



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

Planning Division Transmittal

File Number: CFH15-00020 **Hearing Date:** JULY 6, 2015 (extended review)
X-Ref: PUD15-00004 & SUB15-00020 **Hearing Body:** Planning and Zoning Commission
Address: 1200 E HIGHLAND VIEW DR **Transmittal Date:** 04/27/15
Applicant: HIGHLANDS COVE LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to 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
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☒ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☒ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☒ Parks-Jennifer Tomlinson
- ☒ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal
- ☐ PDS- Subs group
- ☐ PDS-GAP Planner- _____
- ☐ PDS-Building Dept
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD
- ☐ Commissioners
- ☐ 911 (Sheriff Dispatch)
- ☐ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☐ COMPASS-Carl Miller
- ☐ COMPASS-Eric Adolfson
- ☐ Parks & Waterways-Pat Beale

Idaho State

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

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☐ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ West Boise Sewer

Utilities

- ☐ Idaho Power
- ☐ Century Link
- ☐ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

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

- ☐ Boise Postmaster
- ☐ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Harris Ranch Wildlife Mitigation
- ☐ Valley Reg. Transit
- ☐ Other _____

Neighborhood Associations

- ☐ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☒ Highlands
- ☐ Hillcrest
- ☐ Lusk District
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☐ Pierce Park
- ☐ Quail Ridge
- ☐ South Boise Village
- ☐ South East
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Downtown
- ☐ West Valley



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Website: www.cityofboise.org/pds

Hillside & Foothills Development Application

This box for office use only

File #: CFHIS-00020 Fee: \$1203⁰⁰

Cross Referenced File(s): SUBIS-00020/PUDIS-00004 Zone(s): A-1

Are Pre-Application materials attached? ☒ Yes ☒ No

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

60-unit Hillside PUD

Applicant Information

Applicant: Highlands Cove LLC (Dave Yorguson) Phone: 850-1070

☐ Owner ☒ Purchaser ☐ Lessee

Applicant's Address: 3517 S. Ashbury Way Zip: 83706

Agent/Representative: Dave Yorguson Phone: 850-1070

Agent/Representative's Address: 14254 W. Battenberg Dr. Zip: 83713

Contact Person (if different from above): David N. Sterling Phone: 323-2288

Property Information

Address and Location of Property: 1200 E. Highland View Dr.

Mapping Division must initial here _____ to signify address verification.

Property Description (either Lot, Block and Subdivision name or recorded deed with metes and bounds description):
Please see attached deed.

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Parcel Number: S0626449205 (additional parcel #'s and address attached)

Quarter: _____ Section: 25, 26, 35 Township: 4N Range: 2E

15-00020

General Submittal Requirements

Category 1: Single lot, Single Family Residential Development

Shall apply to all requests for exterior additions to existing structures; or for new construction; or for grading on any lot(s) or parcel(s) involving significant modification of the approved topography; or for retaining walls which exceed the parameters described in the Hillside Ordinance (11-14-3.1A).

- ☐ 1. (1) A detailed letter of explanation or justification for the application *is recommended*.
- ☐ 2. (1) Affidavit of Legal Interest (use attached form).
- ☐ 3. (1) Current Vicinity Map (8½" x 11") at 1"=300' scale, showing location and current zoning of the property. Map is available from the PDS Mapping Division. Indicate the location of your property on map.
- ☐ 4. (3 +1) Detailed Site Plans including existing site conditions and plan for grading and drainage developed by a licensed professional engineer registered in the State of Idaho (Three copies and one 8½" x 11" reduction) showing:
 - a. All existing structures which will remain, labeled as to existing and proposed uses.
 - b. All proposed structures, labeled as to use.
 - c. North Arrow
 - d. Scale
 - e. Property boundary
 - f. Names of applicant, plan preparer, and project name
 - g. Size of parcel (acres or square feet)
 - h. Existing vegetation, labeled as to remain or be removed
 - i. Drainage features

Existing site conditions:

- 1. Existing contours of property using two foot intervals
- 2. Location of any existing buildings, structures, rock outcrops and other visual features on the property where the work is to be performed, and on land of adjacent owners within 100' of the property *or* which may be affected by the proposed grading operations.

Grading and Drainage Features:

- 1. Elevations and finished contours to be achieved by the grading using two foot intervals.
- 2. Retaining walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of the proposed work.
- 3. Approximate location of all surface and subsurface drainage devices.
- 4. Proposed contours which depict the drainage area(s), the complete drainage network, including outfall lines and natural drainage ways which may be affected by the project.

- ☐ 5. (1) Soils report.
- ☐ 6. (1) House plans.

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General Submittal Requirements

Category II

- ☒ 1. (1) Affidavit of Legal Interest (use attached form).
- ☒ 2. (1) Written legal description of the property.
- ☒ 3. (1) Current Vicinity Map (8½" x 11") at 1" = 300' scale, showing location and current zoning of the property. Map is available from the PDS Mapping Division. Indicate the location of your property on map.
- ☒ 4. (3 +1) Detailed Site Plans (Three copies and one 8½" x 11" reduction) showing:
 - a. All existing structures which will remain, labeled as to existing and proposed uses.
 - b. All proposed structures, labeled as to use.
 - c. North Arrow
 - d. Scale
 - e. Property boundary
 - f. Names of applicant, plan preparer, and project name
 - g. Size of parcel (acres or square feet)
 - h. Existing vegetation, labeled as to remain or be removed
 - i. Locations, widths and surface types of existing and proposed streets
 - j. Locations of widths of rights-of-way, easements, canals, ditches and subdivision lines
 - k. Location and sizes of all lots and common areas
 - l. Drainage features
 - m. Pedestrian paths
 - n. Proposed lighting location and types
 - o. Building plans and elevations
- ☒ 5. (1) Projects that require conditional use review must submit a conditional use application with this request (Section 11-14-3.1).

Note: If a Conditional Use is to be reviewed concurrently with this application, then 1-5 do not need to be submitted. They will be submitted with the Conditional Use application.
- ☒ 6. (1) This is a request for a (check appropriate box):
 - ☒ Detailed Category II Review
 - ☐ Conceptual Category II Review
 - ☐ Modification

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Route Plan for Hillside Properties

Your lot is located within a hillside area, and as such, it is subject to the Hillside Ordinance. A public hearing may be required. If so, you will be notified and required to submit a hillside application with Planning & Development Services. At this time, however, all information identified on the Building Division supplemental application for hillside projects must be provided.

Lot: _____ **Block:** _____ **Subdivision:** _____

Street Address: _____

Builder/Applicant: _____

The following is to be completed by the City.

Step	Date	Initials
-------------	-------------	-----------------

1. Category I, II, or III? Public Works Department Comments:

* Do plans require resubmittal? ☐ Yes ☐ No

Resubmittal of plans must include:

* Category III permits may go directly to step 6 below.

2. Submittal of Hillside Application

File # _____ **X-Ref File:** _____

3. The application was ☐ **Approved** ☐ **Denied**

4. Has the application been appealed? ☐ **Yes** ☐ **No**

5. Outcome of appeal:

6. Final Approval of Building Plans:

- a. Public Works Department
- b. Planning Division
- c. Building Division

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Specific General Submittal Requirements

Category II

Detailed Category II: Shall apply to all requests for conditional use permits, preliminary subdivision plats, or for grading on any lot(s) involving modification of the approved topography that is beyond that allowed under Categories I and III Permits (11-14-3.1B). **Must provide two (2) copies of each report** - one copy must be sent to Public Works Department.

1. The project engineer shall submit a detailed statement of how the soils, geology, hydrology and re-vegetation studies are incorporated into the grading and drainage plans.
2. A preliminary plan for erosion control.

The following, per Section 11-14-15 of the Hillside Ordinance, is required and shall be developed by a licensed professional engineer registered in the State of Idaho. **The plans may not be combined.** Separate drawings for the "existing site plan" and "proposed grading and drainage plan" shall be submitted.

3. Existing site conditions (three copies, not smaller than 1" = 100') showing:
 - a. Property lines
 - b. Existing contours of property (two foot intervals)
 - c. Location of any existing building, structures, rock outcrops and other visual features on the property where the work is to be performed, and on land of adjacent owners within 100' of the property, or which may be affected by the proposed grading operations.
4. Grading and drainage plans (three copies, not smaller than 1" = 100') showing:
 - a. Property Lines
 - b. Proposed elevations at lot corners
 - c. Proposed elevations at 100' maximum intervals along centerline of street
 - d. Elevations and finished contours to be achieved by the grading
 - e. All proposed buildings
 - f. Approximate limiting dimensions
 - g. Delineation of cut and fill areas
 - h. Cross sections of both cut and fill slopes
 - i. Retaining walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of the proposed work.
 - j. Approximate location of all surface and subsurface drainage devices
 - k. Proposed contours which depict the drainage area(s), the complete drainage network, including outfall lines and natural drainage ways which may be affected by the project.

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5. Estimated runoff in cubic feet per second (c.f.s.) of the area served by the drains:

Drain # 1: _____ Drain # 4: _____

Drain # 2: _____ Drain # 5: _____

Drain # 3: _____ Drain # 6: _____

Other: (Please specify): See attached Preliminary Hydrology Report and Storm
Drainage Calculations.

6. Soils engineering report (per 11-14-5A).

7. Geological engineering report (per 11-14-5B).

8. Hydrological engineering report (per 11-14-5C).

9. Revegetation plan (per 11-14-5E).

Note: It shall be the responsibility of the developer to ensure that the project engineer incorporates into the grading and drainage plans all appropriate recommendations contained in the soils, geology, hydrology and revegetation reports (per 11-14-6B3).

Conceptual Category II

1. Is the subject property zoned for the intended use? ☐ Yes ☐ No

If not, then this application must be accompanied by a request for rezoning to the appropriate district (per 11-14-3.6B).

2. Conceptual plans shall include generalized plans and reports for site, drainage, grading, soils, hydrology, geology, revegetation and utility service.

Modification

1. General submittal requirements

2. Two sets of reports and plans which explain the proposed modifications.

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4-24-2015

Date

Applicant/Representative's Signature

Dad Yagor / Highland Cove LLC

15-00020

Highland Cove Parcel Information

Number	Parcel Number	Street Address
1	S0626449205	1200 E. Highland View Drive
2	S0625325444	E. Highland View Drive
3	S0626417601	E. Braemere Road
4	S0626449600	Chardie Road
5	S0626427940	Chardie Road
6	S0626438400	799. E. Chardie Road
7	S0626346950	E. Braemere Road
8	S0626449210	Curling Drive
9	S0626449020	E. Curling Drive
10	S0635110027	E. Sunset Peak Road
11	S0626346720	E. Braemere Road

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T-O ENGINEERS

April 24, 2015

City of Boise
Planning and Development Services
150 N. Capitol Boulevard
P.O. Box 500
Boise, Idaho 83701-0500

Re: Highlands Cove Subdivision Hillside and Foothills Development Application

To Boise City Planning and Development Services

This letter is to accompany the Highlands Cove Subdivision Hillside and Foothills Development Application; and provide the project engineer's statement on how the Preliminary Geotechnical and Engineering Geology Evaluation, Preliminary Hydrology Report and Drainage Calculations, and Revegetation Plan and Erosion Control are incorporated into the preliminary grading and drainage plans.

Geotechnical and Geology

A Preliminary Geotechnical and Engineering Geology Evaluation was prepared by Strata, Inc. Copies of this report have been included with the project submittal to the City of Boise.

Recommendations from the geotechnical engineer have been incorporated into the preliminary grading and drainage plans. These recommendations include;

- Protection of subgrade soils from excess moisture.
- Limiting all cut and fill to a maximum of a 2:1 slope.

The preliminary geotechnical evaluation also includes storm water disposal recommendations that have been included in the preliminary grading and drainage plans. These include;

- Collection of all storm water from impermeable areas, including roofs and paved areas, into a storm drainage system.
- Use of infiltration for storm water disposal and the location of these facilities on the downhill side of all proposed fill.

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Final design documents will include specifications that include compaction, subgrade preparation and subsurface drainage. As design of the grading and drainage plans progress to final design, a final geotechnical and geology report will be completed. This report will be used in final design including slope stability analysis, final storm water infiltration recommendations, and final grading recommendations. The recommendations within these reports will be used during the development of final construction drawings and specifications.

Hydrology and Storm Water

A Preliminary Hydrology Report and Drainage Calculations for Highlands Cove Subdivision was prepared by T-O Engineers, Inc. and is included in the project submittal to the city.

Recommendations from the report have been included in the preliminary grading and drainage plans. These recommendations include providing bypass culverts to convey surface water upstream of the proposed project and matching existing drainage patterns. Stilling basins and/or flow spreaders will be provided at the outlets to reduce velocity and erosion.

Another recommendation from the preliminary hydrology report and geotechnical report is the use of infiltration facilities on the downslope side of the project for the infiltration of storm water. As recommended, flood routing has been provided so floodwater will be directed away from residential lots. The drainage basins and pipes shown on the preliminary grading and drainage plans have been sized for the recommended volumes included in the preliminary hydrology and storm drainage report.

As design of the grading and drainage plans progress, final hydrology and storm drainage reports will be completed. The recommendations within these reports will be used during the development of final construction drawings and specifications.

Revegetation Plan and Erosion Control

A Revegetation Plan and Erosion Control report was prepared by The Land Group, Inc. and has been included in the submittal to the city. This report provides recommendations for seeding mixtures, mulch, soil amendments, tackifiers, top soil, and Erosion Control blankets. The recommendations from this report have been used in development of the preliminary grading and drainage plans and the preliminary erosion and sediment control plan.

The grading plans incorporated recommendations from the revegetation plan including rounding edges of cut and fill, limiting the area of cut and fill to the extent possible and

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placement of topsoil. The preliminary erosion and sediment control plan references the revegetation plan and incorporates the recommended seeding and soil stabilization.

As design of the grading and drainage plans progress to final design, final Revegetation and Erosion Control plans will be developed.

Conclusion

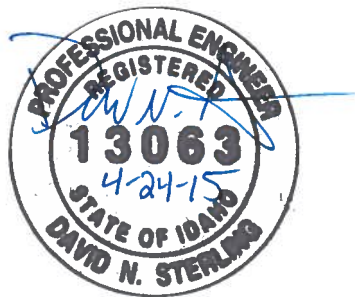
The preliminary grading and drainage plans have incorporated the recommendations of the preliminary geotechnical, hydrology and revegetation reports. As shown on the preliminary grading and drainage plans, the project can be completed meeting the City of Boise design standards and recommendations of the above mentioned report recommendations.

If you have any questions please contact me at 323-2288.

Sincerely,

T-O ENGINEERS, INC.

David Sterling, P.E.
Project Manager

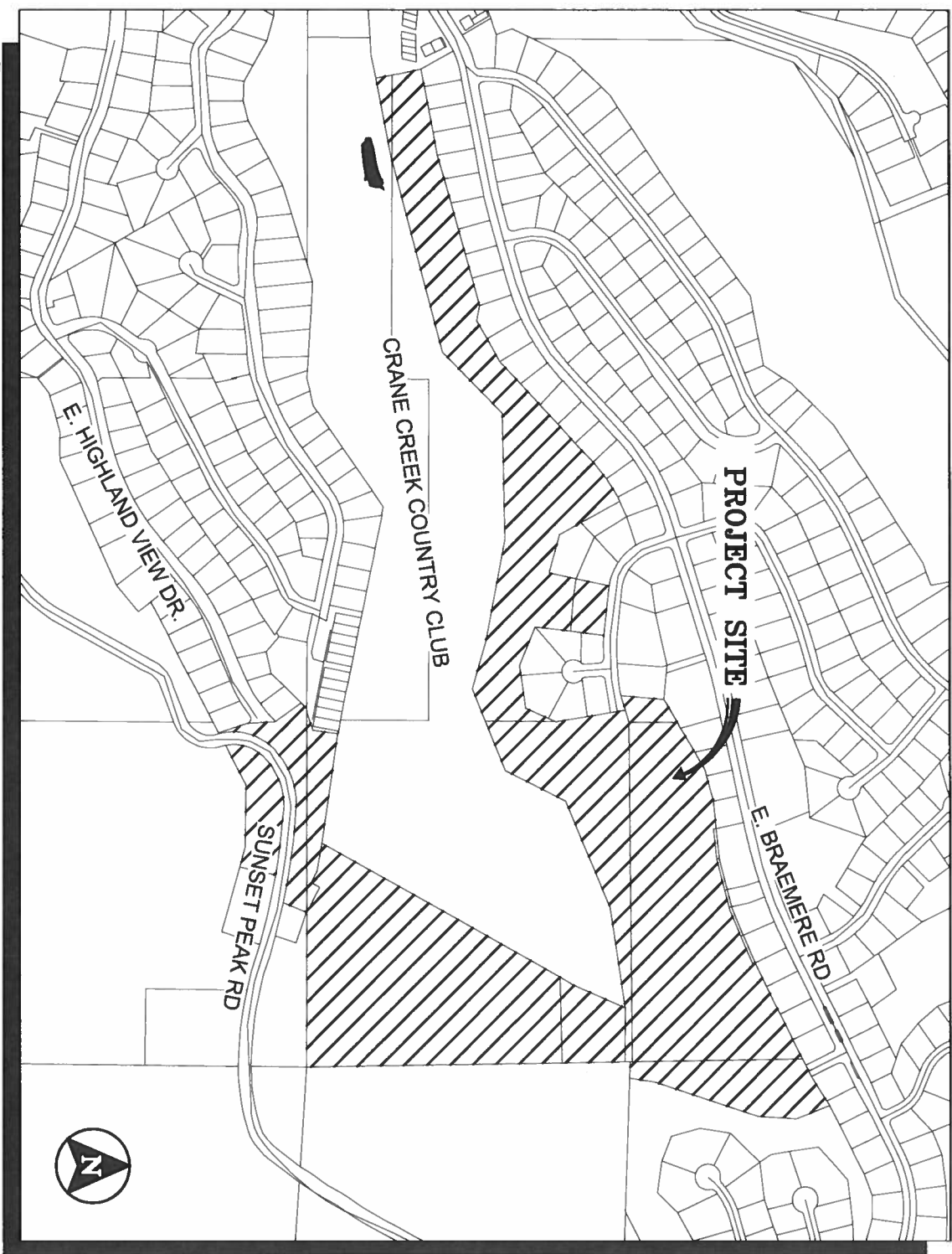


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VICINITY MAP

SCALE: 1"=600'



T-O ENGINEERS

9777 CHINDEN BOULEVARD
BOISE, IDAHO 83714-2008

PHONE: (208) 323-2288

FAX: (208) 323-2399

E-FILE: 140080-Vicinity Map.dwg

DATE: APRIL 2015

JOB: 140080

15-000020

DEVELOPMENT
STRATEGIES

THE DISTRICT
LAKEDALE
BOSTON CITY FIRE DISTRICT

TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
ADA COUNTY, IDAHO
205

Figure 1 is a horizontal bar chart showing the percentage of respondents for each age group. The x-axis is labeled "PERCENT" and ranges from 0 to 400. The y-axis lists age groups: 18-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, and 85+. The bars show percentages of approximately 100, 150, 180, 200, 220, 240, 260, and 280 respectively. A scale bar at the bottom indicates 1 inch equals 100 units.

Scale: 1 = 1000



SECTION LINE

- ADJACENT**
- PROPOSED ROAD RIGHT-OF-WAY
PROPOSED ROAD CENTER LINE
PROPOSED LOT LINE
BUILDING SETBACKS
PROPOSED LOT NUMBER
PROPOSED COMMON LOT
PROPOSED BLOCK NUMBER

SP 100	LOT DRAWINGS (BOOK)
SP 101	EXISTING SITE CONDITIONS/ANALYSIS, PLANS, MAP
C11-0	POLLUTANT ANALYSIS AND DRAINAGE PLAN
C11-C11	POLLUTANT REMEDIATION PLAN & PROFILES
C11	POLLUTANT TREATMENT PLAN
C11	POLLUTANT REMEDIATION PLAN & PROFILES
ESC 1/0	POLLUTANT DESIGN AND REMEDIATION CONTROL PLAN

2017 8 NOV

100%
 100%
 100%

2017 8 AUGUST WED
 0000L D 03706

ENGINEER

5-725 (cont.)

SUMMARY

PLANTING

CONTACT:
TOL PAPER CONSULTING, LLC
ONE YONKOSKI
14254 W. BERTHOUDS PARK

1

1003



—

THE
UNIT

—

U

SILVERADO.COM

IRRIGATION SYSTEM WILL BE PROVIDED FOR THE LOT. THE LOT WILL BE USED FOR IRRIGATION.

REPORT, 2001

EDMENT, COMMON LIT INC BLDG
STORM DRAINAGE EDMENT.

100

1

COMPARISON

2. THE FIRST TWO OF THE FOLLOWING WERE USED AND SELECTED BY THE INTERVIEWED DATA MANAGEMENT CONSULTANTS:
THE FIRST TWO OF THE FOLLOWING WERE USED, THEREFORE NO ADDITIONAL RELEVANT ITEMS WERE PROVIDED.
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THE FIRST TWO OF THE FOLLOWING WERE USED, THEREFORE NO ADDITIONAL RELEVANT ITEMS WERE PROVIDED.

100%

LOT SUMMARY
RESIDENTIAL, BUILDABLE LOTS - 80
COMMON LOTS - 10

其要

CURRENT ZONING
A-1 AND R-1B
ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT
SEWER PROVIDER

UNITED STATES

FIRE DISTRICT
ROOSE CITY FIRE DISTRICT



T.O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
8777 CHINDEN BOULEVARD
BOISE, IDAHO 83714-2008
PHONE: (208) 323-2888 FAX: (208) 323-2888
OFFICES ALSO IN: COEUR D'ALENE, IDAHO
SALT LAKE, IDAHO

**PRELIMINARY PLAT FOR
HIGHLANDS COVE SUBDIVISION
COVER SHEET/SITE PLAN**

DATE:	APRIL 2013
PROJECT:	14-0000
A0.0 1.0	