

PUBLIC HEARING EXHIBIT RECORD

Application Number: CAR07-00042/DA,
CUP07-00084 & CFH07-00022
Hearing Date: Sept. 21, 2009
P&Z Commission

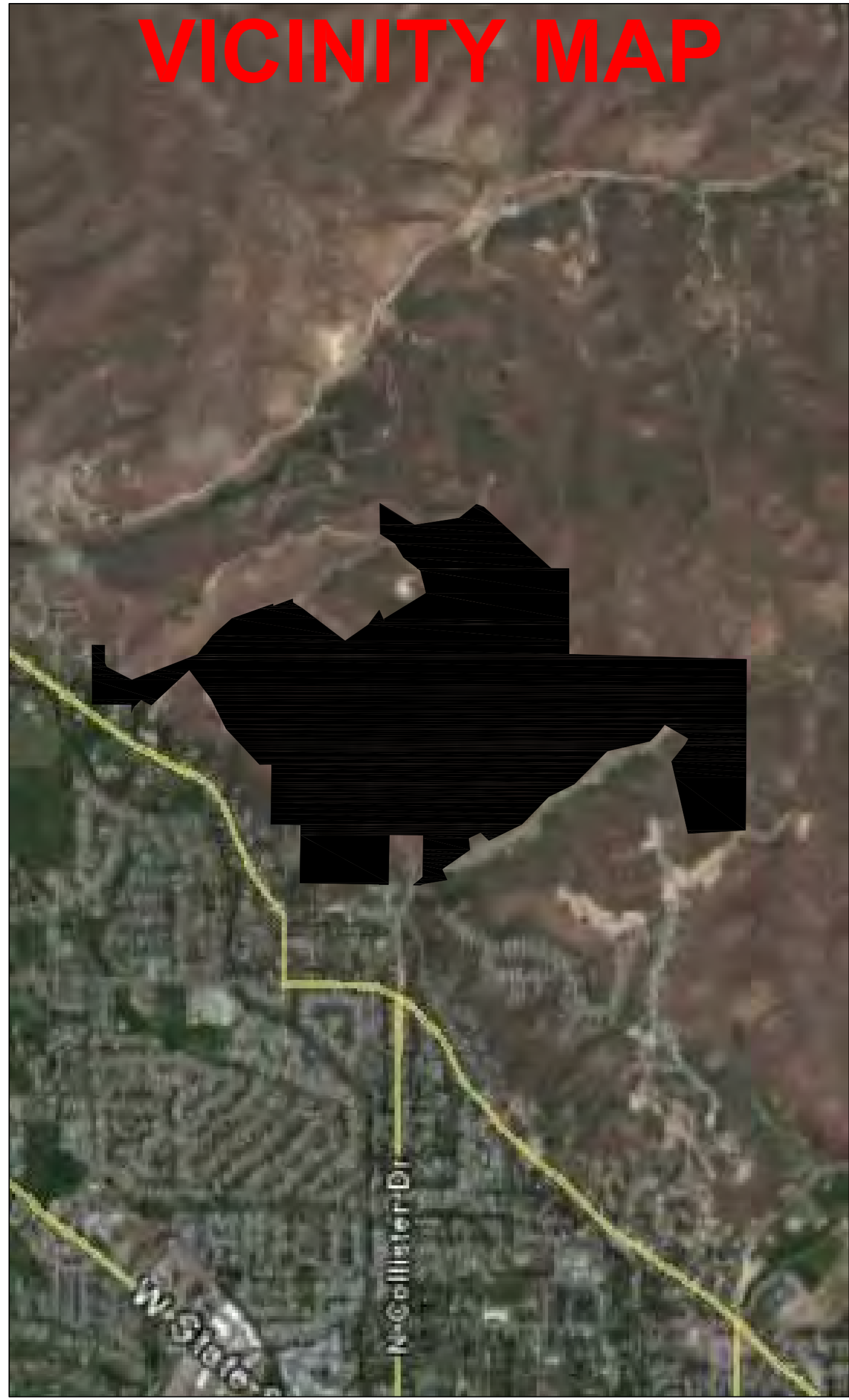
Exhibit Number	Exhibit Item
1	BOOKLET OF MAPS GIVEN BY THE APPLICANT TEAM
2	TWO PAGE DOCUMENT FROM APPLICANT DATED AUGUST 11, 2008 (1 OF 17 AND 17 OF 17)
3	CD FROM BRENT SMITH DATED 9/2009
4	E-MAIL FROM MARK FOGARTY DATED 9-19-09
5	E-MAIL FROM DANIELLE AND KATY YOUNG DATED 9-18-09
6	PLANO ROAD DEVELOPMENT ZONING MAP GIVEN BY THE APPLICANT TEAM
7	PLANO ROAD DEVELOPMENT SITE PLAN GIVEN BY THE APPLICANT TEAM
8	PLANO ROAD DEVELOPMENT SITE DESIGN MODEL/GRAPHICS GIVEN BY THE APPLICANT TEAM
9	

Plano Road Subdivision

Boise, ID

EXHIBIT

tabbles
CAZ07-00042
Aese's Canyon



VICINITY MAP



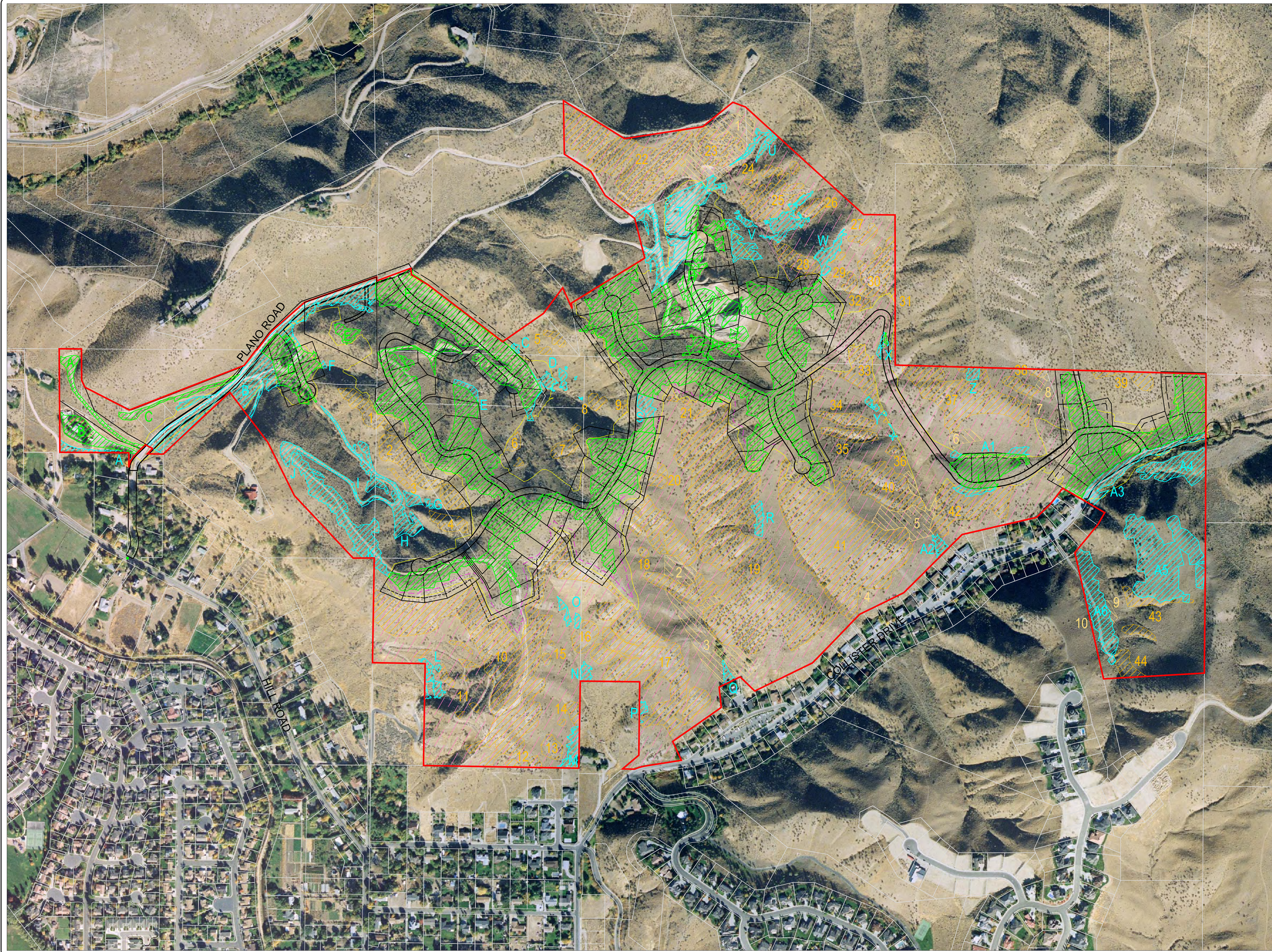
Used 25%			Aase's Onions					
A	23,606.32 sf	0.54	1	32,683.81 sf	0.75	28	33,633.73 sf	0.77
B	41,317.09 sf	0.95	2	67,420.88 sf	1.55	29	12,705.58 sf	0.29
C	17,528.41 sf	0.40	3	4,323.93 sf	0.10	30	47,738.15 sf	1.10
D	82,779.98 sf	1.90	4	21,077.10 sf	0.48	31	2,202.50 sf	0.05
E	11,118.68 sf	0.26	5	11,813.73 sf	0.27	32	3,201.98 sf	0.07
F	221,364.93 sf	5.08	6	9,876.36 sf	0.23	33	47,364.70 sf	1.09
G	654,529.49 sf	15.03	7	18,082.01 sf	0.42	34	25,201.23 sf	0.58
H	13,880.00 sf	0.32	8	8,501.58 sf	0.20	35	22,016.98 sf	0.51
I	35,416.00 sf	0.81	9	1,911.64 sf	0.04	36	4,477.06 sf	0.10
J	31,173.00 sf	0.72	10	496,304.60 sf	11.39	37	159,249.63 sf	3.66
K	633,452.00 sf	14.54	11	22,210.90 sf	0.51	38	19,397.70 sf	0.45
L	71,230.64 sf	1.64	12	8,410.75 sf	0.19	39	19,615.29 sf	0.45
M	272,018.04 sf	6.24	13	15,987.85 sf	0.36	40	87,455.50 sf	2.01
2,109,414.58 Total sf		48.43 Ac	14	12,062.54 sf	0.28	41	414,955.32 sf	9.53
			15	4,148.68 sf	0.10	42	93,985.35 sf	2.16
			16	26,380.84 sf	0.61	43	19,585.03 sf	0.45
			17	272,586.64 sf	6.26	44	28,993.39 sf	0.67
			18	3,431.09 sf	0.08	1	91,403.96 sf	2.10
			19	787,699.42 sf	18.08	2	26,951.20 sf	0.62
			20	12,864.37 sf	0.30	3	112,586.56 sf	2.58
			21	7,674.97 sf	0.18	4	1,391.18 sf	0.03
			22	212,553.69 sf	4.88	5	63,330.55 sf	1.45
			23	40,515.16 sf	0.93	6	15,402.26 sf	0.35
			24	15,405.32 sf	0.35	7	872.44 sf	0.02
			25	62,339.43 sf	1.43	8	4,724.68 sf	0.11
			26	16,288.25 sf	0.37	9	4,472.70 sf	0.10
			27	11,116.48 sf	0.26	10	1,318.87 sf	0.03
			3,567,806.54 Total sf					81.91 Ac
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	17,616.42 sf	0.40						
E	0.00 sf	0.00						
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	109,367.00 sf	2.51						
K	16,413.43 sf	0.38						
L	13,557.80 sf	0.31						

Used Area < 25%	48.43 Ac
Not Used Area < 25%	24.65 Ac
Aase's Onion Fields	81.91 Ac
Total Acres	154.98 Ac
Total Acreage of Property	332.75 Ac
Total Onion Concervancy	152.70 Ac

Total Lots
(including 2 existing homes) 163 Lots

NOTES

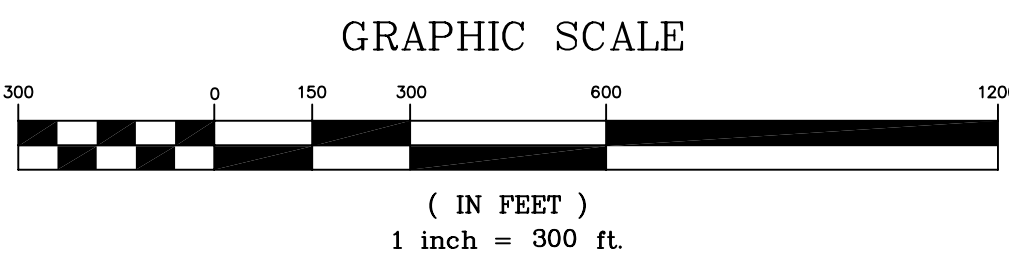
- 1) All Aase's Onion Fields are Observed by Ecological Design and have a Ten (10) foot buffer as per Planning and Zoning
- 2) See Attached Report from Ecological Design, Inc.



stewart
land group

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

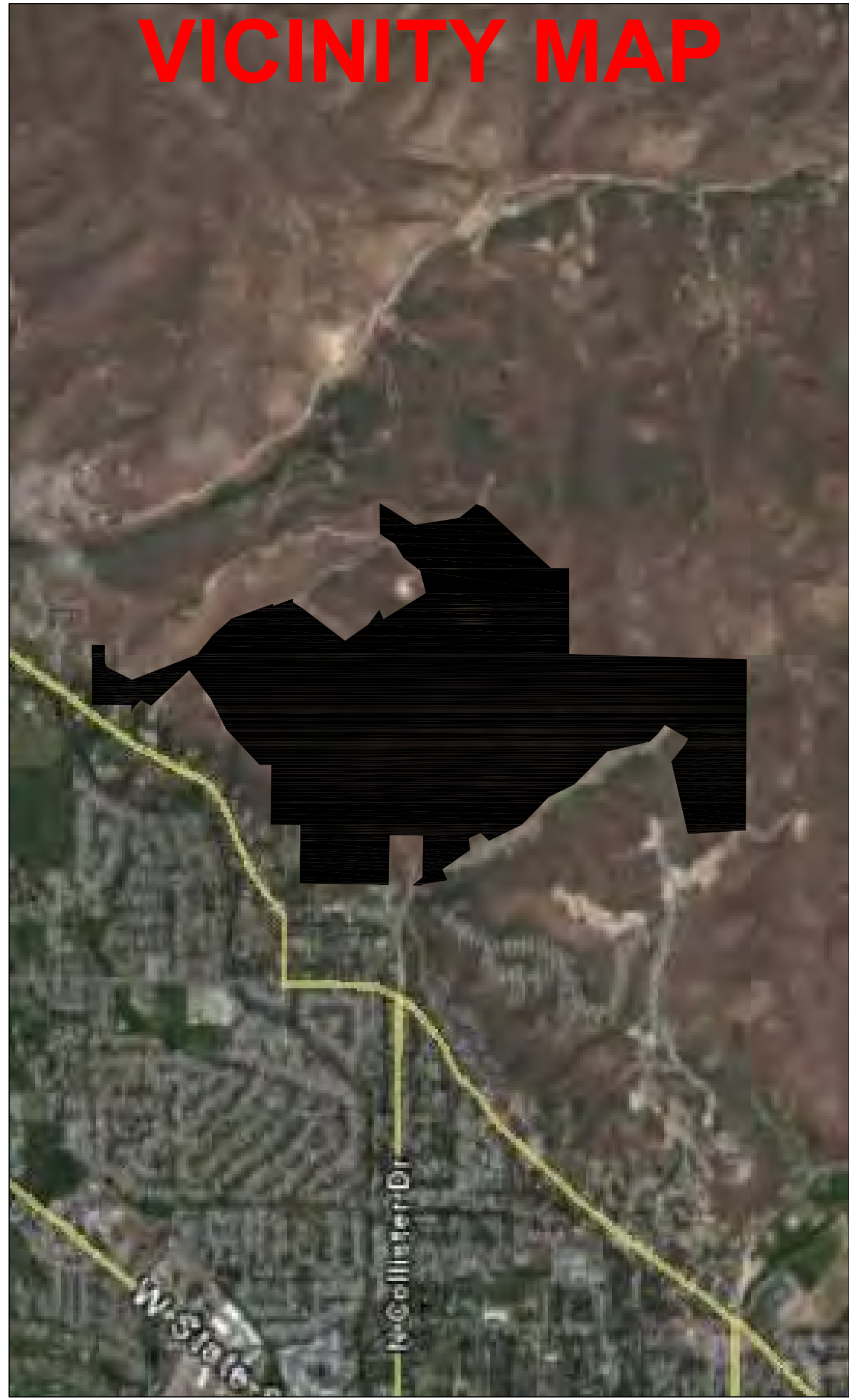
BOISE FOOTHILLS CONCEPT PLAN



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

LEGEND	
# [Green Box] Used Area > 25%	— Conceptual
# [Blue Box] Not Used > 25%	— Cut, Fill and Setback
# [Yellow Box] Ecological Design Onion Fields	— Property Boundary
# [Orange Box] Onion Fields	— Ada Parcels
# [Pink Box] Onion Conservancy	— Trail
	[Dashed Line] Wild land Urban Fire Interface

SHEET NO.
1
OF
1



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	43,104.75 sf	0.99
I	7,087.16 sf	0.16
J	76,278.43 sf	1.75
K	559,514.34 sf	12.84
L	71,230.64 sf	1.64
M	272,018.04 sf	6.24
2,081,478.26 Total sf		47.78 Ac

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	1,738.66 sf	0.04
H	11,108.55 sf	0.26
I	9,397.76 sf	0.22
J	11,924.59 sf	0.27
K	16,413.43 sf	0.38
L	13,557.80 sf	0.31
M	19,016.89 sf	0.44
N	6,177.06 sf	0.14
O	7,326.00 sf	0.17
P	3,705.33 sf	0.09
Q	5,105.86 sf	0.12
R	10,119.98 sf	0.23
S	17,940.36 sf	0.41
T	254,975.50 sf	5.85
U	12,314.49 sf	0.28
V	66,390.78 sf	1.52
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	71,997.16 sf	1.65
1,102,170.76 Total sf		25.30 Ac

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	15,887.85 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
3,567,806.54 Total sf		81.91 Ac

Used Area < 25%	47.78 Ac
Not Used Area < 25%	25.30 Ac
Aase's Onion Fields	81.91 Ac
Total Acres	154.99 Ac

Total Acreage of Property	332.75 Ac
Total Onion Concervancy	153.41 Ac

Total Building Lots	154 Lots
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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.

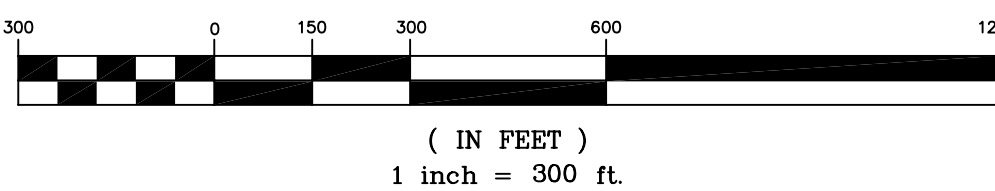


Stewart
Land Group
AN AIMTEC DEVELOPMENT SERVICES COMPANY

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



DATE CREATED	DATE MODIFIED	PRINT DATE
07/19/2006	3/25/2008	3/25/2008

LEGEND	
# [Green Box] Used Area > 25%	— Conceptual
# [Blue Box] Not Used > 25%	- - - Cut, Fill and Setback
# [Yellow Box] Ecological Design Onion Fields	— Property Boundary
# [Orange Box] Onion Fields	— Ada Parcels
# [Light Green Box] Onion Conservancy	— Trail
	[Dashed Box] Wild land Urban Fire Interface

SHEET NO.

1
OF
1

plano road development

phasing plan

NORTH

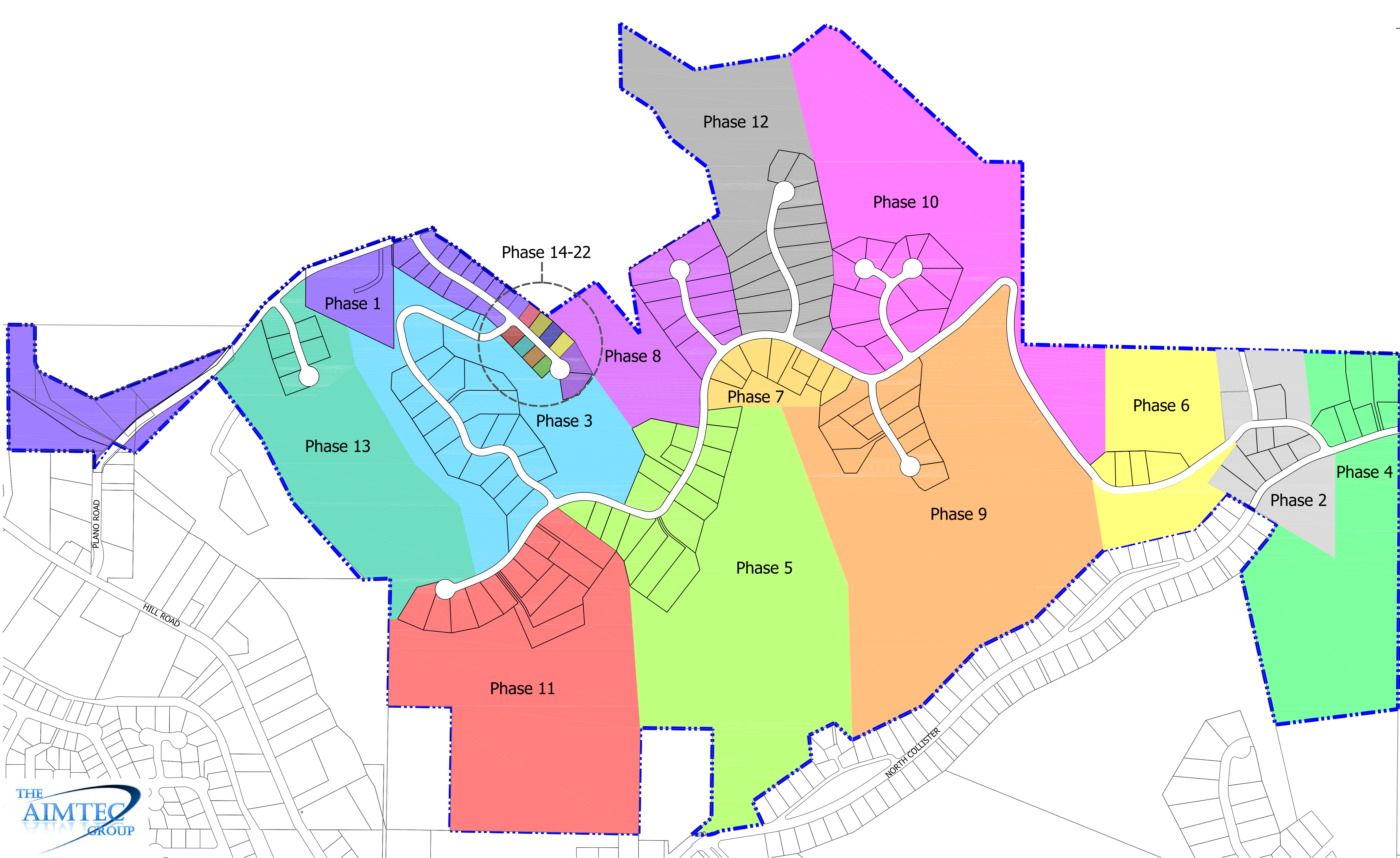
0125250500750

HORIZONTAL SCALE: 1" (INCH) = 250' (FEET)

9-18-2009

LEGEND

PROPERTY BOUNDARY



Phase	No. of Lots
1	17
2	11
3	20
4	6
5	18
6	4
7	8
8	10
9	11
10	13
11	14
12	15
13	6
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	2
163	

YEAR	PHASES	LOTS
1	1-2	28
2	3-4	26
3	5-6	22
4	7	8
5	8	10
6	9	11
7	10	13
8	11	14
9	12	15
10	13-22	16



August 11, 2008

Boise Planning and Zoning Commission

Supplemental Packet of materials delivered since August 8, 2008

Plano Road Subdivision applications CAR07-00042/DA and others

Letter from Robert J. Lazechko	2
Letter from Rob Tiederman, Ecological Design	4
Letter from Bruce Eggleston to Idaho Department of Fish and Game	5
Letter from Idaho Department of Fish and Game	6
IDFG Unit 39 Subunits	7
IDFG Unit 32 & 39 Subunits	8
IDFG Unit 32 & 39 Subunits-Summary	9
Letter from Janel Brown	10
Letter from Brent Smith	12
Letter From Stephanie Bacon	14
Letter From Matt Edmond, ACHD	16
Letter from Parks and Recreation Department, Draft Intent on terms for inclusion in the Development agreement	17

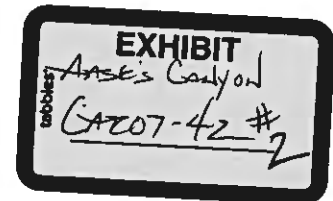


EXHIBIT 2

Pole Cat Gulch Trail Head

8/11/08

The City Parks Department and the Applicant are in general agreement regarding the Pole Cat Gulch trailhead. The basic terms are addressed below. PDS suggests the Commission consider this proposal for inclusion in the development agreement. Upon the Commissions recommendation, City staff will work with the Applicant to finalize this draft wording for inclusion in the development agreement. The final language will be forwarded to City Council for their review. Council will, at a minimum, make a final decision as to whether or not to annex. If it is determined that annexation is appropriate, Council will determine what zone is appropriate. City staff and the Applicant are recommending zoning as set forth in the staff report with binding commitments contained in the development agreement.

Draft intent on terms for inclusion in the Development Agreement

Boise City Parks Department shall pay Applicant \$25,000 for easement over Applicants land to Trail Head Parking Lot on City (Pole Cat Gulch/Donnelly) property. (This shall occur on September 1, 2008)

Boise City will gravel roadway from end of Collister to Trail Head and Trail Head.

Applicant shall repay City Parks Department its actual costs of easement and gravel of Trail Head and Parking Lot; Applicant shall also extend sewer water and other utilities presently in Collister Road to East Edge of Trail Head; Construct and pave Roadway as required by ACHD and construct Trail Head and Parking Lot to City specifications and asphalt the same.

Upon the occurrence of the first of the following events;

- (a) Close of sale of 28 lots in development;
- (b) Close of sale of any single lot in "Collister area" of development;
- (c) Passage of three years; that is 36 months from date any construction activity to implement any portion of RY Subdivision contiguous to Polecat Gulch.





















BRUCE EGGLESTON - (no subject)



From: <Markfogarty1@aol.com>
To: <beggleston@cityofboise.org>
Date: Saturday, September 19, 2009 9:58 PM
Subject: (no subject)

What a sham this is.....And you know it.....Done deal just like Barrack Hussein Obama.....Don't care what the people think the money has been paid too the right people....Litigation is are only course.....Be very careful my friend.....



September 18, 2009

Daniel and Katy Young
5985 N. Collister Dr.
Boise, Id. 83703
Tel 208.484.4322

Boise City Council
P.O. Box 500
Boise, Idaho 83701-0500

Subject: Aase's Canyon Development/Plano Road Subdivision

Dear Mayor Bieter, Members of the Boise City Council, Boise City Commissioners, and Staff of Boise City,

I would like to express my opposition to some of the design elements the Plano Road Subdivision proposal.

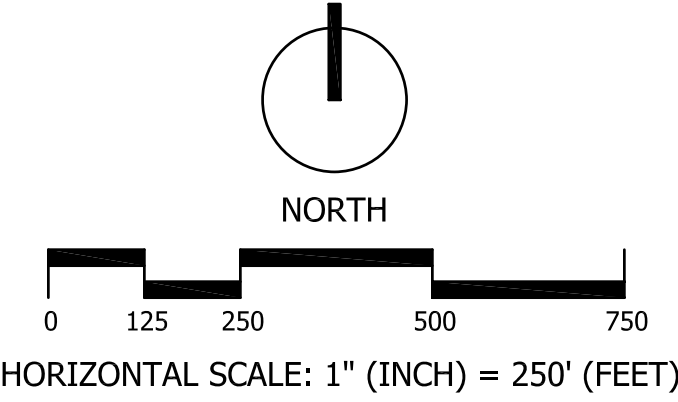
This proposal appears to still be in conflict with the provisions of the Foothills Ordinance. An excerpt from this plan states, "The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites..." I am particularly concerned with the proposed group of four lots on Sunrise Point Drive that would sit directly behind and above my house. There are a dozen existing homes at the end of and on the north side of Collister Drive which includes my home. Presently, we enjoy an undisturbed, natural looking "knoll" and hillside above our backyards. This is one of the few knolls that exist on the hillsides and is in plain sight of many residents that reside at the current end of Collister Drive. This knoll should be preserved. Proposed, is a road and 4 lots that will be looming over our backyards. This proposal will surely ruin the scenic value and peace that these residents currently enjoy. In addition, our small group of homes will be the only houses in the existing Collister subdivision that will have new houses in our immediate backyard. The negative impact of these four lots unfairly affects our small group of houses. If the subdivision is approved, I would request that these four lots be removed from the plan. In addition, I would request that the portion of the proposed road that crosses the hillside behind our house be required to include design elements that create a discreet road that limits the visual impact and noise impact of a typical road. Perhaps a landscaped berm or stone wall along the southerly edge of the proposed road in our backyard would limit the negative impacts the road would cause. Please consider and honor this request to preserve a portion of the open space and scenic value we currently have and enjoy. Thank-you.

Sincerely,

Daniel Young
Katy Young

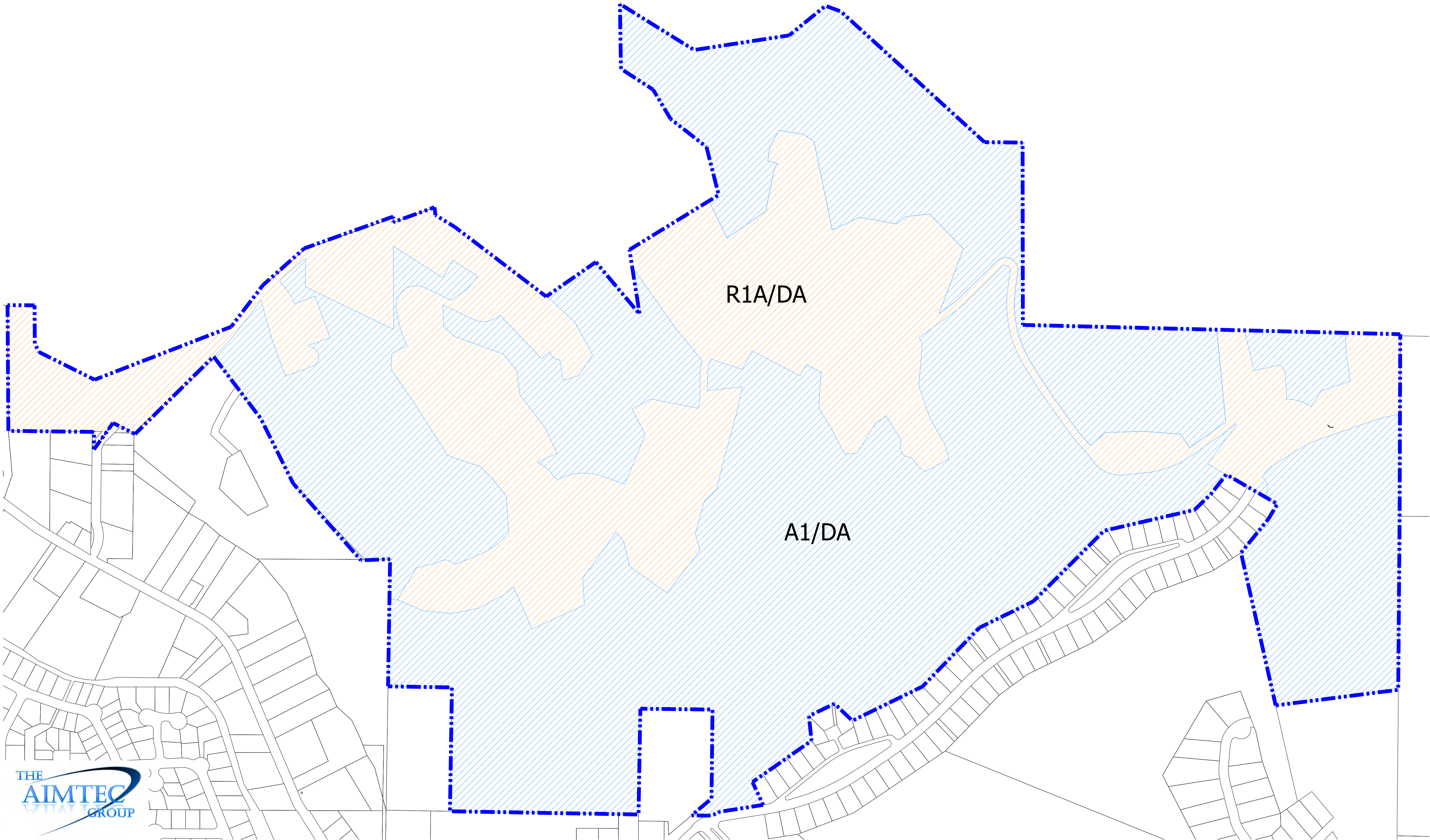
plano road development

ZONING MAP



8-4-2009
LEGEND

- PROPERTY BOUNDARY 
- R1A/DA (103.75 ac.) 
- A1/DA (229 ac.) 



plano road development

site plan

NORTH

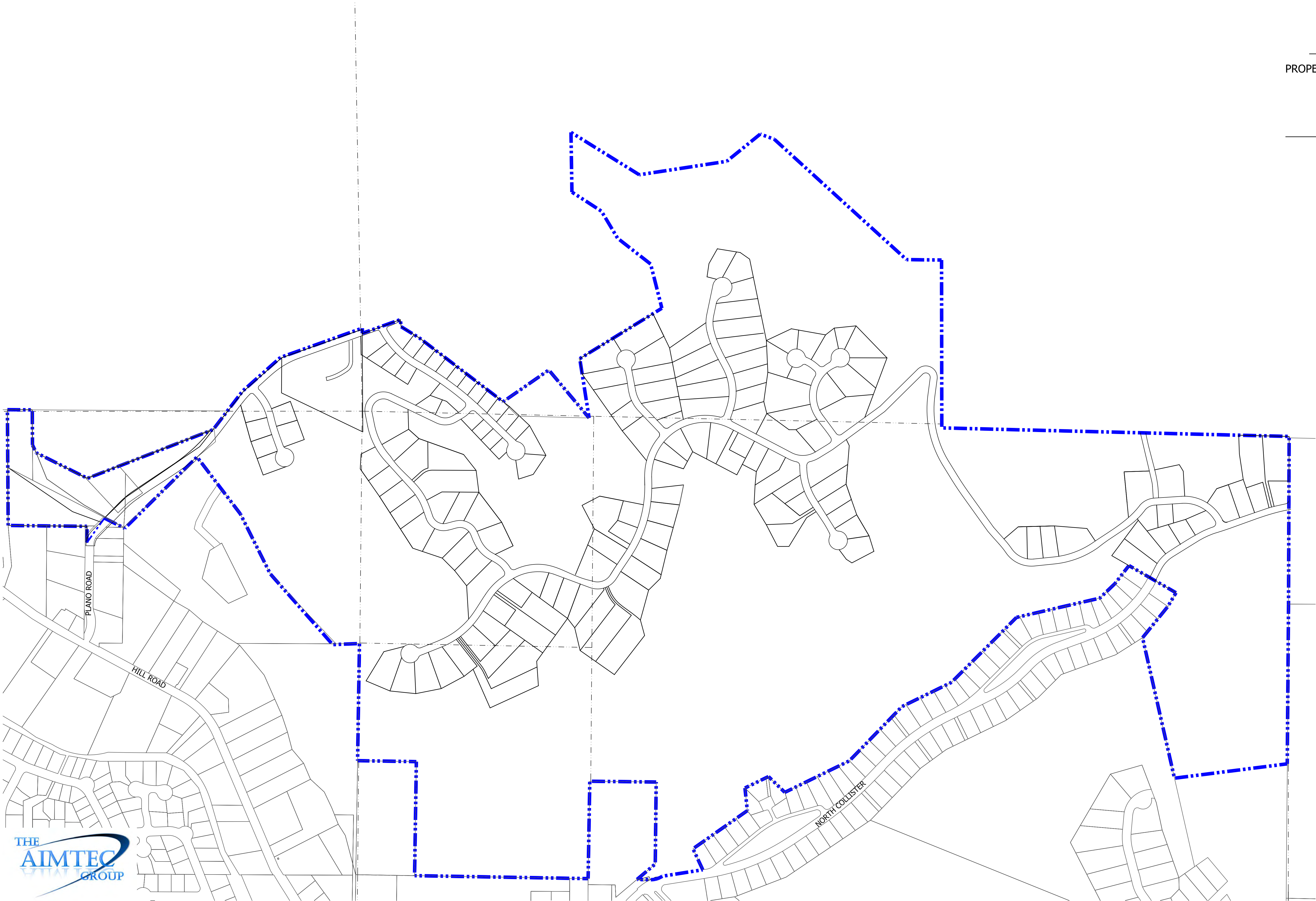
HORIZONTAL SCALE: 1" (INCH) = 250' (FEET)

7-30-2009

LEGEND

PROPERTY BOUNDARY

SITE SUMMARY	
TOTAL AREA	332.75 AC
TOTAL UNITS	163



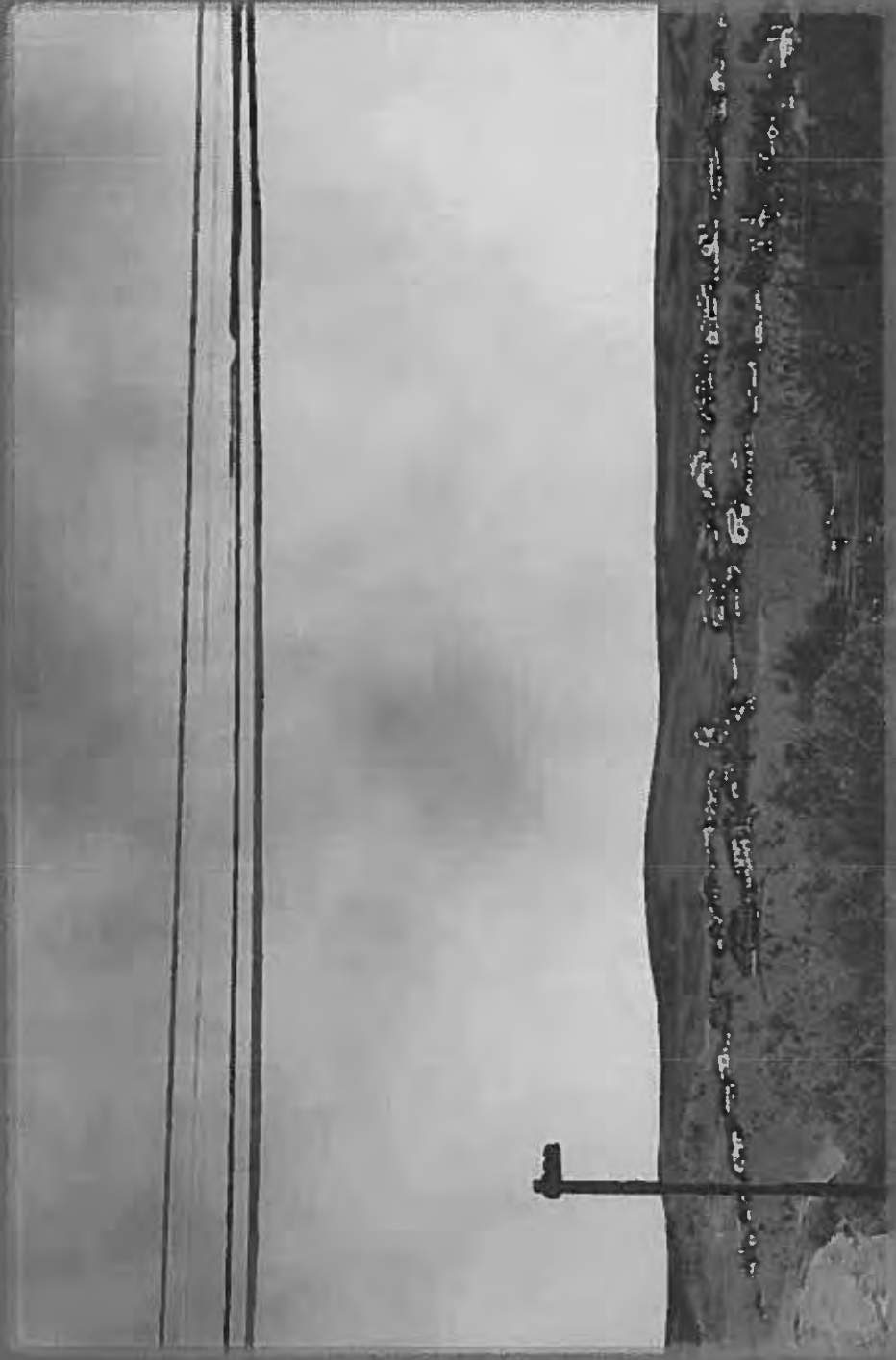
FAIRGROUNDS-CHINDEN BLVD & GLENWOOD ST.

AFTER



ОПРЕДЕЛЕНИЕ

WAL-MART: STATE STREET & GLENWOOD STREET



HILL ROAD

BEFORE



Land photo

HILL ROAD

AFTER
15' SETBACK

