To: ACHD Commission
From: Kaci Bader, Development Review Coordinator
Subject: Final Plat: Fifty Five Storage Condos
Project Number: FPLT15-0048
Meeting Date: September 23, 2015

FACTS & FINDINGS:
1. Fifty Five Storage Condos is a one buildable lot commercial subdivision on 8.37 acres. This site is located at 8811 N. Horseshoe Bend Road.
2. The applicant is Boardman 55, LLC and the principal for the applicant is Ron Ramza, Member.
3. The preliminary plat was approved on September 17, 2014. All conditions of the preliminary plat have been satisfied.

RECOMMENDATION:
1. Approve the final plat of Fifty Five Storage Condos and authorize the President to endorse.

ATTACHMENTS:
1. Final Plat
2. Vicinity Map
3. EAG14-0002/ECU14-03 preliminary plat, staff report dated September 17, 2014.
NOTES:
1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE.
2. THE LOCATION OF BUILDING FOOTINGS SHALL BE 2' MINIMUM OF 10 INCHES ABOVE THE ELEVATION OF THE BASEMENT CEILING OF THE BUILDING STRUCTURE.
3. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOE.A Mortage INC. THE CITY OF EAGLE ZONING ORDINANCE, ARIZONA BUILDING CODES, AND ANY OTHER LAWS ENACTED BY THE GOVERNMENT OF THE STATE OF IDAHO.
4. THE BUILDING CODES REQUISITES TO THE CONDOMINIUM CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS.
5. ALL BUILDING CODES REQUISITES TO THE CONDOMINIUM CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS.
6. COMBINED AREAS OF BUILDINGS, INCLUDING FENCES, SHALL BE 2' MINIMUM OF 10 INCHES ABOVE THE ELEVATION OF THE BASEMENT CEILING OF THE BUILDING STRUCTURE.
7. CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
8. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
9. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
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11. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
12. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
13. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
14. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
15. THE CONDOMINIUM PROPERTY ACT TITLE 5, CHAPTER 15, IDAHO CODE APPLIES TO THE CONDOMINIUM CONSTRUCTION.
CERTIFICATE OF OWNERS

NOW ALLEES BY THESE PRESENTS THAT BOARDMAN 555 L.P., AN IDAHO MUTUAL LAND COMPANY AND THE
OWNERS OF THE REAL PROPERTY PLATTED HEREBY AND THAT IT IS THEIR INTENTION TO GRANT A PROJECT INCLUDNG SAID
REAL PROPERTY IN THIS CONDOMINIUM PLAT, THE OWNERS ALSO HEREBY CERTIFY THAT THEY CONSENT TO THE
RECORDATION OF DOCUMENTS PURSUANT TO CHAPrER 11, TITLE 60 OF THE IDAHO CODE.

THE FOLLOWING DESCRIBES A PARCEL OF LAND BEING PARCEL "B" AS SHOWN ON RECORD OF SURVEY NUMBER 304
RECORDED AS INSTRUMENT NO.214-2607, RECORDS OF ADA COUNTY, IDAHO, IN A PORTION OF THE NE 1/4 OF
SECTION 16, TOWNSHIP 3 NORTHEAST, RANGE 5 EAST, BORDE MERENCE, ADA COUNTY, IDAHO AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN CORNER OF SAID SECTION 16 MARKED BY A 6" IRON PIN FROM SAID CORNER, THE EAST
18'8" CORNER OF SAID SECTION 16 BEAR, SE 1/4TWP 3RIG 5E, 200.01 FEET, THENCE ALONG THE EASTERN BOUNDARY LINE
OF THE NE 1/4 OF SAID SECTION 16, 900 FEET, TO A POINT ON THE SOUTHERN BOUNDARY LINE OF SAID PARCEL, BEAR,
NORTH 89'-6" EAST, 45.50 FEET TO A 6" IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF NORTH
HORSESHOE BEND ROAD AS DESCRIBED IN ACORD RIGHT OF WAY WARRANTY DEED INSTRUMENT NO. 2010
RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH HORSESHOE BEND ROAD, SOUTH 89'-6" WEST, 195.45 FEET
TO A 6" IRON PIN WITH PLASTIC CAP "CORNER PIN" BEAR, EAST.

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89'-6" WEST, 424.55 FEET ALONG THE LINE COMMON WITH
PARCEL "A" OF SAID RECORD OF SURVEY TO A 6" IRON PIN WITH PLASTIC CAP "CORNER PIN" BEAR, EAST.

THENCE CONTINUING ALONG SAID COMMON BOUNDARY LINE, SOUTH 89'-6" WEST, 136.00 FEET TO A POINT BEING THE
CORNER COMMON WITH SAID PARCEL "A" 6", FROM SAID POINT, A 6" FOOT WOODEN CORNER BEING A 6" IRON PIN
WITH PLASTIC CAP "CORNER PIN" BEAR, EAST.

THENCE LEAVING SAID COMMON BOUNDARY LINE, AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, BEAR,
NORTH 89'-6" WEST, 845.30 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 82 BEAR, NORTH 89'-6" WEST,
ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID PARCEL, "B", NORTH 89'-6" EAST, 306.45 FEET TO A 6" IRON PIN
WITH PLASTIC CAP "CORNER PIN" BEAR, NORTHWEST CORNER OF SAID PARCEL, "B".

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, AND ALONG THE EASTERN RIGHT OF WAY LINE OF STATE HIGHWAY 82,
ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID PARCEL, "B", NORTH 89'-6" NORTH, 306.45 FEET TO A 6" IRON PIN
WITH PLASTIC CAP "CORNER PIN" BEAR, NORTHWEST CORNER OF SAID PARCEL, "B".

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY BOUNDARY LINE, AND ALONG THE NORTHERLY
BOUNDARY LINE OF SAID PARCEL, "B", SOUTH 89'-6" EAST, 136.47 FEET TO THE POINT OF BEGINNING.

SAID PARCELS OF LAND CONTAIN 3.13 ACRES MORE OR LESS.

THE DEVELOPERS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT AND DISCLAIM ANY AND ALL
Liabilities for any errors or omissions. The plans and specifications are subject to change without notice.

ACKNOWLEDGMENT

COUNTRY OF IDAHO 7-19

ON THE 20th DAY OF JUNE, 2015, BEFORE ME, THE UNDERSSIGNED, A NOTARY PUBLIC IN AND FOR
STATE, PERSONALLY APPEARED LARRY HANNA, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF BOARDMAN
555 L.P., AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT OF THE PERSON WHO
EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME
THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE
ABOVE WRITTEN.

Notary Public in and for the State of Idaho

My Commission Expires: 3-16-81

Residing in Boise, ID

CERTIFICATE

I, LAWRENCE H. HANNA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
LICENSED BY THE STATE OF IDAHO, THAT THIS PLAT OF FIFTY FIVE STORAGE CONDOS IS DESIGNED
IN THE OWNERS CERTIFICATE WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS
PLATTED HEREBY, AND IS IN COMPLIANCE WITH THE STATE OF IDAHO CODE RELATING TO
COMMONWEALTH, PLATS & SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE
59-181 THROUGH 59-183.

[Signature]

LEI ENGINEERS SURVEYORS PLANNERS

[Logo]

TIMBERLINE SURVEYING

[Logo]

[Signature]
Fifty Five Storage Condos
Project/File: EAG14-0002 / ECU14-03
The applicant is requesting conditional use permit approval for a storage facility (enclosed building) on approximately 8.4 acres.

Lead Agency: City of Eagle
Site address: 8811 N. Horseshoe Bend Road
Staff Approval: July 11, 2014
Revised Site Plan Approval: September 17, 2014
Applicant: Ron Ramza
P.O. Box 1400
Meridian, ID 83680

Staff Contact: Lauren Watsek
Phone: 387-6218
E-mail: lwatsek@achdidaho.org

A. Findings of Fact

1. Description of Application: This is a conditional use permit application to develop a private storage facility for an 8.4 acre parcel located at 8811 N. Horseshoe Bend Road. This parcel has recently been annexed into the City of Eagle and was rezoned to BP (Business Park). The applicant’s proposal is consistent with the comprehensive plan for the City of Eagle.

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>Business Park District</td>
<td>BP-P</td>
</tr>
<tr>
<td>South</td>
<td>Business Park District (Storage Units)</td>
<td>BP</td>
</tr>
<tr>
<td>East</td>
<td>Rural Urban Transition Zone (Community Park Sub)</td>
<td>RUT</td>
</tr>
<tr>
<td>West</td>
<td>Residential District (Great Sky Estates Subdivision)</td>
<td>R-4</td>
</tr>
</tbody>
</table>

3. Site History: ACHD staff previously reviewed this site as EA-02-11 / ERZ-03-11 in January of 2012. The requirements of this staff report are consistent with those of the prior action.

4. 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):
   - Hill Road is listed in the Five Year Work Plan to be extended from State Hwy 55 to State Street and constructed as a 3-lane road with curb, gutter, sidewalk and bike lanes and completed in 2016.
• Hill Road is listed in the Capital Improvements Plan to be widened to 5 lanes from Horseshoe Bend Road to Seaman's Gulch between 2017 and 2021.
• The intersection of Hill Road and Horseshoe Bend Road is listed in the Capital Improvements Plan to be constructed as a multi-lane roundabout with 2 lanes lanes on the north leg, 2 lanes on the south leg, 4 lanes on the west leg, and 4 lanes on the east to be completed between 2017 and 2021.

B. Traffic Findings for Consideration

1. Trip Generation: This development is estimated to generate 408 additional vehicle trips per day (10 existing); 43 additional vehicle trips per hour in the PM peak hour (1 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>
</tr>
</thead>
<tbody>
<tr>
<td>**State Highway-55</td>
<td>330-feet</td>
<td>Principal Arterial</td>
<td>645</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Horseshoe Bend Road</td>
<td>330-feet</td>
<td>Collector</td>
<td>336</td>
<td>Better than &quot;D&quot;</td>
<td>Better than &quot;D&quot;</td>
</tr>
</tbody>
</table>

* Acceptable level of service for a two-lane collector is "D" (425 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 State Highway-55 north of State Highway 44 was 12,916 on April 10, 2014.
• The average daily traffic count for Horseshoe Bend north of State Highway 44 was 6,524 on December 19, 2013.

C. Findings for Consideration

1. State Highway-55

   SH-55 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Eagle, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-55.

2. Horseshoe Bend Road

   a. Existing Conditions: Horseshoe Bend Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 66-feet of right-of-way for Horseshoe Bend Road (33-feet from centerline).

   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.

**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.

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.

**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.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Horseshoe Bend Road is designated in the MSM as a Commercial Collector with 3-lanes and on-street bike lanes, parking lanes, and a 60-foot street section within 84-feet of right-of-way.

c. **Applicant Proposal:** The applicant is not proposing any improvements to Horseshoe Bend Road.

d. **Staff Comments/Recommendations:** In accordance with the MSM the applicant should be required to dedicate 42-feet of right-of-way from the centerline of Horseshoe Bend Road.

Additionally, the applicant should be required to construct Horseshoe Bend Road as one-half of a 60-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk abutting the site. The face of sidewalk should be located a minimum of 36-feet from the centerline of Horseshoe Bend Road.

If sidewalk is placed outside of the dedicated right-of-way, the applicant should be required to provide a permanent right-of-way easement. The easement shall encompass the entire area between the right-of-way line and 2 feet behind the back edge of the sidewalk.
3. Driveways

3.1 Horseshoe Bend Road

a. **Existing Conditions:** The site no longer includes the house and shop designated as "Parcel A" on the site plan. Parcel A has a circular driveway.

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.

   **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 is proposing to construct one driveway at the north property line to access the site.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management or Successive Driveway Policies because there is insufficient frontage to comply with policy. However, staff is recommending a modification of policy to allow the applicant to construct the proposed full access driveway located at the north property line. This staff level modification is granted at the Deputy Director level and is approved because the site has limited frontage on Horseshoe Bend Road.

   Any security gates constructed on the approved driveway shall be located at least 50 feet from the near edge of Horseshoe Bend Road.

   The applicant has indicated the need to provide emergency access to the site. The applicant may construct an emergency access on to Horseshoe Bend Road south of the proposed Building A. The emergency access should be restricted with fencing, a gate, bollards, or other device as required by the City.

   The applicant should be required to pave the driveway its entire width of 24 to 30 feet and at least 30 feet into the site beyond the edge of pavement of Horseshoe Bend Road.

4. Tree Planters

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

5. **Landscaping**

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

6. **Other Access**

   Horseshoe Bend Road is classified as collector roadway. Other than the access specifically approved with a future development application, direct lot access is prohibited to this roadway.

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

1. Comply with the requirements of ITD for State Highway-55 frontage abutting the site. Submit to the District a letter from ITD regarding said requirements prior to District approval of the final plat or issuance of a building permit (or other required permits), whichever occurs first.

2. Dedicate 42-feet of right-of-way from the centerline of Horseshoe Bend Road, abutting the site.

3. Construct Horseshoe Bend Road as one-half of a 60-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk abutting the site. Construct the sidewalk a minimum of 36-feet from the centerline of Horseshoe Bend Road.

4. Construct a 24 to 30 foot wide curb return driveway at the north property line. Pave the driveway its full width and 30 feet into the site beyond the edge of pavement of Horseshoe Bend Road with 15 foot curb radii. The security/locking gate shall be located at least 50 feet from the near edge of Horseshoe Bend Road.

5. The applicant has indicated the need to provide emergency access to the site. The applicant may construct an emergency access on to Horseshoe Bend Road south of the proposed Building A. The emergency access should be restricted with fencing, a gate, bolards, or other device as required by the City.

6. Other than the access specifically approved with this application, direct lot access is prohibited to Horseshoe Bend Road.

7. Payments of impact fees are due prior to issuance of a building permit.


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