

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>

Subject: RE: [EXTERNAL] Easement Agreement New Meadows Blum East Park property

Date: June 22, 2021 at 6:58:28 AM PDT

To: Stacy Blum <sblum@moscow.com>, Victoria Skomarokha <Victoria.Skomarokha@itd.idaho.gov>

Cc: Ken Couch <Ken.Couch@itd.idaho.gov>, Erika Gaskill <EGaskill@hahnrental.com>

Hello Stacy,

I apologize for the delayed response. Thank you for reaching out about the parcel at 600 East Virginia on State Highway 55 near SH-55 and Norris Ave and following up on access to the State Highway System and the permit process. The location you have inquired about is along a section of highway identified by ITD as a Regional Highway Corridor type. Per the Idaho Administrative Procedures Act (IDAPA) approaches in an urban area must have 660' of separation upstream from a public road, 250' of separation downstream from any public road and 250' of separation between un-signalized accesses other than public roads.

After speaking with the Technical Engineer and the Development Services team, we may have an answer to your question about what it would take to eliminate the need for turn lanes.

Currently, your development and the parcel to the east share a private drive that connects to two separate approaches. Per your analysis, if the proposed fourplexes use a single approach that approach doesn't warrant right of left turn lanes. Idaho Transportation Department (ITD) is willing to consider issuing a full access approach permit without any turn lane construction mitigation if you can restrict access between your parcel and the neighbor to the east on the private drive. This would match what you presented to ITD in the analysis.

You will need to provide ITD a site plan of how you proposed to restrict cross access between the parcels with positive separation. (i.e. fence, landscape, wall, curbing, trees, etc). In addition, you will need to provide ITD documentation that you can and have legally restricted the road. It's unclear to ITD who owns the road or whether there are agreements in place defining which parcels have access to the private drive and associated approaches. Some avenues you might want to explore are: whether the private road and access is included in a deed, working with the New Meadows planning and zoning department to see if they have documentation regarding a public road or perhaps a development agreement for East Park Subdivision, or reaching out to the assessor's office.

Once you are able to provide ITD documentation showing that the parcel to your east does not

have legal access to the "private drive" on your parcel please submit a drawing that identifies what positive separation feature will be installed between the two parcels. With these two pieces of information ITD can go ahead and move forward with your application.

Also, the technical analysis that you provided is missing the Appendix. ITD will need those for our documentation.

If you discover that you cannot restrict your neighbors access to the private drive across your parcel we will need to have a separate conversation about what additional analysis and possibly mitigation is needed to permit the two existing approaches. If it comes to that point, please reach out to Sarah Arjona at sarah.arjona@u.boisestate.edu or 208-334-8338 to start that conversation.

In order to proceed further with discussing this parcel, ITD needs the following:

1. Documentation that the private drive can be and will be restricted. This includes design for positive separation.
2. Appendix for the technical analysis
3. Deed for the parcel
4. \$100 non-refundable application fee (Payable by phone at 208-334-8300 ext. 2 between 8 am and 3 pm Monday through Friday, \$1.50 electronic payment fee; other payment arrangements maybe made by calling 208-334-8300 ext. 2). Please submit a copy of your receipt to expedite permit processing. If you have a Traffic Impact Study there may be an additional cost.

It will likely take about 30 days to process your application once we have all the correct documents.

Please submit applications and documents to Ken Couch at Ken.Couch@itd.idaho.gov

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338