April 2, 2015

To: ACHD Commission

From: Kaci Bader, Development Review Coordinator

Subject: Final Plat: Beckman Subdivision Phase 3

Project Number: FPLT15-0008

Meeting Date: April 8, 2015

FACTS & FINDINGS:

1. Beckman Subdivision Phase 3 is a 2 buildable lot residential subdivision on 29.56 acres. This site is located north of W. Quarter Drive and west of N. Willow Creek Road.

2. The applicant is Beckman Estates, LLC and the principal for the applicant is Ron Beckman, a member.

3. The preliminary plat was approved on June 14, 2006. All conditions of the preliminary plat have been satisfied.

RECOMMENDATION:

1. Approve the final plat of Beckman Subdivision Phase 3 and authorize the President to endorse.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map
CERTIFICATE OF OWNERS

KNOW ALL WERE BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREINDESCRIPTED. THE UNDERSIGNED CERTIFIES THAT THIS PLAT COUPLES WITH EXHIBIT CODE 39-134, IX, THE LATS DESCRIBED IN THE

CERTIFICATE OF SURVEY IS IN CONFORMITY WITH THE STATE OF IDAHO CODE 31-3805 AND THE REQUIREMENTS IN SAME CODE 31-3805 ARE NOT APPLICABLE.

KM ENGINEERING
DEVELOPER
BECKMAN ESTATES, LLC
EAGLE, IDAHO

CONTRACT NO. 15-61 SHEET 2 OF 3
PLAT OF
BECKMAN SUBDIVISION - PHASE 3
A PARCEL OF LAND SITUTED IN A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.
2015

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 ____________, 2015.

CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF ADA COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COMMISSIONERS OF
ADA COUNTY, IDAHO ON THE _____ DAY OF ____________, 2015.

CHAIRMAN
ADA COUNTY COMMISSIONERS

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 40, CHAPTER 13 HAVE BEEN
SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER IN
HEB PRECINCT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE
RE-APPROVED IN ACCORDANCE WITH SECTION 30-1308, IDAHO CODE, BY THE ISSUANCE OF A
CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER
DATE:

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO,
FOR THE REQUIREMENTS OF I.C. §36-6301, DO HEREBY CERTIFY THAT ALL CURRENT
AND ONGOING 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:

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO
ADA COUNTY
I HEREBY CERTIFY THAT THIS PLAT OF BECKMAN SUBDIVISION - PHASE 3 WAS FILED AT
THE REQUEST OF ____________________________ AT ______________ MINUTES PAST __ O'CLOCK __A.M.,
THIS _____ DAY OF __________, 2015, IN MY OFFICE AND WAS ONLY RECORDED AS
BOOK ______________ OF PLATS AT PAGES ______________ THRU ______________
INSTRUMENT NUMBER

DEPUTY
EX-OFFICIO RECORDER
FEE:

DEVELOPER
BECKMAN ESTATES, LLC
EAGLE, IDAHO

12459
ENGINEERING, SURVEYORS, PLANNERS
810 WEST STATE STREET
EAGLE, IDAHO 83616
PHONE (208) 589-8699
FAX (208) 589-8698

JKJ NO. 23-017 SHEET 3 OF 3
This map is made from data copyrighted by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires written permission of Ada County.
A. Findings of Fact

Existing Conditions

1. **Site Information:** The site is currently vacant and consists of two separate parcels.

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>Undeveloped foothills</td>
<td>RR</td>
</tr>
<tr>
<td>South</td>
<td>Single-family &amp; foothills</td>
<td>RR</td>
</tr>
<tr>
<td>East</td>
<td>Single-family &amp; foothills</td>
<td>RR</td>
</tr>
<tr>
<td>West</td>
<td>Single-family &amp; foothills</td>
<td>RR</td>
</tr>
</tbody>
</table>
3. **Existing Roadway Improvements and Right-of-Way Adjacent To and Near the Site**
   - Quarter Road currently has 26-feet of pavement and no curb, gutter, or sidewalk abutting the site. There is 50-feet of right-of-way existing for Quarter Road (25-feet from centerline).
   - Willean Lane is an existing private road serving the site.
   - Willow Creek Road currently has between 23 and 28-feet of pavement and no curb, gutter, or sidewalk.

4. **Existing Access:** The site can currently take access to either Quarter Road or Willean Lane.

5. **Site History:** ACHD has not previously reviewed this site for a development application.

**Development Impacts**

6. **Trip Generation:** This development is estimated to generate 40 additional vehicle trips per day based the Institute of Transportation Engineers Trip Generation Manual.

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

8. **Traffic Impact Study:** A traffic impact study was not required with this application.

9. **Impacted Roadways:**

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Frontage</th>
<th>Functional Classification</th>
<th>Traffic Count</th>
<th>Speed Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quarter Road</td>
<td>780’</td>
<td>Collector</td>
<td>Not available</td>
<td>20 MPH</td>
</tr>
<tr>
<td>Willean Lane</td>
<td>1,282’</td>
<td>Private local</td>
<td>Not available</td>
<td></td>
</tr>
<tr>
<td>Willow Creek Road</td>
<td>None</td>
<td>Collector</td>
<td>1,029 north of Beacon Light on 2/14/06</td>
<td>35 MPH</td>
</tr>
</tbody>
</table>

10. **Capital Improvements Plan/Five Year Work Program**
    There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or in the Capital Improvements Plan.

**B. Findings for Consideration**

1. **Quarter Road**
   **Street Section Policy:** If a proposed development abuts a paved road (arterial, collector, section line or local) outside a City's area of impact, in order to provide for pedestrians, equestrians, bicyclists, disabled vehicles, and other non-motorized users of the roadway, the developer shall provide additional improvements to the road according to the following standards in lieu of constructing concrete sidewalk as otherwise required by Section 7203.4.1, 7203.4.2 and 7203.4.3. Regardless of buildable lot size or zoning, the developer shall provide a minimum half pavement width of 17-feet from centerline, plus a 1-foot wide gravel shoulder and barrow ditch.
**Staff Comment/Recommendation:** District staff recommends that the applicant widen the pavement on Quarter Road abutting the site to total 17-feet of pavement from centerline and to provide a minimum 1-foot wide gravel shoulder and barrow ditch.

2. **Willean Lane**

**Policy:** District policy 7205.6, other jurisdictions in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards.

**Staff Comment:** Willean Lane is an existing paved private road intersecting Quarter Road, a public street. The applicant is proposing access to the new lots to come from Willean Lane. The District has no requirements relative to the existing private road.

3. **North Ada County Foothills Development and Willow Creek Road**

**Foothills Transportation Planning:** Currently the District is in the process of preparing a transportation plan for the North Ada County Foothills. This plan is being developed in conjunction with several of the large potential developers in the area to help determine where future roads will go, what the potential roadway types and widths will be, and also what funding mechanism might pay for the necessary improvements. Ada County is also in the process of developing a land use plan for the North Ada County Foothills.

**Willow Creek Road & Prior Development Applications:** Prior to the initiation of the District's transportation planning efforts for the foothills area, a preliminary plat application, Bragail Subdivision, was received for 636-acre, 127-lot development along Willow Creek Road, north of Quarter Road. With that development application, the District reviewed the existing condition of Willow Creek Road including its current topographical constraints relative to widening the roadway. Willow Creek Road is one of the few existing roadways leading into the North Foothills area, and the District had concerns that adding significantly more vehicle trips onto the roadway would create an unsafe situation.

Willow Creek is a collector roadway, but since it did not meet today's standards for a collector roadway, the District reviewed the condition of the road under AASHTO Guidelines (American Association of State Highway and Transportation Officials). The guidelines offer a matrix of allowable vehicle trips per day for a roadway based on design speed, pavement width, shoulder width and terrain. Based on the AASHTO guidelines the volume of traffic on Willow Creek Road as it exists today should not exceed 600 vehicle trips per day. Therefore, District staff recommended that the amount of development allowed on Willow Creek Road should be based on the AASHTO Guidelines.

With the Bragail Subdivision application, the District requested that the applicant take new traffic counts on Willow Creek Road. The applicant found that the roadway was already over the 600 vehicle trips per day recommended by AASHTO. Prior to the District taking an action of the Bragail Subdivision application, the applicant proposed to defer action on the application until the North Foothills transportation planning was complete. District staff was supportive of that proposal and the applicant is coordinating with the District’s planning efforts.

**Future Development Applications:** District staff recognizes that there is the potential for small subdivision applications, similar to the current application, in the North Foothills area being submitted prior to completion of the transportation planning effort for that area. Currently, the majority of the North Foothills property is zoned as either RP (Rural Preservation) or RR (Rural Residential). The minimum lot size for the RP zone is 40-acres, and the minimum lot size for the RR zone is 10-acres.
Because District staff is concerned with adding additional vehicle trips onto Willow Creek Road and with acting on development applications in this area prior to the completion of a transportation plan, staff is seeking direction from the ACHD Commission on how to process future development applications in the North Foothills area. Staff recommends that any developments with proposed urban type densities or lot sizes not be acted on by the District until the transportation planning is complete for the area. Staff suggests that perhaps developments with greater than four lots (40-acre parcel zoned RR could be developed into four 10-acre lots), be scheduled before the Commission for either review and approval OR a recommendation to defer action until the transportation planning is complete for the North Foothills area.

**Current Development Application:** The current application is for the development of four residential lots on approximately 50-acres. Because the site currently consists of two existing parcels, the applicant would have the ability to get two building permits today without going through the subdivision process.

**Commission Action and Direction:** On June 14, 2006 the ACHD Commission approved the subdivision as proposed. The Commission determined that if additional development applications are received for the North Foothills Area prior to the completion of the transportation plan, that the Commission will consider them on a case by case basis. For future development applications, the Commission will consider the type of development (urban vs. rural) and whether or not the location of the development would impeded or not impede on a future roadway location.

**C. Site Specific Conditions of Approval**

1. Widen the pavement on Quarter Road abutting the site to total 17-feet of pavement from centerline and provide a minimum 1-foot gravel shoulder and barrow ditch.

2. Comply with all Standard Conditions of Approval.

**D. Standard Conditions of Approval**

1. Any existing irrigation facilities shall be relocated outside of the right-of-way.

2. Private sewer or water systems are prohibited from being located within any ACHD roadway or right-of-way.

3. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

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. Comply with the District’s Tree Planter Width Interim Policy.

6. 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.

7. All design and construction shall be in accordance with the Ada County Highway District Policy Manual, ISPWGC Standards and approved supplements, Construction Services procedures and all applicable ACHD Ordinances unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
8. The applicant shall submit revised plans for staff approval, prior to issuance of building permit (or other required permits), which incorporates any required design changes.

9. Construction, use and property development shall be in conformance with all applicable requirements of the Ada County Highway District prior to District approval for occupancy.

10. Payment of applicable road impact fees are required prior to building construction in accordance with Ordinance #200, also known as Ada County Highway District Road Impact Fee Ordinance.

11. 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 (1-800-342-1585) 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.

12. 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 the Ada County Highway District. The burden shall be upon the applicant to obtain written confirmation of any change from the Ada County Highway District.

13. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the Highway District of its intent to change the planned use of the subject property unless a waiver/variance of said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

E. 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.

Attachments
1. Vicinity Map
2. Site Plan
3. Request for Reconsideration Guidelines
4. Development Process Checklist