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Planning & Development Services

April 15, 2016

Jim Conger
DevCo, LLC
4824 W. Fairview Ave.
Boise, ID 83706
jim@congergroup.com
(sent via email)

Re: CAR16-00002, PUD16-00005 & SUB16-00006 / 6781 E. Warm Springs Ave.

Dear Mr. Conger:

This letter is to inform you of the actions taken by the Boise City Planning and Zoning Commission on your requests.

The Boise City Planning and Zoning Commission, at their meeting on **April 11, 2016, recommended** to the Mayor and the Boise City Council denial of **CAR16-00002**, a request for the Annexation of 4.2 acres located at 6781 E. Warm Springs Avenue. Approximately 2.4 acres are proposed as R-2D/DA (Medium Density Residential with Design Review and a Development Agreement) and 1.8 as R-1B/DA (Single Family Residential with a Development Agreement) based on the attached Reasons for the Decision.

This application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

The Boise City Planning and Zoning Commission, at their hearing of **April 11, 2016, deferred PUD16-00005**, a Conditional use permit for a 24-unit planned residential development and **SUB16-00006**, a Preliminary Plat for a residential subdivision comprised of 24 buildable lots and 1 common lot on 4.2 acres located at 6781 E. Warm Springs Avenue in a proposed R-2D/DA and R-1B/DA zone to a certain date of **May 2, 2016**.

If you have any questions, please contact me at (208) 384-3736.

Sincerely,

Susan Riggs
Associate Planner
Boise City Planning and Development Services

SR/bm

cc: Marcel Lopez / Conger Mangement Group / marcel@devco.land (sent via email)
Clavis B. Hamilton / Ben's Crow Inn / bbungard@arthurberry.com (sent via email)
Barber Valley Neighborhood Association / Attn: Mike Reineck / bvnaboise@gmail.com (sent via email)
Southeast Neighborhood Association Inc. / Attn: Fred Fritchman / ffritchman@msn.com (sent via email)
Warm Springs Mesa Neighborhood Association / Attn: Donna Burns / president@warm Springs Mesa Neighborhood Association (sent via email)

Reason for the Decision

Annexation

The site is within the Area of Impact and Sewer Planning Area and is contiguous to Boise City on its eastern boundary. The annexation will facilitate orderly expansion of the City boundaries and conform to the Level of Service standards found in the Comprehensive Plan. However, the Commission found the annexation was inconsistent with the standards found in BCC 11-03-04.15.6(a). The parcels are currently zoned RP and C2 (Ada County) and designated Commercial and Large Lot/Rural on the Land Use Map of Blueprint Boise. The Commission felt the commercial designation was important to maintain.