

# BOISE HUNTER HOMES

Via Hand Delivery

July 31, 2019

Ada County Development Services  
Brent Danielson, Associate Planner  
200 W. Front Street  
Boise, ID 83702

**RECEIVED**

**By Ada County at 4:48 pm, Aug 01, 2019**

RE: Dry Creek Ranch Village Preliminary Plat, and Hillside Development Applications

Dear Brent,

Boise Hunter Homes is pleased to submit the enclosed preliminary plat and associated Hillside Development, and Floodplain Applications (collectively, the "Applications") for the next phase of the Dry Creek Ranch planned community ("Dry Creek Ranch"). As shown below, the Applications are consistent with the existing approvals for Dry Creek Ranch. No variances or modifications to the existing Dry Creek Ranch entitlements are requested or required. This narrative letter provides background for the Applications.

## History / Background

The Dry Creek Ranch Planned Community is located along the east side of Highway 55. The portion of Dry Creek Ranch that the Applications include is approximately 538 acres located primarily south of Dry Creek in the southwest area of the community, all of which is subject to the Dry Creek Ranch Planned Community Development Agreement.

The current land use plan and entitlements for the Dry Creek Ranch Planned Community were approved by the Ada County Board of County Commissioners in February 2017. As you will recall, the February 2017 approvals significantly reduced the prior entitlement for Dry Creek Ranch to a total of 1,815 residential dwelling units, 85,000 square feet of commercial space, an elementary school, two community recreation areas, 97 acres of active park land, and 374 acres of natural open space.

## Dry Creek Ranch Village Preliminary Plat

The February 2017 preliminary plat included 1,126 residential lots covering areas including the elementary school lot, one of the community recreation areas, neighborhood parks, and natural open space. As you know, development within the February 2017 preliminary plat is ongoing.

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The present Applications begin development in an adjacent portion of the overall property, which we are referring to as Dry Creek Ranch Village. This area includes 652 single-family residential lots, 28 multi-family residential units, 11 commercial lots, 1 fire station lot, and 34 common lots for landscaping, active parks and natural open space. All lots strictly conform to the approved development agreement for Dry Creek Ranch.

### Residential Development

There are three Land Use Districts that allow for residential development within the Preliminary Plat. The Hillside District, Medium Density District, and Mixed-Use District. The overall density of the Preliminary Plat is 1.26 dwelling units per acre.

- Hillside District – Detached and attached single-family homes, duplexes, and townhouses are allowed uses within the Hillside District. The Dry Creek Ranch approvals limit residential lots within the Hillside District in the area referred to as “Foothills West” to 249. The Applications comply with this requirement, with exactly 249 detached single-family home lots. Three different lot sizes are provided, with flat developable pads. The table below provides pad dimensions, number of lots, and average lot size

<b>Pad Dimensions</b>	<b>Number of Lots</b>	<b>Average Lot Size (square feet)</b>
75' X 130'	87	15,120
85' X 130'	161	17,160
Estate Lot	1	90,582

- Medium Density District – Detached and attached single-family homes, duplexes, and townhouses are allowed within the Medium Density District. The Dry Creek Ranch approvals limit residential lots within the Medium Density District of the Foothills West phase to 390. The Applications include only 384 detached single-family home lots within this district. There are six different lot sizes with flat developable pads. The table below provides pad dimensions, number of lots, and average lot size.

<b>Pad Dimensions</b>	<b>Number of Lots</b>	<b>Average Lot Size (square feet)</b>
40' X 125' (alley loaded)	30	5,680
50' X 100'	36	7,150
65' X 120'	131	9,780
65' X 130'	52	12,880
75' X 130'	104	12,835
85' X 130'	28	15,680

- Mixed-Use District – This district allows a wide range of uses, including commercial, office, retail, industrial, and residential. A gross density of 1 to 20 dwelling units per acre is allowed. A minimum of 25% of the area must be devoted to multi-family residential uses with a density of 7 to 20 dwelling units per acre.

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A maximum of 50% of the district can be used for residential purposes. The preliminary plat complies with this requirement with 28 multi-family dwellings and 22 single-family lots. A 1.5 acre lot is provided for the Eagle Fire Department to construct a new fire station, along with a 1.8 acre park. Approximately 2.5 acres will remain natural open space.

### Amenities

Dry Creek Ranch Village includes a wealth of amenities, including over 250 acres of open space. In addition:

- Village Center District – This district promotes the farm-to-table concept of Dry Creek Ranch. Ten acres of Village Center District property is located within this preliminary plat, eight acres of which is located on the north side of Dry Creek Road. This eight-acre area will include multi-use sports fields, a community farm with gardening shed, a swimming pool, an approximately 7,500 square foot recreation building, pickle ball courts, bocce ball courts and parking. A .35 acre pocket park will be located on the south side of Dry Creek Road with playground equipment and walking paths with seating areas.
- Active Parks – The Development Agreement requires a minimum of 20 acres of parks within the Foothills West Phase. This preliminary plat provides 23.3 acres of active park space, which will be linked to other active park space by pathways or sidewalks.
- Natural Open Space – The Dry Creek Ranch development agreement requires a minimum of 191 acres of natural open space within the Foothills West Phase. This preliminary plat exceeds this requirement, providing 222 acres that will be improved with multi-use trails connecting parks within the subdivision and providing a link from the Eagle Bike Park to the regional trail along Dry Creek.

### Commercial Development

The Commercial District is located at the northeast corner of Highway 55 and Dry Creek Road and contains 10 acres that will be improved with approximately 85,000 square feet of commercial uses over 11 lots. A conceptual building layout demonstrates how the property may be developed. Of course, the final layout may be different as the property actually develops. Any such development will, of course, be subject to Ada County requirements.

### Hillside Development

A portion of the land within the boundaries of this preliminary plat has slopes in excess of 15%. As such, a Hillside Development Permit is required and has been submitted. All required plans and reports have been prepared and are attached to the Hillside Development Application.

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Floodplain

A portion of the land within the boundaries of the preliminary plat is located within the Floodplain. As such, a Floodplain application is required. All required plans and reports have been prepared and are attached to the Floodplain Application.

Utilities

Water will be provided to the lots by Dry Creek Water Company, LLC. Sewage disposal will be provided by Dry Creek Sewer Company, LLC. Both of these systems are operational and currently providing service to the existing homes located within Dry Creek Ranch Subdivisions 1 and 2, as provided in the Dry Creek Ranch approvals.

Neighborhood Meeting

The required neighborhood meeting was held on June 27, 2019, at the clubhouse at the Shadow Valley Golf Club. A draft site layout was presented as well as exhibits depicting the proposed trails, open space, and park improvements.

Conclusion

Again, our team is pleased to submit these Applications for consideration. Each conforms strictly to the overall vision and conditions of approval for the previously approved Dry Creek Ranch Planned Community. We look forward to discussing the Applications with you in greater detail.

Sincerely,



Todd Tucker