



# 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](http://www.cityofboise.org/pds)

## Planning Division Transmittal

**File Number:** CAR07-00042, CUP07-00084      **Hearing Date:** 09/21/09  
**X-Ref:** CFH07-00022      **Hearing Body:** Planning and Zoning Commission  
**Address:** 6890 N PLANO ROAD      **Transmittal Date:** 08/13/09  
**Applicant:** AASE'S CANYON

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to [PDSTransmittals@cityofboise.org](mailto: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-Curt Crum
- Fire-Mark Senteno
- Public Works-(2)
- Public Works-Environmental
- Public Works-Barbara Edney
- Public Works-Jim Wyllie
- Public Works-Terry Records
- Parks-Cheyne Weston
- Forestry-Dennis Matlock
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control-Stu Prince
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave Abo
- PDS-GAP Planner- \_\_\_\_\_
- PDS-Permit Plan
- PDS-Kathleen/Stacey

### Ada County

- ACHD-(3)
- Commissioners-(3)
- Sheriff Dispatch
- Development Services
- COMPASS-Ryan Head
- Parks & Waterways-Pat Beale

### Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society*
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

### Federal

- BLM-(2)
- Fish & Wildlife Service*
- EPA
- Army Corp of Engineers

### Schools

- Boise School District
- Meridian School District
- Boise State University

### Sewer Districts

- West Boise Sewer*
- Northwest Boise Sewer*
- Bench Sewer

### Utilities

- Idaho Power
- Qwest Communications
- United Water
- Chevron Pipeline-(2)
- Capitol Water Corporation

### 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

- CCDC-(2)
- Union Pacific Railroad
- Central District Health*
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Margaret Harvey
- Warm Springs Historic District*
- Other \_\_\_\_\_

### Neighborhood Associations

- Boise Heights
- Borah
- ~~Central Bench~~
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown-(2)
- East End
- Glenwood Rim
- ~~Harrison Boulevard~~
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin*
- Mesa
- Morris Hill
- North End
- ~~Northwest~~
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Gulch
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- ~~Winstead Park~~



# 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: 208/384-8758  
208/384-8000

Website: www.cityofboise.org/pds

RECEIVED

MAY 29 2007

## Annexation/Rezone Application

DEVELOPMENT SERVICES

This box for office use only

File #: CAP07-00042/DA Fee: PAI

Cross Referenced File(s): CLP07-00084 Zone(s): RP

Are Pre-Application materials attached?  Yes  No

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

annex 322 acres at R-1A and  
Troutners 26 acres (less 36.63 acres, Sub 20110108,  
already in Boise City.) = 296.12 acres requested  
for annexation

### Pre-Application Conference/Submittal Information

A pre-application conference with staff and pre-application neighborhood meeting are required prior to the submittal of this application. Contact a Procedures Analyst at 384-3830 for details.

Applications for annexations *will not be accepted* without a property description and map that meets the guidelines listed on page 3.

Current Zone: AG (RP)

Requested Zone: R-1A

### Applicant Information

Applicant: AASE'S CAMDEN POINT DEVELOPMENT, LLC.  
CAPITAL DEVELOPMENT, INC.

Phone: (801) 724 1777  
(208) 377-3939

Applicant's Address: 3750 W. 500 E., SALT LAKE CITY, UT  
6200 N. MERCER PL, BOISE, ID

Zip: 84104  
83713

Agent/Representative: STEWART LAND GROUP

Phone: (801) 263-9126

Agent/Representative's Address: 6995 S. UNION PARK CTR  
MIOVALS, UT

Zip: 84047

Contact Person (If different from above): KERRY WINN

Phone: (801) 573-7205

Address of Subject Property: 6890  
6296 N. PLANO RD, BOISE, ID 83703

Mapping Division must initial here CP to signify address verification.

### Property Description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

Parcel Number: SEE ATTACHED

Quarter: SW

Section: 17, 18, 19, 20

Township: 4N

Range: 2E

CAR 07 00042

## Development Information

1. Size of Property: \_\_\_\_\_ Square Feet or 322.88 Acres
2. How is the property now used? OPEN Foothills WITH ONE HOME ON PLANO ROAD - ONE OPERATIONAL SAND PIT
3. How are the adjoining properties used?  
 North: THREE HOMES South: SINGLE FAMILY HOMES  
 East: SINGLE FAMILY HOMES West: SINGLE FAMILY HOMES
4. Are there any existing land uses in the general area similar to the proposed use? If yes, what are they, and where are they located?  
QUAIL RIDGE SUBDIVISION IMMEDIATELY TO THE EAST.
- RECEIVED**  
MAY 29 2007  
DEVELOPMENT SERVICES
5. On what street(s) does the property have frontage?  
PLANO LANE
6. Why are you requesting annexation into the City of Boise?  
WE ARE CONTIGUOUS AND WANT TO HOOK INTO PUBLIC SEWER
7. What use, building or structure is intended for the property?  
SINGLE FAMILY RESIDENCES
8. What changes have occurred in the area that justify the requested rezone?  
THIS PROPERTY BORDERS OTHER SINGLE FAMILY RESIDENTIAL SUBDIVISIONS. GENERAL GROWTH IN THE AREA.

CAR 07 00042

## 9. Any additional comments?

WE HAVE BEEN WORKING WITH BOISE CITY  
PLANNING & ZONING AND OTHER PUBLIC AND PRIVATE  
AGENCIES FOR TWO YEARS TO MAKE SURE WE  
MEET THE CONDITIONS OF THE FOOTHILL ORDINANCE.

**Note:** When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

## Submittal Requirements

**Note:** The Boise City Council requires the following information to be submitted to the Planning & Development Services Department for every application for annexation. Applications for annexations *will not be accepted* without a property description and map that meets the guidelines listed below.

- 1. (1) **Completed application**, including signature of applicant.
- 2. (1) **Submittal requirements list**.
- 3. (1) **Detailed letter of explanation** or justification for the proposed project.
- 4. (1) **Affidavit of Legal Interest** (attached). Form must be completed by the legal owner of record.
- 5. (1) **Current Vicinity Map**. (8½" x 11") at 1" = 300' scale, showing location and current zoning of the property. Map must be dated. Map is available from the Mapping Division. Please indicate the location of your property on the map). Map must contain the following information.
  - A. A precise copy that matches the description (ordinance numbers, all bearings, distances, commencing and beginning points, etc.)
  - B. Cross-hatched area showing the annexation property
  - C. Street names
  - D. Address grid
  - E. Names of surrounding subdivisions
  - F. The annexation area shall be located as close to the center of the map as possible.
- 6. (1) **Land Description**. Attach a description of the actual property which you wish to have rezoned or annexed on a separate page. All land descriptions must be certified by a land surveyor registered to the State of Idaho.
  - A. All property description shall be labeled as "Exhibit A."

RECEIVED

MAY 29 2007

DEVELOPMENT  
SERVICES

CAR 07 00042

- B. The property description shall have a narrative paragraph, which names the section, township, range and meridian in which the property is located. The narrative shall also contain a rough description of the property. For example, "An area of land located in the southwest quarter of the northwest quarter of section \_\_\_\_\_, more particularly described as follows: ..."
- C. The commencing point must be a government-surveyed corner, such as a section corner or a quarter corner.
- D. The commencing point can be the point of beginning if the point is a section or quarter corner.
- E. All descriptions must have a Point of Beginning.
- F. Bearings and distances shall continuously define an area boundary with a closure accuracy of at least one part in five thousand.
- G. The property description shall duplicate the metes and bounds of all existing annexations, or shall reference the former annexation.
- H. The property description shall not overlap or leave gaps from previous annexations.
- I. The property description shall clearly define where the property is located by calling out known points or courses such as subdivision, lot corners, streets, canals and water courses.
- J. The all-property description shall state a return to the Point of Beginning.
- K. The all-property description shall state the number of acres annexed to one-hundredth of an acre.

7. (1) **Photographs.** Photographs of existing site conditions.

8. (1) **Annexation Map.** Map must contain the following information.

- A. Section
- B. Township
- C. Range
- D. North arrow

**RECEIVED**  
MAY 29 2007  
DEVELOPMENT  
SERVICES

Kerry Wynn  
Signature Applicant/Representative

5/29/07  
Date

## LEGAL DESCRIPTION

A parcel of land located in Sections 17, 18, 19, and 20, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

### BASIS OF BEARINGS:

The North line of Section 20, Township 4 North, Range 2 East, Boise Meridian, derived from found monuments and taken as South 88°43'54" East with the distance between monuments found to be 5,284.21 feet.

BEGINNING at the Northeast corner of Section 20, Township 4 North, Range 2 East, Boise Meridian, thence along the East line of said Section 20 South 00°00'29" West a distance of 1,893.36 feet to a point from which the East 1/4 corner of said Section 20 bears South 00°00'29" West a distance of 732.12 feet;  
thence leaving said East line South 82°44'52" West a distance of 639.45 feet;  
thence North 13°09'17" West a distance of 851.05 feet to the Southeasterly Boundary of Briarhill Subdivision No. 3, Book 42, Page 3413;  
thence along the boundary of said Briarhill Subdivision No.3 the following nine(9) courses:

North 38°38'55" East a distance of 236.07 feet;  
North 29°38'55" East a distance of 84.14 feet;  
North 60°21'05" West a distance of 310.00 feet;  
South 37°38'55" West a distance of 130.01 feet;  
South 45°38'55" West a distance of 120.00 feet;  
South 76°38'55" West a distance of 487.94 feet;  
South 44°38'55" West a distance of 523.90 feet;  
South 63°38'55" West a distance of 315.00 feet;  
South 43°38'55" West a distance of 268.16 feet to the Northeasterly Corner of Briarhill Subdivision No.2, Book 42, Page 3411;

thence along the boundary of said Briarhill Subdivision No.2 the following ten(10) courses:

South 43°38'55" West a distance of 161.84 feet  
South 63°38'55" West a distance of 410.00 feet;  
North 46°21'05" West a distance of 130.00 feet;  
South 63°38'55" West a distance of 148.97 feet;  
South 06°21'05" East a distance of 130.00 feet;  
South 54°38'55" West a distance of 379.29 feet;  
South 25°21'05" East a distance of 132.27 feet to the northerly right-of-way of Collister Drive;

along said right-of-way South 80°38'55" West a distance of 233.18 feet;  
along a curve to the left with a radius of 265.50 feet and a central angle of 35°25'27" an arc length of 164.15 feet (with a chord bearing of South 62°56'12" West, and a chord distance of 161.55 feet);  
South 44°46'32" East a distance of 5.00 feet;

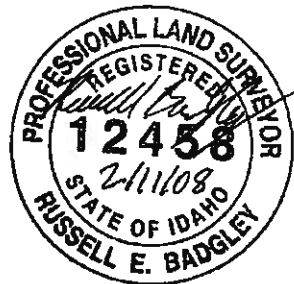
thence leaving said boundary of Briarhill Subdivision No.2 South 45°13'28" West a distance of 47.08 feet;  
 thence along a curve to the left with a radius of 566.92 feet and a central angle of 19°40'00" an arc length of 194.59 feet (with a chord bearing of South 35°23'28" West, and a chord distance of 193.64 feet);  
 thence leaving said right-of-way North 01°30'58" West a distance of 205.50 feet;  
 thence South 89°31'28" East a distance of 20.00 feet;  
 thence South 02°56'51" East a distance of 70.87 feet;  
 thence North 49°26'32" East a distance of 294.50 feet;  
 thence North 00°26'32" East a distance of 467.52 feet;  
 thence North 89°31'28" West a distance of 379.35 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 20;  
 thence along said East line South 00°27'54" West a distance of 555.61 feet to the Center West 1/16 corner of said Section 20;  
 thence along the South line of said Southwest 1/4 of the Northwest 1/4 also being the North boundary line of Outlook Heights Subdivision, Book 60, Pages 6040-6041, North 89°01'58" West a distance of 990.48 feet;  
 thence leaving said South line and North boundary North 00°33'13" East a distance of 650.00 feet;  
 thence North 89°01'58" West a distance of 335.00 feet to the West line of said Southwest 1/4 of the Northwest 1/4;  
 thence along said West line North 00°33'13" East a distance of 671.88 feet to the North 1/16 corner common to Sections 19 and 20, from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 00°33'53" East a distance of 1,322.03 feet;  
 thence South 88°57'43" West a distance of 133.68 feet;  
 thence North 43°35'09" West a distance of 547.46 feet;  
 thence North 26°51'56" West a distance of 381.96 feet;  
 thence North 37°36'19" West a distance of 406.83 feet;  
 thence South 86°01'33" East a distance of 591.90 feet;  
 thence South 89°11'34" East a distance of 248.19 feet to the West line of said Section 20;  
 thence along said West line North 00°33'53" East a distance of 1,322.03 feet to the Section Corner common to Sections 17, 18, 19 and 20;  
 thence along the West line of said Section 17 North 01°01'17" West a distance of 440.55 feet;  
 thence North 68°30'00" East a distance of 234.01 feet;  
 thence South 06°56'41" East a distance of 40.89 feet;  
 thence South 58°51'08" East a distance of 122.41 feet;  
 thence South 53°01'30" East a distance of 599.99 feet;  
 thence South 45°43'28" East a distance of 49.26 feet;  
 thence North 50°03'16" East a distance of 348.41 feet;  
 thence South 38°06'15" East a distance of 355.86 feet to the West 1/16 corner common to Sections 17 and 20 from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 88°43'54" West a distance of 1321.22 feet;  
 thence along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 20 South 88°43'54" East a distance of 12.01 feet;

thence leaving said North line North 09°45'20" West a distance of 352.45 feet;  
thence North 57°17'56" East a distance of 551.95 feet;  
thence North 21°33'31" West a distance of 257.33 feet;  
thence North 52°45'13" West a distance of 240.86 feet;  
thence North 31°10'54" West a distance of 179.81 feet;  
thence North 57°25'54" West a distance of 200.31 feet;  
thence North 02°47'46" West a distance of 338.23 feet;  
thence South 58°28'54" East a distance of 458.34 feet;  
thence North 80°53'46" East a distance of 504.32 feet;  
thence North 50°34'54" East a distance of 275.98 feet;  
thence South 70°08'04" East a distance of 85.51 feet;  
thence South 48°01'55" East a distance of 1,018.83 feet;  
thence South 89°38'20" East a distance of 200.38 feet;  
thence South 00°08'46" East a distance of 977.84 feet to the North line of the Northeast  
1/4 of said Section 20;  
thence along said North line South 88°43'54" East a distance of 1,967.75 feet to the  
POINT OF BEGINNING.

Said Parcel containing 13,710,749 square feet or 314.76 acres, more or less and is  
subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458  
Timberline Surveying  
847 Park Centre Way, Suite 3  
Nampa, Idaho 83651  
(208) 465-5687





# Planning & Development Services

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

Phone: 208/384-3833  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: www.cityofboise.org/pds

# RECEIVED

MAY 29 2007

## Conditional Use Application

### PLANNING & DEVELOPMENT SERVICES

This box for office use only

File #: CUP07-00084 Fee: 2237

Cross Referenced File(s): CA707-00042/DA  
CPH07-00022 Zone(s): RP

Are Pre-Application materials attached?  Yes  No

The application is a request to construct, add or change the use of the property as follows:  
POD for 48 dwelling unit as part of  
POD in foothills, also submit annex, Hillside and Subdivision

Commission Level  Planned Development  Special Exception  Other: \_\_\_\_\_

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

AASE'S CANYON POINT DEVELOPMENT, LLC

(801)924-1777

Applicant: CAPITAL DEVELOPMENT  
 Owner  Purchaser  Lessee  Renter

Phone: 377-3439

Applicant's Address: 3750 W. 500 S., SALT LAKE CITY, UT  
6200 N. MEEKER PL., BOISE, ID

04164

Zip: 83713

Agent/Representative: STEWART LAND GROUP (801) Fax: 263-9187

Phone: (801) 263-9126

Agent/Representative's Address: 6995 S. UNION PARK CIR.  
MIOVALE, UT

Zip: 84047

Contact Person (if different from above): KERRY WINN - STEWART LAND GROUP  
Zip: \_\_\_\_\_ Phone: CELL (801) 573-7265

Address of Subject Property: 6890  
6296 N. PLANO RD., BOISE, ID 83703  
Mapping Division must initial here CP to signify address verification.

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):  
SEE ENCLOSED

Parcel Number: SEE ENCLOSED

Section: 17, 18, 19, 20 Township: 4N Range: 2E Quarter: NW1/4, SW

CUP 07 00084

1. Size of property (square feet and/or acres): 333  
~~323.86 acres~~

2. Water Issues:

a. What are your fire flow requirements? 1,000 GPM @ 3600 SF.  
(Please see Appendix 111-A of Uniform Fire Code)

b. What volume of water is available? New Water System and Tank Be  
(Contact United Water of Idaho, Inc. at 362-7330)  
Constructed.

3. Existing uses and structures on the property are as follows:  
Existing Home - To remain  
Land is currently not being used for any uses -

4. Are there any known hazards on or near the property? (such as canals, hazardous material spills, soil or water contamination). If so, describe them and give their locations.  
NOT found

RECEIVED

MAY 29 2007

5. Adjacent properties have the following building types and/or uses:  
North: Residential - 3 HOMES  
South: Residential - SINGLE FAMILY  
East: None - 3 HOMES - RESIDENTIAL - SINGLE FAMILY  
West: Residential - SINGLE FAMILY

PLANNING & DEVELOPMENT SERVICES

6. Maximum proposed structure height(s): NA  
Number of Stories: NA

7. Structures

NA a. Number of proposed non-residential structures: \_\_\_\_\_  
Square footage of proposed non-residential structures or additions (if applicable):

	<u>Gross Square Feet</u>	<u>Net Leasable Sq. Ft.</u>
1st Floor	_____	_____
2nd Floor	_____	_____
3rd Floor	_____	_____

NA b. Number of existing non-residential structures to remain: 0  
Square footage of existing non-residential structures to remain:

	<u>Gross Square Feet</u>	<u>Net Leasable Sq. Ft.</u>
1st Floor	_____	_____
2nd Floor	_____	_____
3rd Floor	_____	_____

- c. Number of proposed residential structures (if applicable): \_\_\_\_\_
- d. Size of proposed residential units (if applicable):

	<u>Number of Units</u>		<u>Sq. Ft. per Unit</u>		<u>Total Sq. Ft</u>
Studio	_____	x	_____	=	_____
One-bedroom	_____	x	_____	=	_____
Two-bedroom	_____	x	_____	=	_____
Three-bedroom	_____	x	_____	=	_____
Total Number	<del>148</del> 157	x	?	=	?

Number of existing units to remain: \_\_\_\_\_

8. **Landscaping:** Is any proposed? NA - Individual Owners

9. **Site Design:**

- Percentage of site devoted to building coverage:	_____	3%
Percentage of site devoted to landscaping:	_____	6%
Percentage of site devoted to paving:	_____	4.5%
Percentage of site devoted to other uses:	_____	67%
Describe: <u>Open Space</u>		
	Total:	100%

10. **Parking**

- NA a. Handicapped spaces proposed: \_\_\_\_\_
- b. Parking spaces proposed: \_\_\_\_\_
- c. Bicycle parking spaces proposed: \_\_\_\_\_
- d. Number of compact spaces proposed: \_\_\_\_\_
- e. Width(s) of garage door(s): \_\_\_\_\_
- f. Restricted parking spaces proposed: \_\_\_\_\_
- g. Are you proposing off-site parking? No
- h. Are you requesting a shared parking or parking reduction? ND

Handicapped spaced required: \_\_\_\_\_  
 Parking spaces required: \_\_\_\_\_  
 Bicycle parking spaces required: \_\_\_\_\_  
 Compact spaces allowed: **RECEIVED**

MAY 29 2007

PLANNING & DEVELOPMENT  
 SERVICES

**Note:** If you are requesting a shared parking or parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

11. **Setbacks:** Follow Residential Ord.

	<u>Building Proposed</u>	<u>Required</u>	<u>Parking Proposed</u>	<u>Required</u>
Front	<u>20'</u>	_____	_____	_____
Rear	<u>30'</u>	_____	_____	_____
Side	<u>10'</u>	_____	_____	_____
(St) Side	_____	_____	_____	_____

12. Exterior NA

	Building Materials:	Colors:
Roof	_____	_____
Walls	_____	_____
Windows/Doors	_____	_____
Fascia, Trim, Etc.	_____	_____

13. Loading facilities (if proposed): NA

Number & Size: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Screening: \_\_\_\_\_

14. Drainage (proposed method of on-site retention): CATCH BASINS, LARGE RETENTION

15. Floodways and Hillside Basin
- a. Is any portion of this property located in a Floodway or a 100-year Floodplain? NO
  - b. Does any portion of this parcel have slopes in excess of 15%? YES

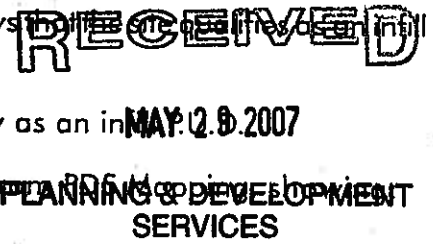
**Note:** If either of the above answers to Number 15 is yes, then you will be required to submit an additional Floodplain and/or ~~Hillside~~ application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

16. Airport Influence Area

Is subject site located within the Airport Influence Area?  Yes  No  
 If so, you must obtain an aviation easement from the Boise Airport Director. The easement must be obtained before the issuance of building permits.

17. Is the applicant requesting an infill P. U. D?  Yes  No

Applications for infill P.U.D's must include documentation that shows the site is an infill site, including:



- a. A written statement explaining why this site may qualify as an infill site.
- b. A vicinity map (8 1/2" x 11" at 1"=300' scale, available for public review) showing:
  - 1. The property lines of the subject lot.
  - 2. The property lines and uses of all lots within 300' of the exterior boundaries of the subject lot.
- c. Evidence (map) showing the location of sewer and water utilities.

**Note:** It is intended that "infill" PUDs are restricted to the City core area and generally are not applicable to parcels of land located on the periphery of the City or recently annexed lands.

**18. Street Layout**

**a. Review of public street layout:**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated with it special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?  Yes  No

*Submitted*

**b. Review of private street layout:**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Zoning for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?  Yes  No

**RECEIVED**

**MAY 29 2007**

**PLANNING & DEVELOPMENT SERVICES**

Any revisions to the application must be received 14 days prior to hearing date or your application will be deferred to the next meeting.

*Kerry W. [Signature]*

Signature Applicant/Representative

*5/29/07*

Date

**Narrative**  
**PLANO ROAD SUBDIVISION**  
**A Foothills Development**

Plano Road Subdivision is a proposed single-family residential subdivision located in the Foothills Northwest of downtown Boise located between North Collister Road and Plano Road just Northwest of Quail Ridge Subdivision. Plano Road Subdivision is located on 333 acres and has a proposed 154 single-family lots, a density of one lot per 2.18 acres. Plano Road Subdivision is being developed under the Boise Foothill Ordinance.

**Developing under “The Ordinance” and “The Plan”**

“The purpose of the **Foothills Planned Development Ordinance (The Ordinance)** is to implement residential subdivision density and design elements of the **Boise City Foothills Policy Plan (The Plan)** and the **Boise City Comprehensive Plan**. It is also designed to protect and promote preservation of contiguous areas of Foothills open space that contain important and significant natural and cultural resource values, as identified in The Plan and this ordinance” (Boise Municipal Code, Section 11-06-05.07.01).

We have worked diligently with the Planning & Zoning Staff, the Parks & Recreation Department, Fire Department, Public & Private Utilities and ACHD for two and a half years to comply with provisions of these documents. **With 154 lots on 333 acres (an average of one lot every 2.18 acres) Plano Road Subdivision implements a low residential subdivision density.**

**The Purpose of The Plan**

Although generally broader in its language and qualifications than The Ordinance, the purpose of The Plan is to, “Protect existing neighborhoods, to preserve and enhance the environmental, recreational and aesthetic values of the Foothills while allowing controlled development” (The Plan, Preface, pg. iii, para.3) The necessary primary elements in the design of Plano Road Subdivision are safety and protecting the immediate neighbors from unacceptable adverse impacts of development (The Plan, pg. 21 Goal). Grading the roads to 10% or less grade, providing a secondary access for emergency services and maintaining all surface water on-site are the required baseline components for safety for future Plano Road Subdivision residents and protecting immediate lower elevation neighbors.

Plano Road Subdivision preserves and enhances identified environmental resources located on the project by:

**RECEIVED**

**MAR 27 2008**

**DEVELOPMENT  
SERVICES**

2. Restoring the large sandpit scar.
3. Protecting wetlands.
4. Improving riparian areas located on the project.

Also, Plano Road Subdivision would provide a western access and improved trailhead to the 640-acre Polecat Gulch Reserve recreational area (The Plan, Intro pg. iv.6). This Reserve currently can only be accessed from Cartwright Road. The aesthetic values are preserved as much as possible in this development by minimizing the disturbance of natural vegetation and by replanting and restoring disturbed areas. Seventy Five percent (75%) or about 246 acres of the project's 333 acres will be preserved or restored to a natural state and set aside as open space. Also, home color and materials restrictions, height restrictions and mandatory setbacks from ridgeline cuts will help the Plano Road Subdivision blend into the natural terrain. **With the recommended setbacks and restrictions it will eliminate or substantially reduce the visual impacts to the neighboring subdivisions and protect homes from natural wildfires.**

#### Located in Boise Priority Development Area

The location of this project is compatible with the Comprehensive Plan and is **designated as a priority area for development in the Foothills**. It also has adequate access to public sewer and water facilities.

#### The Ordinance and Density

(Section 11-06-05.07)

The basic tenets determining density are: 1) Buildable area of 25% or less of pre-grading slope; 2) Density Bonus for buildable area left as open space; 3) Priority Open Space.

1. **Buildable area of 25% or less** of pre-grading slope (.07.04.B1; .07.09). The 25% restriction for buildable area is 5% less than traditional restrictions of 30% found in most foothill areas around the country including Salt Lake City, Denver, Phoenix and Los Angeles. Traditional engineering standards consider slopes of 30% as safe buildable terrain. This limiting factor creates a natural clustering component as well as restricting the density allowed for this project. Plano Road Subdivision has 73 total qualifying acres of 25% or less slope.
2. **Density Bonus** for buildable area left as open space (.07.04.B3). Identified buildable area left as open space creates a higher density per acre on used buildable area. Plano Road Subdivision has 25 qualifying acres of buildable area left as open space that creates Density Bonus.
3. **Priority Open Space** (.07.C). To preserve areas that exhibit at least four of 11 qualifying characteristics Bonus Density is granted for these areas. Plano Road Subdivision has 82 qualifying acres of Priority Open Space.

**Qualifying for Seven of the 11 listed Priority Open Space Characteristics**

(.07.04.C)

1. **Wetlands.** A Wetlands area located at the end of N. Collister Drive will be preserved following Idaho Department of Fish and Game's, "Prescription for Revegetation of Wetlands Within a Typical Southwest Idaho Stream Corridor." (For details see Ecological Designs Presence of Wetland Area and Conceptual Plan for Repair and Restoration reports.)
2. **Riparian areas.** A Riparian area located at the end of N. Collister Drive will be preserved and improved following Idaho Department of Fish and Game's, "Prescription for Revegetation of Riparian Areas Within a Typical Southwest Idaho Stream Corridor." (For details see Ecological Designs Presence of Riparian Area and Conceptual Plan for Repair and Restoration reports.)
3. **Rare plant communities.** The boundaries of Plano Road Subdivision contain a unique concentration of a rare plant species, the Aase's Onion. Rob Tiedeman, a licensed Biologist from Ecological Design and Greg Carson from Millennium Science & Engineering spent weeks qualifying, documenting and mapping the occurrence of this rare plant community. Rob has evaluated several other areas close to this property and other locals around Boise and determined that this property contains the, "Mother lode of Aase's Onions." (See Ecological Design Occurrence of Aase's Onion Report.)  
This unique location of this rare plant community will be preserved, enhanced and managed, with the consent of the Parks & Recreation Department, by the Land Trust of the Treasure Valley (Land Trust). About 150 of the 333 acres will be deeded to the Land Trust for a permanent conservancy. A preliminary management plan provided by the Land Trust is included in this application. This plan includes preservation objectives, monitoring and protection procedures that will protect and enhance this rare plant community. A roadside turnout with a permanent educational plaque will be constructed at the base of the property on N. Collister Drive to promote environmental awareness and information about the Aase's Onion. A continual endowment will be set up that will provide funding for this permanent conservancy by requiring a percentage (.25%) of each sale or resale of a lot or home in the Plano Road Subdivision be donated to the Land Trust. (Estimated at \$1,500.00 - \$2,500.00 for each home sale or resale)
8. **Trails and trailheads** designed in the Ada County Ridge to Rivers Pathway Plan. The Parks & Recreation Board is very desirous to provide trail and trailhead access for the public at the end of N. Collister Dr. to the 640-acre Polecat Gulch Reserve that currently can

only be accessed from Cartwright Road. This new access will be enhanced with the construction of a public road and a proposed railhead parking lot.

9. **Other public trails and trailheads** as recommended by Boise City Planning & Zoning. A public trail with access to the Polecat Gulch Reserve from Plano Road is part of the project design.
10. **Land adjacent to publicly held open spaces.** This project borders and allows access to the Polecat Gulch Reserve.
11. **Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space land in accordance with the provisions of this ordinance.** The entire north side of this project has the potential to be or have large corridors of open space or trails designated that connect to other public open spaces as a result of this ordinance in order to obtain bonus density for future development.

**Qualifying for Three of the Four Characteristics for Determining Demonstrable Increase in Public Value of Priority Open Space + One (.07.04.C)**

Also, a qualifying criteria for allowing density bonus is a, “Demonstrable increase in public value.” Four main criteria are listed though not limited to these four criteria. “The Planning and Zoning Commission determine the Priority Open Space based on the degree to which it meets or exceeds these criteria...with input from the Parks and Recreation Board” (See also .07.09 Priority Open Space).

1. **Allowance for public access.** Trail and trailhead access through this project to the Polecat Gulch Reserve off N. Collister Drive and Plano Road.
  2. **Protection from alteration of important vegetation,** ...that could otherwise occur from a permitted use such as mining, grazing or construction of utilities or infrastructure. Through management of the Land Trust and Plano Road CC&R’s the unique concentration of Aase’s Onions that is considered by the Natural Heritage Program and Conservation Data Center to be both a global and state rare species and the U.S. Bureau of Land Management as an imperiled species, will be protected from future sand removal, possible grazing or human degradation. Also, the presence of this rare plant community and its effects towards Bonus Density negates the need to transfer density from the Polecat Gulch Reserve to obtain public access to the Reserve.
  3. **Dedication or discounted sale to a willing public agency.** In cooperation with the Parks & Recreation Board about 150 acres will be dedicated for a permanent conservancy (.07.07.3).
- + One. **An added public benefit** will be the restoration of a sand pit that has been mined over the past several years creating a large scar that is readily noticed across many parts of the Treasure Valley. Not only has sand mining been stopped but this project will restore that area to a pre-mining appearance. This restoration will also provide the means

where cut and fill materials will be balanced and will not be transported or removed from the property.

Based on the provisions of The Ordinance and The Plan and working with the Planning & Zoning Staff, Plano Road Subdivision qualifies for 163 new building lots. The submitted layout contains 154 building lots.

### Summary

We believe that Plano Road Subdivision accomplishes, "...preserving and enhancing the community's quality of life values while allowing for controlled development" (The Plan, Intro, pg. iii). Development under The Ordinance can work if Planning & Zoning Staff, Public Agencies and Developer work together. Because of The Ordinance, Plano Road Subdivision protects and enhances environmental and recreational opportunities for the entire community it otherwise would not have considered.

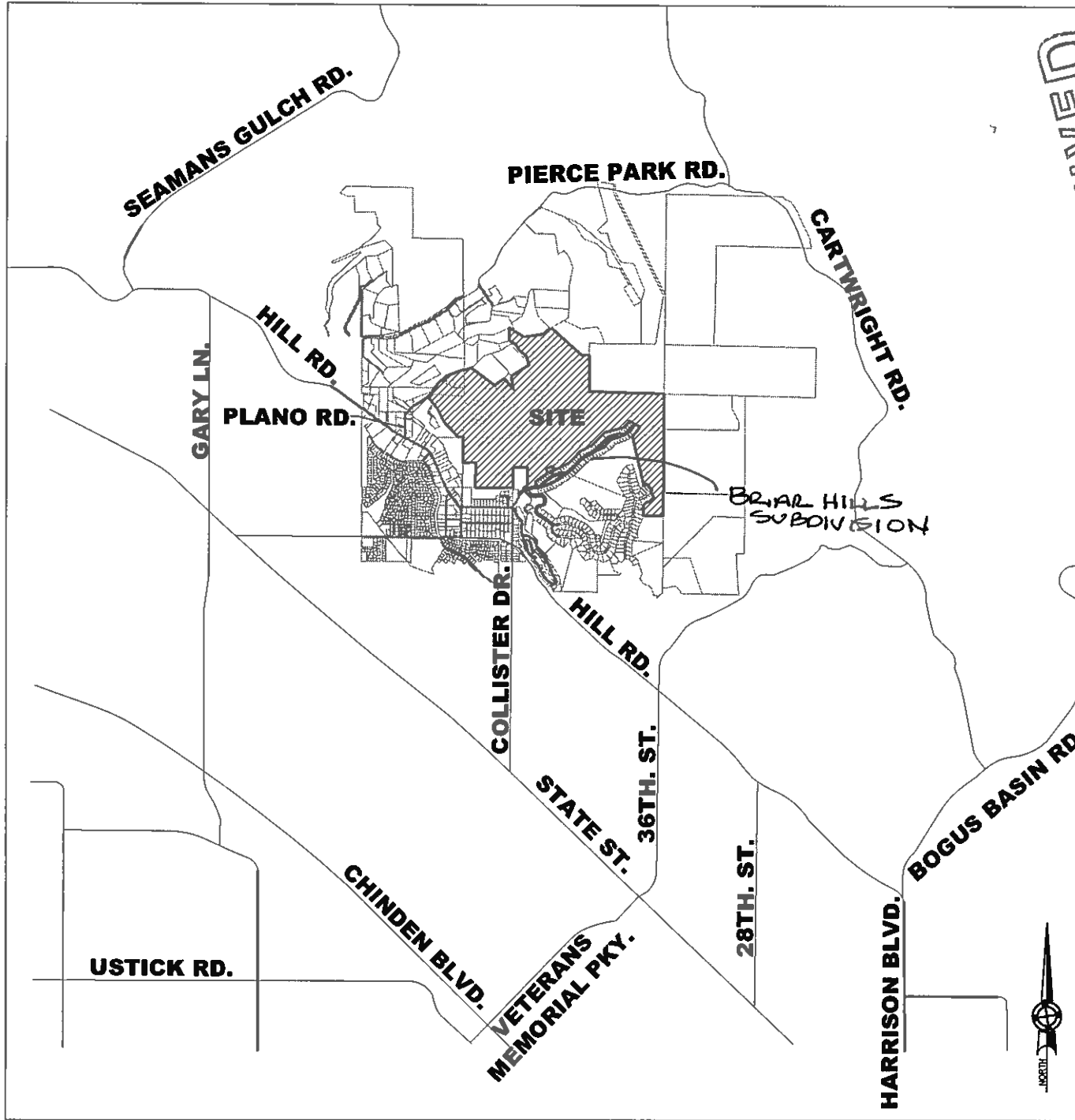
We acknowledge that there will be added traffic and the subdivision will be visible. However, the added traffic is well within current capacities (See Traffic Study by Dobie Engineering) and \$3,400.00 per lot will be paid to ACHD for impact fees for future improvements (154 lots X \$3,400.00 = \$523,600.00). By working with the Planning & Zoning Staff we have mitigated the subdivisions visibility and appearance to blend into the natural terrain by:

1. Clustering homes
2. Requiring ridgeline setbacks
3. Home height restrictions
4. Home color and material limitations
5. Carefully selected road alignments
6. Preserving natural open space corridors to connect existing open space on each side of the ridgeline.

The neighboring Quail Ridge Subdivision was developed prior to the current ordinance restrictions and has 176 lots on 250 acres. If compared to Quail Ridge Subdivision, The Ordinance's effect on Plano Road Subdivision is a reduction of 80 building lots, a 37% reduction in grading as well as providing the afore mentioned public, environmental and aesthetic benefits. Most of the homes will only be located along one side of the streets rather than the double-sided street alignment found in the Quail Ridge Subdivision.

We are appreciative of the Planning & Zoning Staff's time, effort and support they have afforded us in this project's development. It has taken the previous two and a half years of adjusting, readjusting and readjusting again to arrive at "... a plan that balances the economic and environmental components of quality of life and satisfies a broad cross-section of community interests" (The Plan, Intro, pg. iii). Plano Road Subdivision will truly be an added gem to Boise City.

CAR 07 00042



KEY MAP  
SCALE: 1" = 4000'



RECEIVED

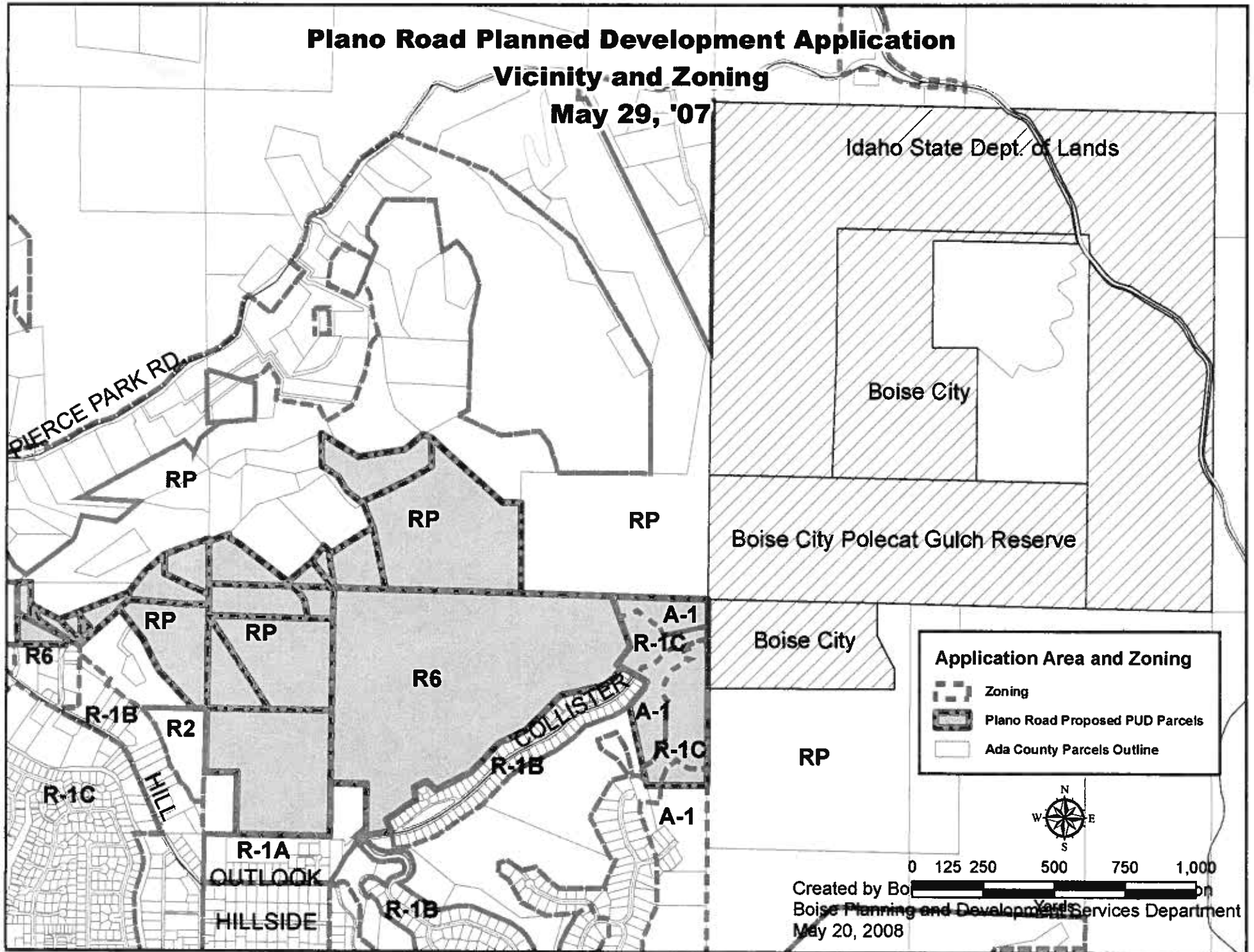
MAY 29 2007  
DEVELOPMENT  
SERVICES

5/28/07




# Plano Road Planned Development Application

## Vicinity and Zoning

May 29, '07



**Application Area and Zoning**

-  Zoning
-  Plano Road Proposed PUD Parcels
-  Ada County Parcels Outline



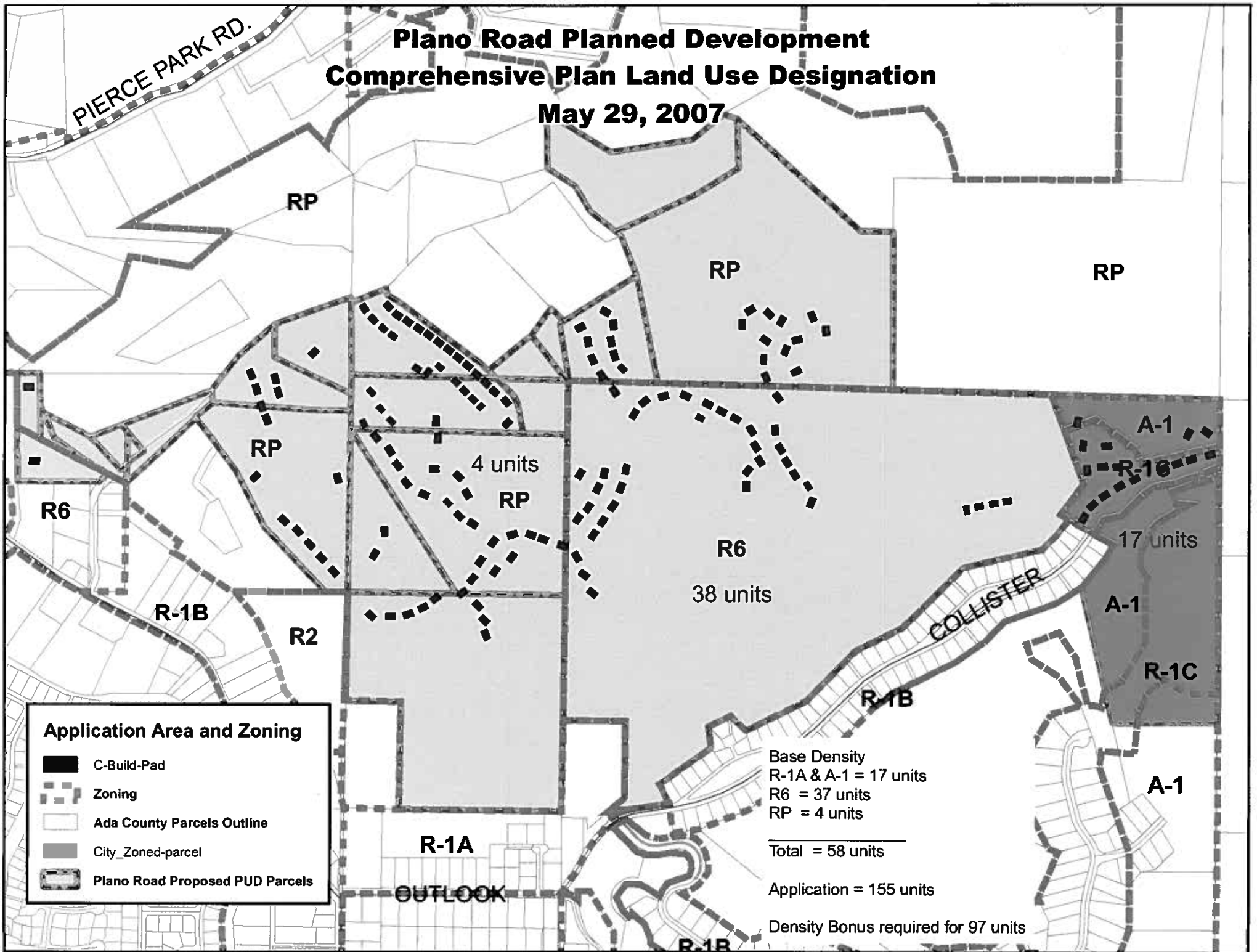
0 125 250 500 750 1,000

Yards

Created by Boise Planning and Development Services Department  
 May 20, 2008

# Plano Road Planned Development Comprehensive Plan Land Use Designation

May 29, 2007



## PLANO ROAD SUBDIVISION CHANGE SUMMARY

Removing the lots off of the front ridge parallel to Hill Road eliminates any sky lining issues as well as the need for the connecting road along this front ridge. This results in a total project reduction of over 200,000 cubic yards of cut material and an 11.3% reduction of land disturbance area.

A cul-de-sac will be developed where the current sand pit restoration area is. The effect of this change will cause a greater clustering of units deeper in the project location. This along with a few minor lot line adjustments will result in the total lot count increasing from 155 total lots to 163 total lots.

## PLANO ROAD DENSITY CALCULATIONS

Buildable acres of 25% or less slope = 73.08 acres (21% of 332.75 total acres)

### 163 LOT PLAN

73.08 acres = 24.65 buildable acres left as open space; 48.43 acres used for lots

Base Density	155 lots
Density Bonus only (24.65 X .75, per Density Bonus Formula)	<u>19 lots</u>
(24.65 acres = 33% of buildable acres left as open space)	174 lots

Priority Open Space; Density Bonus calculation is not necessary for this 163 lot proposal.

# PLANO ROAD Grading Summary

## Grading Volumes for Original Site Plan

Cut: 2,126,000 cubic yards  
Fill: 1,745,000 cubic yards

## Grading Volumes for Adjusted Site Plan

The removal of the front ridge lots and connecting road will result in the reduction of:

Land Disturbance Area: 15%

Cut: 202,000 cubic yards  
Fill: 63,000 cubic yards

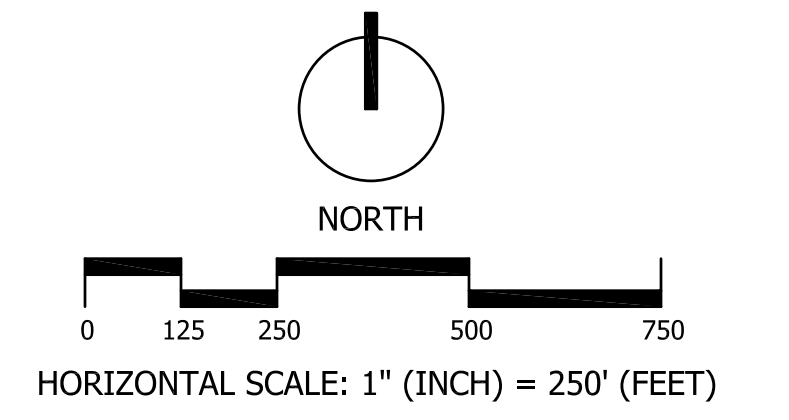
The adjusted total Grading Volumes will be:

Cut: 1,924,000 cubic yards  
Fill: 1,682,000 cubic yards

Simple grading adjustments in the new three cul-de-sac area or the emergency road connection will make for a balanced cut/fill equation. This will prevent the necessity of off-site materials being transported on or off the project site.

# plano road development

site plan



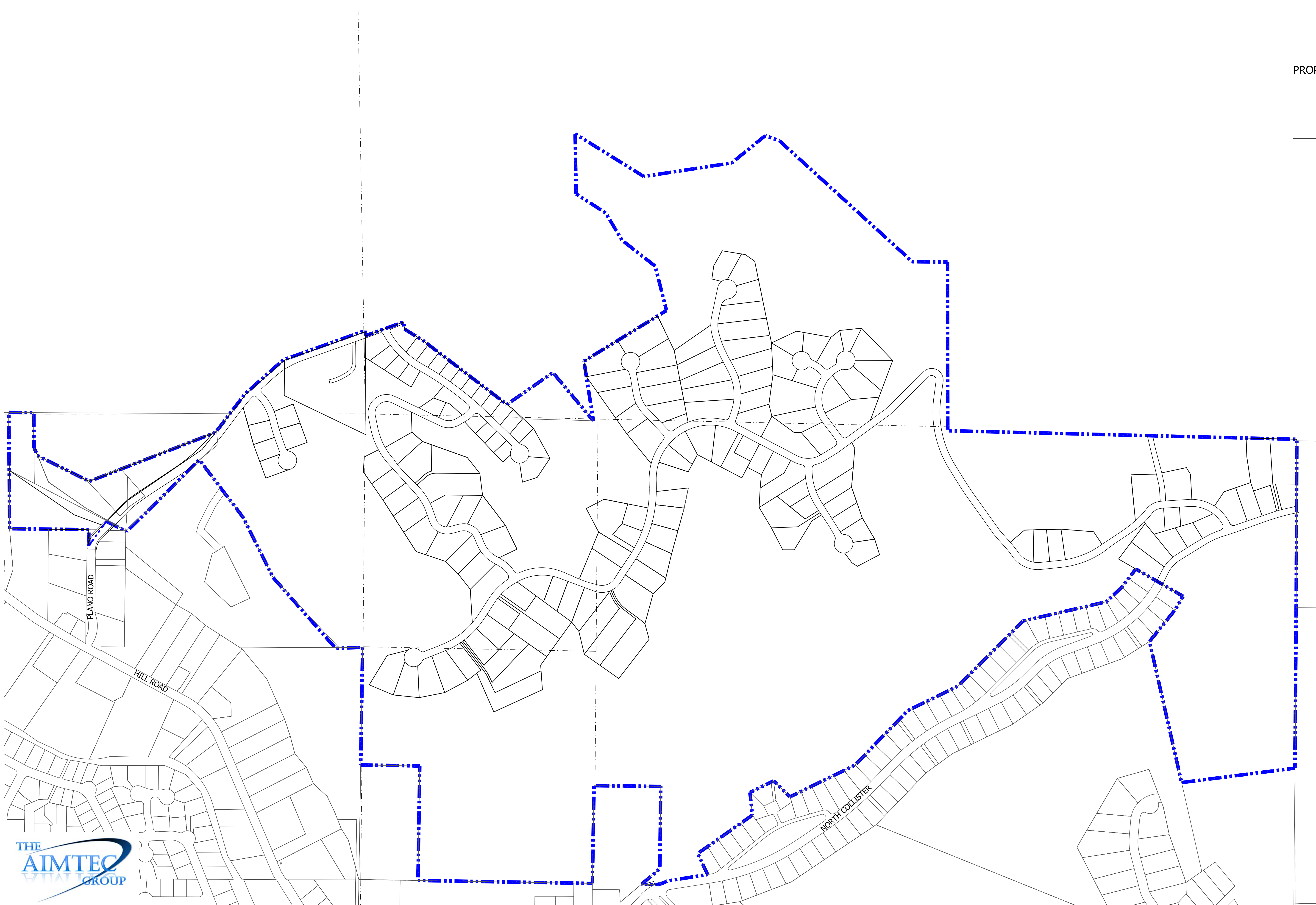
7-30-2009

## LEGEND

PROPERTY BOUNDARY 

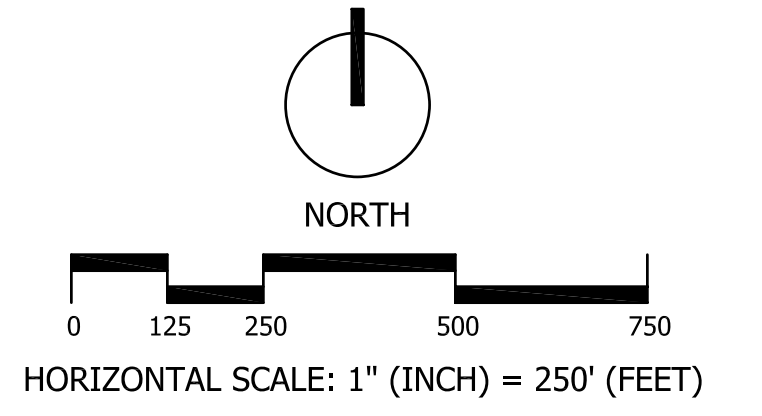
## SITE SUMMARY

TOTAL AREA	332.75 AC
TOTAL UNITS	163



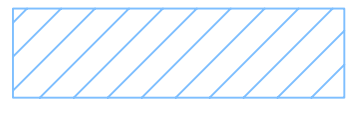


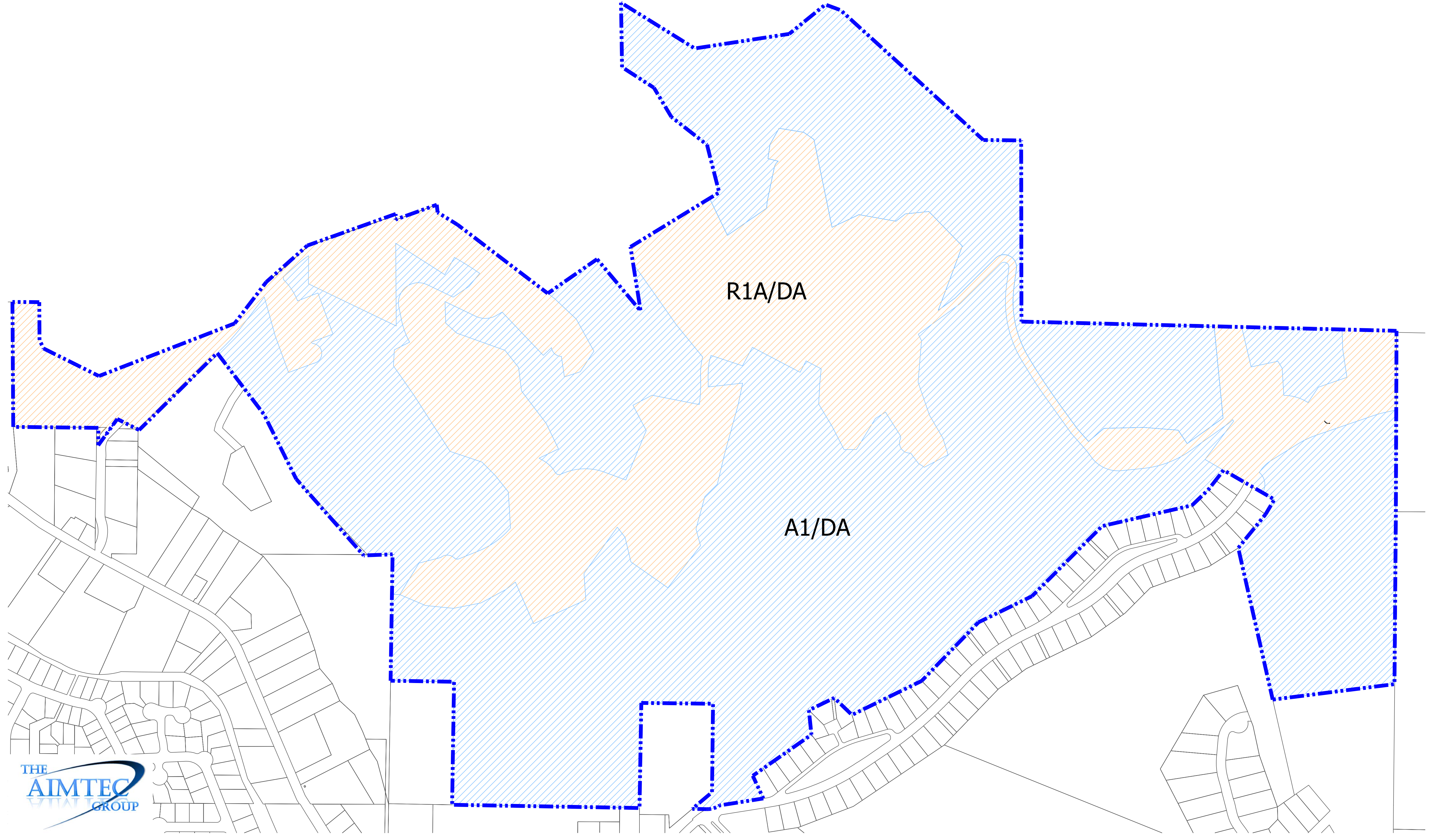
# plano road development

## ZONING MAP

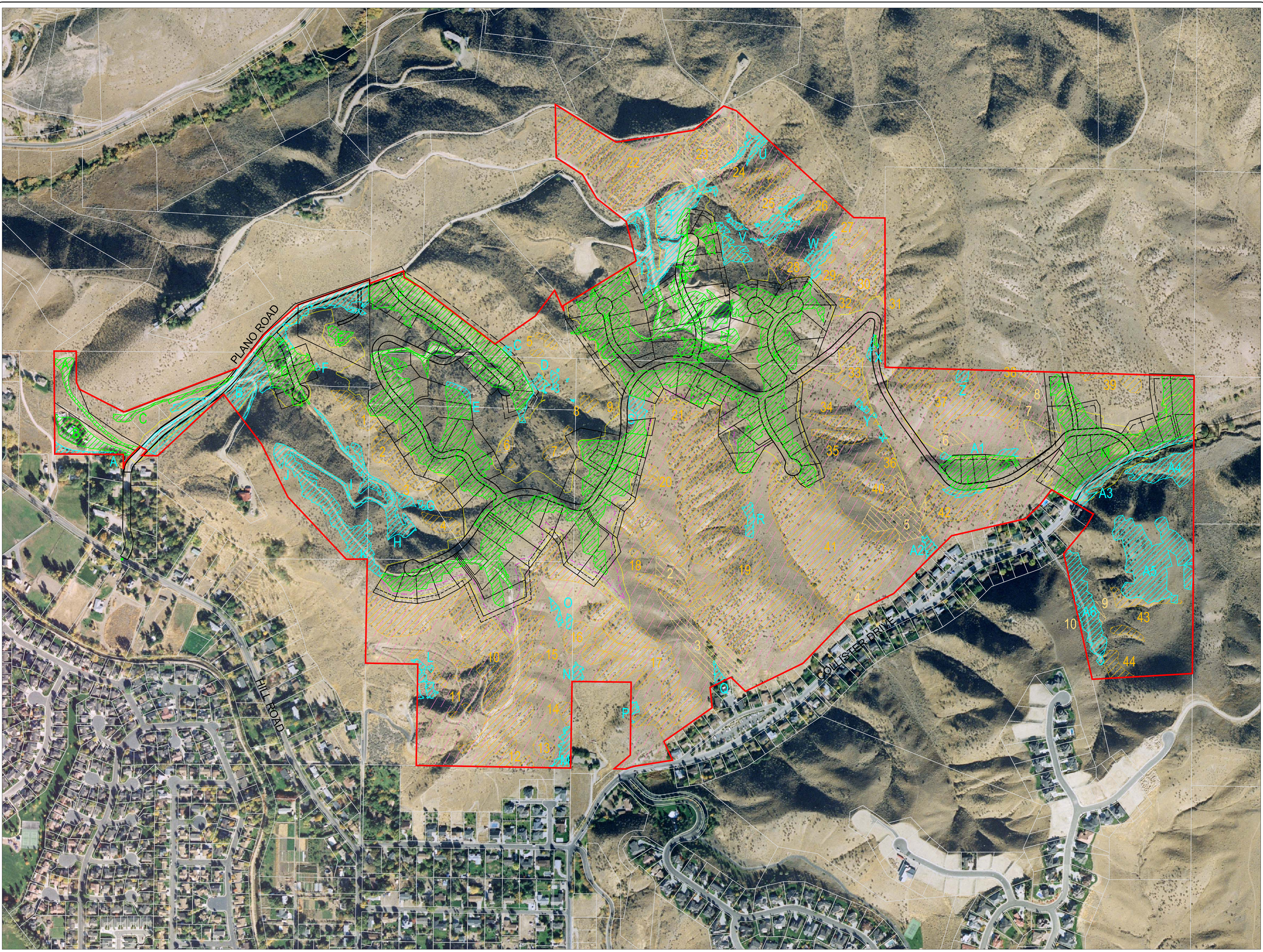


7-30-2009  
LEGEND

- PROPERTY BOUNDARY 
- R1A/DA 
- A1/DA 



# VICINITY MAP



Used 25%		
A	23,606.32 sf	0.54
B	41,317.09 sf	0.95
C	17,528.41 sf	0.40
D	82,779.98 sf	1.90
E	11,118.68 sf	0.26
F	221,364.93 sf	5.08
G	654,529.49 sf	15.03
H	13,880.00 sf	0.32
I	35,416.00 sf	0.81
J	31,173.00 sf	0.72
K	633,452.00 sf	14.54
L	71,230.64 sf	1.64
M	272,018.04 sf	6.24
<b>Total</b>	<b>2,109,414.58 Total sf</b>	<b>48.43 Ac</b>

Not Used 25%		
A	11,283.36 sf	0.26
B	192,413.20 sf	4.42
C	1,850.75 sf	0.04
D	17,616.84 sf	0.40
E	6,614.43 sf	0.15
F	1,014.51 sf	0.02
G	8,857.00 sf	0.20
H	57,693.00 sf	1.32
I	2,485.00 sf	0.06
J	108,367.00 sf	2.51
K	16,413.43 sf	0.38
L	13,557.80 sf	0.31
M	19,016.89 sf	0.44
N	8,177.06 sf	0.19
O	7,328.00 sf	0.17
P	3,705.33 sf	0.08
Q	5,105.86 sf	0.12
R	10,119.98 sf	0.23
S	11,396.00 sf	0.26
T	98,465.00 sf	2.23
U	12,314.49 sf	0.28
V	56,631.00 sf	1.30
W	17,551.11 sf	0.40
X	3,251.24 sf	0.07
Y	4,734.61 sf	0.11
Z	5,848.10 sf	0.13
A1	16,421.89 sf	0.38
A2	7,240.37 sf	0.17
A3	53,806.12 sf	1.24
A4	57,638.72 sf	1.32
A5	165,674.31 sf	3.80
A6	71,897.16 sf	1.65
<b>Total</b>	<b>1,073,587.56 Total sf</b>	<b>24.65 Ac</b>

Aase's Onions		
1	32,683.81 sf	0.75
2	67,420.88 sf	1.55
3	4,323.93 sf	0.10
4	21,077.10 sf	0.48
5	11,813.73 sf	0.27
6	9,876.36 sf	0.23
7	18,082.01 sf	0.42
8	8,501.58 sf	0.20
9	1,911.64 sf	0.04
10	496,304.60 sf	11.39
11	22,210.90 sf	0.51
12	8,410.75 sf	0.19
13	15,987.85 sf	0.36
14	12,062.54 sf	0.28
15	4,148.68 sf	0.10
16	26,380.84 sf	0.61
17	272,586.64 sf	6.26
18	3,431.09 sf	0.08
19	787,699.42 sf	18.08
20	12,864.37 sf	0.30
21	7,674.97 sf	0.18
22	212,553.69 sf	4.88
23	40,515.16 sf	0.93
24	15,405.32 sf	0.35
25	62,339.43 sf	1.43
26	16,288.25 sf	0.37
27	11,116.48 sf	0.26
<b>Total</b>	<b>3,567,806.54 Total sf</b>	<b>81.91 Ac</b>

Used Area < 25%	48.43 Ac
Not Used Area < 25%	24.65 Ac
Aase's Onion Fields	81.91 Ac
<b>Total Acres</b>	<b>154.98 Ac</b>

<b>Total Acreage of Property</b>	<b>332.75 Ac</b>
<b>Total Onion Concavity</b>	<b>152.70 Ac</b>

<b>Total Lots</b>	<b>163 Lots</b>
(including 2 existing homes)	

### NOTES

- 1) All Aase's Onion Fields are Observed by Ecological Design and have a Ten (10) foot buffer as per Planning and Zoning
- 2) See Attached Report from Ecological Design, Inc.

REAL ESTATE SERVICES  
6995 So. Union Park Ave #360 Midvale, UT 84047  
phone: (801) 263-9126 fax: (801) 263-9187

## BOISE FOOTHILLS CONCEPT PLAN

GRAPHIC SCALE

( IN FEET )  
1 inch = 300 ft.

DATE CREATED	DATE MODIFIED	PRINT DATE
07/19/2006	7/28/2009	7/28/2009

### LEGEND

Used Area > 25%	Conceptual
Not Used > 25%	Cut, Fill and Setback
Ecological Design Onion Fields	Property Boundary
Onion Fields	Ada Parcels
Onion Conservancy	Trail
	Wild land Urban Fire Interface

SHEET NO.

# 1

OF

# 1