



Planning & Development Services

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Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR17-00027
X-Ref: SUB17-00054 in ePlan
Address: 9223 W OVERLAND RD
Applicant: TRILOGY DEVELOPMENT, INC

Hearing Date: FEB 2018
Hearing Body: Planning and Zoning Commission
Transmittal Date: 01/02/18

- 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 (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building (ROS & Subdivisions)
- City Clerk
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- Public Works-Subdivisions
- PDS-Noticing Copy

Federal

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

Idaho State

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

Irrigation Districts

- Board of Control
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation
- Drainage District # _____
- Farmers Union
- Nampa & Meridian
- New York Irrigation
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional 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
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

Schools

- Boise School District
- West Ada School District

Utilities

- Cable One
- Capitol Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- United Water Idaho
- West Boise Sewer District

Annexation & Rezone Application Form

RECEIVED

DEC 26 2017

PLANNING DEPT.
SUBDIVISIONS

PDS	Department Application
	# 105

Case #: CAR17-00027

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 9223 Prefix: W. Street Name: Overland Rd

Subdivision: _____ Block: _____ Lot: _____ Section: _____ Township: _____ Range: _____

*Primary Parcel Number:

5	1	1	2	3	1	1	0	3	8	5
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 Additional Parcels: 51123110300, 51123110330
51123110270, 5112311280

Applicant Information

*First Name: Shawn *Last Name: Brownlee

Company: Trilogy development Inc. *Phone: 208-895-8858

*Address: 9839 W. cable car st. *City: Boise *State: ID *Zip: 83709

E-mail: shawn@trilogyidaho.com Cell: 208-860-8371 Fax: _____

Agent/Representative Information

First Name: Bob Last Name: Taunton

Company: Taunton Group, LLC Phone: 208-401-5505

Address: 2724 S. Palmatier Way City: Boise State: ID Zip: 83710

E-mail: bobtaunton@tauntongroup.com Cell: 208-401-5505 Fax: _____

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)

First Name: Don & Mary Tho Last Name: THOMAS

Company: _____ Phone: 208-869-1932

Address: 10230 W. Cayuse Ln. City: Boise State: ID Zip: 83714

E-mail: methomasis@gmail.com Cell: _____ Fax: _____

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 208/433-5688 • TDD/TTY 800/377-3529

Date Received: _____

Revised 10/2008

Taunton Group

Community Development

December 26, 2017

Cody Riddle

Current Planning Manager

Planning & Development Services

2nd Floor, Boise City Hall

150 N. Capitol Blvd.

Boise, ID 83701-0500

RE: Cloverfield Estates Subdivision Preliminary Plat Application - Cover Letter and Project Description

Dear Cody,

On behalf of the applicant, Trilogy Development, I am pleased to submit this application for the Cloverfield Estates Subdivision Preliminary Plat. The property involved in this application totals 7.95 acres and is located south of Overland Rd. at S. Kimball Pl. The applicant has also submitted a Zoning Ordinance Amendment application requesting a change in zoning from R-1A to R-1C (see letter of explanation in the separate Zoning Ordinance Amendment application). A neighborhood meeting was properly noticed and held on November 30, 2017, from 7:00 pm to approximately 8:00 pm at Boise Fire Station #14, 2515 S. Five Mile Rd. Seven individuals attended the meeting to learn about the applications. Copies of the sign-in sheets have been provided to Boise Planning & Development Services.

Project Description

The preliminary plat is a consolidation of five existing parcels accessed by the partially improved S. Kimball Pl. public street. The planned subdivision is adjacent established single-family neighborhoods and small-scale commercial parcels and includes 26 total lots with 24 single family buildable lots and 2 common lots. The density is 3 units/acres as the property lies within the Boise Airport Influence Area B-1 that limits density to this maximum for new residential development and requires a sound level reduction of 30dB. The 2 common lots include a 30-foot wide buffer adjacent W. Overland Rd. and a 20-foot wide sewer parcel at the south end of the property.

The site layout is determined by the density limitation, the narrow linear configuration of the property, the existing alignment of S. Kimball Pl., and the required extension of W. Cannel Island

Storm drainage will be addressed in accordance with ACHD requirements. The low residential density and larger lots help to mitigate drainage impacts.

Consistency with Southwest Boise Comprehensive Plan Goals and Policies

Cloverfield Estates will be consistent with the Boise Comprehensive Plan Suburban Land Use Designation and with goals and policies by providing new street connectivity (SW-C 2.2), links to adjacent uses, transit stops and adjacent community (GDP-N.1), additional housing choice (NAC7), and limiting density and noise in accordance with the Airport Influence Area standards (SW-CCN 1.10).

Please contact me if you have any questions or require any additional information related to the application. We look forward to working with the Planning & Development Services staff during the review of the application.



Bob Taunton, President
Taunton Group, LLC
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Boise ID 83716
208-401-5505
bobtaunton@tauntongroup.com

