

June 2, 2009

Ethel Ficks
5600 W. Hill Road
Boise, ID 83703

Re: **CAR09-00011 / 5600 W. Hill Road**

Dear Ms. Ficks:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request to annex \pm 0.635 acres located at 5600 W. Hill Road with R-1B (Single Family Residential) zoning.

The Boise City Planning and Zoning Commission, at their meeting on June 2, 2009, **recommended** to the Mayor and the Boise City Council, **approval** of the request 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.

If you have any questions, please contact this department at (208) 384-3830.

Sincerely,

Susan Riggs
Planning Analyst II
Boise City Planning and Development Services Department

SR/bjc

Attachment

cc: Collister N.A. / Julie Klocke / 4946 N. Contour Way / Boise, ID 83703-2795

Reasons for the Decision

The annexation with an R-1B zone designation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single family homes. The parcels west and north of the site are zoned R-6.

The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The Land Use/Zoning Consistency Matrix does not list R-1B as a permissible zone for this designation. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the *Comprehensive Plan* can be found to support the proposed zone. Goal 8.0 encourages a city that minimizes suburban sprawl, provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live. Although residential development of the site is not currently proposed, over time it is likely that at this parcel will redevelop.

Both the R-1A and R-1B zones are intended for predominantly single-family residential uses. Other than the density, the only difference between the two zones is the average lot width and minimum lot size; all other dimensional requirements and permitted uses are the same. The proposed R-1B classification is much closer to the density allowed under the current R-6 County zoning.

The proposed annexation does not constitute leap-frog development and will not place a strain on public services or utilities. The site is located within Boise City's Area of Impact and within the Boise Sewer Planning Area. The parcel is adjacent to city limits at the east and south property boundaries. City services such as sewer, police, and fire are already available to the site. No agencies have responded stating that the proposed application will adversely affect the delivery of services.

The annexation of the site conforms to the goals and objectives of the *Comprehensive Plan* by promoting proper growth management which will minimize sprawl (Objective 10.1). The annexation of this site will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the *Comprehensive Plan*. The annexation will attempt to balance costs of services with anticipated revenues.