



Type of Review Requested

Hearing

File number: H-2022-0059
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: DAVE YORGASON, TALL TIMBER CONSULTING Phone: 208-850-1070

Applicant address: 14254 W. BATTENBERG, BOISE, Id 83713 Email: dyorgason6@gmail.com

Owner name: KYLE ENZLER, RYENN HOLDINGS LLC Phone: _____ Fax: _____

Owner address: 2610 E. JASMINE LN., MERIDIAN, ID 83646 Email: _____

Agent name (e.g. architect, engineer, developer, representative): DAVE YORGASON

Firm name: TALL TIMBER CONSULTING Phone: 2088501070 Fax: _____

Address: 14254 W. BATTENBERG Email: dyorgason6@gmail.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S0421315205

Township, range, section: 4N1W21

Project Description

Project/Application Name: Alden Ridge Subdivision - ALT, AZ, PP

Project Name - Alden Ridge Subdivision
Hearing Date -
Planner - Joseph Dodson

Description of Work: Project Description - Annexation and Zoning of approximately 24.8 acres of land with a request for the R-4 (20.35 acres) and R-8 (4.45 acres) zoning districts and a Preliminary Plat consisting of 65 building lots and 10 common lots on approximately 21.7 acres of land in the requested zoning districts, by Dave Yorgason, Tall Timber Consulting.

Project Location - 6870 N. Pollard Lane and the three (3) parcels to the north and east, directly east of SH 16 and directly south of the Phyllis Canal at the northern edge of the Meridian area of City impact, in the NE 1/4 of the SW 1/4 of Section 21, Township 4N, Range 1W.

Application Information

| APPLICATION TYPES | |
|---|----------------------------------|
| Is this application exempt from fees?: | No |
| Alternative Compliance - ALT: | CHECKED |
| Annexation and Zoning - AZ: | CHECKED |
| Preliminary Plat - PP: | CHECKED |
| ADDRESS VERIFICATION | |
| Address Verification Permit Number: | LDAV-2022-0573 |
| TYPE OF USE PROPOSED | |
| Residential: | CHECKED |
| Single-Family Detached: | CHECKED |
| PROPERTY INFORMATION | |
| General Location: | East of Hwy 16, North of Chinden |
| Current Land Use: | County Residential/Agricultural |
| Total Acreage: | 22.05 |
| Prior Approvals (File Numbers): | None |
| Traffic Study Required per ACHD: | No |
| ZONING DISTRICT(S) | |
| County: | CHECKED |
| FLUM DESIGNATION(S) | |
| Low Density Residential: | CHECKED |
| Acreage - Low Density Res: | 22.05 |
| PROJECT INFORMATION | |
| Site Plan Date (MM/DD/YYYY): | 07/18/2022 |
| Landscape Plan Date (MM/DD/YYYY): | 07/18/2022 |
| Elevations Date (MM/DD/YYYY): | 07/15/2022 |
| Who will own and Maintain the Pressurized Irrigation System in this Development: | HOA |
| Primary Irrigation Source: | Surface Water |
| Proposed Building Height: | 30' |
| Number of Single Family Residential Units: | 65 |
| Minimum Square Footage of Living Area (Excluding Garage): | 1500 |
| Gross Density: | 2.97 |
| Net Density: | 2.99 |
| What was the date of your pre-application meeting?: | 05/18/2022 |
| What was the date of your neighborhood meeting?: | 05/26/2022 |
| PROPERTY POSTING | |
| I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D: | CHECKED |

| | |
|--|---------------|
| AZ / RZ ONLY | |
| R-4: | CHECKED |
| Acreage - R-4: | 20.35 |
| R-8: | CHECKED |
| Acreage - R-8: | 4.45 |
| PLATS ONLY | |
| Number of Building Lots: | 65 |
| Number of Common Lots: | 10 |
| Total Number of Lots: | 75 |
| Minimum Lot Size: | 5500 SF |
| Average Lot Size: | 6050 SF |
| Area of Plat: | 22.05 AC |
| Plat Date (MM/DD/YYYY): | 07/18/2022 |
| QUALIFYING OPEN SPACE | |
| Open Grassy Area (min. 50' x 100'): | CHECKED |
| Arterial Street Buffer(s): | CHECKED |
| Parkways: | CHECKED |
| Acres of Qualified Open Space: | 3.18 AC |
| Percentage of Qualified Open Space: | 14.42% |
| QUALIFYING SITE AMENITIES | |
| Picnic Area: | CHECKED |
| Dog Owner Facilities: | CHECKED |
| Swimming Pool: | CHECKED |
| Walking Trails: | CHECKED |
| TIME EXTENSION INFORMATION | |
| Number of months extension: | 24 |
| PLAN REVIEW | |
| Verified submittal standards and checklist items: | CHECKED |
| Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's: | CHECKED |
| APPLICATION DISCLAIMER | |
| I have read and accept the above terms: | CHECKED |
| Your signature: | Dave Yorgason |
| MISC | |
| Is new record: | No |