

Pre-Application Conference Form

Per Ordinance #5525 (Zoning Ordinance Section 11-03-02), applicants must attend a pre-application conference with Planning staff, and provide a meeting with neighbors within 300 feet of the subject property. **This form must be included when an application is submitted.**

Applicant: KENT BROWN 871-6842 Date: 4/25/13

Site Address: 6800 E. WARM SPRINGS Parcel #: _____

Planning Staff Present (Initials)

☒ DA ☒ DM ☒ HS ☒ JJ ☐ _____ ☐ ACHD ☐ COMPASS

Proposal Description (to construct, change or add): 85 to 90 lots Residential
Subdivision

Issues Discussed: ANNEXATION/REZONE. Part of Property is
outside the area of impact. will include the
Foot Hills Plan Ord for each portion. Requesting a Zoning
of B-1C. Extended Review from Foot Hills and Foot Hills Plan Ord Plan.
will be Cor. 6033 access and secondary access to Sub.
Extend Trail across property.

Type of Application

☒ Annexation/Rezone ☐ Special Exception
☐ Conditional Use ☐ Variance
☐ Modification ☐ Parking Reduction
☐ Height Exception ☒ Planned Development

Other Requirements

Site Plan Presented: ☒ Yes ☐ No
Comprehensive Planning Area: Bober Valley
Neighborhood Meeting Required: ☒ Yes ☐ No
Neighborhood Association: Riverton East
Neighborhood Contact: Pete White
6706 Glacier Base 10 83716
White Pete @ Glaciere.net

Staff Representative (Print)

Devin Moser
Staff Representative Signature

Concurrent Reviews

Building Permit Required: ☐ Yes ☐ No
Floodways (FPR) ☐ FW ☐ FF ☐ ASF
☐ Boise River System Permit
Hillside (Categories) ☐ I ☐ II ☒ III
Subdivision Plat ☐ Yes ☐ No
Density/Far _____ Compatibility _____
Others _____

Zoning District: C-1

Overlay District ☐ D ☐ HD ☐ DD
☐ P1 ☐ P2 ☐ P3 ☐ CD ☐ DA

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

Applicant Representative (Print)

Kent Brown
Applicant Representative Signature

www.cityofboise.org/pds



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500

Phone: 208/384-3830 • Fax: 208/384-3753 • TTD/TTY 800/377-3529

**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300031 - PREAP - A

Status: Active

Date Received: 3/19/2013

Date Closed:

Meeting Date: 3/26/2013 **Date Assigned:** 3/21/2013

Project Description:

Applicant's Name:

BROWN KENT

Would like to create a 10 lot subdivision. Would like to try to use wells for the water. Size of lots yet to be determined.

No. of Lots/Units: 0

Total Acres: 35.000

Development Services Staff Assigned To Meeting:

Staff Name:

DIANA SANDERS

RICHARD BECK

Attended Meeting?

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:

S0934231000

Street Address:

E HIGHLAND VALLEY RD

City/State/Zip:

Boise, ID 83716-0000

Zone Info:

Zone Type:

Existing Zone

Zone:

RP

Tw n / R n g / S e c I n f o:

Tw n: R n g: S e c: Q t r:

3N 3E 34

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
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Hillside	15 % Slope or More	Article 8-3H	
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WUFI	Yes	Article 8-3B	
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Comp Plan:

Ada County

Agencies To Contact:

Agency Name:

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

Comments:

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

Comments:

IDAHO POWER COMPANY - (208)-388-2699

Comments:

Contact Person:

WALLACE MINDY

RENO MIKE

PHILLIPS RACHAEL

Proposed Allowed Uses:

Dwelling, single-family detached

Required Applications:

**ADA COUNTY
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PREAPPLICATION CONFERENCE NOTES

Notes:

The property is currently zoned RP, 40 acre minimum lot size.

Because the property is not within an area of impact, a rezone to R1 is not available to the property. The property is within the Hillside Overlay District and the Wildland-Urban Fire Interface Overlay District.

8-2A-1: PURPOSE:

B. Additional Purpose Statements:

1. Rural Preservation District: Permit the continued use of agricultural lands, rangelands, and wildlife management areas within the Boise front foothills (in areas designated as the foothills planning area in the Boise City comprehensive plan and the Ada County comprehensive plan). Limit development of hazardous areas including, but not limited to, fault lines, landslides, subsidence, shallow soils, steep slopes, unstable slopes, flooding, and seeps. Allow a limited number of uses with excessive space requirements or buffering needs on nonprime agricultural lands.

MEETING NOTES:

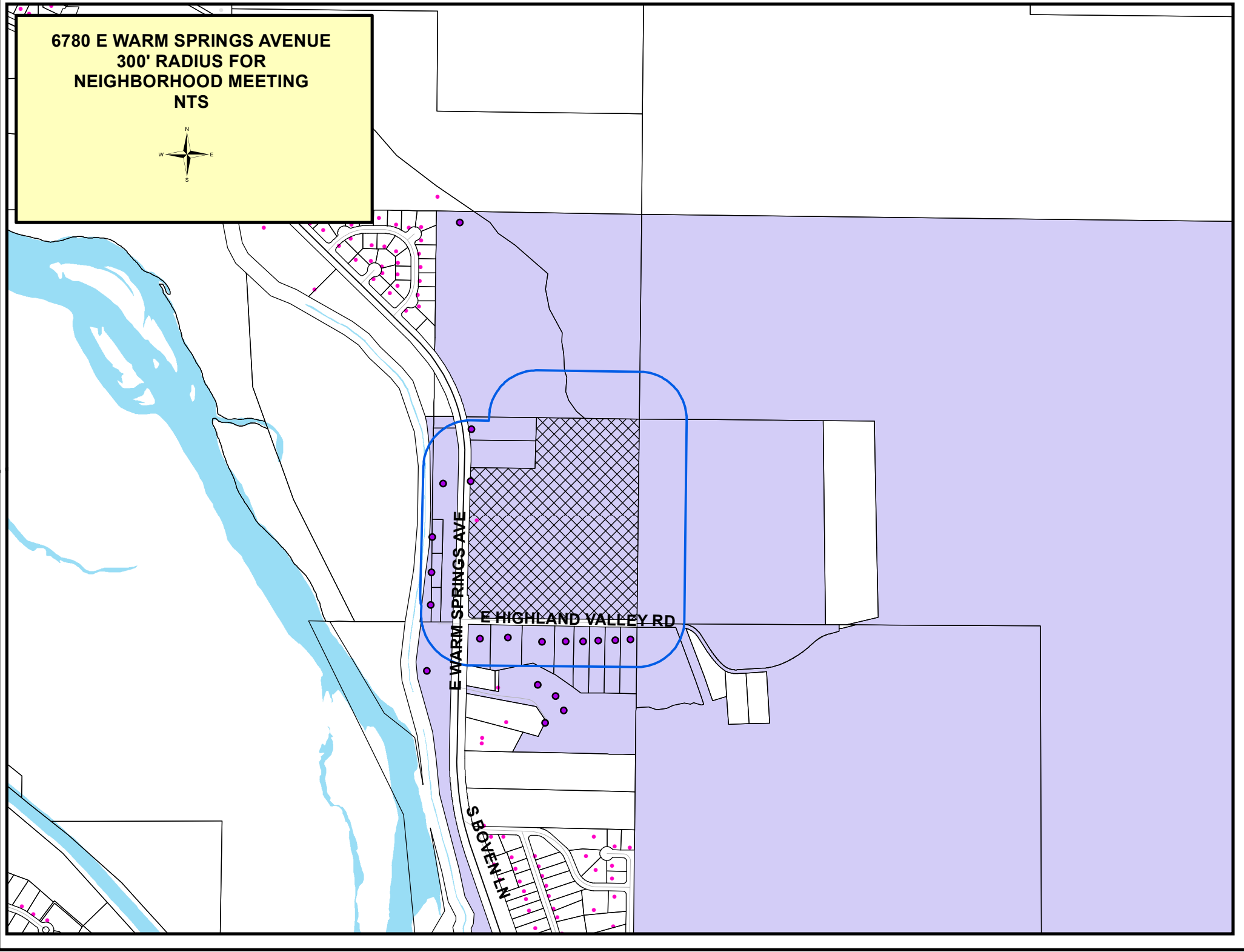
Looking at options with the City. The City would require them to do a property boundary adjustment with the property to the west. Since the property to the west is a platted lot it would need to comply with substantial conformance.

Additional Preap Conference: Required

Neighborhood Meeting Required? Yes

Cross References:

**6780 E WARM SPRINGS AVENUE
300' RADIUS FOR
NEIGHBORHOOD MEETING
NTS**





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

Neighborhood Meeting Address List Application

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Applicant/ Representative:	KENT BROWN
Address:	3161 E SPRINGWOOD DR
Telephone:	871-6842
*E-mail:	kent1kb@gmail.com
Address of subject property:	6780 E WARM SPRINGS AVE
Parcel number:	R1621740020
Description of proposal:	ANNEXATION AND PRELIMINARY PLAT

Please check the purpose for which you are requesting the list

- ☐ Conditional Use Permit
☐ Design Review
☐ Variance
☒ Annexation
☐ Rezone
☐ Comp Plan Map Amendment
☐ Certificate of Appropriateness
☐ Other _____

#4022 (\$15.00+tax) ☒ list only*

#4024 (\$25.00+tax) ☐ list & labels**

*The address list will be e-mailed to you.

**For an additional fee you may request mailing labels to be picked at the front desk.

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the City of Boise Planning & Development Services Office as a mailing list for purposes other than listed above.

KENT BROWN

Signature of Applicant/ Representative

5/31/13

Date

PARCEL	PRIMOWN SECOWNEF ADDCONC/ City	ST	ZIP Code
6780 E WA ADDRESS L 23 RECORDS-06/03/13			
	PETE WHIT RIVERLANE 6706 E Glac Boise	ID	83716-8702
S09331418 PROPERTY OWNER	1044 E Sarz Boise	ID	83706-5856
S09331315 PROPERTY OWNER	12601 W E Boise	ID	83713-1880
R1621740C PROPERTY OWNER	3919 S Dus Boise	ID	83706-6059
S09342310 PROPERTY OWNER	4940 E Mill Boise	ID	83716-8631
S09331100 PROPERTY OWNER	600 S Waln Boise	ID	83712-7729
R9162000C PROPERTY OWNER	6885 E Higl Boise	ID	83716-8811
S09334176 PROPERTY OWNER	6891 E Wal Boise	ID	83716-8819
S09331421 PROPERTY OWNER	6916 Pet H Boise	ID	83716-8801
R9162000C PROPERTY OWNER	6951 E Higl Boise	ID	83716-8811
R9162000C PROPERTY OWNER	7003 E Higl Boise	ID	83716-8811
S09334174 PROPERTY OWNER	7020 Pet H Boise	ID	83716-8801
R9162000C PROPERTY OWNER	7049 E Higl Boise	ID	83716-8811
R9162000C PROPERTY OWNER	7097 E Higl Boise	ID	83716-8811
R9162000C PROPERTY OWNER	7105 E Higl Boise	ID	83716-8811
R9162000C PROPERTY OWNER	7153 E Higl Boise	ID	83716-8811
S09343255 PROPERTY OWNER	7171 E Higl Boise	ID	83716-8811
S09343149 PROPERTY OWNER	7300 E Higl Boise	ID	83716-8811
S09331422 PROPERTY OWNER	8331 Las Lt Las Vegas	NV	89129-1820
S09343148 PROPERTY OWNER	PO Box 25 Boise	ID	83707-0025
RESIDENT	6760 E Wal Boise	ID	83716-8806
RESIDENT	6781 E Wal Boise	ID	83716-8806
RESIDENT	6883 E Wal Boise	ID	83716-8819

#	Owner	Property Address	City State	Owner Address	City State
1	JERRY L AHLBERG	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
2	B & L DUFF PROPERTY LIMITED PARTNERSHIP	E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	9171 WILSHIRE BLVD # 650	BEVERLY HILLS, CA 90210-0000
3	PATRICK F BATEN	7105 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7105 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
4	BRAUN KEITH M	6760 E WARM SPRINGS AVE	BOISE, ID 83716-0000	3919 S DUSTON PL	BOISE, ID 83706-0000
5	BRIGHTON LAND HOLDINGS LLC	6760 E WARM SPRINGS AVE	BOISE, ID 83713-0000	12601 W EXPLORER DR STE 200	BOISE, ID 83713-0000
6	Resident	6760 E WARM SPRINGS AVE	BOISE, ID 83713-0000	6760 E WARM SPRINGS AVE	BOISE, ID 83716-0000
7	DICK CREECHLEY	6776 E WARM SPRINGS AVE	BOISE, ID 83716-0000	1044 SARATOGA DR	BOISE, ID 83706-5856
8	Resident	6776 E WARM SPRINGS AVE	6776 E WARM SPRINGS AVE	6776 E WARM SPRINGS AVE	BOISE, ID 83716-0000
9	SHARON H ENGLESBY	7171 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7171 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
10	WILLIAM E FORSYTH	7097 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7097 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
11	CLAVIS B HAMILTON	6781 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6916 E PET HAVEN LN	BOISE, ID 83712-8808
12	Resident	6781 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6781 E WARM SPRINGS AVE	BOISE, ID 83716-0000
13	Resident	6827 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6827 E WARM SPRINGS AVE	BOISE, ID 83716-0000
14	Resident	6751 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6751 E WARM SPRINGS AVE	BOISE, ID 83716-0000
15	HARRIS FAMILY LTD PARTNERSHIP	6780 E WARM SPRINGS AVE	BOISE, ID 83716-0000	4940 E MILL STATION DR # 101	BOISE, ID 83716-8631
16	IDAHO FISH & WILDLIFE FOUNDATION INC	E WARM SPRINGS AVE	BOISE, ID 83716-0000	600 S WALNUT ST	BOISE, ID 83707-0000
17	IDAHO STATE FISH & GAME DEPT	E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	PO BOX 25	BOISE, ID 83707-0025
18	KEVIN KRAFT	6883 E WARM SPRINGS AVE	BOISE, ID 83716-0000	8331 LAS LUNAS WAY	LAS VEGAS, NV 89129-0000
19	Resident	6883 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6883 E WARM SPRINGS AVE	BOISE, ID 83716-0000
20	Resident	6855 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6855 E WARM SPRINGS AVE	BOISE, ID 83716-0000

21	BEN T MONTANEY	7153 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7153 E HIGHLAND VALLEY RD	BOISE, ID 83716-8825
22	DEBORAH T MUELLER	7049 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7049 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
23	TRENT REAGAN	6885 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	6885 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
24	MARY E ROHLFING	7020 E PET HAVEN LN	BOISE, ID 83716-0000	7020 E PET HAVEN LN	BOISE, ID 83716-8834
25	JERRY C SMITH	6951 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	6951 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
26	PETER J STEVEN	7300 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7300 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
27	BARBARA L WATERFIELD	6891 E WARM SPRINGS AVE	BOISE, ID 83716-0000	6891 E WARM SPRINGS AVE	BOISE, ID 83716-0000
28	JAMES R WIDMEYER	7003 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000	7003 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
29	PET WHITE RIVERLAND EAST NEIGHBORHOOD ASSOCIATION			6706 GLACIER	BOISE, ID 83716

Public Notice Neighborhood Meeting

Dear Resident/Landowner:

Conger Management is preparing to develop the property (29 acres) between E. Highland Valley Road and Outdoor Adventure Rentals. The current proposed plan is to have 124 single family residential homes. Conger Management would like to have a Public Meeting with you to discuss their ideas for this potential development. As well as the three applications that will be submitted to Boise City; Annexation, Preliminary Plat, and Hillside Application. They will be hosting a meeting on June 10th, starting at 6pm across the street from 7171 E. Highland Valley road.

If you have questions regarding this meeting, please contact Kent Brown (see below).

KB Planning

PO Box 36
Meridian, ID 83680
Phone: 208.871.6842
E-mail: kentlkb@gmail.com

When: June 10th, starting at 6pm

Where: Opposite 7171 E. Highland Valley Road

Kent Brown Planning

PO Box 36
Meridian, ID 83680



**Public Notice of a
Neighborhood Meeting**

«Owner»

«Owner Address»

«City State»

Neighborhood Meeting Location

Opposite 7171 E. Highland Valley
Boise, ID

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3919 S DUSTON PL	BOISE, ID 83706-0000
12601 W EXPLORER DR STE 200	BOISE, ID 83713-0000
6760 E WARM SPRINGS AVE	BOISE, ID 83716-0000
1044 SARATOGA DR	BOISE, ID 83706-5856
6776 E WARM SPRINGS AVE	BOISE, ID 83716-0000
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7097 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
6916 E PET HAVEN LN	BOISE, ID 83712-8808
6781 E WARM SPRINGS AVE	BOISE, ID 83716-0000
6827 E WARM SPRINGS AVE	BOISE, ID 83716-0000
6751 E WARM SPRINGS AVE	BOISE, ID 83716-0000
4940 E MILL STATION DR # 101	BOISE, ID 83716-8631
600 S WALNUT ST	BOISE, ID 83707-0000
PO BOX 25	BOISE, ID 83707-0025
8331 LAS LUNAS WAY	LAS VEGAS, NV 89129-0000
6883 E WARM SPRINGS AVE	BOISE, ID 83716-0000
6855 E WARM SPRINGS AVE	BOISE, ID 83716-0000
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6885 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
7020 E PET HAVEN LN	BOISE, ID 83716-8834
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6891 E WARM SPRINGS AVE	BOISE, ID 83716-0000
7003 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
6706 GLACIER	BOISE, ID 83716

East Valley Neighborhood Meeting

Start Time of Neighborhood Meeting: 6:00 pmEnd Time of Neighborhood Meeting: 7:00 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP	
1.	ROD CASHIN	7049 HIGHLAND VALLEY RD.	83716
2.	Trent Reagan	6865 HVR	83716 Trent Reagan@BoiseState.EDU
3.	Jon Hoeger	2237 E Conner St. Meridian	83646
4.	Marianne Batten	7105 Highland Valley	83716
5.	Pat Batten	"	"
6.	Ben Montaney	7153 "	"
7.	James Widmeyer	7003 " maywood@netzero.net	83716
8.	Kerry Ahlberg	send to →* Susan Newman @ yahoo.com	
9.	WILLIAM FORSYTH	7097 E HIGHLAND ROAD	BOISE
10.	Denny [unclear]	6851 HIGHLAND VLY RD	
11.	Barbara Waterfield	6891 Warm Springs	83716
12.			
13.	Trent Reagan@Boise state.EDU		
14.	patbatten@cableone.net, mabatten@cableone.net		
15.	jon hoeger@gmail.com		
16.			
17.			
18.			
19.			