



June 25, 2019  
Project No. 18-090

City of Boise  
Planning & Development Services  
150 North Capital Boulevard  
Boise, ID 83702

**RE: Eyrie Terraces Subdivision – Boise, ID**  
**Preliminary Plat Application: SUB19-00034**  
**Hillside Development Permit Application: CFH19-00055**

Dear Planning Staff:

On behalf of Aerie Terraces LLC, we are pleased to bring the Eyrie Terraces Subdivision to the City of Boise. Eyrie Terraces is a residential infill development in North Boise. Applications for a Preliminary Plat and a Hillside Development Permit are enclosed for your review and approval.

**Property and Preliminary Plat**

Eyrie Terraces is located on the eastern portion of Tax Parcel Number R6060421400, which is Lot 4, Block 2 of the Nibler Subdivision (“Lot 4”) and the northern portion of Tax Parcel Number R2690360010, which is Lot 19, Block 1 of Eyrie Canyon Subdivision Number 5.

Eyrie Terraces is proposing 30 buildable lots and 6 common lots on 21.12 acres (the “Property”). All building lots are located on Lot 4, Block 2 of the recorded Nibler Subdivision. The City of Boise annexed and zoned Lot 4, Block 2 in 1981 with R-1A (low density residential) zoning, and Eyrie Terraces is designed to meet all subdivision standards for the R-1A zoning district. The density of Eyrie Terraces is 1.4 units per acre and each building lot meets the City’s lot area, width, and frontage requirements.

Access to Eyrie Terraces is proposed via North Villa Ridge Way, which is a local public street. North Villa Ridge Way connects to 36th Street, a minor arterial, via North Eyrie Way. The adjacent street network connects the Property to two emergency access points onto North Cartwright Road, a collector street. All public streets within the project will conform to ACHD public street standards.

Eyrie Terraces will connect to existing services for sewer and water located in North Villa Ride Way. Drainage for the subdivision will be collected from the public roadways via curb and gutter and then routed to the storm drainage facilities located at Lots 1 and 2 of Block 1. From there, storm water will be discharged at the predevelopment rate to Eyrie Canyon Subdivision No. 4.

Due to the site’s location, there is no irrigation water available. Prior to final plat approval, we will be requesting a pressure irrigation waiver via the City’s standard process.

In preparation for this submittal, we have worked extensively with Boise’s Fire Department to review fire code requirements and constraints to site design in this area. Our intention for this project is to meet all fire code requirements, and we will continue to work with Fire Department’s staff to ensure that safety and welfare

concerns are addressed. The subdivision is limited to 30 buildable lots as permitted with a single access point, and internal streets are designed with fire safety in mind. There are 5 fire hydrants presently designed within the site and all structures in Eyrie Terraces are proposed to have fire sprinklers. Further, West Winter Camp and portions of Tollymore Way have been designed as divided local roads with separated 20-foot wide road sections. These divided roads increase circulation and provide additional fire access and turnarounds in the event of an emergency. Eyrie Terraces will also prepare and adopt an approved fire safety plan to be incorporated into the restrictive covenants for the development.

**Hillside Development Permit – Category III**

The Property includes slopes that exceed 15% and the plat is designed to account for the topography and existing natural features of the area. The Property is surrounded by vacant land and low-density residential property. The preliminary geotechnical evaluation submitted in support of Eyrie Terraces concludes that the Property is suitable for the proposed development. The hillside development permit is supported by: (i) a preliminary grading plan; (ii) a preliminary geotechnical / geology evaluation; (iii) a preliminary hydrology report; (iv) a revegetation plan; and (v) a detailed site plan.

**Summary**

Eyrie Terraces is intended to be a high-end continuation of the adjacent single-family subdivisions, and will complement and be harmonious with the surrounding land uses. We are excited to work with City staff to accomplish this addition to the City of Boise.

Should you have questions or require further information please feel free to contact me at 208-639-6939 or at [sdurtschi@kmengllp.com](mailto:sdurtschi@kmengllp.com), and thank you for your time and assistance with our applications.

Sincerely,  
**KM Engineering, LLP**



Sabrina Durtschi  
Planning Project Manager

cc: Aerie Terraces LLC