



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

TO: Mayor and Boise City Council
FROM: Cody Riddle, Deputy Planning Director
PREPARED BY: Karla Nelson, Associate Planner
DATE: October 29, 2019
RE: SUB15-00055 / Kirsten Subdivision / 6298 S. Cole Road / Time Extension

Taunton Group, LLC requests a one-year time extension for approval of the Final Plat for a residential subdivision comprised of 453 buildable lots and 41 common lots on 100.9 acres. The property is located at 6298 S. Cole Road, within the SP-03 (Syringa Valley Specific Plan) zone.

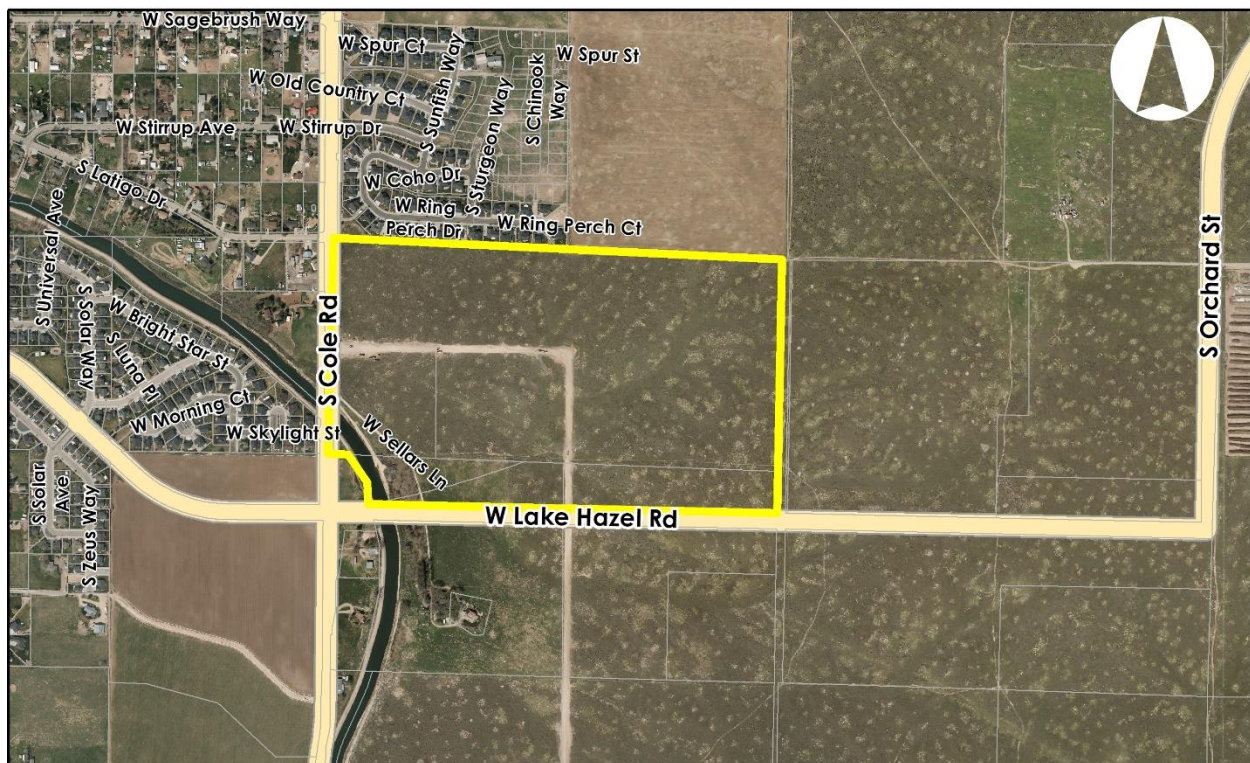
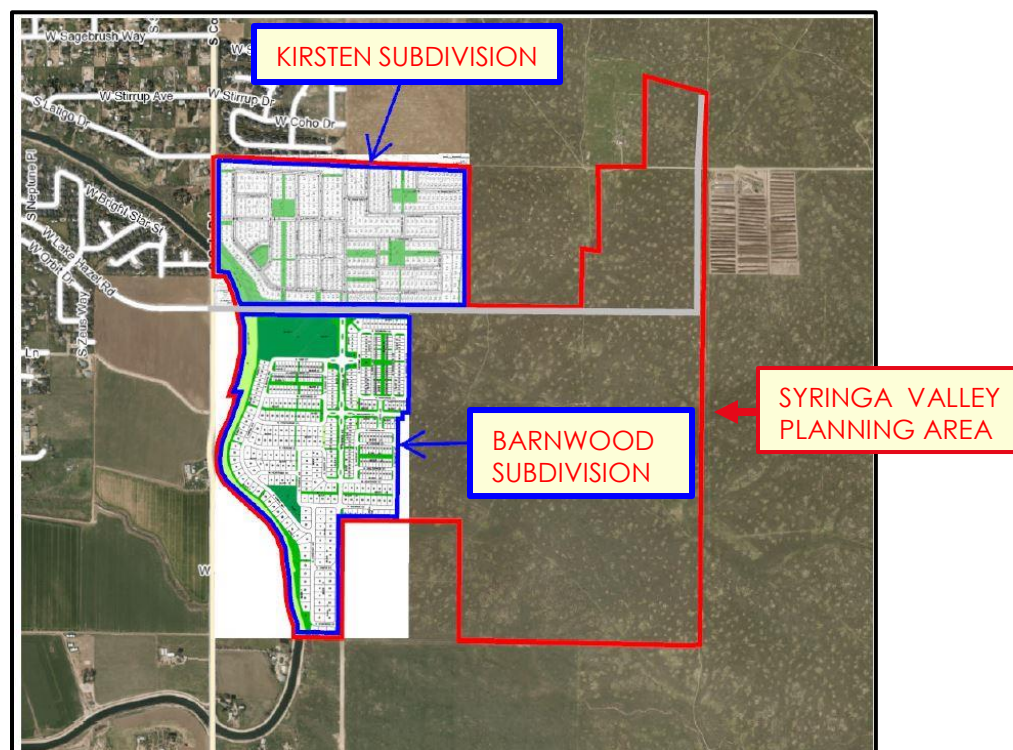


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The applicant requests a one-year time extension to October 29, 2020, to submit the Final Plat for the Kirsten Subdivision.

The Preliminary Plat for the Kirsten Subdivision (SUB15-00055) was approved on November 29, 2016, by the City Council with an expiration date of November 29, 2018. On November 27, 2018, the Boise City Council approved a one-year time extension. The applicant now requests an additional one-year time extension to extend the expiration date to October 29, 2020. The applicant has focused Syringa Valley's initial development in the Barnwood Subdivision south of Lake Hazel Road. Development of Barnwood Subdivision first allows for the installation of necessary community infrastructure including a community center and park. The Planning Team finds the originally proposed subdivision continues to comply with the standards of the Boise City Code.

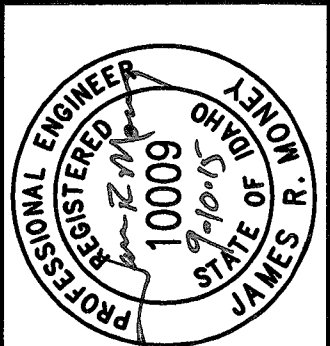
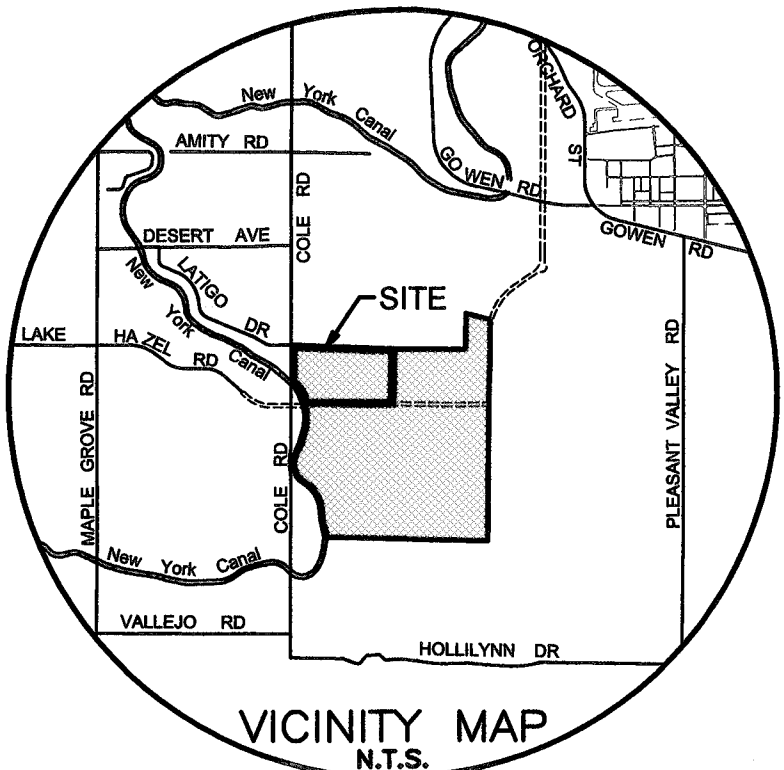


The Planning Team recommends approval of a one-year time extension to **October 29, 2020**, for submittal of the final plat for the Kirsten Subdivision per the approved Conditions of Approval.

1. The final plat for Kirsten Subdivision shall be submitted by **October 29, 2020** unless another time extension is granted.
2. Compliance with applicable Conditions of Approval for SUB15-00055.



PRELIMINARY PLAT
KIRSTEN SUBDIVISION

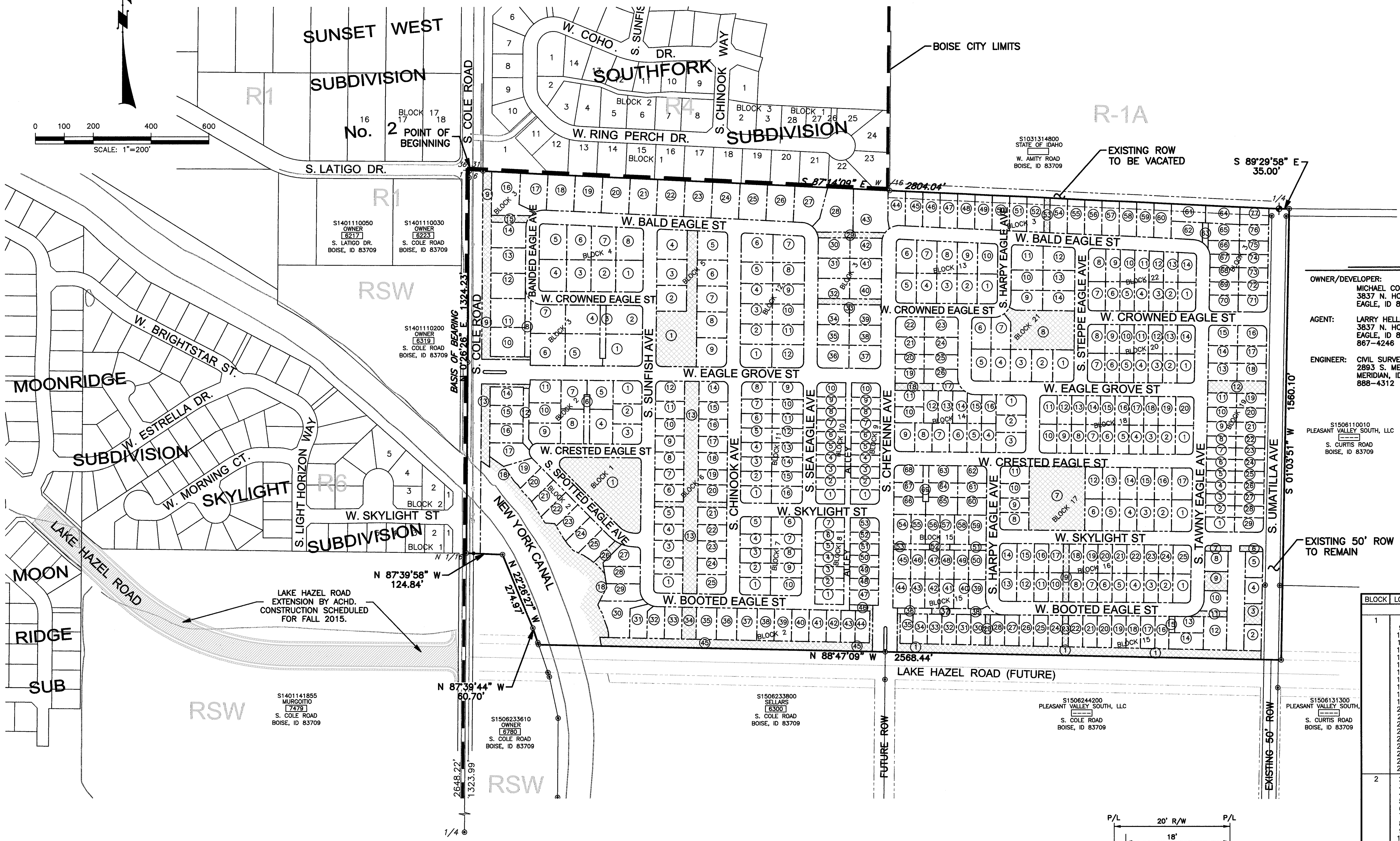
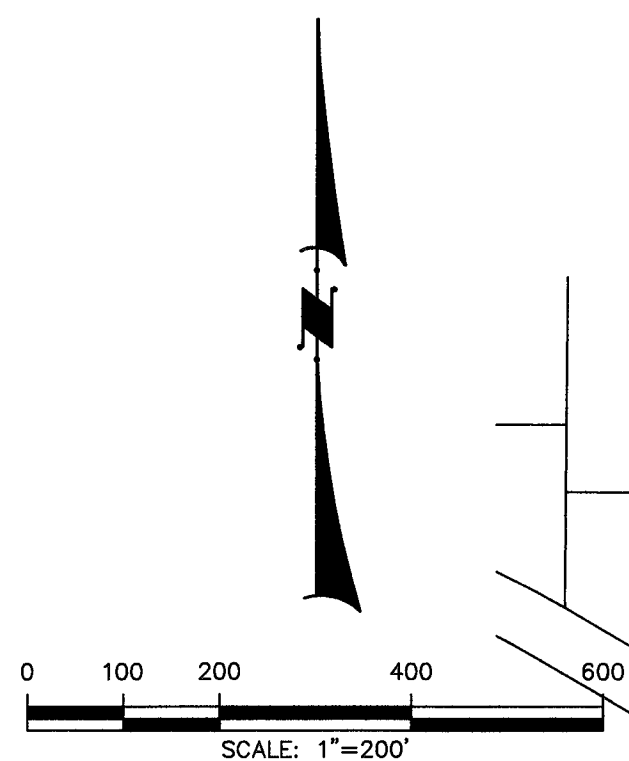


PROJECT NO.	DATE	DESIGNED	DRAWN	CHECKED	APPROVED	TAB
12035						

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312

PRELIMINARY PLAT
KIRSTEN SUBDIVISION
LOCATED IN THE NE 1/4, GOVERNMENT LOT 2 AND THE SW 1/4
OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 9/10/2015
DWG: Preplot_01-200.dwg
JOB NO: 12035
SHEET 1 OF 2



NOTES

OWNER/DEVELOPER: MICHAEL COUGHLIN, MD
3837 N. HOLL DR.
EAGLE, ID 83616

AGENT: LARRY HELLAKE
3837 N. HOLL DR.
EAGLE, ID 83616
867-4246

ENGINEER: CIVIL SURVEY CONSULTANTS, INC.
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
888-4312

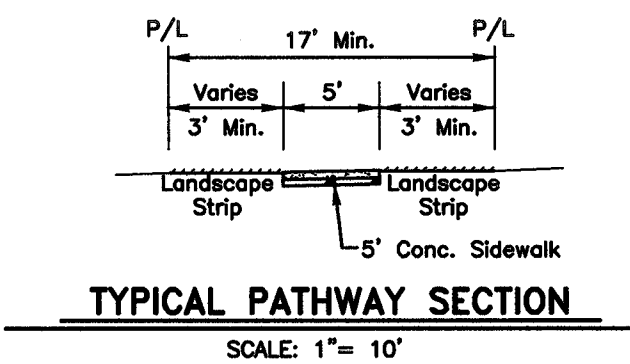
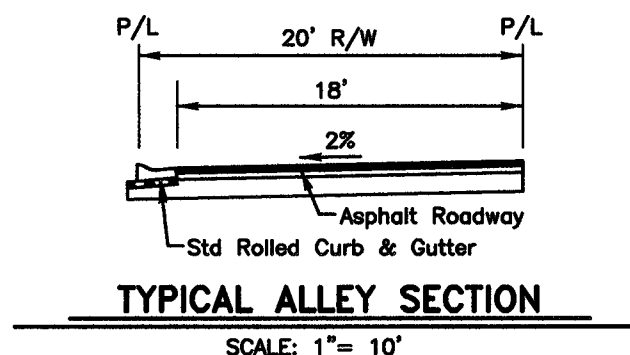
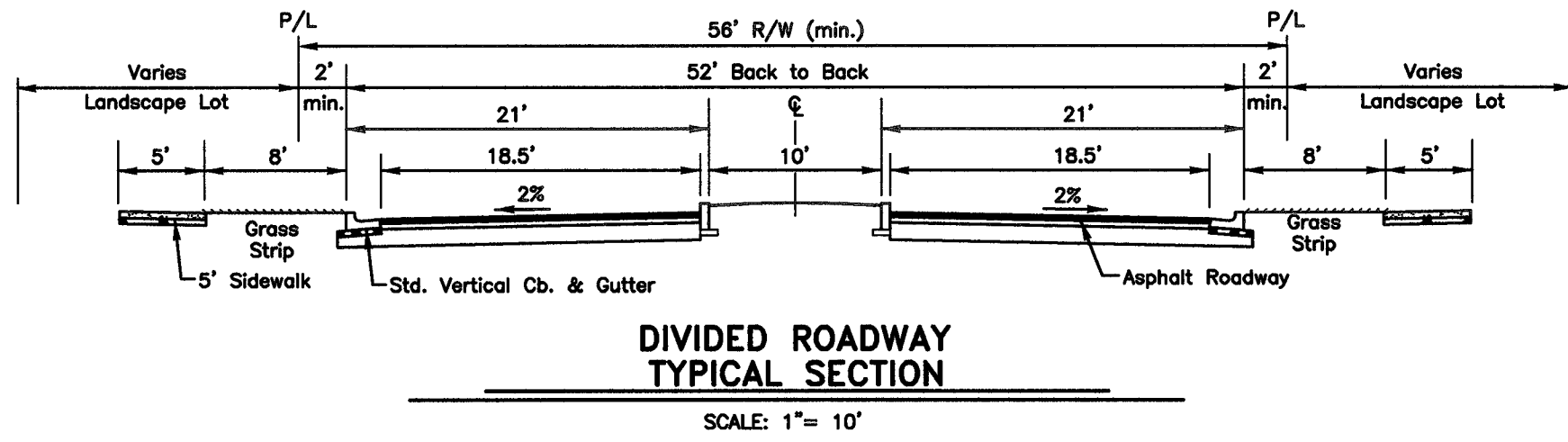
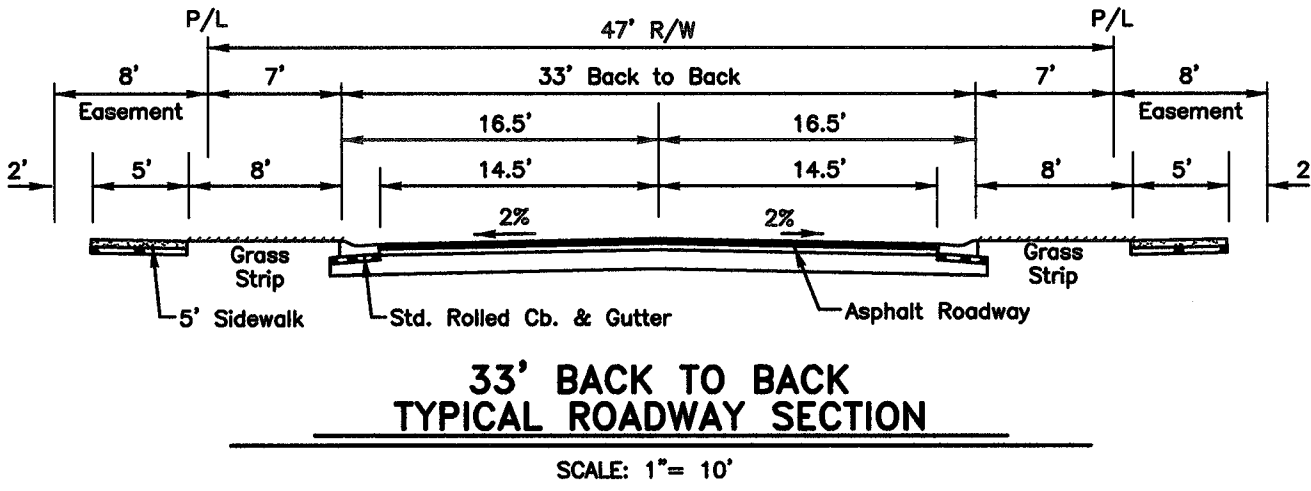
AREA: 102.36 Ac GROSS
100.90 Ac NET (EXCLUDING COLE ROAD ROW)

NUMBER OF LOTS: 453 - RESIDENTIAL UNITS
429 - SINGLE FAMILY DWELLING LOTS
6 - MULTI-FAMILY LOTS (4 UNITS/LOT)
28 - OPEN SPACE LOTS
24 - LANDSCAPE BERMS/PATHS/OTHER
13 - SHARED DRIVEWAY LOTS
494 - TOTAL LOTS

CITY LIMITS: BOISE, IDAHO
IRRIGATION DISTRICT: NEW YORK
POTABLE WATER: UNITED WATER COMPANY
SANITARY SEWER: CITY OF BOISE
EXISTING ZONING: A-2
PROPOSED ZONING: SP-03

**ADJACENT OWNERSHIP
WITHIN NEIGHBORING SUBDIVISIONS**

BLOCK	LOT	NAME	ADDRESS	PARCEL #
SOUTHFORK SUBDIVISION				
1	1	SOUTHFORK SUBDIVISION HOA	7325 W Ring Perch Dr	BOISE, ID 83709 R8048550010
1	9	PROPERTY OWNER	7379 W Ring Perch Dr	BOISE, ID 83709 R8048550090
1	10	PROPERTY OWNER	7355 W Ring Perch Dr	BOISE, ID 83709 R8048550100
1	11	PROPERTY OWNER	7323 W Ring Perch Dr	BOISE, ID 83709 R8048550110
1	12	PROPERTY OWNER	7301 W Ring Perch Dr	BOISE, ID 83709 R8048550120
1	13	PROPERTY OWNER	7267 W Ring Perch Dr	BOISE, ID 83709 R8048550130
1	14	PROPERTY OWNER	7249 W Ring Perch Dr	BOISE, ID 83709 R8048550140
1	15	PROPERTY OWNER	7221 W Ring Perch Dr	BOISE, ID 83709 R8048550150
1	16	PROPERTY OWNER	7203 W Ring Perch Dr	BOISE, ID 83709 R8048550160
1	17	PROPERTY OWNER	7175 W Ring Perch Dr	BOISE, ID 83709 R8048550170
1	18	PROPERTY OWNER	7137 W Ring Perch Dr	BOISE, ID 83709 R8048550180
1	19	PROPERTY OWNER	7119 W Ring Perch Dr	BOISE, ID 83709 R8048550190
1	20	PROPERTY OWNER	7093 W Ring Perch Dr	BOISE, ID 83709 R8048570010
1	21	PROPERTY OWNER	7065 W Ring Perch Dr	BOISE, ID 83709 R8048570020
1	22	PROPERTY OWNER	7031 W Ring Perch Dr	BOISE, ID 83709 R8048570030
1	23	PROPERTY OWNER	7009 W Ring Perch Dr	BOISE, ID 83709 R8048570040
1	24	PROPERTY OWNER	7004 W Ring Perch Dr	BOISE, ID 83709 R8048570050
1	25	PROPERTY OWNER	7028 W Ring Perch Dr	BOISE, ID 83709 R8048570060
1	26	SOUTHFORK SUBDIVISION HOA	7040 W Ring Perch Dr	BOISE, ID 83709 R8048570070
1	27	PROPERTY OWNER	7062 W Ring Perch Dr	BOISE, ID 83709 R8048570080
1	28	PROPERTY OWNER	7086 W Ring Perch Dr	BOISE, ID 83709 R8048570090
2	3	SOUTHFORK SUBDIVISION HOA	7318 W Ring Perch Dr	BOISE, ID 83709 R8048550210
2	4	PROPERTY OWNER	7316 W Ring Perch Dr	BOISE, ID 83709 R8048550220
2	5	PROPERTY OWNER	7268 W Ring Perch Dr	BOISE, ID 83709 R8048550230
2	6	PROPERTY OWNER	7250 W Ring Perch Dr	BOISE, ID 83709 R8048550240
2	7	PROPERTY OWNER	7222 W Ring Perch Dr	BOISE, ID 83709 R8048550250
2	8	PROPERTY OWNER	7204 W Ring Perch Dr	BOISE, ID 83709 R8048550260
2	9	PROPERTY OWNER	7176 W Ring Perch Dr	BOISE, ID 83709 R8048550270
2	10	PROPERTY OWNER	7148 W Coho Dr	BOISE, ID 83709 R8048550280
2	11	PROPERTY OWNER	7217 W Coho Dr	BOISE, ID 83709 R8048550290
2	12	PROPERTY OWNER	7231 W Coho Dr	BOISE, ID 83709 R8048550300
2	13	PROPERTY OWNER	7253 W Coho Dr	BOISE, ID 83709 R8048550310
3	1	PROPERTY OWNER	6102 S Chinoak Way	BOISE, ID 83709 R8048550340
3	2	PROPERTY OWNER	7134 W Ring Perch Ct	BOISE, ID 83709 R8048550350
3	3	PROPERTY OWNER	7118 W Ring Perch Ct	BOISE, ID 83709 R8048560010
SKYLIGHT SUBDIVISION				
1	1	SKYLIGHT SUBDIVISION HOA	7419 W Skylight St	BOISE, ID 83709 R7977430010
1	2	PROPERTY OWNER	7421 W Skylight St	BOISE, ID 83709 R7977430020
1	3	PROPERTY OWNER	7443 W Skylight St	BOISE, ID 83709 R7977430030
1	4	PROPERTY OWNER	7471 W Skylight St	BOISE, ID 83709 R7977430040
1	5	PROPERTY OWNER	7495 W Skylight St	BOISE, ID 83709 R7977430050
2	1	SKYLIGHT SUBDIVISION HOA	0000 S Cole Rd	BOISE, ID 83709 R7977430090
2	2	PROPERTY OWNER	7422 W Skylight St	BOISE, ID 83709 R7977430100
2	3	PROPERTY OWNER	7448 W Skylight St	BOISE, ID 83709 R7977430110
2	4	PROPERTY OWNER	7474 W Skylight St	BOISE, ID 83709 R7977430120
2	5	PROPERTY OWNER	7490 W Skylight St	BOISE, ID 83709 R7977430130
SUNSET WEST SUBDIVISION No. 2				
17	16	PROPERTY OWNER	6228 S Latigo Dr	BOISE, ID 83709 R8223010490
17	17	PROPERTY OWNER	6240 S Latigo Dr	BOISE, ID 83709 R8223010495
17	18	PROPERTY OWNER	6195 S Cole Rd	BOISE, ID 83709 R8223010500
OTHER PROPERTIES				
		PROPERTY OWNER	6223 S Cole Rd	BOISE, ID 83709 S1401110030
		PROPERTY OWNER	6217 S Latigo Dr	BOISE, ID 83709 S1401110050
		PROPERTY OWNER	6319 S Cole Rd	BOISE, ID 83709 S1401110200
		PROPERTY OWNER	6319 S Cole Rd	BOISE, ID 83709 S1401110200
		PROPERTY OWNER	6780 S Cole Rd	BOISE, ID 83709 S1506233610
		PROPERTY OWNER	6300 S Cole Rd	BOISE, ID 83709 S1506233800
		PROPERTY OWNER	S Cole Rd	BOISE, ID 83709 S1506244200
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709 S1506131300
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709 S1506110010
		PROPERTY OWNER	S Curtis Rd	BOISE, ID 83709 S1031417200
		PROPERTY OWNER	W Amity Rd	BOISE, ID 83709 S1031314800



DESIGNED BY
CIVIL SURVEY CONSULTANTS, INC.
2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642

PRELIMINARY PLAT KIRSTEN SUBDIVISION



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DATE: 9/10/2015
DWG: Preplat_01-100.dwg
JOB NO: 12035
SHEET 2 OF 2

Taunton Group

Community Development

October 4, 2019

Brent Moore

Sr. Subdivision/Current Planner

Planning & Development Services

City of Boise

150 N. Capitol Blvd.

Boise ID 83702

Re: Kirsten Preliminary Plat Extension Request: SUB15-00055, 6298 S. Cole Rd.

Dear Brent,

On November 27, 2018, the Boise City Council approved a 12-month extension of the Kirsten Preliminary Plat. In the request letter, I explained that the initial development focus in the Syringa Valley Planned Community would be the Barnwood Preliminary Plat across Lake Hazel Rd. from the Kirsten subdivision. The Barnwood Phase 1 development includes the 10-acre Community Center, the major amenity in the planned community, and essential infrastructure, particularly the lift station to transport wastewater across the New York Canal from both the Barnwood and Kirsten subdivisions.

Unfortunately, the Barnwood Phase 1 subdivision construction progress has been disappointing in 2019. The contractors faced delays from unusually wet weather in the Spring and then challenges from extremely hard subsurface rock conditions on the site. The owner/developer (Corey Barton Homes) also experienced an unanticipated 4-month approval process with the Bureau of Reclamation to allow blasting of rock in the vicinity of the NY Canal.

Given that the construction schedule for the Barnwood subdivision has slipped significantly, CBH is requesting an additional 12-month extension of the Kirsten Preliminary Plat.

Thank you, Brent, for your assistance with this extension request. Please contact me if you have any questions. I have paid the required fee separately.



Bob Taunton, President
Taunton Group, LLC
2724 S. Palmatier Way
Boise ID 83716
208-401-5505
bobtaunton@tauntongroup.com

SUB15-00055
RECEIVED

OCT 04 2019

DEVELOPMENT
SERVICES