July 6, 2016

To: ACHD Commission
From: Kaci Bader, Development Review Coordinator
Subject: Final Plat: Moose On The Loose Subdivision
Project Number: FPLT16-0047
Meeting Date: July 13, 2016

FACTS & FINDINGS:
1. Moose On The Loose Subdivision is a 15 buildable lot residential subdivision on 159.04 acres. This site is located south of W. Chaparral Road, east of State Highway 16.

2. Moose On The Loose Subdivision does not add any new centerline miles to the ACHD roadway system.

3. Moose On The Loose Subdivision does not have available transit.

4. The applicant is Dahl Sheep, LLC and the principal for the applicant is Thomas C. Sellin, Manager.

5. The preliminary plat was approved on November 6, 2015. All conditions of the preliminary plat have been satisfied.

RECOMMENDATION:
1. Approve the final plat of Moose On The Loose Subdivision and authorize the President to endorse.

ATTACHMENTS:
1. Final Plat
2. Vicinity Map
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT DAHL SHEEP, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 16 LOCATED WITHIN TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16 FROM WHICH THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16 BEARS SOUTH 89°35'10" EAST, 2,629.02 FEET; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 SOUTH 89°35'10" EAST, 2,614.82 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE SOUTH 44°19'33" EAST, 20.17 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG SAID EAST BOUNDARY LINE SOUTH 00°26'12" WEST, 2,615.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE LEAVING SAID EAST BOUNDARY LINE AND ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 NORTH 02°33'11" EAST, 2,833.54 FEET TO THE REAL POINT OF BEGINNING, CONTAINING AN AREA OF 0.0948 ACRES, MORE OR LESS.

AND THE UNDERSIGNED HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED 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 ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

OWNERS:

IN WITNESS WHEREOF, THE GRANTEES HAVE CAUSED THIS INSTRUMENT TO BE SIGNED THIS 23RD DAY OF January, 2016.

DAHL SHEEP, LLC, AN IDAHO LIMITED LIABILITY COMPANY

THOMAS C. SELLEN MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO )
COUNTY OF ADA )

ON THIS 23RD DAY OF January, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS C. SELLEN, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF DAHL SHEEP, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME.

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

SIGNED, SEAL'D, AND DELIVER'D IN THE PRESENCE OF ME, THE UNDERSIGNED UNDER THE LAWS OF IDAHO.

SHERRI KIRCH
Notary Public
State of Idaho

NOTARY PUBLIC FOR IDAHO
RESIDING AT: %AAA%
MY COMMISSION EXPIRES: 12/21/18.
MOOSE ON THE LOOSE SUBDIVISION

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 50-1325, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

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 _______________.

PRESIDENT, ACHD

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

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

PATRICK J. SCHEPPEL, P.L.S.
IDAHO NO. 7015

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS
ACCEPTED AND APPROVED THIS _____ DAY OF _______________, 2016 BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO.

COMMISSIONER

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

DATE

COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO

COUNTY OF ADA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF DAHL SHEEP, LLC AT ___ MINUTES PAST ___ O'CLOCK ___ A.M., ON THIS ___ DAY OF ___________, __________.

IN BOOK ___ OF PLATS AT PAGES ___, ON THIS ___ DAY OF ___________.

INSTRUMENT NO. ___

DEPUTY

EX-OFFICIO RECORDER

DEVELOPER:
DAHL SHEEP LLC
EAGLE, IDAHO

JOB NO. 15-110
SHEET 8 OF 8
November 6, 2015

To: Dahl Sheep, LLC
1036 E. Iron Eagle Drive, Suite 100
Eagle, ID 83616

Representative: RiveRidge Engineering Company
Barry Semple
2447 S. Vista Avenue
Boise, ID 83705

Subject: APP15-0007/ 201502337-S
Moose on the Loose Subdivision

This is a staff level approval of a preliminary plat for Moose on the Loose Subdivision. The District has site specific requirements related to this application and the creation of the private street that this Subdivision will be using as the primary access.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

**Private Roads**

a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
   - Designed to discourage through traffic between two public streets,
   - Graded to drain away from the public street intersection, and
   - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. **Applicant Proposal:** The approval of a 15-lot preliminary plat, a private road, and a Hillside Development Permit. The site does not have any public street frontage except where the proposed private road intersects Chaparral Road.

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

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

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

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

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

If you have any questions, please contact me at (208) 387-6218.

Sincerely,

Dawn Battles
Planner I
Development Services

cc: City of Eagle
Request for Appeal of Staff Decision

**Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

a) **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

b) **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

c) **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

d) **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager’s reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

e) **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.