



Planning & Development Services

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MEMORANDUM

MEMO TO: Mayor and Boise City Council

FROM: Cody Riddle
Planning and Development Services

RE: Barber Mill Estates
CAR13-00007, PUD13-00002 & CFH13-00019 (Findings)

DATE: April 1, 2014

BACKGROUND

On January 14, 2014 Council conducted a public hearing related to a 43-unit planned residential development proposed adjacent to the Idaho Shakespeare Festival. Council elected to annex the property with A-2 (Open Land) zoning. This zone precludes development of the project as originally submitted. As a result, no action was taken on the remaining applications.

Council also requested the appellant and affected parties participate in mediation. Prior to mediation, the parties reached a compromise that includes transferring ownership of the property to the Idaho Foundation for Parks and Lands (IFPL). As outlined in the attached request, IFPL would like the property to be annexed with A-2 (Open Land) zoning.

RECOMMENDATION

The Planning Team recommends Council annex the approximately 12-acre site based on the following Reason Statement. No action is necessary on the remaining applications.

REASON FOR THE DECISION

The annexation is consistent with the standards of *BCC 11-03-04.15.6(a)*. It does not constitute leap frog development and the land is within the City's Area of Impact and Sewer Planning Area, adjacent to previously annexed properties. While the site is designated 'Large Lot Residential' on the Land Use Map, there are sensitive land uses in the area that could be negatively impacted by residential zoning. The A-2 (Open Land) zone will ensure preservation of the natural resource functions of the site and eliminate the potential for future conflicts between incompatible land uses.

ATTACHMENTS

Idaho Foundation for Parks and Lands Request

Cody Riddle

From: Brian McDevitt <brian@mcdevitt.org>
Sent: Monday, March 10, 2014 9:58 AM
To: Cody Riddle
Cc: Charles McDevitt
Subject: CAR13-00007 annexation request

Cody:

The Idaho Foundation for Parks and Lands values the oversight of the City of Boise and would like to continue with the Annexation process that was begun by the Developer and previous owners of the 3 land parcels off of Sawmill Way (CAR13-00007).

If possible, we would like to postpone the entry on the City Council agenda for one meeting, if possible.

If you have any questions please feel free to contact me.

Thanks

Brian McDevitt
Vice-President
Idaho Foundation for Parks and Lands

208.867.5224