August 8, 2013

To: ACHD Commission
From: Development Review Section
       Kaci Bader
Subject: Final Plat: Accolade Subdivision No.1
Meeting Date: August 14, 2013

FACTS & FINDINGS:
1. Accolade Subdivision No.1 is a 1-buildable and 1-common lot Residential Subdivision on 11.24-acres. This site is located at the southeast corner of E. Blue Horizon Drive and S. Wells Avenue, in Meridian, Idaho.

2. The applicant is Fields at Gramercy, LLC and the principal for the applicant is William O. Perry.

3. The preliminary plat was approved on January 25, 2012. All conditions of the preliminary plat have been satisfied. (see attached)

RECOMMENDATION:
1. Approve the final plat of Accolade Subdivision No.1 and authorize the President to endorse.

ATTACHMENTS:
1. Final Plat
2. Vicinity Map
ACCOLADE SUBDIVISION NO. 1


2013

BASES OF BEARINGS:
H. L. HAYTCH'S
H. MARMAN

SCALE: 1" = 100'
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT FIELDS AT GRAMERY, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THE PROPERTY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING LOTS 1, 2, AND 3 OF BLOCK 7, GRAMERY SUBDIVISION NO. 1 AS FILED IN BOOK 99 OF PLATS AT PAGES 1281-12812, OFFICIAL RECORDS OF ADA COUNTY, IDAHO. TOGETHER WITH A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M., MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20 (N CORNER), FROM WHICH THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER BEARS A Bearing of 335° 32' 02" EAST, A DISTANCE OF 2596.88 FEET; THEENCE ALONG THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER NORTH 33° 32' 02" EAST, A DISTANCE OF 1366.86 FEET TO A POINT, THENCE LEAVING SAID NORTHERLY BOUNDARY SOUTH 01° 34' 02" EAST, A DISTANCE OF 45.00 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF SAID GRAMERY SUBDIVISION NO. 1, SAID POINT ALSO BEING THE NORTHERLY CORNER OF BONITO SUBDIVISION, AS FILED IN BOOK 85 OF PLATS AT PAGES 9783-9786, OFFICIAL RECORDS OF ADA COUNTY, IDAHO. THENCE ALONG THE EASTERLY BOUNDARY OF SAID GRAMERY SUBDIVISION NO. 1 AND THE WESTERLY BOUNDARY OF SAID BONITO SUBDIVISION SOUTH 147° 39' WEST, A DISTANCE OF 857.50 FEET TO A POINT; THENCE LEAVING SAID BOUNDARY SOUTH 89° 41' 43" WEST, A DISTANCE OF 83.48 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 3 OF SAID GRAMERY SUBDIVISION NO. 1, THENCE ALONG THE EASTERLY BOUNDARY OF SAID GRAMERY SUBDIVISION NO. 1 NORTH 0° 22' 31" EAST, A DISTANCE OF 341.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BLOCK 3; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF E. BLUE TICK STREET AS SHOWN ON SAID GRAMERY SUBDIVISION NO. 1 SOUTH 89° 35' 56" EAST, A DISTANCE OF 89.82 FEET TO THE EASTERLY TERMINUS OF THE SOUTH RIGHT-OF-WAY OF SAID E. BLUE TICK STREET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID GRAMERY SUBDIVISION NO. 1 NORTH 02° 02' 37" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY TERMINUS OF THE SOUTH RIGHT-OF-WAY OF SAID E. BLUE TICK STREET; THENCE CONTINUING NORTH 02° 02' 37" EAST, A DISTANCE OF 198.00 FEET TO THE EASTERLY TERMINUS OF THE SOUTH RIGHT-OF-WAY OF S. GOLDSITE STREET AS SHOWN ON SAID GRAMERY SUBDIVISION NO. 1; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF S. GOLDSITE STREET, AS DEEDED TO ADA COUNTY HIGHWAY DISTRICT PER INSTRUMENT NO. 11034076; RECORDER ON APRIL 19, 2013, OFFICIAL RECORDS OF ADA COUNTY, IDAHO THE FOLLOWING 4 COURSES: THENCE SOUTH 89° 25' 56" EAST, A DISTANCE OF 1.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 28.80 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 53° 24' 25" AND A LONG CHORD BEARING SOUTH 29° 26' 35" EAST, A DISTANCE OF 21.86 FEET TO A POINT; THENCE SOUTH 00° 02' 37" WEST, A DISTANCE OF 148.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 29.27 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 54° 04' 40" AND A LONG CHORD BEARING SOUTH 27° 06' 28" WEST, A DISTANCE OF 28.19 FEET TO A POINT; THENCE NORTH 89° 35' 56" WEST, A DISTANCE OF 11.88 FEET TO THE NORTHERLY TERMINUS OF THE SOUTH RIGHT-OF-WAY OF E. BLUE TICK STREET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID GRAMERY SUBDIVISION NO. 1 SOUTH 02° 02' 37" WEST, A DISTANCE OF 43.64 FEET TO THE NORTHERLY TERMINUS OF THE SOUTHERN RIGHT-OF-WAY OF SAID S. GOLDSITE STREET; THENCE CONTINUING SOUTH 02° 02' 37" WEST, A DISTANCE OF 80.15 FEET TO THE INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF SAID S. GOLDSITE STREET; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID S. GOLDSITE STREET AS DEEDED TO ADA COUNTY HIGHWAY DISTRICT BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF E. BLUE TICK STREET AS SHOWN ON SAID GRAMERY SUBDIVISION NO. 1 NORTH 89° 35' 56" WEST, A DISTANCE OF 150.66 FEET TO THE NORTHERLY TERMINUS OF THE NORTHEAST RIGHT-OF-WAY OF E. BLUE TICK STREET; THENCE ALONG THE NORTHWESTERN CORNER OF THE NORTHEAST RIGHT-OF-WAY OF E. BLUE TICK STREET, AS DEEDED TO ADA COUNTY HIGHWAY DISTRICT THE FOLLOWING COURSES: THENCE ALONG SAID NOR-NORTHEAST CURVE TO THE LEFT A DISTANCE OF 100.66 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 76° 53' 48" AND A LONG CHORD BEARING NORTH 80° 23' 52" EAST, A DISTANCE OF 83.27 FEET TO A POINT; THENCE NORTH 02° 02' 37" EAST, A DISTANCE OF 148.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 100.66 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 76° 53' 48" AND A LONG CHORD BEARING NORTH 38° 24' 17" WEST, A DISTANCE OF 83.27 FEET TO THE INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID GRAMERY SUBDIVISION NO. 1; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 02° 02' 37" EAST, A DISTANCE OF 185 FEET TO THE EASTERLY TERMINUS OF THE NORTHEAST RIGHT-OF-WAY OF E. GOLDSITE STREET AS SHOWN ON SAID GRAMERY SUBDIVISION NO. 1; THENCE LEAVING SAID EASTERN BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF LOT 1 OF BLOCK 7 OF SAID GRAMERY SUBDIVISION NO. 1 NORTH 89° 35' 56" WEST, A DISTANCE OF 33.81 FEET TO A POINT; THENCE ALONG THE WESTERN BOUNDARY OF SAID LOT 1 THE FOLLOWING DESCRIBED COURSES: THENCE NORTH 44° 24' 37" WEST, A DISTANCE OF 26.15 FEET TO A POINT; THENCE NORTH 02° 02' 37" EAST, A DISTANCE OF 30.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 88.96 FEET ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 6° 40' 17" AND A LONG CHORD BEARING NORTH 30° 07' 01" EAST, A DISTANCE OF 88.96 FEET TO A POINT; THENCE NORTH 86° 39' 41" EAST, A DISTANCE OF 66.57 FEET TO A POINT; THENCE NORTH 83° 35' 10" EAST, A DISTANCE OF 28.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF Lots 1, 2 AND 3 OF BLOCK 7, SAID GRAMERY SUBDIVISION NO. 1 SOUTH 89° 35' 56" EAST, A DISTANCE OF 570.33 FEET TO THE REAL POINT OF BEGINNING, CONTAINS A AREA OF 11.24 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AND PRIVATE ROAD AS SHOWN ON THIS PLAT ARE NOT SUBJECT TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN THIS PLAT WILL BE EQUALLY TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, IDAHO, MUNICIPAL WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED TO WRITE IN ALL LOTS IN THIS PLAT WITHIN THIS SUBDIVISION WITH DOMESTIC WATER.

CERTIFICATE OF SURVEYOR

I, PATRICK J. SUCHTLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SURVEY AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

P. S. No. 7015

MURRAY, UTAH

P. L. S. No. 7015

DEVELOPER: FIELDS AT GRAMERY, LLC

1790 N. 800 E., SUITE 203

MILLER 0. PERREY, MANAGER

FIELDS AT GRAMERY, LLC
PLAT SHOWING
ACCOLADE SUBDIVISION NO. 1

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ___________ DAY OF ___________.

CHAIRMAN

APPROVAL OF CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ___________ DAY OF ___________, THIS PLAT WAS DILIGENTLY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR DATE

CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF LC 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO )
COUNTY OF ADA )
S.S.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ________________ AT _______ MINUTES PAST O'CLOCK _____ ON THIS ___________ DAY OF __________, IN BOOK ___________ OF PLATS AT PAGES ___________ THROUGH ___________.

INSTRUMENT NO. ___________

BY ________________ DEPUTY, EX-OFFICIO RECORDER

DEVELOPER
FIELDS AT GRAMERCY, LLC
MURRAY, UT
JOB NO. 12-144

SHEET 4 OF 4
January 25, 2012

To: Gramercy, LLC  
P.O. Box 344  
Meridian, ID 83680

Subject: MRZ-11-007/MPP-11-014/MCUP-11-010 (Accolade Apartments)

On January 25, 2012 the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6187.

Sincerely,

Krista Heindel  
Planning Review Intern  
Development Services  
Ada County Highway District

CC: Project file  
City of Meridian Engineering Solutions, LLP – Becky McKay
Project/File: MRZ-11-007/MPP-11-014/MCUP-11-010 (Accolade Apartments)
This application is for a rezone, a preliminary plat for two building lots and two
common lots and a conditional use permit for a 264 unit apartment building.

Lead Agency: City of Meridian
Site address: Goldstone Street and Wells Avenue
Staff Approval: January 25, 2012
Applicant: Gramercy, LLC
P.O. Box 344
Meridian, ID 83680
Representative: Engineering Solutions, LLP
1029 N. Rosario Street Ste #100
Meridian, ID 83642
Staff Contact: Krista Heindel
Phone: 387-6187
E-mail: kheindel@achdidaho.org
Tech Review: January 25, 2012

A. Findings of Fact

1. Description of Application: The applicant is requesting approval for a rezone of 17.12 acres
   from C-G, R-15 and TN-R to R-40, a preliminary plat for two residential lots and two common
   lots and a conditional use permit for a 264 multi-family unit apartments.

2. Description of Adjacent Surrounding Area:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>General Retail and Service Commercial District</td>
<td>C-G</td>
</tr>
<tr>
<td>South</td>
<td>Medium Low-Density Residential District</td>
<td>R-4</td>
</tr>
<tr>
<td>East</td>
<td>General Retail and Service Commercial District</td>
<td>C-G</td>
</tr>
<tr>
<td>West</td>
<td>Traditional Neighborhood Residential and Medium High-Density Residential District</td>
<td>TN-R and R-15</td>
</tr>
</tbody>
</table>

3. Site History: ACHD Commission previously reviewed this site as Kenai/Gramercy Subdivision in
   June 2006. The requirements of this staff report are not consistent with those of the prior action
   due to a change in the development application.

4. Adjacent Development: The following developments are pending or underway in the vicinity of
   the site:
   • Gramercy Apartment Complex (MCZC-11-038 and MALT-11-007). This project consists of
     construction of three 15,852 sf apartment buildings, an office/storage building and carports
     located at 2459 E. Blue Tick Street. ACHD acted on this application on September 21, 2011.
5. **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.

5. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**
   - Overland is listed in the Capital Improvements Plan for corridor preservation to accommodate future widening to 7-lanes from Locust Grove to Eagle Road/SH-55 between 2019 and 2027.

**B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 1,756 additional vehicle trips per day (none existing); 164 additional vehicle trips per hour in the PM peak hour (none existing), based on the Institute of Transportation Engineers Trip Generation Manual, 8th edition.

2. **Condition of Area Roadways**
   Traffic Count is based on Vehicles per hour (VPH)

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Frontage</th>
<th>Functional Classification</th>
<th>PM Peak Hour Traffic Count</th>
<th>PM Peak Hour Level of Service</th>
<th>Existing Plus Project</th>
<th>Future Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Horizon Drive</td>
<td>572-feet</td>
<td>Local</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>S. Wells Avenue</td>
<td>230-feet</td>
<td>Local</td>
<td>28</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>E. Goldstone Street</td>
<td>52-feet</td>
<td>Local</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>E. Blue Tick Street</td>
<td>51-feet</td>
<td>Local</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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 Overland Road west of Eagle Road was 1,784 on 6/4/2008.
   - The average daily traffic count for S. Wells Avenue south of Overland Road was 490 on 1/5/2010.

**C. Findings for Consideration**

1. **Blue Horizon Drive**
   a. **Existing Conditions:** Blue Horizon Drive is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide detached concrete sidewalk abutting the site. There is 74-feet of right-of-way for Blue Horizon Drive (37-feet from centerline).

   b. **Policy:**
      **Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

   c. **Applicant’s Proposal:** The applicant is not proposing any changes to Blue Horizon Drive.

Accolade Apartments
d. **Staff Comments/Recommendations:** Blue Horizon Drive meets District Policy for a local roadway as it is currently constructed; therefore, the applicant’s proposal should be approved. No additional street improvements or right-of-way dedication should be required as part of this application.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Blue Horizon Drive abutting the site, consistent with ACHD’s Minor Improvement Policy 7203.3.

2. **Wells Avenue**
   a. **Existing Conditions:** Wells Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide detached concrete sidewalk abutting the site. There is 74-feet of right-of-way for S. Wells Avenue (37-feet from centerline).

b. **Policy:**
   - **Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for

c. **Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction

**Applicant’s Proposal:** The applicant is not proposing any changes to Wells Avenue

**Staff Comments/Recommendations:** Wells Avenue meets District Policy for a local roadway as it is currently constructed; therefore, the applicant’s proposal should be approved. No additional street improvements or right-of-way dedication should be required as part of this application.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Wells Avenue abutting the site, consistent with ACHD’s Minor Improvement Policy 7203.3.

3. **Loftus Avenue**
   a. **Existing Conditions:** Loftus Avenue does not yet constructed abutting the site.

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

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

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

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.
Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

Appropriate easements shall be provided if public sidewalks are placed out of the 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’s Proposal: The applicant is proposing to extend two stub streets, Goldstone Street and Blue Tick Street, into the site and connect them making a loop roadway (Loftus Avenue). Loftus Avenue is proposed to be constructed as a 34-foot street section with curb, gutter, and 5-foot wide detached concrete sidewalks within 50-feet of right-of-way.

Staff Comments/Recommendations: The applicant’s proposal meets the District policy and should be approved, as proposed. The applicant should provide written fire department approval for use of a reduced street section.

4. Driveways
4.1 Blue Horizon Drive

a. Existing Conditions: There are two existing 36-ft driveways onto Blue Horizon Drive located 220-ft and 425-ft east of Wells Avenue.

b. Policy:
Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, 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.

c. Applicant’s Proposal: The applicant is proposing to close the two existing driveways on Blue Horizon Drive and construct two new driveways. One 36-foot wide driveway located approximately 310-feet east of Wells Avenue and one 36-foot wide driveway located approximately 570-feet east of Wells Avenue (measured centerline to centerline). The 36-foot wide driveway is proposed to be as an emergency access only.
d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed.

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

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

D. **Site Specific Conditions of Approval**
   1. Construct Loftus Avenue as a 34-foot street section with curb, gutter and a 5-ft wide attached sidewalk abutting the site, as proposed. Provide written fire department approval for use of the reduced street section.
   2. Close two existing 36-ft wide driveways on Blue Horizon Drive located 220-ft and 425-ft east of Wells Avenue and replace them with vertical curb, gutter and 5-ft wide concrete sidewalk to match the existing conditions.
   3. Construct one 36-ft driveway onto Blue Horizon located 310-ft from Wells Avenue and one 36-ft driveway onto Blue Horizon located 570-ft from Wells Avenue accessing the site, as proposed.
   4. Pave all driveways their full width and at least 30-feet into the site beyond the edge of pavement of the roadways.
   5. Enter into a license agreement for any landscaping located within ACHD right-of-way abutting the site.
   6. Payment of impact fees are due prior to issuance of a building permit.
   7. Comply with all Standard Conditions of Approval.

E. **Standard Conditions of Approval**
   1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.
   2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.
   3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
   4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
   5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

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

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

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

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

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

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

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

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