELIMINARY WETLAND DELINEATION

The National Wetland Inventory did not identify wetlands within the Dry Creek Ranch boundary. A preliminary wetland delineation has since been completed for the Dry Creek Ranch. This delineation has been field verified by the U.S. Corps of Engineers, but the verification will not receive a final approval until the 404 permit package has been submitted to the US Corps of Engineers. The preliminary wetland delineation classified the entire site into one of nine mapping classifications as described below:

**Upland (U)** - The National Wetland Inventory classified all of the Dry Creek Ranch property as upland. The upland areas are in higher grounds. The upland areas have historically been used for farming.

**Ditches** - Approximately 22,440 linear feet of irrigation ditches convey water to and through the property. There are a total of 12 ditches. The source of water for the majority of these ditches is ground water. There is one irrigation canal whose source is Dry Creek with a point of diversion on the property. Three of the ditches no longer have connectivity to Dry Creek. It is unknown if these ditches will be claimed jurisdictional due to recent court cases and the resulting interpretation of the judgment. At this point in time, the only ditch that may be regulated is the ditch whose source water is diverted from Dry Creek.

**R4UB2-1** - Intermittent Riverine Unconsolidated sand bottom. This mapping unit extends from the upstream extent of Dry Creek on the property about 2400-feet downstream. This unit is considered an ephemeral channel and has water in early spring or when precipitation is significant enough to cause runoff. The bottom of the channel appears to be well above the ground-water system in the area which explains the lack of surface water during most of the year. The typical overstory vegetation is an assortment of willows and cottonwood while the herbaceous species consist of mainly meadow ryegrass, cheatgrass, and other upland species.

**PSS1J1** - Palustrine Scrub Shrub, broad-leaved deciduous, intermittently flooded (PEM1 JI). The substrate is usually exposed, but surface water is present for variable periods without detectable seasonal periodicity. Weeks, months, or even years may intervene between periods of inundation or saturation. Some areas exhibiting this regime do not fall within the Corps of Engineer's definition of wetland because they do not have hydric soils or support hydrophytes. Without the influence of beaver dams or other similar perpendicular channel controls, these areas will not be inundated or saturated to within 1-foot of the surface in 5 out of 10 years. The overstory stratum is dominated by willows, black cottonwood, and boxelder. The understory vegetation is dominated by ryegrass, poison hemlock, quackgrass, catnip, broom snakeweed, bull thistle, western white clematis, woods' rose and smooth brome. There is a dominance of non-hydrophytes by species and coverage.

**PEM1C1/R4UB2-1-4** - Palustrine emergent persistent vegetation and Intermittent Riverine Unconsolidated sand bottom complex. This complex consists of the intermittent Dry Creek channel bottom and its associated banks beginning halfway between the ranch house crossing to the upstream end of the property and extending to the downstream end of the property. This wetland complex has reasonably permanent water and may act as a perennial stream during several years of wet weather. Water is more

permanent within this complex because the creek has incised to a depth that intercepts ground water. An additional important factor is the presence of beaver dams. The Dry Creek geomorphology suggests that it evolved under significant beaver influence. Although beaver still exist on the creek, they do not influence the creek as they probably did in the past, although future management could impact the beaver's role in wetland and stream dynamics. The dominant vegetation species in both the overstory and understory are hydrophytes with the exception of box elder.

**PSS1J2&3** - Palustrine Scrub Shrub, broad-leaved deciduous, intermittently flooded. The substrate is usually exposed, but surface water is present for variable periods without detectable seasonal periodicity. Weeks, months, or even years may intervene between periods of inundation. The dominant plant communities under this regime may change as soil moisture conditions change. The overstory stratum is dominated by willows, black cottonwood, and boxelder. The understory vegetation is dominated by meadow ryegrass, poison hemlock, quackgrass, catnip, reed canarygrass, broom snakeweed, bull thistle, Canada goldenrod, climbing nightshade, and Canada thistle. There is a dominance of hydrophytes by species and an equal amount of dominance when comparing aerial cover of hydrophytes and non-hydrophytes. Basal cover dominance would favor hydrophytes. These areas are questionable jurisdictional wetland because of the lack of wetland hydrology. Nevertheless, in this delineation these areas will be considered jurisdictional until proven otherwise.

**R4UB2-2** - Intermittent Riverine Unconsolidated sand bottom. This mapping unit extends from the upstream extent of Spring Valley Creek to the confluence of Spring Valley Creek. This unit is considered an intermittent channel and has surface water in the downstream segments nearly all year. The upstream segments are normally dry during the growing season, but hold sufficient moisture to maintain some hydrophytes near the bottom of the channel. The channel is highly incised and the bank vegetation, while having willow and cottonwood, are too high in position to develop wetland hydrology. The channel bottom and banks are considered jurisdictional wetland since they possess all required characteristics for some, if not all, of the growing season.

**PEM1C** - This area is an eroded portion of an abandoned irrigation system that has intersected the ground-water system. The bottom of this irrigation system supports hydrophytes such as cattails and long smartweed. This feature no longer connects to Dry Creek. This wetland area was determined to be isolated by Mr. Martinez and is not included as jurisdictional wetland.

**PEM1K** - This wetland area was the irrigation waste collection area for much of the project area. The dominant vegetation is reed canarygrass. Since the abandonment of the irrigation system, this area appears to be reverting to upland. This area does not possess wetland hydrology.

The jurisdictional wetland areas within the Dry Creek Ranch Project are primarily confined to the channel bottom and lower floodplain of Spring Valley Creek and Dry Creek. A summary of the total acreage delineated to be wetlands are given as follows:

**Table F-1.3 – Jurisdictional Wetland Summary**

<b>Stream Body</b>	<b>Mapping Unit</b>	<b>Area (acres)</b>
Dry Creek	PSS1J1	9.2-ac
Dry Creek	R4UB2-1	1.3-ac
Dry Creek	PEM1C/R4UB2-1	0.9-ac
Dry Creek	PSS1J2	1.9-ac
Dry Creek	PEM 1C/R4UB2-2	1.3-ac
Dry Creek	PEM1C/R4UB2-3	0.6-ac
Dry Creek	PEM I K*	0.4-ac*
Dry Creek	PSS1J3*	1.2-ac*
Spring Valley Creek	R4UB2-2	0.3-ac
Spring Valley Creek	PEM 1C/R4UB2-4	0.1-ac
<b>Total</b>		<b>17.4-ac</b>

\* Areas that potentially could be claimed Jurisdictional Wetlands

Most of these wetland boundaries appear to be within the effective Federal Emergency Management Floodway. In accordance with the U.S. Corps of Engineer's goals, impact to the existing wetlands will be avoided where possible. The proposed development plan leaves a 50-foot buffer from Spring Valley Creek and Dry Creek effectively avoiding all the wetlands on the site. At this point in time, the only anticipated wetland impacts will be for the road and pedestrian bridges across the creeks. The impacts to the wetlands will be mitigated in accordance to requirements that will be set forth by the U.S. Corps of Engineers.

After the Dry Creek Ranch master plan has been approved through Ada County, the 404 permit will then be submitted to the U.S. Army Corps of Engineers for processing of the wetland impacts. The 404 permit requires that plans be developed showing detailed cross sections and plan view designs for proposed impacts of wetlands or Waters of the United States. These detailed plans cannot be developed until the Master Plan is approved by Ada County, since these designs will require extensive engineering and design (see Wetland Report in Element G of the original approval of the Dry Creek Ranch PC).

## **F-1.4 SOILS & GEOLOGICAL RECONNAISSANCE**

Field explorations of Dry Creek Ranch were performed to determine engineering characteristics of subsurface materials. The exploration included a reconnaissance of the project site and investigation by both test pit and mechanical boring. Test pit and boring sites were located in the field using GPS and visual approximation with respect to on-site features.

A total of eighty test pits were advanced to depths of 6.9 to 17.1-feet across the site. Two additional borings were advanced in the central lowland area to depths of 26.5-feet. The location of the test pits and borings can be seen on Figure F-1 .4a. Soil samples were obtained from each soil strata encountered in test pits for classification and additional testing. Likewise, samples were obtained at approximate two to five foot intervals within the soil borings to determine the soil characteristics (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

### **F-1.4.1 General Geology of Area:**

The central, valley portion of the proposed development is directly underlain by a thick sequence of alluvial sands and gravels typically deposited on basalt formations. These sediments are loosely named the Boise River Gravels and were deposited as river floodplain and stream outwash from the Boise River. These gravel deposits tend to have imbricated well-rounded clasts, poor sorting and crude stratification. Beds of gravel and lenses of cross-bedded sands/silts suggest deposition in braided channels. The Boise River Gravels consist of unconsolidated clay, silt, sand, gravel, and cobbles. The vast majority of this material has been derived from Idaho Batholithic granitic rocks. These are relatively recent materials of Quaternary age (<1.6 million years). These sediments line or mantle these drainages and locally inter-finger with sands and gravels of the Boise Terrace gravels. These sediments commonly consist of medium to coarse sand interbedded with silty fine sand and silt. Of note are minor pedogenic clays and calcium carbonate cementation.

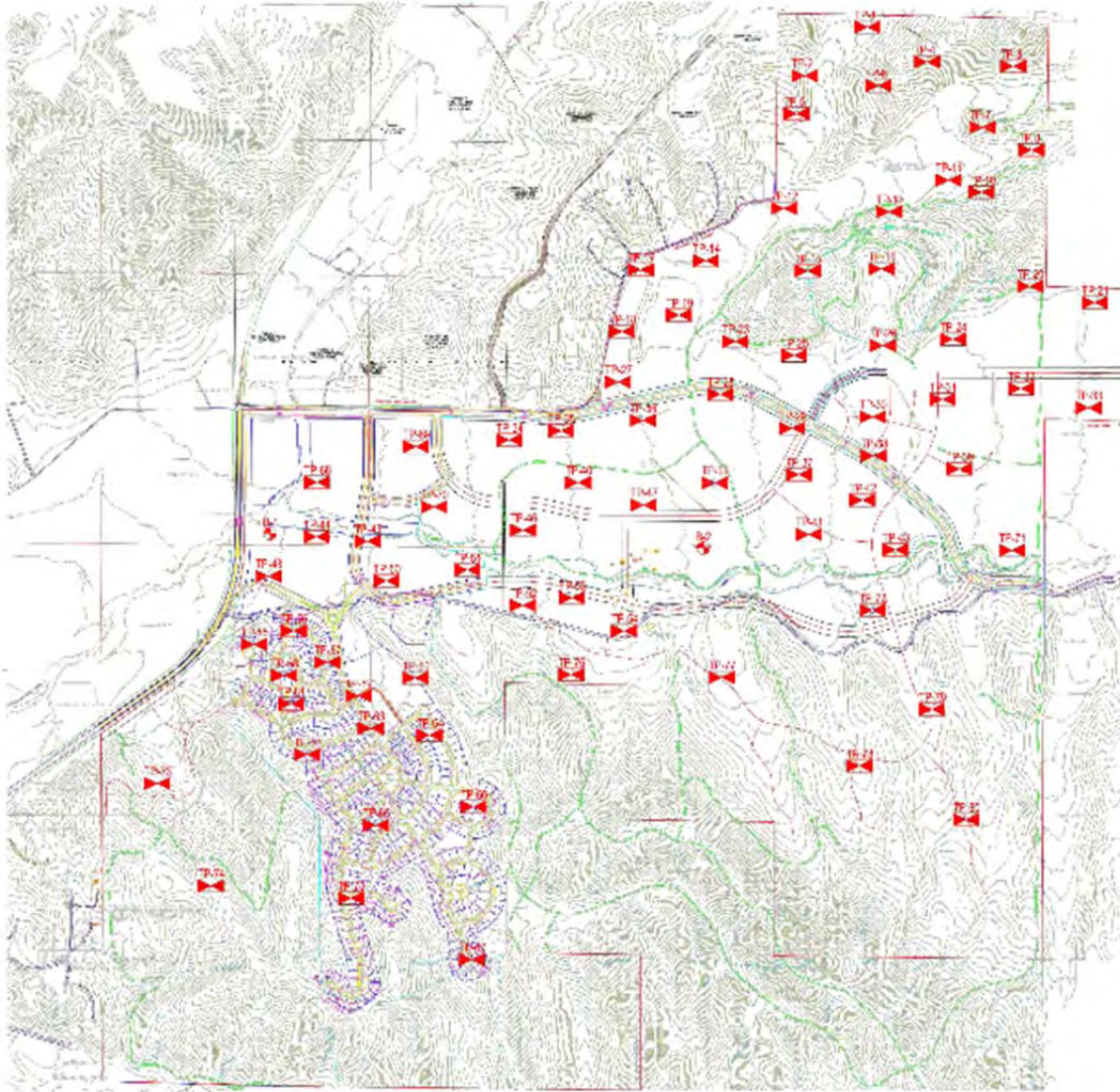
The northern and southern, hilly portions of the proposed development are in an area known as the Boise Foothills. Sediments deposited here were derived from Cretaceous intrusive granodiorite of the Idaho Batholith, which outcrops immediately north and east of the Boise Front, and composes the bedrock throughout the region. Foothill sediments were deposited as stream or lake sediments during the Tertiary Period (1.6 to 66 million years ago). These sediments generally consist of arkosic sands, sandstones, and claystones with interbedded fine gravels and siltstones that have in the ensuing period been weakly to strongly indurated. These sediments were deposited in a variety of geologic environments that existed along the northeastern margin of the ancestral western Snake River Plain. Since their deposition, these formations have gradually been eroded away from the Boise Valley. Sediments deposited in the vicinity of the site have been mapped as Sand and Mudstone of Stream and Lake Deposits and consist of medium to coarse-grained arkosic sand, sandstone, and claystone. These sediments include interbeds of fine gravel, locally cemented, and sandy siltstone. Structures within these sediments vary from large forest beds of sand of deltaic origin to thin-bedded (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).



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ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



GEOTECHNICAL SOIL EXPLORATION MAP

FIGURE F-1.4a



BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC



HORROCKS  
ENGINEERS

5700 E. Franklin Rd., STE. 160  
NANPA, ID 83687  
208-463-4197

**F-1.4.2 Soils Survey Review:**

A review of the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Ada County Area, Idaho, 1980, indicated that there are eleven different soil designations located within Dry Creek Ranch. The eleven soil designations are listed below and are shown on Figure F-1.4b.

<b>Map Symbol</b>	<b>Soil Name</b>
23	Cashmere coarse sandy loam
65	Goose Creek loam
70	Haw-Lankbrush complex
89	Lankbrush-Brent sandy loam, 4-12% slopes
90	Lankbrush-Brent sandy loam, 12-30% slopes
91	Lankbrush-Brent sandy loam, 30-60% slopes
111	Moulton fine sandy loam
116	Payette-Quincy complex
149	Quincy-Brent complex
152	Quincy-Lankbrush complex
178	Tindahay fine sandy loam

Of those eleven soil types, there are three predominate soil types located within the development footprint; the Cashmere coarse sandy loam, the Goose Creek loam and the Haw-Lankbrush complex. The remaining eight soil types are either located in areas where little development is planned or soil deposit is relatively small and isolated enough to render it insignificant in this analysis.

According to the USDA soils survey, the Cashmere loam soil type is moderately permeable soil with medium to rapid runoff. The Cashmere loam also has a moderate to high erosion hazard. The Cashmere loam is located predominately within the narrow draws in between the fingers on the south side of Dry Creek Road. Likewise, there is also a significant deposit within the draw located on the northeastern portion of the site.

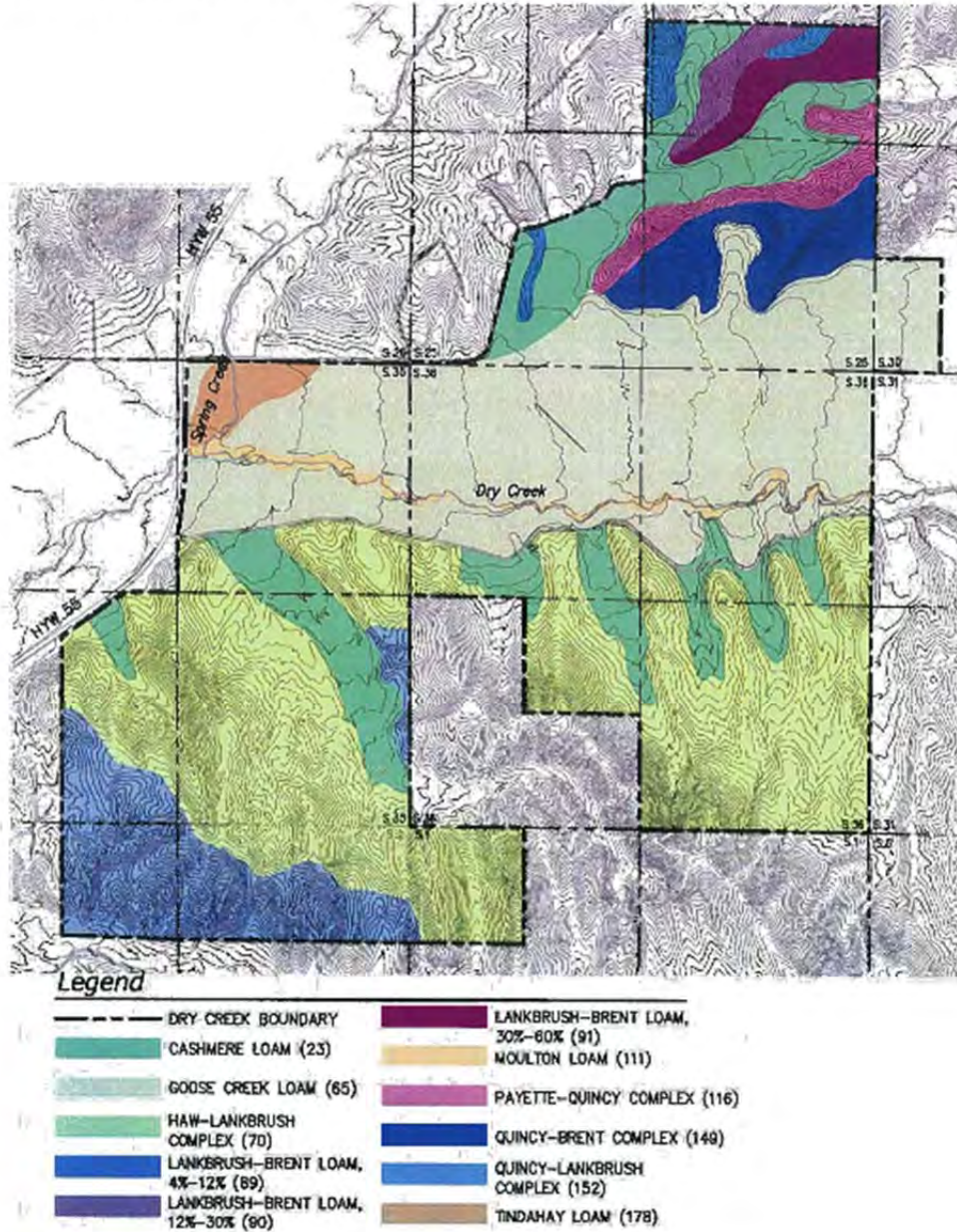
The Goose Creek loam soil type is predominately located within the central flat lands located along Dry Creek. Specific soils characteristics, as defined by the USDA, for this soil type include moderately slow to very slow permeability, slow runoff, and slight hazard of erosion.

The Haw-Lankbrush complex is moderately to highly permeable with rapid runoff and high erosion hazard. The use of this soil for development is limited somewhat by slopes. The Haw-Lankbrush complex is primarily located on the northern facing slopes of the foothills along the southern project boundary.

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### ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



### SOILS ANALYSIS

FIGURE F-1.4b

BHH DRY CREEK RANCH

SCALE: NTS  
REV 1 100516

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208-463-4197

**F-1.4.3 Soil and Sediment Profile:**

Because of the sizeable extent of the studied parcel, significant variations in soil types were encountered. The preliminary soils report and test pits logs prepared by Materials Testing and Inspection provides more detailed, site-specific information. In an oversimplified, macro summary of the soils encountered on the site, one could group the site into two zones. Zone I would consist of the northern and southern foothills while Zone II would consist of the central lowland (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.3.1 Northern and Southern Foothills (Zone I):**

Soils encountered in the northern and southern foothills portions of the proposed development generally consist of light brown to brown sandy silts (ML) and light brown to yellowish-brown silty sands (SM). However, fat clays and clayey sands, were encountered in some locations, as well as sandstone and silty claystone. Groundwater was typically not encountered within these areas. Overall, the soils encountered within the areas of Zone I are suitable for construction. However, depending on grading, removal of unsuitable clay soil will likely be required (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.3.2 Central Lowland (Zone II):**

Soils encountered in the central, lowland portion of the proposed development generally consist of gray to grayish-brown, moderately to highly plastic clays (CL/CH) interlayered with brown to grayish-brown clayey sand and poorly graded sand sediments (SP/SC). Organic material was encountered as deep as 9.0-feet in some locations, and groundwater as shallow as 2.7-feet. Most of the soils encountered within the areas of Zone II are suitable for construction. There is a pocket of poor soils in the vicinity of test pits 34-36, 40, 46, and 47 that can support construction. However these soils will likely require special foundations and additional geotechnical study and earthwork. The area of poor soils is approximate based on the few test pits performed (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.3.2.1 Soil Liquefaction:**

Based on the loose and/or soft nature of existing clay and sand sediments, earthquake induced liquefaction and associated settlements may exceed design tolerances, and based on limited data, a potential for liquefaction has been identified. However, following additional review, liquefaction has been determined not to be an issue of concern in this location. (see Geotechnical Report provided with the original approval of the Dry Creek Ranch PC and updated report provided by All-West Engineering in Element G).

**F-1.4.3.2.2 Settlement/Bearing Capacity Concerns:**

In the central lowland portion of the proposed development, significant thicknesses of relatively soft clay soils, shallow groundwater, and organic materials were observed. These areas, particularly in the vicinity of test pits 34-36, 40, 46, and 47, will require additional study and approval by the County Engineer prior to any final plat proposing residential development in these areas.

In the central lowland area (Zone II), over excavation of building pads and replacement and recompaction of existing near surface clays may be required to reduce the potential for shrink/swell movement associated with the expansive nature of these clay soils pending the recommendation of a geotechnical engineer for a specific site. This option will require 12 inches of non-clay structural fill below footings, coupled with excavation and recompaction of existing clays to depths of 1 to 3 feet below footing subgrade elevations. Additional exploration and laboratory testing will be required prior to issuance of final recommendations (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.4 Geoseismic:**

Soils onsite are classed as Site Class D in accordance with Chapter 16 of the 2003 edition of the International Building Code (IBC). The site investigations did not reveal potential hazards resulting from earthquake motions such as slope instability or surface rupture due to faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low. Based on the presence of saturated sands, liquefaction and liquefaction-induced instability considerations may be necessary in lowland areas, and additional investigation is recommended (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.5 Volatile Organics:**

The potential for Volatile Organic Compounds (VOCs) to be present in excess of Federal and State regulatory thresholds was addressed within the scope of the Phase 1 and Phase 2 investigations performed on the property. The Phase 1 Assessment identified the potential for VOCs to be present as the result of the historic use of the property. During the Phase 2 investigation soil and groundwater were sampled, screened in the field using a photoionization detector and other field techniques, and analyzed in the laboratory for BTEX+N+M, EDC, EDB, PAH, and Phenols. Evidence of VOCs and other hydrocarbon contaminants were identified related to a diesel underground storage tank (UST) on site and a pole-treatment pit using pentachlorophenol. Soil and groundwater were remediated using dig-and-chase and in-situ groundwater treatment techniques. Upon completion of the cleanup activities, confirmation sampling confirmed that the presence of VOCs related to the identified releases were less than IDEQ cleanup guidelines. No other VOCs are suspected to be present on the property (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.6 Slope Stability:**

Hills with native slopes as steep as 1.3-feet horizontal to 1-foot vertical (1.3:1) were noted to be interspersed within the foothills areas of the development (Zone I). For structural construction near slopes as such, it is necessary to apply slope setback requirements as outlined in the IBC, or over-excavate, reconstruct, or eliminate such slopes during mass-grading operation.

No slope stability deficiencies were noted during the investigation; however, a detailed slope stability analysis has not been performed. Based on the data collected and the soils observed, the onsite soils are not sufficiently stable to allow vertical cuts to stand for any period of time. Soils in the project vicinity are stable on a 2:1 gradient. The soil types throughout the area are variable, and the soil stability will be investigated phase by phase to ensure conformity. The proposed cut/fill areas should not have a gradient steeper than 2:1. To ensure slope stability, more cohesive type soils shall be used on the outer or exterior face of the slope(s). This will help to limit raveling and aid in re-vegetation of the slope(s) (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.4.7 Soil Infiltration:**

Soils in the lowland portions of the site typically consist of interbedded clay, clayey sand, silty sand, and sand. The interbedded nature of these sediments will result in the less permeable soils limiting infiltration of stormwater in subsurface infiltration facilities. Based on the soil classification and the amount of clay and sediments discovered anticipated infiltration rates would be in the range of 0 to 4-inches per hour.

The soils in the hillside portions of the site typically consist of brown sandy silts and light brown to yellowish-brown silty sands. Based on the soil classifications, typical infiltration rates are expected to be on the order of 4 to 8-inches per hour.

Site-specific investigations are recommended once the locations of individual infiltration facilities are identified. In addition, in some areas, soil conditions are likely to preclude use of infiltration facilities without extensive excavation/earthwork (see Geotechnical Report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.5 TOPOGRAPHY, CLIMATE, & AIR**

Dry Creek Ranch is located within the Boise foothills north of Boise and Eagle cities. A large portion of planned community is nestled within the Dry Creek valley. The topography across the site varies greatly and provides a beautiful and interesting landscape.

**F-1.5.1 Slopes:**

Dry Creek Ranch has three areas of interest with regards to slope. The central portion of the site is located within the Dry Creek valley floor. Dry Creek runs through the central portion of the site from east to west. The slopes are relatively flat through the central portion which has historically been used for agriculture production.

The northeastern portion of Dry Creek Ranch consists primarily of relatively gently sloping terrain, sloping generally southwest. There are a number of long, narrow valleys that extend beyond the project boundary. These draws are generally interspersed with hills as steep as 1.5:1.

The southern portion of Dry Creek Ranch consists primarily of a localized ridge line. The ridge line extends onto Idaho State lands adjacent to the project. The terrain generally slopes in a north-northwest direction. There are a number of fingers or draws that extend up into this ridgeline that exhibit reasonable slopes. In general the slopes get steeper (up to 1.3:1) as they approach the ridge top.

An analysis has been performed to determine the degree of slope and percentage of the site according to Ada County requirements. The results of the analysis can be seen in Table F-1.5 below as well as Figure F-1.5.

**Table F-1.5 - Slope Breakdown**

<b>SLOPE RANGE</b>	<b>TOTAL ACREAGE</b>	<b>PERCENT OF SITE</b>
0% to 8%	600	42.8%
8% to 15%	165	11.8%
15% to 25%	250	17.9%
> than 25%	385	27.5%

As can be seen in Table F-1.5, more than 70% of Dry Creek Ranch has slopes below 25%, which makes for favorable building sites. The development footprint has, where practicable, avoided slopes 25% and greater to the degree feasible. When the proposed development does encroach on steeper slopes the slopes will be stabilized and revegetated to prevent erosion.

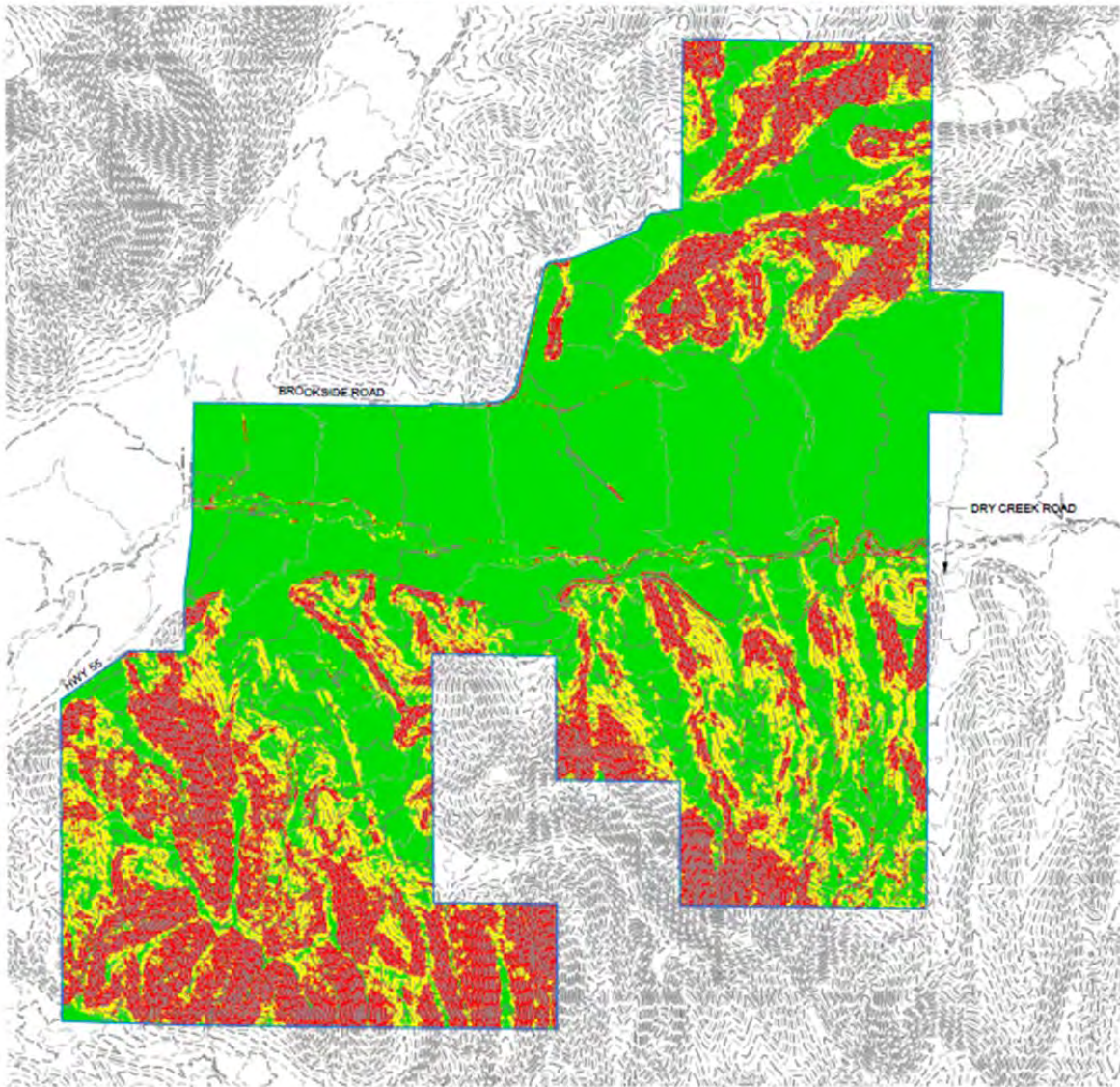
All development on slopes above 15% must satisfy the Ada County Hillside Overlay District requirements. Accordingly, efforts have been taken (in connection with the first preliminary plat) to ensure that natural features, including outcroppings and vistas, are retained. The proposed preliminary plat reflects careful study of these areas and

presents a balanced grading plan.

**Received**

By Ada County Development Services December 28, 2016

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**



**SLOPE ANALYSIS**

**BOISE HUNTER**  
HOMES

FIGURE F-1.5

**BHH DRY CREEK RANCH**

SCALE: 1" = 1500'  
REV 1 092216

PROPERTY OF BHH INVESTMENTS 1414, LLC



**HORROCKS**  
ENGINEERS

5700 E Franklin Rd., STE. 150  
NANPA, ID 83687  
208-463-4197

**F-1.5.1.1 Slope Stability:** The stability of the slopes and construction within the hillsides has been addressed in Section F-1.4.6 of this ordinance.



**F-1.5.2 Views:**

The majority of the Dry Creek Ranch site is not visible from a large population base in the surrounding area (Boise City or Eagle City). Since the majority of the site is nestled within the Dry Creek valley, the most noticeable impact the development will have will be along the Highway 55 corridor along the property's frontage. The visual impact along Highway 55 will be reduced and minimized by a 50-foot landscape buffer. There are a relatively few homes along Brookside Lane and within the Hidden Springs Planned Community that currently look onto the Dry Creek Ranch site. Since these homes look onto the Dry Creek valley floor, no measures will be implemented to shield their views onto the future development.

The views from within Dry Creek Ranch will generally be of the Dry Creek Ranch and the surrounding foothills. The majority of lots are located in valley, where the hills beyond will act as a backdrop. Much of the high ridges along the southern boundary will be dedicated as natural open space, so the natural view that exists will be preserved.

**F-1.5.3 Climate and Wind Factors:**

The Dry Creek Ranch climate and wind factors are typical of the Boise valley. Average precipitation for the region is on the order of 10 to 12 inches per year. The annual average temperature ranges from 20° F to 91° F with extremes ranging from -4° F to 102° F. Average wind speed range to 11 miles per hour in spring with a prevailing direction from the southeast. The Boise valley enjoys a relatively temperate climate with four very distinct seasons. The summers are typically warm and dry with temperatures in the range of 80-degrees to over 100-degrees. January is generally cold with 30-degree temperatures and precipitation averages of 1.6-inches. During the winter, the Boise valley suffers from occasional inversions with extended periods of fog and cold temperatures that can cause air quality concerns.

Dry Creek Ranch is located along the base of the Boise foothills. The Dry Creek Ranch property varies from 2700 to 3000-feet in elevation. Being located at the base of the Boise foothills, Dry Creek Ranch does receive snowfall during the winter, but the elevation is low enough where typically the snow fall is not deeper than one to two feet.

The Planned Community is nestled within the Dry Creek valley with the foothills and mountains being located on the northeast. Due to the cozy location, the site is somewhat shielded from wind gusts and other factors, however in general Dry Creek Ranch will be influenced by the same wind factors that impact the Boise valley.

**F-1.5.4 Air Quality:**

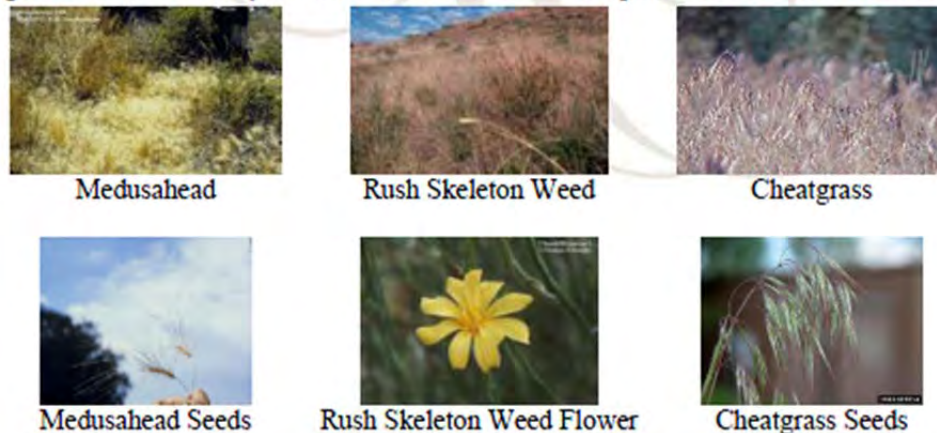
The Dry Creek Ranch Planned Community will not have a substantial effect on air quality within the Boise valley. Due to the nature of Planned Communities having the ability to capture trips and provide amenities within the development, it is anticipated that the development will have a smaller impact on air quality than typical subdivision developments.

### F-1.6 VEGETATION

The area identified by the Boise Foothills Open Space Management Plan for Public Lands is approximately 80,500-acres immediately north of Boise, Idaho (BP&R 2000). The ecological condition in the Boise Foothills across the entire Boise Front ranges from poor to excellent. Generally, on the lower elevations of the Foothills, annual exotic grasses and other noxious weed species have replaced much of the native vegetation. The Ada County Weed and Pest Control (ACWPC) reports that infestations of noxious weeds in the Foothills include: rush skeletonweed, whitetop, Canada thistle, Scotch thistle, field bindweed, punctervine, purple loosestrife, and poison hemlock (see Figure F-1.6a). Of these, rush skeletonweed is contributing the most considerable damage to the Foothills ecosystem (BP&R 2000).

Various disturbance factors have likely contributed to the expansion of invasive and noxious species currently dominating the lower elevation portion of the Foothills. Increased soil disturbance in the Foothills is generally attributed to road construction, farming, domestic livestock grazing, logging, urban development, recreation, and wildfire. These disturbances remove existing native vegetation and provide an opportunity for invasive species to establish and spread (Sheley *et al.* 1999). In addition, the exotic grasses, medusahead and cheatgrass, have had a profound effect on the Foothills ecosystem by augmenting fuel loads. These augmented fuel loads increase the potential for ignition, thereby reducing the fire return interval. Increased frequency of wildfire generally favors annual species that require less time to establish and reproduce in comparison to native perennial bunchgrasses or shrub communities (Anderson and Inouye 2001; Entwistle *et al.* 2000).

Figure F-1.6a - Primary Invasive and Noxious Weed Species in Foothills Communities.



The overall condition of the Foothills improves appreciably at higher elevations. Most ecological communities are still dominated by native plant species, while the amount of disturbance and associated invasive and noxious weed species decreases. Livestock grazing and other human activity is generally less at these higher elevation sites. However, as the populations of Boise and Eagle have increased, so has the use of these sites. The impacts of higher populations and increased use of the Foothills are likely to mimic those that have occurred at lower elevations without more intensive management of the resources (see Sensitive Species, Natural Features, and Wildlife Mitigation reports in Element G of the original approval of the Dry Creek Ranch PC).

### F-1.6.1 Typical Foothill Plant Communities:

There are six primary vegetation communities identified in the Boise Foothills by the Open Space Plan (BP&R 2000) including: grasslands, upland shrubs, forested, mountain shrub, riparian, and planted woodland groves. The vegetative communities found in or adjacent to the proposed Dry Creek Ranch property are those generally limited to the grassland, upland shrub, and riparian communities typical of the general Foothill ecosystem. Based on the dominance of agriculture within the area, and its effect on plant and wildlife species, agriculture has been included as a community type. There are no forested, mountain shrub, or planted woodland groves within or adjacent to the proposed Dry Creek Ranch property. The Public Lands Open Space Management Plan defines these upland shrubs and riparian vegetation communities (BP&R 2000) as:

#### **Grasslands**

*Grasslands are a dominant plant community on the lower elevation slopes composed of lacustrine, or lakebed, soils. Grazing and fire on the lower slopes has eliminated much of the former native shrub and grass vegetation and left dense stands of annual grasses. These annual grasses include cheatgrass (*Bromus tectorum*) on sandy soils and medusahead (*Taeniatherum caput-medusae*) on soils with higher clay content. Other exotics and state-listed noxious weeds have also impacted the grasslands. The most significant noxious forbs are likely rush skeletonweed. Remnants of native vegetation remain in some lower Foothills areas such as Hulls Gulch/Camel's Back Reserve and Military Reserve where upland shrub and grass communities include bitterbrush (*Purshia tridetata*), sagebrush (*Artemisia* spp.), and rabbitbrush (*Chrysothamnus* spp.) as the primary shrub species. Perennial grasses include threeawn (*Aristida longiseta*), Sandberg's bluegrass (*Poa sandbergii*), and bluebunch wheatgrass (*Agropyron spicatum*) (EDAW, CH2MHUI, Jensen-Belts Associates, etal. 1996).*

#### **Upland Shrub Communities**

*The sagebrush and bitterbrush upland shrub communities are prevalent on mid-elevation granitic soils. Historic grazing and fires have altered the native composition of these communities. Thus, the existing shrub communities are represented in a patchwork of remnant native shrub communities. Herb composition of these shrub communities ranges from native to exotic species.*

*Upland shrub populations on the northeast aspects appear to be more resilient to burns and weed invasions (Mancuso 1999). Vegetation determined to be in poor to fair condition was characterized by increased coverage of threeawn grass, Sandberg's bluegrass, and rabbitbrush.*

#### **Riparian**

*Riparian plant communities are associated with perennial and intermittent streams throughout the Foothills. Lower elevation riparian zones generally have tree canopies dominated by black cottonwood with box elder, elm, water birch,*

and peach leaf willows. The shrub layer is dominated by willows (coyote and arroyo), golden currant, thin-leaf alder, black hawthorn, red-osier dogwood, poison ivy, honeysuckle and Wood's rose. Riparian zones in the mid- to upper-elevations generally do not have a tree canopy, but are dominated by the willows and shrubs listed above. Emergent wetlands are also found within the riparian zones in the Foothills. Willows, cattails, and sedges generally dominate the vegetation in these areas. Standing water can be found in some areas. Grazing and drought have reduced the extent of the wetlands (EDAWetal. 1996).

**F-1.6.2 Dry Creek Ranch Plant Communities:**

The vegetative communities found in or adjacent to the proposed Dry Creek Ranch property are those generally limited to the grasslands, upland shrub, and riparian communities typical of the general Foothill ecosystem. Based on the dominance of agriculture within the area, and its effect on plant and wildlife species, agriculture has been included as a community type. Table F-1.6.a below quantifies the amount and percent of each community type found within the proposed Dry Creek Ranch boundary. Vegetation types and boundaries were identified with aerial photography and an onsite ground survey, and then digitally mapped as shown on Figure F-1.6.b (see Sensitive Species, Natural Features, and Wildlife Mitigation reports in Element G of the original approval of the Dry Creek Ranch PC).

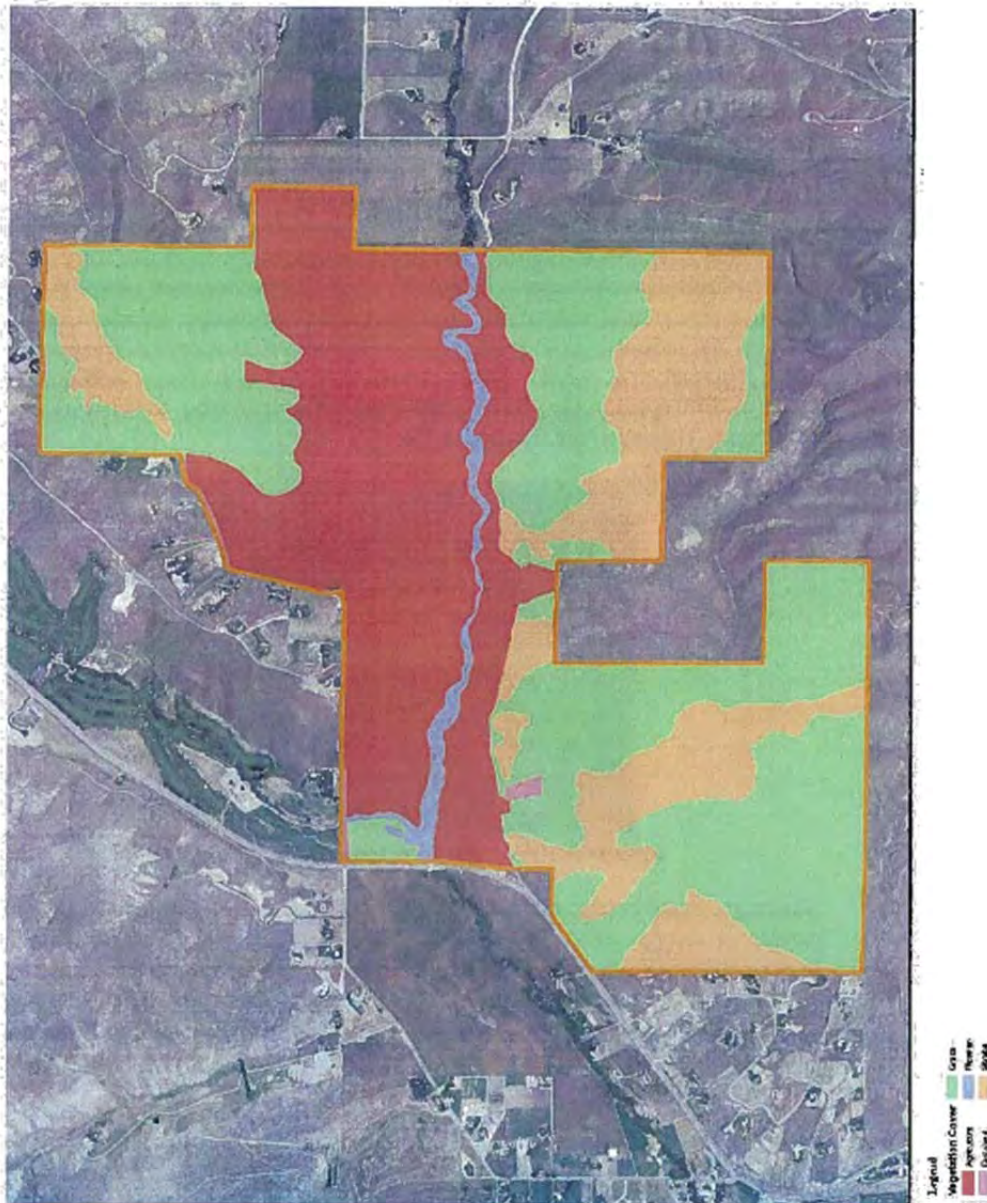
**Table F-1.6a - Vegetation Type**

<b>Community Type</b>	<b>No. Acres</b>	<b>% of Total</b>
Agriculture	472.39	33%
Grassland	680.29	48%
Shrub	231.56	16%
Riparian	30.58	2%
<b>Total</b>	<b>1,414.82</b>	<b>100%</b>

Received

By Ada County Development Services December 28, 2016

## ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



### VEGETATION TYPES

FIGURE F-1.6.b

BHH DRY CREEK RANCH

SCALE: NTS  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC



**BOISE HUNTER**  
HOMES

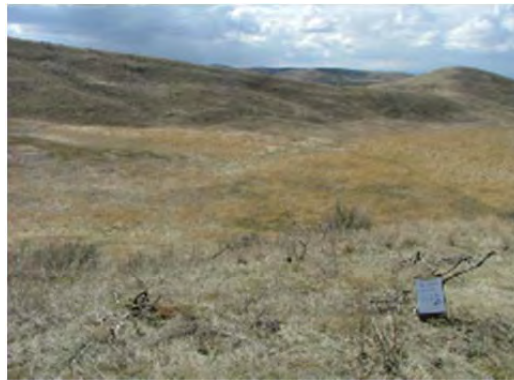
**HORROCKS**  
ENGINEERS

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208-463-4197

**F-1.6.2.1 Grassland:**

Grasslands found within the Dry Creek Ranch Property are generally in poor to marginal condition. Some areas are in better condition than others but are isolated to steep slopes. The basins and toe slopes are generally annual rangelands dominated by various invasive species like medusahead wild rye, cheatgrass and skeletonweed. These areas have some remnant patches of sagebrush and bitterbrush but the shrub component has been largely converted to annual rangeland by wildfire and livestock grazing. Invasive annual grasses and forbs, such as medusahead, cheatgrass, and rush skeletonweed, dominate some areas of the Dry Creek Ranch Property (Figure F-1 .6c). Replacement of native perennials with invasive annual vegetation can impact soil composition, alter nutrient cycling, and reduce overall biodiversity of the area (Klemmedson and Smith 1964; Vitousek *et al.* 1996). While these sites can provide forage and habitat for some wildlife species, they have limited value in relationship to native-dominated community (Blaisdell and Pechanec 1949).

**Figure 1.6c – View of Undisturbed Upland Sites**



Native grassland communities (Figure F-1.6d) are generally limited to isolated patches on steeper east facing slopes or hilltops that have had limited use from historic livestock grazing or recreation. This pattern has been noted in the sagebrush grassland vegetation type before (Young and Evans 1978). These sites are limited and generally too steep (greater than 25%) for development purposes. Grassland is the most common vegetation cover type on the Dry Creek Ranch Property, occupying approximately 44 percent of the area.

**Figure F-1.6d - View of Native Grasslands on North Facing Slope****F-1.6.2.2 Shrub Communities:**

Shrub communities occur in patches throughout the Dry Creek Ranch Property covering approximately 20 percent of the area. They have been eliminated in all cultivated areas and are only found in the dry uplands mixing with the grassland vegetation type. The largest sagebrush communities occur on the dry uplands south of Dry Creek.

The Wyoming sagebrush (*Artemisia tridentata wyomingensis*) and basin big sagebrush (*A. tridentata* var. *tridentata*) were noted during a field survey. Sagebrush is common in the foothills on all aspects and slopes. Basin big sage is associated with basins or valley bottoms. Wyoming sage is found more often on low elevation hillsides and ridges. Other vegetation associated with this community type includes rabbitbrush (*Chrysothamnus* spp), Sandberg's bluegrass, bottlebrush squirreltail, Idaho fescue (*Festuca idahoensis*), arrowleaf balsam root (*Balsamorhiza sagittata*), lupin (*Lupin* sp.) and other herbaceous vegetation.

The wildlife consultant also noted a distinct bitterbrush community in the dry uplands north of Dry Creek growing on dry, open, south-facing slopes. The soils in this area were well drained and had greater amounts of sand in the soil profile. The shrub included Sandberg's bluegrass, and many various forb species that occur in all upland shrub communities.

**Figure F-1.6e - View of Typical Shrub Communities**

**F-1.6.2.3 Riparian Communities:**

The vegetation located within the narrow riparian zone is watered and fed by Dry Creek. The riparian area of Dry Creek has a canopy dominated by various species of willow, and cottonwood with an herbaceous understory of mullein, curly dock and clematis. Many cultivated species from adjacent fields have colonized the riparian area, as well. Species of sedge and rushes are found in the riparian zones. These riparian areas support the greatest diversity of plant and animal species of all the vegetative cover types on the property. Many wildlife species rely on the cover of trees and shrubs for nesting, forage, and escape habitat. Riparian and drainage areas are also used as movement and migration corridors for some wildlife species.

**Figure F-1.6f - View of Riparian area along Dry Creek (Winter)**



**F-1.6.2.4 Agricultural Lands:**

The existing agricultural lands on the proposed Dry Creek Ranch property were used for the production of alfalfa and hay. Currently, these lands are not actively being cultivated. These areas are represented by a monoculture of alfalfa during the growing season and bare soil after harvest and tilling. Plowed agricultural fields may result in the potential establishment and spread of noxious weeds and invasive plant species.

**Figure F-1.6g – View of Agricultural Field (Alfalfa)**





In addition to agricultural use of the area, the Foothills surrounding the proposed Dry Creek Ranch Planned Community have been historically used to graze cattle and sheep. Domestic livestock use of this area has had significant impact on native plant communities and wildlife species, including special status plants, ground dwelling and nesting wildlife, and wintering big game (LEPA CCA 2003; Hanley and Page 1981; Skovlin *et al.* 1968).

**Figure F-1.6h – View of Domestic Livestock Pastures**



Livestock can limit the capacity of native plant communities to re-establish through trampling and over utilization (Blaisdell and Pechanec 1949; Jones 2000). Cattle, sheep, and other domestic livestock can act as vectors for many invasive and noxious weed species, and create micro habitats for these species through soil disturbance (hoof shear, bedding, etc.) which benefits exotic species at the expense of native species (Holecheck *et al.* 2001; Laycock and Conrad 1981).

### **F-1.6.3 Dry Creek Ranch Vegetation Habitat Condition:**

The existing conditions of each vegetation community located on the Dry Creek Ranch property were identified with aerial photography and an onsite ground survey. The vegetation was then classified using the following criteria:

- **Poor Condition:** Dominated by non-native invasive annual grass and forb species, little or no remaining native vegetation. Has extreme or moderate to extreme departure from reference condition, taking into consideration state and transition characteristics.
- **Marginal Condition:** Co-dominated by native and non-native species. Has moderate to extreme (on the moderate side), moderate, or slight to moderate (on the moderate side) departure from reference condition, taking into consideration state and transition characteristics.
- **Satisfactory Condition:** Dominated by native species, with sub-dominant population of non-native invasive annual grass and forbs. Has slight to moderate (on the slight side) or slight departure from reference condition, taking into

consideration state and transition characteristics.

- **Good Condition:** Dominated by native species, with only limited occurrences of non-native invasive annual grass and forbs. Has slight to no departure from reference condition, taking into consideration state and transition characteristics.
- **Pristine Condition:** No noticeable invasive species present. Site within normal range of variability based on historic conditions, i.e. reference condition.

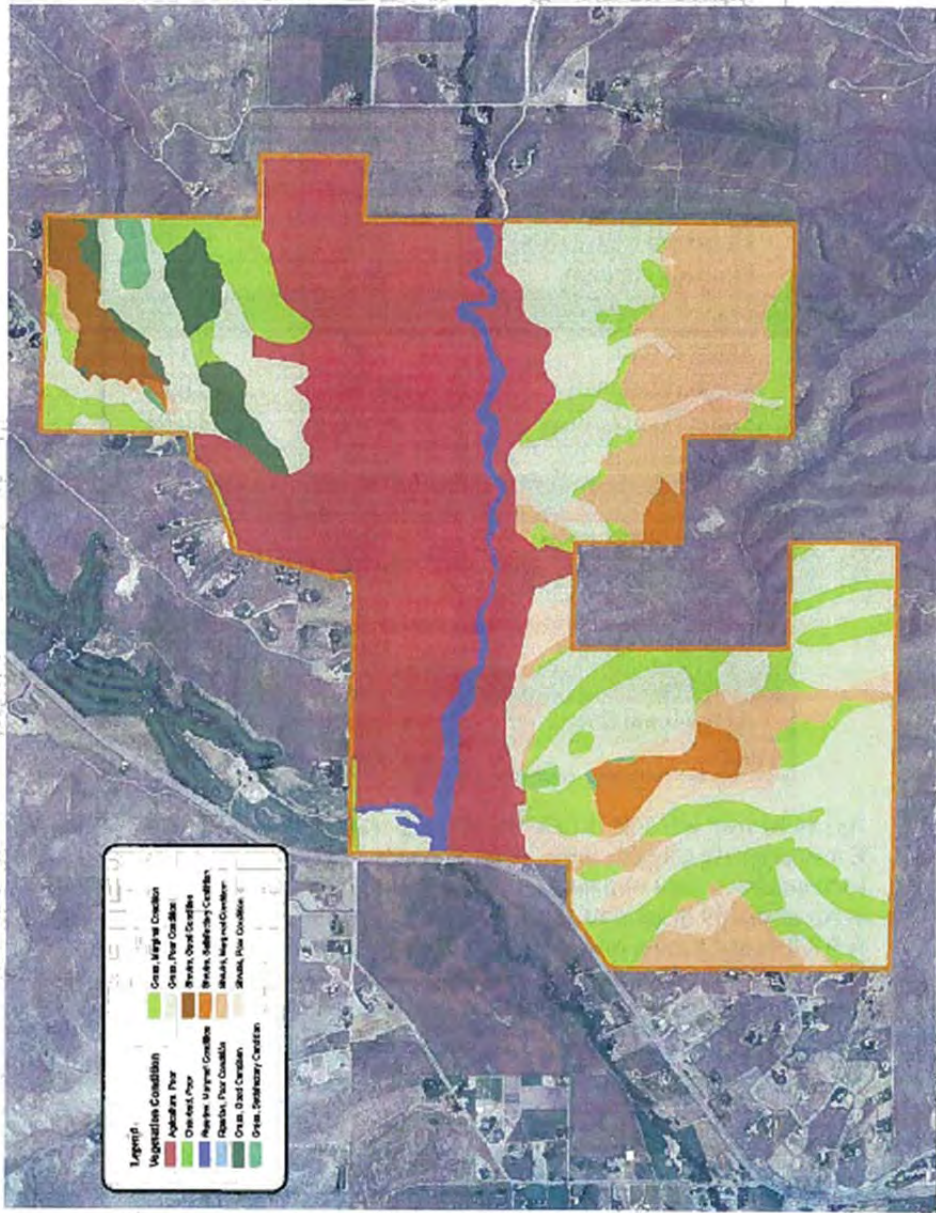
On the Dry Creek Ranch property, there are a number of pockets within the uplands and riparian areas that can be graded as poor or marginal while another pocket could be graded as satisfactory or good. Each pocket of vegetation was graded for the habitat condition. The amount of each habitat community in each condition grade that is found on the Dry Creek Ranch property is listed within Table F-1 .6b below and can be seen on Figure F-1.6i.

**Table F-1.6b - Dry Creek Vegetation Condition**

Community (Condition)	Total Area (acres)	Percentage of Total Site
<b>Grassland</b>		
Grassland (Poor)	450.67	31.85%
Grassland (Marginal)	196.72	13.90%
Grassland (Satisfactory)	6.31	0.45%
Grassland (Good)	26.6	1.88%
<b>Shrub</b>		
Shrub (Poor)	2.43	0.17%
Shrub (Marginal)	169.76	12.00%
Shrub (Satisfactory)	29.34	2.07%
Shrub (Good)	30.04	2.12%
<b>Riparian</b>		
Riparian (Marginal)	0.12	0.01%
Riparian (Satisfactory)	30.45	2.15%
Riparian (Good)	0.00	0.00%
Riparian (Pristine)	0.00	0.00%
<b>Agricultural</b>		
Agricultural (Poor)	472.38	33.39%
<b>Total</b>	<b>1,414.82</b>	<b>100.00%</b>

As can be seen in Table F-1.6b, the existing vegetation located on the Dry Creek Ranch property contains many invasive species. Approximately 90% of the site has been graded as poor or marginal. As such, the Dry Creek Ranch development would occur primarily in areas of vegetation that were determined to be in poor condition. A wildlife and habitat mitigation plan has been prepared and is discussed within Element F-8 of this application (see Sensitive Species, Natural Features, and Wildlife Mitigation reports in Element G of the original approval of the Dry Creek Ranch PC)

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**



**Legend:**

	Great, Marginal Condition
	Good, Poor Condition
	Stunted, Stunted Condition
	Stunted, Substunted Condition
	Stunted, Very Poor Condition
	Stunted, Poor Condition
	Stunted, Very Poor Condition
	Vegetation Condition
	AgriForest, Poor
	Open-land, Poor
	Open-land, Marginal Condition
	Open-land, Poor Condition
	Open-land, Very Poor Condition
	Open-land, Stunted Condition
	Open-land, Very Poor Condition

**HABITAT CONDITION**



**FIGURE F-1.6.i**

**BHH DRY CREEK RANCH**

SCALE: NTS  
 REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 160  
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**F-1.7 SENSITIVE PLANT AND WILDLIFE SPECIES**

The community dynamics of the Foothills ecosystems supports more than 290 species of wildlife, including wintering populations of mule deer and elk, migrating raptors and neotropical birds, and several Idaho-listed special status species (BP&R 2000). Likewise, there are a number of special status species found throughout the Foothills. Most of these species have specific habitat types and are limited geographically. Rather than identifying all of the species, this review only addresses those species identified in or around the proposed project area (see Sensitive Species report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.7.1 Idaho Special Status Species:**

The following section addresses plant and wildlife species that have been identified by the Idaho Department of Fish and Game Conservation Data Center (CDC) as species of particular concern in the area associated with the proposed Dry Creek Ranch development. A short description of the species habitat, as well as its state and national ranking are included in the description.

Rankings represent a prioritization scheme used by the CDC to determine the conservation status of a species. A species is given a rank within one of seven classifications as detailed in Table F-1.7a below. The rank is primarily based upon the number of known occurrences but other factors such as habitat quality, estimated population size and trend, range of distribution, and threats to species or habitat are also considered. See the IDFG website (<http://fishandgame.idaho.gov/cms/tech/CDC/>) for a detailed review and evaluation of this ranking system. The state rank refers to the species status within the borders of Idaho. State ranks are subject to periodic revision as new information is obtained on a species either in Idaho or elsewhere in its range (see Sensitive Species report in Element G of the original approval of the Dry Creek Ranch PC).

**Table F-1.7a - Idaho Special Status Ranking System**

<b>Rank</b>	<b>Description</b>
SI	Critically imperiled because of extreme rarity or because of some factor of its biology making it especially vulnerable to extinction (typically five or fewer occurrences).
S2	Imperiled because of rarity or because of other factors demonstrably making it vulnerable to extinction (typically 6-20 occurrences).
S3	Vulnerable (typically 21-100 occurrences).
S4	Not rare, and apparently secure, but with cause for long-term concern.
S5	Demonstrably widespread, abundant, and secure.
E	Exotic or introduced species.
NTMB	Neotropical Migratory Landbird. As defined by Saab and Groves (1992), these are bird species that breed in Idaho and winter in tropical America between the tropics of Cancer and Capricorn.

**F-1.7.2 Potential Special Status Species within or near Dry Creek Ranch:**

The Dry Creek Ranch property contains habitat that could potentially support up to eight Idaho-listed special status species. They include two species of fish, two species of amphibians, two Species of birds and two species of plant as detailed in Table F-1.7b below. The majority of the special status species potentially occurring in Dry Creek Ranch are associated with riparian and wetland habitat. The other species are associated with dry upland areas. No special status species habitat is found within the agricultural field portion of the site.

**Table F-1.7b - Special Status Species Potentially Occurring Within or Near Dry Creek**

Common Name	Scientific Name	Rank	Plant/Animal
Trout, Inland Columbia Basin Redband	Salvelinus confluentus	S3	Vertebrate Animal
Trout, Bull	Salvelinus confluentus	S3 - Also Federally Listed as Threatened	Vertebrate Animal
Northern Leopard Frog	Rana pipiens	S3	Vertebrate Animal
Woodhouse's Toad	Bufo woodhousii	S3	Vertebrate 1 Animal
Long-billed Curlew	Numenius americanus	S3NTMB	Vertebrate Animal
Mountain Quail	Oreortyx pictus	S2	Vertebrate 1 Animal
Aase's Onion	Allium aaseae	S3	Vascular Plant
Slickspot Peppergrass	Lepidium papilliferum	S2	Vascular Plant

**F-1.7.3 Actual Special Status Species within or near Dry Creek Ranch:**

URS completed field surveys in and around the proposed Dry Creek Ranch area in order to identify the presence of any of the species discussed in section F-1.7.2 that potentially could be found on the property during the Spring of 2006. The only special status species confirmed on the site was Aase's onion. Figure F-1.7 shows where the Aase's onion was discovered on the Dry Creek Ranch property (see Sensitive Species report in Element G of the original approval of the Dry Creek Ranch PC).

**F-1.7.3.1 Aase's Onion :**

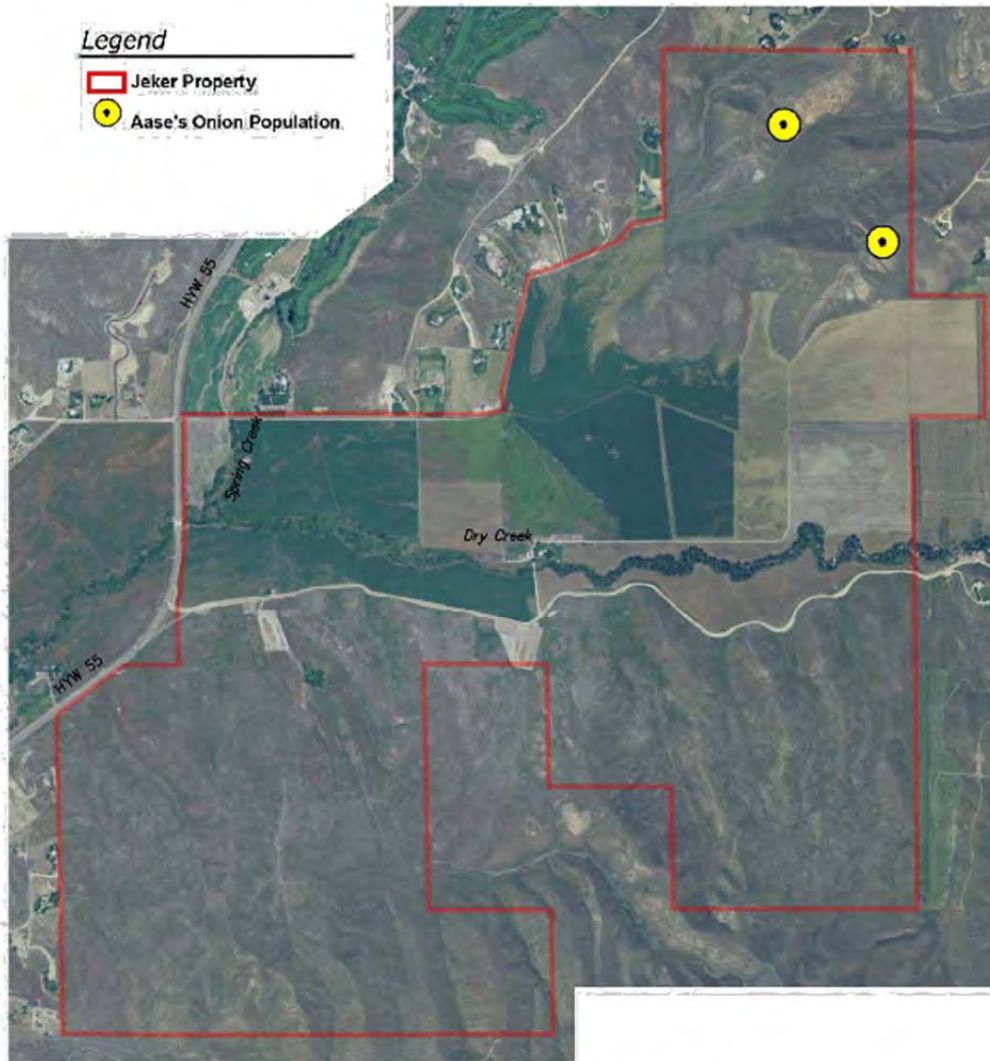
Aase's onion is endemic to Idaho in the lower foothills from the Boise to Weiser areas. It typically grows in coarse sandy soil on steep southerly exposures on or near ridge tops. Although disturbance conditions are present throughout the property area, potential Aase's onion habitats within the property area boundary are generally not vulnerable to disturbance from livestock grazing. The coarse sandy soils on steep southerly exposures near ridge tops in sagebrush-grass communities, often with three-awn grass and bitter brush from 800 to 1500m

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elevation, typify Aase's onion habitat, and are generally inaccessible to livestock within the property area. Impacts from wildfire, livestock grazing, and colonization of the area by invasive plants may have altered conditions enough to sufficiently reduce populations throughout its known distribution (Mosely 1994). During a recent biological survey of the area, URS Biologists observed Aase's onion in two distinct locations of the property (URS 2006). Locations of Aase's onion populations are displayed on Figure F-1.7 (see Sensitive Species report in Element G of the original approval of the Dry Creek Ranch PC)

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**



**SPECIAL STATUS SPECIES**

FIGURE F-1.7

**BHH DRY CREEK RANCH**

SCALE: NTS  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC



**HORROCKS**  
ENGINEERS

5700 E. Franklin Rd., STE. 160  
NAMI, ID 83687  
208-463-4197

## **F-1.8 HISTORICAL RESOURCES**

An Archaeological and Historical Survey was performed for the Dry Creek Ranch project. The survey was performed by four archaeologists who conducted a pedestrian archeological reconnaissance September 2005. The archaeologists' goals were to rigorously and systematically inspect all the areas to be surveyed and locate and delineate archaeological resources observable.

The result of the Archaeological and Historical survey showed that there were no important artifacts that could be or ought to be protected. The survey discovered a few artifact pieces that were essentially trash from previous years. The site is highly disturbed due to the many years of farming activities. The existing structures on site are not eligible for listing on the National Register of Historic Places. Development of the Dry Creek Ranch property will not adversely impact and known historical resources.

Although prior reviews identified no cultural resources at the property, at the request of the Idaho State Historic Preservation Office (SHPO), the applicant conducted an additional cultural resources survey. This updated survey is provided with Exhibit G and showed once again concluded that there are no eligible cultural resources.

SHPO disagreed and, as a compromise, the applicant has offered the following:

- The following condition of approval: "If project construction or future maintenance reveals unexpected archaeological resources, the developer will contact the project archaeologist and follow the Inadvertent Discovery Plan prepared by the Developer. This plan is attached to the applicant's September 7, 2016 letter addressed to SHPO."
- The applicant will take steps to preserve the farm house and ice house located at the property. This action is reflected in a revised preliminary plat provided to Ada County.

### F-1.9 HAZARDOUS AREAS

There are very few areas within the Dry Creek Ranch development that should not be constructed on due to hazardous areas. There are four main areas of concern which are detailed as follows along with how the issues are being handled:

- 1) The floodplain and wetland areas located along Spring Valley Creek and Dry Creek as described within Section F-1 .2.2. The hazard of the floodplain and wetlands are being mitigated by keeping the development footprint outside of their boundaries, thus avoiding any impact to the extent possible. The only exception will be the proposed road crossings across Dry Creek.
- 2) The steep slopes in excess of 25% and slope stability as described within Sections F-1.5.1 and F-1.4.6. Likewise, the hazards of the steep slopes are being mitigated by avoiding development within these areas to a reasonable extent or modifying or reconstructing through grading operation.
- 3) Poor soils located within the flat farmland, and pockets of clays within the foothills as addressed within Section F-1.4.3. The Land Use Map was designed with the intent to minimize the potential for significant development in the vicinity. Large open spaces and parks are being planned in the area.
- 4) With Dry Creek Ranch being located in and near the Boise foothills, brush fire possibilities are always a concern. The Dry Creek Ranch development will be implementing a Habitat Mitigation Plan (see Wildlife Mitigation report in Element G of the original approval of the Dry Creek Ranch PC). The Habitat Mitigation plan will include measures such:
  - A) Removing invasive vegetation species and replanting native species (thus reducing fuel);
  - B) Providing "Greenstrips" or fuel breaks of fire resistant plantings and materials (such as high water content vegetations, decorative rocks, etc.) that will surround the development;
  - C) Provide fire hydrants and access roads to the perimeter of the development to aid in fire fighting;
  - D) Promote a fire wise community. Implement ideas from the fire wise website: <http://www.firewise.org/tips.htm>

There are no other known hazardous locations on the Dry Creek Ranch property such as poorly drained areas, high groundwater, rock formations, buried pipelines, or similar conditions. The remaining natural constraints addressed within this Natural Features analysis (Element F-1) are considered minor in nature and can be addressed with proper engineering, planning, and judgment.

A Phase 1 Environmental Assessment was performed for the Dry Creek Ranch property to determine if there were any other hazardous areas or areas of contamination. The assessment discovered two areas of concern on the site. The first area was a location near the old farmstead located at the center of the property where there was an underground storage tank



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which was used to store fuel. The second area of concern was a location on site where wood fence posts were treated with chemicals to help preserve them.

When the results of the Phase 1 Environmental Assessment were received, the owners decided to take care of the potential problems as soon as possible. During the summer of 2005, a soil and groundwater remediation project was undertaken to remove the underground storage tank, clean the contaminated groundwater from the chemicals and pollutants discovered, and remove the contaminated soil caused from the fuel leak and treat the fence posts. The remediation project included a significant amount of testing to ensure the contamination was collected and removed. The remediation was determined to be successful, and there are no other known contaminants remaining on the Dry Creek Ranch project. The property received final closure from the IDEQ with a recommendation of "No Further Action" (see Phase 1 Environmental and Remediation reports in Element G of the original approval of the Dry Creek Ranch PC).

## **F-1.10 IMPACT ON NATURAL FEATURES**

The impacts of the Dry Creek Ranch property on the natural features and how they will be mitigated have been addressed throughout Element F-1. The following is a synopsis of the impacts on the natural features and mitigation measures addressed previously.

### **F-1.10.1 Hydrology and Surface Drainage:**

#### *Impacts & Mitigation Measures*

- Development that occurs within a channels' floodway and floodplain can reduce the capacity of the channel to convey water. This reduction of capacity can cause a "bottleneck" effect and cause additional flooding upstream that historically was outside the floodplain. The floodplain of Dry Creek has been mapped by FEMA. The map shows that the flooding of Dry Creek within the Dry Creek Ranch boundaries is almost entirely contained within the banks of the channel. The floodplain for Spring Valley Creek has not been mapped by FEMA, but is currently being mapped as part of the engineering and planning efforts for Dry Creek Ranch. The Dry Creek Ranch development plan is avoiding any development within the floodplains (except for road crossings).
  - High groundwater can cause problems during construction. The groundwater was monitored during the spring and summer of 2005 and was found at approximately 8-feet below ground surface in the flat central portion of the site. Groundwater was not encountered in the hillsides and is assumed to be deeper than 12-feet. Groundwater was discovered to be less than 5-feet deep in two isolated encounters. These occurrences are assumed to be a result of seasonal drainage, agricultural irrigation activity, or canal leakage in the area. Further groundwater monitoring is requested to determine if those high groundwater encounters were in fact isolated events. With the groundwater being 8-feet deep, there is no adverse impact on the development or on the groundwater.
  - The groundwater quality at the Dry Creek Ranch property is very good. The stormwater runoff from Dry Creek Ranch will go through standard measures to clean the water of contaminants prior to letting the stormwater infiltrate into the ground or enter Dry Creek, thus helping preserve the high quality ground water.
  - Long-term water level monitoring has been performed at three wells on the Dry Creek Ranch property by IDWR. The results of the monitoring show no long-term declines in water levels. A municipal well will be drilled on Dry Creek Ranch property to serve the new development. A water level monitoring program will be implemented to ensure that there is no significant decline in water levels

**F-1.10.2 Preliminary Wetland Delineation:***Impacts & Mitigation Measures*

- There are wetlands located on the site. The wetlands are confined to the Dry Creek and Spring Valley Creek banks. The Dry Creek Ranch development will avoid the wetlands to the degree possible. The only planned impact will be the road crossings across Dry Creek. These impacts will be mitigated accordingly per the U.S. Corps of Engineer's requirements.

**F-1.10.3 Soils:***Impacts & Mitigation Measures*

- In an oversimplified, macro summary of the soils encountered on the site, one could group the site into two zones:
  - Zone I would consist of the northern and southern foothills which are typically suitable for construction.
  - Zone II would consist of the central farmland and typically consists of plastic clays interlayered with brown to grayish-brown clayey sand and poorly graded sand sediments. Organic material was encountered in this zone. Most of the soils encountered within the areas of Zone II are suitable for construction. There is a pocket of poor soils in the center of the farmland. Large open spaces and parks are being planned in the area. The fields and parking lots for the Middle School/High Schools are also being planned in the area of poor soils. The School District has agreed to use this area since a large percentage of the school sites are fields and parking lots. The poor soils can also be mitigated by using alternative foundation designs.

**F-1.10.4 Topography, Climate & Air:***Impacts & Mitigation Measures*

- Excessively steep slopes can raise slope stability concerns. An analysis has been performed to determine the degree of slope and percentage of the site according to Ada County requirements. More than 70% of Dry Creek Ranch has slopes below 25%, which makes for favorable building sites. The development footprint has minimized impacts to slopes 25% and greater, to the degree feasible. When the proposed development does encroach on steeper slopes the slopes will be stabilized and revegetated to prevent erosion.
- Dry Creek Ranch will not adversely impact air quality more than standard developments. By providing commercial, educational, and other amenities throughout the site, residents should be able to limit driving and lower the impact on air quality.

**F-1.10.5 Vegetation:***Impacts & Mitigation Measures*

- The Dry Creek Ranch property contains three vegetation communities. The communities are upland shrub, riparian and agricultural:

- o The upland shrub community consists of vegetation such as sagebrush and bitterbrush. Vegetation determined to be in poor to fair condition was characterized by increased coverage of threeawn grass, Sandberg's bluegrass, and rabbitbrush.
- o The riparian community consists of vegetation such as black cottonwood with box elder, elm, water birch, and peach leaf willows. The shrub layer is dominated by willows, golden currant, thin-leaf alder, black hawthorn, red-osier dogwood, poison ivy, honeysuckle and Wood's rose. The riparian community is typically associated with perennial and intermittent streams and emergent wetlands,
- o The Agricultural community consists of vegetation such as domesticated crops and invasive species.

Over 90% of the vegetation on the Dry Creek Ranch property is in the uplands or agricultural communities. There are numerous invasive annual grasses and forbs, such as medusahead, cheatgrass, and rush skeletonweed within these communities. Due to the amount of invasive species located on the site, the condition of most of the vegetation has been graded as poor to marginal. A wildlife and habitat mitigation plan has been prepared and is discussed within Element F-8. The plan will improve the habitat for areas outside of the development footprint and within the riparian zone. With regard to on-site habitat, the goal is to minimize impacts to wildlife when feasible and to provide funds to be used for mitigation. Native vegetation communities will be preserved where possible.

**F-1.10.6 Sensitive Plant and Wildlife Species:**

*Impacts & Mitigation Measures*

- Dry Creek Ranch has habitat that could support eight species listed on the Idaho Special Status list. A field investigation was performed during the spring of 2006 to determine the existence of any of the eight species. The only special status species confirmed on the site was Aase's onion. The Dry Creek Ranch Planned Community avoids development in the two locations where Aase's onion was discovered. These locations will be placed with a conservation area.

**F-1.10.7 Historical Resources:**

*Impacts & Mitigation Measures*

- The result of the Archaeological and Historical survey showed that there were no important artifacts that could be or ought to be protected. The existing structures on site are not eligible for listing on the National Register of Historic Places. Therefore, development of the Dry Creek Ranch property will not adversely impact any significant archaeological or historical sites.

**F-1.10.8 Hazardous Areas:**

*Impacts & Mitigation Measures*

- The floodplain and wetland areas located along Spring Valley Creek and Dry Creek could be a significant hazard if attention is not given during design and grading

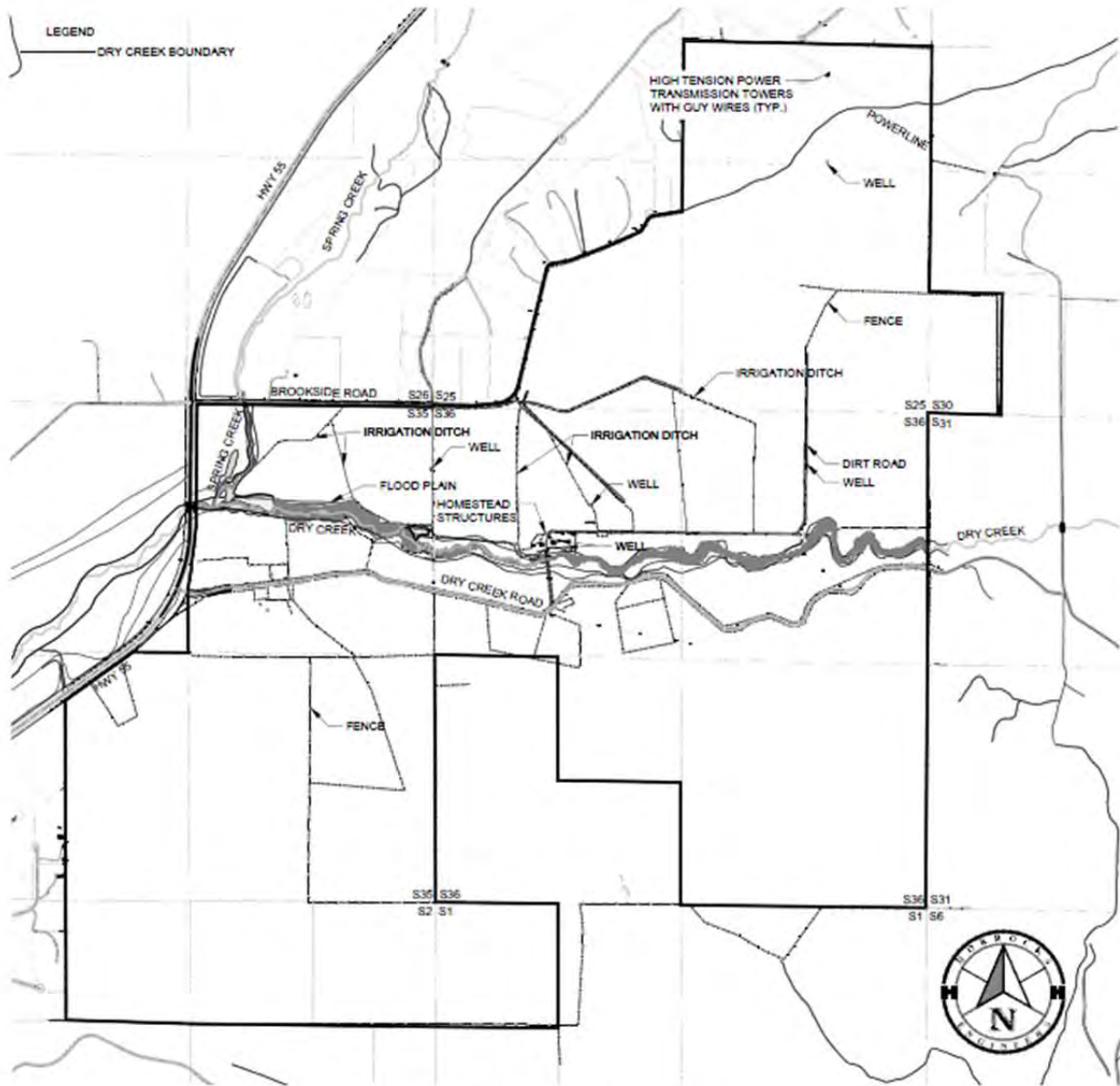
operations. Flooding can cause significant property damage and even loss of life. The hazard of the floodplain and wetlands are being mitigated by removing flood irrigation structures that cause minor ponding and by keeping the development footprint outside of their boundaries, thus avoiding any impact to the extent possible. The only exception will be the proposed road crossings across Dry Creek.

- Excessively steep slopes can cause slope stability concerns. The hazards of the steep slopes can be engineered to provide a safe situation, but within Dry Creek Ranch the steep slopes are being mitigated by avoiding development or reforming or reconstructing within these areas to a reasonable extent. The property received final closure from the IDEQ with a recommendation of No Further Action.
- Poor soils located within the flat farmland, and pockets of clays within the foothills as addressed within Section F-1.4.3. The Land Use Map was designed with the intent to minimize the potential for significant development in the vicinity. Large open spaces and parks are being planned in the area. The poor soils are able to support foundations, but may require special foundations or additional earthwork measures.
- With Dry Creek Ranch being located in and near the Boise foothills, brush fire possibilities are always a concern. The Dry Creek Ranch development will be implementing a Habitat Mitigation Plan. The Habitat Mitigation plan will include measures such as removing invasive vegetation species, providing "greenstrips" or fuel breaks, provide fire hydrants and access roads to aid in fire fighting, and promote a fire wise community.

**F-1.11 MAP FEATURES**

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A map of the existing features can be seen as Figure F-1.10. The map shows all known structures, roadways, easements, section lines, power poles, vaults, utilities, wells, and other important data that is located in the Dry Creek Ranch Development. These features will remain, be removed, be relocated, or be abandoned as the needs of the Dry Creek Ranch Planned Community develop.



**MAP FEATURES**

FIGURE F-1.10



**BHH DRY CREEK RANCH**

SCALE: 1" = 1500'  
 REV 0 070816  
 PROPERTY OF BHH, LLC



5700 E. Franklin Rd., STE. 160  
 Nampa, ID 83687  
 208-463-4197

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**ELEMENT F – DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-2**

**A Narrative Describing the Proposed Land Uses and Design of the Subject Site  
and  
Introduction to the Property**

## INTRODUCTION TO THE PROPERTY

Dry Creek Ranch is a farm-to-market community honoring its Idaho heritage by providing its residents “room to grow.” Located adjacent to Highway 55 and near Hidden Springs Planned Community and Shadow Valley Golf Course, the community provides a variety of housing choices and amenities, including community gardens, parks, trails, and miles of greenbelt interconnecting the community.



Three generations of Jekers raised crops and livestock on Dry Creek Ranch for over 70 years. The farm itself has been farmed for over 100 years. During the Jeker tenure, the majority of the hillside areas were used for high-intensity livestock grazing. The valley floor has been farmed intensively for row crops, alfalfa, and other feed crops. The history of this property is firmly rooted in agriculture; the Dry Creek Planned Community intends to honor that legacy.

## MAJOR PLAN ELEMENTS

A farm-to-table lifestyle connects each of the four neighborhoods within the 1,414-acre community.

On the north, Dry Creek Ranch abuts large residential acreages. To provide consistency with these neighbors, the “**Equestrian**” neighborhood provides larger lots in a rural setting. Trails and rural road sections will make these properties attractive to those seeking a self-sufficient lifestyle, providing room for larger gardens, orchards, and pastures.

The densities of Dry Creek increase moving south toward the heart of the project, the “**Central Valley**,” which is centered on Dry Creek itself. Dry Creek will be preserved and greenbelts will be provided on each side, connecting the two village centers proposed for the community. In addition to amenities that are anticipated to include soccer fields, equestrian facilities, and amphitheaters, the village centers will honor the farm-to-table vision for the community by providing large community gardens and the opportunity for orchards.





The east village center is located adjacent to a proposed school site, which will be donated to the West Ada School District. It is expected that the east village center and school will include shared play facilities, as illustrated below.



The greenbelt within the Central Valley connects two other neighborhoods within Dry Creek. These include the “**Crossing**,” which is the commercial and mixed-use area of the development. Located immediately east of Highway 55, the Crossing will provide for neighborhood commercial opportunities, as well as a mix of housing, including multifamily. A concept of the Crossing and its interface with the west village center is shown in the drawings below:



The Dry Creek greenbelt also connects the “**East Valley**,” which is located on the east side of the project and provides an intermediate mix of densities adjacent to the east village center.

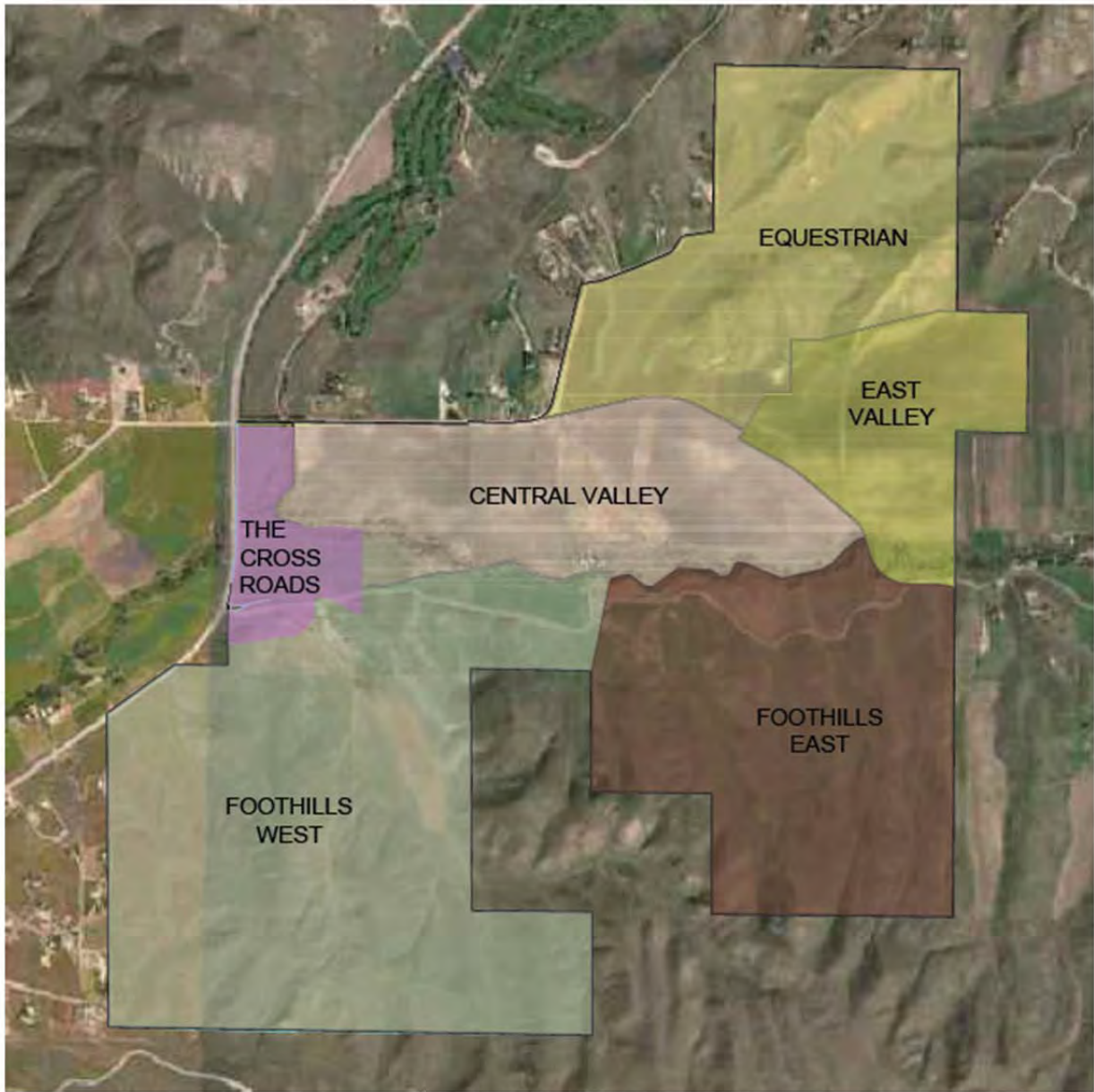
Proceeding from the central heart of the community, the terrain leads to the “**East and West Foothills**.” The East Foothills are part of the initial preliminary plat and have been carefully designed with a balanced grading plan to respect the land and topography. As in other areas, pocket parks with small garden areas will provide the same agricultural opportunities provided in the Equestrian, Central Valley, and East Valley. Each neighborhood links with the others to provide a cohesive community with a variety of housing, recreational, and agricultural opportunities.

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The neighborhood plan for Dry Creek is shown below:

**ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN**



**NEIGHBORHOOD PLAN**



FIGURE B-3.d

**BHH DRY CREEK RANCH**

SCALE: 1" = 1500'  
REV 3 122316

PROPERTY OF BHH INVESTMENT 1414, LLC



5700 E. Franklin Rd., STE. 160  
Nampa, ID 83687  
208-463-4197

## Cultural Resources

Many of the buildings associated with the original Jeker homestead have fallen into disrepair; however, this application will ensure the legacy carries on in ways beyond simple planning. For example, the existing home and ice house will be retained and placed on a separate lot. It is unlikely that the other buildings will be preserved; however, components of these buildings (boards, etc.) as well as other farm instruments and components will be used in the construction of future community centers and placed in pocket parks, tying this project to its past.



## Residential Component

The Dry Creek Ranch Master Plan and Zoning Ordinance provide for a variety of residential opportunities within the overall community. Of the 1,414-acres within Dry Creek Ranch, approximately 986 gross acres will be developed, with the remainder in open space. At buildout Dry Creek Ranch will have approximately 1,815 dwelling units.

The Dry Creek Ranch Master Plan has four residential land use designations, as further described below:

**EQUESTRIAN DISTRICT:** Approximately 241 gross acres of the site are located in this land use designation. This land use corresponds with the Equestrian neighborhood area and is located in the northern region of Dry Creek Ranch. The Equestrian District allows single-family residential detached dwellings at a gross density between 0.5 and 3.5 dwelling units per acre. For purposes of calculating potential number of homes within this district, approximately 1.14 dwelling units per net acre have been assumed at buildout for a total of approximately 274 units.

**HILLSIDE DISTRICT:** Approximately 286 gross acres of the site are located in this land use designation. This land use is located in the foothills areas on the southern half of Dry Creek Ranch. In addition to single-family detached dwellings, the Hillside District allows single-family attached, duplexes, and townhomes at a gross density between 1.5 – 5.5 dwelling units per acre. For purposes of calculating potential number of homes within

this district, 2.16 dwelling units per net acre have been assumed at buildout for a total of approximately 639 units.

**LOW DENSITY DISTRICT:** Approximately 56 gross acres of the site are located in this land use designation. This land use is located generally within the central regions of Dry Creek Ranch, in the Central Valley and East Valley neighborhoods. The Low Density District permits single-family detached and attached dwellings, including duplexes and townhouses, at a gross density between 2.5 – 4.0 dwelling units per acre. For purposes of calculating potential number of homes within this district, 3.2 dwelling units per net acre have been assumed at buildout for a total of approximately 178 units.

**MEDIUM DENSITY DISTRICT:** Approximately 189 gross acres of the site are located in this land use designation. This land use is located primarily in the Central Valley neighborhood near Dry Creek and between the village centers. The Medium Density District allows single-family residential detached dwellings, as well as single-family residential attached dwellings, including duplexes and townhomes, at a gross density between 4.0 – 7.0 dwelling units per acre. For purposes of calculating potential number of homes within this district, 3.6 dwelling units per net acre have been assumed at buildout for a total of approximately 674 units.

**Proposed Building Types Summary:**

The community plan for Dry Creek Ranch will provide a variety of housing for diversified lifestyles and price ranges, homes will be located in lower densities on the outer areas of the project, with higher densities near the center of the project, near Dry Creek.

Dry Creek Ranch anticipates a variety of housing prototypes offered in the Planned Community. The single-family detached units will range in size from 1,500 to 6,000 square feet; the single-family attached units will range in size from 900 to 2,200 square feet. All of the single-family detached units will be located in the traditional, neighborhood setting.

Residential construction is anticipated to occur from 2017 through 2032. Dry Creek Ranch's economist team anticipates the residential units to sell at an average price of \$360,912, while the average new home sales price in Ada County for the fourth quarter of 2006 was approximately \$305,800. The range of anticipated prices is from \$338,000 to \$540,000.

**Mixed-Use Component:**

The Mixed-Use District of Dry Creek Ranch is located adjacent to Highway 55. It will provide a wide variety of opportunities to combine complimentary residential and commercial uses. The site is limited to 50% residential (with a minimum of 25%), and will permit intense multi-family uses at densities from 7 up to 20 dwelling units per acre. Approximately 15 gross acres of the site are located in this land use designation.

**Village Center Component:**

The Village Centers are the focus of the farm-to-table concept that is Dry Creek Ranch. Approximately 20 gross acres of the site are located in the two Village Centers, which are located on the eastern and western sides of the Central Valley neighborhood and are linked by the new Dry Creek greenbelts. The Village Centers will promote an agricultural lifestyle by providing opportunities for neighborhood farms and orchards, along with equestrian facilities

and community gathering places such as amphitheaters. Limited mixed-use development options, including limited commercial uses, for portions of the site are also available.

Depictions of possible village center elements are shown in Element B-1 and in this Element F-2, above. Additional depictions are provided below:



Village Center #1 is located in the western quadrant of the site and is approximately 9 gross acres in size. Village Center #2 is located in the eastern quadrant of the site and is approximately 14 gross acres in size.

**Parks Component:**

The Park District provides both active and passive recreational opportunities. Approximately 97 gross acres of the site are located within this land use designation.

A major component of the Park District will be the extensive trail and greenbelt system, including miles of new greenbelts along each side of Dry Creek and one new greenbelt along Spring Valley Creek. While the allure of Dry Creek Ranch to many of the residents will be the pedestrian, biking, and equestrian trailways through the site, it is the intent of the Developer to provide other amenities within the Park District. These amenities will include, on a case-by-case basis, planter boxes, bike facilities, community farms, and, in certain locations, clubhouses and meeting facilities.

**Institutional/School Site Component:**

The Institutional/School Site land use designation is approximately 7 gross acres of Dry Creek Ranch. The main intent for the land use is for the development of one (1) elementary school site.

The developer of Dry Creek Ranch has met with Joe Yochum, Assistant Superintendent of Operations of the Joint School District No. 2, on several occasions to discuss the needs of the School District and what accommodations need to be taken into consideration. The result of these discussions was an agreement by the Developer to donate a site to Joint School District No. 2 for an elementary school site. The site is identified on Figures B-3.a and B-3.b.

**Natural Open Space Component:**

The natural open space district allows for protection of environmentally sensitive areas with characteristics such as steep slopes, habitat or areas of significant biological productivity or uniqueness that have been designated for protection.

The natural open space land use designation is approximately 374 gross acres of Dry Creek Ranch. The natural open space land use is found in the northern and southern portions of the site within the foothills. This district shall be thought of as natural open space for the Dry Creek Ranch Planned Community; however trails, both paved and unpaved, along with interpretative signage are allowed within this district.

**Commercial Component:**

The Commercial district allows for community commercial opportunities that serve the residents of the Dry Creek Ranch Planned Community. The commercial land use designation is approximately 10 gross acres and is strategically placed along Highway 55 on the western side of the project. This area has the most opportunity and appeal to commercial retailers.

It is important to note that while this is the only parcel labeled as a commercial land use designation, the Dry Creek Ranch Zoning Ordinance allows for commercial opportunities under an administrative and conditional use process within the Mixed-Use District and, on a much more limited basis, within the Village Center. For purposes of the economic study submitted as a part of this planned community application, 85,000 square feet of various commercial and office uses were estimated. Due to the uncertainty of the end users, these numbers may need to be adjusted with future evaluations of Dry Creek Ranch.



### **Transportation Component:**

A thorough Traffic Impact Study (TIS) has been conducted as a part of the Dry Creek Ranch Planned Community application. The full TIS can be reviewed in Element G.

With regard to existing roads and intersections:

- SH-55 is a north-south, four-lane facility from SH-44 to Beacon Light Road with added turn lanes at SH-44, Hill Road, Floating Feather Road and Beacon Light Road. SH-55 is a two-lane facility north of Beacon Light Road with added left-turn lanes at Dry Creek Road and Brookside Lane. SH-55 is classified as a principal arterial by COMPASS. The posted speed limit is 55 mph.
- Dry Creek Road is an east-west, two-lane roadway classified as a minor arterial by COMPASS 2030 Functional Classification Map. The roadway is paved and the posted speed limit is 25 mph.
- Brookside Lane is an east-west, two-lane roadway with no roadway classification. For the purposes for this study it will be treated as a residential arterial roadway. ACHD and ITD have indicated the desire for Brookside Lane to be the primary access route from Dry Creek Ranch to SH-55. The posted speed limit of 25 mph will be used for this study.
- Beacon Light Road is an east-west, two-lane roadway classified as a minor arterial by COMPASS. The posted speed limit is 35 mph.
- Floating Feather Road is an east-west, two-lane roadway classified as a minor arterial by COMPASS with added turn lanes at SH-55. The posted speed limit is 35 mph.
- Seamans Gulch Road is a north-south, two-lane roadway classified as a minor arterial by COMPASS. The posted speed limit is 35 mph,
- Hill Road Parkway is an east-west, two-lane roadway classified as a minor arterial by Compass with added turn lanes at Seamans Gulch Road and Gary Lane. The posted speed limit is 35 mph.
- Cartwright Road is an east-west, two-lane roadway classified as a minor arterial by Compass. The posted speed limit is 25 mph.

The intersections in the site vicinity are described below:

- The intersection of SH-55 with Dry Creek Road is a T-intersection with the stop sign on the Dry Creek Road approach. All the approaches have a single thru lane except for southbound SH-55 that has a separate left-turn lane.
- The intersection of SH-55 with Brookside Lane is currently a two-way stop-controlled intersection. The stop signs are on the Brookside Lane approaches. All the approaches have a single thru lane; SH-55 has added left-turn lanes on the northbound and southbound approaches. The development will revise this intersection and construct a traffic signal and additional turn lanes based on the

capacity analysis.

- The intersection of SH-55 with Beacon Light Road is a T-intersection with the stop sign on the Beacon Light Road approach. The Beacon Light approach has a single thru lane and no additional turn lanes. SH-55 provides two through lanes in each direction with a left-turn lane on the northbound approach.
- Floating Feather Road intersects SH-55 as a signal-controlled intersection. SH-55 provides two thru lanes with added left-turn lanes on the approaches. The eastbound approach of Floating Feather Road has added left and right turn lanes, and the westbound approach has an added left-turn lane.
- SH-44 intersects SH-55 as a signal-controlled intersection. The southbound SH-55 approach has dual left-turn lanes and an added right-turn lane, and the northbound approach has a single thru lane without additional turn lanes. The eastbound approach of SH-44 has added dual left-turn lanes, and the westbound approach has added left and right turn lanes.
- Hidden Springs Drive intersects Seamans Gulch Road as a stop-controlled T-intersection, with the stop sign on the Hidden Springs Drive approach. The Hidden Springs Road approach has separate lanes for left and right turns onto Seamans Gulch Road. The Seamans Gulch Road northbound approach as an added right-turn lane.
- Seamans Gulch Road intersects Hill Road Parkway as a stop-controlled, T-intersection. All approaches have a single thru lane. The stop sign is on the eastbound Hill Road Parkway approach and includes a free-running right turn lane. The other approaches have added left-turn lanes.
- Gary Lane intersects Hill Road Parkway as a signal-controlled T-intersection. All approaches have a single thru lane with additional turn lanes, which accommodate each movement separately.

### **Proposed Roadway System:**

After meeting with Ada County Development Services, ACHD and ITD throughout the master-planning of Dry Creek Ranch, all parties agreed that Brookside Lane should be the main residential arterial throughout the project, while allowing Dry Creek Road to also be classified as a residential arterial roadway. With the development of Dry Creek Ranch, Dry Creek Road will be realigned to be a straighter and safer roadway than what currently exists.

Both ACHD and ITD have completed their review of the proposed roadway system and mitigation at Dry Creek Ranch. ITD approved the proposal by letter dated October 26, 2016. ACHD approved the proposed roadway system at hearing on December 7, 2016.

### **Traffic Reduction/Trip Capture:**

Dry Creek Ranch will provide opportunities for trip capture due to on-site employment opportunities; one (1) school site; parks and activity nodes and commercial opportunities.

Dry Creek Ranch is designed to reduce reliance on vehicular transportation and to minimize and

contain the trips by:

- Providing an asphalt greenbelt on both sides of Dry Creek (gravel on north side and asphalt on south side) and on one side of Spring Creek for a total of approximately 3 miles;
- Providing neighborhood commercial services within walking and bicycle distance that will reduce the number of trips outside of the community;
- Providing regional commercial opportunities on-site within walking and bicycle distance for a portion of the community that will reduce the number of trips outside of the community;
- Providing for one (1) on-site elementary school within walking distance of the homes to meet the needs of the Dry Creek Ranch youth;
- Providing a park and ride lot allowing for reduced vehicular transportation outside of the community. The developer is committed to working with ACHD to determine the final location for the park and ride lot within the Mixed-Use zoning designation;
- Creating an extensive pedestrian, equestrian, and bicycle path connectivity system utilizing detached sidewalks and detached pedestrian and bicycle pathways and trails;
- Providing neighborhood pocket parks, within close proximity of the residents to meet both active and passive recreation activity; and
- Providing employment opportunities through the mixed-use nature of the community.

#### **Development and Design Standards:**

The development and design standards for Dry Creek Ranch provide development standards necessary to maintain and promote lasting value within the community. The community will be based on standards including:

- Development of parcels as neighborhoods, which will promote connectivity between the neighborhoods and provide a sense of community as shown in Element B-3.
- Providing large home sites on the outer areas of the project that will transition the community with existing rural acreage subdivisions as also shown in Element B-3.
- Use of the Dry Creek Ranch Design Guidelines requirements to maintain and enforce the vision of the Dry Creek Ranch community as shown in Element F-9.
- The landscape strategy of Dry Creek Ranch will follow Ada County standards.
- Design of Dry Creek Ranch will also follow the standards set forth in the Wildlife Mitigation Plan described in Element F-8

***Received***

*By Ada County Development Services December 28, 2016*

**ELEMENT F – DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-3  
Existing Land Uses**

**PROJECTION LOCATION**

The 1,414-acre Dry Creek Ranch Planned Community lies to the east side of Highway 55, in unincorporated Ada County, northeast of Eagle, Idaho. Brookside Lane bounds most of the property to the north; the Ada County landfill property to the south; Highway 55 to the west and the Hidden Springs Planned Community is approximately one-quarter mile to the east on Seaman's Gulch Road.

**EXISTING LAND USES WITHIN A ONE MILE RADIUS**

**To the North:**

Brookside Lane bounds most of the property along the northern boundary. Two platted subdivisions are located on the north side of Brookside Lane: Rubble Subdivision and Spring Creek Estates Subdivision Phases One through Three. These are larger acreage lots which range between 0.96-acres to over 17-acres in size and are zoned Rural Residential (RR).

Immediately to the north and to the west of each of these two developments is the Shadow Valley Golf Course which is approximately 240-acres in size. The course is a public golf course and is zoned RR.

Sombra Canyon Subdivision sits to the northwest of the site, on the west side of Highway 55. These lots are 10+ acres in size and are zoned RR. The remaining land north of Dry Creek Ranch is a mix of RR and Rural Preservation (RP) land uses.

**To the West:**

Highway 55 bounds most of the project to the west. Most of the land to the west is a mix of RR and RP land uses. Maryglen Subdivision Phases One and Two is the only development that abuts the site on the southwest portion of the planned community. Most of the lots in this development are at least 5-acres in size.

**To the South:**

The land to the south of Dry Creek Ranch is owned by Ada County. The Hidden Hollow landfill site is located within this acreage. RR and RP make up the land use designations within this site.

**To the East:**

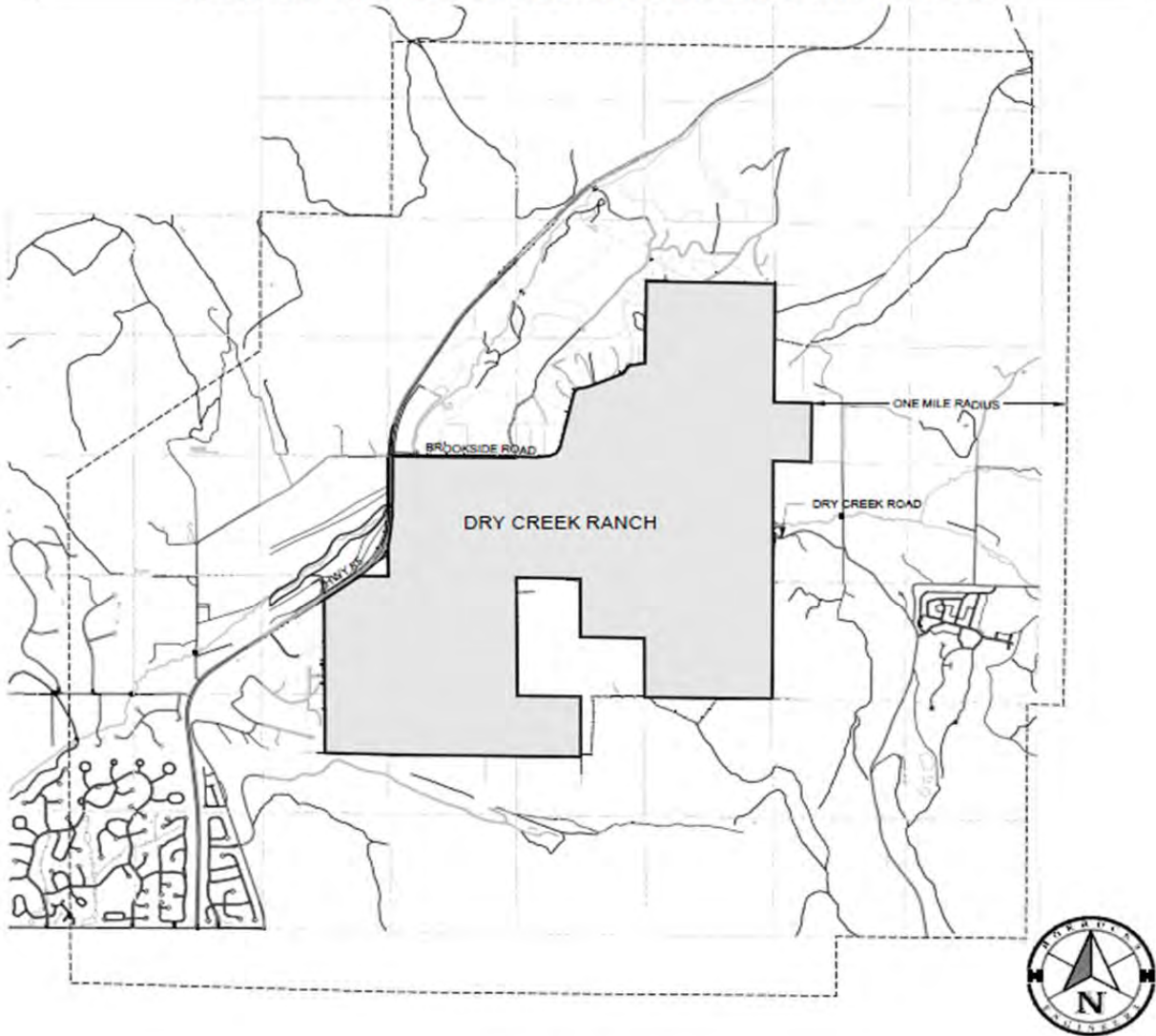
Approximately one-half mile from the eastern boundary of Dry Creek Ranch is the Hidden Springs Planned Community which has the zoning designation of Planned Community (PC).

Seven other platted developments are located to the east of Dry Creek Ranch. They are: Wendale Subdivision; Echanove Ranch Subdivision; Spiker Subdivision; Redhawk Estates Subdivision; Currant Creek Subdivision; Hidden Hollow Subdivision; and Cimarron Springs Subdivision. All of these developments have a zoning designation of RR.

**Received**

By Ada County Development Services December 28, 2016

**ELEMENT F. DRY CREEK RANCH DEVELOPMENT PLAN**



**VICINITY MAP**

**FIGURE F-3.a**

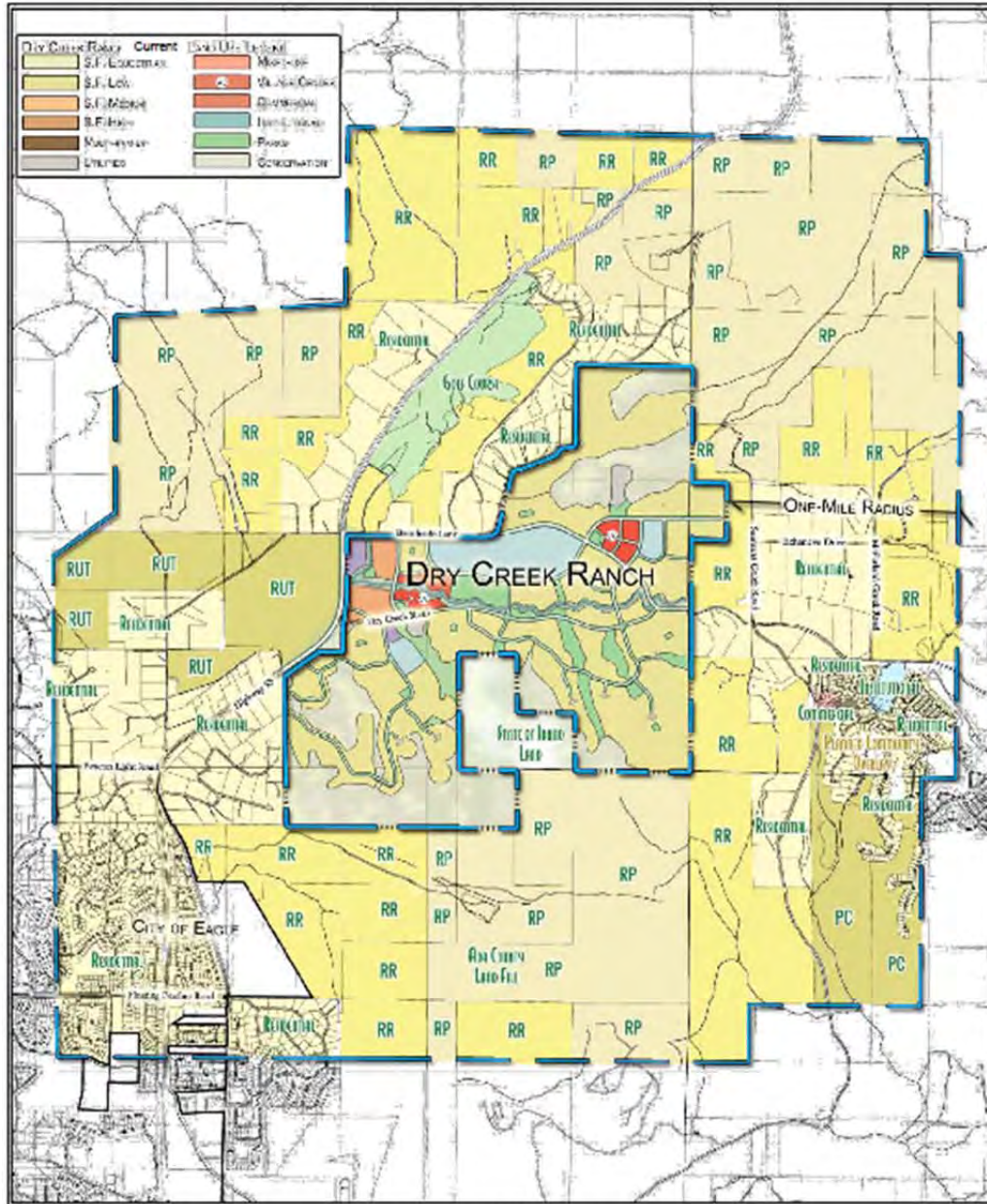
**BHH DRY CREEK RANCH**

SCALE: 1" = 3000'  
REV 0 070816  
PROPERTY OF BHH, LLC



5700 E. Franklin Rd., STE. 160  
NAMPA, ID 83587  
208-463-4197

ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



EXISTING LAND USE MAP

FIGURE F-3.b

BHH DRY CREEK RANCH

SCALE: 1" = 3000'  
REV 0 070816

PROPERTY OF BHH, LLC



5700 E. Franklin Rd., STE. 160  
Nampa, ID 83687  
208-463-4197

*Received*

*By Ada County Development Services December 28, 2016*

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-4  
Narrative Assessment of Development and Population**



## INITIAL FINDINGS

The Dry Creek Ranch Planned Community of residential housing and commercial development is slated to be constructed over a 15-year period. At full build-out, it is anticipated that nearly 1,815 residential housing units will have been constructed along with two (2) village centers with ample commercial business opportunities that will serve the residents of the Dry Creek Ranch community.

The development will include 85,000-square feet of commercial and office uses, approximately 10-acres of institutional/school uses that will allow for construction of one (1) school site, a sizable active recreational field, the opportunity for equestrian uses and businesses and much more.

The overall gross density for Dry Creek Ranch is anticipated to be approximately 1.28 dwelling units per acre. It is important to note that the density may be higher or lower as the community develops depending on market conditions. It is anticipated that the buildout of Dry Creek Ranch will include an estimated 4,538 residents, calculated at 2.5 residents per dwelling unit.

## DEMOGRAPHICS

### Households and School-Age Children:

Total residential units in the Dry Creek Ranch at full buildout are expected to number approximately 1,815.

Per 2015 U.S. census data, the average household size for Ada County is 2.6 persons, with approximately 24.8% under the age of 18. Applying this household size to the number of households results in a Project population of 4,787 persons and 1,187 children, of which 820 are anticipated to be of school age. Dry Creek Ranch actually falls into two (2) different School districts, the Boise Independent School District and the Joint School District #2. Dry Creek Ranch has an agreement with Joint School District #2 regarding attendance of school-age children and has agreed to donate a school site, as shown on the Land Use Map of the project (Figure B-3.a).

### Employment:

A number of persons will be employed at Dry Creek Ranch's 85,000-square feet of commercial, office, and institutional space. Employment estimates are generally calculated by land use category according to estimates of square feet per employee by building type.

It is anticipated that the commercial areas of Dry Creek Ranch will be significantly less intense than the current approvals, which anticipate 1,995 employees on-site (see Table E1-9). The actual employment at Dry Creek Ranch will depend on market conditions, but given the 90% reduction in commercial floor space, we anticipate 200 employees on-site.

## POPULATION AND HOUSEHOLD TRENDS

Between 1990 and 2000, the County grew by 9,500 residents and 3,600 households per year. Between 2000 and 2006, the County added 10,700 residents and 3,970 households annually, a higher annual absolute growth than in the prior decade, according to the Community Planning Association of Southwest Idaho (COMPASS). The large majority of historical growth between

1990 and 2000 occurred in Boise (65-percent) and Meridian (23-percent). Between 2010 and 2015, the number of residents and households in Ada County grew by about 10.7 percent. Per 2015 Census Data, Ada County included about 434,211 residents and 154,408 households in 2015.

Per COMPASS, Ada County is projected to grow from 365,200 residents in 2006 to 684,287 in 2040. The number of households is projected to reach 276,542 in 2040 and driving demand for new housing.

### **EMPLOYMENT TRENDS**

The strong population growth in Idaho is helping fuel job growth by encouraging businesses to relocate or open new operations in the area. At the same time, the associated job growth brings additional households and population. Idaho created new jobs at a faster rate than any other state in the nation from the second quarter of 2005 to the second quarter of 2006. More specifically, as of December 2006, the unemployment rate for Ada County was 2.6-percent, down from 2.8-percent in December of 2005. Current unemployment in Ada County is 3.3%, per the Bureau of Labor Statistics. Furthermore, COMPASS projections estimate that there were 193,875 jobs in Ada County in 2006 (see Table E1-12 in Element E) and 203,832 in 2014. Ada County jobs are projected to reach 277,300 in 2025 and 352,094 in 2040.

In 2005, Boise was considered the best place in the United States for business and careers by Forbes Magazine and the second best City in America to do business by Inc. Magazine. In total, approximately 44,000-people currently work in the downtown corridor. Micron Technology's headquarter employs approximately 9,500-people, making Micron the largest employer in the Boise area. Micron is approximately two (2) miles east of Boise on Federal Way, off of Interstate 84. Micron Technology and Intel Corporation announced a deal at the end of 2005 to invest in a new joint-venture company to produce memory devices used in digital cameras, cell phones, camera recorders and MP3 players. The new company, IM Flash Technologies, will use the Micron facilities in their; Boise, Lehi, Utah and Virginia plants.

Jobs play a major role in the choice of residence, and consumers of all property types are generally willing to pay a premium for locations close to their work place. As such, while located north of the city, Dry Creek Ranch will enjoy an advantage over other locations in Ada County due to its central location. The site's central location along Highway 55 makes it very accessible to Caldwell, Nampa, and Downtown Boise, as well as the Boise Airport and Micron Technologies.

Per 2015 U.S. Census data, the average commute to work in Ada County is about 20 minutes. By comparison, the estimated travel time from Dry Creek Ranch is approximately seven (7) minutes to Eagle, 20-minutes to Downtown Boise, 25-minutes to the airport and 27-minutes to Micron.

### **DEVELOPMENT TRENDS**

The number of permits issued in Ada County ranged from about 2,570-units in 1990 to 7,850-units in 2005 (see Table E1-13 and Figure E1-1 in Element E). Per U.S. Census bureau data, that number increased to 9,954 in 2015, Approximately 85-percent of the permits were for single-family units (see Table E1-14 in Element E) and close to 15-percent were for multi-family units (see Table E1-15 in Element E). Multi-family product types have not been a significant part of the Ada County residential market in part due to relatively inexpensive land. In 2015, 78% of

permits were issued for single-family units.

### **PRODUCT ACCEPTANCE AND PRICE POINTS**

Per 2015 U.S. Census data, the median value of owner-occupied housing units in Ada County from 2010-14 was \$183,300. By comparison, the estimated average home price for Dry Creek Ranch will be \$360,912.

Though the Northeast Boise submarket has higher price points than the rest of the County, homes tend to stay on the market for shorter periods of time than the overall County. During the fourth quarter of 2006, the market period for Northeast Boise was 68-days, or close to ten (10) weeks, for new homes while the market period for Ada County was 94-days, or more than 13-weeks.

In recent years, the market has absorbed new developments with prices above the median Hidden Springs, for example, sold homes with an average homes sale price of \$395,000 during the twelve (12) months of 2006. The price range of homes sold was \$225,000 to \$1.15-million. In total, according to MLS, approximately 190-single-family homes were sold in Hidden Springs during 2006.

### **MARKET CONTEXT**

Dry Creek Ranch will include about approximately 1,815-units, built over the course of about fifteen (15) years. This represents an average annual rate of growth of approximately 121-units. Several factors suggest that this level of absorption is achievable at Dry Creek Ranch:

- The significant projected household growth and associated housing demand mean that Dry Creek Ranch needs to capture a relatively small proportion of overall demand.
- 
- Dry Creek Ranch has a number of competitive advantages compared to many developments, including its plans for its two (2) Village Centers, its large expanses of natural open space as well as parks and trails, and its central location. In addition, Dry Creek Ranch will offer a broad range of residential product types. As a result, it will improve its absorption rate relative to developments that offer a narrower range.
- A comparison of price points currently proposed for the Dry Creek Ranch residential product types places with similar product types at recent developments in the County places them in a similar range. As a result, this pricing structure will likely be accepted in the market and will not slow the absorption rate relative to other projects.

### **COMMERCIAL, OFFICE, RETAIL AND SERVICE USES**

The commercial, retail and service uses represent important amenities that will both attract and serve residents and visitors at Dry Creek Ranch. The sections below describe the importance of and need for the office and the retail development.

#### Office/Research and Development

Of the approximately 11.5-million square feet of office space in the Boise Metro area, roughly 5-percent has located in the northwest and Eagle submarkets of the city. As the western portions

of the Metro area around Meridian and Nampa attain the point where commute times into the city reach a level undesirable to commuters, residential and office developments are going to naturally begin to start locating elsewhere. As this happens, the natural progression will shift east and north towards undeveloped and available land. In this regard, Dry Creek Ranch is perfectly situated to capture a reasonable portion of this office demand in the coming years.

With regards to its location, Dry Creek Ranch offers a desirable blend of natural, open suburban living with the convenience of close proximity to the major business centers of the Boise metro area. Businesses and offices located at Dry Creek Ranch are conveniently located relatively close to Eagle, Downtown Boise, and the airport, which are only seven (7), 20 and 25 minutes away respectively. Due to its proximity to these locations, businesses at Dry Creek Ranch will be able to interact easily with other businesses in the community as well as other parts of the country.

### Retail

The retail development at Dry Creek Ranch is envisioned as serving Dry Creek Ranch residents and visitors, surrounding communities, and travelers along Highway 55. As described in more detail above, the retail program includes two (2) Village Centers located amongst the residential development of Dry Creek Ranch, as well as commercial parcels strategically located closer to Highway 55.

The approximately 4,538-residents at Dry Creek Ranch will provide a significant demand for retail. These local residents will provide a large proportion of the demand for the new retail, though other residents living close to Dry Creek Ranch are likely to be drawn by the neighborhood-feel of the Village Centers.

The convenience/gas stations, and restaurants that will naturally locate in the commercial areas along and near Highway 55 will serve regional residents and the traffic along Highway 55. As more planned communities, such as Avimor, future phases of Avimor and M3, begin the traffic volume and retail demand from area residents will further increase. At the current time, very little retail establishments exist past Dry Creek Ranch along Highway 55, the site is ideally located to capture retail demand in the area.

THK Associates, Inc. estimates that if other planned communities develop in the surrounding area, approximately 15 to 20-percent of the demand for retail services at Dry Creek Ranch will come from residents of other communities and visitors and tourists traveling along Highway 55. This breakdown is consistent with the planned orientation of the 10-acre commercial parcel located along Highway 55.

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-5  
Transportation and Mobility Plan Update**

The following is an update to the previously performed traffic impact study and analysis performed for the Dry Creek Ranch Planned Community.

Following the TIS update are illustrative trail locations and walking distance radii.

In addition, the approvals by ITD (dated October 26, 2016) and ACHD (dated December 8, 2016) are also attached.



# KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

101 S Capitol Boulevard, Suite 301, Boise, ID 83702 208.338.2683 208.338.2685

## MEMORANDUM

Received

By Ada County Development Services December 28, 2016

Date: July 20, 2016

Project #: 20277

To: Brad Pfannmuller, BHH, LLC

From: Andy Daleiden, PE

Project: Dry Creek Ranch – Ada County, Idaho

Subject: Trip Generation, Trip Distribution, and Transportation Network



This memorandum presents the trip generation, trip distribution, and transportation network for the proposed Dry Creek Ranch development located in Ada County, Idaho. This memorandum addresses the following items:

- Proposed Development Plan
- Trip Generation
- Trip Distribution
- Transportation Network

Additionally, a transportation impact analysis (TIA) is being developed for Ada County Highway District (ACHD), Idaho Transportation Department (ITD), and Ada County to assess the transportation system with the proposed development in place. The TIA will address the functional classification, existing and forecast year 2031 traffic volumes, existing and year 2031 forecast traffic operations, and trip assignment for the proposed development, as well as identify specific transportation improvements needed on the internal and external roadways and intersections within the study area. The TIA will be developed to meet the agency requirements for a TIA. For reference, a scoping meeting was held on July 18<sup>th</sup> 2016 with the development team (BHH, LLC), ACHD, ITD, and Ada County. *Attachment "A" includes the meeting sign-in sheet.*

After this meeting, a scope of work memorandum was developed for the TIA and submitted to ACHD, ITD, and Ada County on July 20, 2016. *Attachment "B" includes the scope of work memorandum for the TIA.*

## PROPOSED DEVELOPMENT PLAN

The proposed development is located on a 1,414 acre site on State Highway (SH) 55 just north of the City of Eagle. The proposed site is generally bounded by farmland and Shadow Valley Golf Course to the north, farmland to the east, Highway 55 to the west, and farmland to the south. Figure 1 illustrates the location of the site.

The proposed development is planned to include a 1,750 single family homes, 21 acres of commercial, and a 600-student elementary school. The 21-acres of commercial is planned to consist of the following individual uses:

- a 16 fueling position gas station with convenience market and car wash,
- 20,000 square-foot specialty grocery store,
- 3,500 square-foot fast food restaurant,
- 10,000 square-foot sit down restaurant,
- 30,060 square-foot specialty retail, and
- 7-acres of mini storage/RV storage.

Additionally, the proposed development will include parks/open space, equestrian area, and other supporting amenities. The proposed development is planned in phases with full build-out anticipated in the year 2031.

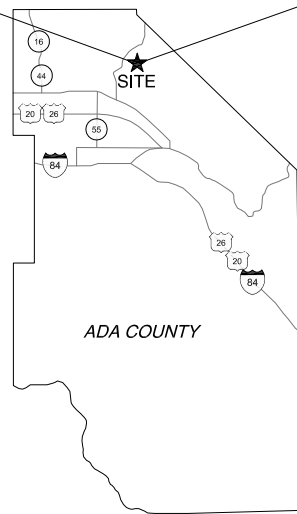
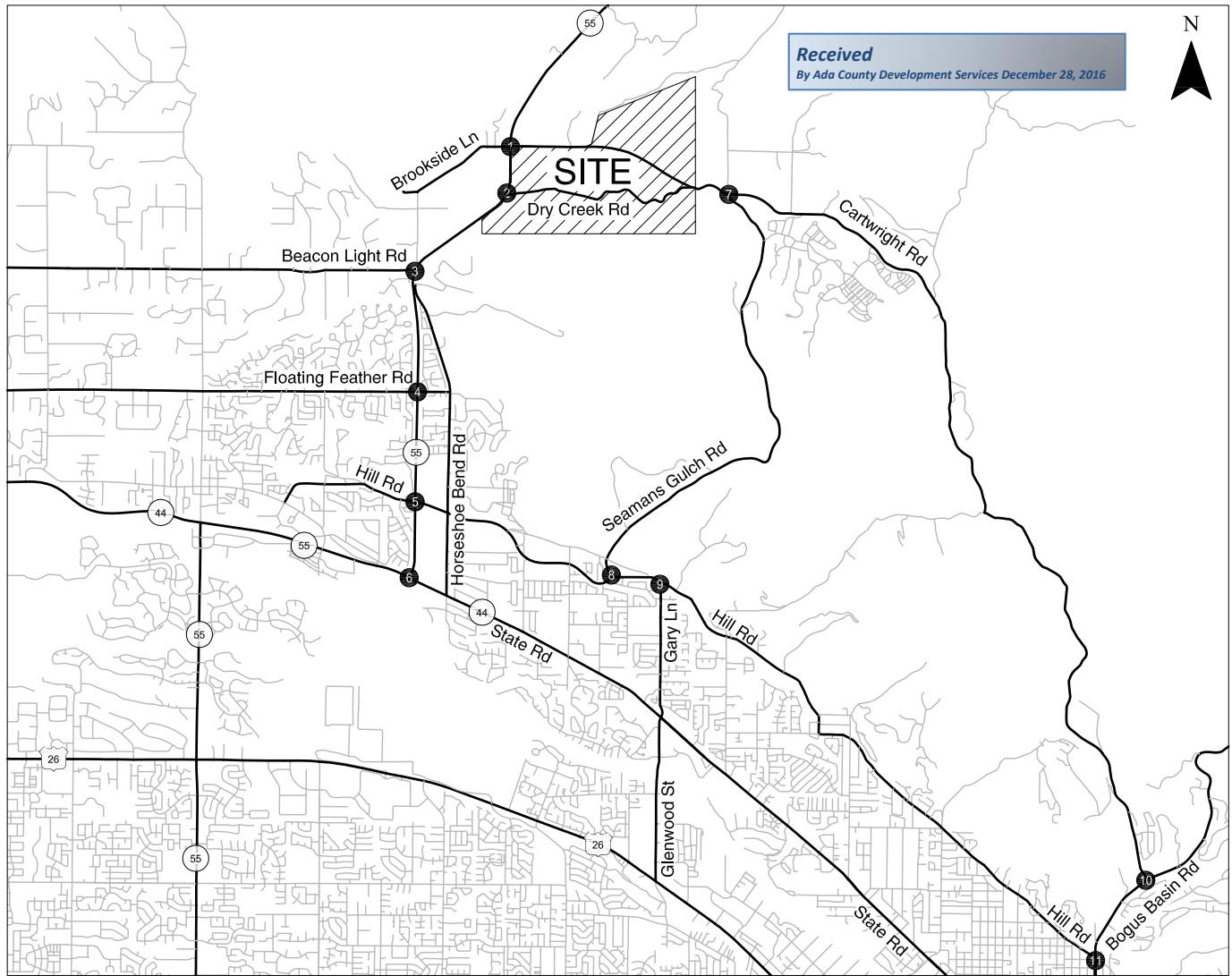
Access to the proposed development is planned via Dry Creek Road/SH 55 and an extension of Dry Creek Road to the north to form the east approach of the Brookside Lane/SH 55 intersection. Several local street connections are planned to connect with Dry Creek Road.

## TRIP GENERATION

The projected weekday daily, a.m., and p.m. peak hour vehicle trips for the proposed development were estimated based on the *Trip Generation Manual, 9<sup>th</sup> Edition* (Reference 1). Internal trip and pass-by trips were estimated using the *Trip Generation Handbook, 3<sup>rd</sup> Edition* (Reference 2). The National Cooperative Highway Research Program (NCHRP) 684 Trip Capture Estimation Tool was used in developing the estimate for internal trips. A 9% internal capture rate was used in the analysis for all uses, except for the internal trip percentage for the elementary school. An 8% internal capture rate was used in the analysis for the elementary school, which is consistent with ACHD's guidance on internal capture for residential/school developments.

Table 1 (on the next page) summarizes the estimated trip generation for the proposed Dry Creek Ranch development.

Received  
By Ada County Development Services December 28, 2016



- Study Intersections

### Site Vicinity Ada County, Idaho

Figure  
**1**

EXHIBIT # 71  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH, LLC – Boise Hunter Homes

H:\profile\20277 - Dry Creek Ranch TIA\dwg\figs\20277\_Figs.dwg Jul 19, 2016 - 5:39pm - bkorparaal Layout Tab: Fig 1\_Site Vicinity



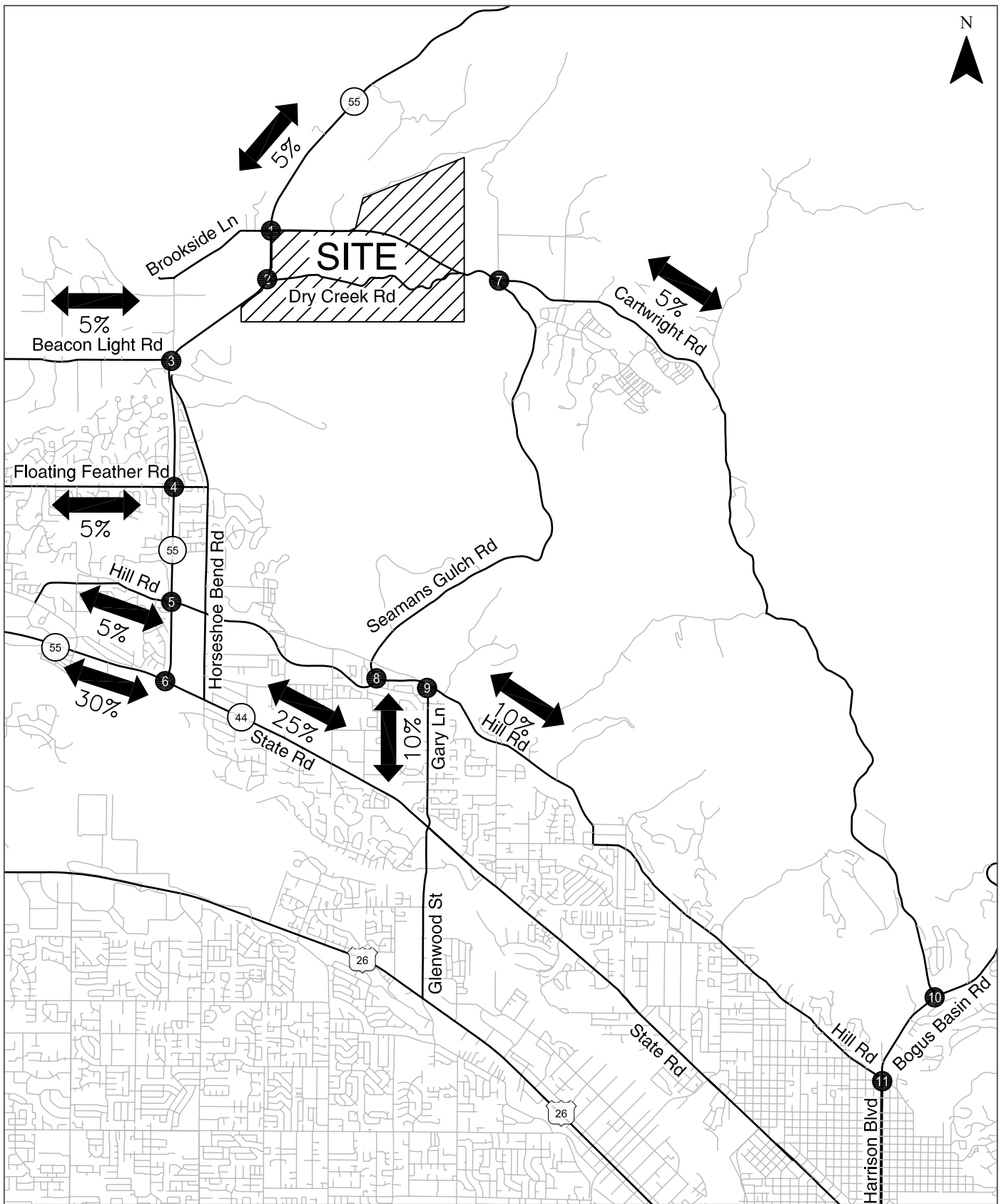
**Table 1. Proposed Dry Creek Ranch Trip Generation Estimate**

Land Use	Size	ITE Code	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i>	1,750 dwelling units	210	16,660 <i>1,500</i>	1,313 <i>118</i>	328 <i>30</i>	985 <i>88</i>	1,750 <i>158</i>	1,103 <i>99</i>	647 <i>59</i>
Elementary School <i>Internal Trips (8% Daily, 8% AM, 8% PM)</i>	600 students	520	774 <i>62</i>	270 <i>22</i>	149 <i>12</i>	121 <i>10</i>	90 <i>7</i>	44 <i>4</i>	46 <i>3</i>
Gas Station with Convenience Market and Car Wash <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (56% Daily, 62% AM, 56% PM)</i>	16 fueling positions	946	2,446 <i>220</i> <i>1,246</i>	189 <i>17</i> <i>107</i>	96 <i>9</i> <i>54</i>	93 <i>8</i> <i>53</i>	222 <i>20</i> <i>113</i>	113 <i>10</i> <i>58</i>	109 <i>10</i> <i>55</i>
Supermarket <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (36% Daily, 36% AM, 36% PM)</i>	20,000 square-feet	850	2,044 <i>184</i> <i>670</i>	68 <i>6</i> <i>22</i>	42 <i>4</i> <i>14</i>	26 <i>2</i> <i>8</i>	190 <i>17</i> <i>62</i>	97 <i>9</i> <i>32</i>	93 <i>8</i> <i>30</i>
Fast Food Restaurant with Drive-Through Window <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (50% Daily, 49% AM, 50% PM)</i>	3,500 square-feet	934	1,736 <i>156</i> <i>790</i>	159 <i>14</i> <i>71</i>	81 <i>7</i> <i>36</i>	78 <i>7</i> <i>35</i>	114 <i>10</i> <i>52</i>	59 <i>5</i> <i>27</i>	55 <i>5</i> <i>25</i>
High-turnover (Sit Down) Restaurant <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (43% Daily, 43% AM, 43% PM)</i>	10,000 square-feet	932	1,272 <i>114</i> <i>498</i>	108 <i>10</i> <i>42</i>	59 <i>5</i> <i>23</i>	49 <i>5</i> <i>19</i>	99 <i>9</i> <i>39</i>	59 <i>5</i> <i>23</i>	40 <i>4</i> <i>16</i>
Specialty Retail <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (34% Daily, 34% AM, 34% PM)</i>	30,060 square-feet	826	1,332 <i>120</i> <i>412</i>	82 <i>7</i> <i>26</i>	36 <i>3</i> <i>11</i>	46 <i>4</i> <i>15</i>	206 <i>19</i> <i>64</i>	99 <i>9</i> <i>31</i>	107 <i>10</i> <i>33</i>
Mini Warehouse <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i>	7 acres	151	248 <i>22</i>	18 <i>2</i>	8 <i>1</i>	10 <i>1</i>	25 <i>2</i>	13 <i>1</i>	12 <i>1</i>
<b>Total Trips</b>			<b>26,512</b>	<b>2,207</b>	<b>799</b>	<b>1,408</b>	<b>2,696</b>	<b>1,587</b>	<b>1,109</b>
<b>Total Internal Trips</b>			<b>2,378</b>	<b>196</b>	<b>71</b>	<b>125</b>	<b>242</b>	<b>142</b>	<b>100</b>
<b>Total Pass-By Trips</b>			<b>4,616</b>	<b>268</b>	<b>138</b>	<b>130</b>	<b>330</b>	<b>171</b>	<b>159</b>
<b>Total Net New Trips</b>			<b>20,518</b>	<b>1,743</b>	<b>590</b>	<b>1,153</b>	<b>2,124</b>	<b>1,274</b>	<b>850</b>

As shown in Table 1, the proposed Dry Creek Ranch development is estimated to generate a total of 20,518 daily net new trips, 1,743 weekday a.m. peak hour net new trips (590 inbound / 1,153 outbound) and 2,124 weekday p.m. peak hour net new trips (1,274 inbound / 850 outbound). For background, the proposed Dry Creek Ranch development is estimated to generate approximately 50% to 60% less trips than the previous development proposals for this property (Reference 3).

## TRIP DISTRIBUTION

The trip distribution patterns are based on the access connections (Brookside Lane, SH 55, and Dry Creek Road) to and from the proposed development and the type of uses proposed and their attraction/destination characteristics. The COMPASS 2040 regional travel demand model, existing traffic volumes on SH 55, and the proposed concept plan were used to develop a trip distribution pattern for the proposed development. Figure 2 illustrates the trip distribution patterns for the proposed development. The major trip distribution patterns for Dry Creek Ranch are 5% to the north on SH 55, 70% to the south on SH 55, and 20% to the east on Dry Creek Road to Seamans Gulch Road.



## - Study Intersections

XX% - Trip Distribution Percentage

Estimated Trip Distribution Pattern  
Ada County, Idaho

Figure  
2

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

## TRANSPORTATION NETWORK

Access to the proposed development is planned via the Dry Creek Road/SH 55 intersection and an extension of Dry Creek Road to the north to form the east approach of the Brookside Lane/SH 55 intersection. Several local street connections are planned to connect with Dry Creek Road, which will provide connectivity to and from the residential, commercial, and open space within the proposed development. Table 2 summarizes the functional classification of the study roadways and current daily traffic volumes near the proposed development (References 4, 5).

**Table 2. Functional Classification of Study Roadways**

Roadway	ITD Highway Classification	COMPASS 2040 Functional Classification	Ada County Master Street Map	Year 2016 Daily Traffic Volumes <sup>1</sup>
SH 55	Regional Route Tier 2 Statewide (Access Mgmt.)	Principal Arterial	State System	7,800 – 9,600
Dry Creek Road	-	Minor Arterial	Residential Arterial Town Center Arterial	2,000 – 2,200
Seamans Gulch Road	-	Minor Arterial	Rural Arterial	1,740 – 2,200
Beacon Light Road	-	Minor Arterial	Rural Arterial	2,000
Brookside Lane	-	-	Residential Arterial	<100

<sup>1</sup>COMPASS Regional Travel Demand Model, 2016 Daily Volumes

We trust this memorandum addresses the trip generation, trip distribution, and transportation network for the proposed Dry Creek Ranch development associated with the Ada County PC Ordinance.

## REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual, 9<sup>th</sup> Edition*. 2012.
2. Institute of Transportation Engineers. *Trip Generation Handbook, 3<sup>rd</sup> Edition*. August 2014.
3. URS Washington Division. *Dry Creek Ranch Planned Community. Traffic Impact Study for the Concept Plan Final Report*. December 18, 2007.
4. Community Planning Association of Southwest Idaho. *2040 Functional Classification Map for Ada County and Canyon County*.
5. Ada County Highway District. *Ada County Master Street Map*. February 24, 2016.

## ATTACHMENTS

- A. Scoping Meeting Sign-In Sheet
- B. TIA Scope of Work Memorandum

**Received**  
By Ada County Development Services December 28, 2016

## A. Scoping Meeting Sign-In Sheet

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH. LLC – Boise Hunter Homes

# Meeting Sign-In Sheet

## Traffic Impact Analysis Scoping for Dry Creek Ranch

July 18, 2016 @ 10:00 AM

ITD District 3

Received  
By Ada County Development Services December 28, 2016

Name	Organization	Email Address	Phone
Jim Hunter	Boise Hunter Homes	JamesH.Hunter@trtmail.com	484-6101
Landon Northey	BHH	lnorthey@boisehunterhomes.com	999-0965
Chad Hamel	BHH	chanel@boisehunterhomes.com	484-1551
Shona Tonkin	ITD	Shona.tonkin@itd.idaho.gov	334-8341
Erika Bowen	ITD	erika.bowen@itd.idaho.gov	334-8340
Mindy Wallace	ITD	mwallace@acndidano.org	387-6178

Received  
By Ada County Development Services December 28, 2016

# Meeting Sign-In Sheet

## Traffic Impact Analysis Scoping for Dry Creek Ranch

July 18, 2016 @ 10:00 AM

ITD District 3

Name	Organization	Email Address	Phone
John Ringert	Kittlingsoe Assoc	jrningert@kittlingsoe.com	338-2683
Brad Pfannmuller	Boise Hunter Homes	Bradp@boisehunterhomes.com	899-1061
MARK WASDAK	ITD	MARK.WASDAK@ITD.IDAHO.GOV	334-8344
Megun Basham	ACDS	mbasham@adaweb.net	287-7944
Andy Oleiden	K: Helson & Assoc.	adaleiden@kithelson.com	338-2683

**Received**

By Ada County Development Services December 28, 2016

## B. Scope of Work Memorandum

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
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BHH. LLC – Boise Hunter Homes



# KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

101 S Capitol Boulevard, Suite 301, Boise, ID 83702 P 208.338.2683 F 208.338.2685

## MEMORANDUM

Received

By Ada County Development Services December 28, 2016

Date: July 20, 2016 Project #: 20277

To: Mindy Wallace – Ada County Highway District  
Shona Tonkin – Idaho Transportation Department  
Megan Basham - Ada County

From: Andy Daleiden, PE and John Ringert, PE

Cc: Brad Pfannmuller, BHH, LLC; Chad Hamel, BHH, LLC; Jim Hunter, BHH, LLC; Landon Norhtey, BHH, LLC; Mark Wasdahl, ITD; Erika Bowen, ITD;

Project: Dry Creek Ranch – Ada County, Idaho

Subject: Proposed Scope of Work for the Transportation Impact Analysis

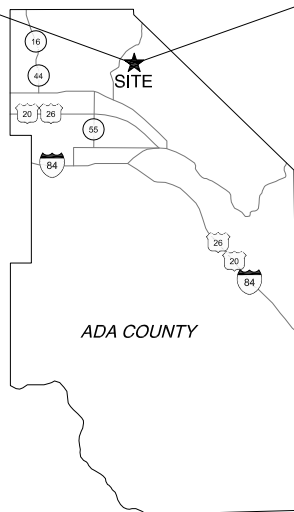
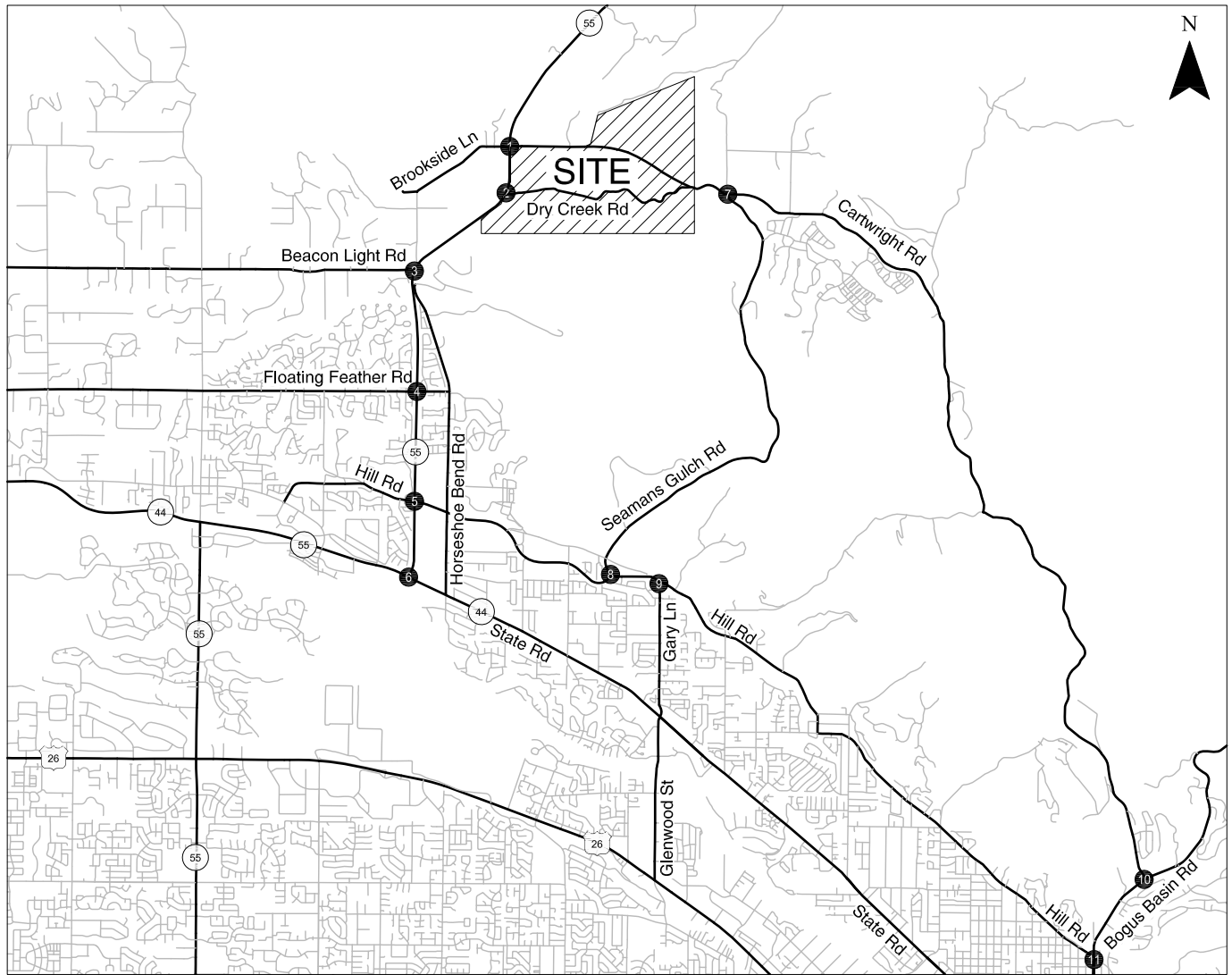
This memorandum presents our proposed scope of work for preparing a transportation impact analysis (TIA) for a proposed Dry Creek Ranch development located on a 1,414 acre site on State Highway (SH) 55 just north of the City of Eagle. The proposed site is generally bounded by farmland and Shadow Valley Golf Course to the north, farmland to the east, Highway 55 to the west, and farmland to the south. Figure 1 illustrates the location of the site.

The information presented in this memorandum was developed based on a scoping meeting held on July 18<sup>th</sup> 2016 with the development team (BHH, LLC), Ada County Highway District (ACHD), Idaho Transportation Department (ITD), and Ada County. *Attachment "A" includes the meeting sign-in sheet.*

Based on the site's anticipated trip generation and proposed access to SH 55, Dry Creek Road, and Brookside Lane, Kittelson & Associates, Inc. (KAI) will be preparing a TIA to meet the requirements of ACHD, ITD, and Ada County. This memorandum addresses the following items for the proposed TIA scope of work:

- Proposed Development Plan and Phasing
- Estimated Trip Generation and Distribution
- Analysis Scenarios and Study Assumptions
- Analysis Tools and Operating Standards
- Next Steps





## - Study Intersections

### Site Vicinity Ada County, Idaho

Figure  
**1**

EXHIBIT # 71  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH, LLC – Boise Hunter Homes

H:\profile\20277 - Dry Creek Ranch TIA\dwg\figs\20277\_Figs.dwg Jul 19, 2016 - 5:39pm - bkorparaal Layout Tab: Fig 1\_Site Vicinity

## PROPOSED DEVELOPMENT PLAN AND PHASING

The proposed development is planned to include a 1,750 single family homes, 21 acres of commercial, and a 600-student elementary school. The 21-acres of commercial is planned to consist of the following individual uses:

- a 16 fueling position gas station with convenience market and car wash,
- 20,000 square-foot specialty grocery store,
- 3,500 square-foot fast food restaurant,
- 10,000 square-foot sit down restaurant,
- 30,060 square-foot specialty retail, and
- 7-acres of mini storage/RV storage.

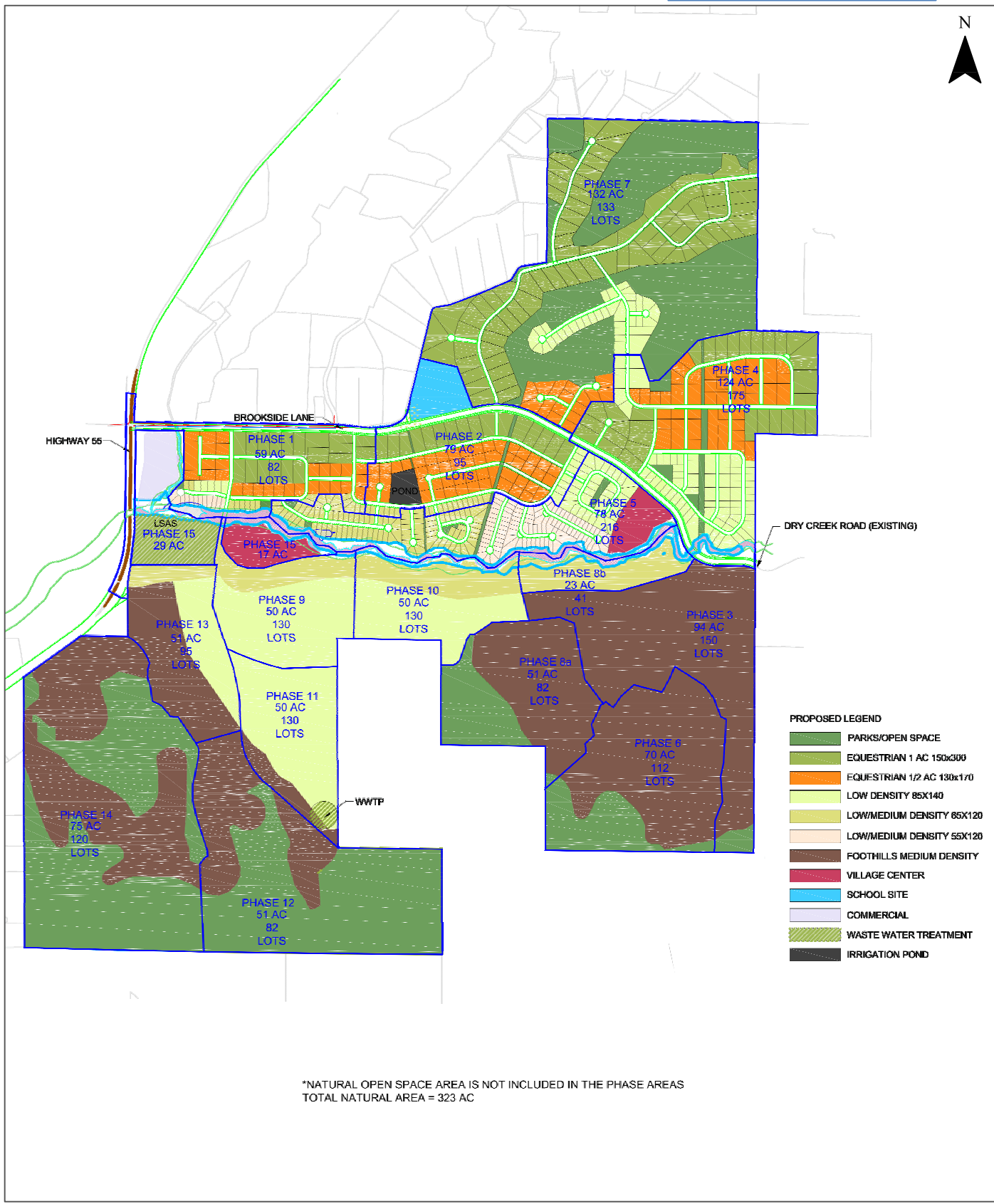
Additionally, the proposed development will include parks/open space, equestrian area, and other supporting amenities. Figure 2 shows the concept plan for Dry Creek Ranch.

Access to the proposed development is planned via Dry Creek Road/SH 55 and an extension of Dry Creek Road to the north to form the east approach of the Brookside Lane/SH 55 intersection. Several local street connections are planned to connect with Dry Creek Road.

The proposed development is planned in phases with full build-out anticipated in the year 2031. The TIA will evaluate full build-out of the proposed development in year 2031. Additionally, a phasing plan will be presented in the TIA that identifies the trip/development size thresholds for when transportation improvements are needed. The thresholds for improvements will be based on the number of vehicle trips, which can correspond to number of residential units/square-feet of commercial.

## ESTIMATED TRIP GENERATION AND DISTRIBUTION

The projected weekday daily, a.m., and p.m. peak hour vehicle trips for the proposed development were estimated based on the *Trip Generation Manual, 9<sup>th</sup> Edition* (Reference 1). Internal trip and pass-by trips were estimated using the *Trip Generation Handbook, 3<sup>rd</sup> Edition* (Reference 2). The National Cooperative Highway Research Program (NCHRP) 684 Trip Capture Estimation Tool was used in developing the estimate for internal trips. A 9% internal capture rate was used in the analysis for all uses, except for the internal trip percentage for the elementary school. A 8% internal capture rate was used in the analysis for the elementary school, which is consistent with ACHD's guidance on internal capture for residential/school developments. *Attachment "B" includes the internal trip estimate worksheet.* Table 1 summarizes the estimated trip generation for the proposed Dry Creek Ranch development.



H:\projfile\20277 - Dry Creek Ranch TIA\dwg\figs\20277\_Figs.dwg Jul 20, 2016 - 12:08pm - bkorporaal Layout Tab: Fig 2\_PrelimSitePlan

Note: Preliminary site plan received on June 29, 2016 from Boise Hunter Homes.

# Preliminary Site Plan Dry Creek Ranch Ada County, Idaho

Figure  
**2**

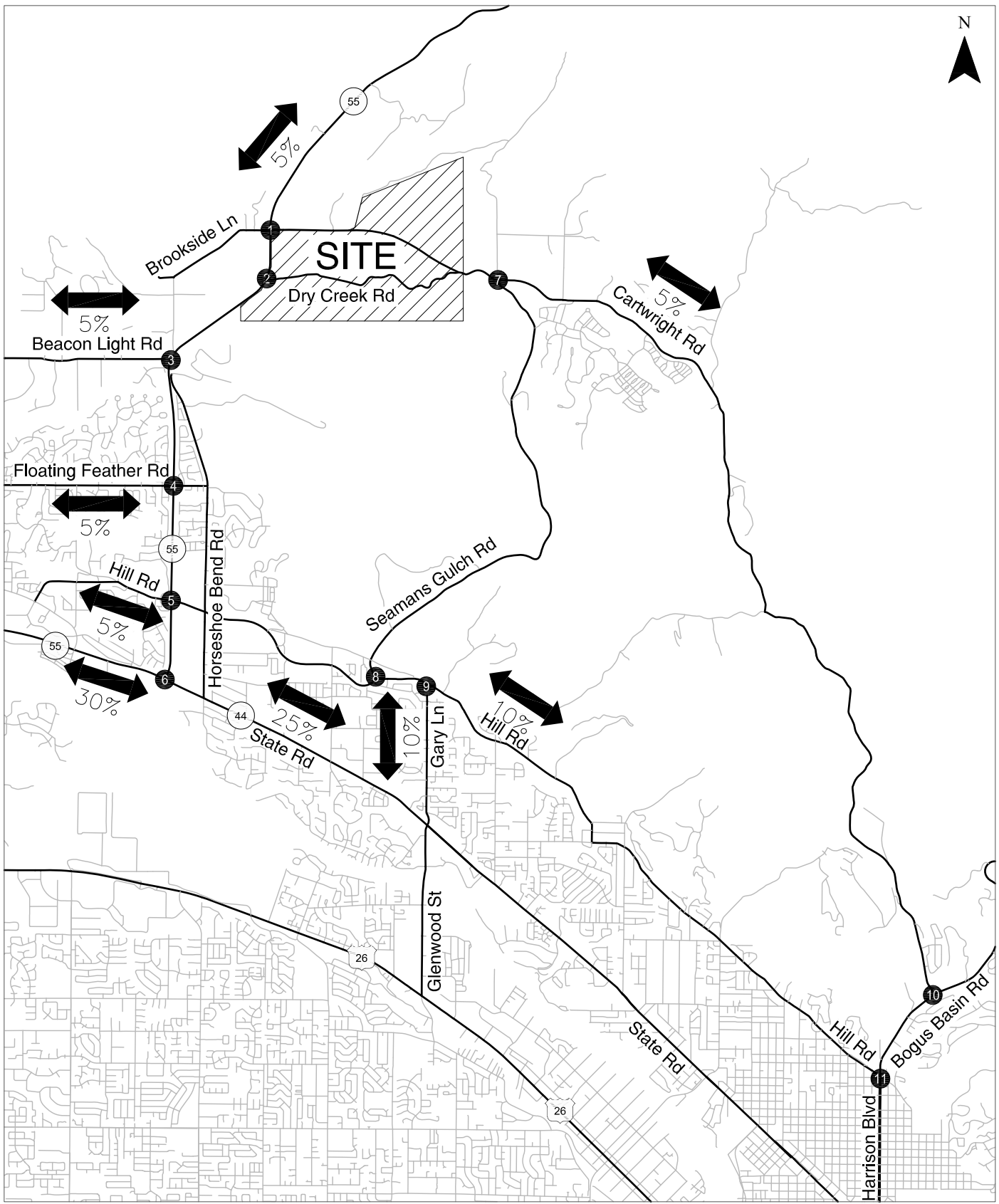
**Table 1. Proposed Dry Creek Ranch Trip Generation Estimate**

Land Use	Size	ITE Code	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i>	1,750 dwelling units	210	16,660 <i>1,500</i>	1,313 <i>118</i>	328 <i>30</i>	985 <i>88</i>	1,750 <i>158</i>	1,103 <i>99</i>	647 <i>59</i>
Elementary School <i>Internal Trips (8% Daily, 8% AM, 8% PM)</i>	600 students	520	774 <i>62</i>	270 <i>22</i>	149 <i>12</i>	121 <i>10</i>	90 <i>7</i>	44 <i>4</i>	46 <i>3</i>
Gas Station with Convenience Market and Car Wash <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (56% Daily, 62% AM, 56% PM)</i>	16 fueling positions	946	2,446 <i>220</i> <i>1,246</i>	189 <i>17</i> <i>107</i>	96 <i>9</i> <i>54</i>	93 <i>8</i> <i>53</i>	222 <i>20</i> <i>113</i>	113 <i>10</i> <i>58</i>	109 <i>10</i> <i>55</i>
Supermarket <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (36% Daily, 36% AM, 36% PM)</i>	20,000 square-feet	850	2,044 <i>184</i> <i>670</i>	68 <i>6</i> <i>22</i>	42 <i>4</i> <i>14</i>	26 <i>2</i> <i>8</i>	190 <i>17</i> <i>62</i>	97 <i>9</i> <i>32</i>	93 <i>8</i> <i>30</i>
Fast Food Restaurant with Drive-Through Window <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (50% Daily, 49% AM, 50% PM)</i>	3,500 square-feet	934	1,736 <i>156</i> <i>790</i>	159 <i>14</i> <i>71</i>	81 <i>7</i> <i>36</i>	78 <i>7</i> <i>35</i>	114 <i>10</i> <i>52</i>	59 <i>5</i> <i>27</i>	55 <i>5</i> <i>25</i>
High-turnover (Sit Down) Restaurant <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (43% Daily, 43% AM, 43% PM)</i>	10,000 square-feet	932	1,272 <i>114</i> <i>498</i>	108 <i>10</i> <i>42</i>	59 <i>5</i> <i>23</i>	49 <i>5</i> <i>19</i>	99 <i>9</i> <i>39</i>	59 <i>5</i> <i>23</i>	40 <i>4</i> <i>16</i>
Specialty Retail <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i> <i>Pass-By Trips (34% Daily, 34% AM, 34% PM)</i>	30,060 square-feet	826	1,332 <i>120</i> <i>412</i>	82 <i>7</i> <i>26</i>	36 <i>3</i> <i>11</i>	46 <i>4</i> <i>15</i>	206 <i>19</i> <i>64</i>	99 <i>9</i> <i>31</i>	107 <i>10</i> <i>33</i>
Mini Warehouse <i>Internal Trips (9% Daily, 9% AM, 9% PM)</i>	7 acres	151	248 <i>22</i>	18 <i>2</i>	8 <i>1</i>	10 <i>1</i>	25 <i>2</i>	13 <i>1</i>	12 <i>1</i>
<b>Total Trips</b>			<b>26,512</b>	<b>2,207</b>	<b>799</b>	<b>1,408</b>	<b>2,696</b>	<b>1,587</b>	<b>1,109</b>
<b>Total Internal Trips</b>			<b>2,378</b>	<b>196</b>	<b>71</b>	<b>125</b>	<b>242</b>	<b>142</b>	<b>100</b>
<b>Total Pass-By Trips</b>			<b>4,616</b>	<b>268</b>	<b>138</b>	<b>130</b>	<b>330</b>	<b>171</b>	<b>159</b>
<b>Total Net New Trips</b>			<b>20,518</b>	<b>1,743</b>	<b>590</b>	<b>1,153</b>	<b>2,124</b>	<b>1,274</b>	<b>850</b>

As shown in Table 1, the proposed Dry Creek Ranch development is estimated to generate a total of 20,518 daily net new trips, 1,743 weekday a.m. peak hour net new trips (590 inbound / 1,153 outbound) and 2,124 weekday p.m. peak hour net new trips (1,274 inbound / 850 outbound). For background, this proposal is estimated to generate approximately 50% to 60% less trips than the previous proposed development for this property (Reference 3).

## TRIP DISTRIBUTION

The trip distribution patterns are based on the access connections (Brookside Lane, SH 55, and Dry Creek Road) to and from the proposed development and the type of uses proposed and their attraction/destination characteristics. The COMPASS 2040 regional travel demand model was used as a starting point to understand the general trip distribution patterns assumed for this site. This information, existing traffic volumes on SH 55, and the proposed concept plan were used to refine the trip distribution pattern for the proposed development. Figure 3 illustrates the trip distribution patterns for the proposed development. The major trip distribution patterns are 5% to the north on SH 55, 70% to the south on SH 55, and 20% to the east on Dry Creek Road to Seamans Gulch Road (Note: The travel demand model routes 40% of the traffic from Dry Creek Ranch to Seamans Gulch Road and Cartwright Road.). Attachment "C" includes the COMPASS travel demand model output.



## - Study Intersections

↔ - Trip Distribution Percentage  
XX%

**Estimated Trip Distribution Pattern  
Ada County, Idaho**

**Figure  
3**

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

## ANALYSIS SCENARIOS AND STUDY ASSUMPTIONS

The proposed assumptions for this analysis include:

- **Study Years**
  - Existing traffic conditions (Year 2016)
  - Year 2031 background traffic conditions (includes regional growth and in-process developments but no site development traffic)
  - Year 2031 total traffic conditions (includes background traffic volumes plus site-generated trips from the proposed development)
  - Additional analysis years will be analyzed as part of the phasing plan, but are still to be determined based on when key transportation improvements are needed.
- **Time Periods**
  - Weekday AM peak hour (7-9 a.m.)
  - Weekday PM peak hour (4-6 p.m.)
  - A discussion will be provided on the weekend traffic conditions.
- **Study Intersections and Roadways**
  - SH 55/Brookside Lane (stop controlled)
  - SH 55/Dry Creek Road (stop controlled)
  - SH 55/Beacon Light Road (stop controlled)
  - SH 55/Floating Feather Road (traffic signal)
  - SH 55/Hill Road (traffic signal)
  - SH 55/SH 44 (State Street) (traffic signal)
  - Dry Creek Road/Seamans Gulch Road (stop controlled)
  - Seamans Gulch Road/Hill Road Parkway (stop controlled)
  - Hill Road/Gary Lane (traffic signal)
  - Cartwright Road/Bogus Basin Road (stop controlled)
  - Hill Road/Bogus Basin Road-Harrison Boulevard (traffic signal)
- **Data Collection**
  - Turning movement counts will be collected during a typical midweek (Tuesday through Thursday) a.m. peak period (7:00 a.m. – 9:00 a.m.) and p.m. peak period (4:00 p.m. – 6:00 p.m.). Existing lane geometry will be documented, including turn pocket lengths, as well as pedestrian and bicycle facilities, and the presence of

transit and/or transit amenities. For signalized intersections, KAI will obtain traffic signal timings from ACHD.

▪ Background Development

- The historical annual growth rate ranges between 2.5% and 3.1% on SH 55 at the Dry Creek Road Automatic Traffic Recorder (ATR, Counter #10). Using the COMPASS regional travel demand model, the annual growth rate is 8.6% between 2016 and 2040 daily traffic volumes on SH 55 at this same location. The COMPASS model includes a significant increase in population and jobs due to several planned communities (e.g. M3, Dry Creek Ranch, Connolly, Avimor) in the study area. If we remove the Dry Creek Ranch daily trips from the 2040 traffic projections, the annual growth rate is 3.4% on SH 55. This growth rate is more reasonable, but still higher than historical projections and accounts for several large planned communities. Therefore, we propose, as confirmed at the scoping meeting with the three agencies, to use an annual growth rate of 2.0%, which will account for regional growth and the in-process developments in the study area. The 2.0% annual growth rate would be applied to the existing year 2016 traffic volumes to estimate the year 2031 background traffic volumes. *Attachment “D” includes the growth rate analysis worksheets.*

▪ Planned Transportation Improvements

- Based on our review of the ACHD’s Capital Improvement Plan adopted plan and draft plan up for August 2016 adoption (CIP, References 4, 5) and ITD’s Statewide Transportation Improvement Program (STIP, Reference 6), the following improvements were found in the study area. No projects are identified in ACHD’s Integrated Five Year Work Plan (Reference 7) in the study area.
  - Signalize, reconstruct, and widen approaches at the Beacon Light Road/SH 55 intersection in the 2027 to 2031 time period (Intersection #14 in current CIP) and in the 2031 to 2035 time period (Intersection #16 in draft CIP)
  - Install multilane roundabout, reconstruct, and widen approaches at the Hill Road Parkway/Seamans Gulch Road intersection in the 2027 to 2031 time period (Intersection #38 in current CIP) and in the 2021 to 2025 time period (Intersection #44 in draft CIP)
  - Replace/modify traffic signal and reconstruct/widen approaches at the Gary Lane-Glenwood Street/SH 44 intersection in the 2017 to 2021 time period (Intersection #71 in current CIP) and in the 2021 to 2025 time period (Intersection #77 in draft CIP)

At this time, there are no transportation improvements that will be assumed in the year 2031 background traffic conditions. If mitigation is needed at these intersections, the CIP projects will be used to identify the type of improvements at the intersection.

## ANALYSIS TOOLS AND OPERATING STANDARDS

The intersection operational analysis will be performed using the *2010 Highway Capacity Manual* analysis procedures (Reference 7). To ensure that this analysis is based on a reasonable worst-case scenario, the peak 15-minute flow rate during the weekday a.m. and p.m. peak hours will be used in the evaluation of all intersection level of service (LOS) and vehicle-to-capacity (V/C) ratios. The signalized and stop-controlled intersection operations analyses presented in this report will be completed using Synchro 9 software, and if needed for supplemental analysis, HCS 2010 software (version 6.80).

The analysis will be performed in accordance with the methodologies stated in Section 7106.6 of the ACHD Policy Manual and include consideration of separate left- and right-turn lanes as well as queuing impacts. Intersection and segment level-of-service will be reported per ACHD thresholds (Reference 8).

ACHD requires that signalized intersections operate at a minimum of LOS E for Principal Arterials and LOS D Minor Arterials and Collectors. All unsignalized intersections that have a projected level-of-service D or worse shall be evaluated to determine if a signal or roundabout is warranted. The acceptable volume-to-capacity ratio for signalized intersections is 0.90 for the overall intersection and 1.0 for each lane group. The acceptable volume-to-capacity ratio is 1.0 for the critical lane group at unsignalized intersections.

At the scoping meeting, ITD indicated that we should use a LOS D or better standard for their roadway facilities and intersections and the same volume-to-capacity ratios mentioned above from ACHD.

Table 2 (on the next page) summarizes the LOS standards for the study area intersections (signalized and unsignalized).



**Table 2. Study Intersections and Corresponding Operational Standards**

ID	Study Intersection	Agency	Traffic Control	Operating Standard
1	SH 55/Brookside Lane	ITD/ACHD	Stop Controlled	LOS D or better
2	SH 55/Dry Creek Road	ITD/ACHD	Stop Controlled	LOS D or better
3	SH 55/Beacon Light Road	ITD ACHD	Stop Controlled	LOS D or better LOS E or better
4	SH 55/Floating Feather Road	ITD ACHD	Traffic Signal	LOS D or better LOS E or better
5	SH 55/Hill Road	ITD ACHD	Traffic Signal	LOS D or better LOS E or better
6	SH 55/SH 44 (State Street)	ITD	Traffic Signal	LOS D or better
7	Dry Creek Road/Seamans Gulch Road	ACHD	Stop Controlled	LOS D or better
8	Seamans Gulch Road/Hill Road Parkway	ACHD	Stop Controlled	LOS D or better
9	Hill Road/Gary Lane	ACHD	Traffic Signal	LOS D or better
10	Cartwright Road/Bogus Basin Road	ACHD	Stop Controlled	LOS D or better
11	Hill Road/Bogus Basin Road-Harrison Boulevard	ACHD	Traffic Signal	LOS D or better

## NEXT STEPS

Given the short timeframe for the development application submittal, please review the scope of work for the proposed Dry Creek Ranch TIA and provide us any comments or revisions by July 27, 2016.

## REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual, 9<sup>th</sup> Edition*. 2012.
2. Institute of Transportation Engineers. *Trip Generation Handbook, 3<sup>rd</sup> Edition*. August 2014.
3. URS Washington Division. *Dry Creek Ranch Planned Community. Traffic Impact Study for the Concept Plan Final Report*. December 18, 2007.
4. Ada County Highway District. *Capital Improvements Plan*. 2012.
5. Ada County Highway District. *DRAFT Capital Improvements Plan*. August 24, 2016.
6. Idaho Transportation Department. *FY16-20 Statewide Transportation Improvement Program*. January 6, 2016.
7. Ada County Highway District. *Integrated Five Year Work Program*. October 28, 2015.
8. Transportation Research Board. *Highway Capacity Manual*. 2010.
9. Ada County Highway District. *Policy Manual*. 2010.

## ATTACHMENTS

- A. Scoping Meeting Sign-In Sheet
- B. Internal Trip Capture Worksheet
- C. COMPASS Travel Demand Model Output
- D. Growth Analysis Worksheets

**Received**

*By Ada County Development Services December 28, 2016*

## A. Scoping Meeting Sign-In Sheet

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

Received  
By Ada County Development Services December 28, 2016

# Meeting Sign-In Sheet

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July 18, 2016 @ 10:00 AM

ITD District 3

Name	Organization	Email Address	Phone
Jim Hunter	Boise Hunter Homes	JamesH.Hunter@trtmail.com	484-6101
Landon Northey	BHH	lnorthey@boisehunterhomes.com	999-0965
Chad Hamel	BHH	chanel@boisehunterhomes.com	484-1551
Shona Tonkin	ITD	Shona.tonkin@itd.idaho.gov	334-8341
Erika Bowen	ITD	erika.bowen@itd.idaho.gov	334-8340
Mindy Wallace	ITD	mwallace@acndidano.org	387-6178

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By Ada County Development Services December 28, 2016

# Meeting Sign-In Sheet

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July 18, 2016 @ 10:00 AM

ITD District 3

Name	Organization	Email Address	Phone
John Ringert	KITTRELSOLD ASSOC	jringert@kittrelsold.com	338-2683
Brad Pfannmuller	Boise Hunter Homes	Bradp@boisehunterhomes.com	899-1061
MARK WASDAK	ITD	MARK.WASDAK@ITD.IDAHO.GOV	334-8344
Megun Basham	ACDS	mbasham@adaweb.net	287-7944
Andy Oleiden	K: Helson & Assoc.	adaleiden@kithelson.com	338-2683

**Received**

*By Ada County Development Services December 28, 2016*

## B. Internal Trip Capture Worksheet

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Dry Creek Ranch	Organization:	Kittelson & Associates, Inc.
Project Location:	Ada County, Idaho	Performed By:	AJD
Scenario Description:	Full Build Out	Date:	7/20/2016
Analysis Year:	2031	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips <sup>3</sup>		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office	N/A	N/A	N/A	0	0	0
Retail	, gas, superm	50060 + 16 FP	s.f. + gas	618	309	309
Restaurant	restaurant	13,500	s.f.	213	118	95
Cinema/Entertainment	N/A	N/A	N/A	0	0	0
Residential	210	1,750	units	1,750	1,103	647
Hotel	N/A	N/A	N/A	0	0	0
All Other Land Uses <sup>2</sup>	hool, warehou	500 stud + 7 AC	students + ac	115	57	58
				2,696	1,587	1,109

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized
Office	1.00	0%	0%	1.00	0%	0%
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment	1.00	0%	0%	1.00	0%	0%
Residential	1.00	0%	0%	1.00	0%	0%
Hotel	1.00	0%	0%	1.00	0%	0%
All Other Land Uses <sup>2</sup>	1.00	0%	0%	1.00	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					2640	
Restaurant					2640	
Cinema/Entertainment						
Residential		2640	2640			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		34	0	35	0
Restaurant	0	39		0	7	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	3	2	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	2,696	1,587	1,109
Internal Capture Percentage	9%	8%	11%
External Vehicle-Trips <sup>5</sup>	2,456	1,467	989
External Transit-Trips <sup>6</sup>	0	0	0
External Non-Motorized Trips <sup>6</sup>	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	14%	22%
Restaurant	31%	48%
Cinema/Entertainment	N/A	N/A
Residential	4%	1%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.  
<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.  
<sup>3</sup>Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).  
<sup>4</sup>Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.  
<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.  
<sup>6</sup>Person-Trips  
\*Indicates computation that has been rounded to the nearest whole number.

<b>Project Name:</b>	Dry Creek Ranch
<b>Analysis Period:</b>	PM Street Peak Hour

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Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	309	309	1.00	309	309
Restaurant	1.00	118	118	1.00	95	95
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	1103	1103	1.00	647	647
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	6		90	12	35	15
Restaurant	3	39		8	7	7
Cinema/Entertainment	0	0	0		0	0
Residential	26	27	14	0		19
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		25	2	0	44	0
Retail	0		34	0	507	0
Restaurant	0	155		0	176	0
Cinema/Entertainment	0	12	4		44	0
Residential	0	3	2	0		0
Hotel	0	6	6	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	0	0	0	0	0	0
Retail	42	267	309	267	0	0
Restaurant	36	82	118	82	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	42	1061	1103	1061	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	57	57	57	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	0	0	0	0	0	0
Retail	69	240	309	240	0	0
Restaurant	46	49	95	49	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	5	642	647	642	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	58	58	58	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.

**Received**

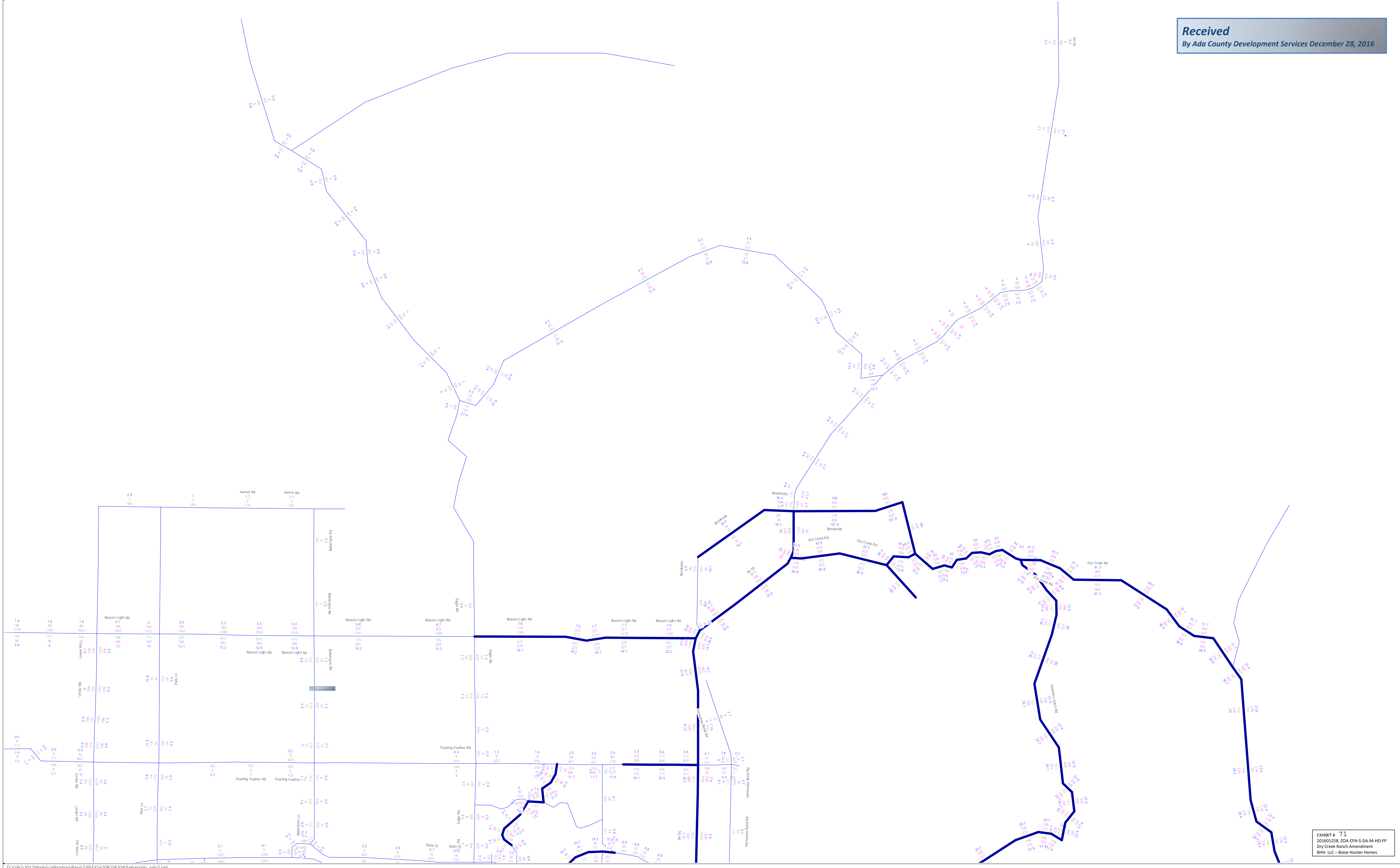
By Ada County Development Services December 28, 2016

## C. COMPASS Travel Demand Model Output

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

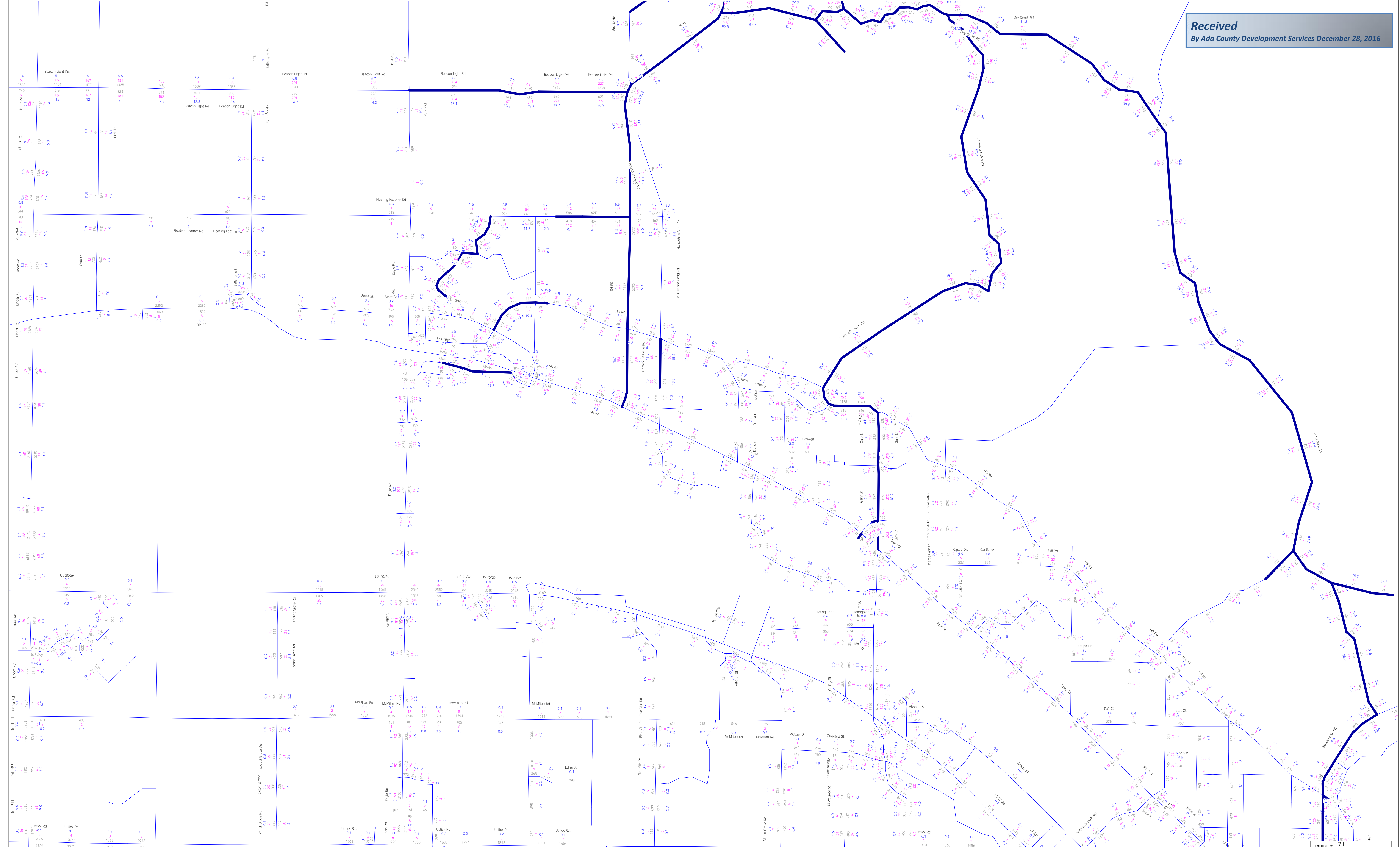


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grey = peak direction, pink = TAZ 633 and 652 - over 10% (dark blue lines)  
7/7/2016

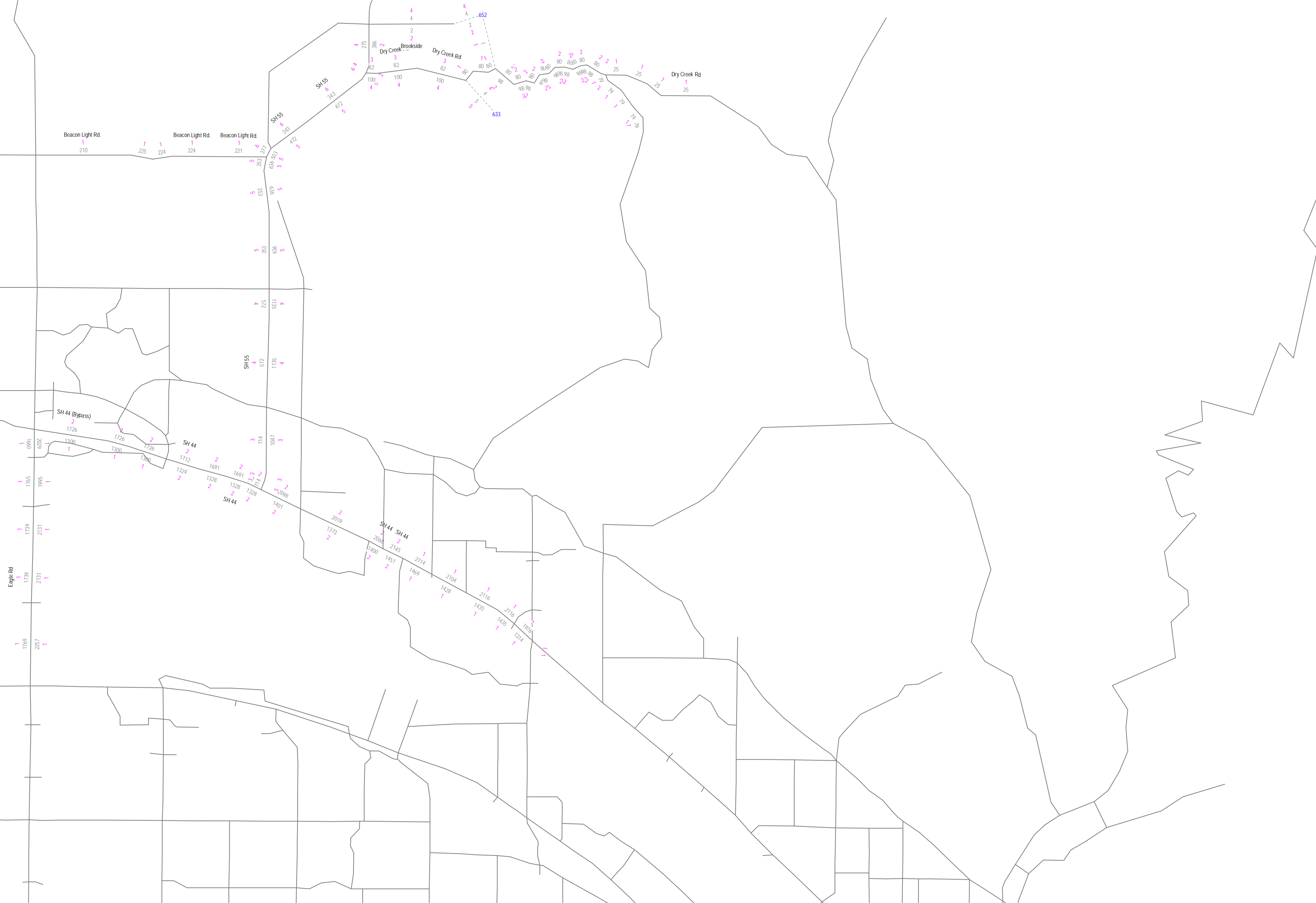
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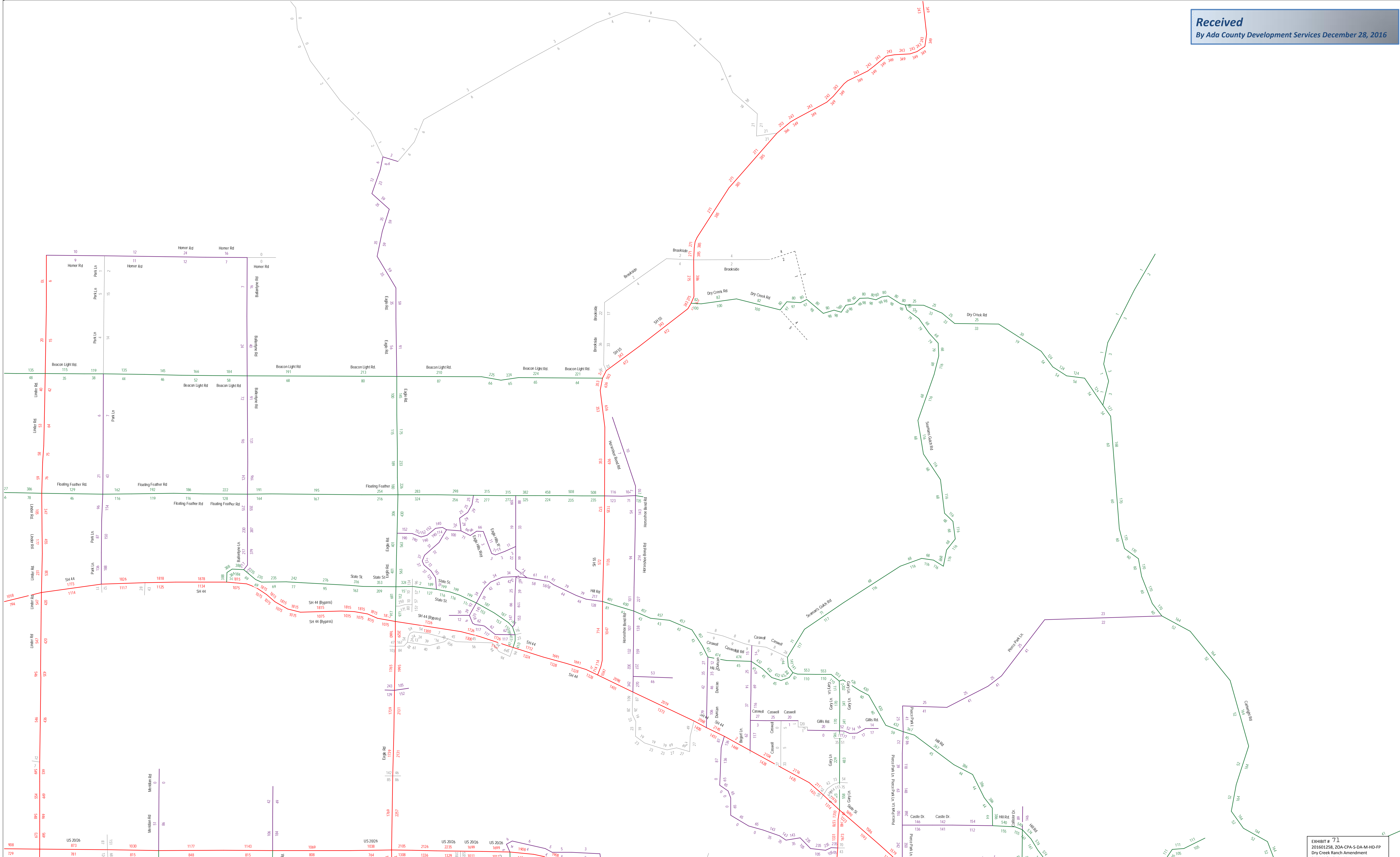


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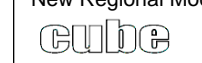
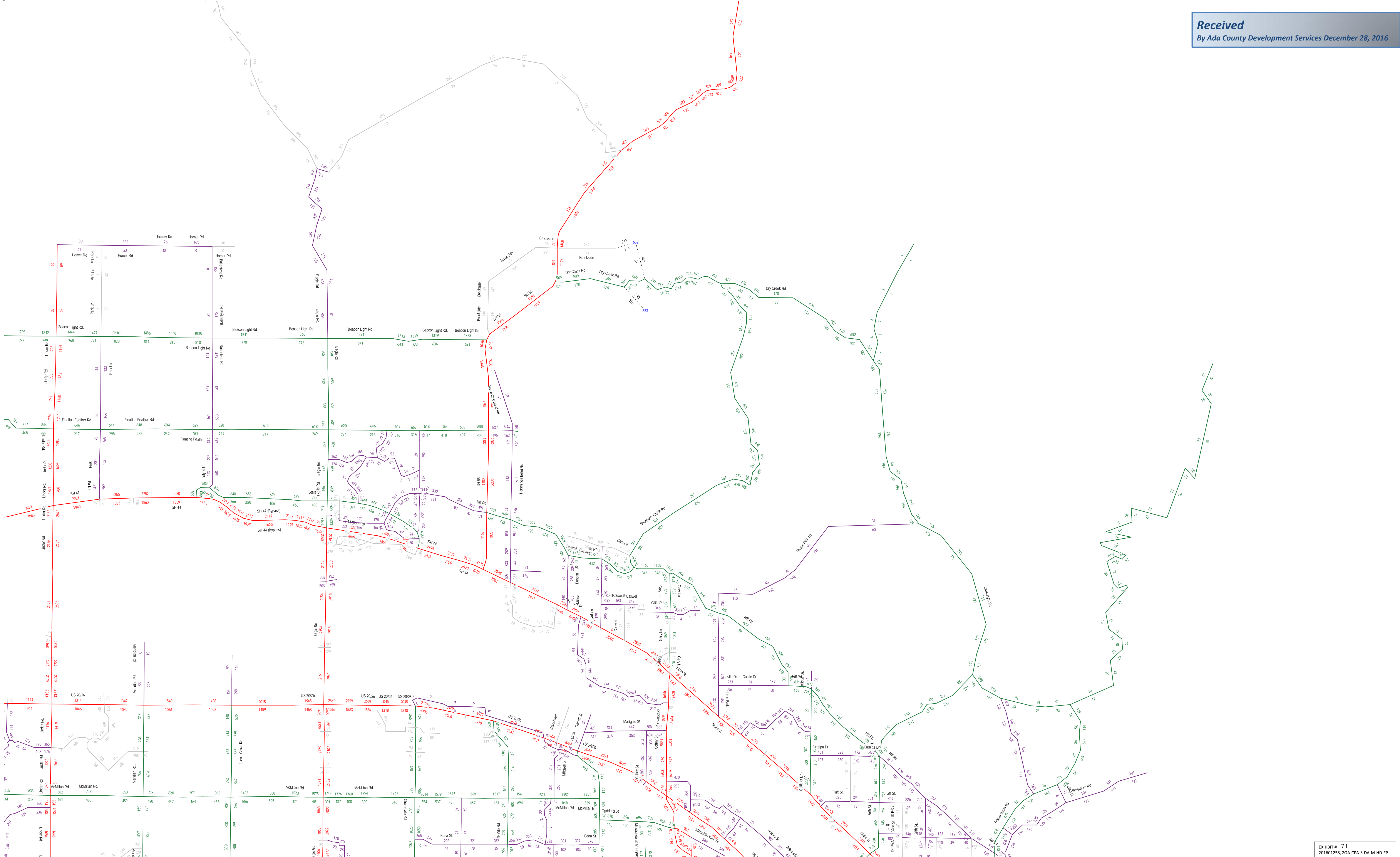


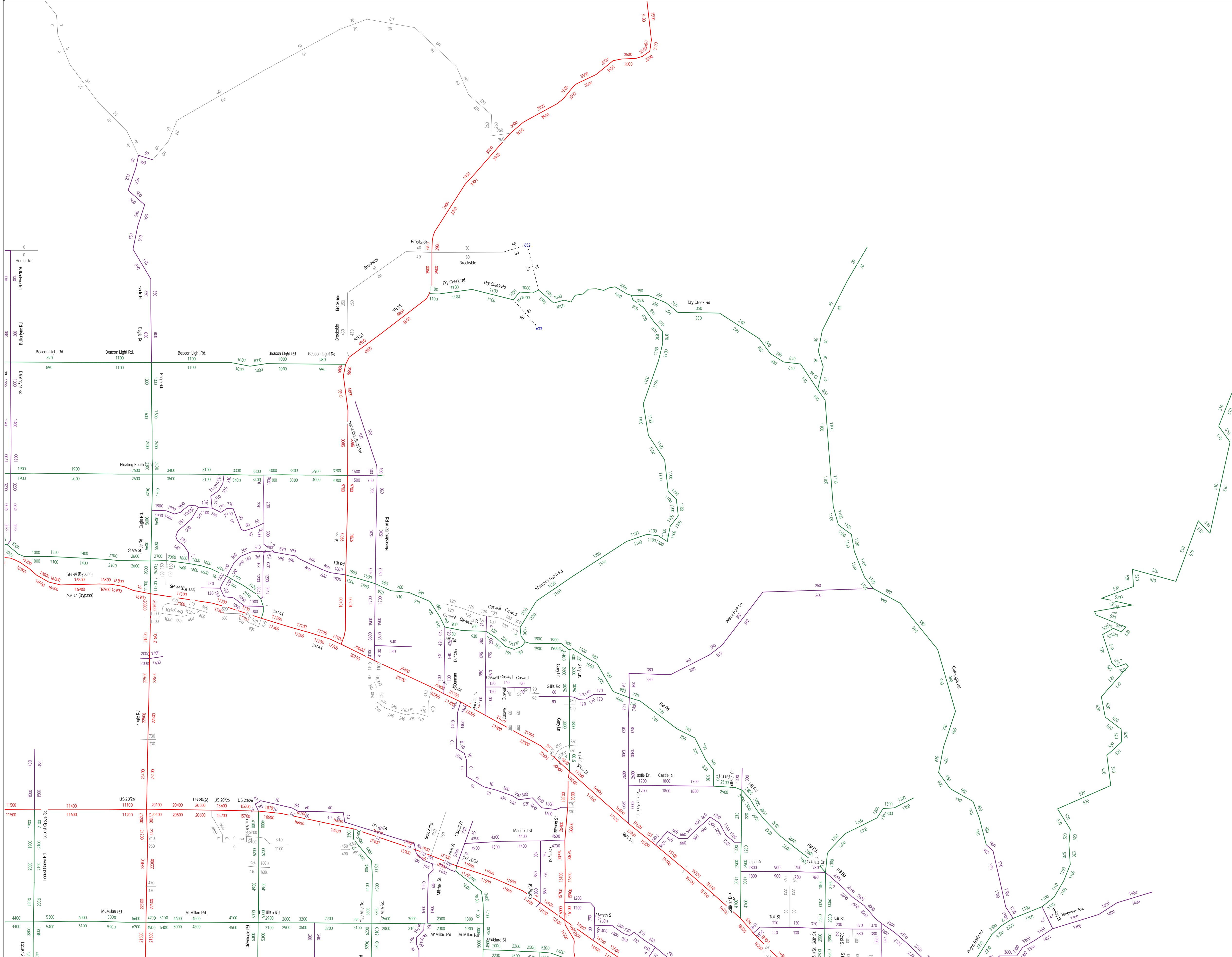
**Received**  
By Ada County Development Services December 28, 2016



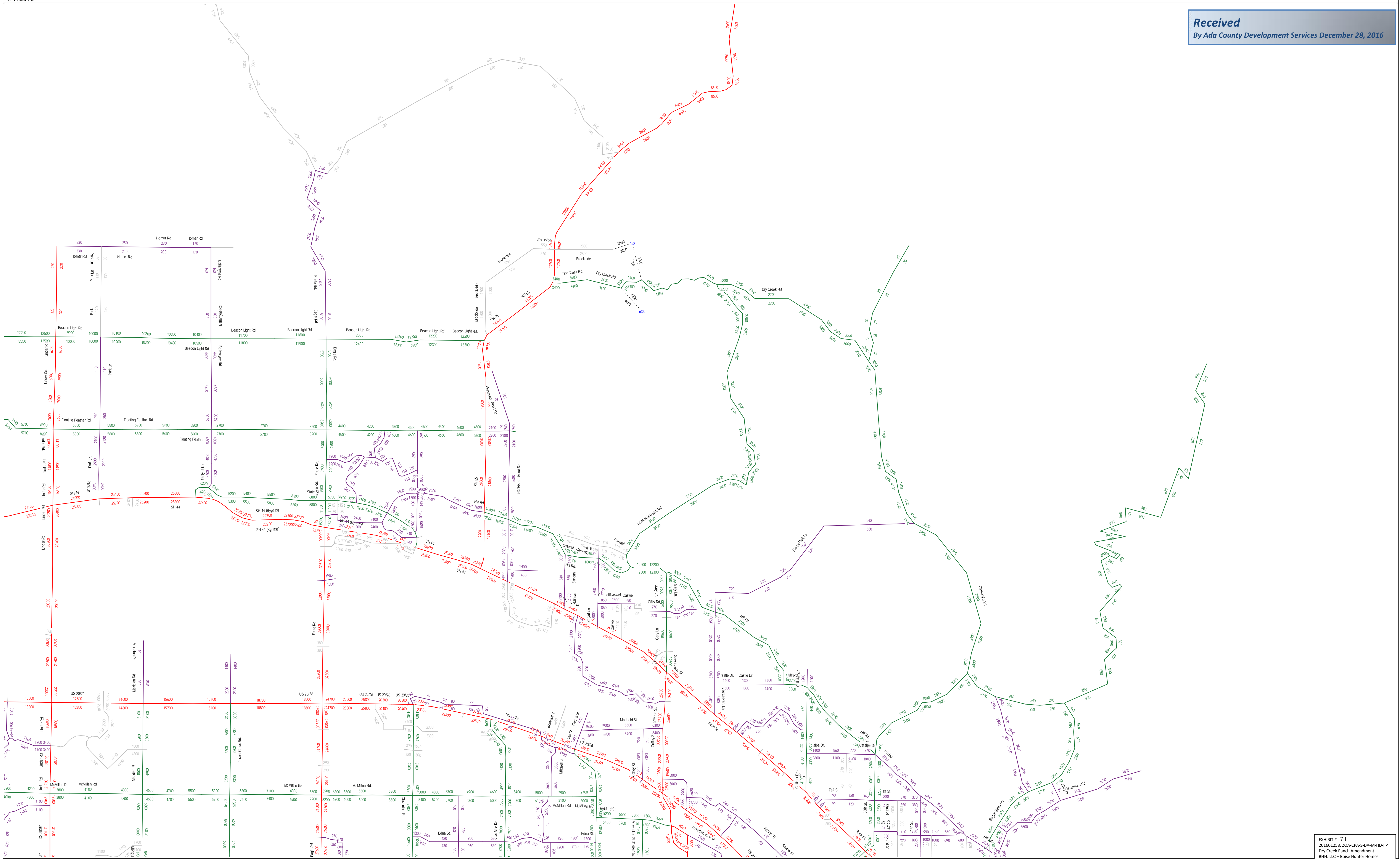


**Received**  
By Ada County Development Services December 28, 2016

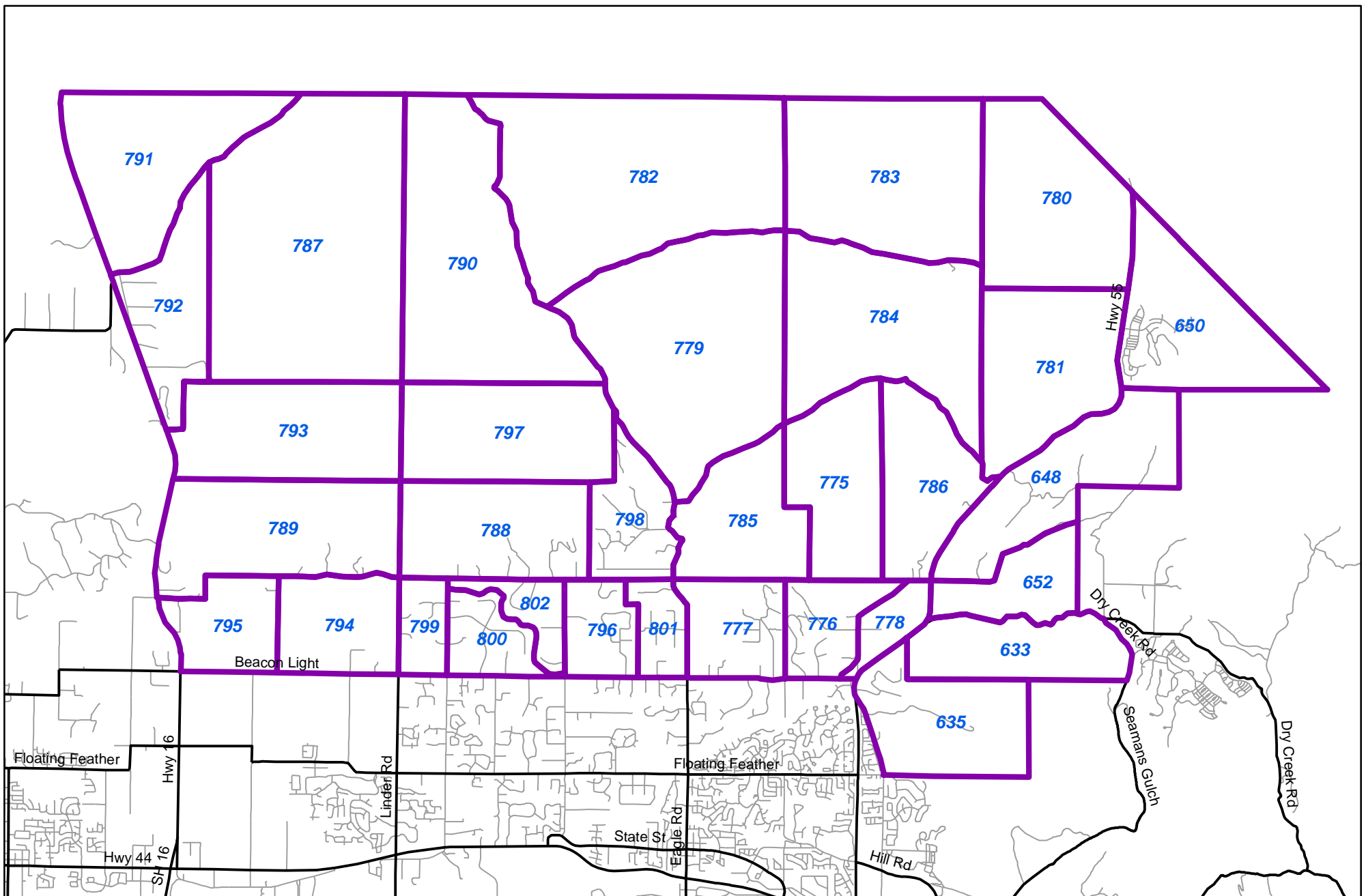




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TZONES08	DEMOGRAPHI	POP10Censu	HH10Census	POP16EST	HH16EST	POP15EST	HH2015EST	JOBS15R1	POP40R2c	HH40R2c	JOBS40R2
633	Ada-Foothills Rural	27	10	27	10	27	10	4	3518	1399	98
635	Ada-Foothills Rural	58	20	61	21	61	21	16	613	231	16
648	Ada-Foothills Rural	113	45	118	47	121	48	11	260	100	11
650	Ada-Foothills Rural	43	16	438	163	285	106	18	1993	758	190
652	Ada-Foothills Rural	2	1	2	1	2	1	8	3279	1467	180
775	Ada-East Foothills	88	30	88	30	91	31	4	140	50	4
776	Ada-East Foothills	70	23	73	24	73	24	42	233	86	16
777	Ada-East Foothills	63	22	69	24	66	23	50	244	88	73
778	Ada-East Foothills	34	16	34	16	36	17	48	197	78	299
779	Ada-East Foothills	1	1	2	1	1	1	1	333	120	22
780	Ada-East Foothills	1	0	0	0	0	0	0	911	326	0
781	Ada-East Foothills	6	2	6	2	6	2	4	1070	383	68
782	Ada-East Foothills	0	0	0	0	0	0	0	140	50	0
783	Ada-East Foothills	1	1	2	1	1	1	0	2	1	0
784	Ada-East Foothills	6	2	6	2	6	2	0	6	2	0
785	Ada-East Foothills	90	30	90	30	93	31	4	262	93	5
786	Ada-East Foothills	33	14	35	15	33	14	53	132	50	53
787	Ada-West Foothills	0	0	0	0	0	0	19	8412	3154	482
788	Ada-West Foothills	114	37	123	40	132	43	16	195	68	17
789	Ada-West Foothills	47	18	47	18	47	18	39	1285	462	653
790	Ada-West Foothills	0	0	0	0	0	0	0	3965	1419	12
791	Ada-West Foothills	45	10	40	10	45	10	2	40	10	2
792	Ada-West Foothills	93	29	103	32	103	32	3	140	47	5
793	Ada-West Foothills	4	1	4	1	4	1	28	1432	512	710
794	Ada-West Foothills	58	26	58	26	60	27	5	2024	731	5
795	Ada-West Foothills	24	12	24	12	24	12	42	1916	722	300
796	Ada-West Foothills	178	59	181	60	181	60	50	200	70	51
797	Ada-West Foothills	0	0	0	0	0	0	9	1271	455	225
798	Ada-West Foothills	185	60	188	61	191	62	39	279	97	39
799	Ada-West Foothills	97	31	103	33	100	32	29	123	42	29
800	Ada-West Foothills	197	68	200	69	200	69	33	319	115	35
801	Ada-West Foothills	140	45	165	53	156	50	32	193	66	35
802	Ada-West Foothills	138	49	138	49	141	50	59	140	52	59

## D. Growth Analysis Worksheets

**SH 55 Growth Rate Analysis**

**SH 55**  
**Dry Creek Road ATR (Counter #10)**

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual 24-hr Avg.	Calculations				
														Change by year in volume	Change (Remove outliers)	5-year growth	10-year growth	20 year Growth
1990	2496	2624	3066	3634	4690	5240	6207	5783	5000	4251	3321	2507	4077					
1991	2297	3348	3162	3577	4610	5471	6619	6421	5380	5050	3547	3267	4403	326	326			
1992	3031	3646	4010	4387	5993	6101	7002	6944	5513	5533	3952	3067	4951	548				
1993	2982	3517	3519	4273	5980	6223	7859	7414	6467	6011	4503	3948	5237	286	286			
1994	3829	3578	4123	4864	5671	6777	8655	7554	6794	6386	4194	3872	5539	302	302			
1995	3778	4423	4261	4877	6195	7123	8691	7872	6407	6226	4742	3822	5701	162	162	8.0%		
1996	3439	4303	4426	4875	6039	7145	8813	8317	6742	6142	4629	3578	5704	3				
1997	2639	4375	4173															
1998	3847	4387	4449	5069	6114	7371	9192	8741	7393	6471	5280	4323	6053					
1999	4188	4124	4600	5175	6470	7609	9439	8705	7427	6684	5397	4444	6189	136	136			
2000	4049	4745	4867	5558	6421	8093	9626	8770	7312	6569	5035	4520	6297	108	108	2.1%	5.4%	
2001	4287	4620	4986	5518	7413	8320	9668	9184	7346	6919	5660	4506	6536	239	239			
2002	4437	4901	4877	5531	7317	8579	10027	9734	7816	7129	5780	5079	6767	231	231			
2003	4794	5263	5225	5685	7526	8941	10327	9864	7962	7529	5766	5141	7002	235	235			
2004	4407	5113	5574	6359	7718	9105	10729	9403	8523	7671	6122	5558	7190	188	188			
2005	5252	5870	6004	6407	7884	9076	11052	10093	8337	7600	6238	5464	7440	250	250	3.6%	3.1%	
2006	5178	5720	5728	6227	7604	9225	11022	10048	8648	8045	6555	5802	7484	44				
2007	5666	5950	6297	6790	8403	9671	10910	10052	8179	7847	6636	5743	7679	195	195			
2008	4998	5403	5519	5934	7079	8105	9580	7588	6826	5709	4821							
2009	4893	5469	5101	5717	7453	8412	10434	9389	7850	6598	5484	4826	6802					
2010	4854	5147	5194	5564	6666	8209	10447	9430	7507	6754	4980	4623	6615	-187		-2.2%	0.5%	3.1%
2011	4715	4936	4857	5091	6409	7981	9933	9138	7670	6701	5284	5200	6493	-122				
2012	5005	5379	5158	5767	6975	8633	10421	8907	7839	6886	5599	5359	6827	334	334			
2013	4814	5521	5838	6161	7771	9303	11024	10181	7871	7472	6007	5413	7281	454				
2014	5831	5621	6101	6617	8223	9799	10898	9714	8103	7708	5989	5922	7544	263	263			1.8%
2015	6090	6797	7069	7454	9137	10914	12116	11105	9683	8956	7045	6574	8578	1034		5.9%	1.5%	2.5%
<b>AVERAGE GROWTH</b>														<b>239</b>	<b>233</b>	<b>3.5%</b>	<b>2.6%</b>	<b>2.5%</b>

**COMPASS Model Data Analysis**  
**Just south of Dry Creek Road (similar to ATR)**

SH 55 - COMPASS Model (no land use changes)

YEAR	Daily Volume	24 year growth
2016	9600	
2040	29400	8.6%

Note: This growth includes significant development growth and Dry Creek Ranch.

SH 55 - Dry Creek Trips from COMPASS Model

YEAR	Daily Volume	24 year growth
2016	110	
2040	12000	450.4%

Note: These numbers generally represent the daily trips for Dry Creek Ranch (TAZs 633 and 652) on SH 55.




SH 55 - Without Dry Creek Trips

YEAR	Daily Volume	24 year growth
2016	9600	
2040	17400	3.4%

Note: This growth includes significant development growth, but excludes the Dry Creek Ranch trips (TAZs 633 and 652).

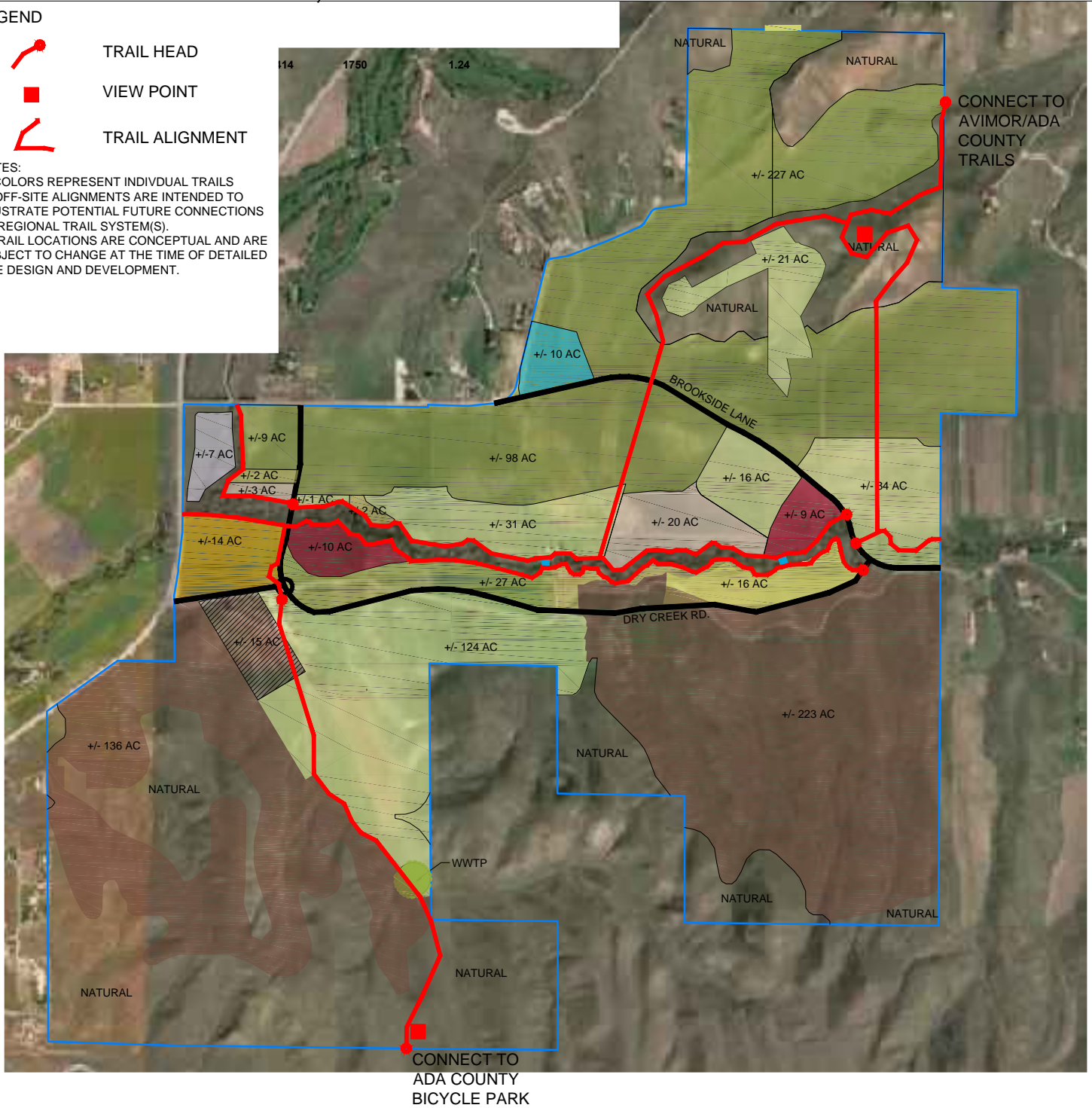
# ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN

## LEGEND

-  TRAIL HEAD
-  VIEW POINT
-  TRAIL ALIGNMENT

### NOTES:

1. COLORS REPRESENT INDIVIDUAL TRAILS
2. OFF-SITE ALIGNMENTS ARE INTENDED TO ILLUSTRATE POTENTIAL FUTURE CONNECTIONS TO REGIONAL TRAIL SYSTEM(S).
3. TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF DETAILED SITE DESIGN AND DEVELOPMENT.



## MASTER TRAIL PLAN



FIGURE B-3.c & F-7.e  
 BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
 REV 0 070816

PROPERTY OF BHH, LLC

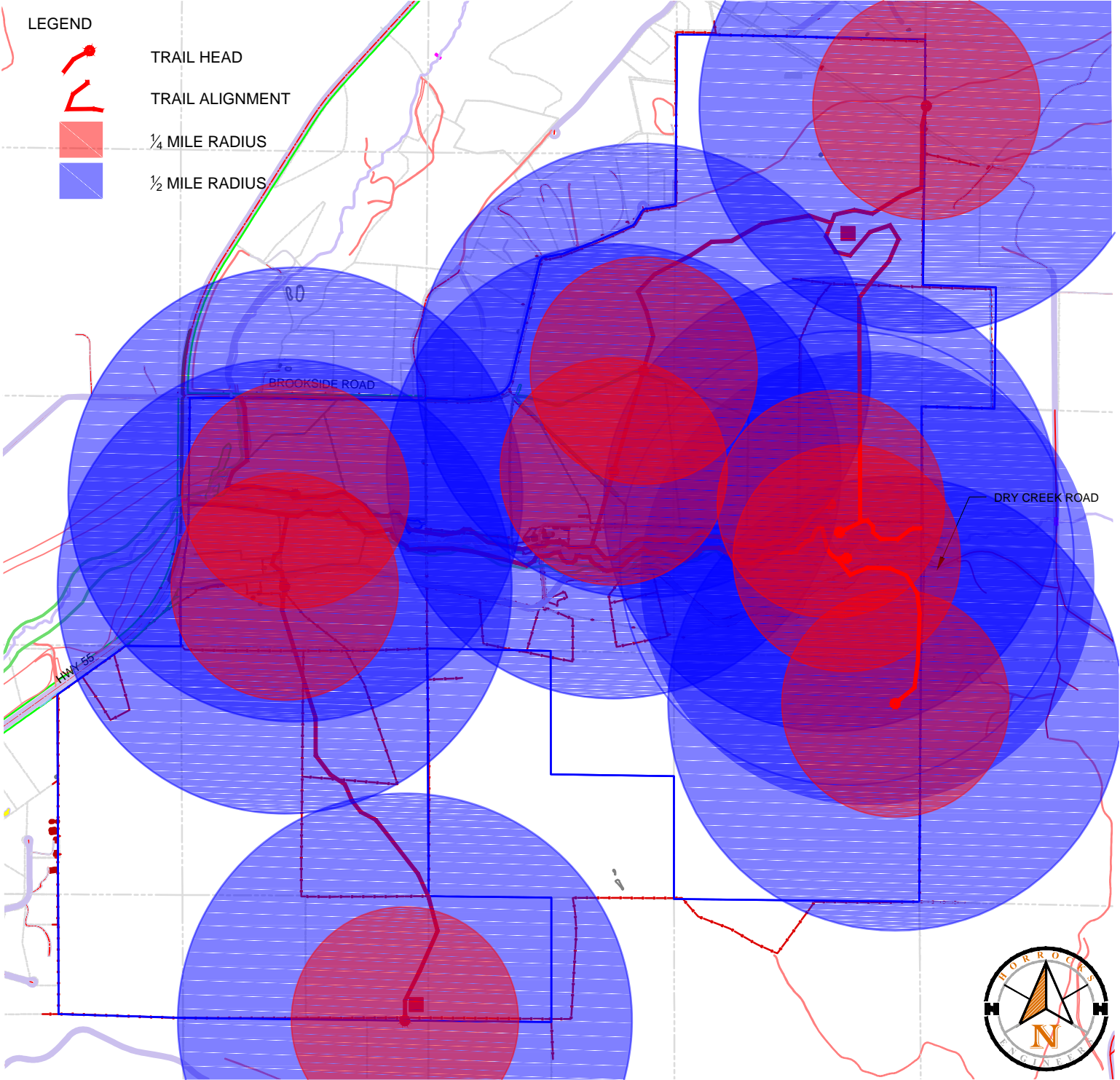


**HORROCKS**  
 ENGINEERS

5700 E. Franklin Rd., STE. 160  
 NAMPA, ID 83687  
 208-463-4197

EXHIBIT # 71  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH, LLC – Boise Hunter Homes

# ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



### WALKING-RADIUS ANALYSIS - TRAIL HEADS



FIGURE F-5

## BHH DRY CREEK RANCH

SCALE: 1" = 3000'  
REV 0 070816

PROPERTY OF BHH, LLC



5700 E. Franklin Rd., STE. 160  
NAMPA, ID 83687  
208-463-4197

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Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes



**Received**

*By Ada County Development Services December 28, 2016*

October 26, 2016

Andy Daleiden, P.E. (for BHH, LLC)  
Kittelson & Associates, Inc.  
101 South Capitol Boulevard, Suite 301  
Boise, Idaho 83702

VIA EMAIL

RE: Dry Creek Ranch Development – Transportation Impact Study Review

Dear Mr. Daleiden,

Thank you for your patience as the Idaho Transportation Department (ITD) reviewed your Transportation Impact Study (TIS) for the Dry Creek Ranch planned community proposed on the east side of State Highway 55 (SH-55) located between Dry Creek Road and Brookside Lane.

ITD reviewed the TIS submitted in August 2016 for the proposed traffic signals/roundabouts at Dry Creek Road and Brookside Lane and widening of SH-55 from Beacon Light Road to north of Brookside Lane. Please find ITD's position below on the findings and recommendations of the TIS.

- Some temporary intersection improvements at Brookside Lane are warranted. ITD would accept the Dry Creek Ranch Development (applicant) to install a temporary traffic signal at Brookside Lane under the thresholds described on page 69 of the TIS.
  - The temporary traffic signal shall be constructed between 75 – 230 p.m. peak hour trips equivalent at Brookside Lane if a Traffic Signal Warrant study is performed and the analysis determines a traffic signal is justified. The temporary traffic signal with widening of SH-55 from two lanes to four lanes (refer to next major bullet below) may remain in place up to 1,300 p.m. peak hour trips equivalent<sup>1</sup> at Brookside Lane.
  - The intersection improvements for a temporary traffic signal must include advance warning flashers for the high speed northbound and southbound approaches on SH-55.
  - ITD will have approval authority over the above design effort.
- SH-55 will need to be widened by the Dry Creek Ranch Development from a two-lane highway to a four-lane highway between Beacon Light Road to a “to be determined” distance north of Brookside Lane to allow for safe passing/merging with slow moving vehicles. (e.g. approximately 1,500 – 2,500 feet north of Brookside Lane).

<sup>1</sup> Note: One (1) p.m. peak hour trip is equivalent to one (1) single-family residential unit. The p.m. peak hour trip equivalent will be tracked based on an annual traffic count at the Brookside Lane/SH-55 intersection and/or other external intersections for the Dry Creek Ranch Development.



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- The threshold timeline for installation shall be 550 p.m. peak hour trips equivalent at Brookside Lane as identified in the TIS based on the segment analysis. SH-55 is a high speed roadway along this corridor and it is critical to maintain this level of service.
- Dry Creek Ranch Development is responsible for the design work to include right-of-way acquisition, associated environmental documents, materials investigation, traffic control plans and any other work associated with creating a construction plan set for the SH-55 widening.
- ITD will have approval authority over the above design effort.
  
- Dry Creek Road/SH-55 intersection was analyzed as a traffic signal, roundabout, and closed intersection in the TIS. At 550 p.m. peak hour trips equivalent and in conjunction with the widening of SH-55 from two lanes to four lanes, the Dry Creek Ranch Development will coordinate with ITD and Ada County Highway District (ACHD) to modify this intersection to a right-in/right-out/left-in or right-in/right-out or right-in only with a raised median on SH-55.
  - Before ITD accepts this condition, the Dry Creek Ranch Development will need to provide ITD with supporting analysis of this access modification at the Dry Creek Road/SH-55 intersection.
  
- The Dry Creek Ranch Development will need to fund and initiate a new Transportation Impact Study (TIS) at 900 p.m. peak hour trips equivalent and complete the TIS by 1,000 p.m. peak hour trips equivalent. The purpose of the TIS is to identify future interim and permanent improvements (e.g. grade separated interchange or alternative intersection forms, such as, but not limited to restricted crossing u-turn, median u-turn, jughandle, roundabout) at the Brookside Lane/SH-55 intersection. The study will:
  - only include intersection improvement recommendations that are unsignalized and maintain SH-55 as a 55 miles per hour facility;
  - ensure the interim intersection improvement facilitates the design/construction of the permanent intersection solution; and
  - include a timeline for the permanent intersection improvements and Dry Creek Ranch Development's contribution towards funding the permanent improvements.

*\*An accelerated TIS prior to 900 p.m. peak hour trips equivalent may be requested of Dry Creek Ranch Development if other developments in the influence area have specific impacts to the Brookside Lane / SH-55 intersection. Dry Creek Ranch Development would financially participate in the accelerated study in partnership with the other development(s). Dry Creek Ranch Development's financial contribution to any accelerated intersection improvements at Brookside Lane/SH-55 would not be required prior to 1,300 p.m. peak hour trips equivalent at Brookside Lane (refer to next major bullet below).*



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- The interim improvement solution recommended by the TIS (refer to previous major bullet above) at the Brookside Lane/ SH-55 intersection will be designed, constructed, and funded by the Dry Creek Ranch Development prior to 1,300 p.m. peak hour trips equivalent at Brookside Lane.
  - If the interim improvement is not in place by 1,300 p.m. peak hour trips equivalent at Brookside Lane ITD will recommend to ACHD that they do not approve additional final plats for the development until the improvement is in place.
  - ITD will have approval authority over the above design effort.
  
- The Dry Creek Ranch Development will need to donate the required right-of-way for the portion of proposed grade separated interchange at the SH-55/Brookside Lane intersection within their property limits (southeast quadrant of this intersection). The type of grade separated interchange and right-of-way needs would be determined based on the new TIS initiated at 900 p.m. peak hour trips equivalent and completed by 1,000 p.m. peak hour trips equivalent.
  
- Intersection improvements at the SH-44/SH-55 intersection are needed prior to Dry Creek Ranch Development's build out in the year 2031. ITD will work with the applicant to identify:
  - a timeline for intersection improvements,
  - a contribution towards funding the intersection improvements, and
  - how the contribution will be held in reserve.
  
- The Dry Creek Ranch Development will collect annual traffic counts at the Brookside Lane/SH-55 intersection each July (to remain consistent with the Aug 2016 TIS traffic counts) to track the p.m. peak hour trips for the development up to 1,300 p.m. peak hour trips equivalent. Once the internal roadways are provided between Brookside Lane and Dry Creek Road, the count locations will be adjusted to ensure that the count summary includes all trips to/from the development. The traffic count summary will be provided to ITD each year to monitor the improvement thresholds.

Additionally, ITD identified other comments that the applicant will need to coordinate and address with ITD prior to the approval of the permit application for the temporary traffic signal at the Brookside Lane/SH-55 intersection.

- The TIS does not discuss construction traffic as the development is being constructed nor vehicles making on-going deliveries to the commercial businesses. Without this information, ITD will immediately require a right-turn deceleration lane into the development, right-turn acceleration lane from the development headed north on SH-55, and a southbound center turn lane for left turning traffic. Please address how the volumes and types of construction traffic and on-going truck traffic will be handled.

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes





**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
itd.idaho.gov

**Received**

*By Ada County Development Services December 28, 2016*

- The TIS identified tree trimming (not required) on the northeast corner of Brookside Lane as a potential improvement for intersection sight distance. This item is not required, but should be explored with ITD during the design of the temporary traffic signal at the Brookside Lane/SH-55 intersection.

ITD would like to state that SH-55 and its corridor are an important part of the entire state highway system. A draft corridor plan is currently being vetted through the public process and a copy of the current plan is available at <http://itd.idaho.gov/projects/D3/ID55Corridor>. In the draft plan the section of SH-55 from Beacon Light to Brookside Lane is identified as an Urban Principal Arterial (page 18). ITD understands the large scale of this project and would like to continue to work with the Dry Creek Ranch Development and plan for the future needs of the corridor together.

If the applicant is in agreement with addressing the items as outlined above then this TIS is acceptable from a state highway access, safety and mobility standpoint. You may proceed with stamped engineered drawings of your proposed access and safety improvements. Final approval of the accesses is determined once all documentation has been provided and the permit is signed.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. Please let me know if you have any questions. I can be reached by phone at (208) 334-8340 or email at [erika.bowen@itd.idaho.gov](mailto:erika.bowen@itd.idaho.gov).

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.

District 3 Traffic Engineer

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH. LLC – Boise Hunter Homes



Received

By Ada County Development Services December 28, 2016

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

December 8, 2016

To: Hethe Clark  
Spink Butler, LLP  
251 E. Front Street, STE 200  
Boise, ID 83701

Subject: Dry Creek Ranch Planned Community/ APP16-0004  
East of SH-55 and north/south of Brookside Lane

Modification to the Dry Creek Ranch Planned Community and preliminary plat

On December 7, 2016 the Ada County Highway District acted on your application for the above referenced project. The attached report includes site specific conditions of approval.

If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP  
Planner III  
Development Services

cc: Ada County - Megan Basham  
Hunter Homes – Chad Hamel



**Received**

By Ada County Development Services December 28, 2016

**Project/File:** **Dry Creek Ranch Planned Community/ APP16-0004/ 201601258**  
*The applicant is requesting approval of a modification to the current entitlement for the Dry Creek Ranch Planned Community and preliminary plat approval for the site. The site is located east of SH-55, north and south of Brookside Lane in Ada County, Idaho.*

**Lead Agency:** Ada County

**Site address:** East of SH-55 and north/south of Brookside Lane

**Commission Hearing:** December 7, 2016  
*Regular Agenda*

**Commission Approval:** December 7, 2016

**Applicant:** James Hunter  
 BHH Investors, LLC  
 1025 S. Bridgeway Place, STE 290  
 Eagle, ID 83616

**Representative:** Hethe Clark  
 Spink Butler, LLP  
 251 E. Front Street, STE 200  
 Boise, ID 83701

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

## **A. Findings of Fact**

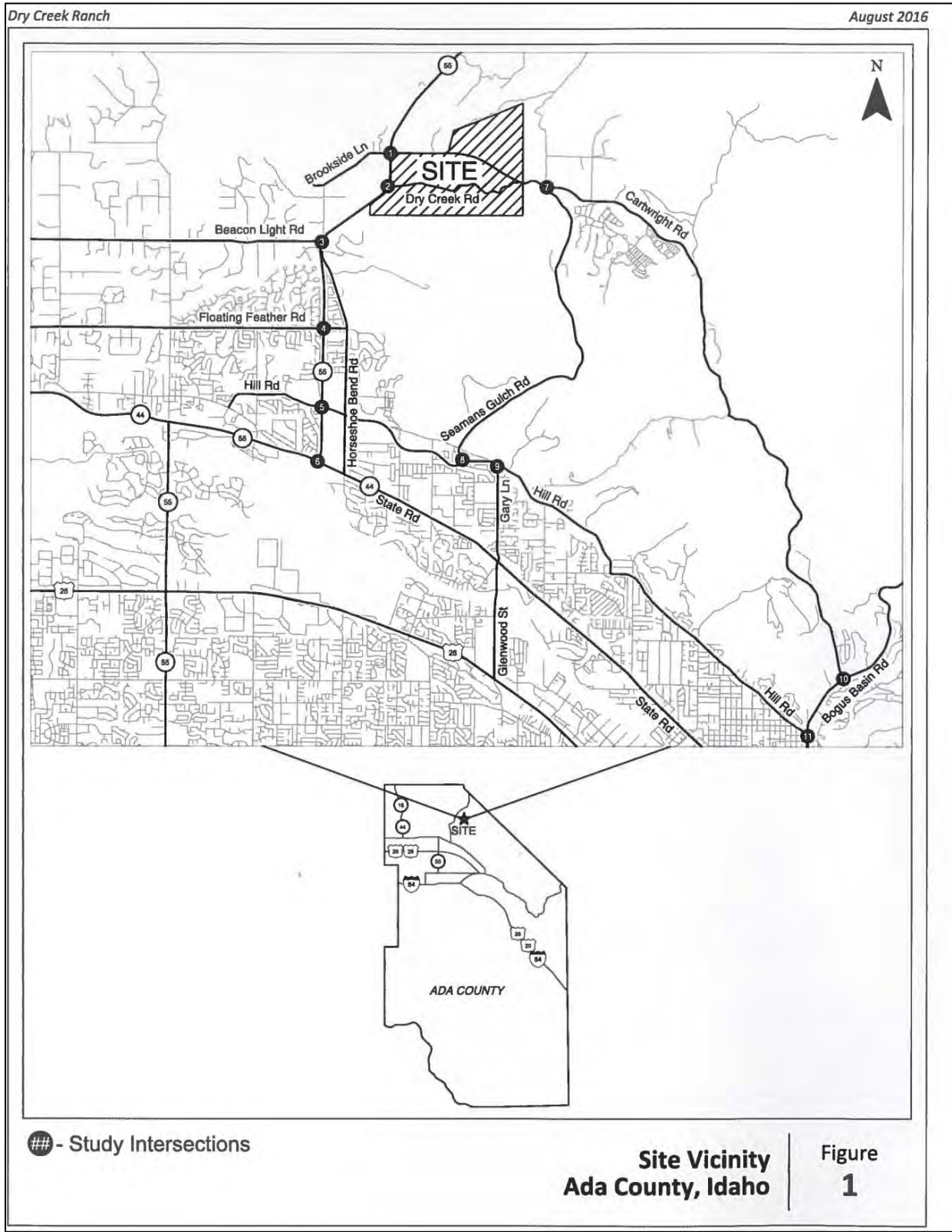
- Description of Application:** The 2016 application is to modify the current entitlement to allow for reductions in residential density and commercial square footage. The new applicant believes the proposed land use changes will make the project more consistent with neighboring properties. Under the current proposal the residential units would be reduced from 4,300 dwelling units to 1,750 single family dwelling units. The commercial square footage would be reduced from 600,000 SF to 85,000 SF, and the school sites would be reduced from four to one.
- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural residential	RR
South	Rural preservation	RP
East	Rural residential	RR
West	Rural urban transitional/rural residential	RUT/RR

3. Vicinity MAP:

Received

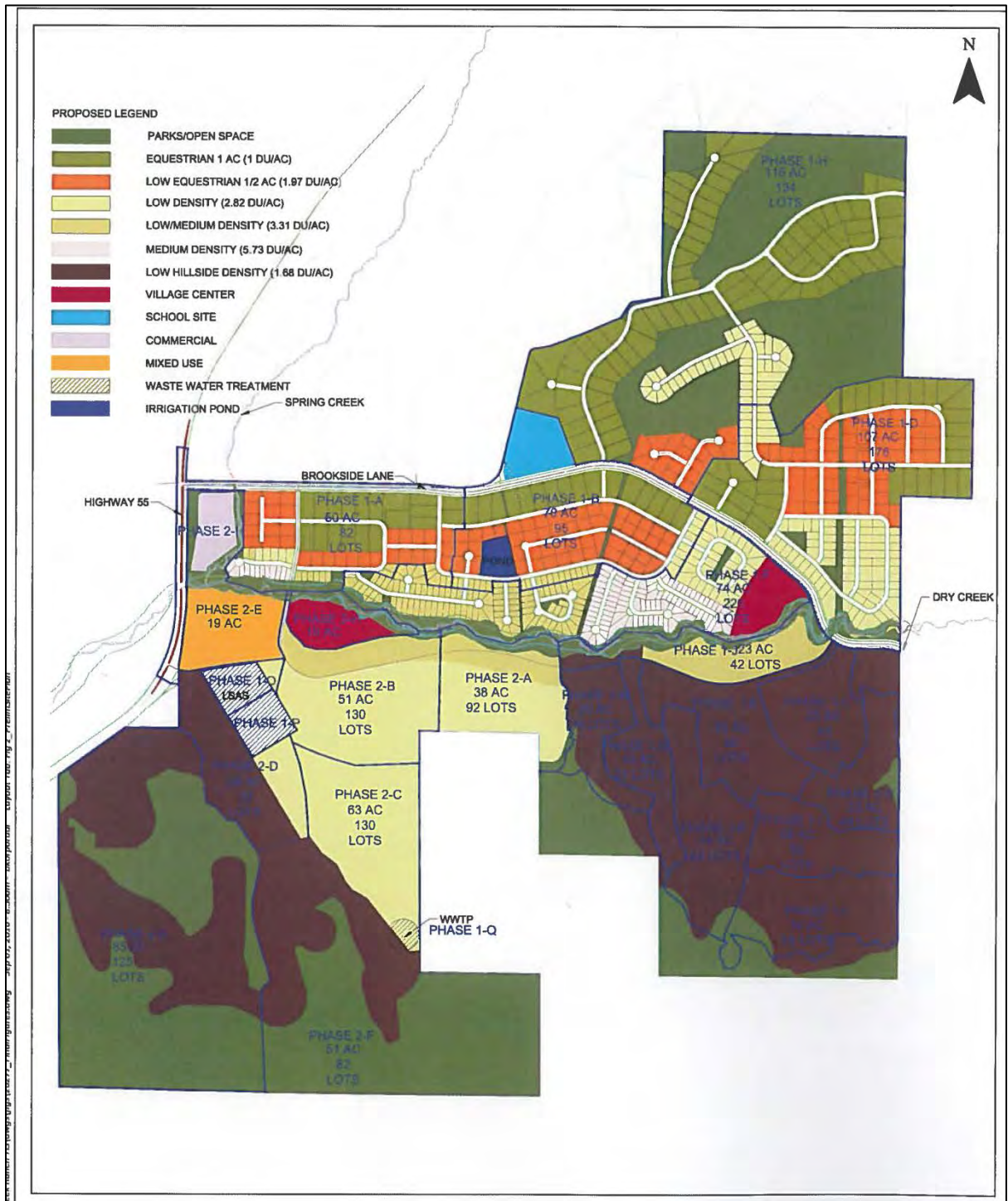
By Ada County Development Services December 28, 2016



4. Concept Plan:

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By Ada County Development Services December 28, 2016



5. **Site History:** ACHD previously reviewed this site as Dry Creek Ranch Planned Community in May of 2008. The requirements of this staff report differ from those of the prior action due to the modification to the development application reducing the density of the development.
6. **Transit:** Transit services are not available to serve this site.
7. **New Center Lane Miles:** The proposed development includes 18.5 centerline miles of new public road.
8. **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.
9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - Beacon Light is listed in the CIP to be widened to 3-lanes from Eagle Road to SH-55 between 2031 and 2035.
  - Hill Road/Hill Road Parkway is listed in the CIP to be widened to 5-lanes from Horseshoe Bend Road to Duncan Lane between 2021 and 2035.
  - Hill Road/Hill Road Parkway is listed in the CIP to be widened to 5-lanes from Duncan Lane to Seamans Gulch Road between 2031 and 2035.
  - The intersection of Beacon Light Road and SH-55 is listed in the CIP to be widened to 5-lanes on the north leg, 6-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and signalized between 2031 and 2035.
  - The intersection of Hill Road and Horseshoe Bend Road is listed in the CIP to be widened and improved as a multi-lane roundabout in 2021-2025.
  - The intersection of Hill Road and Seamans Gulch Road is listed in the CIP to be widened and improved as a multi-lane roundabout in 2021-2025.

## B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 20,518 vehicle trips per day; 2,124 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

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
**SH-55	3,750-feet	Principal Arterial	574	"E"
Brookside Lane	3,300-feet	Minor Arterial	20	Better than "E"
Dry Creek Road	8,480-feet	Minor Arterial	57	Better than "E"
Cartwright Road	N/A	Minor Arterial	56	Better than "E"
Seamans Gulch Road	N/A	Minor Arterial	201	Better than "E"
Bogus Basin Road	N/A	Minor Arterial	561	Better than "E"

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

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

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

\* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

\*\* ACHD does not set level of service thresholds for State Highways.

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 SH-55 south of Brookside Lane was 9,600 in July 2016.  
The average daily traffic count for Brookside Lane east of SH-55 was 200 in July 2016.
- The average daily traffic count for Dry Creek Road east of SH-55 was 1,250 in July 2016.
- The average daily traffic count for Cartwright Road east of Seamans Gulch was 900 in July 2016.
- The average daily traffic count for Seamans Gulch Road north of Hill Road was 4,375 in March 2016.
- The average daily traffic count for Bogus Basin Road north of Hill Road was 9,500 in July 2016.

## C. Findings for Consideration

### 1. History/Prior Actions

On May 7, 2008 the ACHD Commission reviewed and approved a development application for the Dry Creek Ranch Planned Community. The 2008 entitlement of this project is still valid and includes 4,300 dwellings units, 650,000 square feet of commercial/office uses, and 4 schools; estimated to generate 64,481 vehicle trips per day, with 7,903 vehicles per hour occurring during the PM peak hour.

The 2016 application is to modify the current entitlement to allow for reductions in residential density and commercial square footage. The current applicant believes the proposed land use changes will make the project more consistent with neighboring properties and provide a more realistic opportunity to get the project underway. Under the current proposal the residential units would be reduced to 1,750 single family dwelling units. The commercial square footage would be reduced to 85,000 SF, and one school site is proposed.

At build out the 2016 proposal is estimated to generate 20,518 vehicle trips per day, with 2,124 trips occurring during the PM peak hour.

The 2016 proposal to modify the existing entitlement would result in a 68% decrease in the projected daily vehicle trips at build-out of the site.

### 2. Extraordinary Impact Fee Overlay Assessment District

The Dry Creek Ranch Planned Community is located within the existing West Foothills Extraordinary Impact Fee Overlay Assessment District. The extraordinary impact fees are to be used to extend Brookside as a two lane roadway among other roadway projects in the West Foothills.

The Commission established an Extraordinary Impact Fee Overlay Assessment District to be applied to the "Western Foothills Planning Area" as identified by the Foothills Policy Plan and the Interim Foothills Transportation Plan, prepared by Boise City and COMPASS respectively. The cost of upgrading the roadways to accommodate the planned development in the defined planning area was divided among the number of households expected to develop within the area. These findings resulted in the determination that each building in the foothills will be responsible for its proportionate share of the cost of constructing or reconstructing the roads in the Western Foothills Planning Area. The Commission's action created The West Foothills Extraordinary Impact Fee Overlay Assessment District and ACHD Resolution 702 established the proportionate share of bringing the area roadways to an acceptable minimum level at \$3,197 per dwelling unit. This development would increase the total number of dwelling units proposed within the Overlay Assessment District. If the development is approved, the Extraordinary Impact Fee would need to be updated to reflect the changed conditions.

The applicant will need to enter into an Extraordinary Impact Fee Agreement as well as a Development Agreement with the District for the design and construction of the improvements to Brookside Lane and Dry Creek Road. The Agreements will provide for the reimbursement of any extraordinary impact fee eligible expenses. The Agreements shall be recorded and the requirements set forth therein shall run with the land. The Developer shall enter into these Agreements with the District and the Agreements recorded prior to scheduling the first final plat for signature and prior to a pre-construction conference and issuance of a notice to proceed for the construction of any improvements to Brookside Lane or Dry Creek Road.

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### 3. Traffic Impact Study

Kittelson & Associates prepared a traffic impact study for the proposed Dry Creek Ranch Planned Community. An executive summary of the findings **as presented by Kittelson & Associates** can be found as Attachment 3. The executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

**Staff Comments/Recommendations:** ACHD's Planning Review staff has reviewed and generally agrees with the findings and recommendations of the submitted traffic impact study (TIS).

The TIS notes that under current conditions (2016 background) the SH-55/Beacon Light Road intersection operates at an unacceptable level of service. The critical movement contributing to the poor LOS is the eastbound north turn (from Beacon Light Road left onto SH-55); all other legs of the intersection operate at an acceptable level of service. Staff does not recommend improvements to the Beacon Light Road/SH-55 intersection as part of this application, as the site traffic does not contribute to the failing movement. Additionally, this intersection is listed in the CIP to be widened and signalized in 2031 to 2035.

Under total traffic conditions in 2031 all study intersection are expected to operate at an acceptable level of service with the exception of the Seamans Gulch Road/Hill Road and Bogus Basin Road/Hill Road/Harrison Boulevard intersections.

Staff does not recommend improvements to the Seamans Gulch Road/Hill Road intersection as part of this application, as the site traffic does not contribute to the failing movement. The critical movement contributing to the poor LOS is the northbound left turn north turn; all other legs of the intersection operate at an acceptable level of service. Additionally, this intersection listed in the CIP to be widened and improved as a multi-lane roundabout in 2021 to 2025.

Staff does not recommend improvements to the Bogus Basin Road/Hill Road/Harrison Boulevard intersection, as the roadways that feed into the intersection are listed as Constrained Roadways in the CIP and the intersection is located within a constrained urban environment. The ACHD Commission has previously determined through the adoption of the Master Street Map and the CIP that these roadways will exceed adopted level of service standards and higher levels of congestion will be accepted in lieu of widening the roadways.

The Dry Creek Road/SH-55 intersection will be restricted in the future as determined by the Idaho Transportation Department (ITD) and ACHD.

Under total traffic conditions in 2031 all study roadway segments are expected to operate at an acceptable level of service with the improvements recommended in the TIS. This includes the widening of SH-55 to 4 lanes from Beacon Light Road north of Brookside Lane, see Finding for Consideration 6 below.

The TIS recommended improvements to the Brookside Lane/SH-55 intersection and SH-55. Specific comments on these improvements and the phasing of improvements can be found under Finding for Consideration 5 – Phasing Plan.

To ensure the improvements identified in the submitted traffic impact study and phasing plan are constructed when warranted the applicant should be required to submit an update to the traffic impact study for review prior to plans acceptance and signature of the final plat which contains the 551<sup>st</sup> single family building lot (or equivalent vehicle trips 550 pm peak hour trips). This threshold of 550 pm peak hour trips coincides with improvements to SH-55 which are necessary to serve the site.

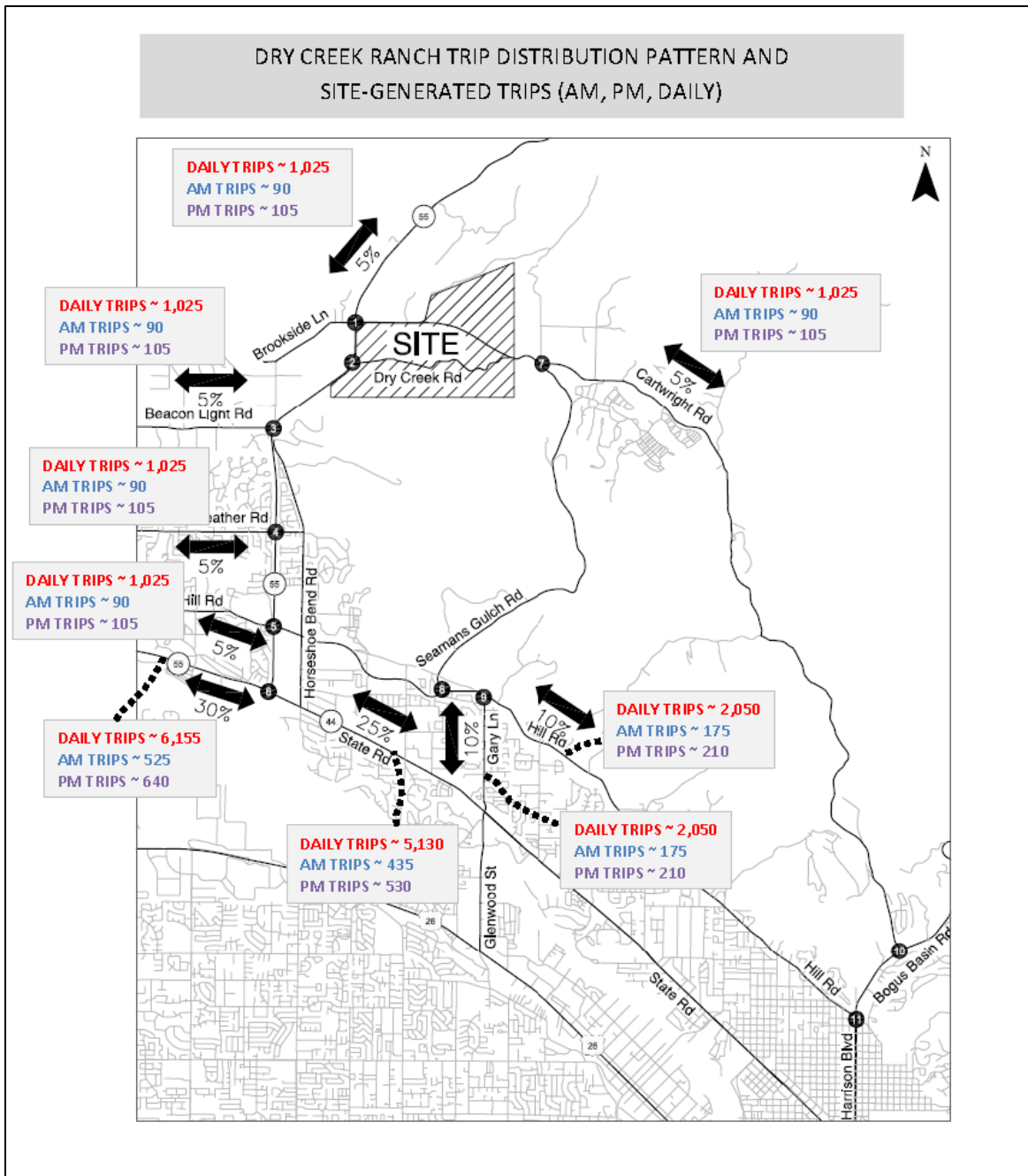
A second traffic impact study update should be provided prior to plan approval and signature of the final plat which includes the Brookside Lane extension to the portion of Dry Creek Road

located east of the site which provides access to Seamans Gulch Road. If improvements are not made to SH-55 as outlined in Findings for Consideration 4 and 5, then the applicant should be required to submit an updated traffic impact study which identifies the impacts to ACHD's roadway system. Additional mitigation improvements may be required due to the findings and recommendations of traffic impact study updates.

#### **4. Trip Distribution**

A trip distribution analysis was included as part of the traffic impact study. The COMPASS 2040 regional travel demand model, existing traffic volumes on SH-55, and the site plan were used in determining the trip distribution pattern.

The study estimates that 5% of the site generated traffic will travel north on SH-55, 70% will travel south on SH-55 and 25% will travel east using Dry Creek Road and Cartwright Road. The exhibit below represents the trip distribution pattern presented in the traffic impact study and further defines the trip distribution.



**Staff Comments/Recommendations:** Staff has reviewed and agrees with the trip distribution analysis presented in the traffic impact study. Staff recommends that the Trip distribution analysis be updated as part of future traffic impact study updates.

**5. Phasing Plan**

As part of the submitted traffic impact study the applicant’s engineer provided a phasing plan identifying which roadway improvements are necessary to serve the site. The phasing plan provides development thresholds that identify when improvements are necessary to serve the site. The phasing plan recommends the following improvements:

- The Brookside Lane/SH-55 intersection should be signalized when 75-150 pm peak hour trips are generated. This intersection will operate with a single left turn lane onto SH-55 until 550

pm peak hour trips have been generated. At that time dual left turn lanes should be constructed to coincide with the widening of SH-55 as noted below.

- SH-55 between Beacon Light Road and north of Brookside Lane should be widened when 550 pm peak hour trips have been generated.
- On site roadway improvements (Brookside Lane and Dry Creek Road) will be built in the phase they are within or adjacent to.

**Staff Comments/Recommendations:** Staff has reviewed and agrees with the recommended phasing analysis. As recommended in the phasing plan the applicant should be required to submit a signal warrant analysis when site generates 75 pm peak hour trips or 75 building lots have been final platted. If the signal warrant analysis demonstrates that a signal is warranted at the Brookside Lane/SH-55 intersection at that time, then the applicant should be required to design and install a signal at the Brookside Lane/SH-55 intersection prior to plan approval and ACHD signature on the final plat that contains the 76<sup>th</sup> building lot.

If the signal is not warranted at when the site generates 75 peak hour trips, then the signal warrant analysis should be submitted when the site generates 150 pm peak hour trips, or when 150 lots have been final platted.

When the signal is warranted the applicant should be required to enter into a signal agreement with ACHD for the design, construction, and installation of the signal. The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, provide a minimum of 150-feet of storage for the westbound left turn lane, and that the applicant is responsible for all costs associated with the hardware, design, and installation of the signal.

Staff recommends that when the signal is installed that the pavement on Brookside Lane be widened to accommodate the future dual left turn lanes (striped for one) and that the signal poles be placed in their ultimate location. This will allow for minor modification at the intersection when the dual left turn lanes are warranted, with minimal disruptions to traffic.

The TIS notes that when the site generated trips reaches a threshold of 1,300 pm peak hour trips or 1,300 building lots have been final platted (or equivalent trips) that the Brookside Lane/SH-55 intersection should be widened to accommodate dual left turn lanes. Staff recommends that the Brookside Lane intersection be widened to accommodate the dual left turn lanes when the site generated trips reach a threshold of 550 pm peak hour trips or 550 building lot have been final platted (or equivalent trips). The threshold of the 550 pm peak hour trips coincides with when the widening of SH-55 to 4 lanes between Beacon Light Road and north of Brookside Lane is warranted and required by ITD. This would allow the intersection to be widened at the same time the roadway is under construction providing the public with a complete system improvement and will minimize disruptions to traffic by completing the improvements at the same time. The dual left turn lanes should be designed to provide minimum westbound left turn storage of 575-feet.

In order to ensure the Brookside Lane/SH-55 intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection
- Approved plans and permits from ITD

## 6. SH-55

SH-55 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, Ada County, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-55.

**Staff Comments:** The submitted traffic impact study was prepared for and reviewed by both ACHD and ITD staff. ITD provided specific comments and recommendations on the TIS and has established the following requirements:

- The applicant should be required to design and install a temporary signal at the Brookside Lane/SH-55 intersection. The signal should be installed when the site generates 75 to 230 pm peak hour trips, as determined by a signal warrant analysis. Advanced warning flashers should be installed north and south of the approaches on SH-55, as part of the installation of the temporary signal.
- The applicant should be required to widen SH-55 to a 4-lane highway between Beacon Light Road and a “to be determined” distance north of Brookside Lane to allow for safe passing/merging with slow moving vehicles. The widening of SH-55 should occur when a threshold of 550 pm peak hour trips on Brookside Lane is met.
- The temporary signal with the widening of SH-55 to a 4-lane highway may remain in place up to 1,300 pm peak hour trips at Brookside Lane.
- When a threshold of 550 pm peak hour trips on Brookside Lane is met and in conjunction with the widening of SH-55 to 4-lanes, the applicant should be required to modify the Dry Creek Road/SH-55 intersection to a right-in/right-out/left-in or a right-in/right-out only intersection. The applicant will need to submit a supporting analysis to ITD for their proposed intersection modifications.
- An updated traffic impact study should be provided after 900 pm peak hour trips have occurred and it must be complete prior to 1,000 pm peak hour trips occurring.
- If the interim improvements (temporary signal at Brookside/SH-55, the widening of SH-55 to 4-lanes, and modifications to the Dry Creek Road/SH-55 intersections) are not constructed prior to the site generating 1,300 pm peak hour trips on Brookside Lane, then ITD will recommend that ACHD not sign any more final plats until the improvements are in place.
- The applicant should be required to dedicate the required right-of-way for a portion of the grade separated interchange at the Brookside Lane/SH-55. The right-of-way needs for the intersection would be determined based on the finding and recommendations of the updated traffic impact study.
- The SH-44/SH-55 intersection will need to be improved prior to build-out of the development in 2031. The applicant should work with ITD to determine their contribution to the intersection improvement.
- The applicant should be required to provide ITD with annual traffic counts at the Brookside Lane/SH-55 intersection. The counts should be taken each July to remain consistent with the 2016 traffic impact study. Once internal roadway connections are made to and between Brookside Lane and Dry Creek Road, the count locations will be adjusted to ensure an accurate count. The traffic counts should be submitted to ITD each year to monitor the improvement thresholds.
- The TIS does not discuss construction traffic. Without this information, the applicant should be required to make these improvements to SH-55: construct a right-turn

deceleration lane into the development, right turn acceleration lane from the development, and a southbound center turn lane for left turning traffic.

ITD's full comment letter can be found as Attachment 4.

**Staff Recommendations:** To ensure that ITD's requirements are met and improvements are constructed when necessary to serve the site, staff recommends that Ada County include all of ITD requirements as part of their conditions of approval.

If the improvements to SH-55 are not completed, the impact to ACHD's system will increase. The required improvements should be completed prior to signature of the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant should be required to submit a revised development application and updated TIS for review and action by ACHD.

## 7. Brookside Lane

**a. Existing Conditions:** Brookside Lane is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Brookside Lane (25-feet from centerline).

**b. Policy:**

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

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

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

**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.

**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 Brookside Lane is designated in the MSM as a Residential Arterial.

- c. **Applicant Proposal:** The applicant is proposing to construct Brookside Lane with 2 travel lanes with center turn lanes at all intersections, bike lanes, vertical curb, gutter, a 9-foot wide planter strip, and 5-foot wide detached concrete sidewalks.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

If street trees are desired then planter strips should be a minimum width of 8-feet. If detached sidewalks are to be constructed then the right-of-way may extend to 2-feet behind the back of curb and detached sidewalks can be placed in a permanent right-of-way easement.

## 8. Dry Creek Road

- a. **Existing Conditions:** Dry Creek Road is improved as a substandard roadway (surface is chip seal, not a standard asphalt pavement section) with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Dry Creek Road (25-feet from centerline).
- b. **Policy:**

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

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

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

**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.

**Roadways Outside City's Area of Impact:** District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

**Offsite Streets:** ACHD policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or with a minimum of 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot gravel shoulders from the site to a public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are not limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian "attractors" and "generators" (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer. All utility relocation costs associated with the off-site street widening shall be borne by the developer

**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 Brookside Lane is designated in the MSM as a Residential Arterial.

- c. **Applicant Proposal:** The applicant is proposing to reconstruct Dry Creek Road with 2 travel lanes bike lanes, vertical curb, gutter, a 9-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 68-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal should be approved, as proposed.

The applicant should be required to reconstruct Dry Creek Road as a 2 lane, 36-foot wide street section with bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk.



If street trees are desired then planter strips should be a minimum width of 8-feet. If detached sidewalks are to be constructed then the right-of-way may extend to 2-feet behind the back of curb and detached sidewalks can be placed in a permanent right-of-way easement.

### Dry Creek Road Interim Conditions

The applicant has indicated that a north/south collector roadway is planned to be constructed as part of the first few phases of the development; prior to the reconstruction of Dry Creek Road. ITD has indicated that Dry Creek Road can remain a temporary full access approach onto SH-55. Because of this staff believes that the traffic on Dry Creek Road will increase significantly on Dry Creek Road between SH-55 and the north/south collector roadway. To accommodate the increase in traffic on Dry Creek Road between SH-55 and the north/south collector staff recommends that the applicant reconstruct Dry Creek Road between SH-55 and the north/south collector with 30-feet of pavement with 3-foot gravel shoulders as an interim improvement until this segment of Dry Creek Road is fully reconstructed as the portion of the site abutting Dry Creek Road is developed. This interim improvement should be made when the north/south collector is constructed creating the connection between Brookside Lane and Dry Creek Road.

### Dry Creek Road Offsite

As part of this application the applicant is proposing to extend Brookside Lane to the site's east property line tying into an offsite portion of Dry Creek Road which provides access to Seamans Gulch Road. Consistent with ACHD's Offsite Improvement policy, with the final plat of any phase south of Dry Creek Road; or when Brookside Lane is extended to connect to the offsite portion of Dry Creek Road, the applicant should be required to reconstruct the portion of Dry Creek Road between the site and Seamans Gulch Road with 30-feet of pavement with 3-foot gravel shoulders meeting ACHD's Offsite Improvement policy.

## 9. North/South Collector

a. **Existing Conditions:** There are no collector roadways within 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.

**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.

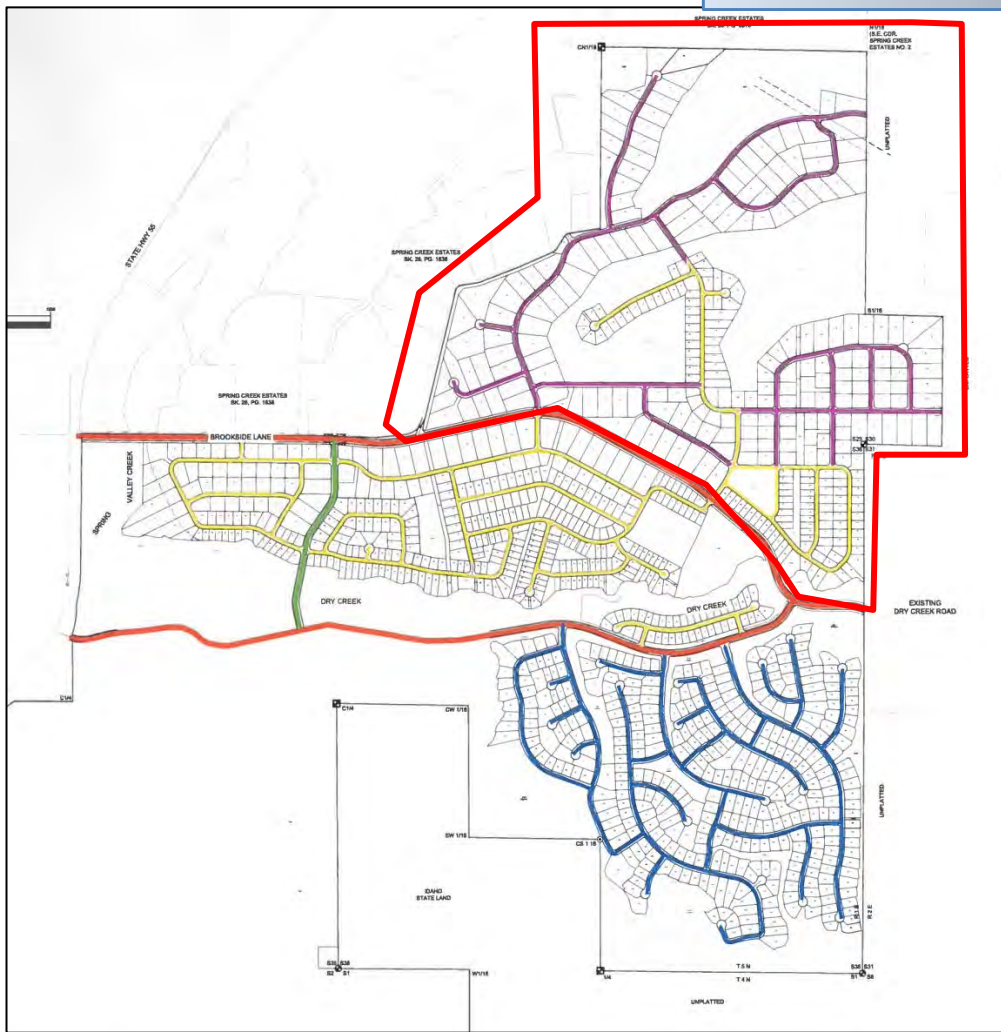
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

- c. **Applicant Proposal:** The applicant is proposing to construct a north/south collector roadway as a 36-foot street section with bike lanes, vertical curb, gutter, a 9-foot wide planter strip and a 5-foot wide detached concrete sidewalk within 68-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal should be approved, as proposed. The north/south collector roadway should be widened at its intersections with Brookside Lane and Dry Creek Road to allow for the construction of a center left turn lanes at both intersections.

If detached sidewalks are to be constructed then the right-of-way may extend to 2-feet behind the back of curb and detached sidewalks can be placed in a permanent right-of-way easement.

## 10. Internal Local Streets north of Brookside Lane

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



**b. Policy:**

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

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District’s Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

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**Rural Street Section:** District policy 7207.5.2 requires rural developments with lot sizes of 5-acres or greater per dwelling provide a minimum 24-foot pavement width, with additional 3-foot gravel shoulders and borrow ditches on each side. This street section does not require the construction of curbs, gutters, or sidewalks.

Developments with lot sizes of 1-acre or greater, but less than 5-acres per dwelling will provide streets with a 30-foot wide surface (26-feet of pavement with 2-foot concrete ribbon on each side), 4-foot of which will be striped for non-motorized travel on each side. The minimum right-of-way width for this street section shall be 52-feet in order to encompass the entire swale section. The developer shall construct on both sides of the road a 2-foot wide (minimum) concrete ribbon 8-inches thick and an 8-foot wide drainage swale along the edge of the pavement to accommodate the runoff from the development. See Section 7207.5.6 for roadside swale requirements.

**Reduced Urban Local Street—29-foot Street Section and Right-of-Way Policy:** District Policy 7207.5.2 states that the width of a reduced urban local street shall be 29-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 42-feet of right-of-way. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install —NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.

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- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.

**Design Condition #3:** Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on-street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-foot wide. Each lot on the street will be —paired with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be —paired. Each pair of lots shall locate its driveway 5-foot from the shared lot line of the pair.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant's Proposal:** The applicant has proposed to construct 2 different street sections for the area north of Brookside Lane. For the equestrian lots, greater than ½ acre in size, the applicant has proposed to construct a rural street section with two 13-foot travel lanes, 2-foot wide ribbon curb, and a 10-foot wide drainage swale within 50-feet of right-of-way. The applicant has proposed to construct 5-foot wide gravel trails located outside of the right-of-way on both sides of the rural street sections.

The applicant has proposed to construct the streets abutting the standard size lots as standard 29-foot street sections with vertical curb, gutter, and an 8-foot wide planter strip within 42-feet of right-of-way, with a 5-foot wide detached concrete sidewalks within a sidewalk easement.

The applicant has proposed to construct 5 cul-de-sac turnarounds in the portion of the development north of Brookside Lane.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a rural street section abutting lots less than 1 acre in size does not meet District policy. However, staff

recommends a modification of policy to allow the rural streets to be constructed, as proposed. Staff's recommendation is due to the fact that the lots are proposed to be greater than ½ acre in size and lot frontage for each lot ranges is consistent with the frontage of the 1 acre lots.

The applicant's proposal to construct all of the other internal local roads as 29-foot street sections with vertical curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks meet's District policy and should be approved, as proposed. The applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide an easement for the detached sidewalks.

The applicant should be required to provide written Fire Department approval for use of the reduced street section. Parking is restricted on one side of a 29-foot street section. The applicant should be required to coordinate a signage program with District Development Review staff.

The applicant's proposal to construct 5 cul-de-sacs throughout this section of the site should be approved, as proposed. The cul-de-sacs should be designed to provide a minimum radius of 45-feet.

**11. Internal Local Streets between Brookside Lane and Dry Creek Road**

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



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## b. Policy:

**Reduced Urban Local Street—29-foot Street Section and Right-of-Way Policy:** District Policy 7207.5.2 states that the width of a reduced urban local street shall be 29-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 42-feet of right-of-way. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install —NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.

Design Condition #3: Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on-street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.

- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-foot wide. Each lot on the street will be —pairedll with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be —paired.ll Each pair of lots shall locate its driveway 5-feet from the shared lot line of the pair.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-foot wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant Proposal:** The applicant has proposed to construct the internal local streets between Brookside Lane and Dry Creek Road as standard 29-foot street sections with vertical curb, gutter, and an 8-foot wide planter strip within 42-feet of right-of-way, with a 5-foot wide detached concrete sidewalk within a sidewalk easement.

The applicant has proposed to construct 5 cul-de-sacs within this portion of the development.

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

The applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide an easement for the detached sidewalks.

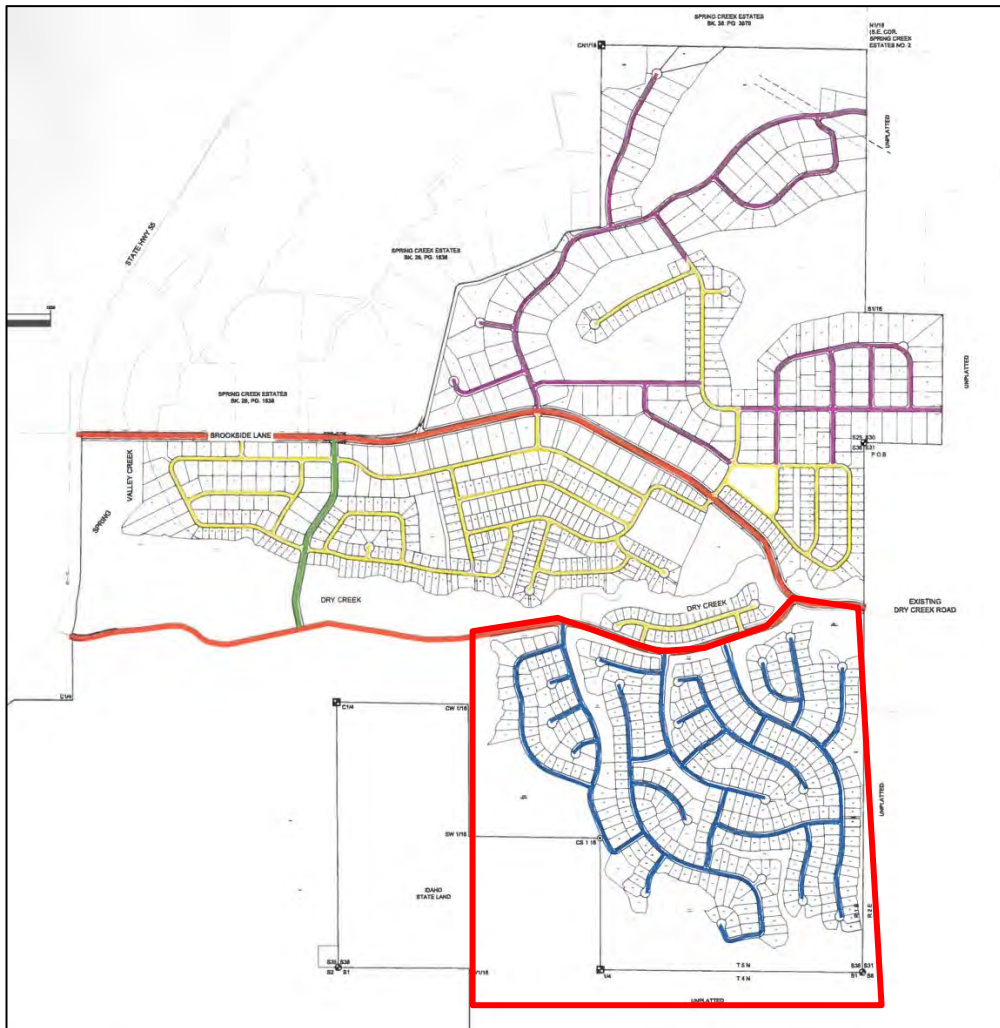


The applicant should be required to provide written Fire Department approval for use of the reduced street section. Parking is restricted on one side of a 29-foot street section. The applicant should be required to coordinate a signage program with District Development Review staff.

The applicant's proposal to construct 5 cul-de-sacs throughout this section of the site should be approved, as proposed. The cul-de-sacs should be designed to provide a minimum radius of 45-feet.

**12. Internal Local Streets south of Dry Creek Road**

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



**b. Policy:**

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

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

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The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Reduced Urban Local Street—29-foot Street Section and Right-of-Way Policy:** District Policy 7207.5.2 states that the width of a reduced urban local street shall be 29-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 42-feet of right-of-way. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install —NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.

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- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.

**Design Condition #3:** Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on-street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-foot wide. Each lot on the street will be —paired with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be —paired. Each pair of lots shall locate its driveway 5-foot from the shared lot line of the pair.
- Vertical curbs with attached 5-foot (minimum) wide sidewalks, or rolled curbs with 5-foot (minimum) wide detached sidewalks and 8-foot (minimum) wide planter strips, are required.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant Proposal:** The applicant has proposed to construct the internal local streets south of Dry Creek Road as standard 29-foot street sections with vertical curb, gutter, and an 8-foot wide planter strip within 42-feet of right-of-way, with a 5-foot wide detached concrete sidewalk within a sidewalk easement.

The applicant has proposed to construct 18 cul-de-sac turnarounds within this portion of the development.

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

The applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide an easement for the detached sidewalks.

The applicant should be required to provide written Fire Department approval for use of the reduced street section. Parking is restricted on one side of a 29-foot street section. The applicant should be required to coordinate a signage program with District Development Review staff.

The applicant's proposal to construct 18 cul-de-sacs throughout the site should be approved, as proposed. The cul-de-sacs should be designed to provide a minimum radius of 45-feet.

### 13. Roadway Offsets

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

b. **Policy:**

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

**Collector Offset Policy:** District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

**Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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

c. **Applicant's Proposal:** The applicant has proposed to construct one north/south collector roadway to run between Brookside Lane and Dry Creek Road. The north/south collector roadway is proposed to be located approximately 2,500-feet east of SH-55. There are several local roadways proposed to intersect Brookside Lane and Dry Creek Road, minor arterial roadways.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct the north/south collector roadway to intersect Brookside Lane and Dry Creek Road 2,500-feet east of SH-55 meets District policy and should be approved, as proposed. All local street intersections onto Brookside Lane and Dry Creek Road should align or offset by 660-feet.

All internal local streets should align or offset by 120-feet.

### 14. Stub Streets

a. **Existing Conditions:** There is one stub street to the site, Dry Creek Road, located at the site's east property line.

b. **Policy:**

**Stub Street Policy:** District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to extend Dry Creek Road into the site and to construct 2 stub streets to the east. The stub streets are proposed to be located as follows:
- Applegate Way, located approximately 600-south of the north property line.
  - Big Cliff Drive, located approximately 3,600-feet south of the north property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal to extend Dry Creek Road into the site and to construct Applegate Way to stub to the east property line should be approved, as proposed.

Staff does not recommend that Big Cliff Drive be constructed as a stub street to the east. The adjacent property owner had indicated that a stub street is not desired and the adjacent parcel already has frontage on a public street, Broken Horn Road.

The applicant should be required to construct a temporary turnaround at the terminus of Applegate Way, as it extends greater than 150-feet and to installed a sign at the terminus of the Applegate Way stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The temporary turnaround should be paved and should be the same dimensional requirements of a standard cul-de-sac.

Staff recommends that Big Cliff Drive terminate at Crater Lake Circle and that a shared driveway be constructed to provide access to the 2 lots east of Crater Lake Circle.

## 15. Driveways

### 15.1 Brookside Lane/Dry Creek Road

- a. **Existing Conditions:** There is one existing driveway onto Brookside Lane from the site.

b. **Policy**

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

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

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

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from

the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

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

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

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

- c. **Applicant's Proposal:** The applicant has proposed to maintain the existing driveway onto Brookside Lane from the site. The driveway is located east of SH-55 and provides farm access. No other driveways are proposed onto Brookside Lane.

The applicant hasn't proposed any driveways onto Dry Creek Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal should be approved, as proposed.

## 15.2 North/South Collector

- a. **Existing Conditions:** There are no collector roadways within the site.

b. **Policy:**

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

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy:** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 200 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy,

7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. **Applicant's Proposal:** The applicant hasn't proposed any driveways onto the north/south collector roadway.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## 16. School Site

The applicant has proposed to dedicate an elementary school site to the West Ada School District. The elementary school site is proposed to be located in the section of the development between Brookside Lane and Dry Creek Road and is proposed to be accessed off of a local street. The elementary school will be subject to a separate development application and traffic impact study.

## 17. Bridge for Dry Creek (North/South Collector)

The Bridge crossing for North/South Collector over Dry Creek should be designed and constructed as a single span bridge. The District will require that the applicant submit the bridge plans for the crossing of Dry Creek (North/South Collector) for review and approval prior to the pre-construction meeting and final plat approval.

## 18. 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.

## 19. 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.

## 20. Other Access

Brookside Lane and Dry Creek Road are classified as minor arterial roadways. The north/south collector roadway is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat

## 21. Commission Meeting

During the December 7<sup>th</sup> Commission meeting, the Commission recommended approval of the staff report as written with a requirement that detached sidewalks be constructed on Brookside Lane, Dry Creek Road, and the North/South Collector Roadway. The site specific conditions of approval reflect this requirement.

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

1. Enter into an Extraordinary Impact Fee Agreement and a Development Agreement with the District for the design and construction of the improvements to Brookside Lane and Dry Creek Road. The Agreements will provide for the reimbursement of any extraordinary impact fee eligible expenses. The Agreements shall be recorded and the requirements set forth therein shall run with the land.

The Developer shall enter into these Agreements with the District and the Agreements shall be recorded prior to scheduling the final plat for signature and prior to a pre-construction conference and issuance of a notice to proceed for the construction of any improvements to Brookside Lane or Dry Creek Road.

2. Submit an update to the traffic impact study for review prior to plans acceptance and signature of the final plat which contains 551<sup>st</sup> single family building lots (or equivalent vehicle trips 550 pm peak hour trips).
3. Provide a traffic impact study update prior to plan approval and signature of the final plat which includes the Brookside Lane extension to the portion of Dry Creek Road located east of the site which provides access to Seamans Gulch Road.
4. If improvements are not made to SH-55 as outlined in Findings for Consideration 4 and 5, then the impact to ACHD's system will increase. The required improvements shall be completed prior to signature of the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant shall be required to submit a revised development application and updated TIS for review and action by ACHD.
5. Additional improvements may be required at any time due to the findings and recommendations of traffic impact study updates.
6. Prior to plan approval and ACHD signature on the final plat that contains the 76<sup>th</sup> building lot provide a signal warrant analysis for the Brookside Lane/SH-55 intersection. If the signal is warranted, design and install a signal at the Brookside Lane/SH-55 intersection prior to plan approval and ACHD signature on the final plat that contains the 76<sup>th</sup> building lot.
7. If the signal is not warranted at the Brookside Lane/SH-55 intersection when the site generates 75 building lots have been final platted, then submitted an additional signal warrant analysis prior to plan approval or ACHD's signature on final plat that contains the 151<sup>st</sup> building lot.
8. When the signal is warranted enter into a signal agreement with ACHD for the design, construction, and installation of the signal. The signal agreement shall note that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, provide a minimum of 150-feet of storage for the westbound left turn lane, and that the applicant is responsible for all costs associated with the hardware, design, and installation of the signal.

To ensure the Brookside Lane/SH-55 intersection is improved when warranted, the following items shall be in place prior plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection
- Approved plans and permits from ITD

9. When the signal is installed the pavement on Brookside Lane to accommodate the future dual left turn lanes (striped for one) and construct the signal pole be placed in their ultimate location.



10. Widen the Brookside Lane/SH-55 intersection to allow for dual left turns with 575-feet of westbound left turning storage when 550 building lots have been final platted or 550 pm peak hour trips are generated by the site. This shall coincide with the widening of SH-55 to 4 lanes between Beacon Light Road and north of Brookside Lane as required by ITD.
11. Construct Brookside Lane to a 2 lane, 36-foot wide street section with, bike lanes, vertical curb, gutter, 5-foot wide detached concrete sidewalks, and center turn lanes at all street intersections.
12. Reconstruct Dry Creek Road as a 2 lane, 36-foot wide street section with, bike lanes, vertical curb, gutter, 5-foot wide detached concrete sidewalks, meeting all collector street design standards, abutting the site.
13. Reconstruct Dry Creek Road between SH-55 and the north/south collector with 30-feet of pavement with 3-foot gravel shoulders as an interim improvement until this segment of Dry Creek Road is full reconstructed as the portion of the site abutting Dry Creek Road is developed. This interim improvement should be made when the north/south collector is constructed creating the connection between Brookside Lane and Dry Creek Road.
14. When Brookside Lane is extended to connect to the offsite portion of Dry Creek Road, reconstruct the offsite portion of Dry Creek Road between the site and Seamans Gulch Road with 30-feet of pavement with 3-foot gravel shoulders.
15. Construct a north/south collector roadway to intersect Brookside Lane and Dry Creek road 2,500-feet east of SH-55, as proposed. Construct the north/south collector as a 36-foot street section with bike lanes, vertical curb, gutter, a 9-foot wide planter strip and 5-foot wide detached concrete sidewalks. Widen the north/south collector roadway at its intersections with Brookside Lane and Dry Creek Road to provide a dedicated center left turn lane.
16. Construct the local streets abutting the equestrian lots greater than ½ acre in size, in the portion of the development north of Brookside Lane, as a rural street section with two 13-foot travel lanes, 2-foot wide ribbon curb, and a 10-foot wide drainage swale within 50-feet of right-of-way.
17. Construct all other local streets as 29-foot street sections with vertical curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks. Parking is restricted on one side of a 29-foot street section. Coordinate a signage program with District Development Review staff.
18. 5-foot wide attached concrete sidewalks may be constructed on the internal local streets.
19. Provide written Fire Department approval of use of the reduced street section.
20. Construct cul-de-sac turnarounds throughout the site, as proposed. The cul-de-sacs shall provide a minimum radius of 45-feet.
21. All local street intersections onto Brookside Lane and Dry Creek Road shall align or offset by 660-feet.
22. All internal local streets should align or offset by 125-feet.
23. Construct one stub street to the east, Applegate Way, located 600-south of the north property line. Construct a temporary turnaround at the terminus of Applegate Way, as it extends greater than 150-feet. The temporary turnaround shall be paved and shall be the same dimensional requirements of a standard cul-de-sac. Install a sign at the terminus of the Applegate Way stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
24. Terminate Big Cliff Drive at Crater Lake Circle and construct a shared driveway to provide access to the 2 lots east of Crater Lake Circle.

25. Submit the bridge plans for the crossing of Dry Creek (North/South Collector), as single span bridge, for review and approval prior to the pre-construction meeting and final plat approval.
26. Direct lot access is prohibited to Brookside Lane, Dry Creek Road, and the north/south collector roadway and shall be noted on the final plat.
27. Payment of impacts fees are due prior to issuance of a building permit.
28. 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. Traffic Impact Study Summary
4. ITD Comment Letter
5. Utility Coordinating Council
6. Development Process Checklist
7. Request for Reconsideration Guidelines

Vicinity Map

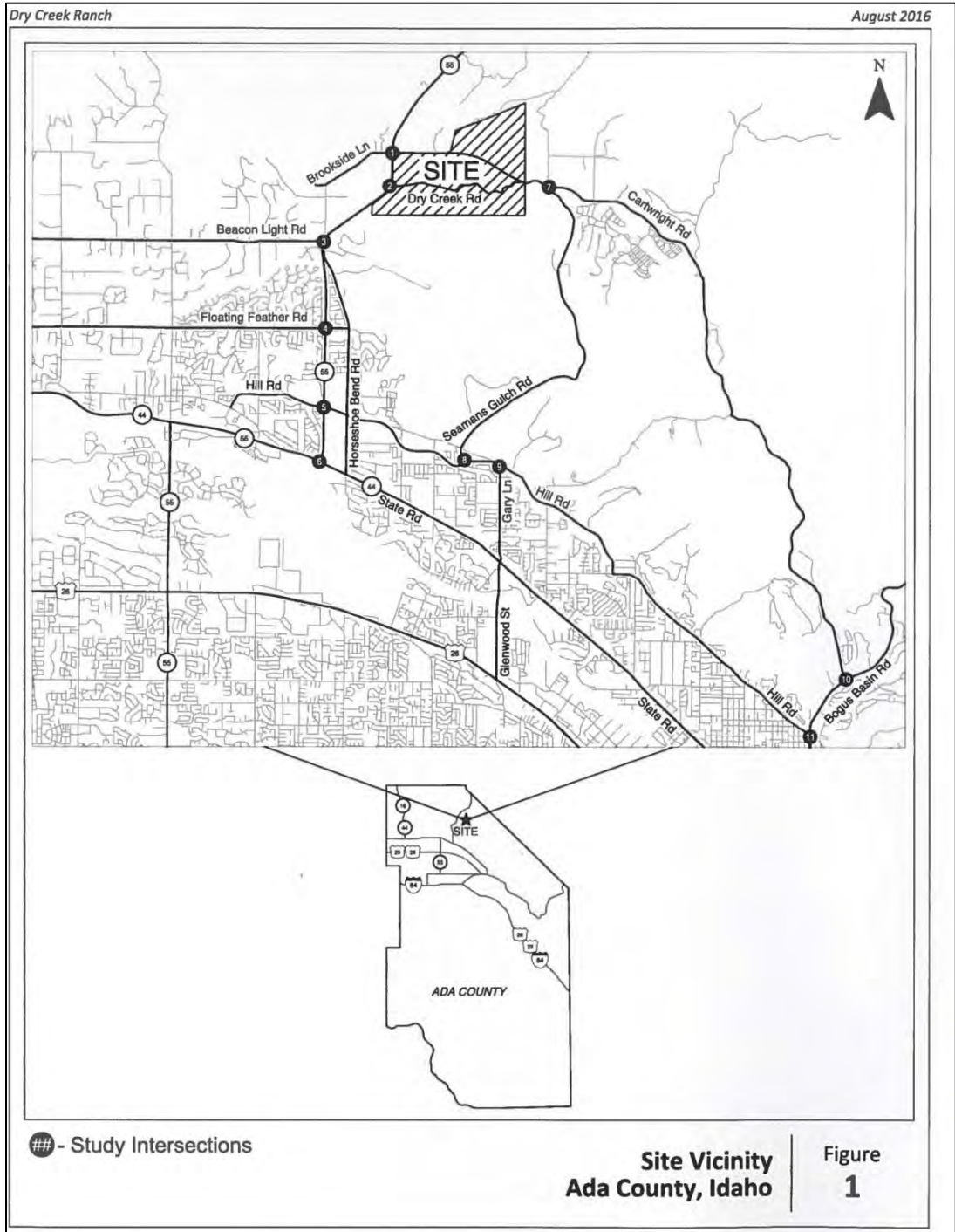
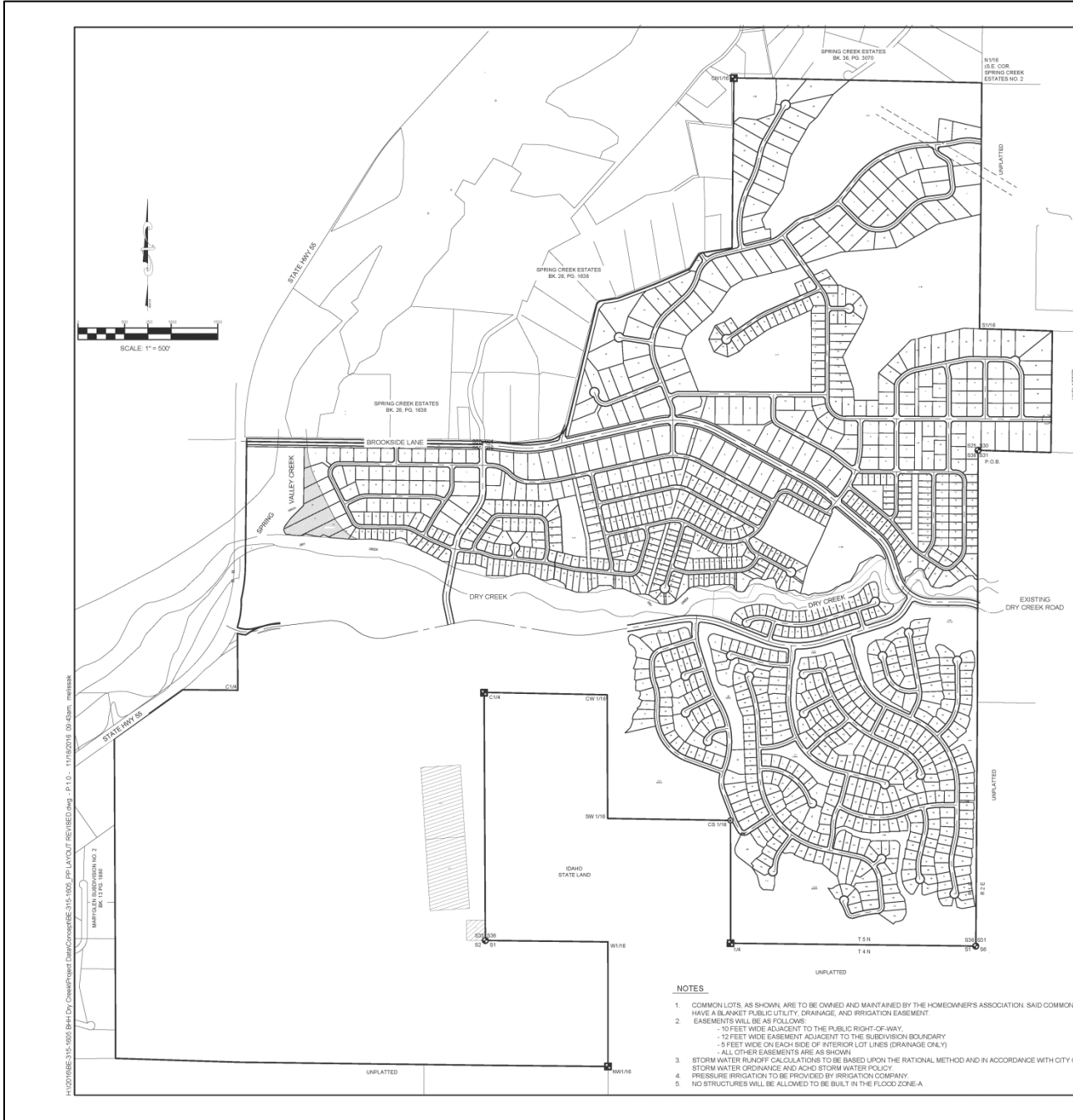


EXHIBIT # 71  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH. LLC – Boise Hunter Homes

Site Plan



**EXHIBIT # 71**  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
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## EXECUTIVE SUMMARY

BHH, LLC is proposing to develop Dry Creek Ranch, a 1,414-acre Planned Community located east of SH 55 between Dry Creek Road and Brookside Lane in unincorporated Ada County, northeast of Eagle, Idaho. Brookside Lane bounds the property to the north; the Ada County landfill property to the south; Highway 55 to the west and the Hidden Springs Planned Community is approximately one-quarter mile to the east on Seamans Gulch Road.

Dry Creek Ranch is designed as villages that collectively create a cohesive and integrated master-planned community with a variety of housing, commercial, institutional and recreational opportunities. Of the 1,414-acres within Dry Creek Ranch, approximately 848 acres are designated for residential or commercial uses. At full build-out, Dry Creek Ranch will have 1,750 single-family detached housing units, an elementary school, 63,560 square-feet of commercial space, a 16 fueling position gas station with convenience market, and 7 acres of land for a mini warehouse.

Access to the Dry Creek Ranch will occur via reconstruction of Brookside Lane and Dry Creek Road roadways and improvements at both junctions with SH 55. Additionally, access to the site will occur via Seamans Gulch Road and Dry Creek Road to the east.

The results of this study indicate that the proposed Dry Creek Ranch can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming the recommended mitigation measures are in place.

## FINDINGS

### Existing Conditions

- The study evaluated 11 off site intersections; no internal site access intersections or driveways were studied with the proposed plan.
- The study evaluated three time periods: typical weekday (Tuesday – Thursday) a.m. and p.m. peak hour at all of the study intersections; Friday, summer p.m. peak hour at the six study intersections along SH 55.
- All of the study intersections were found to operate at acceptable operating standards during the existing weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour with the exception of:
  - **SH 55 & Beacon Light Road** - The critical eastbound movement operates at LOS E with a v/c ratio of 0.66 during the p.m. peak hour. This intersection is identified as a future traffic signal in ACHD’s Capital Improvements Plan (Intersection Project #16). This intersection currently meets all conditions for the eight-hour, four-hour and peak hour traffic signal warrants per the MUTCD. Additionally, a southbound right-turn lane is warranted per ITD/NCHRP Report 457 right-turn lane warrants.



- All of the existing roadway segments currently operate at acceptable LOS with the exception of the roadway segments north of Brookside Lane, north of Dry Creek Road, and north of Beacon Light Road during the Friday, summer p.m. peak hour.

#### Year 2031 Background Traffic Conditions (Without Dry Creek Ranch)

- Year 2031 background traffic volumes were forecasted using a 2% annual growth rate.
- Most of the study intersections will continue to operate at acceptable levels of service and volume-to-capacity ratios during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, except for:
  - **SH 55 & Brookside Lane** – The critical eastbound movement (less than 5 vehicles) is projected to operate at LOS F with a delay exceeding 50 seconds, with a relatively low v/c ratio of 0.05 during the Friday, summer p.m. peak hour. This intersection does not meet traffic signal warrants per the MUTCD. Therefore, no recommended mitigation has been proposed at this intersection.
  - **SH 55 & Dry Creek Road** – The critical westbound movement is projected to operate at LOS E with a v/c ratio of 0.53 during the weekday p.m. peak hour. During the Friday p.m. peak hour, the critical westbound movement is projected to operate at LOS F with a v/c ratio of 0.68. This intersection meets all conditions for the eight-hour, four-hour and peak hour traffic signal warrants per the MUTCD during both the weekday p.m. and Friday, summer p.m. peak hours. Mitigation recommendations include adding a northbound right-turn lane per ITD/NCHRP Report 457 right-turn lane warrants and signaling the intersection, or installing a single-lane roundabout.
  - **SH 55 & Beacon Light Road** – The critical eastbound movement is projected to operate at LOS F with a v/c ratio of greater than 1.0 during the weekday p.m. peak hour and Friday, summer p.m. peak hour. Similar to the findings in existing conditions, this intersection continues to meet traffic signal warrants per the MUTCD. This intersection is identified as a future traffic signal in ACHD's Capital Improvements Plan (Intersection Project #16). Mitigation recommendation includes adding a southbound right-turn lane per ITD/NCHRP Report 457 right-turn lane warrants and signaling the intersection, or installing a multilane roundabout.
  - **SH 55 & SH 44** – This intersection is projected to operate at LOS E with a v/c ratio of 0.88 and 0.90 during the weekday p.m. peak hour and Friday, summer p.m. peak hour, respectively. This intersection is identified to not meet LOS standards in recent completed studies and plans by both ITD and ACHD. However, no improvements are programmed for this intersection by ITD or ACHD. To meet an acceptable LOS, two improvement options were identified:



- Option #1 - Widen the intersection to include three eastbound and westbound through lanes.
- Option #2 - Implement a partial displaced left-turn intersection, where the eastbound left-turn is displaced in advance of the intersection. This intersection type requires two eastbound left-turn lanes and maintains the two eastbound and westbound through lanes.
- **Seamans Gulch Road & Hill Road Parkway** – The critical northbound left-turn movement is projected to operate at LOS F with a v/c ratio of 0.47 during the weekday p.m. peak hour. This intersection is identified as future multilane roundabout in ACHD's CIP (Intersection Project #44).
- **Bogus Basin Road/Harrison Boulevard & Hill Road** operates at LOS E with a v/c ratio of 0.58 during the weekday a.m. peak hour. While the LOS drops below ACHD standard, the v/c ratio is acceptable for signalized intersections and the delay is due to the heavy eastbound right-turn and southbound through movements. The intersection is located in a constrained urban environment and has an acceptable v/c ratio. Therefore, no improvements are recommended for the intersection.
- All roadway segments are projected to operate acceptable under the year 2031 background weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour, except for the SH 55 roadway segment north of Brookside Road, north of Dry Creek Road, and north of Beacon Light Road. These three roadway segments continue to exceed the ITD LOS threshold during the weekday p.m. and Friday, summer p.m. peak hours. However, as intersection improvements, such as roundabouts or traffic signals occur at Beacon Light Road, Dry Creek Road, and Brookside Lane, the SH 55 roadway facility will function like an urban street facility or roundabout corridor and no longer a two-lane highway. If these improvements occur prior to the widening, the operational analysis (delay, v/c, and 95<sup>th</sup> percentile queues) at the intersections should be the controlling factor to determine when this section of SH 55 is widened from two to four lanes. This approach would be consistent with the HCM methodology regarding using the two-lane highway analysis only when uninterrupted flow exists, which means no traffic control devices that interrupt traffic and where no platoons are formed by upstream signals (e.g. distance between signals should be 2-3 miles).

### Trip Generation and Distribution

- The *ITE Trip Generation Manual, 9<sup>th</sup> Edition* was used to estimate the trip generation for the proposed Dry Creek Ranch.
- The proposed Dry Creek Ranch development is estimated to generate approximately 20,518 net new daily trips, 1,743 net new trips during the weekday a.m. peak hour and 2,124 net new trips during the weekday and Friday p.m. peak hours.





- The distribution pattern for site-generated trips was developed evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model. The distribution pattern assumes 5% percent to the north on SH 55, 70% percent to the south on SH 55, and 25% percent to the east on Dry Creek Road/Seamans Gulch Road.

#### Year 2031 Total Traffic Conditions (With Dry Creek Ranch)

- The year 2031 total traffic analysis (with the site-generated traffic) found that the site-generated trips have a similar impact to the study intersections as previously identified in the year 2031 background traffic weekday a.m. and p.m. peak hour analysis. The impacted intersections under year 2031 total traffic analysis include:
  - SH 55 & Brookside Lane (AM and PM)
  - SH 55 & Dry Creek Road (AM and PM)
  - SH 55 & Beacon Light Road (AM and PM)
  - SH 55 & SH 44 (State Street) (AM and PM)
  - Seamans Gulch Road & Hill Road Parkway (PM)
  - Bogus Basin Road/Harrison Boulevard & Hill Road (AM)
- Site-generated traffic was found to impact two other intersections (SH 55 & Floating Feather Road, and SH 55 & Hill Road) during the Friday, summer p.m. peak hour. The SH 55 & Floating Feather Road intersection is projected to operate at LOS E and a v/c ratio of 0.82, and SH 55 & Hill Road intersection is projected to operate at LOS F and a v/c ratio of 0.94. Since both intersections continue to operate under capacity and that this LOS deficiency occurs on a Friday, summer peak (12 times a year), no mitigation is recommended at these two intersections.
- At the SH 55 & Brookside Lane intersection, a traffic signal is expected to operate at LOS A, A, and B and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. A multilane roundabout is expected to operate at LOS A, A, and D (critical westbound movement) and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. The 95<sup>th</sup> percentile queue lengths are projected to be less for the multilane roundabout than a traffic signal during all three peak hour time periods.
- At the SH 55 & Dry Creek Road intersection, a traffic signal is expected to operate at LOS A, B, and B and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. A multilane roundabout is expected to operate at LOS B, D, and F (critical westbound movement) and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. The 95<sup>th</sup> percentile queue lengths are projected to be significantly less for the multilane roundabout than a traffic signal during all three peak hour time periods.



- At the Beacon Light Road & SH 55 intersection, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions. The intersection improvement at SH 55 & Beacon Light Road is needed under existing and background conditions and is identified on ACHD's CIP, so timing of this improvement should be determined by ACHD and ITD.
- At the SH 55 & SH 44 (State Street) intersection, an additional southbound left-turn lane and eastbound left-turn lane are needed with the site-generated trips beyond the improvements identified under year 2031 background traffic conditions. No additional improvements are needed with the site-generated trips for the partial displaced left-turn intersection. The intersection is expected to operate at LOS D and under capacity during all three peak hour time periods. The intersection improvement at SH 55 & SH 44 (State Street) is needed under background conditions and is not currently programmed to be improved by ITD. Given the distance away from the proposed development and that the improvements at this intersection would address a system deficiency; it is not recommended that these improvements be conditioned with the proposed development.
- At the Seamans Gulch Road & Hill Road Parkway, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions. The intersection improvement at Seamans Gulch Road & Hill Road Parkway is needed under background conditions and is identified on ACHD's CIP, so timing of this improvement should be determined by ACHD.
- At the Bogus Basin Road/Harrison Boulevard & Hill Road intersection, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions.
- All roadway segments are projected to operate acceptable under the year 2031 total traffic weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour, except for the SH 55 roadway segment north of Brookside Road, north of Dry Creek Road, and north of Beacon Light Road. These three roadway segments continue to exceed the ITD LOS threshold during the weekday p.m. and Friday, summer p.m. peak hours. Similar to existing and year 2031 background traffic conditions, widening SH 55 from two to four lanes in this segment would bring the roadway segment LOS to an acceptable LOS per ITD standards.
  - At full build-out of Dry Creek Ranch, SH 55 should be widened from two lanes to four lanes between Beacon Light Road and approximately 1,500 feet to the north of Brookside Lane. The additional 1,500 feet provides adequate distance for an auxiliary through lane in the southbound and northbound directions of travel on SH 55, which allows drivers traveling northbound to merge downstream of the traffic signal or multilane roundabout at the Brookside Lane/SH 55 intersection.
  - The timeline for improving SH 55 should also be coordinated with the SH 55 intersection improvements at Beacon Light Road, Dry Creek Road, and Brookside Lane. It is anticipated that improvements will be needed in the early development phases at the intersections of Dry Creek Road/SH 55 and Brookside Lane/SH 55.



Therefore, the widening of SH 55 should become a function of when these intersections need dual westbound left-turn lanes or two northbound or southbound through lanes to manage vehicle queues on the SH 55 corridor. Once the intersections are signalized or have roundabouts, this segment of SH 55 will no longer be considered or function as a two-lane highway and will operate like an urban street facility given the traffic control devices and spacing of the intersections.

- Brookside Lane should be improved as a 2-lane facility to ACHD Residential Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map. ROW preservation is 62 feet for this roadway.
- Dry Creek Road should be improved as a 2-lane facility to ACHD Residential Arterial/Town Center Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map. ROW preservation is not identified on the ACHD Master Street List for this roadway.
- All 95<sup>th</sup> percentile queue lengths can be accommodated at the three intersections (SH 55 & Brookside Lane, SH 55 & Dry Creek Road, SH 55 & Beacon Light Road) on SH 55 and are not anticipated to spill back between intersections under full build-out of Dry Creek Ranch during all three peak hour time periods. For traffic signals as the mitigation, the northbound through queue length on SH 55 ranges between 52 feet and 518 feet and southbound through queue length on SH 55 ranges between 30 and 195 feet during the three peak hour time periods. For multilane roundabouts as the mitigation, the northbound through queue length on SH 55 ranges between 24 feet and 505 feet and southbound through queue length on SH 55 ranges between 36 and 124 feet during the three peak hour time periods. As identified in the mitigation section, traffic signals or multilane roundabouts at these three intersections on SH 55 are viable intersection improvement options from a traffic operational perspective.
- A northbound right-turn lane is warranted at the Brookside Lane/SH 55 and Dry Creek Road/SH 55 intersections. The analysis was performed under year 2031 background and total traffic conditions at these two intersections using ITD's procedures and NCHRP Report 457.
- A southbound right-turn lane is warranted at the Beacon Light Road/SH 55 intersection under all traffic scenarios. The analysis was performed under year 2016 existing, year 2031 background traffic, and year 2031 total traffic conditions using ITD's procedures and NCHRP Report 457.
- There is adequate intersection sight distance at the Brookside Lane/SH 55 and Dry Creek Road/SH 55 intersections. If possible, but not required, the intersection sight distance at the Brookside Lane and SH 55 intersection would benefit from trimming or removing the large trees located in the northeast quadrant of the intersection. Once the intersection improvements are installed, any limited intersection sight distance will be mitigated with the traffic signal or multilane roundabout.



- A sensitivity analysis was performed assuming only one public street connection to the SH 55, either Brookside Lane or Dry Creek Road. With only one public street connection to SH 55, a traffic signal or multilane roundabout is projected to operate at an acceptable LOS per ITD and ACHD standards during all three peak hour time periods.
- A development phasing plan was performed to identify the development thresholds on when certain improvements would be needed at the impacted intersections on SH 55.

## RECOMMENDATIONS

### Improvements by Agency (ACHD or ITD)

- Install a southbound right turn lane and traffic signal or multilane roundabout at the Beacon Light Road and SH 55 intersection (traffic signal is on ACHD's CIP as Intersection Project #16). The timing and funding of this improvement should be determined by ACHD and ITD.
- Improve the SH 55 and SH 44 (State Street) intersection either with additional turn lanes/through lanes, or modify the intersection to a partial displaced left-turn intersection. The timing and funding of this improvement should be determined by ITD.
- Install a multilane roundabout at Seamans Gulch Road and Hill Road Parkway intersection (traffic signal is on ACHD's CIP as Intersection Project #44). The timing and funding of this improvement should be determined by ACHD.
- Monitor the Bogus Basin Road/Harrison Boulevard & Hill Road intersection for signal timing adjustments during the weekday a.m. peak hour. The timing and funding of this improvement should be determined by ACHD.

### Improvements by Developer

- Install a northbound right turn lane and traffic signal or multilane roundabout at Brookside Lane and SH 55 intersection.
- Install a northbound right turn lane and traffic signal or multilane roundabout at Dry Creek Road and SH 55 intersection.
- Widen SH 55 from two lanes to four lanes between Beacon Light Road and approximately 1,500 feet to the north of Brookside Lane.
- Improve Brookside Lane at a 2-lane facility to ACHD Residential Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map.
- Improve Dry Creek Road to a 2-lane facility to ACHD Residential Arterial/Town Center Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map.



- Shrubbery and landscaping near the internal intersections and site driveways should be maintained to ensure adequate sight distance.

**Phasing Plan by Developer (Assumes Two Public Street Connections to SH 55)**

- A traffic signal or roundabout is needed at one of these intersections (Brookside Lane/SH 55 or Dry Creek Road/SH 55) at approximately 230-270 residential units or 230 to 270 p.m. peak hour trips equivalent. The second traffic signal or roundabout improvement is anticipated to be needed at the other intersection (Brookside Lane/SH 55 or Dry Creek Road/SH 55) with an additional 75-150 residential units or with an additional 75 to 150 p.m. peak hour trips equivalent.
- Widening of SH 55, between Beacon Light Road and about 1,500 feet to the north of Brookside Lane is needed at 1,750 residential units (if based on intersection analysis only) or 1,750 p.m. peak hour trips equivalent.
- Improve Brookside Lane when the first lots are being developed and planned to be served from this roadway.
- Improve Dry Creek Road when the first lots are being developed and planned to be served from this roadway.



**Received**  
By Ada County Development Services December 28, 2016



**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
itd.idaho.gov

October 26, 2016

Andy Daleiden, P.E. (for BHH, LLC)  
Kittelson & Associates, Inc.  
101 South Capitol Boulevard, Suite 301  
Boise, Idaho 83702

VIA EMAIL

RE: Dry Creek Ranch Development – Transportation Impact Study Review

Dear Mr. Daleiden,

Thank you for your patience as the Idaho Transportation Department (ITD) reviewed your Transportation Impact Study (TIS) for the Dry Creek Ranch planned community proposed on the east side of State Highway 55 (SH-55) located between Dry Creek Road and Brookside Lane.

ITD reviewed the TIS submitted in August 2016 for the proposed traffic signals/roundabouts at Dry Creek Road and Brookside Lane and widening of SH-55 from Beacon Light Road to north of Brookside Lane. Please find ITD’s position below on the findings and recommendations of the TIS.

- Some temporary intersection improvements at Brookside Lane are warranted. ITD would accept the Dry Creek Ranch Development (applicant) to install a temporary traffic signal at Brookside Lane under the thresholds described on page 69 of the TIS.
  - The temporary traffic signal shall be constructed between 75 – 230 p.m. peak hour trips equivalent at Brookside Lane if a Traffic Signal Warrant study is performed and the analysis determines a traffic signal is justified. The temporary traffic signal with widening of SH-55 from two lanes to four lanes (refer to next major bullet below) may remain in place up to 1,300 p.m. peak hour trips equivalent<sup>1</sup> at Brookside Lane.
  - The intersection improvements for a temporary traffic signal must include advance warning flashers for the high speed northbound and southbound approaches on SH-55.
  - ITD will have approval authority over the above design effort.
- SH-55 will need to be widened by the Dry Creek Ranch Development from a two-lane highway to a four-lane highway between Beacon Light Road to a “to be determined” distance north of Brookside Lane to allow for safe passing/merging with slow moving vehicles. (e.g. approximately 1,500 – 2,500 feet north of Brookside Lane).

<sup>1</sup> Note: One (1) p.m. peak hour trip is equivalent to one (1) single-family residential unit. The p.m. peak hour trip equivalent will be tracked based on an annual traffic count at the Brookside Lane/SH-55 intersection and/or other external intersections for the Dry Creek Ranch Development.

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes



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- The threshold timeline for installation shall be 550 p.m. peak hour trips equivalent at Brookside Lane as identified in the TIS based on the segment analysis. SH-55 is a high speed roadway along this corridor and it is critical to maintain this level of service.
  - Dry Creek Ranch Development is responsible for the design work to include right-of-way acquisition, associated environmental documents, materials investigation, traffic control plans and any other work associated with creating a construction plan set for the SH-55 widening.
  - ITD will have approval authority over the above design effort.
- Dry Creek Road/SH-55 intersection was analyzed as a traffic signal, roundabout, and closed intersection in the TIS. At 550 p.m. peak hour trips equivalent and in conjunction with the widening of SH-55 from two lanes to four lanes, the Dry Creek Ranch Development will coordinate with ITD and Ada County Highway District (ACHD) to modify this intersection to a right-in/right-out/left-in or right-in/right-out or right-in only with a raised median on SH-55.
    - Before ITD accepts this condition, the Dry Creek Ranch Development will need to provide ITD with supporting analysis of this access modification at the Dry Creek Road/SH-55 intersection.
  - The Dry Creek Ranch Development will need to fund and initiate a new Transportation Impact Study (TIS) at 900 p.m. peak hour trips equivalent and complete the TIS by 1,000 p.m. peak hour trips equivalent. The purpose of the TIS is to identify future interim and permanent improvements (e.g. grade separated interchange or alternative intersection forms, such as, but not limited to restricted crossing u-turn, median u-turn, jughandle, roundabout) at the Brookside Lane/SH-55 intersection. The study will:
    - only include intersection improvement recommendations that are unsignalized and maintain SH-55 as a 55 miles per hour facility;
    - ensure the interim intersection improvement facilitates the design/construction of the permanent intersection solution; and
    - include a timeline for the permanent intersection improvements and Dry Creek Ranch Development's contribution towards funding the permanent improvements.

*\*An accelerated TIS prior to 900 p.m. peak hour trips equivalent may be requested of Dry Creek Ranch Development if other developments in the influence area have specific impacts to the Brookside Lane / SH-55 intersection. Dry Creek Ranch Development would financially participate in the accelerated study in partnership with the other development(s). Dry Creek Ranch Development's financial contribution to any accelerated intersection improvements at Brookside Lane/SH-55 would not be required prior to 1,300 p.m. peak hour trips equivalent at Brookside Lane (refer to next major bullet below).*



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- The interim improvement solution recommended by the TIS (refer to previous major bullet above) at the Brookside Lane/ SH-55 intersection will be designed, constructed, and funded by the Dry Creek Ranch Development prior to 1,300 p.m. peak hour trips equivalent at Brookside Lane.
  - If the interim improvement is not in place by 1,300 p.m. peak hour trips equivalent at Brookside Lane ITD will recommend to ACHD that they do not approve additional final plats for the development until the improvement is in place.
  - ITD will have approval authority over the above design effort.
  
- The Dry Creek Ranch Development will need to donate the required right-of-way for the portion of proposed grade separated interchange at the SH-55/Brookside Lane intersection within their property limits (southeast quadrant of this intersection). The type of grade separated interchange and right-of-way needs would be determined based on the new TIS initiated at 900 p.m. peak hour trips equivalent and completed by 1,000 p.m. peak hour trips equivalent.
  
- Intersection improvements at the SH-44/SH-55 intersection are needed prior to Dry Creek Ranch Development's build out in the year 2031. ITD will work with the applicant to identify:
  - a timeline for intersection improvements,
  - a contribution towards funding the intersection improvements, and
  - how the contribution will be held in reserve.
  
- The Dry Creek Ranch Development will collect annual traffic counts at the Brookside Lane/SH-55 intersection each July (to remain consistent with the Aug 2016 TIS traffic counts) to track the p.m. peak hour trips for the development up to 1,300 p.m. peak hour trips equivalent. Once the internal roadways are provided between Brookside Lane and Dry Creek Road, the count locations will be adjusted to ensure that the count summary includes all trips to/from the development. The traffic count summary will be provided to ITD each year to monitor the improvement thresholds.

Additionally, ITD identified other comments that the applicant will need to coordinate and address with ITD prior to the approval of the permit application for the temporary traffic signal at the Brookside Lane/SH-55 intersection.

- The TIS does not discuss construction traffic as the development is being constructed nor vehicles making on-going deliveries to the commercial businesses. Without this information, ITD will immediately require a right-turn deceleration lane into the development, right-turn acceleration lane from the development headed north on SH-55, and a southbound center turn lane for left turning traffic. Please address how the volumes and types of construction traffic and on-going truck traffic will be handled.



**Received**

By Ada County Development Services December 28, 2016



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- The TIS identified tree trimming (not required) on the northeast corner of Brookside Lane as a potential improvement for intersection sight distance. This item is not required, but should be explored with ITD during the design of the temporary traffic signal at the Brookside Lane/SH-55 intersection.

ITD would like to state that SH-55 and its corridor are an important part of the entire state highway system. A draft corridor plan is currently being vetted through the public process and a copy of the current plan is available at <http://itd.idaho.gov/projects/D3/ID55Corridor>. In the draft plan the section of SH-55 from Beacon Light to Brookside Lane is identified as an Urban Principal Arterial (page 18). ITD understands the large scale of this project and would like to continue to work with the Dry Creek Ranch Development and plan for the future needs of the corridor together.

If the applicant is in agreement with addressing the items as outlined above then this TIS is acceptable from a state highway access, safety and mobility standpoint. You may proceed with stamped engineered drawings of your proposed access and safety improvements. Final approval of the accesses is determined once all documentation has been provided and the permit is signed.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. Please let me know if you have any questions. I can be reached by phone at (208) 334-8340 or email at [erika.bowen@itd.idaho.gov](mailto:erika.bowen@itd.idaho.gov).

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.

District 3 Traffic Engineer

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

## 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:

**Received**

By Ada County Development Services December 28, 2016

- 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.

EXHIBIT # 71  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

## Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

***Received***

*By Ada County Development Services December 28, 2016*

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-6  
Community Services and Utility Plan**

One of the fundamental features of a planned community is providing the essential public services to accommodate future incorporation or annexation. Some of the essential public services include a central domestic water systems, wastewater collection and treatment systems, storm drainage and flood control systems, irrigation, power, telephone service, safety services, public schools, libraries, community recreation centers and public transportation opportunities. This sub-element describes the method in which each of these public services will be provided for in the Dry Creek Ranch Planned Community.

Each essential public service will be addressed with the following sections:

- F-6.1 Private Utilities (Power, Telephone, Natural Gas, Cable, etc.)
- F-6.2 Storm Drainage and Flood Control Systems
- F-6.3 Sewer Collection and Treatment Facilities
- F-6.4 Domestic Water System and Supply
- F-6.5 Irrigation
- F-6.6 Public Safety Services
- F-6.7 Community Meeting and Recreation Centers
- F-6.8 Public Transportation Services
- F-6.9 Libraries
- F-6.10 Schools

**F-6.1 Private Utilities (Power, Telephone, Natural Gas, etc.):**

Providing private utilities to Dry Creek Ranch is imperative. The Developer has contacted the Idaho Power Company, Century Link Communications, Cable One, CTC Telecom and Intermountain Gas Company regarding the possibilities of serving the Dry Creek Ranch community. Most of the utilities companies have expressed a desire to serve Dry Creek Ranch, but upgrades will be needed to be able to serve the entire 1,815-unit Dry Creek Ranch development. The Developer is working on obtaining a Memorandum of Understanding or Will-Serve Letter from each utility company mentioned above. When obtained, these Memorandums of Understanding will be located in Element G.

**Idaho Power Company:** Idaho Power Company (IPC) has a substation serving the Hidden Springs Planned Community to the east of Dry Creek Ranch. Negotiations with IPC are underway to bring power service directly from the Hidden Springs sub-station along Dry Creek Road to the site. Idaho Power engineering studies will be undertaken to conclude the actual feasibility.

**Century Link Communications:** Century Link is the primary provider for telephone and ISDN communication lines for the Treasure Valley. Century Link has existing facilities along Highway 55. Through upgrades and electronics, Century Link can provide service to Dry Creek Ranch. Telephone and ISDN service will be extended to individual lots via the common/joint utility trench.

**CTC Telecom:** CTC Telecom provides telephone and high-speed internet services for the Hidden Springs community and are anticipating serving the proposed Cartwright Ranch Planned Community less than one mile away. CTC Telecom has made provisions within their facilities to support additional growth in the Dry Creek Valley and have expressed a strong desire to serve the Dry Creek Ranch Planned Community.

**Intermountain Gas Company:** Intermountain Gas Company currently has a 4-inch high-pressure steel gas line located in Dry Creek Road. From initial conversations with Intermountain Gas Company, there is currently adequate capacity to serve approximately 1,815 homes. Upgrades to serve all of Dry Creek Ranch will be necessary.

**F-6.2 Storm Drainage and Flood Control Systems:**

The management of the stormwater and flood control is very important for the safety of the Dry Creek Ranch residents. Flooding can cause severe damage and can be very costly to fix. Dry Creek Ranch does not anticipate constructing or filling within the floodway, thus significantly reducing the potential of flooding within the development. Dry Creek Ranch will also repair or remove diversions located within Dry Creek that cause some localized ponding. The repair or removal of these obstructions will aid in the flow capacity of Dry Creek.

A stormwater management plan for Dry Creek Ranch has been developed to help control the storm drainage and flood systems. This plan is located in Element F-12. The stormwater management plan will implement requirements from Ada County Highway District (ACHD). Dry Creek Ranch will provide stormwater detention and/or retention facilities that reduce the peak flow and reduce the flooding potential.

Dry Creek Ranch will have a number of stormwater facilities throughout the site. These facilities will be owned and maintained by different entities. Any facility designed to handle storm runoff from public will fall under the jurisdiction (and thus be owned and maintained) of ACHD. Likewise, facilities designed to accommodate runoff from SH-55 will be under the jurisdiction and ownership of Idaho Transportation Department (ITD). Any facility designed to handle storm runoff from private roads, parcels, or common lots (including commercial pads, the elementary school site, community park, etc.) may have a privately owned and maintained stormwater facility. In such event, the private stormwater facility must meet ACHD and Ada County standards, including review and approval (by Ada County) of an operations and maintenance manual, as well as appropriate language in CC&Rs requiring ongoing maintenance.

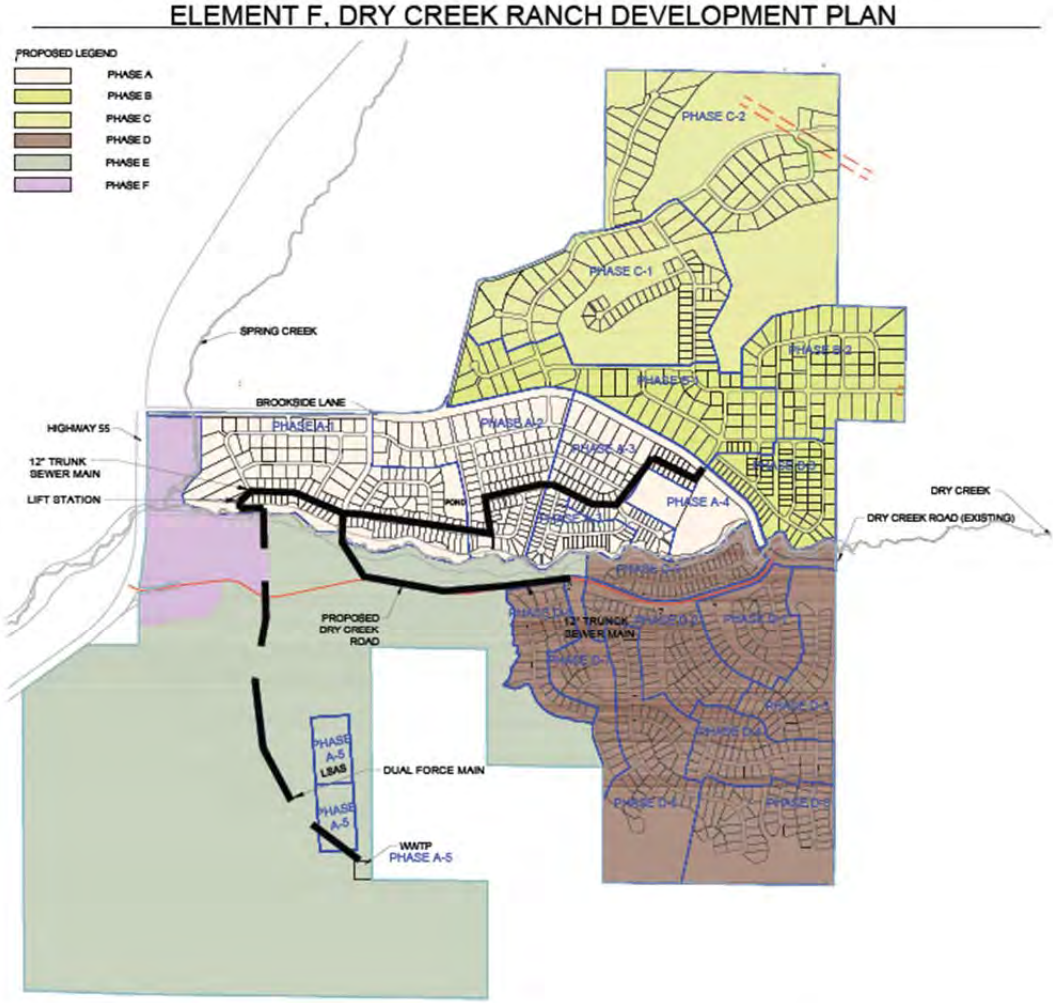
While flexibility to have private stormwater facilities is desired, no private roads are proposed in the first preliminary plat for Dry Creek Ranch.



F-6.3 Sewer Collection and Treatment Facilities:

See report attached as Addendum A to this Sub-Element F-6. This report replaces the report originally provided with the original Dry Creek Ranch Planned Community application and will be updated as Central District Health Department and the Idaho Department of Environmental Quality review the specific proposal. All applicable federal, state, and local regulations will be adhered to in connection with the proposed sewer collection and treatment facilities prior to release of sanitary restrictions.

The anticipated layout and location of sewer facilities are shown below:



SEWER COLLECTION & TREATMENT FACILITIES



FIGURE F-6-3 & F-6-3.d  
BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
REV 3 122316

PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 160  
NAMP, ID 83687  
208-463-4197

In response to questions by Staff, Pharmer Engineering has provided an extensive report that is attached to this Element F-6 as an additional addendum (a second copy is provided in Element G). This report describes the transition of the system from LSAS to the ultimate wastewater system. In summary, Pharmer Engineering has designed a system with two phases. During the first, an on-site treatment option, or LSAS, is developed to handle the first phases of homes until sufficient effluent is available to charge the ultimate wastewater facility. An LSAS is a soil disposal system that can handle more than 2,500 gallons of effluent per day, but cannot accommodate more than 10,000. The plan anticipates the LSAS units will be located in the southern portion of the property and will handle the first 500 homes.

The area on which the LSAS units are located will appear, for all intents and purposes, like a ballfield or park. No improvements are allowed on the LSAS units, but the area may be put into turf and will have a pleasant appearance and no odors.

Once the 500-unit threshold is reached, we will move to phase 2, which involves a micro sequencing batch reactor treatment plant system. The system designed by Pharmer Engineering will be increased in size in response to demand. The reactor buildings are to be located south of LSAS fields, near the southern boundary of Dry Creek Ranch. The building is relatively small (20'x40') with exterior tanks. The system will be landscaped and appropriately screened.

Funding levels and arrangements are discussed in Element E.

**F-6.4 Domestic Water System and Supply:**

The Dry Creek Ranch Planned Community will consist of residential, commercial, and public water users. The water supply for the planned community will meet the demands associated with domestic uses, irrigation, commercial, and fire protection. This section outlines: (1) projected water demand estimates; (2) sources of water supply; (3) water rights; (4) public water system conceptual design; (5) water system operation and management components; (6) pressurized irrigation system and (7) a water conservation plan.

Water will be supplied to all residential, commercial, and public users through a public water system for potable purposes. Non-potable water for irrigation purposes will also be supplied to selected users through a separate pressurized irrigation system.

**F-6.4.1 Existing Conditions:**

At least 13 wells have been drilled on the Dry Creek Ranch property. The most productive well on the property is located north of Dry Creek and on the eastern portion of the site and has produced 2,950 gallons per minute (gpm) with 19-feet of drawdown during pump testing. Five existing water rights appurtenant to the Dry Creek Ranch property allow for irrigation of 307-acres from groundwater and an additional 85-acres from a combination of ground water and Dry Creek surface water. Water samples collected from the existing irrigation wells have shown that the ground water quality is suitable for municipal use (see "Water Supply Assessment for Dry Creek Ranch" located in Element G for water quality analysis and test results).

**F-6.4.2 Projected Potable Water Demands:**

Potable water demand estimates were developed for the Dry Creek Ranch Planned Community for approximately 1,814 residential connections with approximately 20 additional commercial and public water connections. Approximately 900 of these connections are estimated to fall within the area served by the pressurized irrigation system, which has a limited service area due to pressure zone restrictions and site topography. These connections would obtain water from the potable water system only for in-home use. Connections outside the pressurized irrigation system boundary would obtain both in-home and irrigation supplies from the potable water system.

Maximum potable water demands are anticipated to fall within the municipal water right obtained for this property since the original application. This municipal water right was ultimately obtained in connection with an agreement with the Dry Creek Water Users Association and Idaho Department of Water Resources. This agreement requires regular monitoring as outlined in the municipal permit.

**F-6.4.3 Sources of Water Supply:**

Dry Creek Ranch water demands will be met through a combination of ground water well sources and limited surface water supplies.

- **Ground Water:** The most productive wells have been located in the east-central part of the property, producing up to 3,000 gpm from depths between 100 and 300-feet. It is likely that one or more successful production wells could be completed in this area.

An existing irrigation well on Dry Creek Ranch property will be rehabilitated or replaced to supply the pressurized irrigation system. Rehabilitation of the existing well might include cleaning of the well screens. A new irrigation well will also be drilled to supply the non-potable pressurized irrigation system. The irrigation wells will be operated and maintained by the sewage treatment facility manager (see F-6.4.6).

A new municipal supply well will likely be drilled on Dry Creek Ranch property. The pumping rate and volume of the municipal well will be limited by the amount of water rights available for municipal use. This well would be conveyed to the entity that ultimately administers the potable water facilities constructed for Dry Creek Ranch.

- **Surface Water:** Dry Creek Ranch has historically utilized surface water diverted from Dry Creek for irrigation purposes. The use of the surface water is further discussed in Section F-6.5.

#### **F-6.4.4 Water Rights:**

Water rights appurtenant to Dry Creek Ranch include: (1) irrigation rights from surface water and well sources for agricultural fields within Dry Creek Ranch; (2) stock water rights from wells and (3) water rights from wells for domestic purposes. The volume and diversion rate under the new water right would allow diversion of up to 5 cfs in combination with the existing water rights. That is, the total allowable withdrawal volume and diversion rate authorized by existing water rights would not increase.

#### **F-6.4.5 Public Water System Conceptual Design:**

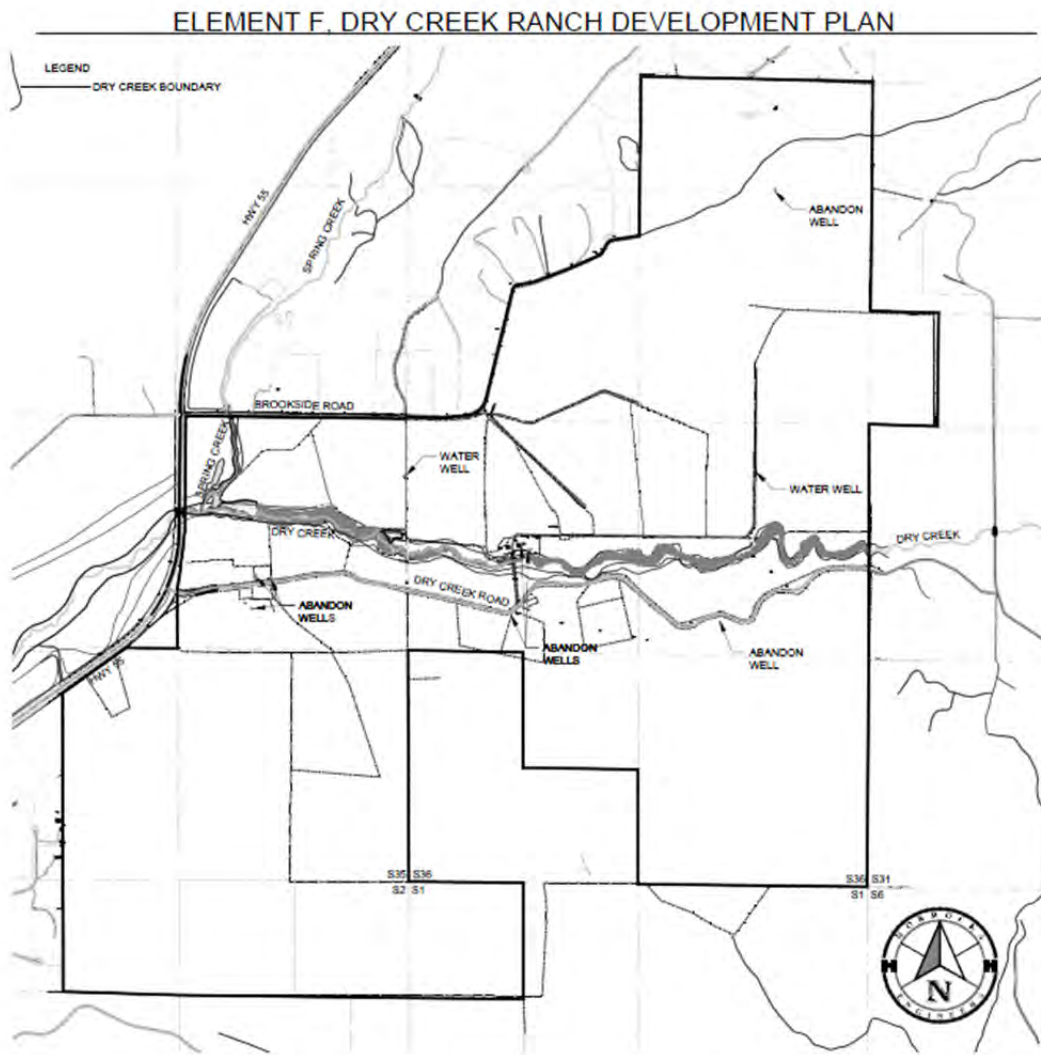
The public water system serving Dry Creek Ranch will be regulated by the Idaho Department of Environmental Quality (IDEQ) with regard to design, construction, and water quality standards. The Idaho Department of Water Resources (IDWR) will regulate ground water resources including but not limited to water appropriation and well construction standards. All facilities will be designed and constructed according to the IDEQ standards as documented in IDAPA 58.01.08 Idaho Rules for Public Drinking Water Systems.

The water system will be divided into multiple pressure zones (i.e., service levels) because of the topography within the development. The pressure zones will be designed to provide the desired pressure range of 40 pounds per square inch (psi) to 100 psi at each lot. The lower zone will be located from 2,681 to 2,808-feet, the middle zone will be located from 2,808 to 2,935-feet, and the upper zone will be located above 2,935-feet. The 3 major pressure zones will be interconnected by pressure reducing valves, booster stations, reservoirs, and other facilities as appropriate. Each pressure zone will span

approximately 55 psi or approximately 127-feet of elevation.

The water facilities described below will be required to provide a safe, reliable, and consistent supply of water to Dry Creek Ranch.

- Wells:** A ground water supply will provide water for both potable and non-potable uses. Well capacities may be as high as 3,000 gpm depending on aquifer hydraulics and well location. Well capacity will be brought on-line to meet peak day demands as dictated by development growth projections and water right limitations. These facilities are shown in Figure F-6.4 below:



**WATER WELLS**



FIGURE F-6-4  
 BHH DRY CREEK RANCH  
 SCALE: 1" = 1500'  
 REV 1 100516  
 PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 150  
 NAMPA, ID 83687  
 208-463-4197

- **Water Storage Reservoir:** A water storage reservoir will be constructed to ensure adequate pressure, peaking supply, and fire protection is available to the water system. The storage reservoir will be sized for peaking supply in excess of well capacities, fire flow volumes, and operational storage. As required by fire code, the storage reservoir must be capable of providing 2,500 gpm to each commercial fire hydrant for a two-hour duration.
- **Water Meters.** All water connections within the Dry Creek Ranch water system will be metered. This will enable the collection and monitoring of water usage. These data can then be used to accurately plan future water facilities required by growth in the development. A metered water system will be an integral component of the water conservation plan.

**F-6.4.6 System Operation and Management:**

The potable water system serving Dry Creek Ranch will be owned and operated by a public or private water company. All potable water facilities constructed by the developer will be conveyed to a private water company after construction is complete. Similar to the wastewater treatment plant, the first phase will serve up to 500 homes with a primary and redundant well. The second phase (full build-out) will include a 600,000 to 800,000 gallon storage reservoir. Additional discussion of the water system is provided in Mountain Waterworks, Inc.'s Conceptual Water System Summary, which illustrates the design of the project. A copy is attached to this Element F-6 and also provided in Element G. This report provides additional detail regarding financing of the system, which is also described in Element E.

To the extent that a pressurized irrigation system is provided, it will also be managed and operated by a private operator. It is possible that pressurized irrigation may not be provided on a separate system, but will instead be provided with the potable water system as is the case at Hidden Springs.

**F-6.4.7 Water Conservation Plan:**

Limited water resources and a desert climate will require efficient use of water. A non-potable irrigation system is planned to minimize the quantity of potable water that would be required to supply the development. The objective of the conservation program would be to reduce the per customer water usage approximately 5-10 percent based on historical peak day usage for similar projects within Ada County. Key elements of the proposed water conservation plan may include:

- Metered Public Water Supply;
- Seasonal Water Rates and Inverted Rate Pricing;
- Public Education on Water Conservation;
- Use of drought tolerant grasses and shrubs;
- Use efficient irrigation equipment, and implement scheduling and management;
- Require energy efficiency construction

## F-6.5 Irrigation

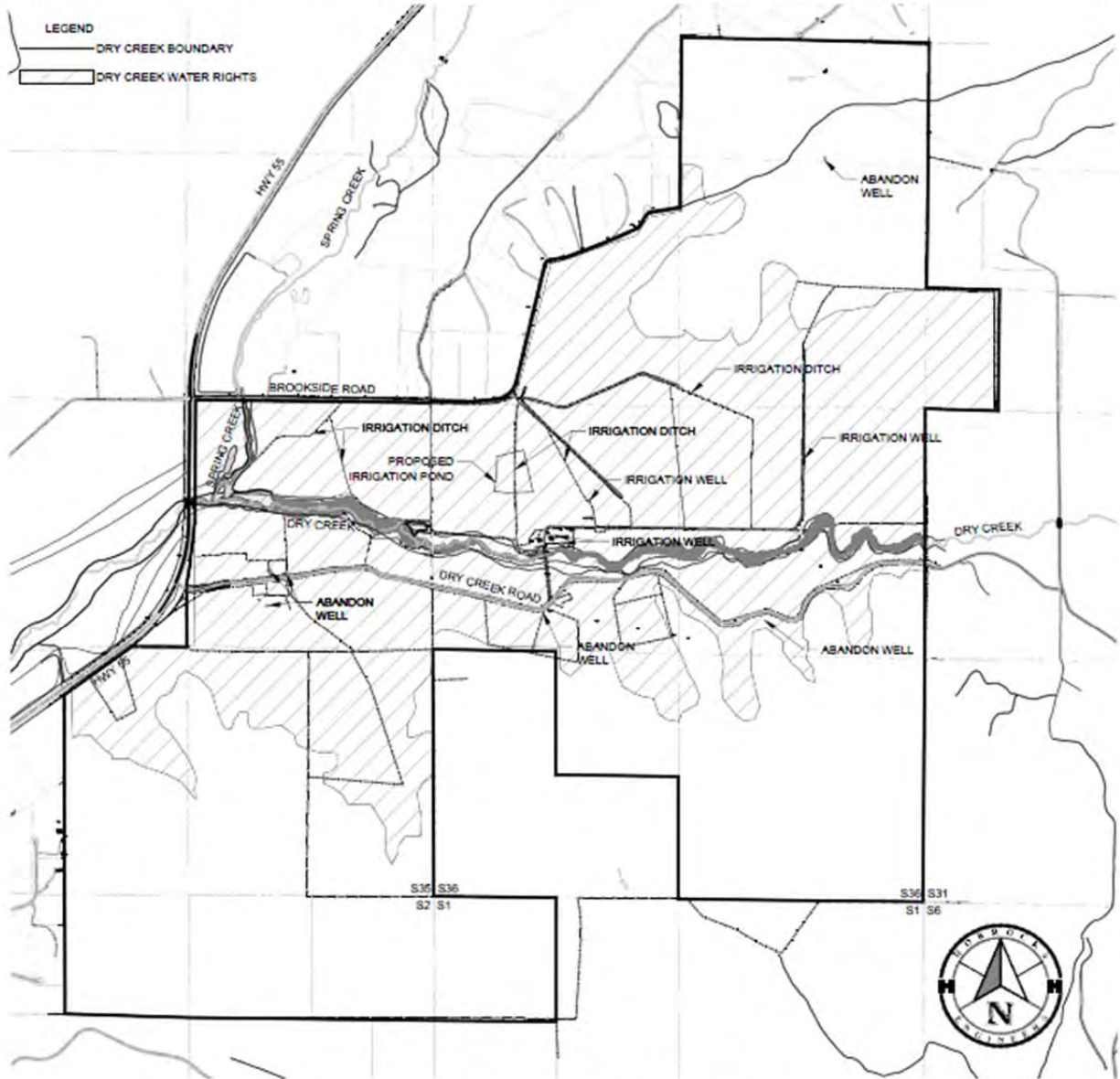
Water is the lifeblood for arid communities like the Boise Valley. In this climate, irrigation water is essential for vegetation to survive. Unfortunately, clean drinking water is in a limited supply. A few measures will be implemented within the Dry Creek Ranch Planned Community to reduce the irrigation demand of the drinking water supply.

- **Pressurized Irrigation System:** It is anticipated that a pressurized irrigation system may be designed and constructed to supply irrigation water to the residences and open spaces within Dry Creek Ranch Planned Community. To the extent pressurized irrigation is provided in certain areas of Dry Creek, it will not be expanded to serve the entire Dry Creek Ranch development due the wide range of elevation that occurs across the site. This irrigation system may be independent of the potable water system and may be supplied by treated wastewater effluent and supplemented by ground water and surface water under existing irrigation water rights. Alternatively, pressurized irrigation may be provided to residents in connection with the potable water system, similar to Hidden Springs.
- **Surface & Groundwater:** The use of surface and groundwater will continue to be used as the property develops. These water sources will be distributed through the pressurized irrigation system serving the lower pressure zone. A new surface water diversion and pumping facility will be constructed near a newly drilled irrigation well site. The surface and groundwater sources will be used primarily during the peak summer demand and during the early phases of Dry Creek Ranch.
- **Irrigation Equipment:** Use of efficient irrigation equipment will be required. Dry Creek Ranch will implement a watering schedule.

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By Ada County Development Services December 28, 2016

### ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN



### CURRENT IRRIGATION WELLS

**BOISE HUNTER**  
HOMES

FIGURE F-6-5

BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
REV 0 070816  
PROPERTY OF BHH, LLC

**HORROCKS**  
ENGINEERS

5700 E. Franklin Rd., STE. 160  
NAMP, ID 83687  
208-463-4197



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*By Ada County Development Services December 28, 2016*

**F-6.6 Public Safety Services:**

Public safety and protection is critical for communities. The law enforcement, fire services and emergency medical services are necessary to ensure the safety and well-being of the residents of the community. The Developer has contacted each of the public safety service providers to the Dry Creek Ranch Planned Community and has reached the following resolutions with each:

**Law Enforcement:**

Ada County Sheriff's Department will be providing the law enforcement for Dry Creek Ranch. All services and operations will be coordinated through the Department's main office. Dry Creek Ranch will be assessed a one-time fee of \$310.87 per residential unit that will be paid prior to issuance of a building permit.

**Fire & Emergency Medical Services:**

The Eagle Fire District will provide fire protection for Dry Creek Ranch. It is our understanding that the Ada County Emergency Medical Services (EMS) also has a substation located within the Eagle Fire Department located off of Iron Eagle Drive. The Developer has agreed with Eagle Fire District to donate a half-acre site for development of a future emergency services facility. In addition, a one-time fee of \$500.00 per residential unit will be paid prior to issuance of a building permit.

Ada County Paramedics and the Developer have agreed that Ada County Paramedics would share in the same half-acre site mentioned above.

**F-6.7 Community Meeting and Recreation Centers:**

Community centers and recreation centers provide a true amenity for the residents of the community. Dry Creek Ranch will have at least two such community centers located within each of the two Village Centers.

Dry Creek Ranch will also provide other opportunities to bring the community together and provide recreational opportunities. Dry Creek Ranch will provide approximately -97 acres of developed parks providing fields, trails and pathways, picnic shelters, interpretive centers and even a community gardening area, in addition to the approximately 374-acres of land that will provide natural and enhanced open space and trails. One of the goals of Dry Creek Ranch is to provide opportunities for the residents to come together, interact and become a community.

**F-6.8 Public Transportation Services**

Providing public transportation opportunities within Dry Creek Ranch is a significant challenge. The Treasure Valley currently has only two organized options for public transportation.

The first public transit option is ValleyRide (a bus system) which is operated by Valley Regional Transit. Presently, ValleyRide operates sixteen (16) different bus routes in Boise and Garden City, four bus routes in Nampa and Caldwell, one fixed-line route in Canyon County, one dial-a-ride type service in Nampa/Caldwell, and five intercounty bus routes between Ada and Canyon counties. The current ValleyRide service area is not within the vicinity of Dry Creek Ranch.

The second public transit option is Commuteride, which is operated by ACHD. Commuteride provides ride-matching services that put people in touch with other commuters based on home and work locations and work schedules. Commuteride also provides a number of convenient "park & ride" lots where people can meet and share a ride to work. The closest "park & ride" lot in the Dry Creek Ranch vicinity is located in Eagle, at SH-44 and Riverside Drive. Again, the Developer of Dry Creek Ranch will provide ACHD a twenty-stall "park & ride" lot within the Commercial District near Highway 55 when such commercial area develops.

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## **F-6.9 Libraries**

Libraries are an essential element to a community providing culture, entertainment, education and community bonding opportunities to the residents.

Currently, the closest public library is the Eagle Public Library. The Eagle Library currently provides service to Hidden Springs less than one (1) mile away from Dry Creek Ranch.

There is currently a bookmobile service that goes to the Hidden Springs Planned Community to provide the residents an opportunity to check out books and other media within their own community.

Dry Creek Ranch has contacted and has been in discussions with the Ada Community Library about the possibility of providing a library space within the Dry Creek Ranch Village Center. Library service will be provided on terms and conditions similar to those existing at Avimor's planned community. Ada Community Library has approved this proposal.

**Received**

*By Ada County Development Services December 28, 2016*

## **F-6.10 Schools**

All 1,414-acres of Dry Creek Ranch lie within the Joint School District No. #2 boundaries except for approximately 20-acres located at the extreme eastern edge of the property. These 20-acres lie within the Boise Independent School District No. 1. Joint School District No. 2 has agreed to allow the residents within the 20-acres outside of the School District's boundaries to enroll within their District. Based on the 1,815-dwelling units expected in the Dry Creek Ranch Planned Community, the School District has requested one (1) elementary school site be designated within the site. Letters from both School Districts can be found in Element F-11.

***Received***

*By Ada County Development Services December 28, 2016*

**Addenda to Sub-Element F-6**

**Received**

By Ada County Development Services December 28, 2016



1998 W. Judith Lane  
Boise, Idaho 83705  
Phone (208) 433-1900  
Fax (208) 433-1901  
www.pharmereng.com

Date: October 6<sup>th</sup>, 2016

Brad Pfannmuller  
Land Development Manager  
Boise Hunter Homes  
1025 S. Bridgeway Place, Suite 290  
Eagle, Idaho 83616

Re: Dry Creek Ranch – Project Description Letter to Ada County

Dear Brad:

**Introduction**

In 2003, Pharmer Engineering was founded in Boise, Idaho, with the goal of providing high-level water and wastewater expertise to public and private sectors alike. Water and wastewater engineering is the foundation of our company, and our staff works full-time on these specific types of projects throughout Idaho and across North America. Pharmer Engineering has designed numerous greenfield wastewater treatment systems, ranging from basic septic systems to Class A effluent advanced water reclamation facilities. Pharmer also designed the membrane filtration wastewater treatment system for Avimor, as well as the major wastewater improvements at Hidden Springs between 2006 and 2009.

**BHH / Dry Creek Background**

Boise Hunter Homes (BHH) is a private residential development company, and they wish to develop a 1,400 acre parcel of the Dry Creek Valley and surrounding foothills near the intersection of Highway 55 and Dry Creek Road in Ada County, Idaho. The development, called Dry Creek Ranch (DCR), would be a planned residential community, similar to Avimor and Hidden Springs, consisting of 1,700-1,800 residential lots with public parks, municipal services, and some light commercial development.

Presently, the 1,400 acre lot is almost entirely undeveloped except for some existing structures and wells associated with the farm. The development of this project will require the design and installation of water and wastewater systems, all systems for water and wastewater must be developed per the relevant federal, state and local rules.

Pharmer is developing a water and wastewater facility plan for the Dry Creek Ranch project, incorporating some lessons learned from past project designs and implementation.

**Water Development**

The water system for the DCR will be privately owned and operated, with source water coming from the groundwater in the area. There are existing wells and water rights on site. New wells may be required to meet relevant standards for drinking water systems per Idaho Department of Environmental Quality (IDEQ). There will be a water treatment system on site to provide coagulation and disinfection of the groundwater. The water system will be operated by a private, licensed water-system operator.

The water distribution system will be developed by phases to keep up with the future demand. Pharmer Engineering will be one of the consultants for this system.

**Sewer Development**

The sewer system will be designed and constructed to IDAPA standards. This system must be reviewed and approved by IDEQ to meet the current standards.

The sewer system will collect the wastewater from the individual homes through the sewer services to the street main sewer lines that will flow from the east to west of the project site. At the end of the main sewer line, a lift station will collect and pump the wastewater up to the treatment facility area for processing.

This collection system will be developed by phases to keep up with the future demand. Pharmer Engineering will be one of the consultants for this system.

**Wastewater Phase 1**

Pharmer has previously designed similar private wastewater facilities for planned communities, and Pharmer learned that the initial wastewater flow from the first approximately 50 homes was not enough to hydraulically load the wastewater plant. The wastewater plant was unable to treat this flow, and as a result, the wastewater had to be hauled offsite to be disposed at another wastewater facility. The cost of hauling the wastewater was substantial, and so for this project, a small on-site treatment option (the LSAS) was incorporated for the first phases of homes to avoid this extra cost.

An LSAS is defined as a soil disposal system (drainfield) that receives more than 2,500 gallons per day of effluent, and the system cannot be designed for greater than 10,000 gallons per day under the IDAPA rules. Based on this 10,000 gallon limit, up to 33 homes can be connected to a single LSAS unit based on the flow estimate of 300 gpd per home.

By using LSAS units, wastewater can be treated and disposed on-site until the flows are sufficient to hydraulically load a full-scale mechanical treatment plant. The LSAS will be designed and permitted to meet requirements of the Central District Health Department (CDHD) and the Idaho Department of Environmental Quality (IDEQ). The wastewater system will be operated by a private, licensed wastewater-system operator.

Preliminary estimates from a nutrient pathogen study indicate that up to 500 homes may be supported on site with 15 LSAS units without significant impact on the groundwater. These estimates are predicated upon the installation of the pretreatment system to reduce the nitrate levels, which Pharmer Engineering is in the process of design and approval from CDHD & IDEQ. Preliminary estimates also



indicate that the 15 LSAS units may occupy up to 30 acres of land as shown on the current preliminary plat, south side of the project.

LSAS treatment system consists of a primary sedimentation (treatment) tank, a macerator, an equalization tank, an aeration pretreatment tank, a dosing tank, and the drainfield, as shown in the attached Process Flow Diagram G0.1.

Treatment Tank, Lift Station, and Macerator

There will be a 1,500 gallon treatment tank installed at the end of the sewer collection trunk line for the early phases of the project (>500 home). This will allow heavy solids to settle and light materials (FOG) to float into a upper layer. The clear effluent from the middle section of the liquid will exit the treatment tank and will enter a lift station, where it will be pumped through a macerator (grinder) to the treatment facility.

Equalization Tank

From the lift station and macerator, the effluent will enter a 6,500 gallon equalization tank. This tank will allow wastewater to be stored prior to the treatment tank. From the equalization tank, a flow control valve will discharge the wastewater into the micro-SBR pretreatment system.

Micro-SBR

A micro-SBR (sequencing batch reactor) system will be installed to reduce the nitrate levels in the wastewater, and will reduce BOD and COD as well. The tank will operate in a cycle consisting of filling, aeration and mixing, settling and solids removal, and decanting the effluent. The micro-SBR will be a 10,000 gallon manhole, 12 feet in diameter and 14 feet deep.

A recycle pump and blower will mix the wastewater with air, and this mixture will be recirculated into the tank through mixers. This provides oxygen for the biological breakdown of the organic materials in the wastewater, and provides stirring for uniform treatment. This tank will have influent piping for the wastewater and a carbon source (methanol), and sludge piping on the bottom of the tank will remove accumulated sludge.

Decanting and Solids Storage

When the nitrate concentration is sufficiently reduced, the effluent will be pumped into a decant manhole. From this manhole, a pump will distribute the effluent into the drainfield through a system of pressurized pipes or drip system where it percolates into the soil.

The decant tank will have a scum skimmer to prevent buildup of floatable materials. The scum will be sent to the solids tank, along with the solids from the bottom of the micro-SBR. These solids will be held in the tank until they can be hauled to another wastewater facility for final disposal. The amount of solids will be minimal.

LSAS

The size of the drainfield will be dictated by soil types and wastewater flows. Each drainfield must have one active distribution pipe system, one fully redundant distribution pipe system, and one area reserved for a full sized distribution pipe system.

Growth

This pretreatment and LSAS design is modular, and additional units may be added as necessary. A proposed development plan is shown on the process flow diagram. A proposed modular phasing schedule is shown below.

Homes Built	Treatment Tanks	Macerators	EQ Tanks	Micro-SBRs	Decant Pump	LSAS Acres
100	1	1	1	1	1	3
200	1	1	1	2	1	6
300	2	1	1	3	1	9
400	2	2	2	4	1	12
500	2	2	2	5	2	15

**Wastewater Phase 2**

When the community grows to a sufficient size (~500 homes), the wastewater flow will be sufficient to hydraulically load a mechanical treatment plant. The chosen option for this application will be a sequencing batch reactor (SBR) due to its low construction costs and minimal maintenance and operational requirements. The wastewater system will be operated by a private, licensed wastewater-system operator.

The transition from LSAS to the WWTP will involve construction of the first WWTP treatment tank and associated outbuildings and RI beds. The design will be modular so future expansion will require minimal expense and work.

The design flows for a full scale WWTP can be calculated differently than the flows required for and LSAS system. Data from Hidden Springs and Avimor show that the houses in those communities use only about 180 gpd. Applying this flow value to the DCR project, at the buildout condition of 1,800 homes, the total daily flow would be approximately 324,000 gallons.

Septic Tank, Lift Station, and Macerator

The wastewater from the community will flow by gravity through a treatment tank into the lift station, where it will be pumped through a macerator and into the equalization/SBR tanks. The treatment tank, lift station, and macerator required for this phase will be the existing equipment that is installed in Wastewater Phase 1.

**Received**

*By Ada County Development Services December 28, 2016*

### Equalization and SBR Tanks

The wastewater will be pumped into the equalization tank from the lift station. The equalization tank will be 100,000 gallons in volume and will be made of bolted steel. The equalization tank will store wastewater until there is sufficient volume to fill an SBR tank and begin treatment. The SBR tanks will be 175,000 gallons and made of bolted steel. The equalization tank will be equipped with aeration equipment so that it can also operate as an SBR tank, thus requiring only one tank to be built for the early part of Wastewater Phase 2.

The treatment process within the tanks will be similar to that in Wastewater Phase 1. A recycle pump and blower will mix the wastewater with air, and this mixture will be recirculated into the tank through mixers. This provides oxygen for the biological breakdown of the organic materials in the wastewater, and provides stirring to ensure uniform treatment. This tank will have influent piping for the wastewater and a carbon source (methanol), and sludge piping on the bottom of the tank will remove accumulated sludge.

### Decanting, Disinfection and Solids Storage

When the SBR treatment cycle is complete, the solids will settle to the bottom of the tank and the effluent will be decanted. This effluent will be disinfected with a UV system before being discharged to an RI bed.

The solids from the bottom of the SBR tanks and the scum from the top will be pumped into a central solids holding tank, where they will be held until they can be hauled to another wastewater facility for final disposal. This holding tank will likely be an existing micro-SBR from WW Phase 1, as these tanks will still be available on site and have aeration and decanting capabilities.

### RI Beds

The decanted and disinfected effluent will be disposed of in RI beds. This disposal system would be similar to the system that Avimor uses, and would require thorough testing and reporting. A land application permit from DEQ would be required for this disposal method.

### Growth

This SBR design is modular, and additional SBR tanks and equipment may be added as necessary.

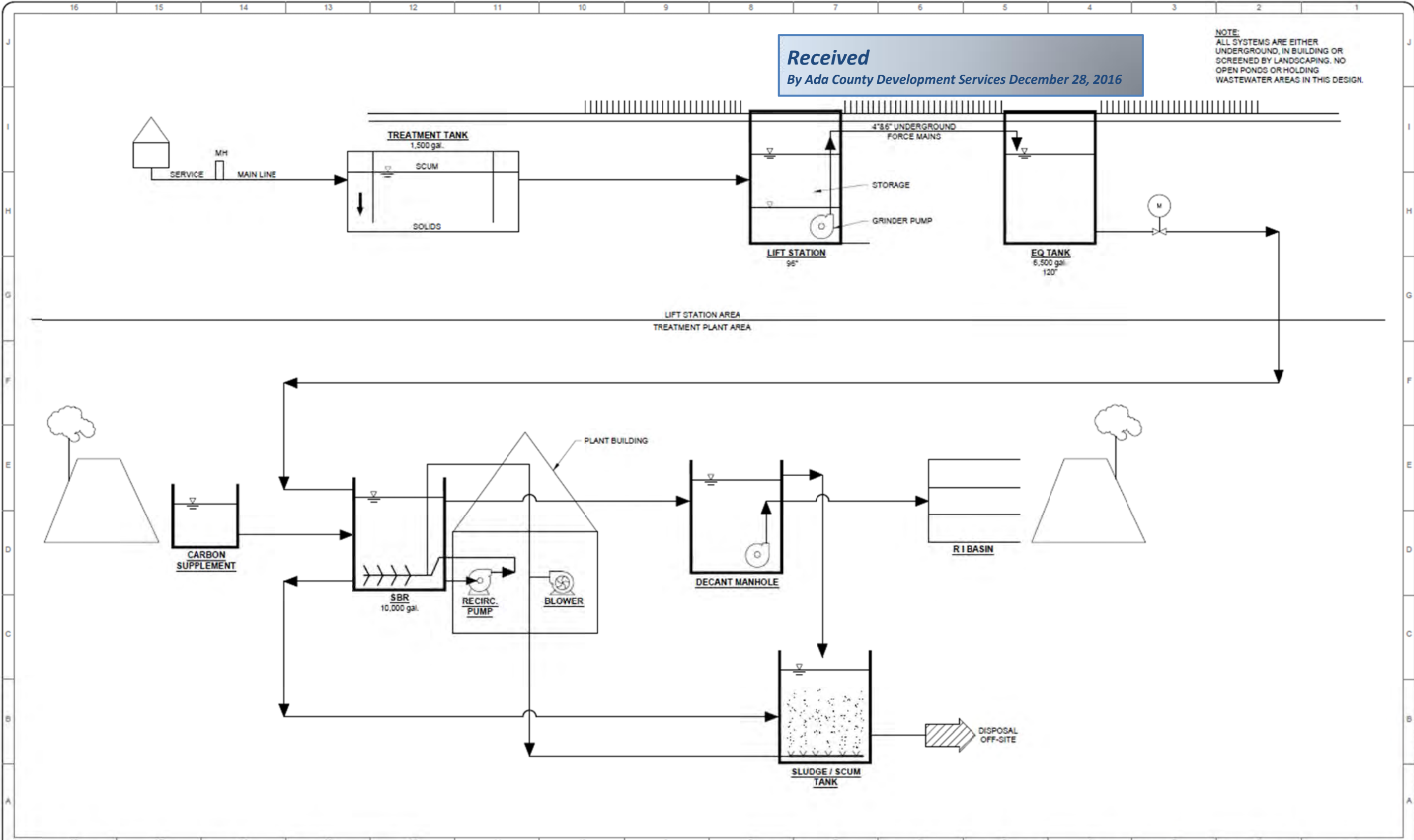
Sincerely,



Carl Hipwell, P.E.  
Principal  
Pharmer Engineering, LLC

**Received**  
 By Ada County Development Services December 28, 2016

**NOTE:**  
 ALL SYSTEMS ARE EITHER UNDERGROUND, IN BUILDING OR SCREENED BY LANDSCAPING. NO OPEN PONDS OR HOLDING WASTEWATER AREAS IN THIS DESIGN.



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:  
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 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 3/4" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

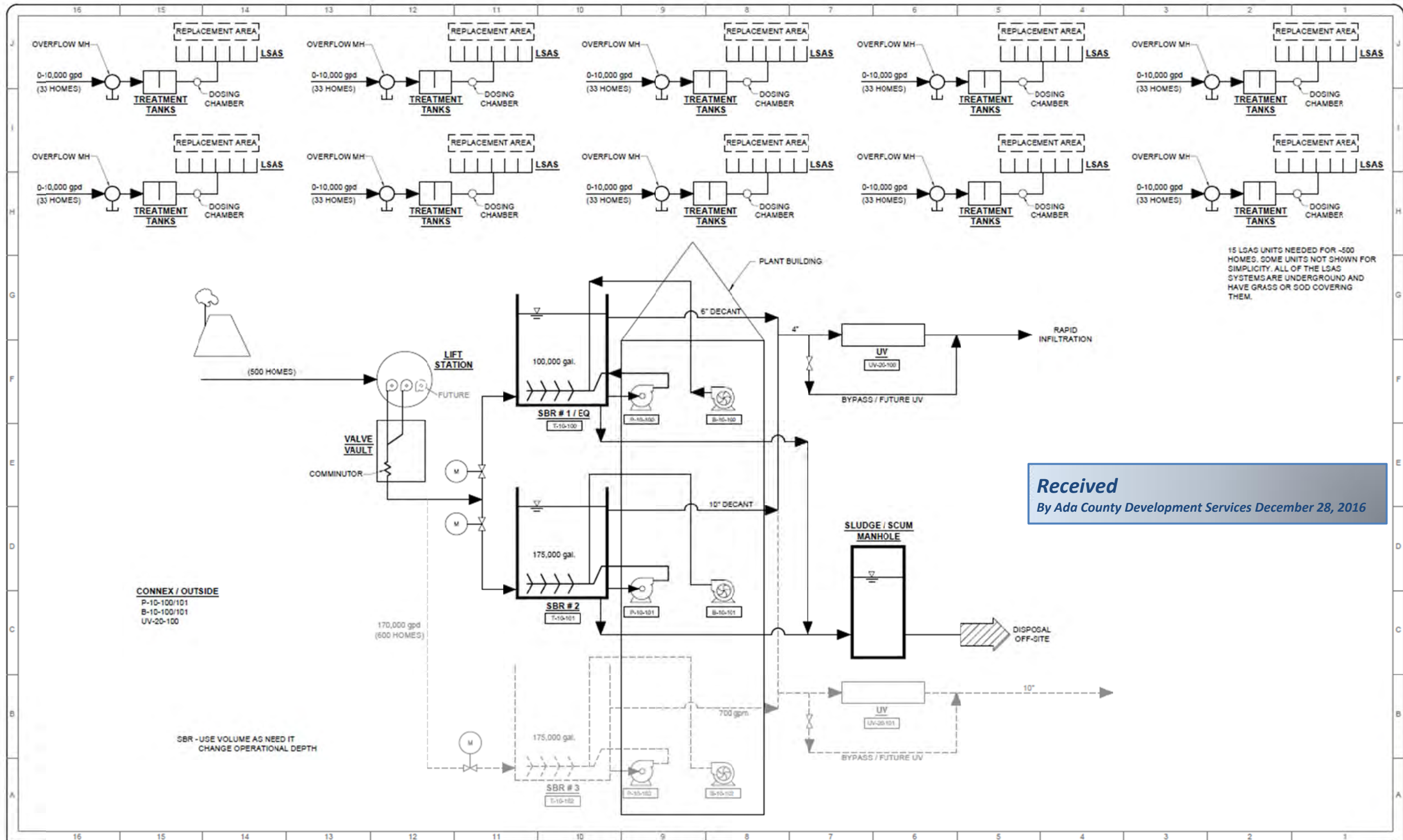


DESIGNED: DS  
 DRAWN: TMB  
 CHECKED: XXX  
 APPROVED: XXX  
 PROJECT DATE: 8-1-2016  
 PROJECT NO.: 10440  
 SCALE: AS NOTED

Boise Hunter Homes  
 Dry Creek Ranch  
 Ada County, ID  
**PROCESS FLOW DIAGRAM**

DRAWING NUMBER  
**G0.1**  
 REV  
**B**

PRELIMINARY - NOT FOR CONSTRUCTION



15 LSAS UNITS NEEDED FOR ~500 HOMES. SOME UNITS NOT SHOWN FOR SIMPLICITY. ALL OF THE LSAS SYSTEMS ARE UNDERGROUND AND HAVE GRASS OR SOD COVERING THEM.

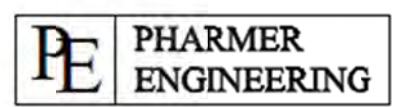
**Received**  
By Ada County Development Services December 28, 2016

CONNEX / OUTSIDE  
P-10-100/101  
B-10-100/101  
UV-20-100

SBR - USE VOLUME AS NEED IT  
CHANGE OPERATIONAL DEPTH

REV. NUM	DESCRIPTION	DRWN BY	CHKD BY	DATE
-	-	-	-	-

ATTENTION:  
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 3/4" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



DESIGNED:	CWH
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	8-1-2016
PROJECT NO.:	10440
SCALE:	AS NOTED

Boise Hunter Homes  
Dry Creek Ranch  
Ada County, ID  
**PROCESS FLOW DIAGRAM**

DRAWING NUMBER  
**G0.2**

PRELIMINARY - NOT FOR CONSTRUCTION



*Received*

*By Ada County Development Services December 28, 2016*

## TECHNICAL MEMORANDUM

DATE: October 3, 2016

TO: Mr. Brad Pfannmuller  
Boise Hunter Homes

FROM: Mike Woodworth, P.E.

SUBJECT: Conceptual Drinking Water System Summary  
Dry Creek Ranch Planned Community  
Ada County, Idaho

### INTRODUCTION

The proposed Dry Creek Ranch planned community encompasses approximately 1,400 acres along Dry Creek Road, east of Idaho State Highway 55. Current project plans anticipate up to approximately 1,750 residential units. The development will also include very limited commercial development, a school, parks and open space. The project will include development of a public drinking water system regulated by IDAPA 58.01.08.

The Dry Creek Ranch development will include a pressurized irrigation system separate from the potable water system. The pressurized system will serve the topographically lower portions of the development utilizing existing irrigation wells at the site. The potable water system will be supplied by on-site wells. This submittal presents a conceptual design for backbone water facilities designed to serve Dry Creek Ranch. Water demand estimates for the project, options for setting up a public water system, and a description of proposed backbone water facilities are presented.

For purposed of this submittal, we have made the following assumptions:

1. Water system construction will be phased. Phase 1 of the water system will serve up to 500 customers.
2. Approximately 1,350 customers will require potable water for in-home use only. Approximately 400 customers will require potable water for irrigation and in-home use.
3. Required fire flow will be 1,000 gallons per minute for two hours, for Phase 1 of the water system, with up to 2,500 gallons per minute for two hours required at build-out.
4. Phase 1 of the water system will not include storage. Peaking demands will be met by well supply.

*Received*

*By Ada County Development Services December 28, 2016*

## **WATER SYSTEM DEMAND**

IDAPA 58.01.08 Section 003.152 defines the water demand of a public drinking water system and further categorizes these demands into average day demand, maximum day demand, and peak hour demand. For the conceptual level design, 1,750 dwelling unit connections are planned in the Dry Creek Ranch development. Approximately 1,350 of these connections are estimated to fall within the area served by the pressurized irrigation system. These connections would obtain water from the potable water system only for in-home use. Connections outside the pressurized irrigation system boundary would obtain both domestic and irrigation supplies from the potable water system.

### **Average Daily Demand**

The Average Daily Demand (ADD) is the average water use for the entire system in a single day, this is typically reported as Gallons per Day (gpd) and averages historical data over a 12-month period. We estimated the ADD for the in-home use and irrigation use for the Dry Creek Ranch Development based on our experience.

### **Maximum Day Demand**

The Maximum Day Demand (MDD) is the maximum water use during a one-day period throughout a full year. The MDD is typically found by multiplying the ADD by a peaking factor of 1.5 to 3.0, depending on irrigation demand. For the Dry Creek Ranch, we have estimated the MDD using a peaking factor of 1.5 for in-home use. We estimated the MDD for irrigation based on the maximum evapotranspiration for the Boise area in July, 2016.

### **Peak Hour Demand**

The Peak Hour Demand (PHD) is defined in Idaho Code as “the highest hourly flow, excluding fire flow, that a water system or distribution system pressure zone is likely to experience in the design year.” The water system will be designed to meet the PHD from the well supply in Phase 1, with the PHD met from storage in Phase 2.

### **Fire Protection Water Demand**

The potable water system will be designed with pumping capacity and storage capacity adequate to provide fire flows in accordance with the International Fire Code. Fire flow requirements of 2,500 gpm for two hours are anticipated for commercial structures with fire flows of 1,000 gpm to 1,500 for 2 hours for residential structures. For the early stages of the development, we anticipate the reduced fire flow of 1,000 gpm for 2 hours will be required.

*Received*

*By Ada County Development Services December 28, 2016*

## Water System Design – Demand Summary

For the purposes of this document and for planning purposes, the following design water demands are assumed. Demand forecasting in this report is based on these values:

**Table 1: Water Demand Summary**

Usage Type	Customers	System-Wide Demand (gpm)		Per Customer Demand (gpm)	
		ADD	MDD	ADD	MDD
In-Home Use Only	1,350	281	422	0.21	0.32
In-Home Use Plus Irrigation	400	128	214	0.32	0.54
Total	1,750	409	636	0.24	0.36

## BACKBONE POTABLE WATER FACILITIES

### Water System Phasing

Based on the above discussion, we have provided a conceptual water system design based on phasing the construction of the water system components to mirror the development. The water system phases include the following:

- Phase 1 Water System Components (up to 500 homes)
  - Primary well (1,000 gpm fire flow, 500 gpm domestic)
  - Redundant well (500 gpm domestic)
  - Distribution system, including fire hydrants, minimum 6-inch water mains, meters, and 3/4 -inch services pressurized by well pumps
  
- Phase 2 Water System Components (full build-out)
  - Approximate 600,000 to 800,000 gallon storage reservoir
  - 16-inch transmission line to reservoir
  - 16-inch transmission line to northern portion of development
  - Booster station to serve upper level lots

### Source of Supply

Water for the potable water system will be supplied from two municipal groundwater wells on Dry Creek Ranch property. The municipal water supply wells will be drilled on Dry Creek Ranch property. The new wells will be drilled in the east-central portion of the property. For purposes of this evaluation, we have assumed the wells are capable of producing 1,500 gpm.



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By Ada County Development Services December 28, 2016

Table 2: Proposed Well Summary

Estimated Pumping Water Level in Wells (ft)	Hydraulic Grade Line of Lower Service Level (ft)	Required Pump Head (ft)	Required Pump Head (psi)
2,650	2,900	250	130

### Storage

We anticipate a storage reservoir will be located in the southeastern portion of the property, at approximate Elev. 3170 to 3180. The reservoir will be sized to provide a minimum fire flow of 2,500 gpm for two hours, as well as equalization storage. For purposes of this conceptual evaluation, we have assumed the reservoir will be approximately 600,000 to 800,000 gallons.

### Booster Stations

An upper service area booster station will be located adjacent to the water storage reservoir and will provide in-home and irrigation water, as well as fire flow for the portion of the hillside development above approximate Elev. 3000. The booster station will include standby power.

### Transmission Lines

Based on conceptual design, we anticipate a 16-inch transmission line will be required to supply water to the storage reservoir. Additionally, we anticipate a 16-inch transmission line will also be required to supply water from the storage tank to the northern portion of the development. These transmission lines will be constructed as part of Phase 2 of the water system.

### Communication and Controls

At final build-out, the water system will incorporate an automated telemetry communication and control system with radio communication between the backbone facilities. A portion of this system will be included in Phase 1, during well construction, with the remainder of the system constructed during Phase 2.

### Backbone Potable Water Facilities Cost Estimate

A preliminary opinion of probable cost for construction of the water system backbone facilities is provided in Exhibit A. These costs do not include the distribution system costs.

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By Ada County Development Services December 28, 2016

## WATER SYSTEM OPERATIONS

### System Ownership

It is anticipated that the ownership of the Domestic Water System may change. The Developer may transfer the Domestic Water System to the Association or another public or private entity. During the development phase of the project, the water system shall be owned by the developer. However, the developer, in its sole discretion, may convey the water system to the Dry Creek Ranch Homeowners Association or other public or private entity following developer's receipt of written authorization for such transfer from the Idaho Department of Environmental Quality. If the Water System will be transferred to an entity other than the Association, documentation of the other Water Provider's technical, financial, and managerial capacity to operate the Water System must be provided to DEQ prior to the transfer.

### Phasing

As noted above, the water system construction will be phased to accommodate the planned construction. Phase 1 of the water system will serve up to 500 customers in the lowland portions of the development. Phase 2 of the water system will be constructed to serve the full development at build-out. The conceptual design requires modification of the well pumping system to allow for water from the wells to be pumped directly to the storage reservoir in Phase 2. This will eliminate the need for construction of a mid-level booster station.

### Pressure Zones

IDAPA 58.01.08 requires a minimum of 40 psi at service lines to each structure. Additionally, Idaho plumbing code requires service pressures of less than 100 psi, with in-home pressure reducing valves required at service pressures between 80 and 100 psi. Considering this, at full build-out, the Dry Creek Ranch development will require three pressure zones, a lower pressure zone served by the well pumps, a reservoir gravity level zone, and an upper booster zone. Phase 1 of the water system construction will be comprised solely of the lower pressure zone. Depending on final system configuration, the pressure zones will require two to four pressure reducing valves, depending on configuration. A summary of pressure zones is provided in Table 3 below:

**Table 3: Water Service Pressure Zones**

Zone	Elevation Range	Service Characteristics
1	Elev. 2715 - 2900	Served by well pumps (Phase 1)
2	Elev. 2900 - 3000	Gravity from Storage Reservoir (Phase 2)
3	Elev. 3000 - 3150	Booster Zone from Upper Booster Station (Phase 2)

*Received*

*By Ada County Development Services December 28, 2016*

## **FIVE-YEAR SYSTEM OPERATING BUDGET FORECAST**

### **Five-Year Operating Budget**

A five-year operating budget has been prepared and included in Exhibit B. The five-year time frame extends through the anticipated completion of Phase 1 of the water system. The total revenue requirement of the public drinking water system in 2018 is estimated at approximately \$89,000. The cost of operation is estimated at approximately \$74,000 to \$250,200 per year with increases during each year over the five-year budget period. The operation and maintenance of the public water system will be funded through customer fees. Initial funding will be accomplished through cash reserves.

### **Short-Lived Assets and Capital Reserve Account**

The five-year operations and maintenance budget is forecasted based on projected water demands and buildout of the facilities. For Phase 1 of the water system, which covers the five-year period, associated short lived asset are identified as the well pumps, the chemical feed equipment and the electrical control equipment. An annual reserve account will be funded each year to maintain a capital reserve account and provide emergency funding in the event of equipment or electrical failure. Actual costs of construction will fluctuate, and must be accounted for, once known.

*Received*

*By Ada County Development Services December 28, 2016*

# Exhibit A

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## Preliminary Budget Estimates

**Received**

By Ada County Development Services December 28, 2016



Dry Creek Ranch - PWS Facilities

DATE : 10/3/2016

Ada County, Idaho

BY : MGW

**Preliminary Budget Estimate (Phases 1 and 2)**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Phase 1 - Well Construction</b>				
2 Wells, pumps, well house, piping and electrical	1	LS	\$530,000	\$530,000
<b>Subtotal - Well Construction</b>				<b>\$530,000</b>
<b>Construction Subtotal</b>				\$530,000
<b>Contingency - 10%</b>				\$53,000
<b>Construction Total</b>				<b>\$583,000</b>
<b>ESTIMATED PHASE 1 CONSTRUCTION BUDGET</b>				<b>\$583,000</b>
<b>Phase 2 - Storage Reservoir</b>				
600,000 gallon bolted steel tank, foundation, connections	1	LS	\$755,000	\$755,000
<b>Subtotal - Reservoir Construction</b>				<b>\$755,000</b>
<b>Phase 2 - Transmission Line to Reservoir</b>				
16-inch Transmission Main - Installed	5000	FT	\$75	\$375,000
Pressure Reducing Valve	1	LS	\$50,000	\$50,000
Mechanical Piping, Fittings, Valves	1	LS	\$50,000	\$50,000
<b>Subtotal - Transmission Line to Reservoir</b>				<b>\$475,000</b>
<b>Phase 2 - Upgrade Well Pumps</b>				
Replace Well Pumps	1	LS	\$60,000	\$60,000
<b>Subtotal - Well Pump Upgrade</b>				<b>\$60,000</b>
<b>Phase 2 - Upper Service Area Booster Station</b>				
Booster Station Building, pumps, variable speed pump drives, standby power, piping, valves and fittings.	1	LS	\$345,000	\$345,000
<b>Subtotal - Upper Service Area Booster Station</b>				<b>\$345,000</b>
<b>Phase 2 - Transmission Line to Northern Portion of Development</b>				
16-inch Transmission Main - Installed	7000	FT	\$75	\$525,000
Pressure Reducing Valves	2	LS	\$50,000	\$100,000
Mechanical Piping, Fittings, Valves	1	LS	\$90,000	\$90,000
<b>Subtotal - Transmission Line to Northern Portion</b>				<b>\$715,000</b>
<b>Phase 2 Construction Subtotal</b>				\$2,350,000
<b>Contingency - 10%</b>				\$235,000
<b>Phase 2 Construction Total</b>				<b>\$2,585,000</b>
<b>ESTIMATED PHASE 2 CONSTRUCTION BUDGET</b>				<b>\$2,585,000</b>
<b>ESTIMATED TOTAL CONSTRUCTION BUDGET</b>				<b>\$3,168,000</b>

EXHIBIT # 7m  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH, LLC – Boise Hunter Homes

# Exhibit B

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## Preliminary 5-Year Budget

Received

By Ada County Development Services December 28, 2016



**Dry Creek Ranch  
Water Use Fee Calculation**

Description	Year				
	2018	2019	2020	2021	2022
<b>Operation</b>					
Operation & Maintenance	\$ 69,000	\$ 102,200	\$ 139,300	\$ 176,400	\$ 213,600
Short-Lived Asset Replacement	\$ 5,000	\$ 7,000	\$ 9,000	\$ 12,000	\$ 16,606
Emergency Operational Reserve Account	\$ -	\$ 5,000	\$ 15,000	\$ 20,000	\$ 20,000
<b>Operation Total</b>	<b>\$ 74,000</b>	<b>\$ 114,200</b>	<b>\$ 163,300</b>	<b>\$ 208,400</b>	<b>\$ 250,206</b>
<b>Capital Reserve</b>	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
<b>Total Revenue Required</b>	<b>\$ 89,000</b>	<b>\$ 129,200</b>	<b>\$ 178,300</b>	<b>\$ 223,400</b>	<b>\$ 265,206</b>
<b>Use Fee and Revenue Estimates:</b>					
<b>Monthly User Fee</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>	<b>\$ 54.00</b>
Service Connections	100	200	300	400	500
Homeowner Cost per Year	\$ 648.00	\$ 648.00	\$ 648.00	\$ 648.00	\$ 648.00
Total Annual Revenue	\$ 64,800	\$ 129,600	\$ 194,400	\$ 259,200	\$ 324,000
<b>Net Revenue or Deficit</b>	<b>\$ (24,200)</b>	<b>\$ 400</b>	<b>\$ 16,100</b>	<b>\$ 35,800</b>	<b>\$ 58,794</b>
Initial Homeowner Contribution	\$ -	\$ -	\$ -	\$ -	\$ -

Note:

- 1) Capital Reserve will not be fully funded until year four, at which time it will remain constant.
- 2) All capital and expense data are pre-construction estimates and must be adjusted once actual costs are known.
- 3) Emergency Operational Reserve account to fund 6 to 12 months of operational expense.
- 4) Surpluses to fund emergency reserves and system improvements.

EXHIBIT # 7m  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

*Received*

*By Ada County Development Services December 28, 2016*

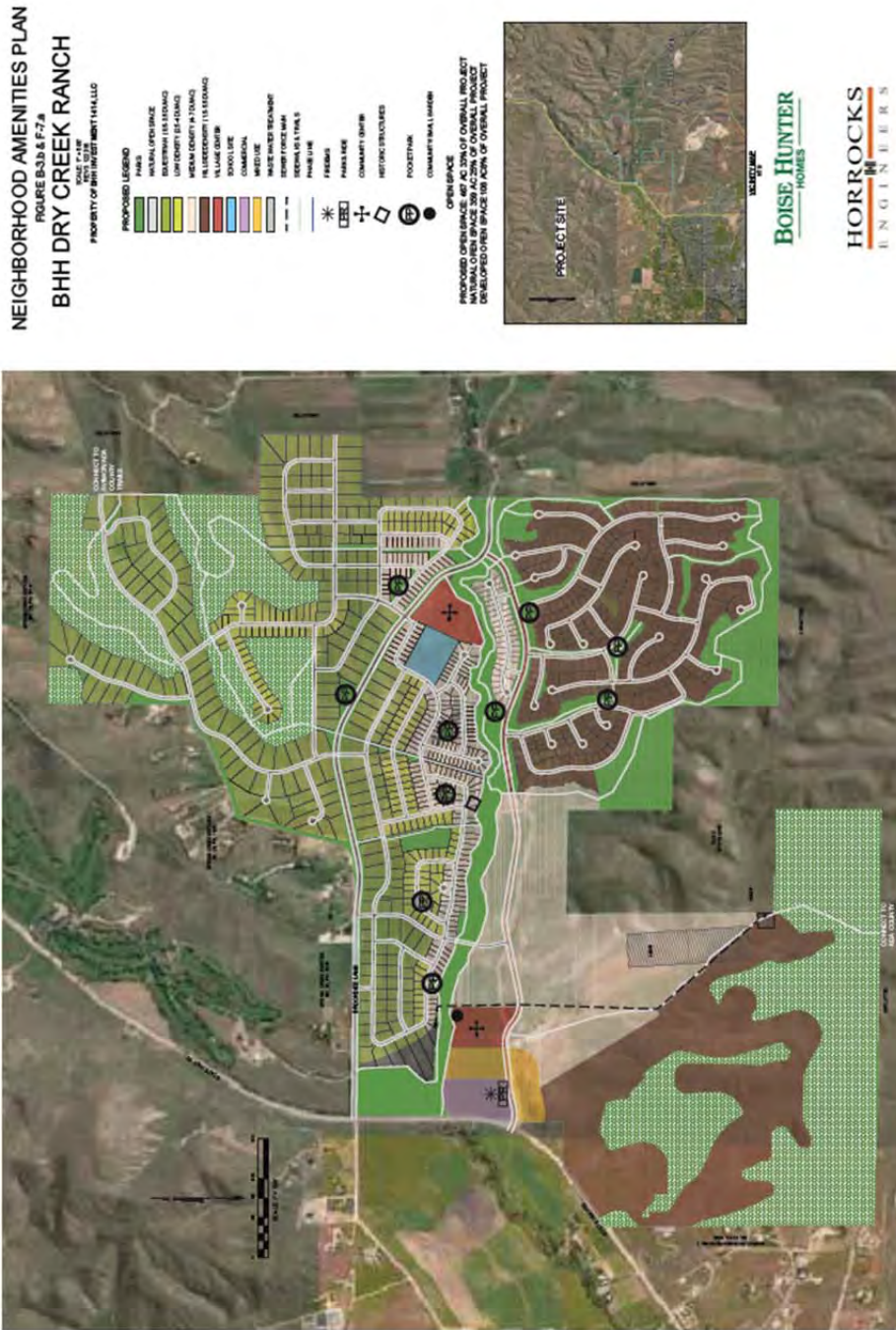
**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-7  
Open Space, Parks, and Trail Plan**



### OVERALL OPEN SPACE WITHIN DRY CREEK RANCH

The Dry Creek Ranch Planned Community has a significant amount of developed and natural open space incorporated into the 1,414 acre master plan. The master plan far exceeds the requirements of the Ada County Planned Community Ordinance for an overall open space percentage of 33 percent.



The Ordinance requires an overall minimum of 10 percent natural open space based on the true net acreage of the planned community and requires a minimum of 10 acres per thousand population to be devoted to developed parks.

The master plan and neighborhood amenities plan in Element B-3 and the open space plan in this Element F-7 show approximately 97-acres of developed open space in the form of community parks, neighborhood parks, and trail systems. This meets the requirement of the Ada County Planned Community Ordinance of a minimum of 10 acres per 1,000 population to be devoted to developed parks based on 2.5 persons per dwelling unit. With an estimated 1,814 dwelling units, 45.35 acres would be needed to meet this requirement.

The Ada County Planned Community Ordinance further requires natural open space to be incorporated into each Planned Community. The master plan for Dry Creek Ranch designates approximately 374 acres, or 26.4 percent, of the 1,414 acres within Dry Creek Ranch to be designated as natural open space. **As illustrated on Figure F-7.g, Dry Creek Ranch well exceeds all applicable open space requirements.**

### NATURAL OPEN SPACE

The developers of the Dry Creek Ranch Planned Community have committed to leaving much of the existing natural open spaces either undisturbed or will be providing enhancement as recommended in the habitat management plan that was conducted for the site. Large tracts of land on the north and south sides of the project will contain a trail system that will minimally disturb the natural environment, while providing for human interaction with nature.

Designated open space tracts which contain pristine natural open space areas will remain virtually untouched, while areas of degradation will receive varying degrees of revegetation to restore the natural and native vegetation found in the Dry Creek Valley.

Two (2) waterways exist within the Dry Creek Ranch Planned Community: those are Dry Creek and Spring Valley Creek. Both of these waterways will have a minimum of a 50-foot buffer from the centerline of waterway, which will only allow for revegetation, mitigation, pathways and trailways. The waterways may be improved as per the habitat management plan by stabilizing the banks with geotextile fabrics, fascine bundles, boulders, tree whips shrubs and plugs. Removal of diseased vegetation will aid in the function of the waterway and the overall aesthetics. Parks will be placed along the waterways to allow for passive recreational opportunities.

Received

By Ada County Development Services December 28, 2016

### ELEMENT F. DRY CREEK RANCH DEVELOPMENT PLAN

LEGEND

-  TRAIL ALIGNMENT
-  NATURAL OPEN SPACE
-  DEVELOPED OPEN SPACE
-  VILLAGE CENTER 22 ACRES

OPEN SPACE PROVIDED 374 ACRES NATURAL  
OPEN SPACE OR 26% AND 97 ACRES OF  
DEVELOPED PARKS  
OPEN SPACE REQUIRED 184 ACRES OR 10%



OPEN SPACE MAP



FIGURE F-7.g

### BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
REV 3 122316

PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 160  
Nampa, ID 83687  
208-463-4197

## **DEVELOPED PARKS**

All residences are located within a one-quarter ( $\frac{1}{4}$ ) mile of a developed park or trail. Most residences are located even closer to natural open spaces, providing for a multitude of options for outdoor recreation within Dry Creek Ranch.

Pocket parks, roughly one-quarter ( $\frac{1}{4}$ ) to one-half ( $\frac{1}{2}$ ) acres in size, are located within the low, medium and high density residential hillside residential land uses and will have similar amenities, with varying and appropriate amounts of those amenities based on the specific park's size.

Park amenities include, but are not limited to: community centers, community gardens, riding arenas, amphitheaters, pools, picnic shelters, tot lots, pathways, trailways, way-finding, interpretive signage, basketball or tennis courts and passive gathering areas. Components of former farm buildings and machinery will be used in pocket parks to promote the farm-to-table theme of Dry Creek Ranch. Parks will range in size from .25 acres to 15 acres, including greenbelt areas.

Our open space is divided into two (2) different categories: Natural Open Space and Developed Active Open Space. Natural Open Spaces will remain intact to preserve native vegetation and wildlife habitat, thus requiring no grading. Developed open spaces will have minimal grading disturbance based on existing slopes, value of vegetation as related to wildlife, and proposed roadway alignments. The Developed Open Space may require grading to accomplish the project goals.

The developed parks will also take wildlife migration into consideration. These parks contain improved planting cover and are strategically placed so that wildlife will have more of a natural access to Dry Creek from the higher elevations south of the Dry Creek Ranch Property. Elements such as football fields, soccer fields, and basketball courts could be placed in these areas as these types of parks require a flat space to be successful.

Community gardens with garden plots will also be provided in other areas of the project. Community gardens typically create a strong bond among the users of the site, thus increasing the neighborly feel of Dry Creek Ranch. The size of the Community Garden will depend on interest and use by the residents and will be owned and maintained by the homeowner's association.

## **PATHWAYS & TRAILWAYS**

Pathways and trailways located within Dry Creek Ranch will span both developed and natural open spaces. These paths will be constructed of native material, gravel, or asphalt, allowing for native materials in sensitive areas, and more rigid materials within the high use areas of the developed parks and the greenbelts.

Where appropriate, pathways will contain interpretive signage speaking of the plants and animals found at Dry Creek Ranch, the heritage of the property, natural icons surrounding the site and directional information.

The trail system within Dry Creek Ranch will connect to regional trail systems contiguous to the project. A trail master plan exhibit has been provided as Figure F-7.e in this Element.

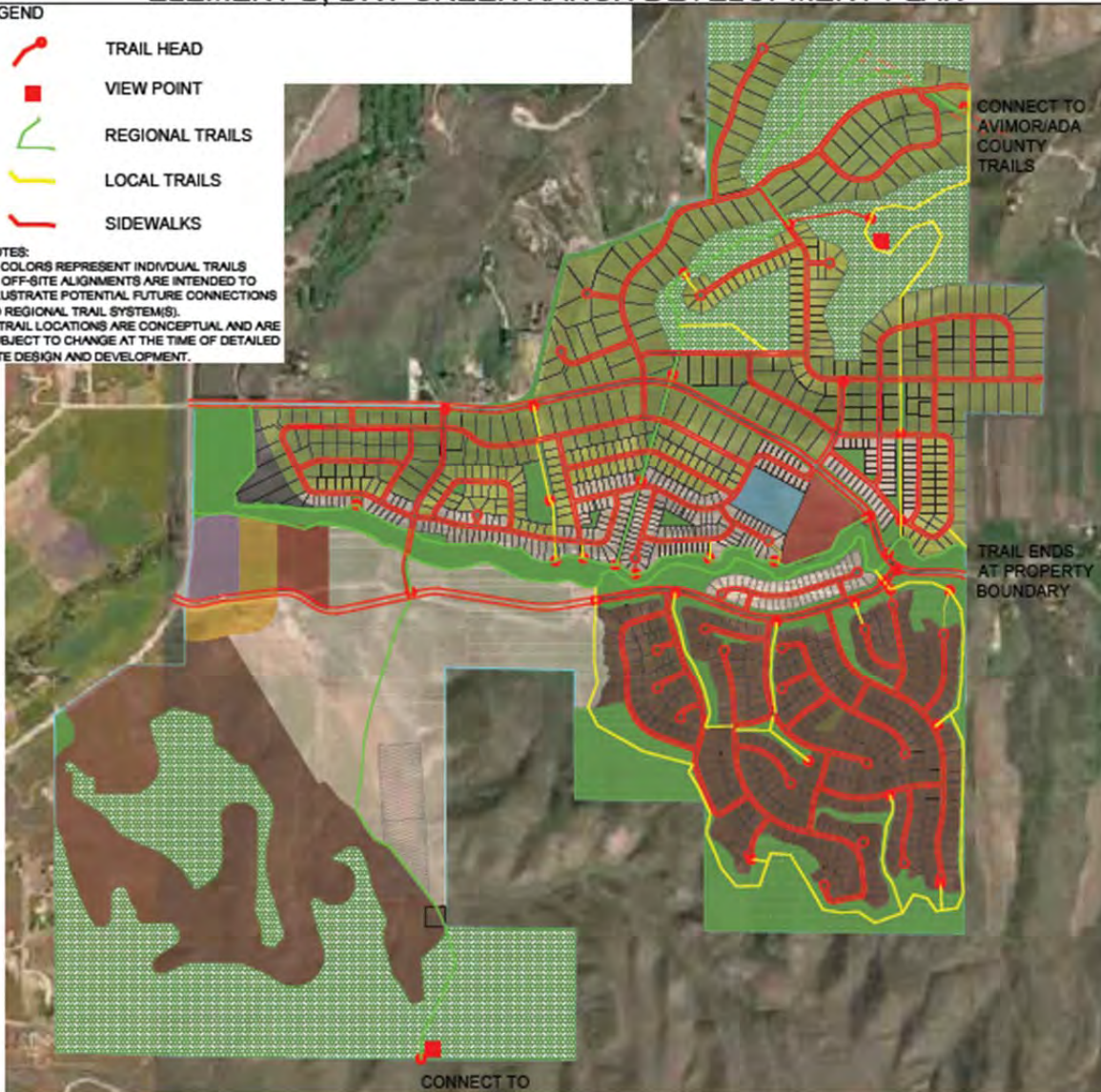
ELEMENT B, DRY CREEK RANCH DEVELOPMENT PLAN

LEGEND

-  TRAIL HEAD
-  VIEW POINT
-  REGIONAL TRAILS
-  LOCAL TRAILS
-  SIDEWALKS

NOTES:

1. COLORS REPRESENT INDIVIDUAL TRAILS
2. OFF-SITE ALIGNMENTS ARE INTENDED TO ILLUSTRATE POTENTIAL FUTURE CONNECTIONS TO REGIONAL TRAIL SYSTEM(S).
3. TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF DETAILED SITE DESIGN AND DEVELOPMENT.



THE EAST/WEST & NORTH/SOUTH REGIONAL TRAIL WAY  
MASTER TRAIL & SIDEWALK PLAN



FIGURE B-3.c & F-7.e

BHH DRY CREEK RANCH

SCALE: 1" = 1500'  
REV 4 011817

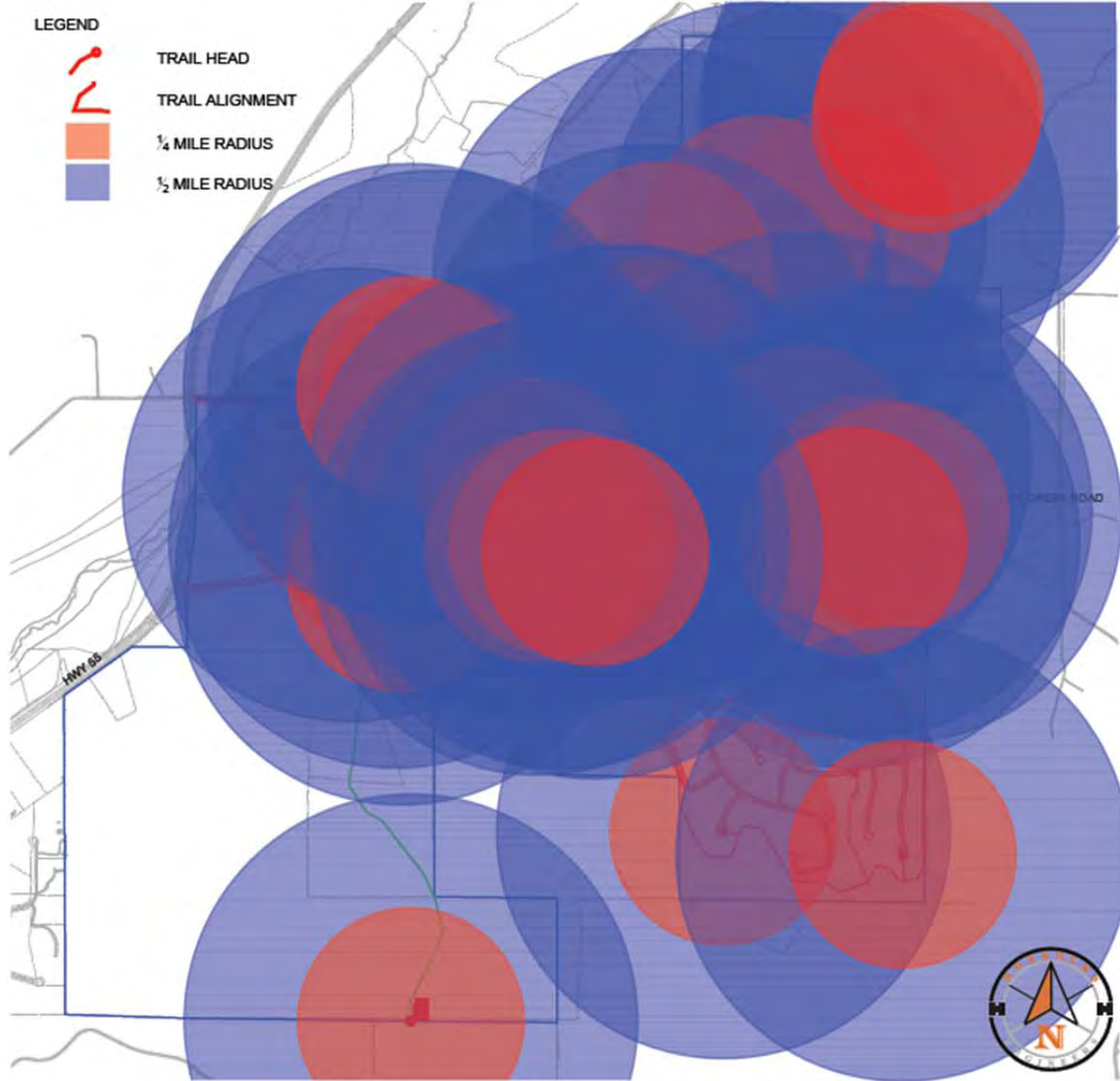
PROPERTY OF BHH INVESTMENT 1414, LLC



HORROCKS ENGINEERS

5700 E. Franklin Rd., STE. 160  
Nampa, ID 83687  
208-463-4197

### ELEMENT F. DRY CREEK RANCH DEVELOPMENT PLAN



WALKING-RADIUS ANALYSIS - TRAIL HEADS



FIGURE F-7.b

### BHH DRY CREEK RANCH

SCALE: 1" = 3000'  
REV 3 122316

PROPERTY OF BHH INVESTMENTS 1414, LLC



5700 E. Franklin Rd., STE. 160  
NAMP, ID 83687  
208-463-4197

## **ADJACENT PUBLIC LANDS & MITIGATION EFFORTS**

Ongoing coordination with representatives from the Idaho Department of Fish and Game, Ada County Parks and Waterways and other interested agencies, groups, and private entities has been underway throughout the master planning of Dry Creek Ranch. At various stages throughout the development of the habitat mitigation plan, meetings were conducted with these various entities to determine opinions, concerns, suggestions and recommendations regarding ecological, economic, and social aspects of the habitat management plan. The direction of the habitat management plan was navigated by this cooperative approach in an effort to identify and create recommendations that could have the highest level of potential benefits for wildlife species and plant communities within and adjacent to the proposed Dry Creek Ranch.

As public use of the Foothills expands, negative impacts to soils, vegetation and wildlife are likely to increase. Recreational activities in the Foothills, especially unmanaged and off-trail use, pose a significant threat to plant and wildlife populations. Historic public use of the Foothills adjacent to the proposed Dry Creek Ranch was limited and generally associated with hunting, all-terrain vehicles (ATV's), other motorized vehicles, and some mountain bike trails; however, it is important to note that this usage was unmanaged. The proposed Dry Creek Ranch would provide increased public access to the area, but within a managed recreation system.

Free roaming domestic pets can result in significant wildlife harassment. Wildlife harassment resulting from free roaming pets is an ongoing problem throughout the Foothills. The location of the proposed Dry Creek Ranch development along the open space areas of the Foothills create a higher potential for adverse wildlife impacts resulting from domestic pets.

Consequently, it is both desirable and appropriate to have a Conservation Director as part of the Dry Creek Ranch management structure. This position may be volunteer or paid and would be responsible for community education, habitat development and monitoring, recreation issues, interactions with agency representatives and other issues related to the ecology of the area. Specific examples of some of the duties associated with this position would include, but are not limited to:

- Identify and implement future actions to avoid, minimize, and mitigate impacts to wildlife;
- Establish an invasive and noxious weed control and monitoring program;
- Establish and implement a wildlife conservation and education program for residents of Dry Creek Ranch (newsletter, website, interpretive signage);
- Serve as a liaison between homeowners, and agencies for significant wildlife and recreation issues; and
- Resolving minor issues and educating residents about resident wildlife (snakes, skunks, raccoons, deer), therefore alleviating unnecessary issues for IDFG.

### **Construction Precautions:**

While some impacts associated with construction activity can be avoided, such as unmanaged recreation or unleashed pets, many cannot; therefore, it is recommended that Best Management Practices (BMP's) be incorporated into the construction plans. Included in these BMP's should be measures that:

- Restrict ground-disturbing activities and debris piles to a preselected construction envelope. These areas should be buffered sufficiently from riparian communities to limit potential impacts;
- Identify and reduce fuel loads and ignition sources to create a buffer around the construction area. This can be done with small prescribed burns or mechanical, biological, or chemical treatment. In addition, restrict machinery and vehicles from areas with dry grasses. It would also be advantageous to create parking areas within the construction envelope and have an onsite water tank with a licensed operator for accidental ignitions;
- Restrict the use of burn piles during summer and early fall;
- It is recommended that Dry Creek Ranch work with Eagle Fire District to create a wildfire management plan; and
- Other BMP's that can be identified by the Dry Creek Conservation Director and developer during the construction process to reduce or mitigate impacts.

In conjunction with a weeds management program, could reduce invasive plant seed sources, limiting reinfestation and allowing native species more time and resources to reestablish in the adjacent communities.

It is recommended that the Dry Creek Ranch Conservation Director become involved in the Ada County Wildfire Working Group. This would facilitate inclusion of the proposed Dry Creek Ranch into the Ada County Wildfire Protection Plan and enhance the ability of Dry Creek Ranch to procure grant monies for wildfire mitigation activities such as greenstrips, hazardous fuels reductions and education.

In addition to hydrants, gated access points could be designed into the proposed Dry Creek Ranch to allow fire suppression crews to access the Foothills beyond the boundaries of the development, while limiting access to residents and recreation. Exact locations cannot be determined at this time due to the conceptual nature of the proposed Dry Creek Ranch. CC&R's should restrict residential fencing from having protruding objects, spikes or rails that could impale crossing wildlife. Deer have been impaled on wrought-iron fences in other Foothills developments in the area. Fencing height restrictions should be taken into consideration due to deer jumping into yards, then not having enough space to jump out.

Natural open spaces in the Foothills and riparian areas within and adjacent to the proposed Dry Creek Ranch should be the primary target for enhancement. Planting or transplanting native species associated with the natural potential community, such as bitterbrush, sagebrush, perennial bunch grasses, forbs and riparian species (depending on the location) will provide usable habitat for a variety of wildlife species and begin to process of reestablishing a more natural ecosystem. Target areas and suitable vegetation will be determined at a later time by a restoration team including a natural landscaping contractor, native species specialist, and the Dry Creek Ranch Conservation Director.

Recreation poses one of the largest potential negative impacts to local wildlife in the vicinity of the proposed Dry Creek Ranch, and has significant implications associated with public access and use of the area. The Idaho Department of Fish and Game and the Bureau of Land Management have an obligation to provide public access and use on public and state lands compatible with the protection and enhancement of wildlife and wildlife habitat. This does not include all forms of recreational use during all times of the year. Wildlife is a high priority of the area, and both Dry Creek Ranch residents and the public need to be educated to understand



this fact.

Open space areas do not necessarily imply that it is open for all types of recreation. The developer in coordination with the Dry Creek Ranch Conservation Director, Ada County, the Bureau of Land Management and representatives from various private recreation groups should assess new and existing recreation uses to analyze and ensure compatibility with wildlife and public access. Recreation types that are not compatible with wildlife objectives of the area should be restricted. It is recommended that this group develop a recreation plan prior to development and that the developer construct and maintain trailheads and trail systems within the private lands and conservation easements, and coordinate with the county and the Bureau of Land Management on cost-sharing programs to maintaining adjacent trails on public lands. The Dry Creek Ranch Conservation Director should maintain an ongoing relationship with the Foothills Learning Center, the Idaho Department of Fish and Game, the Bureau of Land Management and other pertinent agencies and groups in an effort to manage and monitor long-term recreational uses in the Foothills as well.

In addition to a recreation plan for the community, a construction phase-specific plan should be created and implemented by the developer. This plan would educate construction crews on the potential impacts related to off-road recreation, including wildfire, impact to soils and vegetation and harassment of wildlife. In addition, the Foothills adjacent to the project area should be restricted as much as possible from recreational use (off-road, mountain biking, hiking, etc.) until the managed trail system can be put in place. Judgment shall be used regarding the use of firearms for recreation or hunting within the project area during any phase of Dry Creek Ranch, especially during critical winter periods.

It is recommended that pets be restricted from the proposed Dry Creek Ranch during the construction phase of the Dry Creek Ranch, especially during critical winter periods. After the construction phase, the Dry Creek Ranch Conservation Director should maintain involvement with local agencies and groups that host workshops on the potential conflicts and issues resulting from the presence of dogs and other pets in the Foothills. For the safety of wildlife and pets alike, dogs should be leashed, kenneled, or kept inside at all times.

Cats can decimate populations of birds and small mammals. They can also become prey to some wildlife species. Therefore, it is recommended that residents be educated on wildlife issues and that cats be kept indoors at all times.

To reduce wildlife use of residential properties, pet food should be required to be stored indoors or in a sealed container. Pet food should not be left outside, because this can entice various wildlife species and result in nuisance animals that will have to be removed or terminated.

Further recommendations of the wildlife mitigation plan/habitat management plan can be found in Element G-12 of the original Dry Creek Planned Community application.

**RECEIVED**

By Ada County Development Services at 11:33 am, Jan 23, 2017

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-8  
Wildlife Mitigation Plan**

## **Amended Wildlife Mitigation Plan for the Dry Creek Ranch Development**

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### **Introduction**

The following Wildlife Mitigation Plan (WMP) was developed for the proposed Dry Creek Ranch (DCR) planned community (PC) in accordance with Ada County Idaho Code: Title 8, Chapter 2, Article E, Section 8-2E-4(F(8)).

Based on the extensive changes proposed for the DCR development, portions of the WMP are being amended relative to the DCR-PC application packet that was approved by Ada County in 2009. While there are significant changes to the proposed development plan, changes to the site associated with soils, hydrology, vegetation, and wildlife have been limited since the initial surveys were conducted (personal observation Charles Baun 2016). As such, it is assumed that natural resource conditions have not changed significantly, and that the observations/assumptions made in the original report are still valid. For a full description of the existing conditions and wildlife habitat see Section 1 of the DCR WMP (2009).

In addition to the natural resources of the area, the 2009 DCR WMP identified and addresses federal requirements associated with migratory bird species (Federal Migratory Bird Treaty Act of 1972) and federally listed threatened and endangered species (Endangered Species Act). Jurisdictional wetlands do occur within the project area; however, a separate wetland mitigation plan has been developed to address the regulations outlined in the Clean Water Act. Since there are currently no federal lands affected by the development, or federal dollars used for the development, regulatory actions associated with the National Environmental Policy ACT (NEPA) are not required.

### **Project Description**

The DCR-PC is sited on several parcels comprising of 1,414-acres and would be located east of SH-55, approximately one mile northeast of Eagle, Idaho (WMP Sections 1 and 2). The Dry Creek drainage runs from east to west and intersects the property. Elevation of the property ranges between 2,700 and 3,000 feet above mean sea level. The project area is characterized by flatlands dominated by agriculture and rolling hills dominated by invasive grasslands with dispersed shrub lands used for livestock grazing. The remainder of the property is largely undeveloped. There are currently no federally listed species within the area (WMP Section 1 pg. 28-33).

A description of the 2016 proposed DCR-PC (Figure 1) is attached. The new DCR-PC proposal would have a mix of low and medium residential, low density foothills lots (2-acres), mixed-use, two village centers, commercial space, one school, developed parks, associated infrastructure, and natural open space. It would affect roughly 1,083-acres (77%) of the 1,414 total acres compared to the 1,013-acres (72%) affected by the 2009 proposal. General impacts associated with the development of the area relative to open space and habitat is outlined in Section 2.3 through 2.16 of the original WMP (pages 4-16).

The new proposed amendment to the development plan (Figure 1) drastically reduces the overall density and number of units within the project area. In comparison with the original plan, the 2016 proposal has 1,770 fewer residential units, four fewer acres of commercial and village centers, and the overall density for the area drops from 4.8 units per acre to 2.2 units per acre. The overall decrease in the number of units and development density results in a reduced human population in the area, which considerably reduces many of the anthropogenic impacts identified and discussed in sections 2.3 through 2.16 of the 2009 WMP (pages 4-16). These include direct and indirect impacts from transportation corridors and associated vehicle trips, recreation, light, noise, pets,

fences, invasive/noxious weeds, wildland fire, and others. As such, the overall impacts to wildlife and associated habitat would be reduced under the 2016 proposal in comparison to the 2009 proposal (Table 1).

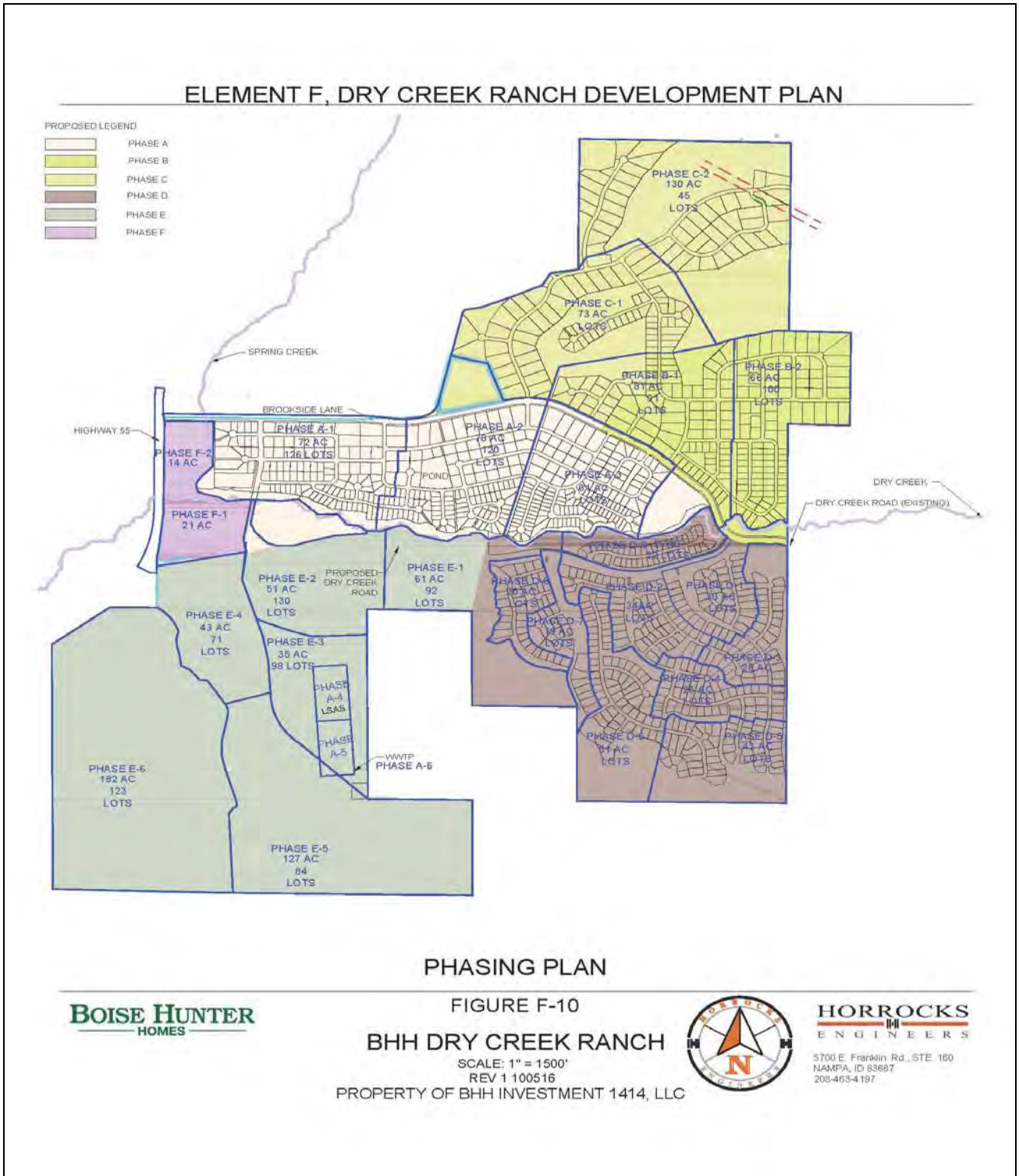


Figure 1. 2016 DCR-PC Development Plan

**Table 1. Unit and Density Comparison 2009 and 2016 Proposals.**

Product Type-Existing 2009				Product Type-Proposed 2016			
	DU/A	Acres	Units		DU/A	Acres	Units
Commercial	0	9.9	0	Commercial		10	0
Village Center	3	30	90	Village Center		20	0
Multi-Family	15	19.4	291	Multi-Family		0	0
Mixed-Use	1	30	30	Mixed-Use	3.3	15	50
High Density <4,000sf	7.1	71	504.1				
Medium Density 6,000-8,000sf	5	194	970	Medium Density 4.0-7.0 DU	3.65	189	674
Low Density 9,000-12,000sf	4.1	325.8	1,336	Low Density 2.5-4.0 DU	3.18	56	178
				Hillside Density 1.5-5.5 DU	2.23	286	639
Equestrian >12,000sf	2.5	111.7	279	Equestrian 0.5-3.5 DU	1.14	241	274
School (Village Center)	0	0	0	School	0.0	7	0
Parks, Open Space, and Ponds	0	133.3	0	Parks, Open Space, and Ponds	0.0	111	0
Conservation Area	0	488.9	0	Conservation Area/ROW	0.0	479	0
<b>Total Acres</b>		<b>1,414</b>		<b>Total Acres</b>		<b>1,414</b>	
<b>Total Units (Approximate)</b>			<b>3,500</b>	<b>Total Units (Approximate)</b>			<b>1,815</b>
Residential Area		721.9		Residential Area		787	
Total Units/Acre		4.8		Total Units/Acre		2.31	

In addition to the reduced anthropogenic impacts, the majority of the proposed actions outlined in Section 3.0 of the 2009 WMP to avoid, reduce, and mitigate development impacts would remain unchanged. Table 2 outlines the proposed changes to Section 3.0, the actions identified to avoid, reduce, and mitigate impacts.

**Table 2. Proposed Changes to Sections 3.0 (DRC-WMP 2009)**

Section	Page(s)	2009 Action	2016 Action
3.1	1-2	Summary of general actions and adaptive management structure.	No changes.
3.2	2-4	Conservation Director	Take out recommendation for Idaho Wildlife Reservist certification. No other changes.

Section	Page(s)	2009 Action	2016 Action
3.3	4	Conservation Advisory Committee	Change the make-up of the committee to include five representatives from: DCR Developer (1), DCR HOA (1), Ada County (1), IDFG (1), Approved Third Party Funds/Easement Manager (1), and the Conservation Director (non-voting member). The committee will meet annually to review conservation actions and associated short and long-term goals (see below). The committee will make recommendations to the Conservation Director and identify/prioritize on or off site CEP projects or off site lands for conservation easement (see below) acquisition using the Conservation Fund (see below). No other changes.
3.4	4-5	Construction Precautions	Add the following language to the seventh bullet: Construction activities during May through July are allowed if the site has been surveyed and cleared by professional biologist. Requires letter of findings.
3.5	5-12	General Neighborhood Design	These are recommendations intended to be used as guidelines for area wide and site specific planning and construction activities. While they are not considered development requirements, development planning and construction activities should not directly conflict with them.
3.6	12-28	Mitigation and Enhancement	These are general recommendations to be used as guidelines for conservation actions, including invasive and noxious weed control. While they are not considered development requirements, development planning and construction activities should not directly conflict with them.

3.6	14-15	Mitigation and Enhancement (Short and Long-term Goals)	<p>These are measurable objectives that were/are considered requirements under the WMP. The following changes will be made:</p> <p><b>Change to short-term goals (1-10 years):</b></p> <p>Take out bullet six (conservation easement to be in place). This will be discussed below.</p> <p>Take out bullet seven (stream bank cover increase). This will be included in general conservation actions.</p> <p>Change bullet eight (Monitoring points). Monitoring points will be established on an “as needed” basis with defined goals, objectives, and timeframe.</p> <p><b>No Changes to long-term goals.</b></p>
3.7	28-30	Recreation	The developer will construct the internal pedestrian trails using the design guidelines outline in section 3.5, and work with Ada County Parks and Recreation and other local recreational systems (Ridge to Rivers, City of Eagle...) to locate and set aside critical corridors for regional connectivity.
3.7.1	29	Winter Trail Closures	All trails would fall within the DCR boundary and would be considered an internal trail system. As there are no external trails, winter trail closures will be defined on a case by case basis under the DCR Recreation Plan and in coordination with the Advisory Committee.
3.7.2	29-30	Pets	No changes.
3.8	30	Domestic Livestock	No changes.
3.9	30-31	Pest Control BMPs	No changes
3.10	31-32	Conservation Easement	The 520-acre offsite conservation easement will no longer be a requirement under the amended WMP. Instead, the conservation fund (see below) will be used to acquire lands within Ada and Southern Boise Counties that have conservation value. The Advisory Committee will coordinate with the Conservation Director to identify potential sites and associated budgets to acquire these lands and set them aside under management in perpetuity. The off-site conservation easement criteria will not be amended at this time.

Table 6	33-36	Impacts and Resolution Table	Used as guidelines for development planning only.
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Similar to Section 3.0, changes to Section 4.0 (proposed habitat mitigation actions) are minimal, using the majority of the concepts and language from the 2009 WMP with specified modifications for the 2016 amended WMP. The general concept for Section 4.0 would remain the same, i.e. enhancement of on-site natural open space and acquisition/protection of off-site conservation easements via a perpetual conservation fund managed by an Advisory Committee and implemented by the DCR Conservation Director. However, the reduced density, adjusted timelines and lot types, and altered development plan necessitates that we adjust for the overall reduction in anthropogenic impacts to the area, including previously identified mitigation concepts and the long term funding structure supporting the conservation and education program (CEP) identified on pages 4-6. The CEP will emphasize projects related to direct and indirect repair or replacement of the values affected by the development. These include, but are not limited to: acquisition and management of conservation easements; habitat enhancement/restoration; wildlife road crossings as it relates to habitat linkage and public safety; education and recreation projects; academic studies; and other actions that support conservation.

Under the revised development plan, there would be a shift in the overall footprint of the construction boundaries. However, the overall change in affected lands is roughly 70 acres (less than 5%); as such, the direct and indirect impacts to habitat condition discussed in Sections 4.1 and 4.2 would be consistent for both the 2009 and 2016 WMP.

The primary adjustment made to the 2016 WMP would be to the funding structure for the CEP. Specifically, the conservation fund structure as it relates to program initiation funds to be paid by the developer, transfer fees, HOA dues, and resale estimates. Under the 2009 WMP, the conservation fund was based only on transfer fees and did not include HOA due or other sources of funding. While transfer fees normally accumulate at a greater rate than HOA dues, they are dependent on home sales and resale unlike HOA dues which are a consistent funding source. As such, the new funding structure would incorporate both transfer fees and HOA dues. In addition, the developer will loan the conservation program \$20,000 to initiate the conservation program and acquisition of off-site lands prior to Phase 1. These funds would be paid back to the developer at such time that the conservation fund has sufficient funding. The 2016 funding structure would have the following requirements:

- The Developer will loan the conservation program \$20,000 to initiate the program and acquisition of offsite lands prior to Phase 1;
- Funding would be acquired via a \$300 transfer fee each time the home is sold or resold (regardless of unit cost);
- Funding would also be acquired via a \$60/year (\$5/month) HOA fee;
- A \$50/animal HOA fee would be assessed annually to all residents with cats;
- It is assumed that 100 units would sell the first year, with 125 units sold each year thereafter;



- Total residential built out would be roughly 15 years;
- It is assumed that the average home would resale every 5 years;
- The conservation funds will be used exclusively in support of the CEP and acquisition of off-site lands to address impacts to wildlife and habitat loss;
- Conservation funds may not exceed \$300,000.00 for more than three consecutive years, i.e. accumulated funding must be spent for CEP and acquisition of off-site lands; and
- All conservation funds must be spent within 5 years, i.e. funds collected in 2020 must be spent prior to 2025.

Based on these assumptions, the base conservation fund (Table 3) would have \$20,000 prior to the construction of Phase 1 (year 0 below). Construction of Phase 1 would result in \$36,000 the first year from transfer fees and HOA dues. Phase 2 would result in \$57,000 from transfer fees and HOA dues. This would continue grow until year 16 in which the fund would stabilize at \$217,800.00 annually from transfer fees and HOA dues. Based on revenue from transfer fees and HOA dues the conservation fund would have roughly \$374,000 in year five, \$1.1 Million in year 10, \$2.2 Million in year 15, and \$3.2 Million by year 20. A summary breakdown of the funds accumulation is identified in table 3.

**Table 3. Conservation Fund Summary.**

Year	Units	Cumm Units	Sale Transfer Fee	Resale Transfer Fee	Total Transfer Fee	HOA Fee	Total Annual Fees	Cumulative Fund
0*	0	0	\$ -	0	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
1	100	100	\$ 30,000	\$ -	\$ 30,000	\$ 6,000	\$ 36,000	\$ 56,000.00
2	125	225	\$ 37,500	\$ 6,000	\$ 43,500	\$ 13,500	\$ 57,000	\$ 113,000.00
3	125	350	\$ 37,500	\$ 13,500	\$ 51,000	\$ 21,000	\$ 72,000	\$ 185,000.00
4	125	475	\$ 37,500	\$ 21,000	\$ 58,500	\$ 28,500	\$ 87,000	\$ 272,000.00
5	125	600	\$ 37,500	\$ 28,500	\$ 66,000	\$ 36,000	\$ 102,000	\$ 374,000.00
6	125	725	\$ 37,500	\$ 36,000	\$ 73,500	\$ 43,500	\$ 117,000	\$ 491,000.00
7	125	850	\$ 37,500	\$ 43,500	\$ 81,000	\$ 51,000	\$ 132,000	\$ 623,000.00
8	125	975	\$ 37,500	\$ 51,000	\$ 88,500	\$ 58,500	\$ 147,000	\$ 770,000.00
9	125	1100	\$ 37,500	\$ 58,500	\$ 96,000	\$ 66,000	\$ 162,000	\$ 932,000.00
10	125	1225	\$ 37,500	\$ 66,000	\$ 103,500	\$ 73,500	\$ 177,000	\$ 1,109,000.00
11	125	1350	\$ 37,500	\$ 73,500	\$ 111,000	\$ 81,000	\$ 192,000	\$ 1,301,000.00
12	125	1475	\$ 37,500	\$ 81,000	\$ 118,500	\$ 88,500	\$ 207,000	\$ 1,508,000.00
13	125	1600	\$ 37,500	\$ 88,500	\$ 126,000	\$ 96,000	\$ 222,000	\$ 1,730,000.00
14	125	1725	\$ 37,500	\$ 96,000	\$ 133,500	\$ 103,500	\$ 237,000	\$ 1,967,000.00
15	90	1815	\$ 27,000	\$ 103,500	\$ 130,500	\$ 108,900	\$ 239,400	\$ 2,206,400.00
16	0	1815	\$ -	\$ 108,900	\$ 108,900	\$ 108,900	\$ 217,800	\$ 2,424,200.00
17	0	1815	\$ -	\$ 108,900	\$ 108,900	\$ 108,900	\$ 217,800	\$ 2,642,000.00
18	0	1815	\$ -	\$ 108,900	\$ 108,900	\$ 108,900	\$ 217,800	\$ 2,859,800.00
19	0	1815	\$ -	\$ 108,900	\$ 108,900	\$ 108,900	\$ 217,800	\$ 3,077,600.00
20	0	1815	\$ -	\$ 108,900	\$ 108,900	\$ 108,900	\$ 217,800	\$ 3,295,400.00
	<b>1815</b>		\$ <b>544,500</b>	\$ <b>1,311,000</b>	\$ <b>1,855,500</b>	\$ <b>1,419,900</b>	\$ <b>3,295,400</b>	

As stated above, these funds would be designated for acquisition of off-site conservation easements for mitigation purposes, support of the CEP, and associated administrative costs for both programs. These funds would also have to be used within 5 years of accrual and cannot exceed \$300,000.00 for more than three consecutive years. Attachment A is a 40 year concept summary of what the actual program would look like relative to land accusation and CEP funding using the assumptions and funding structure identified above. It assumes acquisition of 530 acres

of off-site easements would be the priority by full build out, and includes administrative and estimated land costs which are expected to increase over the 40 years. This is only a generalized concept as the adaptive management principles outlined in section 4.4 would remain the same.

In addition to changes to the funding structure and associated funding assumptions, the management of the conservation funds would also be modified. Instead of coordinating with both the Southwest Idaho Resource Conservation and Development council (RC&D) and the Ada County Soil and Water Conservation District (ASWCD), just a single entity would be used in order to increase efficiency and limit administration. A third party manager, mutually approved by Ada County and DRC representative would be selected to manage the off-site conservation easements as well as the conservation fund, at the direction of the Advisory Committee and in conformance with an established memorandum of agreement (MOA).

The conservation easements and funds would be managed in perpetuity by the third party manager. If at such time the third party manager is no longer able to or wants to manage these funds, or in the event that they are in non-compliance with terms of the management agreement (MOA), the Advisory Committee will identify a suitable alternative party. If an alternative party is selected, that party would replace the third party manger as a voting member of the Advisory Committee.

The reimbursement process outlined in Section 4.3, would remain the same. However, some additional changes to Section 4.0 have been outlined in Table 4 relative to the shift in overall management structure and the increased emphasis on funding to mitigate impacts.

**Table 4. Proposed Changes to Sections 4.0 (DRC-WMP 2009)**

Section	Page(s)	2009 Action	2016 Action
4.4.1	6-7	Adaptive Management Strategies	The only changes to Section 4.4.1 are the members of the Advisory Committee, which is addressed above in Section 3.3.
4.4.2	7	Alternative Management Actions	This section will be taken out. Alternative management actions will be developed via the Advisory Committee process outlined in Section 3.3.
4.5	8	Connectivity Opportunities with Abutting Property	No changes.
4.6	8	Federal Permitting	No changes except that the new design would impact a portion of Dry Creek; therefore, it would require a permit under section 404 of the Clean Water Act. A Wetland report has been included in spate submittal.

Section 5.0 of the 2009 WMP will be removed from the WMP completely. Based on the shift in density, number of units, and population within the area, the 2016 amended WMP is shifting mitigation measures away from local site specific actions to larger-scale acquisition of adjacent lands via the conservation fund and the Advisory Committee. The reduced effects to the area associated with the shift in development pressures coupled with increased conservation resources should adequately address impacts to wildlife and habitat over time.

The intent of the amended DCR WMP is to meet the requirements outlined in Ada County Idaho Code: Title 8, Chapter 2, Article E, Section 8-2E-4(F(8)). All aspects of the report were developed

by a professional biologist with more than 18 years of experience with the ecosystems of Ada County. If you have any questions or require additional explanation please feel free to contact me at any time via phone 208-921-0195 or email [cbaun@ecs-services.com](mailto:cbaun@ecs-services.com).

Sincerely,

**Environmental Conservation Services Inc.**



Charles Baun, Lead Ecologist and Principal

**RECEIVED**

By Ada County Development Services at 11:33 am, Jan 23, 2017

# Attachment A: Dry Creek Ranch Conservation Funding Concept (40 Years)

Total Conservation Acres (40 Years): 2,915

Total Conservation Funding (40 Years): \$7.6 Million

Management and Administration Funding (40 Years): \$785,000

## Funding Assumptions:

Estimated Land Prices (Easements) - \$1000/acre for the first 10 years; \$2,000/acre year 11-20; \$3,000/acre in year 21-30, and \$4,000/acre in years 31-40.

Developer Reimbursement - \$20,000 to be paid back to the developer in year 5.

EXHIBIT # 70  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

Year	Units	Cumm Units	% Buildout	% 530 (Acres)	Acres Purchased	Total Acres Purchased	Admin Cost	Land Cost*	Total Annual Cost	Total Annual Fees	Residual	Cumm Fund	Fund Cap Purchase
0	0	-	0%	-	10	10	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
1	100	100	6%	30	25	35	\$ 10,000.00	\$ 25,000.00	\$ 35,000.00	\$ 36,000.00	\$ 1,000.00	\$ 1,000.00	
2	125	225	13%	68	40	75	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 57,000.00	\$ 7,000.00	\$ 8,000.00	
3	125	350	20%	106	40	115	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 72,000.00	\$ 22,000.00	\$ 30,000.00	
4	125	475	27%	143	40	155	\$ 35,000.00	\$ 40,000.00	\$ 75,000.00	\$ 87,000.00	\$ 12,000.00	\$ 42,000.00	
5	125	600	34%	181	40	195	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 102,000.00	\$ 52,000.00	\$ 94,000.00	
6	125	725	41%	219	40	235	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 117,000.00	\$ 67,000.00	\$ 161,000.00	
7	125	850	48%	257	40	275	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 132,000.00	\$ 82,000.00	\$ 243,000.00	
8	125	975	56%	294	40	315	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 147,000.00	\$ 97,000.00	\$ 340,000.00	
9	125	1,100	63%	332	40	355	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00	\$ 162,000.00	\$ 112,000.00	\$ 452,000.00	
10	125	1,225	70%	370	500	855	\$ 10,000.00	\$ 500,000.00	\$ 510,000.00	\$ 177,000.00	\$ (333,000.00)	\$ 119,000.00	\$ 500,000.00
11	125	1,350	77%	407	40	895	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 192,000.00	\$ 97,000.00	\$ 216,000.00	
12	125	1,475	84%	445	40	935	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 207,000.00	\$ 112,000.00	\$ 328,000.00	
13	125	1,600	91%	483	40	975	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 222,000.00	\$ 127,000.00	\$ 455,000.00	
14	125	1,725	98%	521	250	1,225	\$ 15,000.00	\$ 500,000.00	\$ 515,000.00	\$ 237,000.00	\$ (278,000.00)	\$ 177,000.00	\$ 500,000.00
15	90	1,815	100%	530	40	1,265	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 239,400.00	\$ 144,400.00	\$ 321,400.00	
16	0	1,815			40	1,305	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 217,800.00	\$ 122,800.00	\$ 444,200.00	
17	0	1,815			250	1,555	\$ 15,000.00	\$ 500,000.00	\$ 515,000.00	\$ 217,800.00	\$ (297,200.00)	\$ 147,000.00	\$ 500,000.00
18	0	1,815			40	1,595	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 217,800.00	\$ 122,800.00	\$ 269,800.00	
19	0	1,815			40	1,635	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 217,800.00	\$ 122,800.00	\$ 392,600.00	
20	0	1,815			40	1,675	\$ 15,000.00	\$ 80,000.00	\$ 95,000.00	\$ 217,800.00	\$ 122,800.00	\$ 515,400.00	
21					200	1,875	\$ 20,000.00	\$ 500,000.00	\$ 520,000.00	\$ 217,800.00	\$ (302,200.00)	\$ 213,200.00	\$ 600,000.00
22					40	1,915	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 291,000.00	
23					40	1,955	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 368,800.00	
24					40	1,995	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 446,600.00	
25					40	2,035	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 524,400.00	
26					200	2,235	\$ 20,000.00	\$ 600,000.00	\$ 620,000.00	\$ 217,800.00	\$ (402,200.00)	\$ 122,200.00	\$ 600,000.00
27					40	2,275	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 200,000.00	
28					40	2,315	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 277,800.00	
29					40	2,355	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 355,600.00	
30					40	2,395	\$ 20,000.00	\$ 120,000.00	\$ 140,000.00	\$ 217,800.00	\$ 77,800.00	\$ 433,400.00	
31					40	2,435	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 461,200.00	
32					100	2,535	\$ 30,000.00	\$ 400,000.00	\$ 430,000.00	\$ 217,800.00	\$ (212,200.00)	\$ 249,000.00	\$ 400,000.00
33					40	2,575	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 276,800.00	
34					40	2,615	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 304,600.00	
35					40	2,655	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 332,400.00	
36					40	2,695	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 360,200.00	
37					100	2,795	\$ 30,000.00	\$ 400,000.00	\$ 430,000.00	\$ 217,800.00	\$ (212,200.00)	\$ 148,000.00	\$ 400,000.00
38					40	2,835	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 175,800.00	
39					40	2,875	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 203,600.00	
40					40	2,915	\$ 30,000.00	\$ 160,000.00	\$ 190,000.00	\$ 217,800.00	\$ 27,800.00	\$ 231,400.00	
Total						2,915	\$ 785,000.00	\$ 6,635,000.00		\$ 7,651,400.00			

**RECEIVED**

By Ada County Development Services at 11:33 am, Jan 23, 2017

EXHIBIT # 70  
201601258, ZOA-CPA-S-DA-M-HD-FF  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

*Received*

*By Ada County Development Services December 28, 2016*

**ELEMENT F – DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-9**

**Architectural Control  
& Design Guidelines for  
Dry Creek Ranch Planned Community**

The following design guidelines replace those originally approved for the Dry Creek Ranch Planned Community. Updates to these design guidelines will be made through processes to be identified in the Dry Creek Ranch Planned Community CC&Rs.

## **DESIGN GUIDELINES**

These Dry Creek Ranch Planned Community Design Guidelines (the “**Design Guidelines**”) are promulgated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, pursuant to the Declaration of Covenants, Conditions and Restrictions for Dry Creek Ranch Planned Community (the “**Declaration**”).

### **ARTICLE I: INTRODUCTION**

The home designer should view the Design Guidelines as aides that will protect the special qualities of Dry Creek Ranch Planned Community, not as roadblocks to creative design. These Design Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design is encouraged. The Design Guidelines are to be drafted and used by the Design Committee to ensure that all Improvements conform and harmonize as to external design, quality and type of construction, architectural character, materials, color, location on the Building Lot, height, grade and finish ground elevation, natural conditions, landscaping and all aesthetic considerations. The Design Guidelines are designed to protect the special qualities and the Community-Wide Standard of Dry Creek Ranch Planned Community and to encourage creative design, by providing general architectural, design and construction guidelines (including building envelope guidelines), landscape guidelines (including a description of existing, natural conditions and vegetation), submittal and review procedures, and fees and charges for review.

The Design Guidelines are drafted to conform to the Declaration. In the event of a conflict between the Design Guidelines and the Declaration, the Declaration shall govern. All capitalized terms used in these Design Guidelines shall have the same meaning as is set forth in the Declaration.

1.1 Development Subject to Applicable Local Government Requirements. These Design Guidelines are to be applied by the Design Committee of the Dry Creek Ranch Planned Community. All development within the Dry Creek Ranch Planned Community remains subject to applicable local government regulation, including Ada County. Applicants are to ensure that all appropriate and necessary applications are submitted in connection with any improvements within the Dry Creek Ranch Planned Community.

1.2 Formation of Architectural Control Committee. In order to protect the quality and value of the homes built on the Property, to assure an attractive, compatible and aesthetically pleasing community, and for the continued protection of the Owners thereof, an Architectural Control Committees hereby established consisting of three members to be appointed by the board of the Master Association at each annual meeting of the Board.

1.3 Purpose. The purpose of the Architectural Control Committee is to implement policies and guidelines for the design and construction of Dwellings and Improvements on the property with a view to maximize compatibility and quality of Dwellings and Improvements in the Community. The Architectural Control Committee is vested with the power and authority set forth herein to further the purpose.

1.4 Consistency. A goal of the Design Committee will be to achieve high level of consistency of design on all surfaces of the houses and other improvements in Dry Creek Ranch Planned Community. The average tract subdivision fails to achieve the high-quality community image

that is the goal of Dry Creek Ranch Planned Community, not so much through a lack of continuity of design between one house and another, as primarily through the generalized failure of individual units making up the development to achieve a level of design consistency and substantial quality within themselves.

1.5 Design Approvals Required. No Improvement shall be commenced, built, constructed, placed, or maintained upon any Lot, nor shall any exterior addition, change or alteration of existing or previously approved Improvements shall be made to any Lot, until the plans and specifications showing the nature, kind, shape, configuration, height, materials, location and such other detail regarding the Improvements have been submitted to and approved in writing by the Architectural Control Committee as conforming with requirements of the Declaration. In the event the Architectural Control Committee fails to approve, disapprove, or specify the deficiency in such plans, specifications and location within thirty (30) days after submission to the Architectural Control Committee in such form as they may require, it shall be deemed denied. The Architectural Control Committee shall have the right to refuse to approve any design, plan or color for such Improvements, construction or alterations which, it determines are not consistent with the standards set forth in this or any other Declaration applicable to the Property. The Architectural Control Committee is hereby authorized to exercise its discretion as to all considerations herewith. The Architectural Control Committee shall have the privilege in the exercise of its discretion to take into consideration the suitability of the proposed structure or alteration, the materials of which it is to be built, and the exterior color scheme in relation to the site upon which it is proposed to be erected. The Architectural Control Committee may also consider whether the design of the proposed structure or alteration is in harmony with the surroundings, the effect of the structure or alteration when viewed from adjacent or neighboring property, and any and all other facts which, in the Architectural Control Committee's opinion, shall affect the desirability of any proposed Improvement. Actual construction shall comply substantially with the plans and specifications approved.

1.6 Denial of Plan. In the event the plan is denied, the Owner and the Architectural Control Committee shall work together to correct the deficiencies in the original plan(s) submitted by the Owner. The Owner shall re-submit such revised plan(s) to the Architectural Control Committee after each denial, if the Owner so desires. The Architectural Control Committee shall have thirty (30) days after a plan is re-submitted within which to notify the Owner whether the revised plan(s) has (have) been approved. Failure to notify the Owner within the time frame set forth above shall constitute the Architectural Control Committee's denial of the revised plan(s).

1.7 Submissions. Requests for approval of the Architectural Control Committee shall consist of such documents and other materials as may be reasonably requested by the Architectural Control Committee including, without limitation, the following:

1.7.1 Site Plan. A site plan that shall show the all Improvements on the Lot, all applicable setbacks, and any other pertinent information related to the Improvements; and the building foot print.

1.7.2 Building Plan. A building plan that shall consist of the preliminary or final blueprints, elevation drawings of the north, south, east, and west sides of the Dwelling, detailed exterior specifications for each Dwelling that shall indicate, by sample, all exterior colors, material, and finishes, including roof, to be used.

1.7.3 Grading Plan. A grading plan for the Lot shall show grading, drainage, berms and mounding proposed for the Lot, together with the location of fences, free-standing exterior lights,



driveways, parking areas and walkways. The grading plan shall be provided at a scale of not less than 1" = 20'-0", shall show spot elevations depicting drainage for the Lot, and shall be prepared by a professional engineer, or professional landscape architect. All grading and landscaping shall comply with the provisions of Article I.

1.7.4 Landscape Plan. A landscape plan for the Lot shall show grading, drainage, berms and mounding proposed for the Lot, together with the location, type and size of trees, plants, groundcover, shrubs, sprinkler system, fences, free-standing exterior lights, driveways, parking areas and walkways. The landscape plan shall have a plant list or other indication of species, variety, size, quantity, spacing, and location on all plant material proposed for the Lot. The grading and landscape plan shall be provided at a scale of not less than 1" = 20'-0", shall show spot elevations depicting drainage for the Lot, and shall be prepared by a professional engineer, landscape architect or professional landscape company. All grading and landscaping shall comply with the provisions of Article I.

1.7.5 Supporting Plan Submissions. Autocad or other electronic versions of all plan submittals shall be provided if requested by the Architectural Control Committee to ensure and confirm conformance with all requirements herein.

1.8 Rules and Regulations. The Architectural Control Committee is hereby authorized to adopt rules and regulations to govern its procedures and the requirements for making submissions and obtaining approval as the Architectural Control Committee deems appropriate in keeping with the spirit of due process of law. The Architectural Control Committee is further hereby empowered to adopt such rules and regulations as it shall deem appropriate, consisted with the provisions of this Master Declaration, pertaining to matters of design, materials, colors, and esthetic interests as necessary to implement and enforce the provisions of this Master Declaration. Any such rules and regulations may be amended from time to time, in the sole discretion of the Architectural Control Committee. The failure of the Architectural Control Committee to adopt any such rules and regulations shall not form the basis for an attack upon the exercise of Architectural Control Committee's discretion, it being the intent of this Master Declaration to provide the Architectural Control Committee with as broad discretion as is permissible under the law.

1.9 Fees. The Architectural Control Committee may establish, by its adopted rules, a fee schedule for an architectural review fee to be paid by each Owner submitting plans and specifications for approval. No submission for approval will be considered complete until such fee has been paid. Such fee shall not exceed such reasonable amount as may be required to reimburse the Architectural Control Committee for the costs of professional review of submittals and the services of a consultant to administer the matter to its completion, including inspections which may be required. The Architectural Control Committee may elect to refund a portion of such fee upon full compliance and satisfaction of the completion of all improvements consistent with the approval granted by the Architectural Control Committee. The fee shall not exceed Five Thousand Dollars (\$5,000.00) Of the fee, Three Hundred Dollars (\$300.00) shall constitute a non-refundable fee for architectural review; Two Hundred Dollars: (\$200.00) shall constitute a non-refundable fee for landscaping review, Four Thousand Five Hundred (\$4,500.00) shall be subject to retention for noncompliance with landscaping criteria, and noncompliance with the Design Standards of this Master Declaration. The Architectural Control Committee will review and provide comments to the Lot Owner and conduct a re-review of the submission at no additional cost to the Owner. However, any additional review required beyond the initial review and first re-review shall be paid for by the Owner at the then existing hourly rate charged by the professional consultants engaged by the Architectural Control Committee to undertake such

matter. Upon completion of all work the Owner may request a refund of the refundable portion of the fee from the Architectural Control Committee. The Architectural Control Committee shall evaluate completion of work and upon determination that all work has been completed consistent with the prior approval of the Architectural Control, Committee under Sections 1.4 and consistent with the Design Standards set forth herein. The Architectural Control Committee, in addition to enforcing the provisions of this Master Declaration as set forth herein for noncompliance by any Owner, shall have the power to retain the fee upon determination that the Owner has not completed work consistent with the prior approval of the Architectural Control Committee under Sections 1.4 and consistent with the Design Standards set forth herein.

1.10 Variances. The Architectural Control Committee may authorize variances from compliance with, any of the development provision of this Master Declaration, including restrictions on height; size; material type and selection; floor area; or placement of structures or other similar restrictions, when circumstances such as topography. Natural obstruction, hardship, aesthetic or environmental considerations may require. Notwithstanding the foregoing, however, no variances will be granted for (a) improvements, including without limitation, manicured lawns or other Lot landscaping and any other encroachment upon the Common Area or (b) any Improvement that requires relief from, or modification to any provision of the Development Agreement. No variance shall be effective until evidenced in a written document executed by signed by at least two (2) members of the Architectural Control Committee and consented to and acknowledged by the Owner of the Lot, and shall become effective upon recordation in the office of the County Recorder of Ada County. Each Owner of any Lot, by acceptance of a deed therefor (whether or not it shall be so expressed in such deed), is deemed to acknowledge that if a variance is granted in accordance with the provisions of this Section, then no violation of the covenants, conditions or restrictions contained in this Master Declaration or any Supplemental Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted and no remedies that may exist as set forth herein or otherwise exist at law may be pursued. The granting of such a variance shall not operate to waive any of the terms and provisions of this Master Declaration or any Supplemental Declaration for any purpose except as to the particular Lot and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting such Owner's use of the Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

1.11 Liability. Neither the Architectural Control Committee nor any member thereof shall be liable to the Master Association, any Owner, or any other party, for any damage suffered or claimed on account of any act, action or lack thereof, or conduct of the Architectural Control Committee or any members thereof, so long as the Architectural Control Committee, or the respective members thereof, acted in good faith on the basis of information they then possessed. Each Owner of any Lot, by acceptance of a deed therefor (whether or not it shall be so expressed in such deed), is deemed to acknowledge that it has waived and released any and all claims that arise from the decisions and actions of the Architectural Control Committee and the members thereof in carrying out the responsibilities delegated to them hereunder, The sole remedy and relief available to any party seeking relief for such decisions or actions shall be declaratory or injunctive relief to the extent expressly authorized hereunder.

1.12 Construction and Sales Period Exception. During the course of construction of any permitted Improvement and during the initial sales period, the restrictions (including sign restrictions) contained in this Master Declaration or in any Supplemental Declaration shall be deemed waived to the extent necessary to permit such construction and the sale of all

dwellings; provided that, during the course of such construction and sales, nothing shall be done which will result in a violation of these restrictions upon completion of construction and sale. Further, Declarant shall have the right to select and use any individual dwellings as models for sales purposes and, for so long as Declarant shall own any Lot, part, parcel or portion of the Property, Declarant shall have the right to use any clubhouse or similar facility owned or to be owned by the Association as a sales and marketing office or for other such similar uses.

1.13 Local Architectural Control Committee. The Declarant may, at its option, create a Local Architectural Control Committee for any portion of the Property designated by a Supplemental Declaration. Upon its formation, all proposals, plans and specifications for Improvements within the designated property requiring approval of the Architectural Control Committee described above must be submitted to the Sub Architectural Control Committee for approval, rather than being submitted to the Architectural Control Committee. Thus, all proposals, plans and specifications for Improvements require the approval of either the Architectural Control Committee or the Local Architectural Control Committee, if such has been created, but not both such committees. Each provision of this Article shall apply to the Local Architectural Control Committee as if it were the Architectural Control Committee and to the Local Association as if it were the Master Association, except to the extent that such interpretation would be in conflict with the provisions of this Article I.

1.14 Waivers. The approval of any plans, drawings or specifications for any Improvement or for any matter requiring the approval of the Architectural Control Committee, shall not be deemed a waiver of any right to withhold approval of any similar plan, drawing, specifications, or matters subsequently submitted for approval.

**ARTICLE II:  
RESIDENTIAL DESIGN STANDARDS**

2.1 Design Standards. The Architectural Control Committee shall apply and enforce as part of the Restrictions, the architectural and design standards (“Design Standards”) set forth in this Article II. It is expected that the design of each Dwelling and all Improvements will be tailored to the unique features of each individual Lot. The Design Standards set forth herein are intended to protect, preserve, and enhance the Property, the Common Area, and all Lots and Dwellings within the Property. The purpose of the Design Standards is not to create identical Dwellings, but rather to ensure that there is a harmonious design within the Property that is complementary to the surrounding homes. The Architectural Control Committee shall have the power pursuant to Article II to permit such modifications to and deviations from these Design Standards for a proposed building form or design style that reasonably justifies or requires such modification or deviation in furtherance of the goals set forth herein. The Design Standards are further intended, to ensure the quality and harmony of design envisioned by Dry Creek Ranch. As such each Dwelling and each Lot shall incorporate into their design the following Design Standards.

2.2 Architectural Style and Form.

2.2.1 Building Forms and Arrangement. No specific design style shall be required so long as the development of each Lot conforms to the Design Standards set forth herein and the Development Agreement.

2.2.2 Roof Style and Pitch. All roofs shall include hips, dormers and/or gutters in order to present heightened architectural features. Roofs shall be a minimum 2/12 pitch but shall not exceed a pitch of 12/12 so as to minimize the mass of the roof and to not make the roof the dominant feature of the Dwelling.

2.2.3 Doors and Garage Doors.

2.2.3.1 Entryways. Entry doorways, shall be in scale and harmony with all other elements of the Dwelling. Entry doorways shall be of a material consistent with the exterior finish of the Dwelling and shall be painted or finished in a color approved hereunder.

2.2.3.2. Garage Limitations. Features such as side entry garages or smaller individual parking bays that minimize mass of garages are encouraged. Garage doors may be constructed of aluminum, wood, or other metal, provided that all garage doors shall be paneled and have an attractive decorative design. The use of individual garage doors shall be required for any bay exceeding twenty feet in width.

2.2.4 Windows.

2.2.4.1 Window Materials. Windows may be constructed of metal clad wood, wood, or vinyl provided that they are of architectural grade and comply with all other design and color requirements set forth herein.

2.2.4.2 Window Placement and Projections. Window consistency in type, style, trims and proportion will be required for each Dwelling. All windows shall be placed in such a manner as to harmonize with the size and mass of any openings in the wall. Large blank walls are prohibited. Large gable ends of a two story house shall include projections or recesses rather than windows alone.

2.2.4.3 Interior Visual Areas. Interior areas visible to the exterior shall be treated as such. All draperies and window coverings visible to the exterior shall be of materials and colors consistent with the design of the Dwelling and surrounding environment. The interior finish of all garages shall be taped, sanded and painted.

2.3 Dimensional Standards.

2.3.1. Setbacks. No Improvements including Dwellings, may be constructed or placed on a lot within the minimum building set back lines set forth in Ada County Code for Dry Creek Planned Community. No approval of the setbacks applicable to the Property shall excuse or allow any variance or deviation from the building setback lines specified by code.

2.3.2 Height. No Dwelling shall exceed forty (40) feet in height.

2.3.3. Dwelling Area. All Dwellings shall satisfy the minimum area requirements set forth herein. All Dwellings shall have a minimum of one thousand two hundred (1,200) square feet of finished space exclusive of garages, storage rooms, covered patios or porches or other covered exterior space.

2.4 Colors. The Architectural Control Committee shall approve all exterior colors for exterior walls and roofing finishes.

2.4.1. Exterior Color Treatments and Maintenance. Exterior finishes may be stained treated or painted such colors, provided that the Dwelling shall be maintained regularly to ensure the integrity of the exterior finish and color.

2.5 Materials.

2.5.1 Exterior Wall Finishes.

2.5.1.1. There shall be a minimum amount of brick or stone on each façade of each Dwelling. A minimum of (20%) of the front facade, excluding windows and doors, shall be brick or stone. Specific Architectural designs shall be considered for variants.

2.5.1.2 Stucco, locally appropriate stone, brick, fiber cement siding, or wood siding (redwood, cedar, or spruce, which may be painted or stained) shall be required for all exterior walls (“Exterior Finish Materials”). If the exterior walls are not exclusively comprised of the brick or stone utilized on the front façade as set forth above, then only one Exterior Finish Material shall be permitted and shall be required to be utilized consistently around the exterior of the material so that the Dwelling walls shall be continuous and consistent on all elevations of a Dwelling to achieve a uniform and complete architectural design.

2.5.2 Roofing Materials and Colors. Roofs shall be submitted with color. All roofs shall be constructed with thirty year architectural shingles with significant visual relief. Metal, slate, masonry, or tile may be approved as roofing materials by the Architectural Control Committee, provided that all such materials satisfy the colors requirements of this Section. Wood or synthetic shakes, metal (other than copper as set forth above), and any other type of shingle or asphalt treatment shall be prohibited.

2.6 Exterior Features. Exterior Features on all Dwellings shall harmonize with the rest of the structure and shall enhance the appearance of such. The following specific Design Standards apply to the specified element.

2.6.1 Chimneys, Vents and Caps. All chimneys and other roof projections such as vents and flues must be in scale and materials compatible with the Dwelling from which it projects and shall be located on the rear elevation of the Dwelling. All exterior chimneys must be of a material architecturally compatible with the Dwelling. Any metal utilized in chimney stacks, flashing, vents, or exhaust pipes must be painted to match or blend with roofing materials. Chimney caps of a purely utilitarian design are prohibited. A false cap, appropriate to the design of the house must screen chimney caps and shall be indicated on the submitted design. In circumstances where a custom designed false cap is not desired, the chase termination shroud may receive approval by the Architectural Control Committee.

2.6.2 Gutter and Downspouts. All gutters and downspout shall be designed as a continuous architectural feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached. Chains may be permitted as part of a downspout system, provided that they terminate in a drain or solid material that prevents erosion and drain away from the Dwelling consistent with the drainage and grading requirements set forth herein. The location and placement of gutters and downspouts shall comply with the drainage and grading requirements set forth herein.

2.6.3 Roof and Attic Vents. Roof vents and other ventilation pipes shall be located in the rear elevation except where impractical or otherwise required to be placed on the front elevation by code. Such protrusions shall be made as inconspicuous as possible and shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner. Roof and attic vent types and locations shall be shown on the Building elevations.

2.6.4 Fascia, Soffits and Rafter Tails. Fascia shall have a finished depth of 8" wide with 4" stack unless otherwise approved in writing by the Architectural Control Committee in advance of the construction. An 8" fascia with gutter needs a Variance. Soffits shall be a minimum of 16", provided that 12" shall be permitted on accent roofs or dormers. All fascia and soffits materials shall be consistent with the exterior finish of the Dwelling.

2.6.5 Privacy Screens. When not provided by other structures, each Dwelling shall have a screened exterior area for closing garbage and trash containers, firewood, bicycles, other items of personal property, or any other structure or improvement that the Architectural Control Committee determines is visually distracting and must be placed where they will not be seen from the streets, or neighboring lots and/ or properties. Exterior HVAC equipment shall be screened so that they will not be seen from the streets. Screening shall be required of any exterior area designated for garbage. All required screens shall be an architectural extension of the Dwelling both in its design and in its material.

2.6.6 Fencing. Horizontal-rail, vinyl fencing is the standard in Dry Creek Ranch Planned Community. All fencing requires Architectural Control Committee approval of color and style prior to construction. All horizontal-rail fencing shall have spacing between the top two horizontal rails of at least twelve (12) inches and eighteen (18) inches between the lower cross member and the ground, with a total height not exceeding forty (40) inches as a community standard. Homeowners may submit other alternatives for fencing, which will be reviewed on a case by case basis by the Design Committee in light of aesthetic and wildlife constraints, as will be further described in the CC&Rs for Dry Creek Ranch.

## 2.7 Grading and Landscaping

2.7.1 Drainage and Grading. All Lots shall be graded so that will be retained within the property boundary of that Lot. No Lot shall drain on to any other Lot or Common Area. All drainage and detention facilities are required to comply with this obligation shall be submitted for review.

2.7.2 Compliance with Development Agreement. All landscaping shall comply with the landscaping requirements imposed under the Development Agreement.

2.7.3 Completion of Landscaping. Within thirty (30) days after substantial completion or occupancy of the Dwelling located thereon, whichever is earlier, each Lot shall be fully

landscaped in accordance with a grading and landscape plan submitted to and approved by the Architectural Control Committee. The Architectural Control Committee shall have the discretion to extend the timing of completion of the landscaping of the Lot (to a date specified in writing to the Owner) if weather conditions preclude landscaping from being completed or if weather conditions may jeopardize the long term viability of the landscaping. If completion of the landscaping is so extended to a specific date, then the Owner shall diligently proceed to complete such landscaping of the Lot.

2.7.4 Irrigation. An automatic underground sprinkler system shall be installed throughout each Lot and shall be connected to the Irrigation Water Supply System provided herein in Article II. Each Owner shall install its own irrigation timing system to ensure automatic operation and shutoff.

2.7.5 Required Landscaping Elements.

2.7.5.1 Front and Side Yards. Subject to the Architectural Committee's prior approval of a landscape plan submitted by an Owner consistent with the Architectural Committee's landscape guidelines, the front yard of each Lot, and the side yard of any Lot which is adjacent to a street, must be landscaped and planted with sod or seed within thirty (30) days of issuance of the Certificate of Occupancy for a residential dwelling Unit on any Lot, except between December 1st and February 15th, and then as soon thereafter as the weather permits, together with a minimum of two (2) evergreen trees, at least ten (10) feet in height, ten (10) five-gallon bushes, and an underground automatic sprinkler system attached to the pressurized irrigation system. All remaining portions of the yard area of each Lot must be planted with sod, seeded and/or landscaped, within ninety (90) days of issuance of the Certificate of Occupancy, or as soon thereafter as weather permits. The failure of the Owner to timely comply with this paragraph shall constitute a failure to perform exterior maintenance and the Association and/or the Grantor shall have all rights and remedies provided in Section 2.3 or any other provision of this Declaration, including, without limitation, the right to landscape the Lot as required hereunder, and the Board, upon ten (10) days prior written notice to the Owner of said Lot, shall have the right to correct such condition, and to enter upon such Owner's Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth herein. The Owner of the offending Lot shall be personally liable, and his lot may be subject to a mechanic's lien for all costs and expenses including attorney's fees incurred by the Association in taking such corrective action, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to the amounts payable by such Owners as Regular, Limited and Enforcement Assessments.

2.7.6 Residential Lot Landscape. If Declarant sells one or any of the lots to a third party, the new owner of the lot or lots (third party) must maintain the lot with absence of weeds, debris, and unsightly material. Following the close date of the lot sale or sales, the new owner has 1 year to begin construction or residential home which is to be diligently prosecuted to completion. If construction of the home is not started within 1 year of close date, the entire lot needs to be fully landscaped with grass or sod, irrigated and maintained (mowed) in a tasteful manner. The failure of the Owner to timely comply with this paragraph shall constitute a failure to perform exterior maintenance and the

Association and/or the Grantor shall have all rights and remedies provided in Section 2.3 of the Declaration or any other provision of this Declaration, including, without limitation, the right to landscape the Lot as required hereunder, and the Board, upon ten (10) days prior written notice to the Owner of said Lot, shall have the right to correct such condition, and to enter upon such Owner's Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth herein. The Owner of the offending Lot shall be personally liable, and his Lot may be subject to a mechanic's lien for all costs and expenses including attorney's fees incurred by the Association in taking such corrective action, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to the amounts payable by such Owners as Regular, Limited and Enforcement Assessments.

2.7.7. Trees located within the parking strip between the sidewalk and the street shall not be included in the calculations set forth herein. No tree requirement shall be reduced because of the prior placement of trees within the parking strip.

2.7.8 Planter Beds. Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, 15% of the rear yards.

2.7.9 Lighting. Each Dwelling must have at least three (3) exterior lights illuminating the garage door openings and one exterior light for the front entryway. The primary entryway light shall be on a photocell so that it automatically turns on at sunset and turns off at sunrise. Lighting shall meet the night sky requirement of Dry Creek Ranch. No lights shall shine upward. Lights must have covers so that the light is shining downward.

2.7.10 Exterior Recreational Facilities, Structures and Outbuildings. No basketball standard or court and no other recreational structure or facility shall be constructed unless such is located within the backyard of any Lot. No portable basketball or other recreational standard: shall be placed upon the sidewalk or Streets. Any permitted sport / recreational use shall be during normal hours and shall conform to community standards. No pool, hot tub, deck, awning, trellis, retaining wall, privacy screen, outbuilding, treehouse, play house, playground structure or equipment, storage shed, arbor or any other structure shall be constructed without having been approved by the Architectural Control Committee and without conforming to this provision of this Master Declaration. All such structures shall be of a harmonious design as the Dwelling and are treated as an architectural extension of the Dwelling, both in its design and in its materials. Decks may be constructed of natural wood or engineered wood products, provided that the color is approved and is harmonious with the Dwelling and the material can and is maintained to ensure that its color and condition remain so.

2.7.11 Driveways. For all front entry sidewalks, rock or gravel shall not be utilized for landscaping or to provide parking areas adjacent to driveways. All driveways proposed for access to a back yard for permitted vehicle or other storage shall be subject to review and approval by the Architectural Control Committee.



**ARTICLE III:  
COMMERCIAL DESIGN STANDARDS**

3.1 Applicability. This Article III applies to all new commercial and office development and any substantial alteration thereof.

3.2 Commercial Design Standards. The Design Committee shall consider all commercial development within Dry Creek Ranch Planned Community for its consistency with the overall design theme and Community-Wide Standard for the community. In doing so, the Design Committee may consider the following:

3.2.1 Site Planning.

3.2.1.1 Relationship with Nearby Residential Development. Commercial developments adjacent to residential uses should be of consistent scale, set back and building height. Support uses (trash enclosures, compactors, truck loading areas and outdoor storage, etc.) should be oriented away from residential uses to the extent practical. Drive-through lanes, where permitted, must be directed away from adjoining single-family and multi-family developments. Speakers and menu boards must be oriented so that noise is not directed toward residential uses and incorporate a screen wall and landscaping to mitigate noise.

3.2.1.2 Pedestrian Amenities and Hardscape. Design convenient pedestrian and bicycle access to adjacent streets. Accessible parking spaces should be convenient to building entries. Outdoor dining and other amenities should be oriented to enliven plazas and open space areas. Outdoor dining and pedestrian amenities should be separated or screened from residential areas and from vehicular traffic.

3.2.1.3 Loading Areas and Accessory Equipment. Trash facilities, service and loading areas should be located away from single-family residential uses, project entrances and major circulation aisles. Parking lot and drive aisle light poles should be located in landscaped areas.

3.2.1.4 Landscaping and Grading. Landscaping should complement and enhance project architecture.

3.2.1.5 Lighting. In addition to the lighting standards of Chapter 4, Article H of Ada County Code, lighting shall respect the intent of Dry Creek Ranch Planned Community for a night-sky community. Lighting along roadways shall be limited to the extent possible while still satisfying ACHD and Ada County requirements.

3.2.2 Building Design.

3.2.2.1 Massing. Building mass should be broken into smaller elements, consistent with the proportions of the architectural style selected and surrounding uses. Reduction of building mass may be achieved by using a combination of the following techniques: (i) Variation in the rooflines and form; (ii) Use of ground level arcades and covered areas; (iii) Use of protected and recessed entries; (iv) Use of vertical elements on or in front of expansive blank walls; (v) Use of pronounced wall plane offsets and projections; (vi) Use of focal points and vertical accents; (vii) Inclusion of windows on

elevations facing streets and pedestrian areas; (viii) Retaining a clear distinction between roof, body and base of a building.

3.2.2.2. Design. Facades should be articulated to provide a visual effect that is consistent with the community's character and scale. Building elevations should incorporate architectural features and patterns that include a pedestrian scale. Architectural features, screen walls, landscaping and canopies should be used to integrate drive-throughs into the overall building design. Roof-mounted mechanical equipment must be screened. Variations in rooflines or parapets should be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building. Predominant exterior building materials should be of high quality and durable. These include, but are not limited to: (i) Brick; (ii) Stone, natural or faux; (iii) Integral color, sand blasted or stained textured masonry; (iv) Split-face or scored concrete masonry units; (v) Textured tilt-up concrete panels; (vi) Stucco/EFIS; (vii) Metal roofs; (viii) Concrete and clay tile roofs; (ix) Clear and tinted glass; and (x) Architectural metal.

**ELEMENT F, DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-10  
A Phasing Plan Indicating the Sequence Of Development**

**F-10.1 Phasing Plan:**

The Dry Creek Ranch phasing plan anticipates the implementation sequence of the development. The initial phases of construction are more easily identifiable because the current market conditions, economic health, and absorption rates are established. However, subsequent phases may change as a result of adjustments to these market forces.

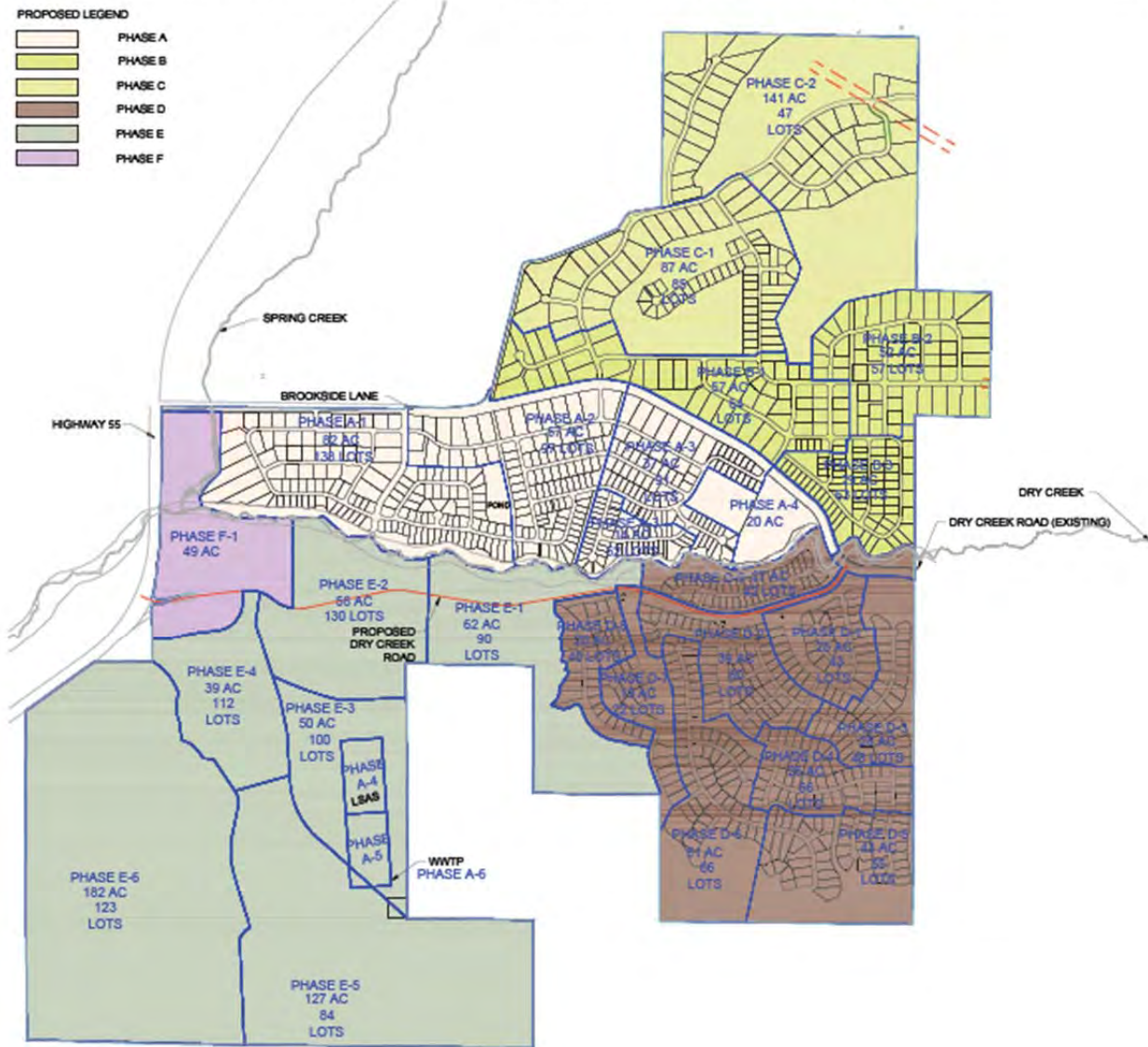
The phasing plan developed for Dry Creek Ranch can be seen on Figure F-10. The primary goals in generating the phasing plan were:

- To provide a variety of housing types within each phase;
- To create a logical and economical path for infrastructure extensions; and
- To create a level of commercial availability that is both flexible and pertinent.

The phasing of Dry Creek Ranch shall be carried out so that the completion of each phase will provide all utilities and public services needed to ensure the current and earlier phases are complete and financing necessary for maintenance and operation of the services is sufficient. Community integrity and respect for the natural and built open spaces are maintained as each Phase is completed.

The following page shows the current Phasing Plan for Dry Creek Ranch. As noted below, the Phasing Plan is subject to change in light of market conditions and the order of individual sub-phases may be modified.

**ELEMENT F. DRY CREEK RANCH DEVELOPMENT PLAN**



**PHASING PLAN**



FIGURE F-10

**BHH DRY CREEK RANCH**

SCALE: 1" = 1500'  
 REV 1 100518

PROPERTY OF BHH INVESTMENT 1414, LLC



5700 E. Franklin Rd., STE. 160  
 NAMPA, ID 83687  
 208-463-4197

**F-10.2 Phase 1 (2017-2025):**

Phase 1 will include approximately 407 residential dwelling units of varying types, broken into three or more sub-phases. The eastern village center will be included in Phase 1. The elementary school site, the LSAS components of the sewer treatment facility, the park space/open space along Spring Creek and the northern side of Dry Creek (and the southern side on the east of the project), natural trails and wildlife corridors, as well as large park spaces are also included in Phase 1.

The zoning within Dry Creek Ranch allows for a wide mix of product types, therefore the count of each product type in Phase 1 will be based on market demand.

Infrastructure improvements in Phase 1 will include Brookside Lane street and utility improvements from SH 55 to Dry Creek Road. Including these improvements in Phase 1 of the development allows the future phases to develop independently of all other phases. Utility systems, including sewer treatment and mainlines, water facilities such as a reservoir at the southeastern high area of the property, and any onsite water production required to meet the demands of Phase 1 will also be constructed. Offsite utility extensions (power, phone, etc.) will be made as necessary. Initial trail development and access locations are also included in Phase 1. Habitat mitigation, native plant species plantings and improvements to the Dry Creek and Spring Creek riparian zones will begin with the Phase 1 development work as well.

**F-10.3 Phasing Schedule:**

Dry Creek Ranch is planning to build out in six phases over a fifteen year period. This schedule is based on anticipated market absorption of approximately 121 residential units per year. Table F-10a below gives an estimated timeline for construction and buildout for Dry Creek Ranch. The approximate location of each phase can be seen on the Master Phasing Plan (Figure F-10).

**Table F-10a - Dry Creek Phasing\***

Phase	Year	Residential Land Uses	Village Center/ Mixed Use	Total Residential Units
A	2017-2025	378+/-	n/a	378 +/-
B	2019-2027	184+/-	n/a	150 +/-
C	2021-2029	132+/-	n/a	85 +/-
D	2023-2031	432+/-	n/a	432 +/-
E	2025-2032	639 +/-	n/a	639 +/-
F	2025-2032	n/a	50 (or per market)	50 (or per market)
Total		1,765 +/-	Per market	1,815 +/-

The actual phasing and development schedule will primarily be subject to market demand as well as local, regional, national economic conditions, and the logistics of the land development process. The actual location of the phase lines, the number of units provided, the schedule, and/or the scope of services provided within a phase or sub-phase may change as conditions warrant.

All planned communities within Ada County are required to go through a 2-year review with the Ada County Planning Director. This review will analyze Dry Creek Ranch's compliance with the Design Guidelines, the Phasing Plan, park and infrastructure improvements among other things. This analysis will be presented before the Board of County Commissioners.

**F-10.4 Subsequent Phases:**

Phase 1 of Dry Creek Ranch will provide the site with nearly all necessary infrastructure required for a Planned Community. Subsequent phases will provide upgrades to the infrastructure as population and impacts from Dry Creek Ranch warrant. For example, as population increases, the sewer system will transition from the initial LSAS plant to the system that is ultimately called for under Element F-6 hereof.

While the order of phases may change, it is anticipated that the development will move largely from west to east. The commercial and mixed-use areas of The Crossing will be developed at such time as market conditions permit, which will require a critical mass of residential development. Accordingly, this area is designated for the final Phase F, though, again, its order may move up if conditions warrant.

**\* Notes:**

- 1) The acreages given in this table are approximate estimates and are subject to change.
- 2) Phases may not necessarily be developed in sequential order.
- 3) Each phase may be developed in multiple sub-phases.
- 4) Trails are considered as developed parks, however the acreage covered by the trails remain in the native land use districts.
- 5) Phases do not consider anticipated population levels.

*Received*

*By Ada County Development Services December 28, 2016*



# West Ada

## SCHOOL DISTRICT

July 19, 2016

Megan Basham  
Ada County Development Services

Dear Megan:

West Ada School District will accept a land donation from Boise Hunter Homes in the amount of 9.5 acres (approximately) for a future elementary school in the proposed Dry Creek Planned Development.

Based on the reduction of homes in the plan to be submitted and using our algorithm to predict the number of students per household, we feel that additional elementary school sites will not be needed.

Please feel free to call me at 350-5038 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Joseph E. Yochum".

Joseph E. Yochum  
Assistant Superintendent - Operations

EXHIBIT # 7E  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH. LLC – Boise Hunter Homes



*Received*

*By Ada County Development Services December 28, 2016*

**ELEMENT F – DRY CREEK RANCH DEVELOPMENT PLAN**

**Sub-Element F-12  
A Stormwater Management Plan and Narrative**

**F-12.1 GENERAL DESCRIPTION:**

The majority of the Dry Creek Ranch site historically drains into Dry Creek. The only portion of the site that does not drain to Dry Creek is approximately 100-acres in the southwest corner where there will be minimal development. Figure F-12 depicts the internal drainage shed boundaries and possible locations of major stormwater management facilities. Development typically impacts natural drainage ways in a variety of ways including increased flows, increased velocities, increased erosion and flooding potential, as well as increased pollutants. If the stormwater is managed properly, the negative impacts can be reduced or eliminated. This sub-element describes the methods and plans to manage the stormwater.

**F-12.2 DESIGN REQUIREMENTS:**

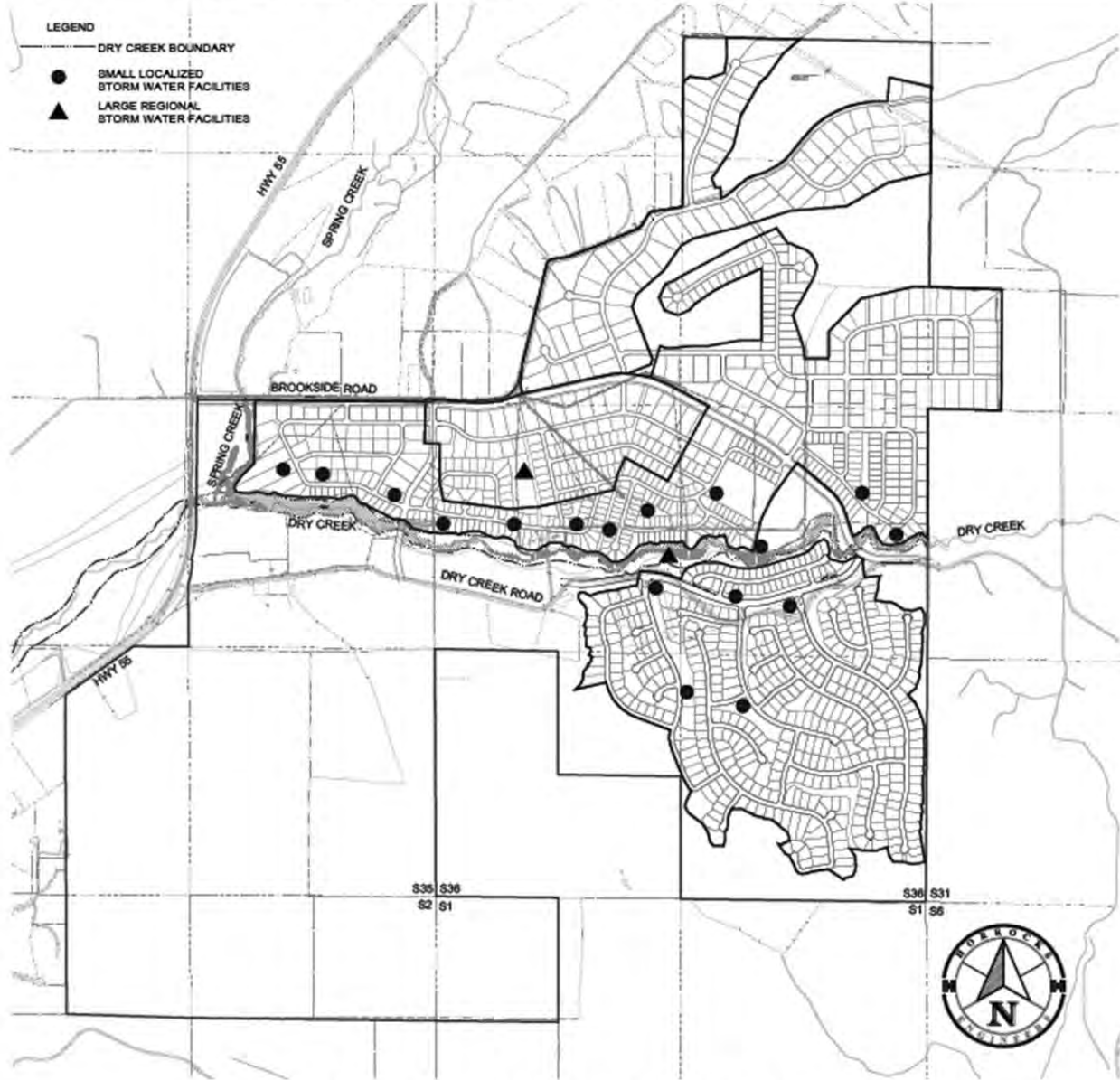
All stormwater facilities will be designed in accordance to the governing authority’s guidelines. Dry Creek Ranch is located within Ada County and is subject to Ada County Highway District (ACHD), Idaho DEQ and Federal EPA requirements.

**F-12.3 RUNOFF RATES:**

Development generally impacts the historical runoff rates in two ways. First, flows are increased due to a higher impervious area (roofs, roadways, etc.) than have historically existed. And secondly, the historic drainage paths are typically altered. The runoff is consolidated and concentrated and runs down a relatively smooth surface (concrete curb, pipe, etc.) replacing the less concentrated flow filtering through the native grasses. This change in flow path also increases the peak flow rates observed as development occurs.

A storm runoff conveyance system will be designed to handle the increase flow rates. The road network will be the primary factor in collecting and redirecting the stormwater flows. Natural swales adjacent to rural road sections and curb and gutter in higher density areas will be used to convey flows to a system of storm inlets and pipes which will then send the stormwater to the flood control facilities. The flood control facilities as described in Section F-12.5 will be used to reduce and mitigate the peak flow rates obtained from development.

### ELEMENT F. DRY CREEK RANCH DEVELOPMENT PLAN



### POSSIBLE STORM WATER FACILITIES



FIGURE F-12

BHH DRY CREEK RANCH



SCALE: 1" = 1500'  
REV 1 100516

PROPERTY OF BHH INVESTMENTS 1414, LLC

5700 E. Franklin Rd., STE. 160  
NAMP, ID 83687  
208-463-4197

EXHIBIT # 7s  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

**F-12.4 EROSION:**

The conveyance systems will be designed to convey storm water runoff to the management facilities while minimizing erosion. By conveying the stormwater with curb, gutter and pipes, the potential of large scale erosion is reduced. In areas where there are no roadways to intercept the flow, cutoff swales will be constructed on the edge of the development footprint parallel to the contours to divert runoff around the development to a place where the stormwater can safely be managed without erosion concerns. The area of impact will also be revegetated with plant and the roots of the plants will help hold the soil in place, thus further reducing the erosion potential.

One of the more important times to control erosion is during construction. Improper erosion control measures and maintenance can cause the stormwater facilities to clog and reduce their effectiveness. The Dry Creek Ranch development will be subject to the Federal requirements of the EPA. For each phase of the development, a Stormwater Pollution Prevention Plan (SWPPP) will be required addressing the methods and means to be taken to reasonably maintain the existing water quality. By enlarge the SWPPP will implement a series of proven “Best Management Practices” (BMP) to control the runoff and minimize erosion. Some of these BMP’s include silt fences, straw bale barriers, siltation basins, sediment traps among other measures.

**F-12.5 FLOOD HAZARD:**

The storm runoff will be conveyed through the street network and piped storm system to low areas and into detention and/or retention facilities. These facilities will be strategically placed to mitigate the increased flow rates caused by the development. The detention facilities will collect and hold the stormwater back only allowing the preexisting flow rates to leave the facility before eventually entering into Dry Creek. The retention facilities will collect and hold the stormwater only allowing the water to seep into the ground. Other examples of the retention facilities include dry wells and seepage trenches.

There are a number of site specific variables such as soil type, slope conditions, size of the drainage area, density of drainage area, and proximity to existing drainage ways that will determine the location and type of facility that will be used. Typically, the more dense development located along Dry Creek have less favorable soils for infiltration and less available space, therefore a more regional detention facility is likely. Conversely, the lower density areas in the hillsides have more permeable soils and the development is expected to generate less runoff volume, therefore a localized retention facility is more likely.

**F-12.6 WATER QUALITY:**

As discussed previously, all the stormwater will be conveyed into detention and/or retention facilities to control the increased flow rates and reduce the flooding potential. As runoff occurs, the excess water picks up nutrients, chemicals, soil particles or other materials that degrade the water quality. The detention and/or retention facilities play a critical part in maintaining the water quality. The facilities reduce the flow velocities down to near zero to allow the suspended solids to settle out of the water. The vegetation within these facilities are able to “up take” some of the nutrients and chemicals that are within the water.

A number of different strategies will be used within Dry Creek Ranch. All the strategies will be in compliance with ACHD standards. A number of Best Management Practices will be implemented to slow velocities down, minimize erosion, provide opportunities for vegetation to

uptake excess nutrients within the stormwater, and recharge the groundwater.

**F-12.7 RECHARGE CAPABILITIES:**

The existing soils located on the Dry Creek Ranch property vary widely in their capacity to accept and infiltrate stormwater. In general, the soils located in the flat farm land located by Dry Creek are slow infiltrating while the soils located in the foothills are much more favorable to infiltration. The ability to infiltrate stormwater will be taken advantage of to the degree possible with the underlying native soils; thus helping to recharge the underlying aquifer. Where infiltration is not favorable, the stormwater will be conveyed and discharge into Dry Creek to help recharge the water flow and support the wildlife.

**F-12.8 OWNERSHIP AND MAINTENANCE:**

Dry Creek Ranch will have a number of stormwater facilities throughout the site. These facilities have the potential to be owned and maintained by different entities. Any facility designed to handle storm runoff from public streets will fall under the jurisdiction of the Ada County Highway District (ACHD), thus the facilities will be owned and maintained by ACHD. Likewise, facilities designed to accommodate runoff from SH-55 will be under the jurisdiction and ownership of Idaho Transportation Department (ITD). No private stormwater facilities are anticipated in the first preliminary plat of Dry Creek Ranch. In the event private stormwater facilities are proposed, such facilities will be owned and operated by the homeowners' association. These private stormwater facilities will still have to meet the requirements of the governing agency, including approval of operations & maintenance manuals and appropriate language as approved by ACHD (or other applicable governmental agency) shall be included in the restrictive covenants for Dry Creek Ranch. Any facility designed to handle storm runoff from a private commercial parcel may be privately owned and maintained. However the commercial retailer would still be responsible for operations and maintenance for the facilities. Each private entity has the right to approach ACHD to determine if ACHD would like to own and maintain the stormwater facilities.

# TRANSPORTATION IMPACT ANALYSIS DRY CREEK RANCH

Ada County, Idaho  
August 2016

Prepared for:

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MOVINGFORWARDTHINKING™

EXHIBIT # 7c  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

# Transportation Impact Analysis

## Dry Creek Ranch

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Project No. 20277

August 2016



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Section 1  
Executive Summary

## EXECUTIVE SUMMARY

BHH, LLC is proposing to develop Dry Creek Ranch, a 1,414-acre Planned Community located east of SH 55 between Dry Creek Road and Brookside Lane in unincorporated Ada County, northeast of Eagle, Idaho. Brookside Lane bounds the property to the north; the Ada County landfill property to the south; Highway 55 to the west and the Hidden Springs Planned Community is approximately one-quarter mile to the east on Seamans Gulch Road.

Dry Creek Ranch is designed as villages that collectively create a cohesive and integrated master-planned community with a variety of housing, commercial, institutional and recreational opportunities. Of the 1,414-acres within Dry Creek Ranch, approximately 848 acres are designated for residential or commercial uses. At full build-out, Dry Creek Ranch will have 1,750 single-family detached housing units, an elementary school, 63,560 square-feet of commercial space, a 16 fueling position gas station with convenience market, and 7 acres of land for a mini warehouse.

Access to the Dry Creek Ranch will occur via reconstruction of Brookside Lane and Dry Creek Road roadways and improvements at both junctions with SH 55. Additionally, access to the site will occur via Seamans Gulch Road and Dry Creek Road to the east.

The results of this study indicate that the proposed Dry Creek Ranch can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming the recommended mitigation measures are in place.

## FINDINGS

### Existing Conditions

- The study evaluated 11 off site intersections; no internal site access intersections or driveways were studied with the proposed plan.
- The study evaluated three time periods: typical weekday (Tuesday – Thursday) a.m. and p.m. peak hour at all of the study intersections; Friday, summer p.m. peak hour at the six study intersections along SH 55.
- All of the study intersections were found to operate at acceptable operating standards during the existing weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour with the exception of:
  - **SH 55 & Beacon Light Road** - The critical eastbound movement operates at LOS E with a v/c ratio of 0.66 during the p.m. peak hour. This intersection is identified as a future traffic signal in ACHD's Capital Improvements Plan (Intersection Project #16). This intersection currently meets all conditions for the eight-hour, four-hour and peak hour traffic signal warrants per the MUTCD. Additionally, a southbound right-turn lane is warranted per ITD/NCHRP Report 457 right-turn lane warrants.



- All of the existing roadway segments currently operate at acceptable LOS with the exception of the roadway segments north of Brookside Lane, north of Dry Creek Road, and north of Beacon Light Road during the Friday, summer p.m. peak hour.

### Year 2031 Background Traffic Conditions (Without Dry Creek Ranch)

- Year 2031 background traffic volumes were forecasted using a 2% annual growth rate.
- Most of the study intersections will continue to operate at acceptable levels of service and volume-to-capacity ratios during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, except for:
  - **SH 55 & Brookside Lane** – The critical eastbound movement (less than 5 vehicles) is projected to operate at LOS F with a delay exceeding 50 seconds, with a relatively low v/c ratio of 0.05 during the Friday, summer p.m. peak hour. This intersection does not meet traffic signal warrants per the MUTCD. Therefore, no recommended mitigation has been proposed at this intersection.
  - **SH 55 & Dry Creek Road** – The critical westbound movement is projected to operate at LOS E with a v/c ratio of 0.53 during the weekday p.m. peak hour. During the Friday p.m. peak hour, the critical westbound movement is projected to operate at LOS F with a v/c ratio of 0.68. This intersection meets all conditions for the eight-hour, four-hour and peak hour traffic signal warrants per the MUTCD during both the weekday p.m. and Friday, summer p.m. peak hours. Mitigation recommendations include adding a northbound right-turn lane per ITD/NCHRP Report 457 right-turn lane warrants and signaling the intersection, or installing a single-lane roundabout.
  - **SH 55 & Beacon Light Road** – The critical eastbound movement is projected to operate at LOS F with a v/c ratio of greater than 1.0 during the weekday p.m. peak hour and Friday, summer p.m. peak hour. Similar to the findings in existing conditions, this intersection continues to meet traffic signal warrants per the MUTCD. This intersection is identified as a future traffic signal in ACHD's Capital Improvements Plan (Intersection Project #16). Mitigation recommendation includes adding a southbound right-turn lane per ITD/NCHRP Report 457 right-turn lane warrants and signaling the intersection, or installing a multilane roundabout.
  - **SH 55 & SH 44** – This intersection is projected to operate at LOS E with a v/c ratio of 0.88 and 0.90 during the weekday p.m. peak hour and Friday, summer p.m. peak hour, respectively. This intersection is identified to not meet LOS standards in recent completed studies and plans by both ITD and ACHD. However, no improvements are programmed for this intersection by ITD or ACHD. To meet an acceptable LOS, two improvement options were identified:

- Option #1 - Widen the intersection to include three eastbound and westbound through lanes.
- Option #2 - Implement a partial displaced left-turn intersection, where the eastbound left-turn is displaced in advance of the intersection. This intersection type requires two eastbound left-turn lanes and maintains the two eastbound and westbound through lanes.
- **Seamans Gulch Road & Hill Road Parkway** – The critical northbound left-turn movement is projected to operate at LOS F with a v/c ratio of 0.47 during the weekday p.m. peak hour. This intersection is identified as future multilane roundabout in ACHD’s CIP (Intersection Project #44).
- **Bogus Basin Road/Harrison Boulevard & Hill Road** operates at LOS E with a v/c ratio of 0.58 during the weekday a.m. peak hour. While the LOS drops below ACHD standard, the v/c ratio is acceptable for signalized intersections and the delay is due to the heavy eastbound right-turn and southbound through movements. The intersection is located in a constrained urban environment and has an acceptable v/c ratio. Therefore, no improvements are recommended for the intersection.
- All roadway segments are projected to operate acceptable under the year 2031 background weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour, except for the SH 55 roadway segment north of Brookside Road, north of Dry Creek Road, and north of Beacon Light Road. These three roadway segments continue to exceed the ITD LOS threshold during the weekday p.m. and Friday, summer p.m. peak hours. However, as intersection improvements, such as roundabouts or traffic signals occur at Beacon Light Road, Dry Creek Road, and Brookside Lane, the SH 55 roadway facility will function like an urban street facility or roundabout corridor and no longer a two-lane highway. If these improvements occur prior to the widening, the operational analysis (delay, v/c, and 95<sup>th</sup> percentile queues) at the intersections should be the controlling factor to determine when this section of SH 55 is widened from two to four lanes. This approach would be consistent with the HCM methodology regarding using the two-lane highway analysis only when uninterrupted flow exists, which means no traffic control devices that interrupt traffic and where no platoons are formed by upstream signals (e.g. distance between signals should be 2-3 miles).

### Trip Generation and Distribution

- The *ITE Trip Generation Manual, 9<sup>th</sup> Edition* was used to estimate the trip generation for the proposed Dry Creek Ranch.
- The proposed Dry Creek Ranch development is estimated to generate approximately 20,518 net new daily trips, 1,743 net new trips during the weekday a.m. peak hour and 2,124 net new trips during the weekday and Friday p.m. peak hours.



- The distribution pattern for site-generated trips was developed evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model. The distribution pattern assumes 5% percent to the north on SH 55, 70% percent to the south on SH 55, and 25% percent to the east on Dry Creek Road/Seamans Gulch Road.

### Year 2031 Total Traffic Conditions (With Dry Creek Ranch)

- The year 2031 total traffic analysis (with the site-generated traffic) found that the site-generated trips have a similar impact to the study intersections as previously identified in the year 2031 background traffic weekday a.m. and p.m. peak hour analysis. The impacted intersections under year 2031 total traffic analysis include:
  - SH 55 & Brookside Lane (AM and PM)
  - SH 55 & Dry Creek Road (AM and PM)
  - SH 55 & Beacon Light Road (AM and PM)
  - SH 55 & SH 44 (State Street) (AM and PM)
  - Seamans Gulch Road & Hill Road Parkway (PM)
  - Bogus Basin Road/Harrison Boulevard & Hill Road (AM)
- Site-generated traffic was found to impact two other intersections (SH 55 & Floating Feather Road, and SH 55 & Hill Road) during the Friday, summer p.m. peak hour. The SH 55 & Floating Feather Road intersection is projected to operate at LOS E and a v/c ratio of 0.82, and SH 55 & Hill Road intersection is projected to operate at LOS F and a v/c ratio of 0.94. Since both intersections continue to operate under capacity and that this LOS deficiency occurs on a Friday, summer peak (12 times a year), no mitigation is recommended at these two intersections.
- At the SH 55 & Brookside Lane intersection, a traffic signal is expected to operate at LOS A, A, and B and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. A multilane roundabout is expected to operate at LOS A, A, and D (critical westbound movement) and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. The 95<sup>th</sup> percentile queue lengths are projected to be less for the multilane roundabout than a traffic signal during all three peak hour time periods.
- At the SH 55 & Dry Creek Road intersection, a traffic signal is expected to operate at LOS A, B, and B and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. A multilane roundabout is expected to operate at LOS B, D, and F (critical westbound movement) and under capacity during the weekday a.m. and p.m. peak hours and Friday, summer p.m. peak hour, respectively. The 95<sup>th</sup> percentile queue lengths are projected to be significantly less for the multilane roundabout than a traffic signal during all three peak hour time periods.





- At the Beacon Light Road & SH 55 intersection, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions. The intersection improvement at SH 55 & Beacon Light Road is needed under existing and background conditions and is identified on ACHD's CIP, so timing of this improvement should be determined by ACHD and ITD.
- At the SH 55 & SH 44 (State Street) intersection, an additional southbound left-turn lane and eastbound left-turn lane are needed with the site-generated trips beyond the improvements identified under year 2031 background traffic conditions. No additional improvements are needed with the site-generated trips for the partial displaced left-turn intersection. The intersection is expected to operate at LOS D and under capacity during all three peak hour time periods. The intersection improvement at SH 55 & SH 44 (State Street) is needed under background conditions and is not currently programmed to be improved by ITD. Given the distance away from the proposed development and that the improvements at this intersection would address a system deficiency; it is not recommended that these improvements be conditioned with the proposed development.
- At the Seamans Gulch Road & Hill Road Parkway, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions. The intersection improvement at Seamans Gulch Road & Hill Road Parkway is needed under background conditions and is identified on ACHD's CIP, so timing of this improvement should be determined by ACHD.
- At the Bogus Basin Road/Harrison Boulevard & Hill Road intersection, no additional mitigation is needed beyond what is identified under year 2031 background traffic conditions.
- All roadway segments are projected to operate acceptable under the year 2031 total traffic weekday a.m. and p.m. peak hours and the Friday, summer p.m. peak hour, except for the SH 55 roadway segment north of Brookside Road, north of Dry Creek Road, and north of Beacon Light Road. These three roadway segments continue to exceed the ITD LOS threshold during the weekday p.m. and Friday, summer p.m. peak hours. Similar to existing and year 2031 background traffic conditions, widening SH 55 from two to four lanes in this segment would bring the roadway segment LOS to an acceptable LOS per ITD standards.
  - At full build-out of Dry Creek Ranch, SH 55 should be widened from two lanes to four lanes between Beacon Light Road and approximately 1,500 feet to the north of Brookside Lane. The additional 1,500 feet provides adequate distance for an auxiliary through lane in the southbound and northbound directions of travel on SH 55, which allows drivers traveling northbound to merge downstream of the traffic signal or multilane roundabout at the Brookside Lane/SH 55 intersection.
  - The timeline for improving SH 55 should also be coordinated with the SH 55 intersection improvements at Beacon Light Road, Dry Creek Road, and Brookside Lane. It is anticipated that improvements will be needed in the early development phases at the intersections of Dry Creek Road/SH 55 and Brookside Lane/SH 55.



Therefore, the widening of SH 55 should become a function of when these intersections need dual westbound left-turn lanes or two northbound or southbound through lanes to manage vehicle queues on the SH 55 corridor. Once the intersections are signalized or have roundabouts, this segment of SH 55 will no longer be considered or function as a two-lane highway and will operate like an urban street facility given the traffic control devices and spacing of the intersections.

- Brookside Lane should be improved as a 2-lane facility to ACHD Residential Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map. ROW preservation is 62 feet for this roadway.
- Dry Creek Road should be improved as a 2-lane facility to ACHD Residential Arterial/Town Center Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map. ROW preservation is not identified on the ACHD Master Street List for this roadway.
- All 95<sup>th</sup> percentile queue lengths can be accommodated at the three intersections (SH 55 & Brookside Lane, SH 55 & Dry Creek Road, SH 55 & Beacon Light Road) on SH 55 and are not anticipated to spill back between intersections under full build-out of Dry Creek Ranch during all three peak hour time periods. For traffic signals as the mitigation, the northbound through queue length on SH 55 ranges between 52 feet and 518 feet and southbound through queue length on SH 55 ranges between 30 and 195 feet during the three peak hour time periods. For multilane roundabouts as the mitigation, the northbound through queue length on SH 55 ranges between 24 feet and 505 feet and southbound through queue length on SH 55 ranges between 36 and 124 feet during the three peak hour time periods. As identified in the mitigation section, traffic signals or multilane roundabouts at these three intersections on SH 55 are viable intersection improvement options from a traffic operational perspective.
- A northbound right-turn lane is warranted at the Brookside Lane/SH 55 and Dry Creek Road/SH 55 intersections. The analysis was performed under year 2031 background and total traffic conditions at these two intersections using ITD's procedures and NCHRP Report 457.
- A southbound right-turn lane is warranted at the Beacon Light Road/SH 55 intersection under all traffic scenarios. The analysis was performed under year 2016 existing, year 2031 background traffic, and year 2031 total traffic conditions using ITD's procedures and NCHRP Report 457.
- There is adequate intersection sight distance at the Brookside Lane/SH 55 and Dry Creek Road/SH 55 intersections. If possible, but not required, the intersection sight distance at the Brookside Lane and SH 55 intersection would benefit from trimming or removing the large trees located in the northeast quadrant of the intersection. Once the intersection improvements are installed, any limited intersection sight distance will be mitigated with the traffic signal or multilane roundabout.



- A sensitivity analysis was performed assuming only one public street connection to the SH 55, either Brookside Lane or Dry Creek Road. With only one public street connection to SH 55, a traffic signal or multilane roundabout is projected to operate at an acceptable LOS per ITD and ACHD standards during all three peak hour time periods.
- A development phasing plan was performed to identify the development thresholds on when certain improvements would be needed at the impacted intersections on SH 55.

## RECOMMENDATIONS

### Improvements by Agency (ACHD or ITD)

- Install a southbound right turn lane and traffic signal or multilane roundabout at the Beacon Light Road and SH 55 intersection (traffic signal is on ACHD's CIP as Intersection Project #16). The timing and funding of this improvement should be determined by ACHD and ITD.
- Improve the SH 55 and SH 44 (State Street) intersection either with additional turn lanes/through lanes, or modify the intersection to a partial displaced left-turn intersection. The timing and funding of this improvement should be determined by ITD.
- Install a multilane roundabout at Seamans Gulch Road and Hill Road Parkway intersection (traffic signal is on ACHD's CIP as Intersection Project #44). The timing and funding of this improvement should be determined by ACHD.
- Monitor the Bogus Basin Road/Harrison Boulevard & Hill Road intersection for signal timing adjustments during the weekday a.m. peak hour. The timing and funding of this improvement should be determined by ACHD.

### Improvements by Developer

- Install a northbound right turn lane and traffic signal or multilane roundabout at Brookside Lane and SH 55 intersection.
- Install a northbound right turn lane and traffic signal or multilane roundabout at Dry Creek Road and SH 55 intersection.
- Widen SH 55 from two lanes to four lanes between Beacon Light Road and approximately 1,500 feet to the north of Brookside Lane.
- Improve Brookside Lane at a 2-lane facility to ACHD Residential Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map.
- Improve Dry Creek Road to a 2-lane facility to ACHD Residential Arterial/Town Center Arterial standards within and along the Dry Creek Ranch development, based on the current classification on ACHD's Master Street Map.



- Shrubbery and landscaping near the internal intersections and site driveways should be maintained to ensure adequate sight distance.

#### Phasing Plan by Developer (Assumes Two Public Street Connections to SH 55)

- A traffic signal or roundabout is needed at one of these intersections (Brookside Lane/SH 55 or Dry Creek Road/SH 55) at approximately 230-270 residential units or 230 to 270 p.m. peak hour trips equivalent. The second traffic signal or roundabout improvement is anticipated to be needed at the other intersection (Brookside Lane/SH 55 or Dry Creek Road/SH 55) with an additional 75-150 residential units or with an additional 75 to 150 p.m. peak hour trips equivalent.
- Widening of SH 55, between Beacon Light Road and about 1,500 feet to the north of Brookside Lane is needed at 1,750 residential units (if based on intersection analysis only) or 1,750 p.m. peak hour trips equivalent.
- Improve Brookside Lane when the first lots are being developed and planned to be served from this roadway.
- Improve Dry Creek Road when the first lots are being developed and planned to be served from this roadway.



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# WILDLAND-URBAN FIRE INTERFACE REVIEW -

## DRY CREEK RANCH ADDITION

11 August 2016



EXHIBIT # 7u  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

WILDLANDURBAN FIRE  
INTERFACE REVIEW – GENERAL  
SUMMARY DRY CREEK RANCH

WILDLAND-URBAN FIRE  
INTERFACE REVIEW -  
DRY CREEK RANCH

BehavePlus 5 REPORT -  
DRY CREEK RANCH

SUBDIVISION MAP

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WILDLAND-URBAN FIRE INTERFACE REVIEW  
DRY CREEK RANCH

GENERAL SUMMARY

The Dry Creek Ranch residential subdivision is a development that meets or exceeds the minimum requirements of the Ada County Wildland-Urban Fire Interface Requirements. These requirements are to be incorporated into the projects CCR's. The defensible zone of 30 foot clear around each structure is required by the Wildland-Urban Interface Code is to be extended to 75 feet around each building group wherever possible as a separate reference and in the setback requirements.

The Brookside Lane and Dry Creek Road access roads provide adequate fire and other emergency vehicle access. The subdivision is accessible from Highway 55 on the west and Seamans Gulch on the east, both public roads designed, built, and maintained to ACHD standards. The internal streets provide suitable access to all building locations over surfaces that meet the International Fire Code (IFC) requirements for fire apparatus access roads for width and dead-end lengths. All roads will be graded for emergency vehicle access requirements and have turn-arounds as required by the International Fire Code, Appendix D.

A community water system will be provided. Fire hydrants will be located as required throughout the subdivision. A fire station is located in the City of Eagle approximately 2.5 miles from the subdivision. The home owners will be encouraged, but not required, to install residential fire sprinkler systems to NFPA 13D standards.

Fire behavior was calculated using U.S.F.S. software, BehavePlus5. The calculations showed that the low western grassland fuel loading, typical for the project area, did not produce a flame height or ember ignition risk sufficient to rate the hazard above a low to moderate hazard. Defensible distances of 30 feet as are required by the IUWIC are to be extended to 75 feet and reinforced by the subdivision's CCR's, are greater than those indicated by BehavePlus5.

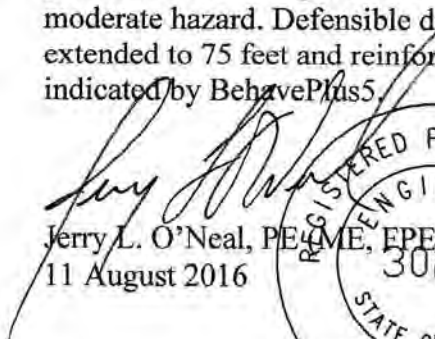
  
Jerry L. O'Neal, PE (ME, EPE)  
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INTERFACE REVIEW –  
DRY CREEK RANCH

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WILDLAND-URBAN FIRE INTERFACE REVIEW  
DRY CREEK RANCH

The purpose of this review is to evaluate the fire hazards associated with the Dry creek Ranch subdivision. The subdivision is a planned development located entirely within Ada County, Idaho. This review is centered on normal private and emergency vehicle access, the wildlands fuel for wildfire potential, and the fire prevention measures taken by the Home Owner Association (HOA) to help reduce and mitigate the effects of a fire with respect to the surrounding properties and the home sites.

**Background:**

The Dry Creek Ranch Subdivision is a planned development that consists of approximately 1414 acres lying to the East of Highway 55, east towards Seamans Gulch Road, and on both sides Dry Creek. Access to the development is by Dry Creek Road and Brookside Lane from Highway 55 on the west, and Dry Creek road from Seamans Gulch Road on the east. These are all Ada County roads and are maintained by the Ada County Highway District (ACHD). The roads are all capable of supporting emergency vehicles under normal road conditions.

The proposed Dry Creek Ranch Subdivision is located within the Wildland-Urban Fire Interface Overlay, and is in Sections 25, 35 and 36, T5N, R1E, BM, and four Government lots located in Section 2, T4N, R1E, and one Government lot located in Section 30, T5N, R2E, BM. The subdivision consists of relatively flat ground with moderate sloping terrain on the North and South edges. The slopes are approximately 10 to 20% along the northern and southern hillsides. The main access roads are in the flatter areas. Where they are in the raised areas they are primarily along the side slope of the hill to minimize the road grade wherever possible. Cutting and filling for road construction will be at an absolute minimum. The higher portions of the road may reach 10% slope for short stretches as an upper limit. The majority of the road will have a slope approximating 5% or less. In general, the soils are fine in texture with some surface run-off areas. Native vegetation will be retained in areas not used as building sites. Where the native vegetation has been disturbed for road grading, building lots, or water retention, the areas will be re-seeded with native plant species to control potential erosion.

**Access:**

Seamans Gulch Road, Dry Creek Road, and Brookside Lane are all weather roads built to Ada County Highway District (ACHD) standards and are maintained by the ACHD.

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Portions of Dry Creek Road are used for construction access for heavy vehicles. The proposed access to Dry Creek Ranch is approximately 300 yards from Highway 55 on the west and approximately one-mile from Seamans Gulch on the east. It is approximately 1.5 miles west of Hidden Springs development. All roads are anticipated to be public roads at the end of construction will be built to Ada County Highway District requirements, have a 50 right-of-way, paved to thirty (30) feet wide with a rural road section. Roads anticipated to be private at the end of construction will be paved to 20 feet with gravel shoulders, and be provided with turn-outs and turn-arounds as required by the International Fire Code, Appendix D. Every aspect of the terrain will be used to minimize the slope of the road. The steepest slope for the Dry Creek Road approaches 5% for a short stretch of approximately 200 feet in one location. The new portions of Dry Creek Road in the subdivision will not be that severe.

There is no restriction on private or emergency vehicle access to the access road from Highway 55 or Seamans Gulch roads.

**Environmental:**

One of the goals of the Dry Creek Ranch development is to preserve the nature of the foothills and to help retain the natural habitat. The greater part of the land within the development area is being farmed to the north of Dry Creek streambed. The property north and south of the farmed land is used as pasture. This actually helps reduce the fire danger in that the only native vegetation is along the Dry Creek streambed. That is primarily mature trees. The ground cover in the pasture areas is short native and pasture grasses with no trees or shrubs. The building sites will be large and placed to prevent damage to the drainage courses. The subdivision has a number of lots in the 0.2 to 0.5 acre size with a large number in the 0.75 to 1.1 acre range. There are also a number of lots that are larger, up to 1.5 acres.

The buildings lots are encouraged to maintain plantings that are drought tolerant and native to the area. Specific plants have been identified and will be listed for the homeowners. The landscaping requirements will be in compliance with the ICC International Urban-Wildlands Interface Code. A thirty (30) foot defensible space is required around the buildings. And adjacent to natural open space the roofs are to be Class A with the building exteriors to be low to noncombustible materials as required by the ICC International Urban-Wildlands Interface Code (IUWIC). Where 75 foot space cannot be maintained adjacent to natural open spaces, a 30 foot defensible space will be maintained and the construction will be in compliance with Class 3 ignition-resistant construction (ICC IUWIC, Section 506), including Class A roofing construction .

The vegetation for the majority of the area of Dry Creek is western dry land short grass and brush. Most, if not all, of the hillside growth is less than 10 inches tall. Some isolated portions of bitterbrush and rabbit brush in the pasture areas but they do not affect the hazard severity rating of the subdivision. The fuel value for dry grass is low even though it burns readily.

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Calculations show that in a low wind or moderate wind condition with very low moisture (worst case condition), the flames from a surface vegetation fire on the steeper slopes can cause a flame height of about 3 feet with the possibility of reaching 4 feet. Transmission of the fire to the surrounding area is through ignition of the native grasses. The refuge area radius for burning grasses on the hillsides is in the order of 20 feet. The required defensible areas around the buildings of the subdivision is 30 and 50 feet. Ornamental shrubs and trees within the landscaped areas must be kept away from the buildings and the lower branches for the trees must be 6 feet from the ground. The chance of causing any building in the subdivision to catch fire from a short grass fire is not high. The building lots are on relatively flat ground (about a 3% slope or less). The lots will also have watered and tended lawns surrounding the homes for more than a 30-foot radius.

**Fire Prevention Measures:**

Construction in Dry Creek subdivision for both landscaping and buildings must meet certain criteria. The most basic criteria are that the buildings be reasonably fire resistant. All roofs must be Class A and nonreflective. Building siding of wood, masonry, stone, or brick are encouraged. Building siding of hardboard or plywood veneer, or vinyl, is not allowed. Fire defensible spaces around buildings are as required meet the ICC Urban-Wildlands Interface Code and WUFI standards. In practice, the actual layout of the building groups causes separations from the native vegetation to be on the order of 60 to 150 feet. Any vegetation Identified in NFPA 299 (now NFPA 1144; Standard for Protection of Life and Property from Wildfire, 2002 Edition) as referenced in Section 419 of the CCR's, must be removed from within 30 feet of any building.

United Water of Idaho provides water to the Hidden Springs development located on east and the City of Eagle on the west. A community water system will be constructed for the Dry Creek subdivision. Adequate water for domestic and firefighting purposes is assured. A fire station is located on Floating Feather Road (City of Eagle), about 2.5 miles from the Dry Creek subdivision. Driving time from the fire station is in the order of 5 minutes or less.

**Refuge Areas:**

Specific refuge areas for Dry Creek are not required. There is sufficient open land provided within the subdivision and the access roads are wide enough to provide what should be sufficient separation between a grass fire and the residents. Each of the building lots is required to maintain a 30 foot defensible space around each building group. Adjacent to natural open space a 75 foot defensible space is desired but not required.

**Emergency Vehicle Access:**

Dry Creek Ranch has adequate emergency vehicle access from Highway 55 and from Seamans Gulch. There are no ling private access roads requiring turnouts. Turnarounds are provided for all dead-end roads. All streets and roads will comply with Ada County standards. The access streets and roads for Dry Creek Ranch are laid out to allow for good communication with all lots.

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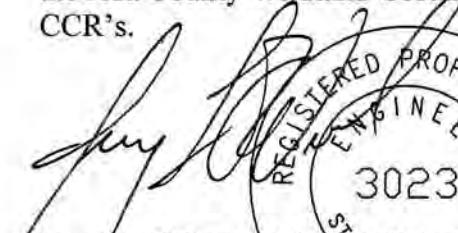
**Conclusions and Recommendations:**


The access road and street design for the Dry Creek subdivision provide adequate fire and other emergency vehicle access. The community is accessible from Highway 55 on the west and Seamans Gulch on the east. The internal access roads and driveways provides access to all building locations over surfaces that will meet the International Fire Code (IFC) requirements for fire apparatus access roads for width and dead-end lengths.

Fire prevention and protection for the subdivision is provided for by building construction materials and locations (setback distances) to comply with the ICC International Urban-Wildlands Interface Code (Iuwic) and the Ada County Wildland-Urban Fire Interface Overlay District Construction Requirements. These requirements are incorporated into the projects CCR's. The defensible zone around each structure is in the CCR's as a separate reference and in the setback requirements.

The individual lots will be served with a public community water system constructed in accordance with applicable standards. The public water system will provide domestic water and fire protection water to meet applicable requirements. Fire hydrants are located throughout the subdivision and in the City of Eagle and Hidden Springs.

Fire behavior was calculated using U.S.F.S. software, BehavePlus5. The calculations showed that the low western grassland fuel loading, typical for the project area, did not produce a flame height or ember ignition risk sufficient to rate the hazard above a low to moderate hazard. Defensible distances as required by the IUWIC are reinforced by the subdivision's CCR's. The fire prevention construction requirements of the IUWIC and the Ada County Wildland-Urban Fire Interface Overlay District are also spelled out in the CCR's.

  
Jerry L. O'Neal, PE (ME, FPE)  
11 August 2016



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ICC International Urban – Wildlands Interface Code

APPENDIX C  
FIRE HAZARD SEVERITY FORM;  
DRY CREEK RANCH

When adopted, this appendix is to be used in place of Table 502 to determine the fire hazard severity.

A. Subdivision Design Points

- 1. Ingress/Egress
  - Two or more primary roads 1\_X\_\_
  - One road 3\_\_
  - One-way road in, one-way road out 5\_\_
  
- 2. Width of Primary Road
  - 20 feet or more 1\_X\_\_
  - Less than 20 feet 3\_\_
  
- 3. Accessibility
  - Road grade 5% or less 1\_\_
  - Road grade more than 5% 3\_X\_\_
  
- 4. Secondary Road Terminus
  - Loop roads, cul-de-sacs with an outside turning  
Radius of 45 feet or greater 1\_\_
  - Cul-de-sac turnaround 3\_\_
  - Dead-end roads 200 feet or less in length 5\_X\_\_
  - Dead-end roads greater than 200 feet in length
  
- 5. Street Signs
  - Present 1\_X\_\_
  - Not present 3\_\_

B. Vegetation (IUVIC Definitions)

- 1. Fuel Types
  - Light 1\_X\_\_
  - Medium 5\_\_
  - Heavy 10\_\_
  
- 2. Defensible Space
  - 70% or more of site 1\_X\_\_
  - 30% or more, but less than 70% of site 10\_\_
  - Less than 30% of site 20\_\_

C. Topography (worst case for building site)

- 8% or less 1\_\_
- More than 8%, but less than 20% 4\_\_
- 20% or more, but less than 30% 7\_X\_\_
- 30% or more 10\_\_

D. Roofing Material

- Class A Fire Rated 1\_X\_\_
- Class B Fire Rated 5\_\_
- Class C Fire Rated 10\_\_
- Nonrated 20\_\_

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**E. Fire Protection. Water Source**

- 500 GPM hydrant within 1,000 feet
- Hydrant farther than 1,000 feet or draft site
- Water source 20 min. or less, round trip
- Water source farther than 20 min., and 45 min. or less, round trip
- Water source farther than 45 min., round trip

1 X  
 2     
 5     
 7     
 10   

**F. Existing Building Construction Materials**

- Noncombustible siding/deck
- Noncombustible siding/combustible deck
- Combustible siding and deck

1     
 5     
 10 X

**G. Utilities (gas and/or electric)**

- All underground utilities
- One underground, one aboveground
- All aboveground

1 X  
 3     
 5   

**Total for Subdivision**

33

**ICC Urban- Wildlands Interface ratings**

Moderate Hazard	40 - 59
High Hazard	60 - 74
Extreme Hazard	75+

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BEHAVE5PLUS FIRE  
ANALYSIS REPORT

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Inputs: SURFACE, SAFETY

Description \_\_\_\_\_ Dry Creek Ranch

Fuel/Vegetation, Surface/Understory

Fuel Model \_\_\_\_\_ 1 \_\_\_\_\_

Fuel Moisture

1-h Moisture \_\_\_\_\_ % \_\_\_\_\_ 10 \_\_\_\_\_

10-h Moisture \_\_\_\_\_ % \_\_\_\_\_

100-h Moisture \_\_\_\_\_ % \_\_\_\_\_

Live Herbaceous Moisture \_\_\_\_\_ % \_\_\_\_\_

Live Woody Moisture \_\_\_\_\_ % \_\_\_\_\_

Weather

Midflame Wind Speed (upslope) \_\_\_\_\_ mi/h \_\_\_\_\_ 4, 8, 12, 16 \_\_\_\_\_

Terrain

Slope Steepness \_\_\_\_\_ % \_\_\_\_\_ 10, 20, 30 \_\_\_\_\_

Fire

Elapsed Time \_\_\_\_\_ h \_\_\_\_\_ 5 \_\_\_\_\_

Suppression

Number of Personnel \_\_\_\_\_ 1 \_\_\_\_\_

Area per Person \_\_\_\_\_ ft2 \_\_\_\_\_ 100 \_\_\_\_\_

Number of Heavy Equipment \_\_\_\_\_ 0 \_\_\_\_\_

Area per Heavy Equipment \_\_\_\_\_ ft2 \_\_\_\_\_

Run Option Notes

Maximum reliable effective wind speed limit IS imposed [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations [SURFACE].

Wind is blowing upslope [SURFACE].

Safety zone calculations are based on the flame length in the direction of maximum spread [SAFETY].

Flame length is used as a worst-case estimate of flame height [SAFETY].

Output Variables

Flame Length (ft) [SURFACE]

Surface Spread Distance (mi) [SURFACE]

(continued on next page)

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Input Worksheet (continued)

Fire Characteristics Chart [SURFACE]

Safety Zone Separation Distance (ft) [SAFETY]

Safety Zone Size (ft<sup>2</sup>) [SAFETY]

Safety Zone Radius (ft) [SAFETY]

Notes

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### Dry Creek Ranch Flame Length (ft)

Midflame Wind Speed mi/h	Slope Steepness %		
	10	20	30
4	2.4	2.5	2.6
8	3.2	3.2	3.2
12	3.2	3.2	3.2
16	3.2	3.2	3.2

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### Dry Creek Ranch Surface Spread Distance (mi)

Midflame Wind Speed mi/h	Slope Steepness %		
	10	20	30
4	2.2	2.4	2.7
8	4.0	4.0	4.0
12	4.0	4.0	4.0
16	4.0	4.0	4.0

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### Dry Creek Ranch Safety Zone Separation Distance (ft)

Midflame Wind Speed mi/h	Slope Steepness %		
	10	20	30
4	10	10	11
8	13	13	13
12	13	13	13
16	13	13	13

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### Dry Creek Ranch Safety Zone Size (ft2)

Midflame Wind Speed mi/h	Slope Steepness		
	10	20	30
4	735.25	770.25	827.17
8	1058.70	1058.70	1058.70
12	1058.70	1058.70	1058.70
16	1058.70	1058.70	1058.70

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### Dry Creek Ranch Safety Zone Radius (ft)

Midflame Wind Speed mi/h	Slope Steepness %		
	10	20	30
4	15	16	16
8	18	18	18
12	18	18	18
16	18	18	18

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### Dry Creek Ranch Fire Characteristics Chart

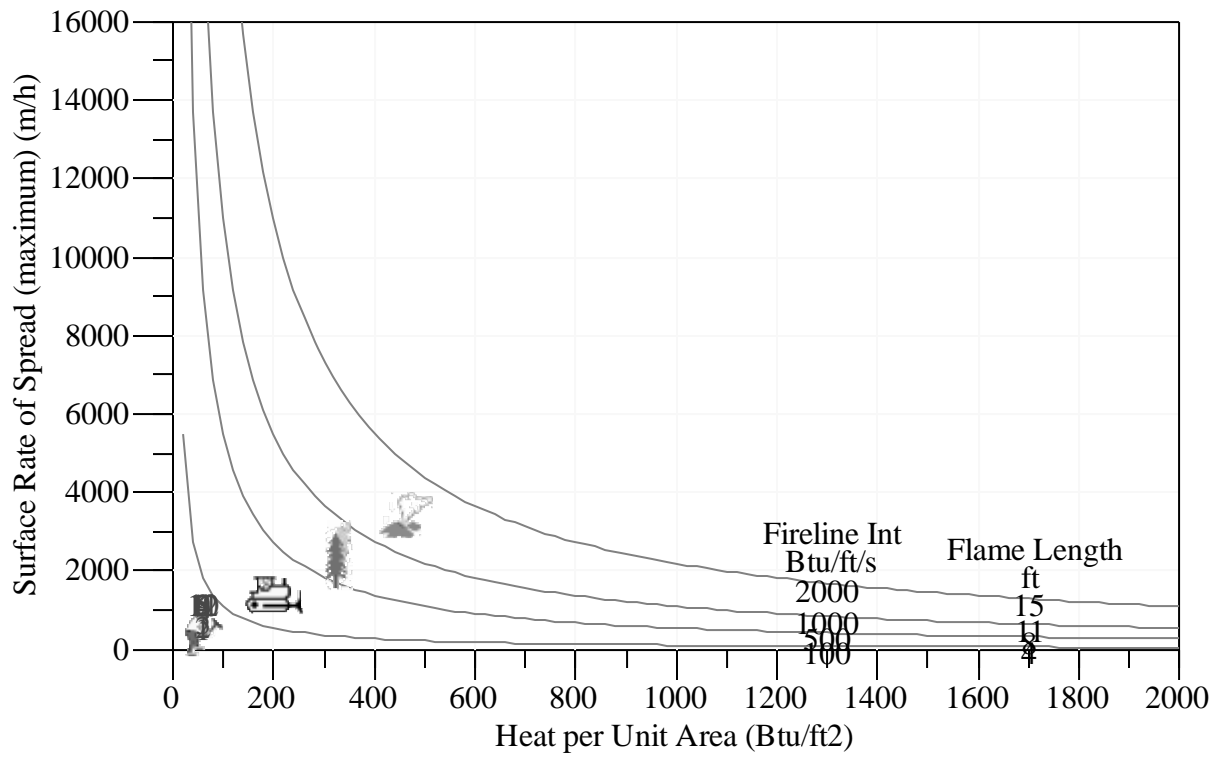


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### Dry Creek Ranch

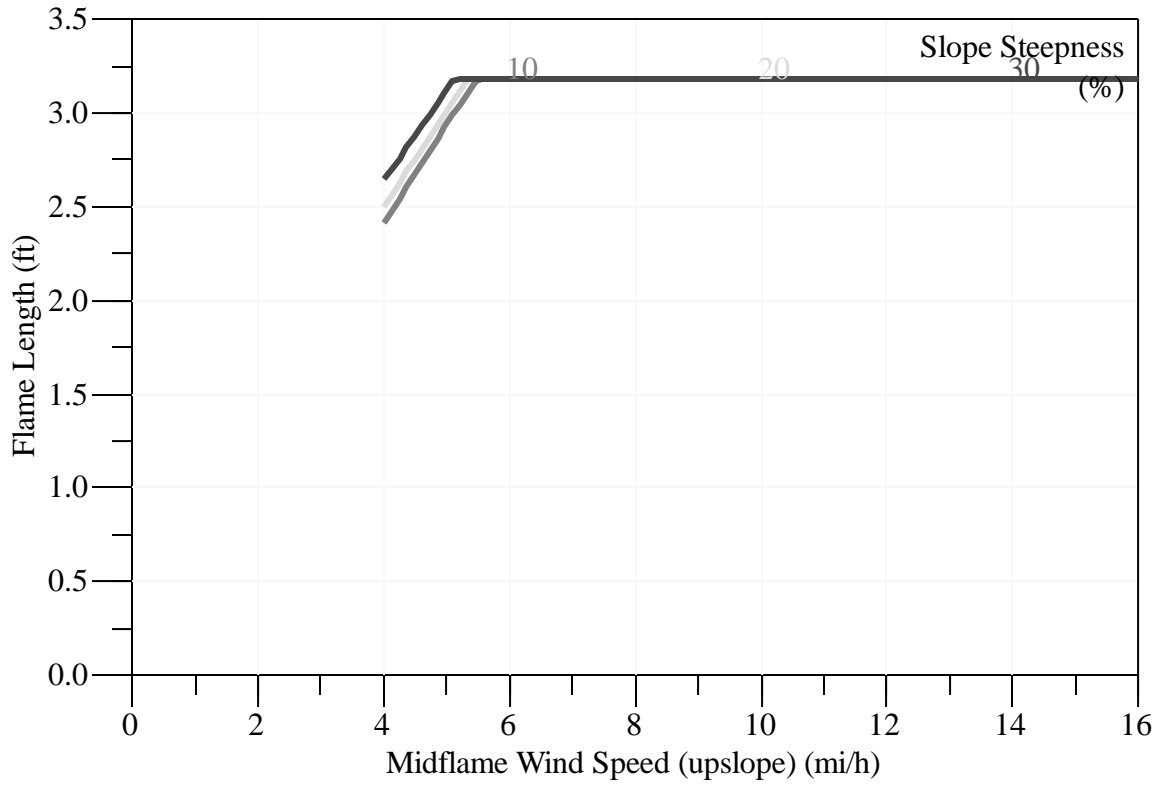


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### Dry Creek Ranch

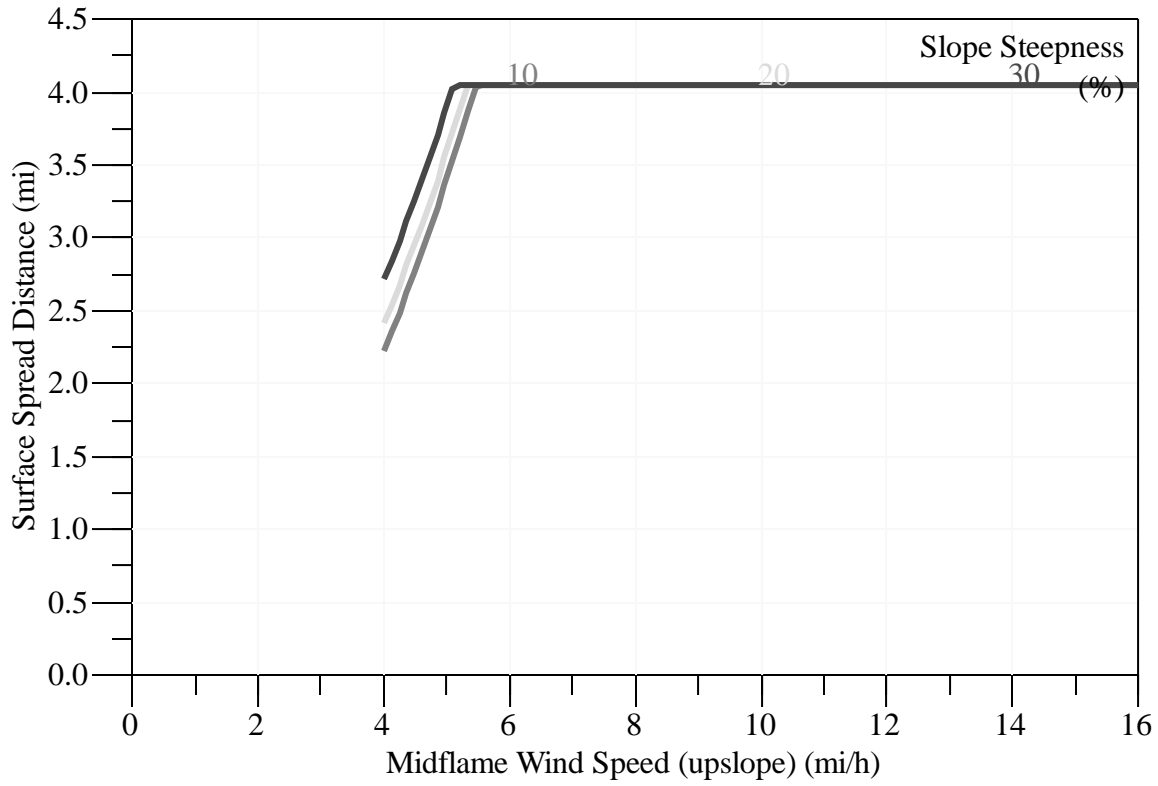


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### Dry Creek Ranch

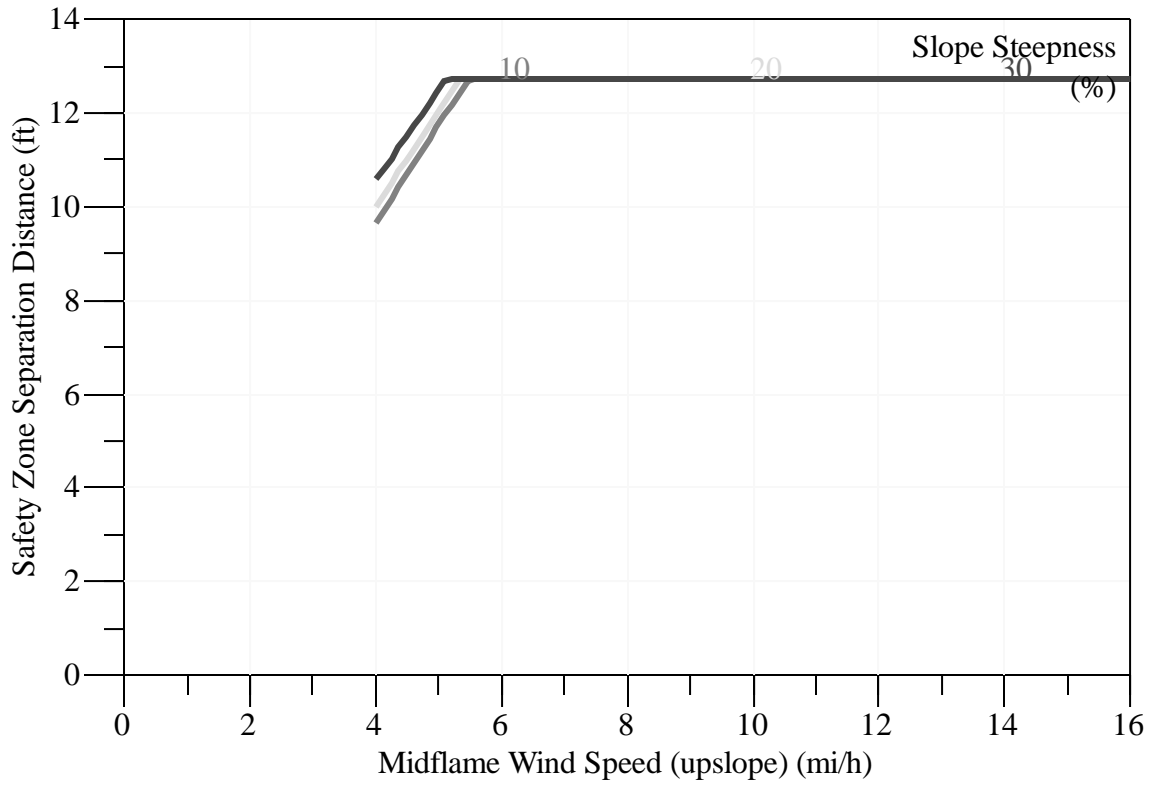


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BHH, LLC – Boise Hunter Homes

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### Dry Creek Ranch

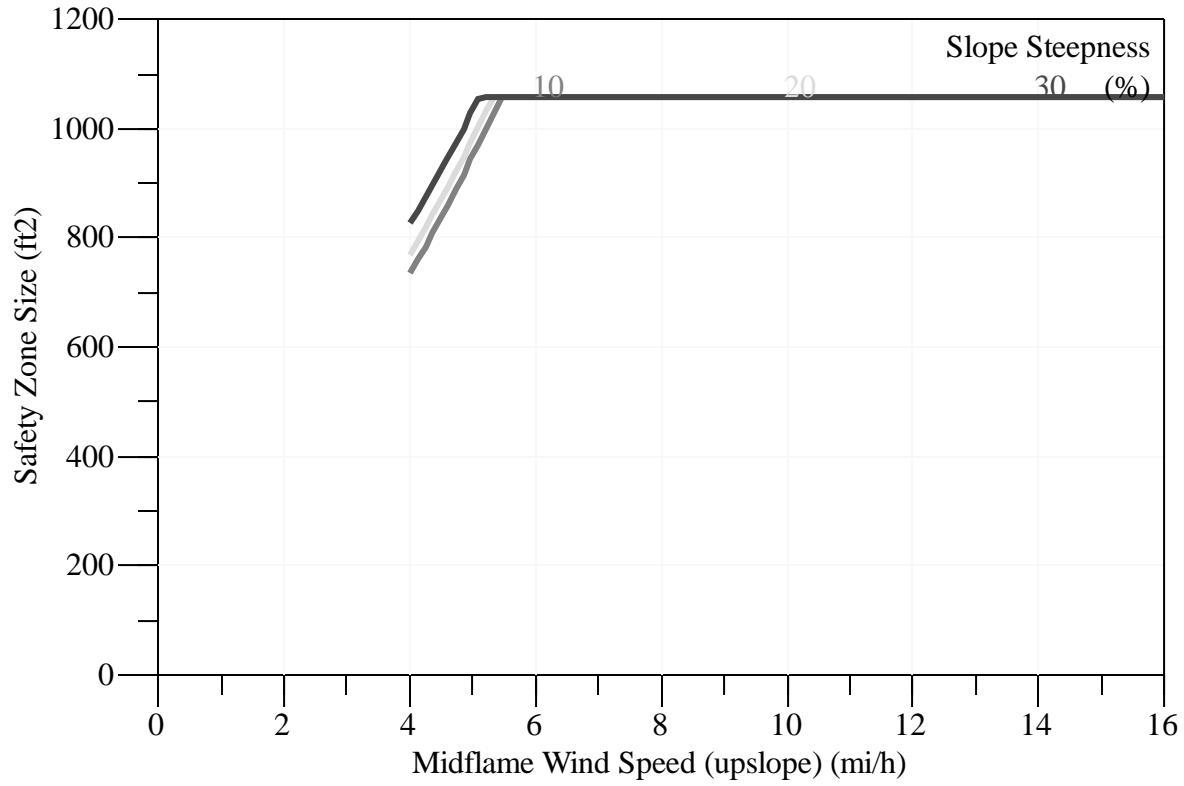


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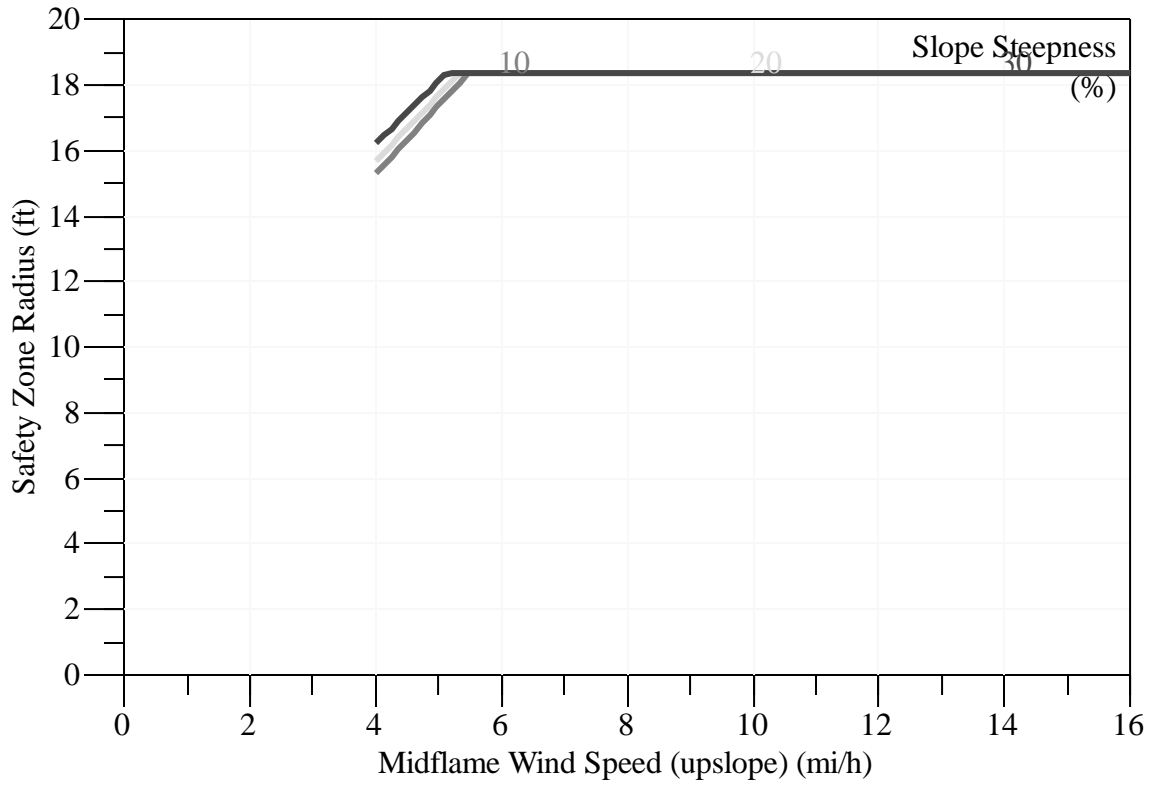


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## Discrete Variable Codes Used Dry Creek Ranch

Fuel Model

1

Short grass (S)

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SUBDIVISION MAP

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13746-13998 North Horseshoe Bend Road, Garden City, ID 83714 to 3180 East Floating Feather Road

Drive 1.9 miles, 3 min



Imagery ©2016 Google, Map data ©2016 Google 2000 ft

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via ID-55 S  
2 min without traffic

via ID-55 S

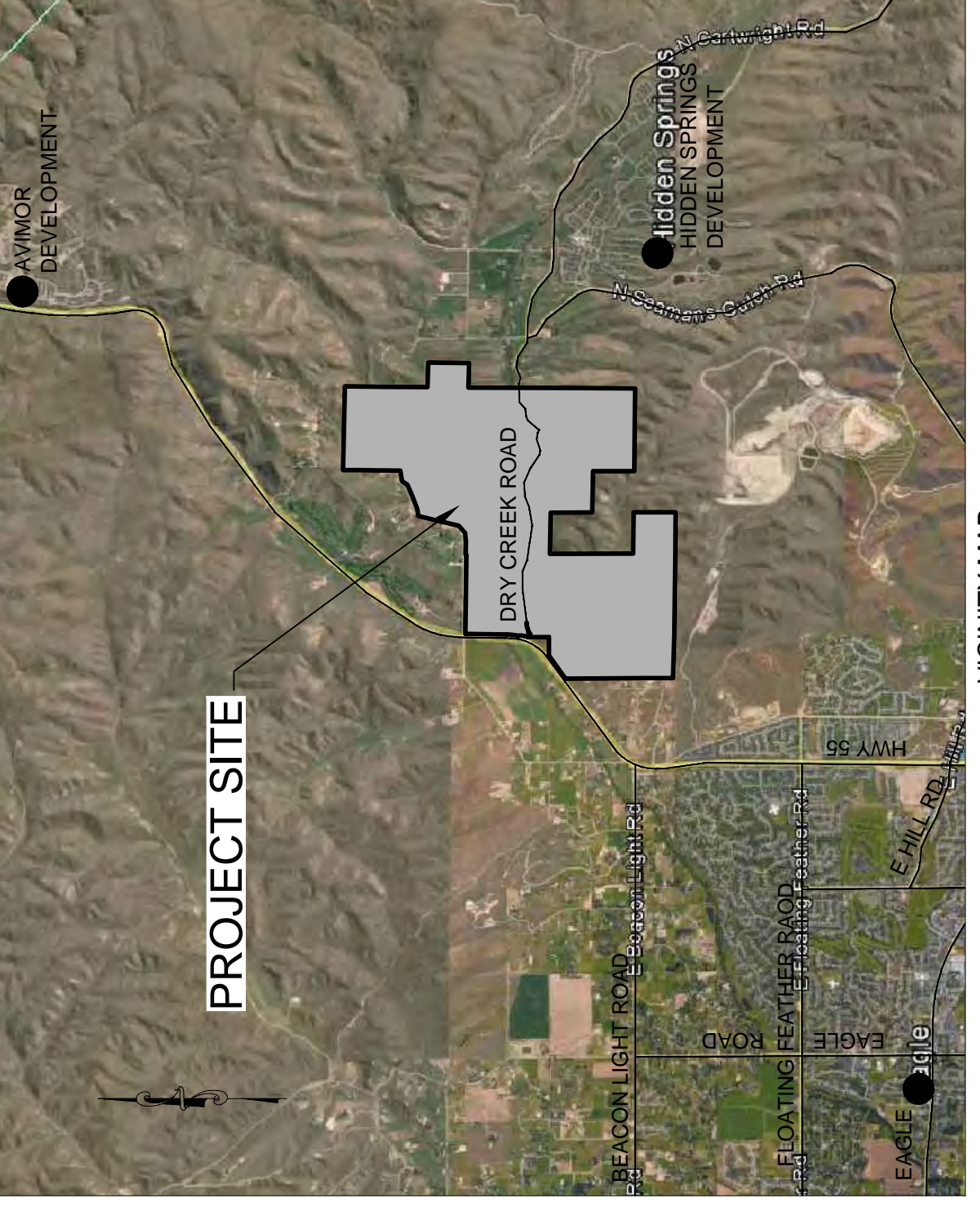
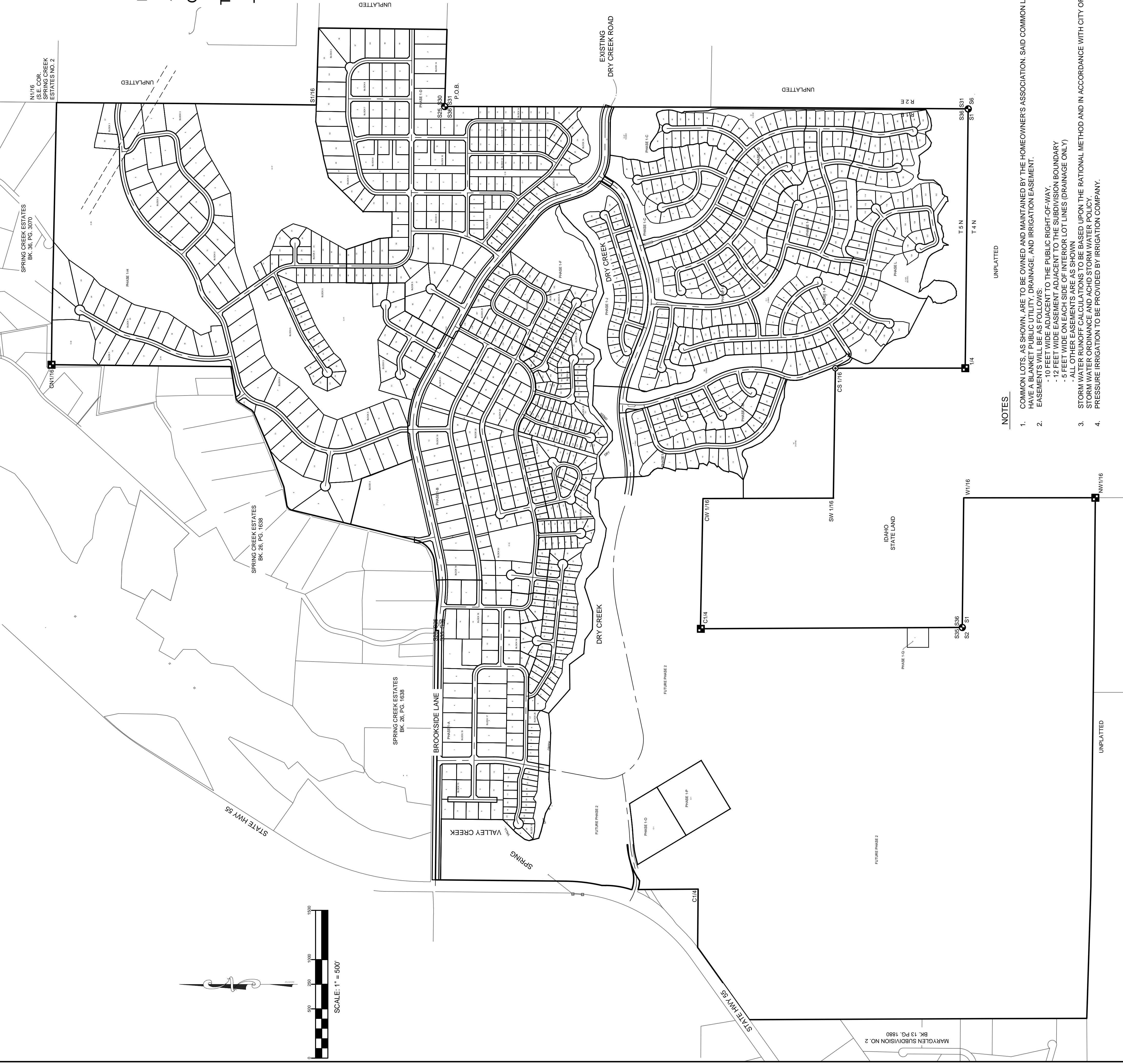
3 min  
1.9 miles

36 min  
1.9 miles

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# PRELIMINARY PLAT FOR DRY CREEK RANCH SUBDIVISION

LOCATED IN THE S 1/2 OF THE NE 1/4 AND THE SE 1/4 AND THAT PORTION OF THE SW 1/4 LYING SOUTHEASTERLY OF BROOKSIDE LANE IN SECTION 25; THE N 1/2, THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 36; THE E 1/2 OF SECTION 35 LYING EAST OF STATE HIGHWAY 55, AND THE E 1/2 OF THE SW 1/4 OF SECTION 35 LYING SOUTHEASTERLY OF STATE HIGHWAY 55, TOWNSHIP 5 NORTH, RANGE 1 EAST, BOISE MERIDIAN; AND GOVERNMENT LOT 4 OF SECTION L, GOVERNMENT LOTS 1, 2, AND 3 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE L EAST, BOISE MERIDIAN; AND THE "WEST 23 ACRES" OF GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
-2016-



### SHEET INDEX

- P.1.0 PRELIMINARY PLAT OVERALL LAYOUT
- P.2.0 LOT DIMENSIONS
- P.3.0 LOT DIMENSIONS
- P.4.0 LOT DIMENSIONS
- P.5.0 LOT DIMENSIONS
- P.6.0 LOT DIMENSIONS
- P.7.0 LOT DIMENSIONS
- P.8.0 LOT DIMENSIONS
- P.9.0 LOT DIMENSIONS
- P.10.0 LOT DIMENSIONS
- P.11.0 OVERALL SURFACE FEATURES
- P.12.0 SURFACE FEATURES/UTILITIES
- P.13.0 SURFACE FEATURES/UTILITIES
- P.14.0 SURFACE FEATURES/UTILITIES
- P.15.0 SURFACE FEATURES/UTILITIES
- P.16.0 SURFACE FEATURES/UTILITIES
- P.17.0 SURFACE FEATURES/UTILITIES
- P.18.0 SURFACE FEATURES/UTILITIES
- P.19.0 SURFACE FEATURES/UTILITIES
- P.20.0 SURFACE FEATURES/UTILITIES

### LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- LOT LINE
- STREET CENTERLINE
- EASEMENTS
- PHASE LINE
- LOT NUMBER
- COMMON LOT NUMBER
- BLOCK NUMBER
- BRASS CAP
- ALUMINUM CAP
- SET 5/8" REBAR W/PLASTIC CAP LS 4347
- CALCULATED POINT

### DEVELOPER

BHH, LLC  
1025 S. BRIDGEWAY PLACE, SUITE 290  
EAGLE, ID 83616  
208-577-5501

### ENGINEER

HORROCKS ENGINEERS  
5700 EAST FRANKLIN RD.  
SUITE 160  
NAMPA, ID. 83687  
(208) 463-4197

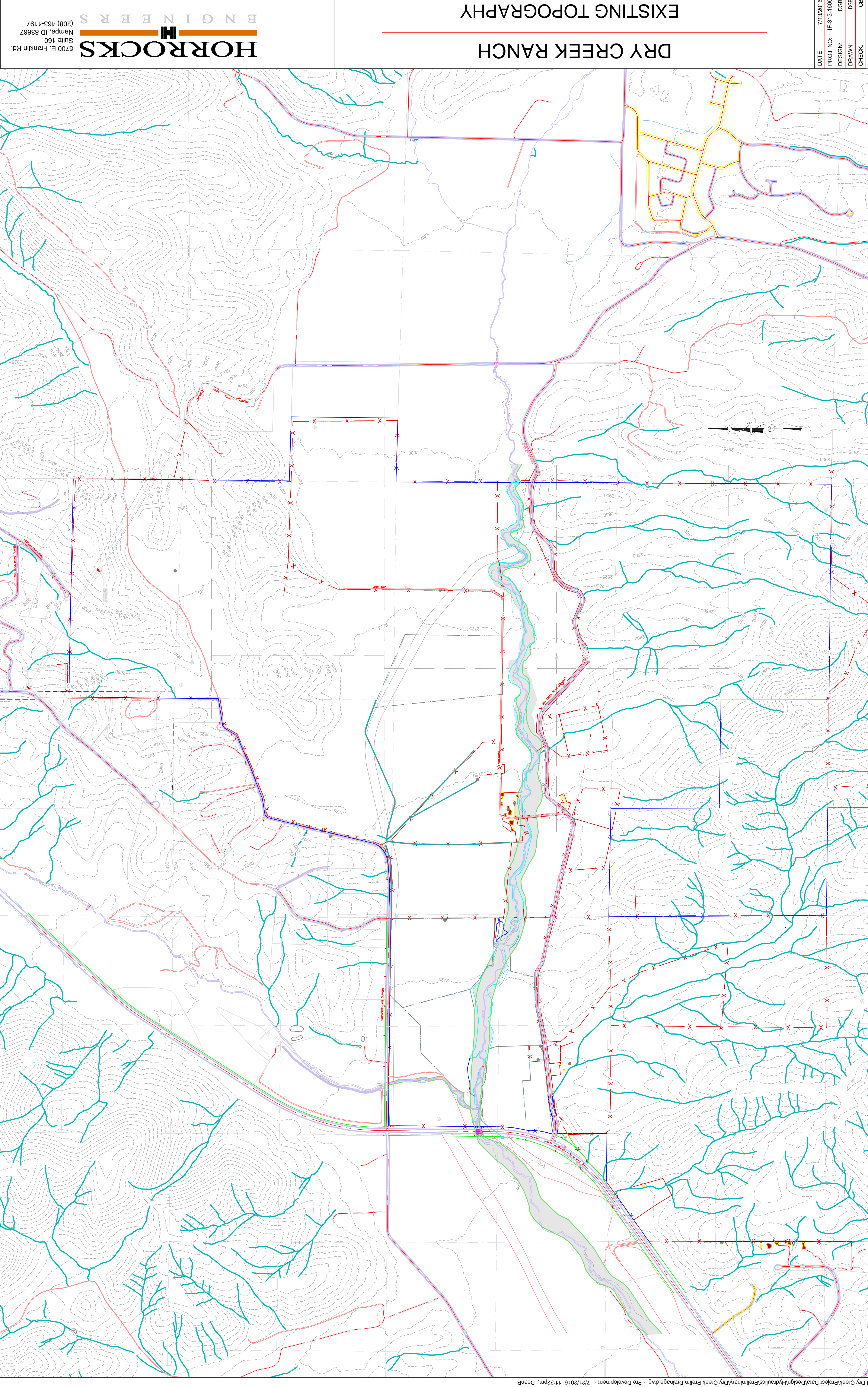
FIRE DISTRICT  
EAGLE FIRE DISTRICT  
SEWER PROVIDER  
PRIVATE - DRY CREEK SEWER, WATER, & IRRIGATION COMPANY  
WATER PROVIDER  
PRIVATE - DRY CREEK SEWER, WATER, & IRRIGATION COMPANY  
ROADWAY JURISDICTION  
ADA COUNTY HIGHWAY DISTRICT  
IRRIGATION COMPANY  
PRIVATE - DRY CREEK SEWER, WATER, & IRRIGATION COMPANY  
ACREAGE SUMMARY  
TOTAL - 1414 ACRES  
RESIDENTIAL LOTS - 698 ACRES  
COMMON LOTS/OPEN SPACE - 384 ACRES  
STREET RIGHT-OF-WAY - 332 ACRES  
LOT SUMMARY  
RESIDENTIAL = 1144  
COMMON = 58  
DENSITY = 0.81 DU/ACRE  
ZONING  
ADA COUNTY - PC

- ### NOTES
1. COMMON LOTS, AS SHOWN, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, SAID COMMON LOTS HAVE A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT.
  2. EASEMENTS WILL BE AS FOLLOWS:  
- 10 FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY.  
- 12 FEET WIDE EASEMENT ADJACENT TO THE SUBDIVISION BOUNDARY  
- 5 FEET WIDE ON EACH SIDE OF INTERIOR LOT LINES (DRAINAGE ONLY)  
- ALL OTHER EASEMENTS ARE AS SHOWN
  3. STORM WATER RUNOFF CALCULATIONS TO BE BASED UPON THE RATIONAL METHOD AND IN ACCORDANCE WITH CITY OF BOISE STORM WATER ORDINANCE AND ACHD STORM WATER POLICY.
  4. PRESSURE IRRIGATION TO BE PROVIDED BY IRRIGATION COMPANY.

**WARNING**  
0 1 2  
IF THIS BAR DOES NOT MEASURE 2", THEN DRAWING IS NOT TO SCALE

REV	DATE	BY	DESCRIPTION





EXISTING TOPOGRAPHY

DRY CREEK RANCH

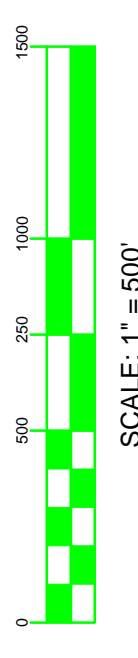
**HORROCKS**  
ENGINEERS  
Suite 160  
Nampa, ID 83687  
(208) 463-4197

DATE: 7/13/2016  
PROJ. NO: IF-315-1605  
DESIGN: DGB  
DRAWN: DGB  
CHECK: CB

TOPO

**WARNING**  
0 1 2  
IF THIS BAR DOES NOT  
MEASURE 2", THEN  
DRAWING IS NOT TO SCALE

RECEIVED  
BY: [Signature]  
DATE: [Date]



REV DATE BY DESCRIPTION

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201601258, Z04-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC - Boise Hunter Homes

H:\2016\BE-315-1605 BHH Dry Creek\Project Data\Design\Hydraulics\Preliminary\Dry Creek Prelim Drainage.dwg - Pre Development - 7/21/2016 11:32pm, Deans



Construction Materials Testing & Special Inspection  
Geotechnical Engineering  
Environmental Consulting  
Non-Destructive Testing  
Welder Certification

September 27, 2016

**Received**

By Ada County Development Services October 6, 2016

Mr. Brad Pfannmuller  
Boise Hunter Homes  
1025 S. Bridgeway Place, Suite 290  
Eagle, Idaho 83616  
[bradp@boisehunterhomes.com](mailto:bradp@boisehunterhomes.com)

**RE: Limited Geotechnical Evaluation  
Dry Creek Ranch – Constrained Area  
Dry Creek Road  
Ada County, Idaho  
ALLWEST Project No. 516-329G**


Mr. Pfannmuller:

**ALLWEST Testing & Engineering, LLC (ALLWEST)** has completed the authorized limited geotechnical evaluation for the Dry Creek Ranch – Constrained Area project, located north of Dry Creek (north of Dry Creek Road), south of Brookside Lane, and approximately between 2,500 to 4,000 feet east of Highway 55; northeast of Eagle in Ada County, Idaho. The purpose of this evaluation was to characterize subsurface soil conditions at the site, perform a limited scope liquefaction analysis, and provide geotechnical recommendations to assist planning for the proposed development, primarily in the area previously shown as “constrained soils”, as well as review previously performed geotechnical evaluations for the site area. The attached report presents the results of our field evaluation, testing, analysis, and our recommendations.

We appreciate the opportunity to be of service to Boise Hunter Homes. If you have any questions or need additional information, please do not hesitate to call us at (208) 895-7898.

Sincerely,

**ALLWEST Testing & Engineering, LLC**

  
**Adrian Mascorro, P.E.**  
Engineering Manager



  
**James Thomasson, P.E.**  
Review Engineer

255 North Linder Road, Ste. 100, Meridian, ID 83642  
Phone: (208) 895-7898 • Fax: (208) 898-3959  
Hayden, ID • Lewiston, ID • Meridian, ID • Spokane Valley, WA  
[www.allwesttesting.com](http://www.allwesttesting.com)

EXHIBIT # 7v  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

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*By Ada County Development Services October 6, 2016*

**LIMITED GEOTECHNICAL EVALUATION  
DRY CREEK RANCH – CONSTRAINED AREA  
DRY CREEK ROAD  
ADA COUNTY, IDAHO  
ALLWEST PROJECT NO. 516-329G**

September 27, 2016

**Prepared for:**

Mr. Brad Pfannmuller  
Boise Hunter Homes  
1025 S. Bridgeway Place, Suite 290  
Eagle, Idaho 83616

**Prepared By:**

ALLWEST Testing & Engineering, LLC  
255 North Linder Road, Suite 100  
Meridian, Idaho 83642



**WWW.ALLWESTTESTING.COM**

EXHIBIT # 7v  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

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 Ada County, Idaho

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- Appendix D – Liquefaction Analysis Information



**Limited Geotechnical Evaluation  
Dry Creek Ranch – Constrained Area  
Dry Creek Road  
Ada County, Idaho**

**ALLWEST Testing & Engineering, LLC (ALLWEST)** has completed the authorized limited geotechnical evaluation for the Dry Creek Ranch – Constrained Area project located in Ada County, Idaho just northeast of Eagle, Idaho. The general location of the project is shown on the Site Vicinity Map, Figure A-1, in Appendix A of this report. The purpose of this evaluation was to identify subsurface soil conditions on the property, perform a limited scope liquefaction analysis, and provide preliminary opinions and recommendations with respect to the geotechnical aspects of the proposed development. This report details the results of the field evaluation and presents our recommendations to assist planning of the project.

### 1.0 SCOPE OF SERVICES

To complete our evaluation we accomplished the following scope of services:

- 1) Completed a site reconnaissance by walking the property and observing ground conditions, vegetation, and surface drainage features.
- 2) Performed a field evaluation by observing the excavation of 4 test pits at the site. We visually described and classified the soils observed within the test pits referencing the *Unified Soil Classification System (USCS)*, and we logged the subsurface profiles. We obtained disturbed samples of the soils encountered within select test pits.
- 3) Performed laboratory tests on select soil samples to assess some of the soil engineering properties and characteristics.
- 4) Reviewed the results of the field evaluation and laboratory testing with respect to the proposed development.
- 5) Reviewed the Preliminary Geotechnical Engineering Report for Dry Creek Ranch Development, by Materials Testing and Inspection (MTI), dated September 16, 2005.
- 6) Reviewed the Supplemental Zone II Earthwork Recommendations for Dry Creek Ranch Development by MTI, dated February 7, 2006.
- 7) Performed engineering analyses and prepared recommendations to assist project planning and construction.
- 8) Prepared this report.

We provided our services in general accordance with our recent communication with Boise Hunter Homes regarding this project.

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## 2.0 PROJECT UNDERSTANDING

We understand plans for the site consist of residential development with single and two-story homes with concrete slab-on-grade floors and shallow foundations. Basements are not planned, and would require further evaluation. Final grading for the site has not been established, but may consist of maintaining similar elevations or possibly raising site elevations up to 3 feet.

We understand a previous geotechnical evaluation has been accomplished for the overall site. However, this limited geotechnical evaluation is specific to the “constrained area” as identified in Appendix A, Exploration Location Plan. The referenced geotechnical evaluation identifies this area as Zone II.

We understand you request ALLWEST review existing geotechnical information, provide opinions and recommendations relative to the residential development within this area, perform necessary supplementary evaluation to formulate our opinions and recommendations, and provide information to assist residential development.

## 3.0 SUMMARY AND CONCLUSIONS

In summary, based on our evaluation, the following key points are addressed in this limited geotechnical evaluation:

- Based on our limited scope liquefaction analysis, and the area of the site, the probability of a seismic event triggering liquefiable induced settlements is low and is not of substantial concern for residential construction. Refer to section 8.9.3 below, and Appendix D of this report, for information relative to our limited scope liquefaction analysis, and our opinions and recommendations. Potential settlements may be less than those estimated in our limited scope analysis. Additional analysis will be required to further quantify the potential of settlements and mitigation efforts, if any.
- Based on our limited evaluation, the areas previously denoted as “constrained soil” may be built upon, provided earthwork recommendations are adhered to, and additional analysis and design is accomplished to address settlement potential. Several earthwork alternatives have been discussed for constructability of homes. Refer to section 8.9.1 below, for information.

## 4.0 EVALUATION PROCEDURES

To complete this evaluation, we reviewed the previously performed geotechnical evaluation/information, we observed the excavation of 4 test pits at the site, performed laboratory testing, and performed limited scope liquefaction analysis. The approximate

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locations of the test pits are shown on the Exploration Location Plan, Figure A-2, in Appendix A of this report.

## 5.0 SITE CONDITIONS

At the time of our field exploration, the “constrained area” consisted of arable land with native vegetation that was being actively farmed, including flood irrigation, at the time of our evaluation. As such, we were unable to perform exploration within the western portion of the “constrained area” due to active farming.

## 6.0 EXPLORATION AND SAMPLING

We observed the excavation of 4 test pits utilizing a large excavator with an approximate 4-foot wide bucket, at the approximate locations shown on the Exploration Location Plan, Figure A-2, in Appendix A of this report. We identified the exploration locations by utilizing GPS coordinates from a hand held cellular device. The identification of the test pits should be considered accurate to the methods utilized.

We obtained soil samples from select test pits for further classifications and laboratory testing. We visually described, classified, and logged the soil conditions observed in the test pits in general accordance with ASTM D 2487 and D 2488.

At completion of exploration, we installed vertical PVC pipes for future groundwater monitoring, and the test pits were backfilled with excavated soil approximately level with existing ground surface.

### 6.1 Subsurface Soil Conditions

In general, the site subsurface profile within the “constrained area” consists of fat clay underlain by silty, sandy, and clayey soil with depth. We observed approximately 2½ to 6 feet of trace to moderate organics and roots.

Descriptions of the soil types observed during our field exploration follow:

Fat clay – At the ground surface, we observed approximately 3 to 4½ feet of fat clay containing roots and vegetation. The fat clay appeared dark brown to gray, firm to soft, and moist to saturated.

Silty sand / Lean clay / Sand – Underlying the fat clay, we observed silty sand, lean clay and poorly-graded sand layers with varying amounts of silt, varying in thicknesses to maximum excavation depth of 18 feet. These soils appeared brown and gray with varying mottling throughout, were typically loose to medium dense, or soft to stiff, and were wet to saturated.

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Detailed soil descriptions, depths, and notes are presented on the test pits logs in Appendix B of this report. The descriptive soil terms used on the test pit logs and in this report can be referenced by the USCS. A copy of the USCS is also included in Appendix B. The subsurface conditions may vary between exploration locations. Such changes in conditions may not be apparent until construction. If the subsurface conditions do change from those observed, the construction timing, plans, and costs may change.

## 6.2 Subsurface Water

At the time of exploration, we observed groundwater at depths ranging from 5 to 12 feet below existing grades. Groundwater in the area is believed to be primarily influenced by irrigation and nearby canals. Within TP-2 we observed sidewall seepage at approximately 3½ feet. However, changes in precipitation, construction, and other factors may also impact the depth to groundwater on the property. Fluctuations in the groundwater level should be expected.

## 7.0 LABORATORY TESTING

We performed laboratory testing to supplement field classifications and to assess some of the soil engineering properties and parameters. The laboratory tests conducted included water content (ASTM D 2216), gradation (ASTM D 1140), Atterberg limits (ASTM D 4318), and organic content (ASTM D 2974). Laboratory test results are summarized in Appendix C. The laboratory test results are also summarized on exploration logs in Appendix B.

## 8.0 RECOMMENDATIONS

The following recommendations are presented to assist planning and construction of the residential development within the “constrained area”. These recommendations are based on our understanding of the proposed construction, the conditions observed within the test pit locations (as well as test pits and borings in the previously performed geotechnical evaluation), laboratory test results, and engineering analysis. **If the scope of the construction changes, or if conditions are encountered during construction that are different than those described in this report, we should be notified so we can review our recommendations and provide revisions, if necessary.**

### 8.1 Grading

Final grading has not been established for the site. Final grading may consist of maintaining similar elevations or raising the site grades by up to 3 feet. We must be notified when final site grading is established so that our recommendations can be adjusted accordingly if required.



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## 8.2 Site Preparation

Prior to conducting site grading, soil containing topsoil vegetation, roots and organics, should be removed below proposed building, pavement, and flatwork areas. We anticipate a minimum of 1 foot of site stripping will be required within pavement and flatwork areas. Within the building footprints, and depending on the construction option taken for residential development, up to 3 feet of removals may be required. Refer to earthwork options within Section 8.9 of this report for site preparation within foundations areas. Over-excavations below building footprints should extend a minimum of 5 feet laterally beyond the proposed building perimeter. Over-excavation and replacement of topsoil in flatwork/pavement areas should extend a minimum of 1 foot beyond the flatwork/pavement perimeter.

Prior to placing fill or base course (within flatwork or slab areas), the exposed subgrade should be proof-rolled with a minimum 5-ton vibratory compactor. If the subgrade is observed to significantly deflect, it should be over-excavated to firm, non-yielding soil and replaced with properly compacted fill or stabilized as recommended in the *Subgrade Stabilization* section of this report.

## 8.3 Subgrade Stabilization

If the subgrade is observed to pump or deflect significantly during grading, it should be stabilized prior to placement of fill. The subgrade may be stabilized using either crushed, angular cobble, or with geosynthetic reinforcement in conjunction with imported structural fill. The required thicknesses of crushed cobble or structural fill (used in conjunction with geosynthetic reinforcement) will be dependent on the construction traffic loading which is unknown at this time. Therefore, a certain degree of trial and error may be required during construction to verify the recommended stabilization section thicknesses.

If crushed, angular cobble is selected to stabilize the subgrade, it should have a maximum particle size of 6 inches and should be relatively free of sand and fines (silt and clay). The first layer of cobble should be placed in an 18-inch-thick loose lift and trafficked with tracked-construction and vibratory drum compaction equipment until it is observed to densify. If vibratory compaction destabilizes the subgrade, it should be discontinued. If the cobble is placed in a confined excavation, it should be mechanically densified from outside the excavation with vibratory compaction equipment.

If geosynthetic reinforcement is selected, it should consist of Tensar TX-160 or equivalent. Alternatives to Tensar TX-160 should be approved by the geotechnical engineer prior to use on site. The following recommendations are provided for subgrade stabilization using geosynthetic reinforcement.

- Geosynthetic reinforcement materials should be placed on a properly prepared subgrade with smooth surface. Loose and disturbed soil should be removed prior to placement of geosynthetic reinforcement materials.

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- A minimum 4-ounce weight, non-woven filter fabric should be placed on the properly prepared subgrade. The geosynthetic reinforcement should be placed directly on top of the filter fabric. The filter fabric and geosynthetic reinforcement should be unrolled in the primary direction of fill placement and should be overlapped at least 3 feet.
- The geosynthetic materials should be pulled taught to remove slack prior to, and during fill placement.
- Construction equipment should not be operated directly on the geosynthetic materials. Fill should be placed from outside the excavation to create a pad to operate equipment on. We recommend a minimum of 12 inches of structural fill be placed over the geosynthetic reinforcement before operating construction equipment on the fill. Low pressure, track-mounted equipment should be used to place fill over the geosynthetic reinforcement.
- Fill placed directly over the geosynthetic reinforcement should be properly moisture conditioned prior to placement and should meet the structural fill criteria in the table in section 8.5 *Materials* below.
- The fill material should be properly compacted. Care should be taken with the use of vibratory compaction equipment. Vibration should be discontinued if it reduces the subgrade stability.

A representative of the geotechnical engineer should be on-site during subgrade stabilization activities to verify our recommendations are followed and to provide additional recommendations as appropriate.

#### **8.4 Excavation**

Excavation of the on-site soil can be accomplished with typical excavation equipment. We recommend excavations greater than 4 feet deep be sloped no steeper than 1.5:1 (horizontal to vertical). Alternatively, deeper excavations may be shored or braced in accordance with OSHA specifications and local codes. Regarding trench wall support, the site soil is considered Type C soil according to Occupational Safety and Health Administration (OSHA) guidelines. Ultimately, the contractor is responsible for site safety, excavation configurations, and following OSHA guidelines.

#### **8.5 Materials**

Topsoil and fine-grained soils are only suitable for use in non-structural landscape areas. Import materials should be granular soil free of organics, debris, and other deleterious material and meet the following recommendations. Import materials should be approved by the geotechnical engineer prior to delivery to the site.

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Fill Type	Recommendations
Site Grading (Landscape and non-structural areas)	Maximum size ≤ 6 inches; Retained on ¾-inch Sieve < 30%; Liquid limit < 50%
Granular Structural Fill	Maximum size ≤ 6 inches; Retained on ¾-inch Sieve < 30%; Passing No. 200 Sieve ≤ 15%; Non-plastic Alternatively, meet ISPWC section 801 (6 inches)
Crushed Base Course	Maximum size ≤ 1 inches; Retained on ¾-inch Sieve < 10%; Passing No. 200 Sieve < 10%; Non-plastic Alternatively, meet ISPWC section 802 (Type I)
Utility Trench Backfill	Maximum size ≤ 2 inches; Retained on ¾-inch Sieve < 30%; Passing No. 200 Sieve ≤ 10%; Non-plastic Alternatively, meet ISPWC section 305 (Type I)

### 8.6 Fill Placement and Compaction

Fill should be placed in lift thicknesses which are appropriate for the compaction equipment used. Typically, 8-inch loose-lifts are appropriate for typical rubber tire and steel drum compaction equipment. Lift thicknesses should be reduced to 4 inches for hand operated compaction equipment. Fill should be moisture conditioned to within 2 percentage points of the optimum moisture content prior to placement to facilitate compaction. Fill should be compacted to the following percentages of the maximum dry density as determined by ASTM D 1557 (modified Proctor).

Fill Area	Compaction (%)
Subgrade	Proof-roll*
Site Grading / Structural Fill / Foundations / Slabs	95
Utility Trench Backfill	95
Base Course	95

\* Proof roll should be observed by a representative of the geotechnical engineer

### 8.7 Utility Trenches

Support soil for underground utilities will likely consist of clayey and silty soils. It is our opinion this soil should generally provide adequate support for utilities. Consideration should be given to backfilling utility trench excavations in building and flatwork areas with imported fill which meets the recommendations provided in Section 7.6 above. The on-site soils may be difficult to compact in utility trenches.

### 8.8 Cold Weather Construction

The on-site soils are considered to be frost susceptible. If site grading and construction are anticipated during cold weather, we recommend good winter construction practices be observed. Snow and ice should be removed from excavated and fill areas prior to additional earthwork or construction. Pavement and flatwork portions of the

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construction should not be placed on frozen ground, nor should the supporting soils be permitted to freeze prior to/during construction. Frozen soils should not be used as fill.

## 8.9 Earthwork Options for Foundation Construction

In our review of the previously submitted geotechnical evaluation for the Dry Creek development within the “constrained area”, it is our opinion the earthwork recommendations provided are suitable. However, we provide additional options for residential construction relative to foundation construction. Due to the highly plastic nature and high organic content of the soil in the upper portion of the soil profile, the following earthwork options should be considered for development of residential structures.

### 8.9.1 Earthwork Options

- Foundations for residential structures should bear on a minimum of 1 to 3 feet of granular structural fill. This required thickness will vary depending on the amount of fat clay and organic content at the proposed foundation subgrade. This structural fill determination should be established for each individual structure at the time of construction. As such, the geotechnical engineer should observe the excavation for each structure and determine the amount of structural fill thickness required for each structure within the “constrained area” and/or Zone II area (as delineated in MTI’s report).
- This will either require over-excavation of existing soil (if existing site grading is maintained), or raising of site grades by utilizing granular structural fill within the building footprint.
- If site grades will be raised from existing elevations, additional testing and analysis will be required to evaluate settlement potential of existing organic containing soil, and establish the time frame of preloading necessary to assist with long term settlement.
- Granular structural fill should be maintained at a minimum of 5 feet beyond the building footprint.
- Alternately, structural fill thicknesses may be reduced to a minimum of 1 foot if post-tensioned slab construction is utilized for residential construction. The post-tensioned slab would require structural design.

### 8.9.2 Concrete Slabs-On-Grade

If post-tensioned slab construction is performed, we recommend placing a minimum of 6 inches of crushed base course immediately below slabs, over a minimum of 12 inches of granular structural fill. The subgrade within these areas should be prepared as indicated in Section 8.2 *Site Preparation* of this report. Base course should be

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compacted as recommended in Section 8.6 *Fill Placement and Compaction* of this report.

We recommend consideration be given to including a moisture vapor retarder beneath concrete slab-on-grade floors to retard moisture migration through the slabs, if moisture sensitive floor coverings are planned. We recommend the moisture retarder be installed per American Concrete Institute (ACI) recommendations and specifications. To protect slabs from moisture migration which may impact flooring performance, it is important to include the moisture vapor retarder as well as directing surface and subsurface water away from the slabs. In addition, concrete should have adequate time to cure prior to placing low-permeability flooring.

### **8.9.3 Limited Scope Liquefaction Analysis**

Based on review of the MTI report, we performed a limited scope liquefaction analysis based on the information made available at the time of this evaluation. A comprehensive liquefaction analysis typically requires the detailed analysis of the upper 100 feet of the soil profile. Typically, subsurface exploration via drilling methodology is implemented to obtain Standard Penetration Testing (SPT) or cone penetration data, to assist analysis.

Our limited scope liquefaction analysis utilizes only subsurface boring and SPT data from the MTI evaluation performed in 2005 for a 25-foot boring in the vicinity of the “constrained area”. The boring B-2, dated July 28, 2005 was utilized for our limited scope analysis, and is included in Appendix D for reference. For the remainder of the 75 feet of depth, we obtained well driller logs in the site vicinity for soil type information, and conservatively applied an SPT value for our analysis. These well driller logs are also included in Appendix D.

We utilized the Technical Report NCEER-97, for liquefaction resistance of soils, by Youd and Idriss, 1997, as well as the evaluation of settlements in sands due to earthquake shaking, by Tokimatsu and Seed, 1987 for our limited scope liquefaction analysis. We also provide our information, analysis, calculations and results of our liquefaction analysis in Appendix D, for reference.

Based on our limited liquefaction analysis, there is a 2% probability in 50 years that a mean magnitude 6.2 level earthquake will occur in the project vicinity. If an earthquake of this magnitude would occur, settlement within the sandy soil layers observed in B-2 (approximately 10 to 20 feet) has the potential to experience an estimated settlement of less than 5 inches. Due to the limited information obtained, we applied conservative values to the liquefiable soil layers. As such, the amount of settlement in an earthquake induced event, could be lower than this value. However, settlements of this magnitude may be mitigated by providing additional analysis and foundation design, prior to house construction.

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Based on the probability of occurrence and the proximity to fault lines, it is our opinion the likelihood of an earthquake event is low in the area. As such, it is our opinion, development within the “constrained area” and Zone II areas is feasible; however, further subsurface evaluation is recommended to avoid over conservative design assumptions.

### 8.10 Drainage

We recommend the ground surface adjacent to foundations slope a minimum of 5 percent away within 5 feet, or consist of impermeable hardscapes (concrete or asphalt) that slope a minimum of 2 percent away. An effective grading and drainage design will help reduce moisture migration into the underlying subgrade soil, which will help reduce the potential for frost heave within flatwork, slabs and pavements, associated with the clayey soils.

## 9.0 ADDITIONAL RECOMMENDED SERVICES

To maintain continuity, efficiency, and ensure our recommendations are adhered, ALLWEST Testing & Engineering, LLC should be retained to provide observations and testing throughout construction. As an independent testing laboratory, ALLWEST can document the recommendations included in this and previous reports are properly implemented, provide quality control testing and observe earthwork for conformance to project specifications. As a minimum we recommend the following testing and observations be provided by ALLWEST:

- Observe removal of existing vegetation and topsoil, and ensure suitable over-excavation depths are accomplished for individual structures.
- Observe subgrade and approve subgrade prior to placement of concrete or structural fill.
- Observe removal of disturbed soil and subgrade stabilization, if required.
- Conduct compaction testing of fill placed below foundations, slabs, and pavement, and as utility trench backfill.
- Observe placement of concrete and test for slump, air entrainment, and compressive strength.
- Provide special inspections as required by the IBC and structural engineer.

If we are not retained to provide the recommended construction observation and testing services, we cannot be responsible for soil engineering related construction errors or omissions.

*Received*

*By Ada County Development Services October 6, 2016*

## 10.0 EVALUATION LIMITATIONS

This report has been prepared to assist the planning, design, and construction of the Dry Creek Ranch – Constrained Area project located in Ada County, Idaho. Our services consist of professional opinions and conclusions made in accordance with generally accepted geotechnical engineering principles and practices. This acknowledgement is in lieu of all warranties either express or implied.

The following plates complete this report:

- Appendix A – Site Vicinity Map, Exploration Location Plan
- Appendix B – Boring Log, Unified Soil Classification System
- Appendix C – Laboratory Test Results
- Appendix D – Liquefaction Analysis Information

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*By Ada County Development Services October 6, 2016*

**Appendix A**  
**Site Vicinity Map**  
**Exploration Location Plan**

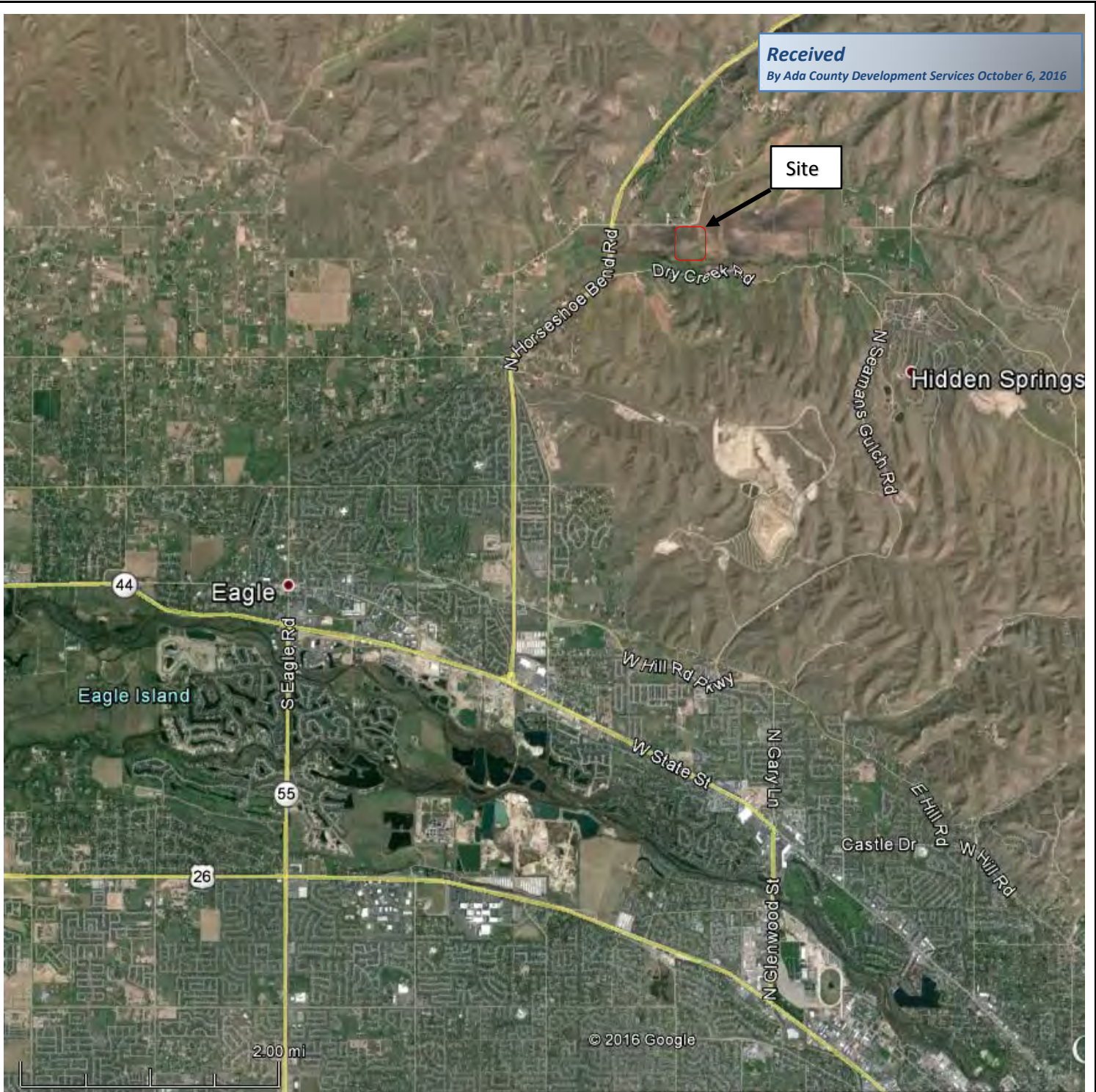


EXHIBIT # <sup>7v</sup>  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes



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**Figure A-1 – Site Vicinity Map**

Geotechnical Evaluation

Dry Creek Ranch – Constrained Area

Ada County



255 N. Linder Road, Suite 100  
Meridian, Idaho 83642

Phone: 208-895-7898 Fax: 208-898-3959

Client Name: Boise Hunter Homes

Project No.: 516-329G



Date: September 2016

EXHIBIT # 7v

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Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes



**LEGEND**

-  Approximate Location of Test Pit Observed by ALLWEST.
-  Approximate Constrained Area Boundary.



255 N. Linder Road, Suite 100  
 Meridian, Idaho 83642  
 Phone: 208-895-7898 Fax: 208-898-3959

**Figure A-2 – Exploration Location Plan**

Geotechnical Evaluation

Dry Creek Ranch – Constrained Area

Ada County, Idaho

Client Name: Boise Hunter Homes

Project No.: 516-329G

Date: September 2016

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 Dry Creek Ranch Amendment  
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**Appendix B**  
**Test Pit Logs,**  
**Unified Soil Classification System (USCS)**



ALLWEST TESTING & ENGINEERING, LLC.

MERIDIAN, IDAHO  
 GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/6/2016  
 DATE FINISHED: 6/6/2016  
 OPERATOR: Chris Fox  
 COMPANY: Dahle Construction  
 ENGINEER: AM  
 WEATHER: Sunny

TEST PIT 1

EXCAVATOR: Excavator  
 EXCAVATION METHOD: Soil Excavation  
 Bucket

PROJECT: 516-329G Dry Creek Ranch, Constrained Area

NOTES:

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DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE #	NOTES	
		LATITUDE (DEGREES): N 43°44'6" (43.735°) LONGITUDE (DEGREES): W -116°17'28.4712" (-116.291242°) TOTAL DEPTH: 17'				
0		Fat CLAY; dark brown to gray, firm to soft, moist to wet			Trace to moderate organics and roots observed to 2-1/2 feet  LL = 85%, PL = 32%, PI = 53% Passing No. 200 screen = 94% Moisture content = 53% Organic content = 8.9% LL = 65%, PL = 28%, PI = 37% Passing No. 200 screen = 88% Moisture content = 55% LL = 94%, PL = 36%, PI = 58% Passing No. 200 screen = 91% Moisture content = 105% (organic layer) Organic content = 8.8% Thick organic layer observed at 4-1/4 to 4-1/2 feet	
1	CH	gray and soft at 2-1/2 feet				BG
2				BG		
3				BG		
4						
5	SM	Silty SAND; gray with orange mottling, medium dense, wet				
6						
7						
8	ML	SILT; gray to brown, soft, wet				
9						
10	SM	Silty SAND; gray, medium dense, wet to saturated				
11	CL	Lean CLAY; brown to gray, soft, wet				
12						
13						
14						
15						
16						
17		Test pit terminated at 17 feet due to caving conditions				
18						
19						
20	WATER LEVELS					
10.5'	▽ WHILE EXCAVATING ▽ AT COMPLETION ▽ AFTER EXCAVATING				EXHIBIT # 7v 201601258, ZOA-CPA-S-DA-M-HD-FP Dry Creek Ranch Amendment BHH, LLC - Boise Hunter Homes	

**ALLWEST TESTING & ENGINEERING, LLC.**  
**MERIDIAN, IDAHO**  
**GEOTECHNICAL SECTION**  
**TEST PIT LOG**





DATE STARTED: 6/6/2016  
 DATE FINISHED: 6/6/2016  
 OPERATOR: Chris Fox  
 COMPANY: Dahle Construction  
 ENGINEER: AM  
 WEATHER: Sunny

**TEST PIT 2**  
 EXCAVATOR: Excavator  
 EXCAVATION METHOD: Soil Excavation  
 Bucket

PROJECT: 516-329G Dry Creek Ranch, Constrained Area

NOTES:

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 By Ada County Development Services October 6, 2016

DEPTH (ft)	USCS	LATITUDE (DEGREES): N 43°44'1.9932" (43.733887°) LONGITUDE (DEGREES): W -116°17'26.7468" (-116.290763°)		GRAPHIC LOG	SAMPLE #	NOTES
		TOTAL DEPTH: 13'				
		DESCRIPTION				
0		Fat CLAY; dark brown, soft to very soft, wet to saturated				Trace to moderate organics and roots observed to 3-1/2 feet
1	CH					
2		Silty SAND; light brown with orange mottling, loose, wet				Water seeps observed along test pit sidewall.
3	SM					
4		Lean CLAY with Sand; dark brown, soft, wet				
5	CL					
6		Silty SAND; gray, medium dense, wet to saturated				
7	SM					
8		Test pit terminated at 13 feet due to caving conditions				
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	WATER LEVELS					
12'	▽ WHILE EXCAVATING ▽ AT COMPLETION ▽ AFTER EXCAVATING				EXHIBIT # 7v 201601258, ZOA-CPA-S-DA-M-HD-FP Dry Creek Ranch Amendment BHH, LLC – Boise Hunter Homes	



**ALLWEST TESTING & ENGINEERING, LLC.**  
**MERIDIAN, IDAHO**  
**GEOTECHNICAL SECTION**  
**TEST PIT LOG**




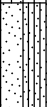
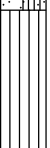

DATE STARTED: 6/6/2016  
 DATE FINISHED: 6/6/2016  
 OPERATOR: Chris Fox  
 COMPANY: Dahle Construction  
 ENGINEER: AM  
 WEATHER: Sunny

**TEST PIT 3**  
 EXCAVATOR: Excavator  
 EXCAVATION METHOD: Soil Excavation  
 Bucket

PROJECT: 516-329G Dry Creek Ranch, Constrained Area

NOTES:

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DEPTH (ft)	USCS	LATITUDE (DEGREES): N 43°44'5.8596" (43.734961°) LONGITUDE (DEGREES): W -116°17'30.7392" (-116.291872°)		GRAPHIC LOG	SAMPLE #	NOTES
		TOTAL DEPTH: 18'				
		DESCRIPTION				
0		Fat CLAY; dark brown, firm, moist				Trace to moderate organics and roots observed to 6 feet
1	CH					
2						
3		Sandy Lean CLAY; gray to dark brown, firm, wet				
4	CL					
5						
6						
7		Silty SAND; gray, medium dense, wet				
8	SM					
9						
9.5		Poorly-graded SAND with Silt; light brown, loose, wet to saturated				
10	SP-SM					
11		SILT; light brown, stiff, saturated				
12	ML					
13		Lean CLAY; brown to gray, soft, wet				
14	CL					
15						
16						
17						
18		Test pit terminated at 18 feet due to caving conditions				
19						
20	WATER LEVELS					
9.5'	▽	WHILE EXCAVATING				EXHIBIT # 7 201601258, ZOA-CPA-S-DA-M-HD-FP Dry Creek Ranch Amendment BHH. LLC – Boise Hunter Homes
	▽	AT COMPLETION				
	▽	AFTER EXCAVATING				

**ALLWEST TESTING & ENGINEERING, LLC.**  
**MERIDIAN, IDAHO**  
**GEOTECHNICAL SECTION**  
**TEST PIT LOG**

DATE STARTED: 6/6/2016  
 DATE FINISHED: 6/6/2016  
 OPERATOR: Chris Fox  
 COMPANY: Dahle Construction  
 ENGINEER: AM  
 WEATHER: Sunny

**TEST PIT 4**  
 EXCAVATOR: Excavator  
 EXCAVATION METHOD: Soil Excavation  
 Bucket

PROJECT: 516-329G Dry Creek Ranch, Constrained Area

NOTES:

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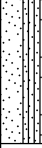
DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE #	NOTES
		LATITUDE (DEGREES): N 43°43'56.4672" (43.732352°) LONGITUDE (DEGREES): W -116°17'26.3076" (-116.290641°) TOTAL DEPTH: 15'			
0					
0	CH	Fat CLAY; dark brown, firm, moist		BG	Trace to moderate organics and roots observed to 4-1/2 feet  LL = 57%, PL = 23%, PI = 34% Passing No. 200 screen = 71% Moisture content = 23% Organic content = 4.2%
3	CL	Lean CLAY; light brown, stiff, moist		BG	LL = 46%, PL = 21%, PI = 25% Passing No. 200 screen = 92% Moisture content = 34% Organic content = 5.2%
5	CL	Sandy Lean CLAY; dark brown, stiff, moist to saturated		BG	LL = 43%, PL = 21%, PI = 22% Passing No. 200 screen = 57% Moisture content = 26%
8	ML	SILT with Sand; gray, soft, saturated			
13	SP-SM	Poorly-graded SAND with Silt; gray, loose, saturated			
15		Test pit terminated at 15 feet due to caving conditions			
20	WATER LEVELS				
5'	∇	WHILE EXCAVATING			
	∇	AT COMPLETION			
	∇	AFTER EXCAVATING			

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 Dry Creek Ranch Amendment  
 BHH, LLC – Boise Hunter Homes

# Unified Soil Classification System

MAJOR DIVISIONS		SYMBOL	TYPICAL NAMES
COARSE GRAINED SOILS	GRAVELS	CLEAN GRAVELS	GW Well-Graded Gravel, Gravel-Sand Mixtures.
			GP Poorly-Graded Gravel, Gravel-Sand Mixtures.
		GRAVELS WITH FINES	GM Silty Gravel, Gravel-Sand-Silt Mixtures.
			GC Clayey Gravel, Gravel-Sand-Clay Mixtures.
	SANDS	CLEAN SANDS	SW Well-Graded Sand, Gravelly Sand.
			SP Poorly-Graded Sand, Gravelly Sand.
		SANDS WITH FINES	SM Silty Sand, Sand-Silt Mixtures.
			SC Clayey Sand, Sand-Clay Mixtures.
FINE GRAINED SOILS	SILTS AND CLAYS  LIQUID LIMIT LESS THAN 50%	ML Inorganic Silt, Silty or Clayey Fine Sand.	
		CL Inorganic Clay of Low to Medium Plasticity, Sandy or Silty Clay.	
		OL Organic Silt and Clay of Low Plasticity.	
	SILTS AND CLAYS  LIQUID LIMIT GREATER THAN 50%	MH Inorganic Silt, Elastic Silt, Micaceous Silt, Fine Sand or Silt.	
		CH Inorganic Clay of High Plasticity, Fat Clay.	
		OH Organic Clay of Medium to High Plasticity.	
Highly Organic Soils		PT Peat, Muck and Other Highly Organic Soils.	





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## Appendix C

### Laboratory Test Results



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BHH, LLC – Boise Hunter Homes





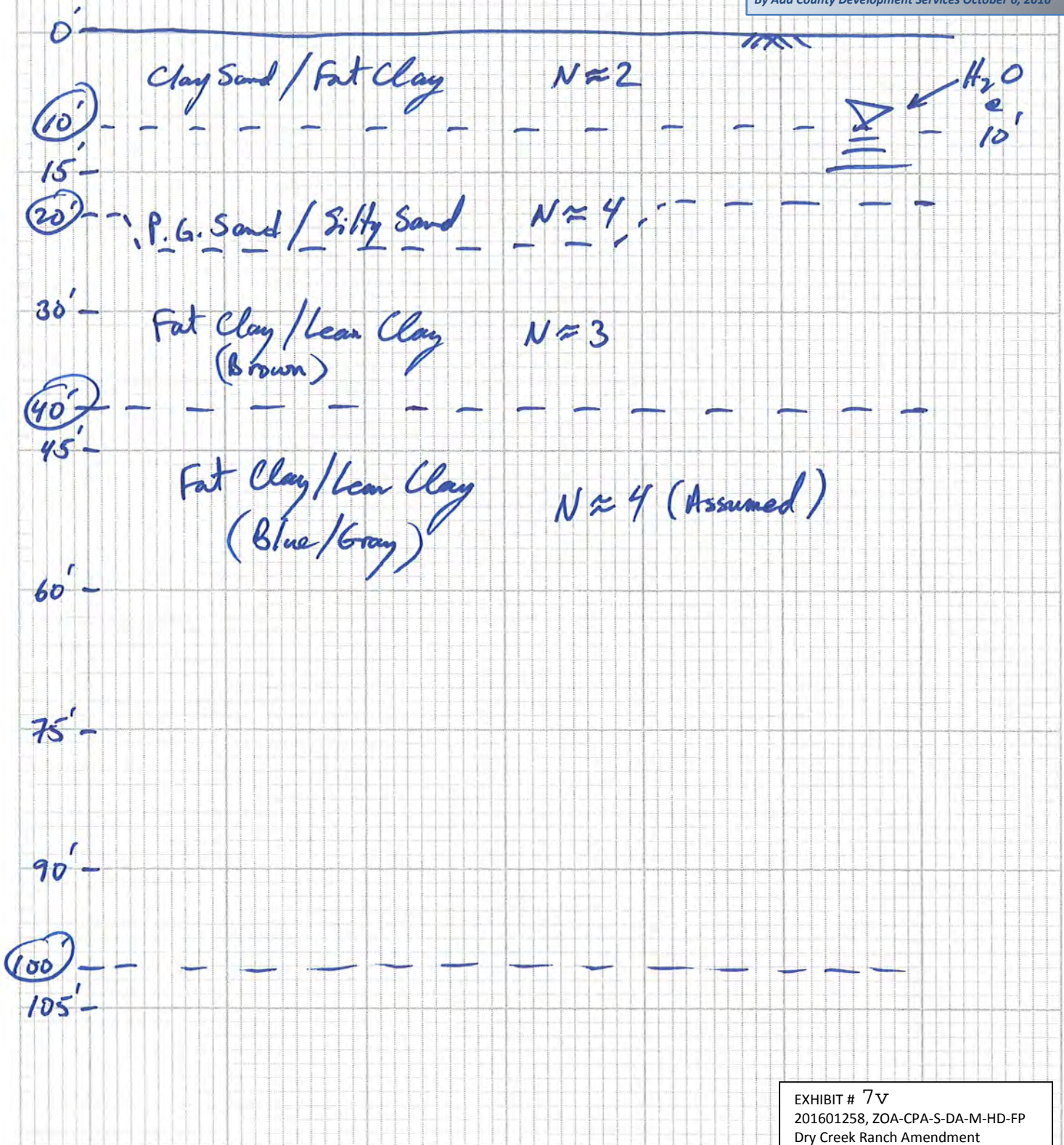
**Appendix D**  
**Liquefaction Analysis Information**



Assumed Subsurface Conditions

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# Materials Testing & Inspection

## FIELD BOREHOLE LOG

BOREHOLE NO.: **B-2**

TOTAL DEPTH: **26.5 Feet**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	<b>Dry Creek Ranch</b>	DRILLING CO.:	<b>Haz-Tech Drilling</b>
SITE LOCATION:	<b>See Site Plan</b>	METHOD OF DRILLING:	<b>Hollow Stem Auger</b>
JOB NO.:	<b>B50834g</b>	SAMPLING METHODS:	<b>Split Spoon</b>
LOGGED BY:	<b>Eric Waag, E.I.T.</b>	DATES DRILLED:	<b>28 July 2005</b>

Symbol Key			
	Standard Penetration Test (SPT)		Groundwater During Drilling

Depth (Feet)	Soil/Drilling Symbols	Soil Description	Blows	"N"
				0 20 40 60

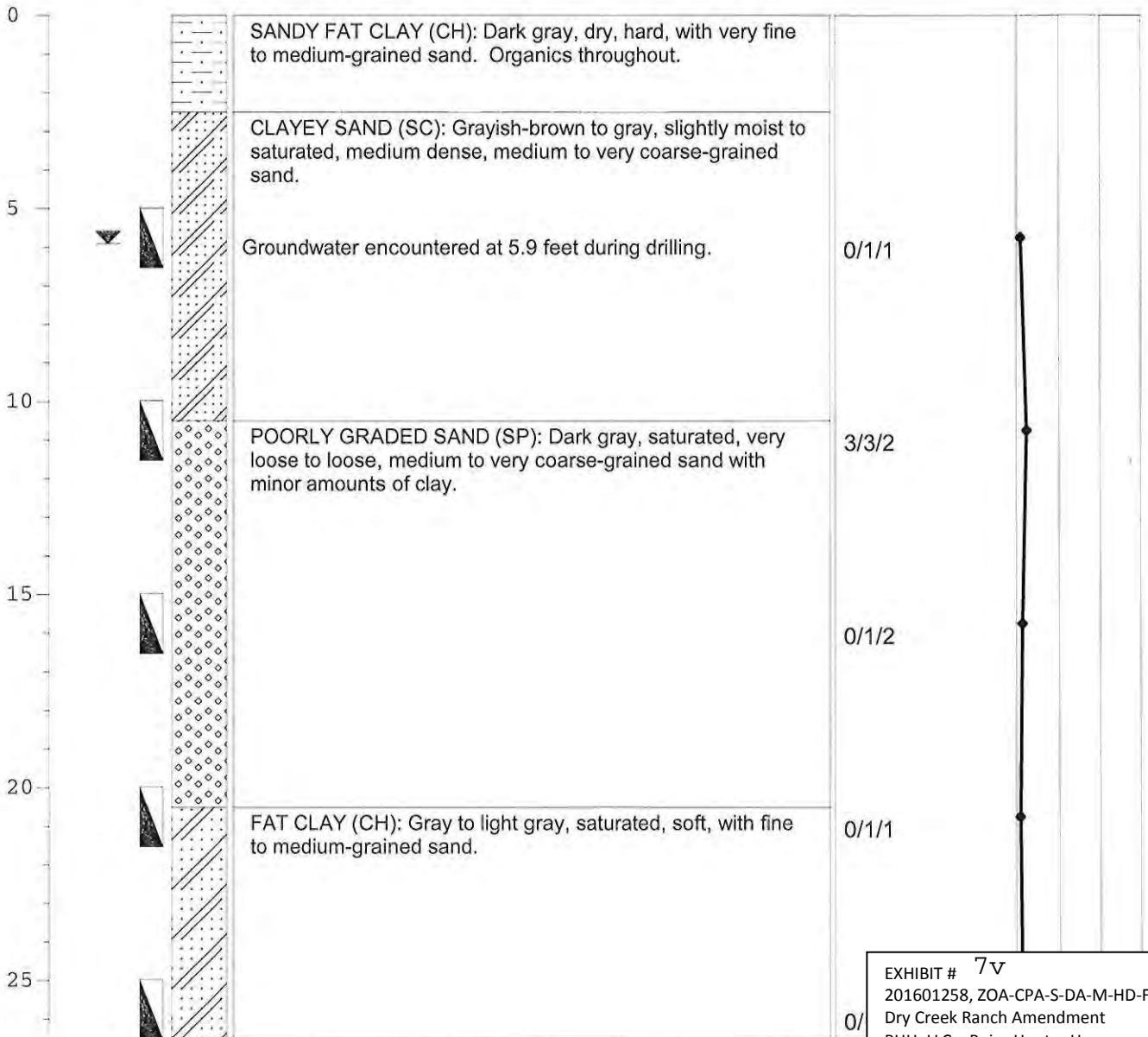


EXHIBIT # 7v  
 201601258, ZOA-CPA-S-DA-M-HD-FP  
 Dry Creek Ranch Amendment  
 BHH. LLC - Boise Hunter Homes

WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

061121

Inspected by \_\_\_\_\_  
Twp. \_\_\_\_\_ Rge. \_\_\_\_\_ Sec. \_\_\_\_\_  
1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_  
Lat. : : Long. : :  
 Air  Flowing Artesian

1. DRILLING PERMIT NO. D0001690  
Other IDWR No. 63-98-10-0045-000

11. WELL TESTS:

Pump  Bailor

Yield gal./min.	Drawdown	Pumping Level	Time
200			2

Water Temp. \_\_\_\_\_ Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: \_\_\_\_\_

Depth first Water Encountered \_\_\_\_\_

2. OWNER: Gil Walker  
Name 4080 Shannock  
Address Boise, City ID Zip 83713

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N  
W  
E  
S


Twp. 5 North  or South   
Rge. 1 East  or West   
Sec. 26 SE 1/4 SE 1/4 1/4 \_\_\_\_\_  
Gov't Lot \_\_\_\_\_ County ADA 10 acres 40 acres 160 acres  
Lat. : : Long. : :

Address of Well Site

Brooks:de - Spring Creek City Eagle  
(Give at least name of road + Distance to Road or Landmark)

Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:

Domestic  Municipal  Monitor  Irrigation  
 Thermal  Injection  Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)

New Well  Modify  Abandonment  Other \_\_\_\_\_

6. DRILL METHOD

Air Rotary  Cable  Mud Rotary  Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT		METHOD
Material	From	To	Sacks or Pounds		
<u>Bentonite</u>	<u>0</u>	<u>18</u>	<u>400</u>		<u>Pour</u>

Was drive shoe used?  Yes  No Shoe Depth(s) \_\_\_\_\_

Was drive shoe seal tested?  Yes  No How? \_\_\_\_\_

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>12</u>	<u>260</u>	<u>250</u>	<u>Steel</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

9. PERFORATIONS/SCREENS

Perforations Method \_\_\_\_\_  
 Screens Screen Type \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

140 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: Well Seal

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10</u>	<u>0</u>	<u>2</u>	<u>Top Sand</u>		<input checked="" type="checkbox"/>
	<u>2</u>	<u>18</u>	<u>clay</u>		<input checked="" type="checkbox"/>
<u>8</u>	<u>18</u>	<u>114</u>	<u>Brown clay</u>		<input checked="" type="checkbox"/>
	<u>114</u>	<u>120</u>	<u>Grey clay</u>		<input checked="" type="checkbox"/>
	<u>120</u>	<u>150</u>	<u>Blue clay</u>		<input checked="" type="checkbox"/>
	<u>150</u>	<u>200</u>	<u>Blue clay</u>	<input checked="" type="checkbox"/>	
	<u>200</u>	<u>250</u>	<u>Blue clay</u>	<input checked="" type="checkbox"/>	
	<u>250</u>	<u>360</u>	<u>Blue clay - 10 GPM</u>	<input checked="" type="checkbox"/>	
	<u>360</u>	<u>400</u>	<u>Blue clay</u>	<input checked="" type="checkbox"/>	
	<u>400</u>	<u>430</u>	<u>Blue clay</u>	<input checked="" type="checkbox"/>	
	<u>430</u>	<u>509</u>	<u>Blue clay</u>	<input checked="" type="checkbox"/>	
	<u>509</u>	<u>511</u>	<u>Grey SAND/ coarse</u>	<input checked="" type="checkbox"/>	

MICROFILMED

MAR 24 1998

RECEIVED

MAR 04 1998

FEB 26 1998

Department of Water Resources

WATER RESOURCES  
WESTERN REGION

Completed Depth 511 (Measurable)

Date: Started 2-3-98 Completed 2-9-98

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name D. Phipps Firm No. 332

Firm Official Don Phipps Date 2-10-98

Supervisor or Operator Man

(Sign once if

EXHIBIT # 7v  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC - Boise Hunter Homes

Received

By Ada County Development Services October 6, 2016

# WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Department within 30 days after completion or abandonment of the well.

Location Corrected by IDWR To:

T05N R01E Sec. 25 SESWSW

By: mciscell 2012-08-28

**1. WELL OWNER**

Name John Ferguson  
Address 1811 North Phillippi Boise, Idaho  
Owner's Permit No. \_\_\_\_\_

**7. WATER LEVEL**

Static water level 86 feet below land surface  
Flowing?  Yes  No G.P.M. flow \_\_\_\_\_  
Temperature \_\_\_\_\_ ° F. Quality \_\_\_\_\_  
Artesian closed-in pressure \_\_\_\_\_ p.s.i.  
Controlled by  Valve  Cap  Plug

**2. NATURE OF WORK**

New well  Deepened  Replacement  
 Abandoned (describe method of abandoning)

**8. WELL TEST DATA**

<input checked="" type="checkbox"/> Pump	<input type="checkbox"/> Bailer	<input type="checkbox"/> Other
Discharge G.P.M.	Draw Down	Hours Pumped
70	13 ft.	4 hrs.

**3. PROPOSED USE**

Domestic  Irrigation  Test  
 Municipal  Industrial  Stock

**9. LITHOLOGIC LOG**

46614

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
6	0	60	brown sticky clay		X
	60	128	blue clay	X	
	128	135	sticky blue clay		X
			and quartz sand		
	135	445	blue clay	X	
	445	453	sticky blue clay and quartz sand		X
	453	492	blue clay		X
	492	498	quartz sand and blue clay		X
	498	500	quartz sand	X	

**4. METHOD DRILLED**

Cable  Rotary  Dug  Other

**5. WELL CONSTRUCTION**

Diameter of hole 6 inches Total depth \_\_\_\_\_ feet  
Casing schedule:  Steel  Concrete  
Thickness .250 inches Diameter 8 inches From 0 feet To 21'1" feet  
.188 inches 8 inches 21'1" feet 17'5" feet

Was a packer or seal used?  Yes  No  
Perforated?  Yes  No  
How perforated?  Factory  Knife  Torch  
Size of perforation \_\_\_\_\_ inches by \_\_\_\_\_ inches  
Number \_\_\_\_\_ From \_\_\_\_\_ feet To \_\_\_\_\_ feet

Well screen installed?  Yes  No  
Manufacturer's name \_\_\_\_\_  
Type \_\_\_\_\_ Model No. \_\_\_\_\_  
Diameter \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ feet to \_\_\_\_\_ feet  
Diameter \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ feet to \_\_\_\_\_ feet

Gravel packed?  Yes  No Size of gravel \_\_\_\_\_  
Placed from \_\_\_\_\_ feet to \_\_\_\_\_ feet

Surface seal?  Yes  No To what depth 25 feet  
Material used in seal  Cement grout  Puddling clay

EXHIBIT # 7V  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC - Boise Hunter Homes



Received

By Ada County Development Services October 6, 2016

State of Idaho Department of Water Administration

RECEIVED

APR 6 1982

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

Department of Water Administration

1. WELL OWNER

Name Wayne Dewey (Foster)
Address PO Box 5183 Boise, Idaho
Owner's Permit No.

7. WATER LEVEL

Static water level 30 feet below land surface
Flowing? No G.P.M. flow
Temperature F. Quality
Artesian closed-in pressure p.s.i.
Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement
Abandoned (describe method of abandoning)

8. WELL TEST DATA

Table with columns: Discharge G.P.M., Draw Down, Hours Pumped. Values: 8, 50, 4.

3. PROPOSED USE

Domestic Irrigation Test
Municipal Industrial Stock

9. LITHOLOGIC LOG

46574

Lithologic log table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Rows: 10" 0-35 sticky brown clay, 35-105 blue clay, 105-115 blue clay and sand, 115-250 blue clay.

4. METHOD DRILLED

Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 10 inches Total depth 250 feet
Casing schedule: Steel Concrete
Thickness Diameter From plus 1 to To
1/4 inches 10 inches 0 feet 52 feet

Was a packer or seal used? No
Perforated? No
How perforated? Factory Knife Torch
Size of perforation inches by inches
Number From To
perforations feet feet

Well screen installed? No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet

Gravel packed? No
Placed from feet to feet

Surface seal? Yes
Material used in seal Cement grout Puddling clay
To what depth 22 feet

EXHIBIT # 7V
201601258, ZOA-CPA-S-DA-M-HD-FP
Dry Creek Ranch Amendment
BHH, LLC - Boise Hunter Homes

516-329G

PSH Deaggregation on NEHRP D soil

Unnamed 116.292° W, 43.735 N.

Peak Horiz. Ground Accel.  $\geq 0.2006$  g

Ann. Exceedance Rate .404E-03. Mean Return Time 2475 years

Mean (R,M, $\epsilon_0$ ) 35.8 km, 6.19, 0.74

Modal (R,M, $\epsilon_0$ ) = 13.2 km, 5.20, 0.76 (from peak R,M bin)

Modal (R,M, $\epsilon^*$ ) = 34.9 km, 6.60, 2 to 2 sigma (from peak R,M, $\epsilon$  bin)

Binning: DeltaR 25. km, deltaM=0.2, Delta $\epsilon$ =1.0

Modal Magnitude  
2% in 50 years probability

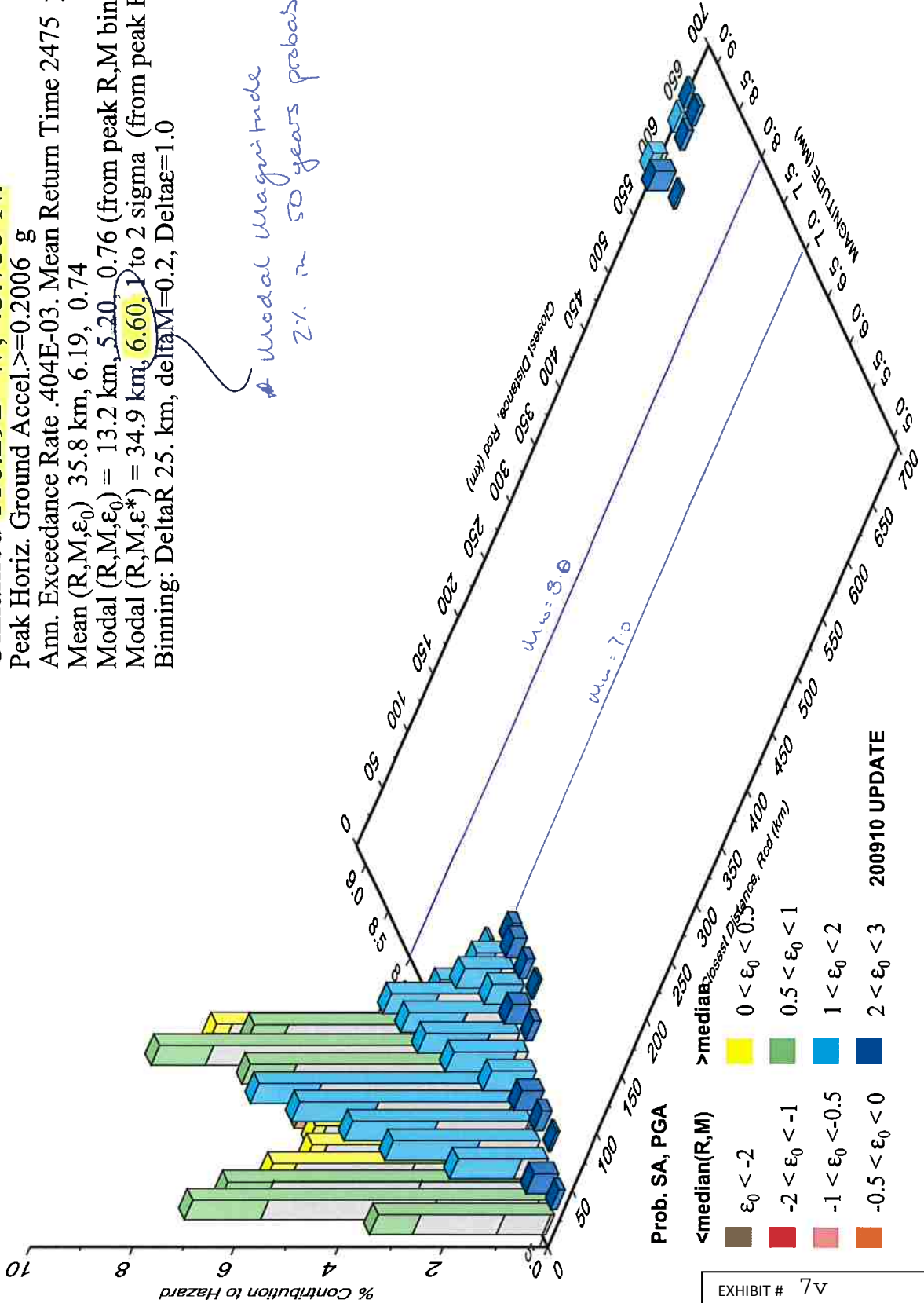
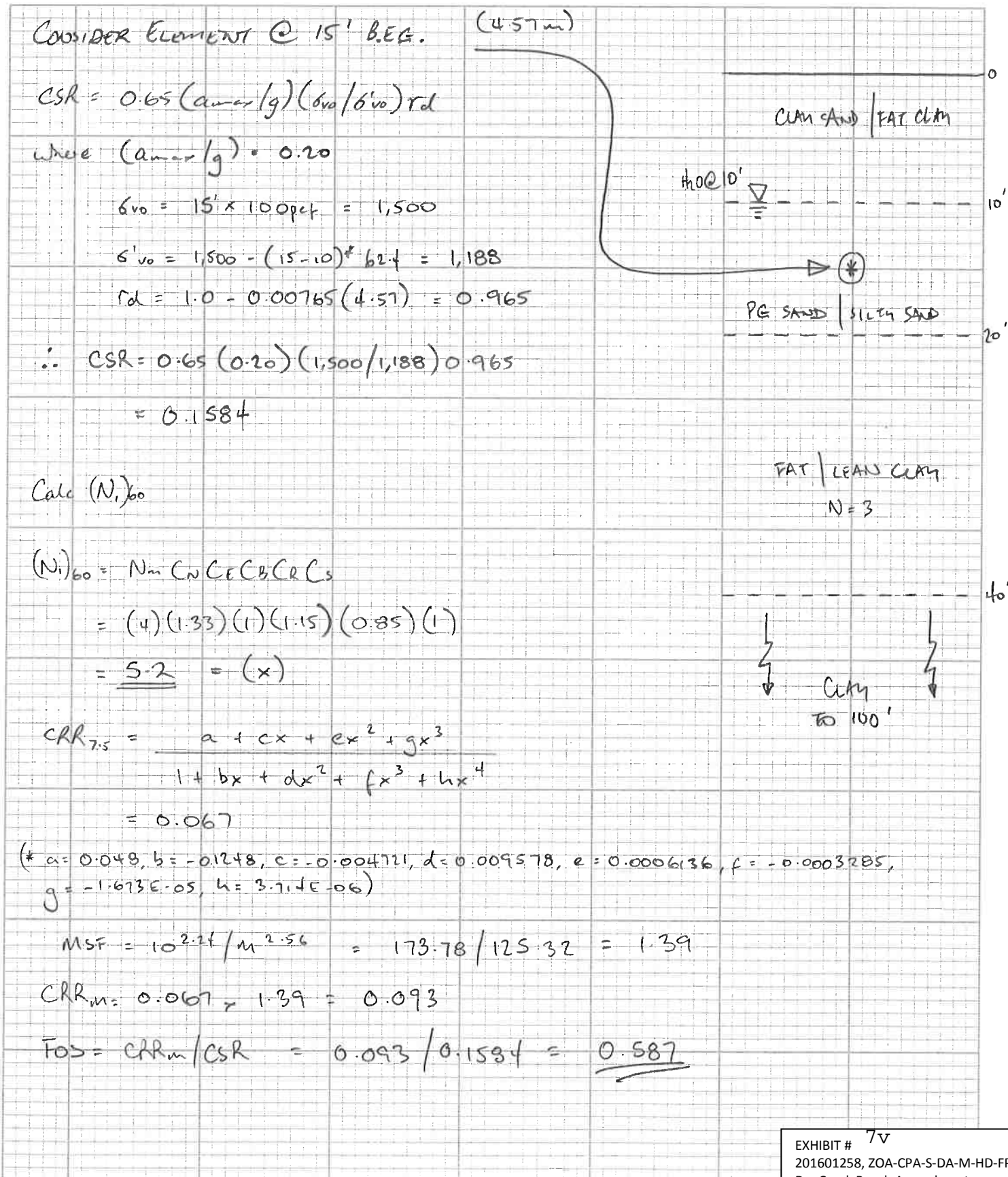
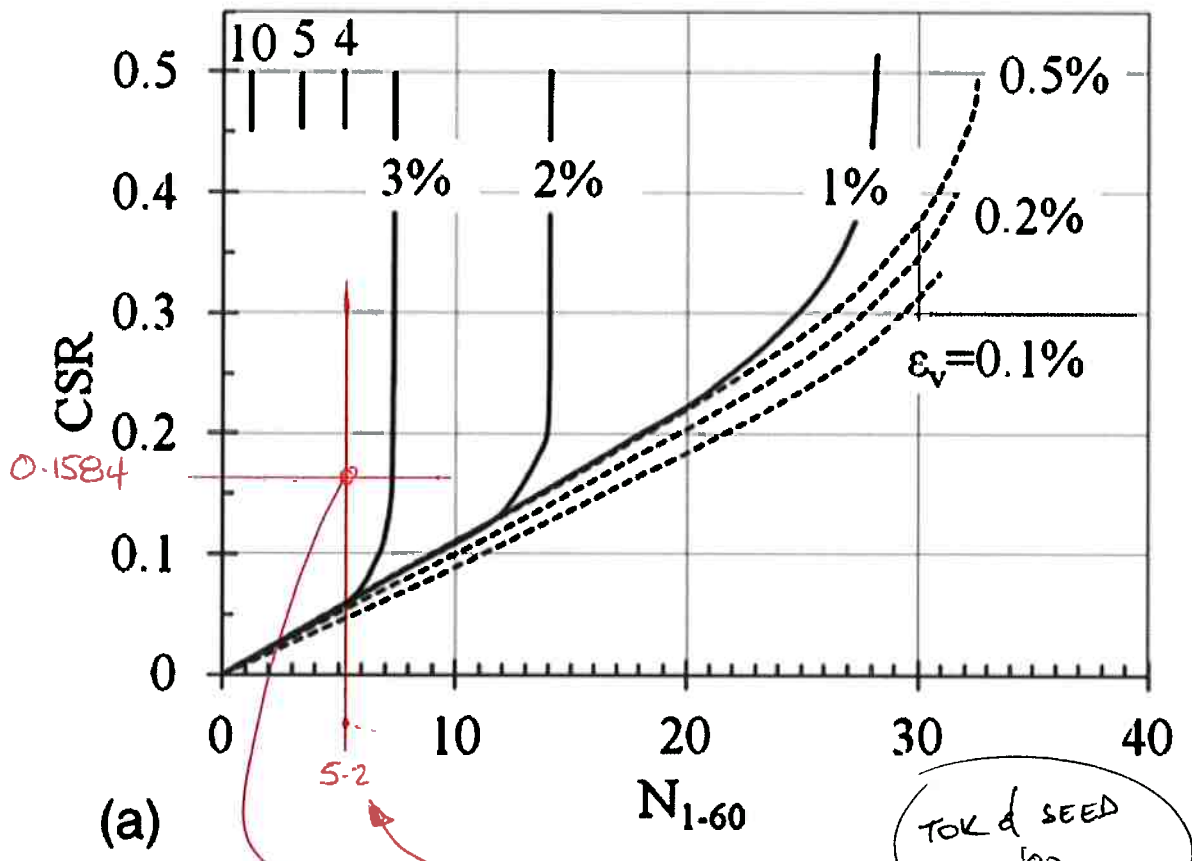


EXHIBIT # 7  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC - Boise Hunter Homes

Project DRY CREEK RANCHProject No. 516-329GSubject LIQUEFACTION ANALYSISBy JRT Date 9/26/2016



(a)

4% strain

NO FINES! CONSERVATIVE!

$120'' \times 0.04 = \underline{4.8 \text{ inches}}$  \* in 10' layer



### Frontier Historical Consultants

24265 River Road  
Grand View, ID 83624  
(208) 834-3061  
dalegray@mindspring.com

**Abstract:** The project area consists of the **Dry Creek Ranch Subdivision** project northeast of Eagle, Idaho. Boise Hunter Homes is working to develop the subdivision project. Major impacts to the project area would result from construction of access roads, housing, landscaping and parking. There are no previously identified cultural sites within the project area and only four non-assessed cultural sites withing one mile of the project area. All of these sites are beyond visual range of the development.

One historic site was recorded as a result of the survey. The Dry Creek Ranch (DV-01) was located and recorded at 6000 W. Dry Creek Road. The 12-acre historic ranch has its origins in the late 1860s, but only one structure, the Feature 2, Horse Barn, appears to from the 19<sup>th</sup> Century. A replacement dwelling and other outbuildings were constructed in 1920, other structures were moved onto the property, or constructed in the late historic/ early modern era. Every important structure on the site is either heavily degraded or has been updated using modern materials. The site is not associated with important historical events or persons. The diminished integrity of the buildings, particularly of the Feature 2, Horse Barn, and the Feature 5, Cold House, preclude consideration as architectural examples. The site has little potential to reveal important information beyond that already available in the historic record. As such, the site is not eligible for the NRHP. Proposed subdivision plans will therefore have No Effect on this cultural property.

No other historic or prehistoric cultural sites, features or artifacts were located. Therefore, the proposed subdivision will have NO EFFECT on cultural resources. Cultural clearance for the project is recommended.

### CERTIFICATION OF RESULTS

I certify that this investigation was conducted and documented according to Secretary of Interior's Standards and guidelines and that the report is complete and accurate to the best of my knowledge.

Signature of Principle Investigator

August 19, 2016

Date

**Received**

*By Ada County Development Services October 6, 2016*

# Key Information

PROJECT NAME

Dry Creek Ranch Subdivision

PROJECT NUMBER(S)

N/A

LOCATION

Ada County

USGS QUADS

Eagle, ID (1976)

LEGAL LOCATION OF SURVEY

Portions NE ¼, Section 35 and NW ¼, Section 36, T 5 N, R 1 E

PROJECT AREA

195 Acres

AREA SURVEYED

[60] Acres Intensive Survey

[135] Acres Reconnaissance Survey

PROJECT DATA

[0] Previously recorded cultural resources

[1] New cultural resources located and/or recorded

AUTHORS

Dale M. Gray

FEDERAL AGENCY

EPA

REPORT PREPARED FOR

Boise Hunter Homes.

REPOSITORY

Frontier Historical Consultants

PRINCIPLE INVESTIGATOR

Dale M. Gray (M.A.)

DATE

August 19, 2016

EXHIBIT # 7w  
201601258, ZOA-CPA-S-DA-M-HD-FP  
Dry Creek Ranch Amendment  
BHH, LLC – Boise Hunter Homes

## ARCHAEOLOGICAL AND HISTORIC SURVEY REPORT

### Idaho Archaeological Survey

#### A. Project Name and Statement of Objectives:

**Dry Creek Ranch Subdivision.** The objective of the cultural resource inventory is to conduct an intensive-level cultural survey and assessment of the property that may be impacted by work associated with the construction of the Dry Valley Ranch Subdivision north of Eagle, Idaho. This study was initiated in anticipation of filing for an EPA storm water permit.

#### B. Name and Full Description of the Proposed Undertaking (Key to Map)

*(Be specific and describe all anticipated direct and indirect impacts)*

The project area consists of the **Dry Creek Ranch Subdivision** located in the Dry Creek Valley immediately east of Highway 55 north of, Eagle, Idaho. Boise Hunter Homes is preparing to develop the Dry Valley Ranch Subdivision in portions of the northeast corner of Section 35, and portions of the northwest corner of Section 36, T 5 N, R 1 E (Figures 1-3). Major impacts to the project area would result from construction of roads, housing, landscaping and parking.

#### C. Location and General Environmental Setting (Key to Map).

The 195-acre project area is on the floodplain of Dry Creek north of Eagle, Idaho, in Ada County (Figure 1). Access to the property is directly from Dry Creek Road off of Highway 55, Highway 55, and W. Brookside Lane north of Eagle, Idaho. The proposed subdivision is on land that was part of a Cash Sale Entry of 1870 and a homestead of 1874.

The project area is on Quaternary stream deposits (Geologic Map 1992). Most of the area is in agricultural production since 1868 and has been land leveled, but the margins and unused areas have been heavily colonized by cheat grass, tumble mustard, horse thistle, bind weed, mullein, button weed, and wild roses. Along the creek there are willows, Russian olive trees, cottonwood trees, cat tails, native grasses and sedges. Most of the project area continues to be in agricultural production raising alfalfa, wheat, or as pasture.

The project area is bound on the east by a concrete ditch, to west by Highway 55, and to the north by W. Brookside Lane. To the north is a rural subdivision. To the east and west is agricultural ground slated for development. The southern boundary is Dry Creek Road, with the exception of a small area extending to the south to encompass a silage pit associated with Dry Creek Ranch (DV-01). To the south of the project area are sagebrush covered hills (Figures 2-3).

The site is currently vacant with the exception of a dwelling at 6000 W. Dry Creek Road, this historic building is part of the Dry Creek Ranch (DV-01). The project is on private land owned by Boise Hunter Homes, Inc, 1025 S. Bridgeway Place, Suite 290, Eagle, Idaho 83616.

County:	Ada
Township, Range, Section	NE ¼, Sect 35; and NW ¼, Sect 36, T. 5 N, R. 1 E.
USGS Topographic Map(s):	USGS Eagle, Idaho Quadrangle 7.5 minute (1971)

**D. Pre-Field Research**

1. Sources of information checked:
  - Overview  Site Sensitivity Maps
  - Site Location Directory  National Register
  - Other (list)

Idaho State Historic Preservation Office Records (**Search #16369**)  
 Ada County Highway Map (1939) USGS Maps (1890; 1913; 1953)  
 Metsker Map T5N, R1E (1938) GLO Records  
 “CRI of Select Parcels in the Dry Valley, Ada County, Idaho” (GCM Services 1995)

2. Summary of previous studies in this general area: (Include titles)  
 A file search conducted by the Idaho SHPO (Search #.16369) revealed that 21 previous cultural surveys have been conducted within a radius of a mile from the project area. Two of the projects included survey within the project area. These are listed in bold below. The ITD study (1991/110) included a strip of land along the western boundary of the project area. The other study (2008/794) included all of the project area, but was of little or no value as a cultural resource document.

<b>Year</b>	<b>Rpt #</b>	<b>Abbreviated Title</b>	<b>Author</b>	<b>Agency</b>	<b>Acres</b>
2001	54	Cascade Field Office Land Exchange	Shaw, D.	BLM, Boise	10948
2004	735	Sand Capped Knob ACEC Fence Construct.	Shaw, D.	BLM, Boise	18
1989	1995	Annual Report of Investigations	Gaston, J	ITD	0
1989	2075	ARR, SH55 & Beacon Light Rd	Gaston, J	ITD	20
<b>1991</b>	<b>110</b>	<b>SH55N from Jct. SH 44</b>	<b>Gaston, J</b>	<b>ITD</b>	<b>579</b>
1994	43	Spring Valley North	Petersen, N.	ITD	1
1997	732	Soundwall For Ryan Hunt	Hunsaker, Lori	ITD	3
1997	223	SH-55 to Beacon Light Road Stockpile and Waste Sites	Petersen, N.	ITD	60
1998	322	Buchanan Waste Material Disposal Site	Statham, W	ITD	15
1999	188	Annual Report of Investigations	Gaston, J	ITD	0
2009	550	Stay FY09 Highway Advisory Radio Install	Everhart, D	ITD	27
1998	248	Hidden Springs Arch Sensitivity Assessment	Rudolph, T	Ada County	
1999	191	CRI of Selected Parcels in the Dry Ck Valley	Haynes-Peterson, R	Ada County	718
2005	775	Draft Avimor Planned Community Development	McDaniel, S	Ada County	70
2006	242	IPC Transmission Line 904	Gross, T	FERC	1476
2006	251	Final Avimor Planned Community Development	McDaniel, S	Ada County	70
2007	547	Hidden Springs Wastewater Treatment	Druss, C.	Ada County	2
2007	865	Letter Report Hidden Springs Waste Water	Druss, C.	Ada County	2
2008	404	Cartwright Ranch Expansion	Jerrens, J.	Ada County	1765
<b>2008</b>	<b>794</b>	<b>Proposed Dry Creek Development</b>	<b>Plew, M.</b>	<b>Ada County</b>	<b>1300</b>
2014	376	Report on Hist & Arch Resource Hells Canyon Complex		FERC	

Table 1. Previous cultural studies within one mile of project area.



**E. Expected Historic and Prehistoric Land Use and Site Sensitivity**

1. Are there sites known in this area?     Yes             No
2. Are sites expected?                             Yes (Where?) (What kinds?)  
(explain below)                                     No (Why?)

There have been only four cultural sites recorded within a mile of the project area. Of these three are historic buildings and one is a collected lithic scatter 10AA232 with poorly defined locational information. None of the historic sites have been assessed in terms of the National Register of Historic Places (NRHP).

Smith No.	Site Name	Type	Eligible?	Distance
10AA232	Lithic scatter	Pre-contact Site	Undetermined	0.25 miles
01-15218	Stack Rock School Site	Historic School		0.95 miles
01-23096	4401 Brookside Lane	Farmstead		0.6 miles
01-23340	13103 N. Horseshoe Bend Rd	Barn		0.5 miles

Table 2. Cultural sites within one mile of project area.

The project area has good potential for prehistoric sites along the margins of Dry Creek floodplain. However, the ground appears to have been worked as farm ground since the late 1860s, with land-leveling occurring at some point (Figures 4-7). The project area was first mapped in detail in 1868 when the General Land Office surveyed a portion of T 5N, R1E. This map clearly shows the both Dry Valley Road and W. Brookside Lane along with assorted fences. A house is shown north of Dry Creek about a quarter mile east of the Sections 35/36 line. This corresponds to the current location of the farmstead on the southern boundary of the project area.

The west half of the Dry Valley Ranch Subdivision is part of the 160-acre homestead entry of Thomas Kingsbury awarded on September 30, 1874. The east side in Section 36 was part of a 160-acre Cash Sale Entry of Alexander Rossi awarded on February 10, 1870. It is probably Rossi’s house shown on the 1868 GLO map. Normally, Section 36 would have been reserved as a “school section”. However, as a prior sale, it was excluded from the lands that were part of the July 3, 1890 land grant to Idaho. When Idaho became a state, it received a massive land grant. Sections 16 and 36 of each township in the state, unless already claimed, were granted to help support public education.

The USGS Boise, Idaho 1:100,000 map of 1892 shows two buildings along the south bank of Dry Creek near its confluence with Spring Valley Creek. Dry Creek which formerly ran south of the Rossi farm meandered north and its confluence with Spring Valley Creek moved about half a mile eastward. The 1913 Boise, ID 1:100,000 map shows the Rossi structure on the north side of the meandering stream with the confluence moved back to the west.

The 1938 Metsker map of T5N, R1E shows the northeast 160 acres of Section 35 to be in the hands of Karl Paine while to the east the north half of Section 36 was listed under the name of Idaho Farms, Inc. The map shows two adjacent structures on either side of the Sections 35/36 line. They are north of Dry Creek Road, but are south of Dry Creek, the structures shown in the 1892 map. The location is a quarter mile west of the location shown for the Rossi homestead structure. Whether this was a mapping error or two

different buildings is not known. The map also lists Julius Jeker as the owner of the quarter sections to the west and south of the project area. In 1937, Julius Jeker purchased the lands of the project area which were then known as the Dry Creek Ranch. He then began to operate it with his other holdings in the area, ultimately amassing 1,400 acres.

The 1939 Ada County Road map shows only the eastern building along the Section 35/36 line. Both the 1938 and 1939 maps show a structure in the southwest corner of the project area, which is immediately northeast of the intersection of Highway 55 and Dry Creek Road.

The 1953 Eagle, ID USGS map shows a structure at the Dry Creek Ranch, but no structures along the Sections 35/36 line. The structure is likely the ranch house, a Craftsman-style house dating from 1920 (Ada County Assessor records).

According to Ada County Assessor records rural subdivisions featuring multi-acre “ranchettes” began to be developed north of the project area in the 1970s. More recently, extensive subdivision development has occurred to the east further up on Dry Valley Road.

**F. Field Methods (Be specific and complete)**

- 1. Areas examined and type of coverage (Key to map).  
(Survey route must be indicated).

Co- PI/ Archaeologist, William P. Statham, provided overall supervision for the work including project scope, crew composition and direction, and report preparation. Other sources consulted include the 1868 USGS USGS T5N, R1E Map, 1938 Metsker Map, 1939 Ada County Highway Map, 1954 USGS Eagle, Idaho Map, 1976, on-line GLO Homestead Records, Ada County Assessor Records, and historic GoogleEarth aerial images of the project area dating from 1992 to the present.

On August 17, 2016, portions of the project area were subject to an intensive-level survey by Co-PI / historian Dale M. Gray. The perimeter was walked, and photographs were taken from the corners. All undeveloped area within the project area were closely examined along with the back-dirt from rodent and badger excavations and cut-banks along the two watercourses. Selected areas along the floodplain margin near gulches and undeveloped ground inside the confluence of Dry Creek and Spring Valley Creek were surveyed using 30 meter transects. In addition, locations where historic maps show buildings, such as near the junction of Highway 55 and Dry Creek Road and along the 35/36 Section line, were also subject to intensive survey (Figure 3). In all 60 acres were subject to intensive-level survey.

The Dry Valley Ranch (DV-01) buildings were then recorded using the ISHS Historic Site Database.

- 2. Surface and subsurface visibility (percentage of land not obscured by vegetation, snow, etc.)

Visibility varied widely (0-100 percent). Areas with dense matted cheat grass had poor visibility while agricultural areas proved to have excellent visibility.

3	Acres surveyed:	Reconnaissance	135
		Intensive	60

- 4 Areas not examined and reasons why: Agricultural area that had been subject to land-leveling were examined at a reconnaissance level.
- 5 Personnel conducting or assisting in the survey:  
Dale Gray  
Frontier Historical Consultants, Inc.  
24265 River Road  
Grand View, ID 83624
- 6 Dates of survey: August 17, 2016
- 7 Problems encountered: None.

## G. Results

1. All cultural resources recorded in this area: (key to map)  
( ) None

One historic ranch, the Dry Creek Ranch (DV-01) was located and recorded within the project area. Examination of possible locations of historic structures as shown on various maps revealed no trace of the former structures. A modern structure along Dry Creek Road was examined, but all that was found was a well and a hot tub. Examination of stream margins, undeveloped ground at the confluence of Spring Valley Creek with Dry Creek, and other areas adjacent to dry washes on the margins were carefully examined for evidence of pre-contact lithic scatters and/or features. None were located. The agricultural fields were not subject to intensive survey because they had been farmed since 1868 and had been subject to land leveling.

### Dry Creek Ranch (DV-01):

The Dry Creek Ranch had its origins in the 1870 Cash Sale Entry of Alexander Rossi. Through the years, its structures have evolved and may have actually been moved to accommodate the meandering of Dry Creek. The ranch appears to have grown around a horse barn and artesian well that may date to as early as 1868. In 1920, the ranch saw major development with the construction of Craftsman-style home on a raised building platform. The dwelling was joined by an above ground cold house and a machine shop. A large chicken house was probably built around this time as well. Other buildings such as a bunk house and a chicken shed appear to have been moved to the ranch. Buildings have been maintained in the modern era with new roofs placed on all but one of the features. The dwelling has been upgraded through time and has modern metal siding. However, the structures have degraded since the ranch was sold in 2005. Most of the buildings show damage such as missing or collapsed walls, broken windows, slumping foundations. The site has only fair integrity and is not recommended to be eligible for the NRHP under any Criterion due to lack of significance (Figures 8-53).

History: The Dry Creek Ranch is a combination of several early homesteads and Cash Sale Entries dating from the Idaho's earliest homesteading era. Early GLO maps show that there was at least one building in the Section 36 portion of the property by 1836 (GLO Survey map of T5N, R1E, 1868). The location of the building is approximately that of the present day Dry Creek Ranch. This ground was part of the Cash Sale Entry of Alexander Rossi awarded on February 10, 1870. The part of the project area in Section 35 was part of the 160-acre homestead awarded on September 30, 1874 to Thomas Kingsbury.

By 1892 when the USGS published the Boise, Idaho 1:100,000 map, two buildings were shown on the property side by side south of the meandering Dry Creek and north of Dry Creek road. In the 1913 version of the map, only one structure was represented. In this map, Dry Creek had

moved south of the building to its present banks and it confluence with Spring Valley Creek moved to the west.

In 1920, the eastern portion of the parcel was purchased by Idaho Farms, Inc., which was locally known as the “Company Farm”. It appears that this company constructed the dwelling and several of the outbuildings about this time. The 1938 Metzger map shows the Idaho Farms, Inc ownership of northwest Section 36 along with Karl Paine owning the western parcel in Section 35.

By the time the Metsker map was published in 1938, it was already outdated. Julius Jeker, a Swiss immigrant, purchased the “Company Farm” in 1937, but was not represented on the map. Jeker had previously homesteaded other parcels in the valley and had come to own quarter sections to the west and south of the project area. He and his wife Anna moved onto the farmstead which became the center of a ranch that would gradually increase until it encompassed 1,300 acres. Jeker continued to own and operate the ranch through first half of the 20<sup>th</sup> Century. He died in Boise, Idaho in May, 1951, but his wife Anna continued to live on the ranch with her son, Julius Jr. Anna Jeker passed away in 1986. His son Julius Carl Jeker, Jr. continued to own and operate the ranch until his death on December 18, 2005 (Ancestry.com death records).

The ranch was sold in 2005 by the Jeker Family Trust for a reported \$40 million. The proceeds were used to create the Jeker Foundation, a benevolent fund used to support worthy programs in Eagle and the Treasure Valley, these programs primarily focus on children and health issues (Idaho Business Review).

**Integrity:** The Dry Creek Ranch has only fair integrity. The ranch site is essentially a 1920s ranch complex with elements, such as the Feature 2, Horse Barn, from earlier developments. Most of the buildings appear to be from the 1920s development or were moved onto the property at a later date. Because of the passage of time, many of the buildings have declined physically. The Feature 1, Dairy Barn, appears to be only a fragment of an earlier structure and is beginning to collapse. The Feature 2, Horse Barn, is missing its entire north wall. The Feature 3, Cinderblock Garage, has settled and its corners have cracked and are beginning to fail. The Feature 4, Dwelling, is in good condition, but has been clad in metal siding, altering its integrity of materials. The Feature 5, Cold House, is physically degraded by a large portion of its west wall collapsing. The Feature 9, Chicken House, has a roof that is collapsing. Most of the buildings have had their roofs replaced in the modern era either with new corrugated metal roofing or with ribbed-steel roofing. Despite these physical changes, the property has retained good values of design, association, location, and feeling.

**Significance:** The Dry Creek Ranch is not eligible for the NRHP. The site is not associated with significant historical events or movements on the local, regional or national level (Criterion A). The site is associated with the Jeker Family. However, any significance this family has is through the Jeker Foundation. While this Foundation has made important contributions to the community, it is a modern construct, beginning its work after the sale of the ranch in 2005 (Criterion B). The ranch has two potential examples of significant architecture: the Feature 2, Horse Barn, and the Feature 5, Cold House. The former contains elements of late 19<sup>th</sup> Century barn construction, but is in an advanced state of decline with an entire wall removed and a modern roof installed. The latter is also in decline with the west wall falling down. Because of the lack of physical integrity, these two buildings cannot be held up as archetypical examples of architecture (Criterion C). The ranch has little potential to provide significant historical information not already available in the historic record (Criterion D). For these reasons, the ranch is not eligible for the NRHP.

**Features:**

F-1 Dairy Barn. Located on the western end of the Dry Creek Ranch barn yard, this 21.5 x 36-foot rectangular, frame, one-story stall barn appears to have been used as a dairy barn with the

milking stanchions still in evidence. Because of the missing south wall of the structure it appears that the building is either a shed-roof remnant of a larger barn or a machine shed converted for animal use. The structure has a timber frame, board and batten siding, exposed rafter tails, and a modern corrugated metal shed roof. The ridge beam has cracked in two locations and the building is slowly collapsing. While the structure is open to the south, the east side has one large side-hinge animal door and a side-hinge fodder door. The north side has four square window openings. Of these three are covered with boards. The west side has an open doorway for animals. There is a light-pole placed by the southwest corner. Because of its degraded condition and many alterations, it is difficult to assign an age or date of construction to this building.

F-2 Horse Barn. Located east of the Feature 1, Dairy Barn, this building has the look, feel, and details of a 19<sup>th</sup> Century “English” barn and may actually date from the original development of the property. The rectangular, two-story, timber-frame barn has two integral shed extensions to the east and west. The barn measures 40 x 44 feet. The timber framing of the structure was connected using mortise and tenon joints secured with pegs. Pegs were also used throughout the structure to provide hanging storage. The surviving walls of the building are board and batten attached with square-cut nails. The roof, which at one time degraded to weathered planks, has exposed rafter tails and has been covered with modern corrugated metal sheets. The simple gable roof is connected directly to the two side shed extensions without the stub wall typical of more modern Monitor barn roofs.

The main entrance is a double, hanging-rail barn door is on the south side. Two large hanging doors cover two openings using one channel. As a result, that for the eastern door to be open, the central door has to be covered. For the central bay to be fully open, the right hanging door must cover the bay opening in the eastern shed. There is a side-hinge stock door with a short ramp on the south wall of the west shed. The second floor loft of the barn had a double-side hinged door, but only the hinges remain. The ridge beam of the barn extends from the barn with the remains of a hay trolley system bolted to it. The east side of the barn has a single vertical plank door. The door is currently blocked from opening, but once opened on hinges made from scraps of leather harness. The entire north wall of the barn has been removed, revealing the timber frame of the barn and the central grain bin. The south wall of the west shed extension has been repaired in the modern era with vertical planks and a modern Dutch-door. The west wall of the west shed extension has two square window openings fitted with sliding plywood shutters. There is a light pole at the southwest corner of the building and a buried fuel tank at the southeast corner.

F-3 Cinderblock Garage. Located along the farm lane between and slightly north of Feature 2 and 4, this late-historic / early modern building was constructed with cinderblock walls. Because of the change in slope, the north wall is several feet longer than the south wall. The one-story, square (24 x 24-foot) building has decorative tongue-and-groove gable ends, exposed rafter tails, and a modern corrugated metal gable roof. A four-foot wide concrete pad extends the full width of the west end where it provides an approach to two modern metal roll-up garage doors. The south side of the house has a 1-light wood door and a 6-light bottom-hinged (hopper) window. The east side has two 6-light bottom-hinged windows. The north side has a single 2-light fixed-sash window. The structure has settled and as a result large diagonal cracks have appeared in the southeast and northeast corners, compromising the structural integrity of the building.

F-4 Dwelling. Located east across the farm lane from the Feature 2 barn, this Craftsman-style home was built in 1920 (Ada County Assessor). Apparently, previous the previous dwelling(s) were plagued by floodwaters from Dry Creek. As a result substantial six-inch thick retaining walls were built north and south of the building to create a pad four feet higher than the floodplain. The 1 ½ story rectangular frame building (35 x 40-feet) has a gable-roof porch extension on the east end (7.5 x 22 feet). The building’s concrete foundation has been protected

with gunite. The lap walls have been clad in modern metal siding. As part of the Bungalow design the siding flares outward at the base. In the southeast and southwest corners, flared square columns support the roof and allow a full-length inset porch. The roof has enclosed eaves on a gable roof with a shed dormer on the south slope. The roof has been clad in the modern era with ribbed steel roofing. A brick chimney rises from near the ridge and a wood stove pipe rises from the north slope of the east porch addition.

The main entrance is an 8-light, one panel wood door in the center of the south elevation. It opens onto a set of decorative semi-circular concrete steps. These connect to sidewalks to the driveway to the west or to steps down to a garden area to the south. The door is flanked on either side by vertical 1-light fixed sash windows. To the east of the doorway is a bank of three large picture windows. The center window is a double, side-hinge window. To the west of the doorway is a bank of four picture windows. One of the center windows is also a double side-hinged window. The second floor of the south side has two banks of three 6-light fixed sash window in the shed dormer.

The east side of the building has two picture windows, with one of the windows being a double, side-hinged window. There is also a 1/1-light, double-hung sash window. There is a louvered attic vent in the gable end.

The east side of the east porch addition has a bank of four screened porch windows covered on the inside by plywood. The side also has a 1/1-light, double-hung sash window and a drier vent.

The north side of the east addition joins the north side of the main house seamlessly. The addition has a screened wood door that opens to a set of wood steps. These are connected to a concrete side walk that runs around the sides and end of the house. The addition also has a small 1/1-light, double-hung, sash window. The north side of the main building has three large 1/1-light, double-hung, sash windows. A furnace fuel oil tank is set against the north wall. The west end of the building has 1/1-light, double-hung, sash window, a pair of 1/1-light, double-hung, sash windows, and three vertical porch windows, two of which are side-hinged. There is a small satellite dish in the southwest corner of the house and a larger dish on the southeast corner. Two television antennas are on the east end along with an empty "T frame" for knob-and-tube wiring.

F-5 Cold House. Located to the northeast of the Feature 4, Dwelling, on the building pad, the Cold House would have had to been constructed after 1920 when the concrete retaining walls and building pad were constructed for the dwelling. The one-story, rectangular, stone building measures 17 x 21-feet, 7-inches. The 18 to 24-inch thick walls are a curious mix of salvaged sandstone foundation stones, rock rubble, and brick. At some point the walls were sprayed with gunite and whitewashed. The gable roof has exposed rafter tails, and is clad with modern ribbed-steel panel roofing. In the center of the ridge line is a cupola vent. The south side has a vertical tongue-and-groove door that opens to a sidewalk that connects the structure to the dwelling. The hinges of the door are of a kind readily available in the early 20<sup>th</sup> Century. There is a second inner door. The east end of the building has a 1/1-light, double-hung, sash window. Like the door, it has an inner counterpart to provide an insulating air space. The north side has no openings. The west end has no openings, but is in a state of active collapse with blocks, rocks and rubble tumbled down onto the lawn. There is a plank "king post" on the west end of the roof that appears to have been used for the knob-and-tube wiring. The construction of the cold house was probably mandated by high water tables and spring-time flooding. The same reason the house was constructed on a raised building platform.

F-6 Machine Shop. Located east of the Feature 4 Dwelling, this rectangular, frame, one-story building appears to have been used as a machine shop. The 14.5 x 17-foot long structure is connected by concrete sidewalk to the Dwelling and the Cold House. The building has rock pier

foundation, horizontal drop-lap siding, corner boards, exposed rafter tails, and a modern, corrugated metal gable roof. The only entrance is a vertical tongue-and-groove door on the west end. The south side has no openings. The east end has a single open window. The north side has an internally covered window. The door has hinges identical to those of the Cold House, but different than the surviving barn hinges. This may indicate that Features 5 and 6 were constructed, or at least renovated at the same time. The position at the same level as the dwelling and cold house on the building platform also points toward a circa 1920 construction.

F-6A Artesian Well. Located to the south of the Feature 6, Machine Shop, and north of Dry Creek, this feature consists of an artesian well. The feature is a vertical 9-inch diameter well casing that is capped and plumbed to provide water to the lawn, garden and possibly the house. An artesian well(s) is represented on some of the earliest maps of the area. Historic sources state that not only is the well artesian, but that it is also a hot well.

**The well was used as the datum for the site.**

F-7 Privy. Located east of the Feature 7, Machine Shop in a small pasture, this somewhat portable structure has taken on a slight tilt. The 5.3 x 6.25-foot structure has a timber foundation, frame sides, horizontal drop-lap siding, corner boards, exposed rafter tails with fascia, and new corrugated metal on the gable roof. A wood air vent rises from the north slope of the roof. The only opening to the structure is an open doorway on the south side.

F-8 Bunkhouse. Located along Dry Creek to the east of Feature 6, Machine Shop, this building is a one-story, rectangular frame bunk house. Beer bottles and calendars in the structure point to its last use in the 1950s. The 24.3 x 16.24-foot building has a stone pier foundation, horizontal drop-lap siding, corner boards, exposed rafter tails, and modern ribbed-steel on the gable roof. A brick chimney is on the west end of the roof ridge. The main entrance is an open doorway without stairs on the south side of the building. The side also has a 4/4-light, double-hung sash windows and three knot-holes covered with can lids. There is an active bee hive in the south wall. The east wall has a window opening that has been framed in and covered with nearly matching planks. The north wall has two 4/4-light, double-hung sash windows. Both have the lower left pane broken out. The west wall has no openings except for the knob and tube wiring. The building was originally red, but was later painted white. This structure has different windows and is at a slightly different angle than other buildings at the site. This may indicate that it was moved to its present location.

F-9 Chicken House. Located in the northeast corner of the site, this building was built parallel to the ranch road just to the north of it. The one-story, rectangular, frame, chicken house 44.5 x 22 feet. The building sits on a concrete slab foundation and its walls have been sprayed with gunite, which covered its original siding. The building has a semi-monitor roof that is covered with wood shingles and is in active collapse. The south side of the structure has eleven 1 x 1-light, side-hinged windows with screens, though most of the screens are torn, missing, and most of the glazed windows are missing. The side also has a chicken door and a utility chase with a water pipe protruding. Above the ridgeline of the semi-Monitor roof is a second set of windows, these "skylight" windows consist of 5 banks of paired 4-light, fixed-sash windows. Both the east and west sides have one open doorway and two square open windows that match the dimensions of the 4-light windows. The north side has no openings, but there are two active bee hives using openings below the exposed rafter tails for access to inner wall spaces. The structure had knob and tube wiring. A nearly exact duplicate of this building was recorded along Eagle Road was built in 1920 ("Patterns of the Past: The Ada County Historic Site Inventory" The Arrowrock Group, p. 107).

F-10 Brood House. Located west of the Feature 9, Chicken House, parallel to the farm road, this rectangular (9 x 8-foot), one-story, frame building appears to have been used to raise chicks. The building has a cinderblock foundation with a concrete slab floor, horizontal drop-lap siding, corner boards, exposed rafter tails, and an old corrugated metal gable roof. The building was wired with knob-and-tube. The south side has a vertical tongue-and-groove door that has broken off its hinges and fallen into the doorway. A chick brooder cowl was observed hanging on an interior wall. The west wall has a single round chimney pipe opening about 3 feet from the level of the internal floor. This is consistent with the use of the building as a brooder.

F-11 Relocated Chicken House. Located between the Feature 10, Brooder House and the Feature 3, Garage, this building was moved to this location. The rectangular, one-story, frame building measures 18.5 x 16.5-feet. The structure rests on two skid beams that protrude from the south side. The walls are horizontal, drop-lap siding with cornerboards. The roof has exposed rafter tails with fascia, and a new corrugated metal roof has been placed on the shed roof. The structure has knob and tube wiring. The south side has a pair of large 2/2 horizontal window openings and a small chicken door. The east has an open doorway and the west side has a vertical plank door. The inside has a vertical pole shoring up the roof to keep it from collapsing. The internal walls are also lined with fiberboard, which was used extensively in the 1950s and early 1960s. Like Feature 8, Bunk House, the building was originally painted red, but was later painted white. This may point toward a shared origin for the two buildings.

F-12 Trench Silo. Located across Dry Creek Road from the main complex, this concrete silo was constructed by excavating into a hillside and pouring 6-inch thick walls on the northwest, northeast, and southeast sides leaving the southwest side open at ground level. The silo has a concrete slab floor. The structure measures 100 x 35 feet with a 25-foot concrete apron in front of the structure. Many of these kind of silos had either a simple gable roof or a low Monitor roof. Nails on the floor of the silo and wood wall caps are all that remain of the roof. Trench silos were developed in the 1920s, but this feature appears to date from the late historic / early modern era since plastic sheeting used to protect the forms left a clear impression on the walls.

Machinery: In addition to the structures, there are several items of machinery left on the property from its historic period. A "Bear Cat" feed grinder is along the farm lane to the northeast of the ranch complex (outside the site boundary). A dump truck, two pickups last licensed from 1955 to 1966 are parked to the south of the Feature 1, Dairy Barn. In this area, there are also an International tractor, a Waukesha construction machine, and various bits of former agricultural machinery. There is also a variety of abandoned farm equipment on the hillside above the Feature 12, Silage Pit. These items are outside the survey area and are noted, but not recorded. However, they should be included as part of the Dry Valley Ranch site.

2. Cultural resources noted but not formally recorded: (key to map)  
( ) None

There is a collection of abandoned farm equipment on the hill above the Feature 12, Silage Pit. These items were noted, but not recorded, due to their location outside the project boundary. Items include a grain drill, a threshing machine, a portable squeeze chute, the running gear for several wagons, and other less identifiable remains. These items are associated with the Dry Valley Ranch (DV-01) and have been included in the site boundary, but not described in detail.

## H. Conclusions and Recommendations:

Other than the Dry Creek Ranch (DV-01), no other pre-contact or historic sites were recorded or re-recorded within the project area.



The Dry Creek Ranch has been in existence since 1868, but little can be positively identified as being from that period. The meandering Dry Creek and efforts to minimize the effects of flooding appear to have largely erased the early developments. The exception, the Horse Barn (Feature 2), is in poor physical condition and is missing its north wall. The rest of the development appears to be replacement structures constructed on a raised building platform around 1920. Several of the out buildings also so show indications that they were moved onto the site. All of the buildings are either in various states of collapse, or have been modified in the modern era. Of special interest is the Cold House (Feature 5) constructed out of salvaged sandstone foundation stones, rubble and brick. Unfortunately, its west wall is in a state of collapse. Because of lack of integrity and lack of significance, the site is not eligible for the NRHP. The proposed subdivision plans will therefore have No Effect on the cultural property.

There are four unassessed cultural sites within one mile of the project area. None can be seen from the project area because of trees or hillsides. Therefore the project will have no indirect effect on these sites

The direct and indirect effects of this project have been assessed and the project was found to have **No Effect** on NRHP-eligible cultural sites.

If during the course of construction cultural sites, features, or artifacts are uncovered, it is recommended that work cease in the immediate area and the Idaho SHPO be contacted so that the discovery may be assessed before work resumes.

**Clearance for the project is recommended.**

**I. Attachments:**

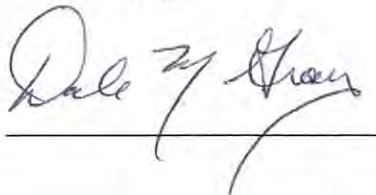
- 1. IMACS or equivalent site form attached for each site? ( X ) Yes
- 2. Maps attached? ( X ) Yes
- 3. Other attachments (List below) ( X ) Yes
  - Photographs
  - Aerial photos

**J. Repository:** (Where Original survey records and attendant data will be located)

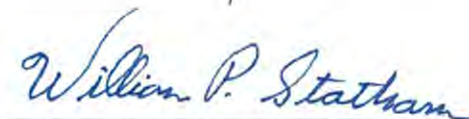
Frontier Historical Consultants, Inc.

**K. Certification of Results:**

I certify that FHC conducted the investigation reported here, that our observations and methods are fully documented, and that this report is complete and accurate to the best of our knowledge.

  
\_\_\_\_\_

August 19, 2016  
\_\_\_\_\_ Date

  
\_\_\_\_\_

August 19, 2016  
\_\_\_\_\_ Date

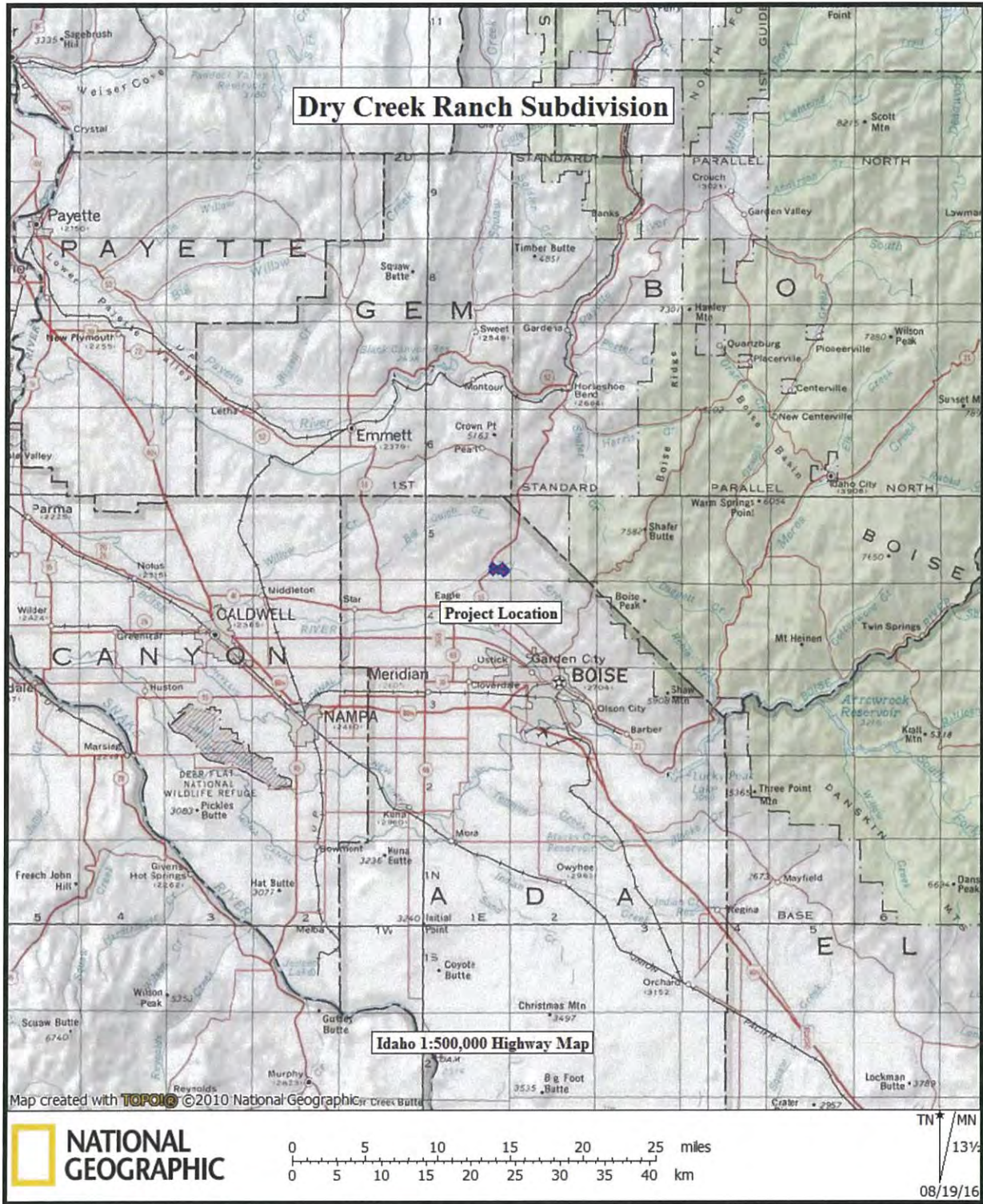


Figure 1. Location of Dry Valley Ranch Subdivision on Idaho 1:500,000 highway map

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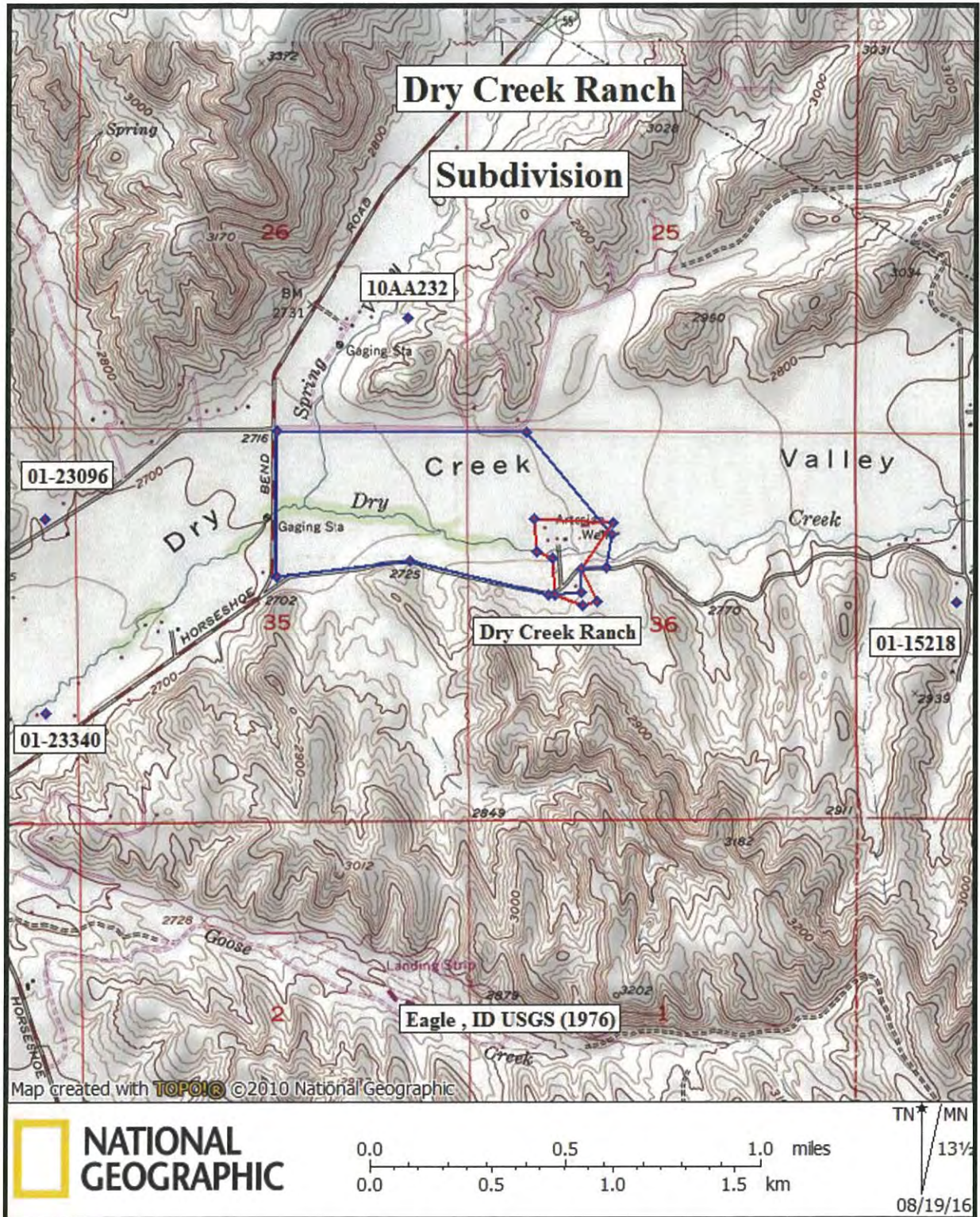


Figure 2. Location of project area and sites on Eagle, ID USGS Quadrangle.

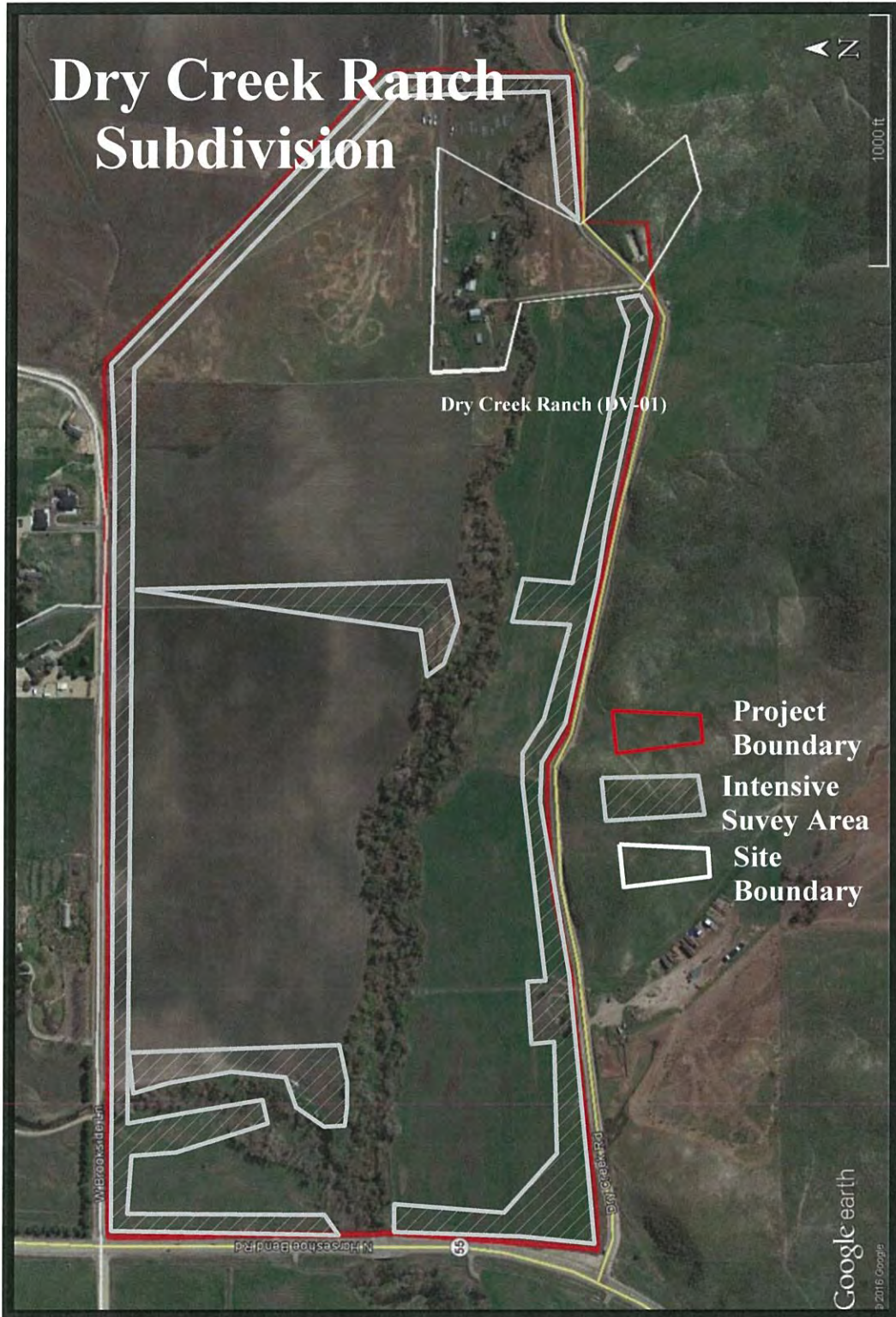


Figure 3. GoogleEarth Image showing the project area, site, and areas subject to Intensive-level survey.



Figure 4. View to the northeast of the Dry Creek Ranch Subdivision from the corner of Highway 55 and Dry Creek Road looking toward Dry Creek.



Figure 5. View to the the southeast corner of the Dry Creek Ranch Subdivision from the junction of Highway 55 and W. Brookside Lane. The trees mark Spring Valley Creek.



Figure 6. Overview of project area from northeast corner looking southwest. Trees in the center mark the confluence of Dry and Spring Valley Creeks.



Figure 7. Overview of project area from near southeast corner looking northwest. Modern developments in distance.

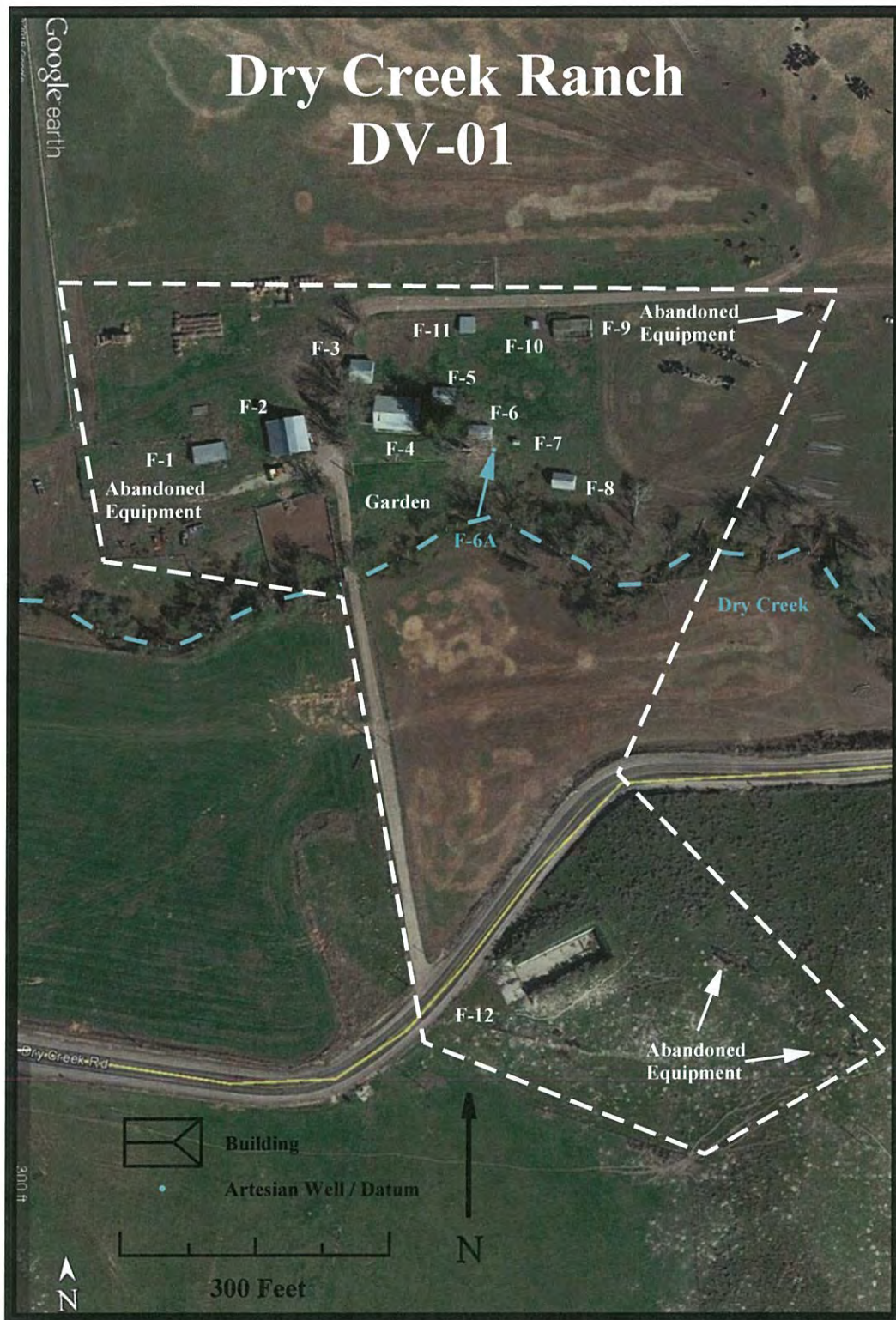


Figure 8. Site map of Dry Creek Ranch based on GoogleEarth Image.



Figure 9. Overview of Dry Creek Ranch (DV-01) to the northeast (DSCN4181; 06/18/2016).



Figure 10. Overview of Dry Creek Ranch (DV-01) to the southwest (DSCN4289; 06/18/2016).  
An antique Western Land Roller “Bear Cat” feed grinder is in the foreground.





Figure 11. Feature 1, Dairy barn, to the northeast (DSCN4196; 06/18/2016).

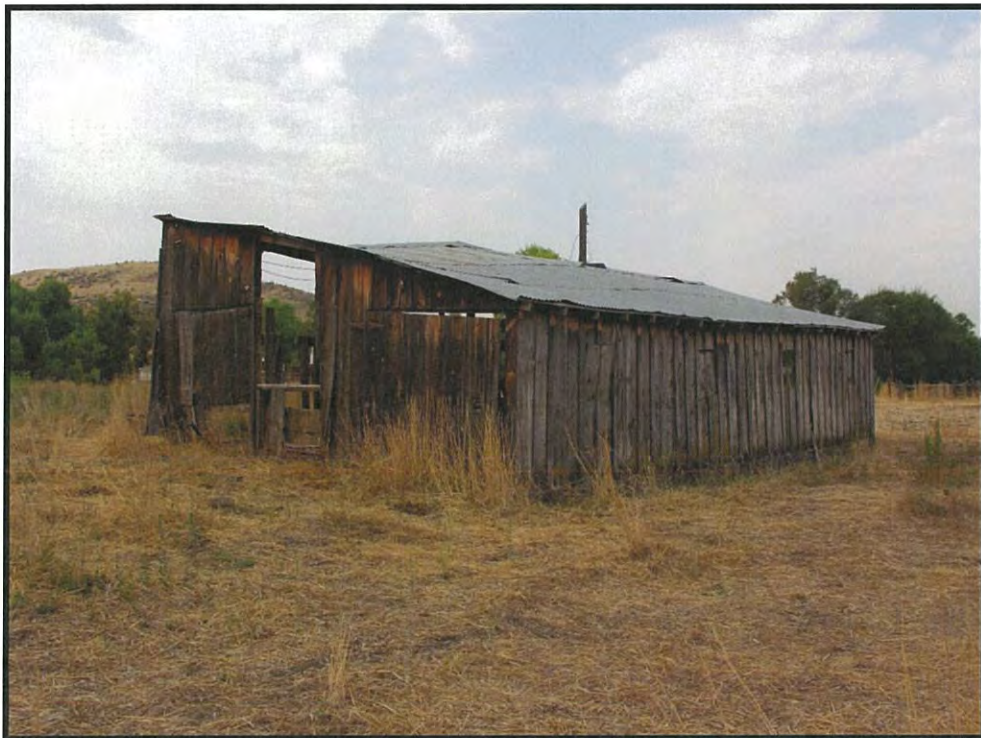


Figure 12. Feature 1, Dairy Barn, to the northeast (DSCN4195; 06/18/2016).



Figure 13. Feature 1 Dairy Barn detail showing damage (DSCN4197; 06/18/2016).

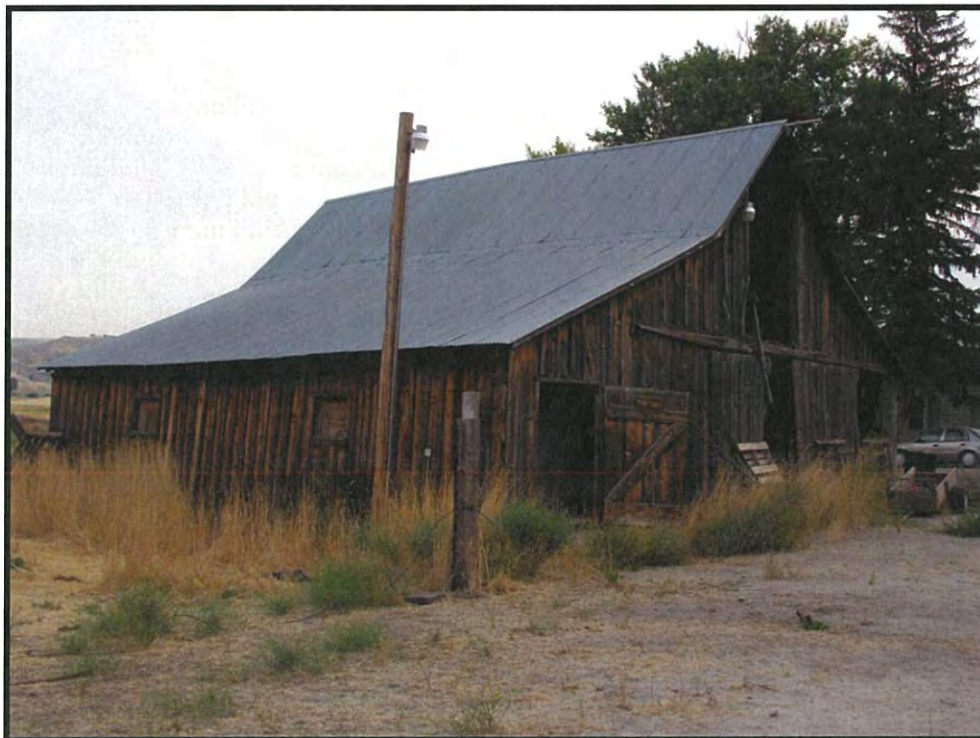


Figure 14. Feature 2, Horse Barn, to the northeast (DSCN4206; 06/18/2016).



Figure 15. Feature 2, Horse Barn, to the northwest (DSCN4208; 06/18/2016).



Figure 16. Feature 2, Horse Barn, to the southwest (DSCN4209; 06/18/2016).



Figure 17. Feature 2, Horse Barn, to the southeast (DSCN4210; 06/18/2016).



Figure 18. Feature 2, Horse Barn, mortise and tenon peg construction detail (DSCN4210; 06/18/2016).



Figure 19. Feature 2, Horse Barn, leather door hinge detail (DSCN4213; 06/18/2016).



Figure 20. Feature 2, Horse Barn, detail of damage to roof covered by new corrugated metal (DSCN4214; 06/18/2016).



Figure 21. Feature 3, Cinderblock Garage, to the northeast (DSCN4219; 06/18/2016).



Figure 22. Feature 3, Cinderblock Garage, to the northeast (DSCN4219; 06/18/2016).  
Note damage to the corners of the garage from slumping foundation



Figure 23. Feature 4, Dwelling, to the northeast (DSCN4228; 06/18/2016).  
Note four-foot retaining wall protecting the south side of the structure.



Figure 24. Feature 4, Dwelling, to the northwest (DSCN4231; 06/18/2016).



Figure 25. Feature 4, Dwelling, to the southwest showing porch addition (DSCN4236; 06/18/2016).



Figure 26. Feature 4, Dwelling, to the south, southeast (DSCN4228; 06/18/2016).  
Note concrete retaining wall protecting the north side of the structure.





Figure 27. Feature 4, Dwelling, to the east, southeast (DSCN4224; 06/18/2016).  
Feature 5 in background.



Figure 28. Feature 5, Cold House, to the northeast (DSCN4240; 06/18/2016).  
Baby calf for scale.



Figure 29. Feature 5, Cold House, to the southeast (DSCN4285; 06/18/2016).



Figure 30 Feature 5, Cold House, to the damage to west wall (DSCN4239; 06/18/2016).



Figure 31. Feature 5, Cold House, window in east wall detail (DSCN4242; 06/18/2016).



Figure 32. Feature 5, Cold House, door construction detail (DSCN4243; 06/18/2016).  
Note use of bricks.



Figure 33. Feature 6, Machine Shop, to the southeast (DSCN4244; 06/18/2016).



Figure 34. Feature 6, Machine Shop, to the southwest (DSCN4248; 06/18/2016).



Figure 34. Feature 6, Machine Shop, to the northeast (DSCN4245; 06/18/2016).



Figure 36. Feature 6A, Artesian Well, to the east (DSCN4245; 06/18/2016).  
Feature 8 in the background.



Figure 37. Feature 7, Privy, to the northwest (DSCN4250; 06/18/2016).  
Feature 8 in the background.



Figure 38. Feature 7, Privy, to the southeast (DSCN4250; 06/18/2016).  
Feature 8 in the background.



Figure 39. Feature 8, Bunk House, to the southeast (DSCN4251; 06/18/2016).



Figure 40. Feature 8, Bunk House entrance, to the north (DSCN4254; 06/18/2016).



Figure 41. Feature 8, Bunk House, to the northwest (DSCN4255; 06/18/2016).



Figure 42. Feature 9 and 10, Chicken House and Brooder House, to the north (DSCN4257; 06/18/2016).





Figure 43. Feature 9, Chicken House, to the northwest (DSCN4260; 06/18/2016).



Figure 44. Feature 9, Chicken House, to the southeast (DSCN4262; 06/18/2016).



Figure 45. Feature 10, Brooder House, to the northeast (DSCN4269; 06/18/2016).

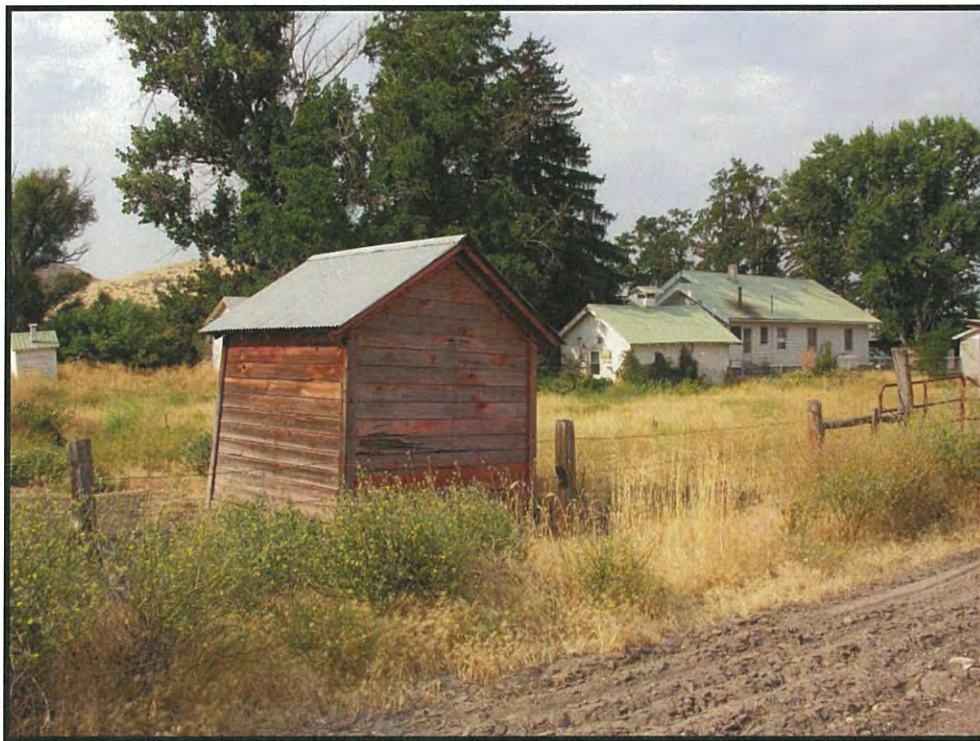


Figure 46. Feature 10, Brooder House, to the southwest (DSCN4263; 06/18/2016).  
Features 7, 5 and 4 (left to right) in the background.

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Figure 47. Feature 10, Brooder House, to east (DSCN4268; 06/18/2016).  
Note stovepipe hole for heater.



Figure 48. Feature 11, Relocated Chicken House, to northwest (DSCN4278; 06/18/2016).



Figure 49. Feature 11, Relocated Chicken House, to southeast (DSCN4267; 06/18/2016).



Figure 50. Feature 11, Relocated Chicken House, detail of chicken door and skid beam foundation (DSCN4281; 06/18/2016).



Figure 51. Feature 12, Silage Pit, viewed to the northeast (DSCN4182; 06/18/2016).



Figure 52. Feature 12, Silage Pit, viewed to the southwest (DSCN4184; 06/18/2016).



Figure 53. Feature 12, Silage Pit, detail of concrete walls showing imprint of plastic sheets used to protect the forms (DSCN4183; 06/18/2016).