

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: February 26, 2016

To: Boise City Planning & Zoning

Re: CAR 16-00002; 6781 E. Warm Springs Ave.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in E. Warm Springs Ave.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS – JIM WYLLIE (384-3925)

OTHER COMMENTS –

Portions of the site are located in the Floodplain. Compliance with Zoning Ordinance 11-08 is required. Site contains slopes steeper than 25%. Compliance with Chapter 11-07, Boise City Zoning Ordinance is required.

PUBLIC WORKS REPRESENTATIVE

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☒ BOISE CITY APPLICATION

☐ ADA COUNTY APPLICATION

APPLICANT: DEVCO, LLC

REPRESENTATIVE: MARCEL LOPEZ
LOCATION: 6781 E WARM SPRINGS AVE

☒ MARK J.
☒ Mike Sheppard
☒ BEV M.
☒ Mike Hedge
☒ BRIAN M.
☐ Terry A.
☐ Rick C.
☐ LORI
☐ ROB B.
☐ Mike Sheppard
☐ LORI

1. CU, DR, OR PDR NUMBER: CAR16-00002

2. SEWER CONDITIONS: CUSSE-1, E) E. Warm Springs Ave

CUSSE-4

3. DRAINAGE/STORMWATER REVIEW: _____

4. STREET LIGHT CONDITIONS: No Comment

5. PERSON MAKING OTHER COMMENTS: Jim Wyllie (384-3925)

6. OTHER COMMENTS: Portions of the site are located in the Floodplain. Compliance with zoning ordinance 11-08 is required. Site contains slopes steeper than 25%. Compliance with chapter 11-07, Boise City Zoning Ordinance is required.

7. FILE NAME: _____



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR16-00002

Hearing Date: APRIL 4, 2016

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 6781 E WARM SPRINGS AVE

Transmittal Date: 02/23/16

Applicant: DEVCO, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☐ Public Works-Solid Waste
- ☒ Public Works-April Wing
- ☐ Public Works-Haley Falconer
- ☐ Public Works-Jason Taylor
- ☒ Public Works-Jim Wyllie
- ☒ Parks-Jennifer Tomlinson
- ☐ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport
- ☒ Library-Kevin Booe
- ☒ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal
- ☐ PDS- Subs group
- ☐ PDS-GAP Planner-_____
- ☐ PDS-Building Dept
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD
- ☐ Commissioners
- ☒ 911 (Sheriff Dispatch)
- ☒ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☒ COMPASS-Carl Miller
- ☐ COMPASS-Eric Adolfsen
- ☐ Parks & Waterways-Scott Koberg

Idaho State

- ☐ Transportation District III
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ West Boise Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☐ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☐ Boise Postmaster
- ☐ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Harris Ranch Wildlife Mitigation
- ☒ Valley Reg. Transit
- ☐ Other _____

Neighborhood Associations

- ☒ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Highlands
- ☐ Hillcrest
- ☐ Lusk District
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☐ Pierce Park
- ☐ Quail Ridge
- ☐ Somerset
- ☐ South Boise Village
- ☒ South East
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☒ Warm Springs Mesa
- ☐ West Bench
- ☐ West Downtown
- ☐ West Valley

CAR 16-0002

Annexation & Rezone Application Form

PDS	Department Application
	# 105

Case #: _____

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 6781 Prefix: East Street Name: Warm Springs Avenue
 Subdivision: _____ Block: _____ Lot: _____ Section: 33 Township: 3N Range: 3E
 *Primary Parcel Number:

5	0	9	3	3	1	4	1	9	2	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: S0933141905, S0933142110

Applicant Information

*First Name: Jim *Last Name: Conger
 Company: DevCo LLC *Phone: (208) 336-5355
 *Address: 4824 W. Fairview Avenue *City: Boise *State: ID *Zip: 83706
 E-mail: jconger@congergroup.com Cell: _____ Fax: _____

Agent/Representative Information

First Name: Marcel Last Name: Lopez
 Company: DevCo LLC Phone: _____
 Address: 4824 W. Fairview Avenue City: Boise State: ID Zip: 83706
 E-mail: marcel@congergroup.com Cell: _____ Fax: _____
 Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

Owner Information

Same as Applicant? ☐ Yes ☒ No (If yes, leave this section blank)

First Name: Clavis B. Last Name: Hamilton
 Company: Ben's Crow Inn Phone: (208) 342-9669
 Address: 6916 E. Pet Haven Lane City: Boise State: ID Zip: 83712
 E-mail: bbungard@arthurberry.com Cell: _____ Fax: _____

RECEIVED

FEB 22 2016

PLANNING DEPT.
SUBDIVISIONSDate Received: _____
Revised 10/2008
www.cityofboise.org/pds

City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

CAR 16 - 00002

1. **Neighborhood Meeting Held (Date):** February 11, 2016

2. **Neighborhood Association:** Riverland East

3. **Comprehensive Planning Area:** Barber Valley

4. **This application is a request to construct, add or change the use of the property as follows:**

Annexation of parcels, S0933141905, S0933141920 and S0933142110 into the City of Boise totaling approximately 4.19 acres on East Warm Springs Avenue for the development of 24 single family detached residential and 1 common lot. Please see the attached letter for a detail description of the project.

5. **Type of Request:** ☐ Rezone ☒ Annexation & Rezone

6. **Current Zone:** Ada County RP

7. **Requested Zone:** R-2 and R-1B

8. **Size of property:** 4.19 ☒ Acres ☐ Square Feet

9. **Existing uses and structures on the property are as follows:**

The property was the location of Ben's Crow Inn a restaurant and tavern. Owner's Ben and Connie are retiring and closing the business after Labor Day 2016. Structures include the main building and related structures.

10. **Are there any existing land uses in the general area similar to the proposed use?**

If so, describe them and give their locations:

Yes. Directly across East Warm Springs Avenue is the East Valley Subdivision which was recently annexed into Boise with R-1C zoning and is a similar residential development. The parcel at our south boundary is a single family residential property.

11. **On what street(s) does the property have frontage?** East Warm Springs Avenue

12. Adjacent Property Information

Uses:	Zone:
North: <u>Vacant undeveloped land and residential</u>	<u>RUT & R6</u>
South: <u>Residential and vacant undeveloped land</u>	<u>RP & R6</u>
East: <u>East Valley Subdivision and open land</u>	<u>R-1C</u>
West: <u>Open land and the Boise River</u>	<u>RP</u>

13. Why are you requesting annexation into the City of Boise?

To attain a zoning of R-2 and R-1B on the property for the purpose of developing into a 24 single family detached and 1 common lot
subdivision as allowed per the Boise Comprehensive Plan and development code.

14. What use, building or structure is intended for the property?

Single family detached 1, 2 and 3 story homes. The proposed homes are similar to the existing neighborhood recently constructed
at Triplett 2 next to Harris Ranch in the Barber Valley.

15. What changes have occurred in the area that justify the requested rezone?

The entire East Valley area is experiencing a growth in the development of residential uses. East Valley Subdivision is directly across
this property on East Warm Springs Avenue and is a similar development. This development will be a valued addition to the current
development in the area.

16. What Comprehensive Plan policies support your request?

Goal PDP5: Require adequate public facilities and infrastructure. Boise City has existing facilities including a 1-year old sewer lift station sized for growth and will provide sewer service. Principle GDP-N.1: Connectivity. This neighborhood will provide a stub to the greenbelt system. Principle GDP-N.1.a: Provide a continuous network of sidewalks, bicycle, and pedestrian paths, and roadways. This neighborhood will add 1,300 linear feet of sidewalk adjacent to Warm Springs Road. Goal NAC7: Facilitate a mix of housing types and price ranges in neighborhoods. This small 4.2 acres site has two housing type and price ranges. Goal NAC7.1 Mix of Housing. This neighborhood meets this goal with 2 housing types of varying price ranges. Goal GDP-C.5 Although there is currently no transit service available beyond the Harris Ranch Commerical area the philosophy of increased desnsity along the Warm Springs corridor will be a factor to create increased ridership and support for additional transit service.


Applicant/Representative Signature
Date[Print Form](#)

CAR 16 - 00002



REAL ESTATE DEVELOPMENT

February 22, 2016

Todd Tucker, Associate Planner
City of Boise Planning & Development Services
150 N. Capitol Boulevard
Boise ID 83701

Re: **Ben's Crow Inn Subdivision**
6781, 6751, 6827 East Warm Springs Avenue
Annexation, Preliminary Plat, Planned Unit Development

Dear Mr. Tucker:

Attached for your review and favorable consideration are the applications for the Ben Crow's Inn (BCI) Subdivision located on East Warm Springs Avenue. We respectfully request approval of our Annexation, Zoning, Planned Unit Development, and Floodplain Review applications.

For design and planning purposes, our design team used the Boise City Comprehensive Plan, Zoning Code and the Barber Valley Specific Plan as the policy basis for the design of the BCI Neighborhood. We have thoughtfully designed Twenty-Four residential dwellings on 4.2 acres that will add to the existing and planned development of Harris Ranch and the Barber Valley. Located on the west side of Warm Springs Avenue and adjacent to the recently developed East Valley Community, BCI will add to the mix of the valley's available housing opportunities. Homeowners will have access to amenities such as the Boise River Greenbelt, Ridge to Rivers Trails, Idaho Shakespeare Festival and the ever developing services in Harris Ranch.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, jconger@congergroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "JDC", written over a blue line.

Jim D. Conger
Managing Member

JDC:ml

RECEIVED

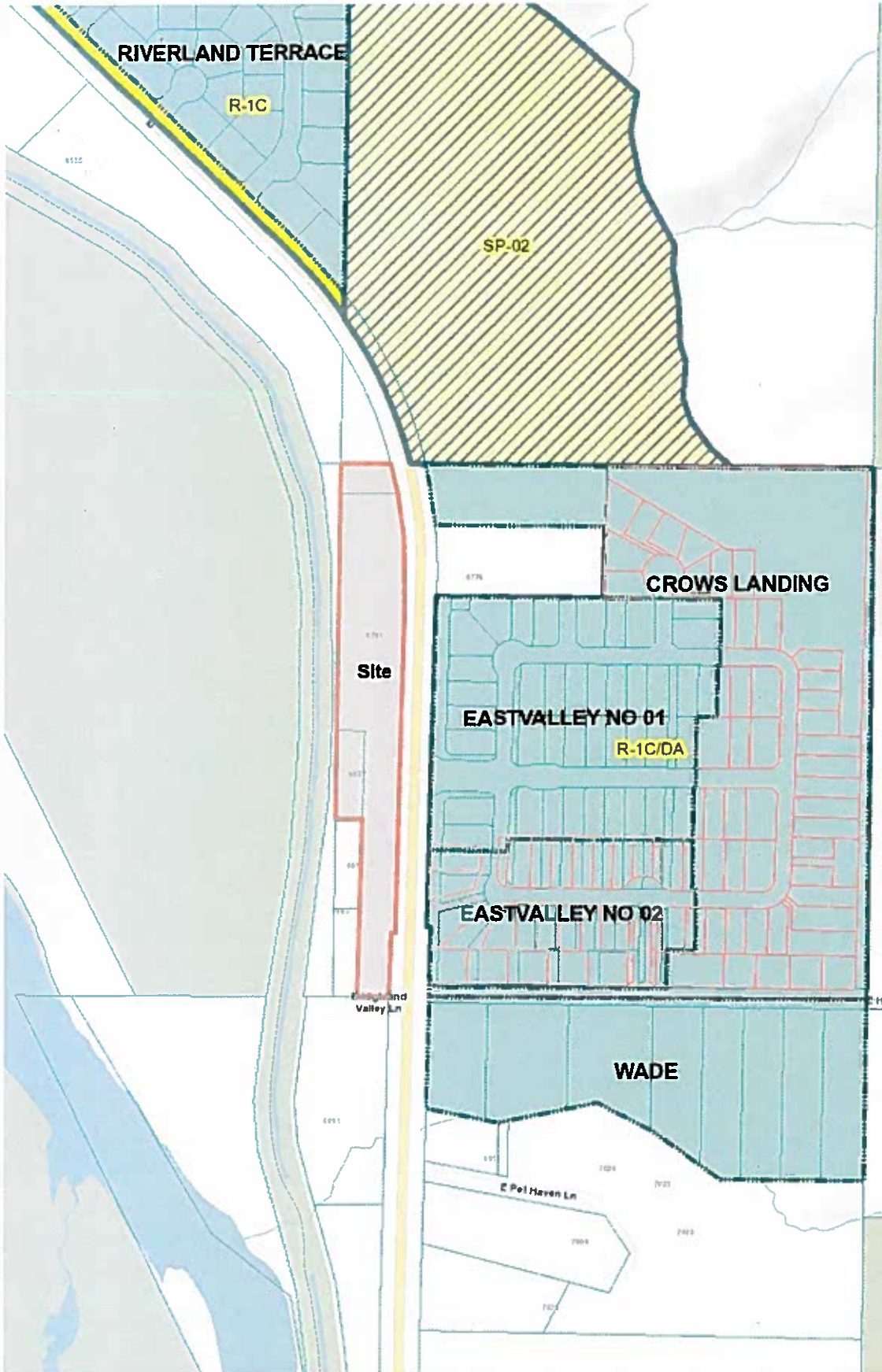
FEB 22 2016

SUBDIVISIONS

CAR 16-00002



Ben's Crow Inn



Legend

— Preliminary Lots

□ Parcels

▤ Subdivisions

Boise Zoning

Unknown

A-1

A-2

C-1

C-2

C-3

C-4

C-5

H-S

L-O

M-1

M-2

N-O

PC

R-1A

R-1B

R-1C

R-1M

R-2

R-3

R-O

SP-01

SP-02

T-1

T-2

U

CAR 16-00002

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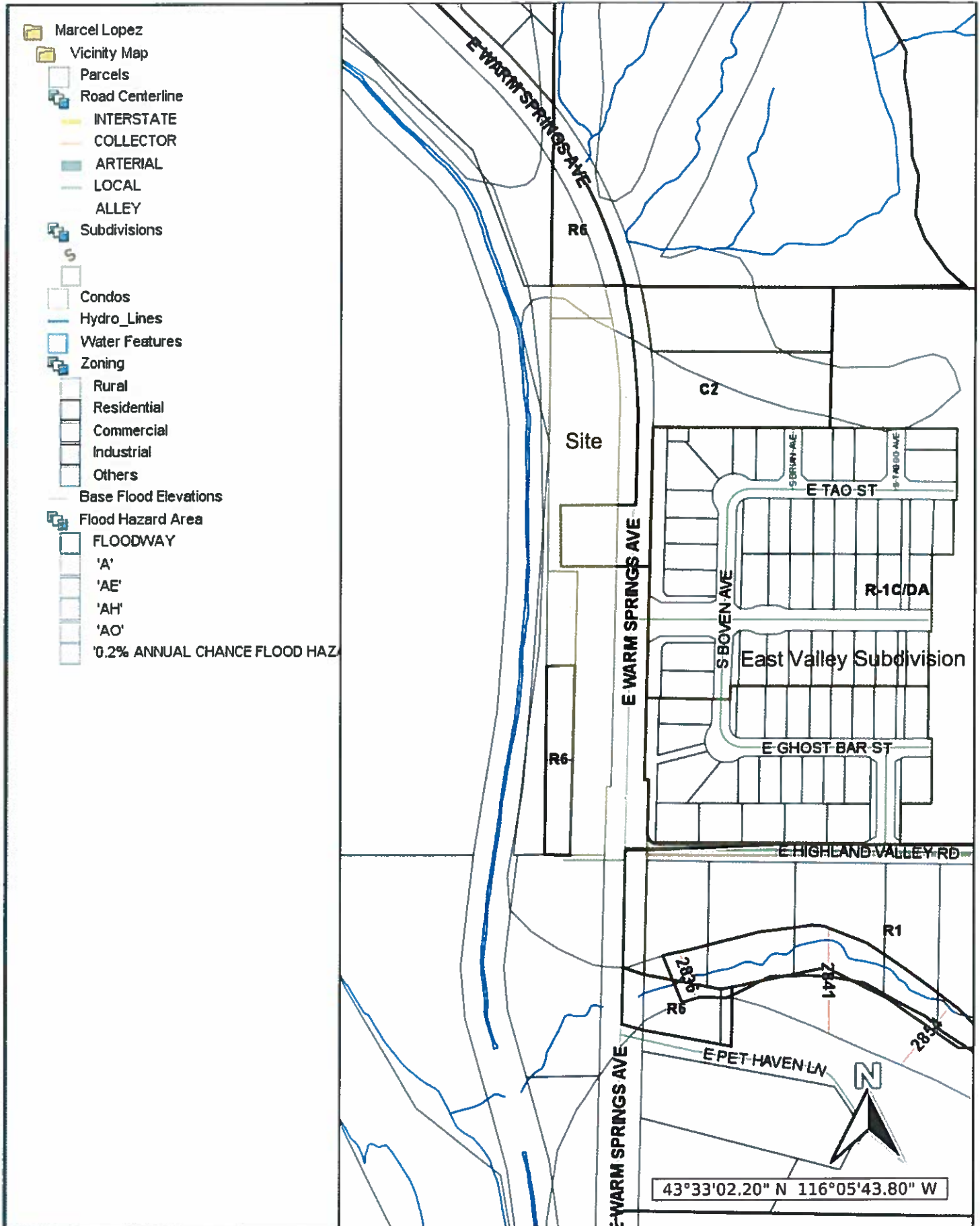
Notes

Annexation Vicinity Map

0.1 0 Distance / 2 0.1 Miles

BCI Subdivision

East Warm Springs Avenue





Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

January 26, 2016

Legal Description for Crows Inn Boundary

A parcel of land being a portion of the SE1/4 of the NE1/4 of Section 33, T. 3 N., R. 3 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a found brass cap marking the CE1/16 corner of Section 33;

Thence South 88°52'08" East, coincident with the south line of the SE1/4 of the NE1/4 of said Section 33, a distance of 49.92 feet to the **POINT OF BEGINNING**;

Thence North 1°22'29" East, parallel with the west line of said SE1/4 of the NE1/4 of Section 33, a distance of 440.07 feet;

Thence North 88°52'08" West, parallel with said south line of the SE1/4 of the NE1/4 of Section 33, a distance of 49.92 feet to said west line of the SE1/4 of the NE1/4 of Section 33;

Thence North 1°22'29" East, coincident with said west line of the SE1/4 of the NE1/4 of Section 33, a distance of 883.71 feet to the north line of said SE1/4 of the NE1/4 of Section 33;

Thence South 88°42'05" East, coincident with said north line of the SE1/4 of the NE1/4 of Section 33, a distance of 126.81 feet to the westerly right of way of E. Warm Springs Ave., and the beginning of a non-tangent curve;

Thence 326.65 feet along the arc of said curve to the right and coincident with said westerly right of way of E. Warm Springs Ave., with a central angle of 18°03'26", a radius of 1036.47 feet, subtended by a chord bearing South 4°59'50" East, 325.30 feet;

Thence South 2°07'31" West, coincident with said westerly right of way of E. Warm Springs Ave., 824.58 feet;

Thence North 87°59'56" West, coincident with said westerly right of way of E. Warm Springs Ave., 10.00 feet;

Thence South 2°04'05" West, coincident with said westerly right of way of E. Warm Springs Ave., 175.67 feet to said south line of the SE1/4 of the NE1/4 of Section 33;

Thence North 88°52'08" West, coincident with said south line of the SE1/4 of the NE1/4 of Section 33, a distance of 90.07 feet to the **POINT OF BEGINNING**.

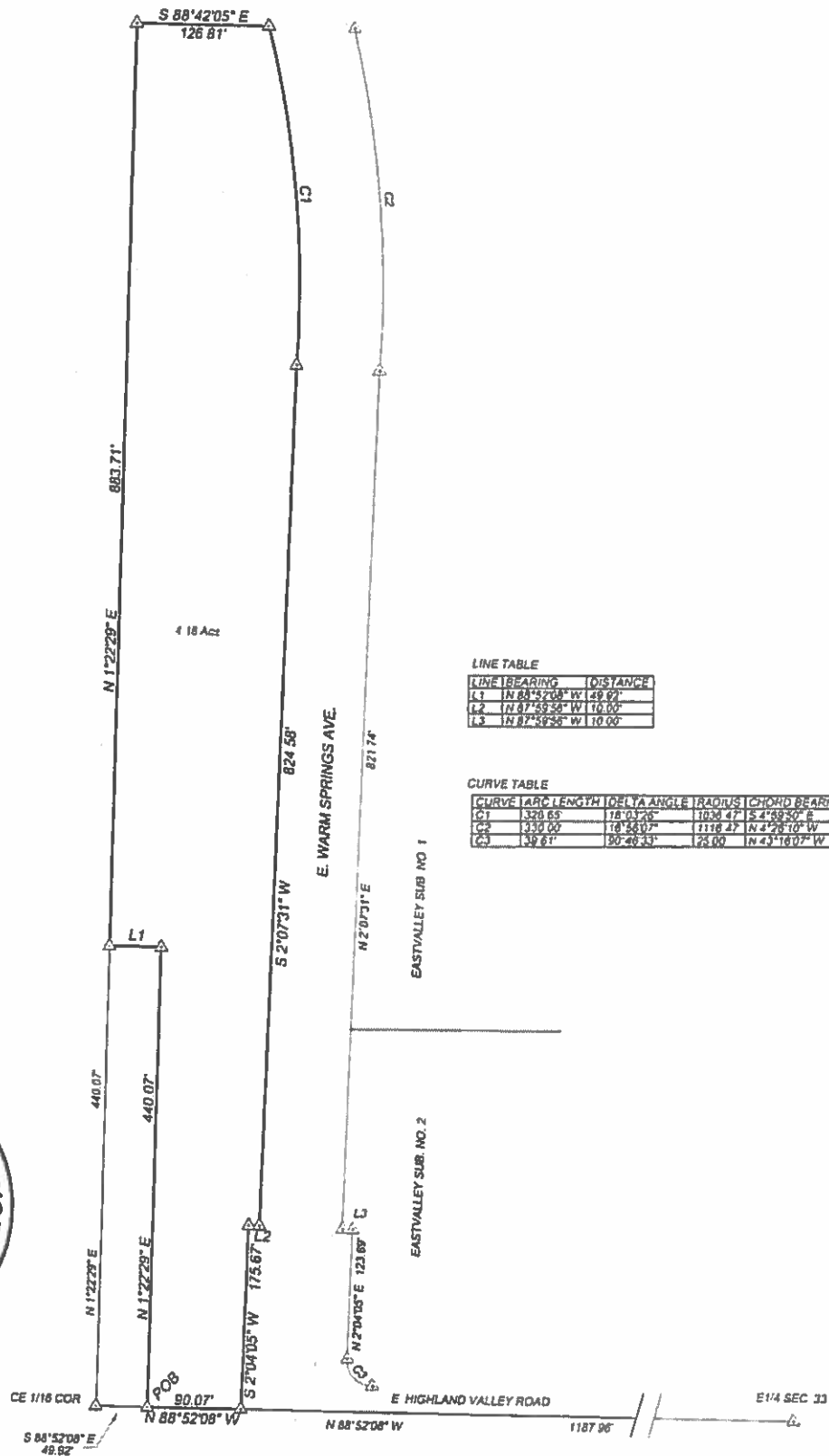
The above described parcel contains 4.18 acres more or less.

Carl Porter, PLS 14221
End Description



Date

CAR 16-00002



PROJECT:
CROWS INN
Section 33, T.3 N., R. 3., B.M.

OWNER/DEVELOPER:
C13 LLC
BOISE, IDAHO
336-5355

DATE: 1/2016



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #
16011-EX
PROJECT#
16011
SHEET
1 OF 1

CAR 16-00002