



Planning & Development Services

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Planning Division Transmittal

File Number: CAR21-00022 & ZOA21-00002

X-Ref:

Address:

Applicant: The Land Group

Hearing Date:

Hearing Body:

Transmittal Date:

Extended Review - September P&Z at the earliest

City Council

7/27/2021

This application is for annexation of 384 acres into Boise City limits with a zoning district of SP-04, a newly proposed specific plan called "Murio Farms".

The request will be going through extended review with an unknown hearing date at this time due to the Traffic Impact Study still needing submitted and reviewed. At the moment, we are tentatively planning for an October hearing with the Planning & Zoning Commission.

Rather than provide standard comments, if there are questions or concerns for the proposal, please reach out to Céline Acord at cacord@cityofboise.org or 208-608-7083 to meet and discuss further. First round of high level comments are preferred by August 9th, but detailed comments should be sent by August 27th.

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
- Community & Regional Planning
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Legal
- Library
- Parking Control
- Parks
- PDS-Project Management
- Police
- Public Works-Addressing
- Public Works-Annexations
- Public Works-Drainage
- Public Works-Environmental
- Public Works-Environmental-BRS
- Public Works-Floodplain
- Public Works-Hillside/Grading
- Public Works-Irrigation
- Public Works-Sewer
- Public Works-Solid Waste
- Public Works-Street Lights
- 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
- Eagle Fire District
- North Ada County Fire & Rescue
- Preservation Idaho
- Shoshone-Bannock Tribes
- Union Pacific Railroad
- Valley Regional Transit
- Whitney Fire Protection District
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Centennial
- 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
- South Boise Village (Energize)
- South Cole
- South East
- South Eisenman
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista (Energize)
- Warm Springs Mesa
- West Bench (Energize)
- West Downtown
- West End (Energize)
- West Valley (Energize)
- Winstead

Schools

- Boise School District
- West Ada School District

Utilities

- Andeavor Logistics
- Capitol Water Corporation
- Century Link
- Intermountain Gas
- Sparklight
- Suez Water
- West Boise Sewer District



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:
CAR21-00022

Annexation/Rezone Annexation & Rezone

Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:

Subdivision Name:	Parcel Legal Description:	Zoning District:
2N 1E 02	PAR #7295 OF NE4SE4, SEC 2 2N 1E, #41722 S	RSW

Parcel Number:	Additional Parcel Numbers:
S1402417295	S1401314850, S1401336310, S1412223050, S1412120600, S1401449000, S1401417210, S1402417235, S1402417295

Agent/Representative Information

First Name:	Last Name:	Type:
Tamara	Thompson	Authorized Representative

Company:
The Land Group, Inc.

Address:	City:	State:	Zip:
462 E Shore Dr, Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
tamara@thelandgroupinc.com	(208) 939-4041	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Kristen	McNeill	Applicant

Company:
The Land Group, Inc.

Address:	City:	State:	Zip:
462 E Shore Dr Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
kmcneill@thelandgroupinc.com	(208) 939-4041	

Owner Information

Name:

MURGOITIO LOUIS P

Address:

7373 S MAPLE GROVE RD

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

(208) 939-4041

Owner Information

Name:

M & M PROPERTIES LLC

Address:

6725 S STARSTRUCK AVE

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Owner Information

Name:

HDP MURIO FARMS LLC

Address:

708 MAIN ST

City:

EVANSTON

State:

IL

Zip:

60202

Email:

Phone:

Owner Information

Name:

MURGOITIO LOU P

Address:

7373 S MAPLE GROVE RD

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Project Information

Project Name: (if applicable):

Murio Farms

Project Proposal: Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

This application includes a specific area plan for Murio Farms which involves annexation and a zoning ordinance amendment to create a new specific area plan district zone (SP-04) in the southwest planning area.

Project Details

Property Information

Zoning District:	RSW
Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	NO
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	YES
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	
Total Size of Property to be Annexed or Rezoned:	376.79

General

Plans submitted as:	Electronic
Existing Use:	Agriculture

Annexation And Rezone

Current Zone:	RSW
Does this remove a Historic District designation:	No
Requested Zone:	See Zoning Ordinance Amendment Application / Specific Area Plan
Will this Annexation and/or Rezone include a Development Agreement:	No

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Annexation and Rezone Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 6/29/2021, by Kristen McNeill



June 29, 2021

RE: Murio Farms Specific Area Plan

Dear City Staff, Planning and Zoning Commission, and City Council Members:

We are pleased to submit the enclosed applications associated with Murio Farms (the “Project” or “Development”). The Development site is generally located south of Lake Hazel Road, north of the New York Canal, between Cole and Maple Grove Roads. The Development encompasses approximately 384 acres and will be accessed via existing public rights-of-way, that is, Cole and Maple Grove Roads, south of Lake Hazel Road.

Murio Farms is an exemplary master-planned community that acknowledges the past and greets the future with its approachable scale, diverse uses, attainable housing, and connected open space. The Project is fully enumerated in a Specific Plan that details the vision, goals, community plans, detailed layout, design guidelines and related code. The Project proposes a complete neighborhood design with community open space, a transit-connected layout, and smart-growth oriented principles. Residential areas consist of a variety of housing products to open the project’s proverbial doors to a range of users at different life-stages and demographic backgrounds.

Homes throughout the Development include traditional single-family detached homes, patio homes, townhomes, multi-family apartments, and live-work units. Additionally, the Development includes accessory dwelling units as an allowed use on many areas of the Development in response to housing affordability discussions during the 2018 Community Conversations on Growth and guidance offered by related zoning code amendments approved on June 11, 2019. In addition to varied residential typologies, the Development also responds to Blueprint Boise’s desire for added commercial services with a neighborhood-scale Village Center at Maple Grove Road and a smaller mixed-use node at the east edge of the Development near Cole Road. Other proposed uses include a new West Ada School District elementary school site, community open space, and natural resource conservation open space.

As discussed during our pre-application conference with city staff, the required applications include: a request to Annex the Development property; a request for a Zoning Ordinance Amendment to adopt the SP-04 zone; and a request to Rezone this property to SP-04. Platting of the Development will be submitted separately in phases.

The Land Group, Inc., and Butler Spink, LLP, are pleased to represent the applicant and property owners, Louis P. (Lou) and Victorina M. (Vicki) Murgoitio.

History:

For four generations, the Murgoitio family has operated a dairy farm defined by its community-focused vision and commitment to excellence. This dedication to service has enabled the family to become stewards of the land, fixtures of the community, and long-standing partners of the City of Boise. As the Murgoitios transition their family homestead to adapt to the evolving southwest Boise environment, they have created a planned community that celebrates the agricultural heritage of their homestead, the regional ecosystem, and the pioneering spirit of their Basque heritage within the framework of Boise’s Comprehensive Plan.





It is important to emphasize the Murgoitio's long-standing connection and dedication to the well-established fabric of south Boise and, more broadly, to the Treasure Valley. Unlike many typical developments throughout the Intermountain West, particularly those that convert farmland to alternative uses, the Murgoitios are not a development entity. They are not residents of a far-flung state representing corporate interests or foregoing excellent design in favor of expediency. The Murgoitios are neighbors thoroughly invested in making the most productive use of one of the Valley's most precious resources, land. In addition, the Murgoitios decision to relocate a century of agricultural heritage did not come easily; the years of deliberation over the pending Specific Area Plan applications demonstrate their commitment to the Project.

In short, Murio Farms is not simply a checked box in a lineup of developments, but rather a means of communicating a proud and storied history and a fertile future that welcomes new residents to establish their own roots.

SITE TOUR

WORKING DAIRY AND FARM



Annexation/Rezone Application:

The applicant proposes annexation/rezone of approximately 384 acres, consisting of 9 parcels, all of which are presently zoned RSW (Southwest Community Residential) in Ada County.

Parcel	Property Address	Acres	Zoning
S1401314850	S MAPLE GROVE RD	56.67	RSW
S1401325450	S MAPLE GROVE RD	56.33	RSW
S1401336310	7990 S MAPLE GROVE RD	63.0	RSW
S1401417210	7479 S COLE RD	45.32	RSW
S1401449000	S COLE RD	66	RSW
S1402417235	7421 S MAPLE GROVE RD	13.33	RSW
S1402417295	7373 S MAPLE GROVE RD	0.8	RSW
S1412120600	7873 S COLE RD	38.5	RSW
S1412223050	7990 S MAPLE GROVE RD	23.682	RSW

The parcels are in the Boise's Area of City Impact and are contiguous to Boise City limits along the northeast portion of the property.

The property has a Comprehensive Plan designation of “Compact” in the City of Boise and is defined as:

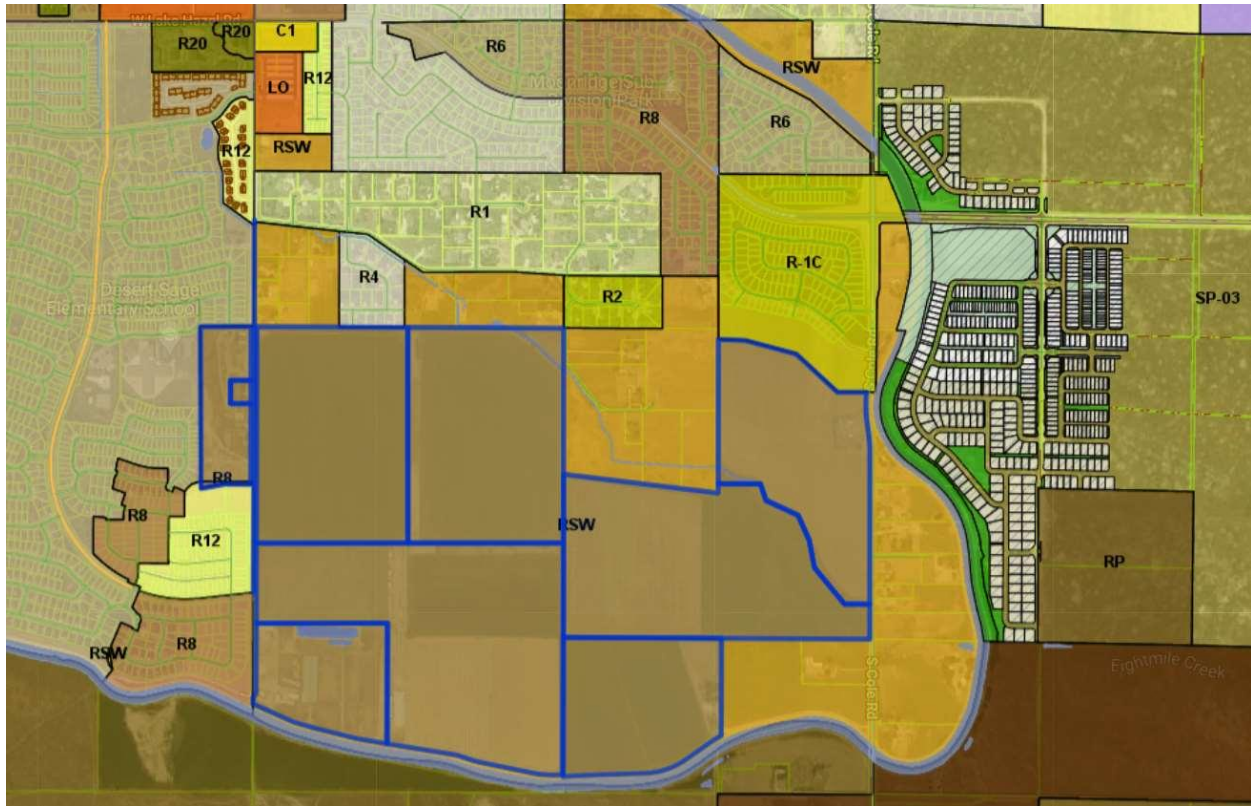
“Detached single-family homes are predominant but a variety of housing types including duplexes, triplexes, townhomes, apartments and condominiums could be allowed. Residential densities typically are between 6-15 units/acre on lots ranging from 5,000 to 7,000 square feet. Neighborhood activity centers with retail, restaurants, employment, and other services are encouraged within walking distance. Pedestrian-oriented streetscapes are desired.”

A proposed rezone to SP-04 mirrors Boise City Code Section 11-05-08.1 purpose statement for a Specific Plan:

“Specific plan districts provide a means to modify or create new zoning regulations for unique areas and developments where other conventional zoning mechanisms cannot achieve the desired results.”

The Murio Farms Specific Plan proposes a Development guided by the City of Boise’s Comprehensive Plan, including: 1) the provision of quality, attainable, and varied housing products; 2) a focus on a walkable community layout associated with Traditional Neighborhood Development principles; 3) a proactive alignment with long-range, multi-modal regional transit planning; and 4) the promotion the Treasure Valley’s exceptional quality of life with a connected open space network that ensures the health and well-being of residents and the natural amenities of the region.

The proposed annexation and rezone to SP-04 follows the guidance of the Comprehensive Plan and is compatible with the surrounding properties.



Current zoning map (properties outlined in blue)

The existing land uses and zones surrounding the property are:

Direction	Zoning	Description
East	RSW (Ada Co)	Cole Road and residential uses
South	RP (Ada Co)	New York Canal; vacant land, Black Dog Clays
West	R6, R8, R12 (Ada Co)	Maple Grove Road, residential uses, and Desert Sage Elem School
North	R1, R2, R4 (Ada Co), R-1C (Boise)	Residential uses

Specific Plan

The City of Boise has three existing Specific Plans which include Harris Ranch (SP-01), Barber Valley (SP-02), and Syringa Valley (SP-03). Murio Farms is proposed as the fourth specific plan, SP-04.

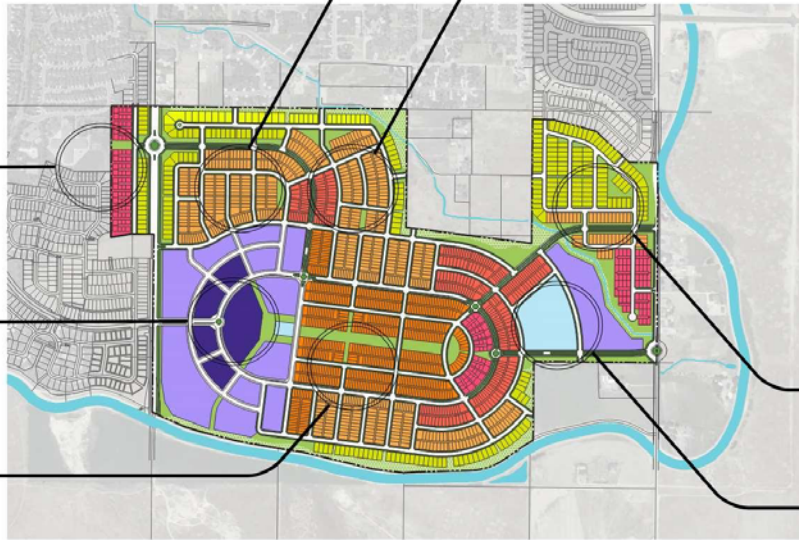
OVERVIEW

The Murio Farms Community is envisioned as a cohesive whole with an identifiable sense-of-place. However, the neighborhood includes several subdistricts with their own character to appeal to a broad demographic and create a variety and rhythm often associated with excellent communities. A broad description of each subdistrict is provided below. Subsequent pages set forth the block prototypes, street typologies, and specific design considerations for each sub-district.

OLD HOMESTEAD:
A compact residential sub-district with excellent connectivity to adjacent neighborhoods, Murio Village. The sub-district's agricultural heritage informs its unique architectural character.

MURIO VILLAGE:
A mixed-use sub-district that serves as the development's primary activity center featuring a lively street character with community-centered commercial, alley-loaded mid-rises.

MURIO COMMONS:
A compact sub-district with excellent pathway connectivity, access to a shared central green, and approachable street character. Alley-load units and quiet local streets feed off a ring road.



NORTH 33:
A compact traditional neighborhood sub-district with alley-loaded units, quiet local streets, and excellent proximity to open space and amenities within Murio Village.

LOWER 46:
A quiet residential sub-district providing transitional density from adjacent neighborhoods. Alley-load units and traditional neighborhood layout lead to walkable open spaces.

NORTHEAST 45:
A transitional suburban residential sub-district with great access to pocket parks and 8-Mile Creek.

8-MILE:
A sub-district with a traditional neighborhood feel anchored by a safe routes to school and convenience commercial. Quiet local roads and alley-loaded units access a grand boulevard.

Murio Farms Specific Plan SP-04, page 25

The Murio Farms Community is envisioned as a cohesive whole with an identifiable sense of place. However, the neighborhood includes several subdistricts with their own character to appeal to a broad demographic and create a variety and rhythm often associated with excellent communities.

The Development is planned at 3,560 dwelling units or a blended rate of approximately 9.3 dwelling units per acre, which is at the lower end of the "Compact" future land use designation.

The Village Center is a mixed-use sub district that serves as the development's primary activity center with approximately 246,000 square feet of community-centered commercial.

The location, scale, housing mix, and pace of the development phases will depend on economic and market factors.

The design and ownership team has pursued active engagement of a diverse stakeholder group and iterative collaboration with city planning staff. From this process, the Project's initial central vision emerged with guiding principles including the following topics:

VISION AND GUIDING PRINCIPLES



AGRICULTURAL TRADITION



NEIGHBORHOOD/COMMUNITY CHARACTER



HEALTHY LIVING & QUALITY OF LIFE



CULTURAL HERITAGE & CONNECTIONS



WILDLIFE & NATURE



DIVERSITY

These topics were the distilled into three concepts that inform the Specific Plan. These concepts include the following:



WALKABLE STREETS

Traditional Neighborhood Community

SENSE-OF-PLACE



Agrarian Heritage

CULTURAL CELEBRATION



Basque Pioneering Spirit

The Traditional Neighborhood Community concept, along with other planning principles such as Smart Growth and Context-Sensitive Development, define all areas of the Development, but particularly the block layout and housing typology. As noted above, a broad variety of housing product distributed throughout the Project allow for interest and variety while meeting the Comprehensive Plan's designated housing density of 6-15 units per acre. The Murio Farms Specific Area Plan features an overall blended density of approximately 9 units per acre. Further, the Development is consistent with and complimentary to existing residential uses with larger residential lots adjacent to existing single-family homes near the Project's perimeter with denser blocks clustered toward the heart of the Development.

Also, particular attention to the vernacular design can be seen throughout the Project: Agricultural images such as porches, gabled roofs, and quality natural materials feature prominently in the architectural guidelines; and water-wise, native, and adapted landscape guidelines evoke the natural rhythm and material of Boise's shrub-steppe plant communities.

HOUSING TYPES



SINGLE FAMILY, DETACHED, TRADITIONAL



SINGLE FAMILY, DETACHED, PATIO



SINGLE FAMILY, DETACHED, ALLEY LOADED



SINGLE FAMILY, SEMI-DETACHED



SINGLE FAMILY, TOWNHOME



MULTI-FAMILY, APARTMENT

As noted above, New Urbanist and Traditional Neighborhood Development principles define the Murio Farms community layout. A Village Center, located along a contiguous park corridor connects to all sub-districts with an excellent path network; this provides a walkable commercial node for residents and the broader south Boise community, which community is relatively isolated from the social, cultural, and natural amenities of other areas in the city. Additionally, a second, smaller mixed-use node along 8-Mile Creek provides similar community services, restaurants, and places to gather and recreate to ensure all residents have excellent proximity to neighborhood amenities, which minimizes vehicle miles.

NEIGHBORHOOD COMMERCIAL NODE



PINTXOS AND SMALL PLATES



INDUSTRIAL/AGRICULTURAL CHARACTER



DINE OUT



FUN WITH FRIENDS



DINE IN



DOCTORS AND PHARMACIES



COMMUNITY SPACE



SITE FURNISHING DETAILS



MAIN STREET FEEL



SHOPS AND SOCIAL PLACES

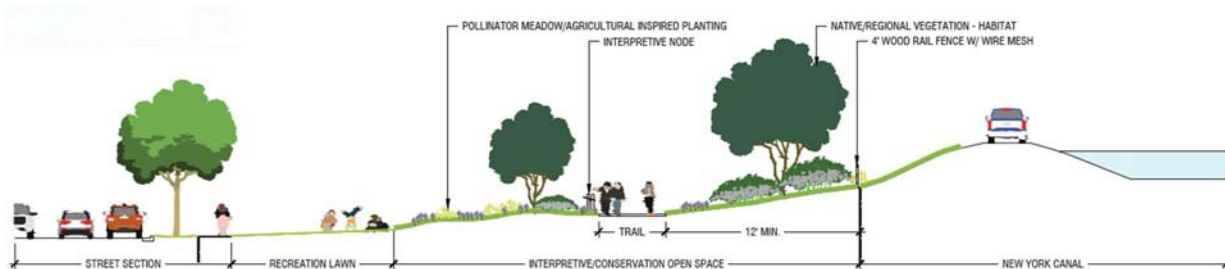


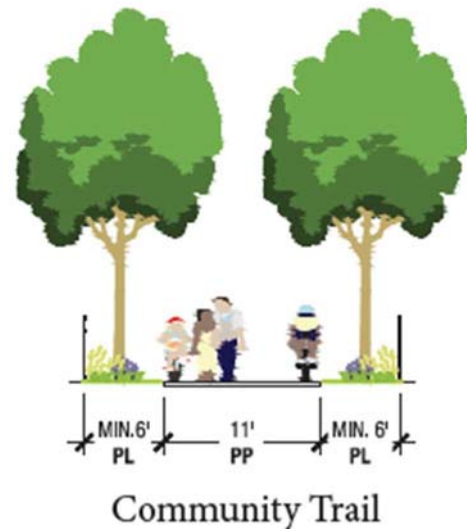
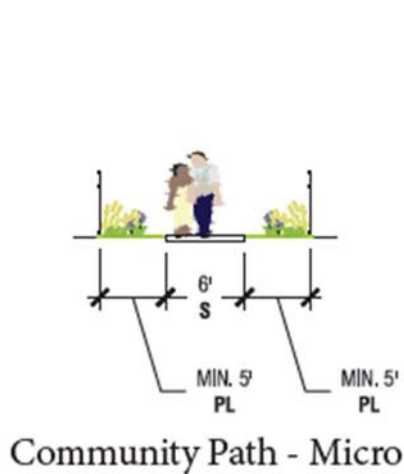
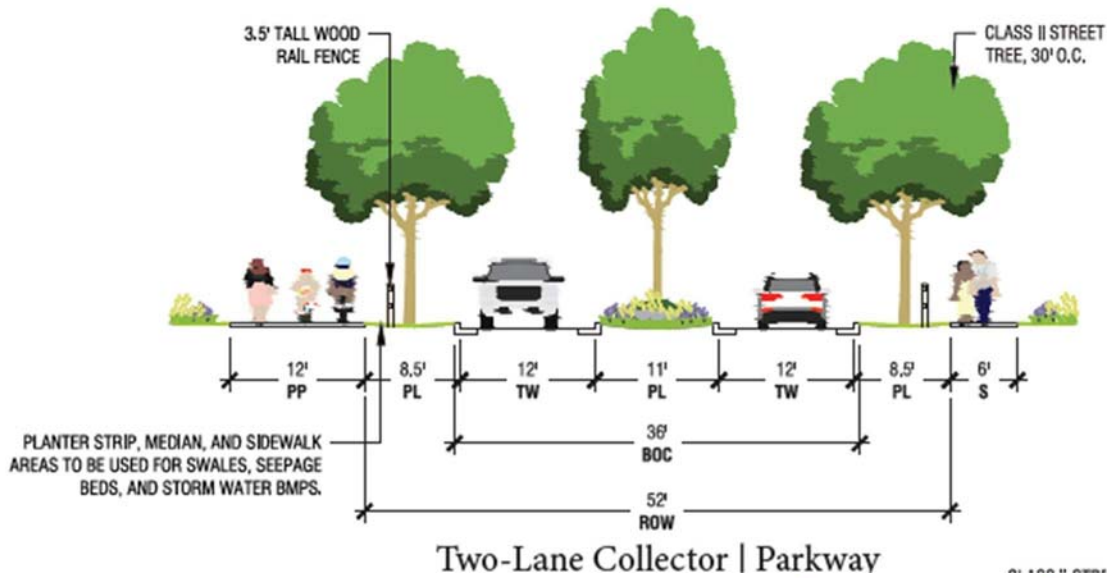
EVENING ENTERTAINMENT



SALONS AND SERVICES

Throughout the Project, parks, corridors, and conservation areas seamlessly blend active and passive recreational opportunities with habitat support for native species. A network of micropaths, community trails, and approachable streets ensure comfort, safety, and efficient mobility. Traffic calming measures such as curb extensions, central medians, roundabouts, and on-street parallel parking encourage alternative means of transit and ensure that the Murio Farms community can easily integrate into broader regional transit plans.





Phasing:

Murio Farms is planned to be phased over 15-20 years. A phasing plan is included with the applications. Preliminary and Final Plat applications will be submitted in the future. Infrastructure and public services will be phased with development.

A transportation impact study (TIS) dated May 2021 was prepared for the Development by Kittelson & Associates. The TIS has been submitted to ACHD for review.

The TIS addresses the Development's impacts in the initial Phase 1 buildout year of 2025 and includes a full buildout analysis in the year 2040. Based on information provided by ACHD, separate TISs are anticipated for each development phase in the future to address the individual phases impacts.

Conclusion:

We are very excited to present the Murio Farms Development to the City of Boise. Annexation of this Property provides for the orderly development of the City, as contemplated by the City's adopted Area of Impact. The Property abuts (along its northeast border) existing Boise City limits. The Specific Plan SP-04 Zoning of the Property is complimentary to the existing residential uses in the immediate area. The Village Center designation promotes much needed commercial uses which will provide restaurants and other services for Murio Farms and its vicinity.

We appreciate the opportunity to formally present these applications to the City Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the Project's vision.

I can be reached via email at tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,



Tamara Thompson
Director of Client Services
The Land Group, Inc.

Legend

- MIXED-USE | MEDIUM-HIGH DENSITY (32 DU/Ac)
- MIXED-USE | VILLAGE CENTER (24 DU/AC.)
- RESIDENTIAL | 15 DU/AC COMPACT MEDIUM-HIGH DENSITY
- RESIDENTIAL | 12 DU/AC MEDIUM-HIGH DENSITY
- RESIDENTIAL | 10 DU/AC MEDIUM-HIGH DENSITY
- RESIDENTIAL | 9 DU/AC MEDIUM DENSITY (9 DU/AC)
- RESIDENTIAL | 7 DU/AC SUBURBAN MEDIUM DENSITY
- RESIDENTIAL | 5 DU/AC LOW-DENSITY
- PUBLIC FACILITIES
- COMMUNITY PARKS & OPEN SPACE (HOA)
- CULTURAL INTERPRETATION & NATURE CONSERVATION OPEN SPACE (HOA)
- STREETScape PLANTER STRIP (HOA)

Sub-District Legend

- OH Old Homestead
- L46 Lower 46
- N33 North 33
- MV Murio Village
- MC Murio Commons
- 8M 8-Mile
- NE Northeast 45

Refer to Chapter 3 for additional information on the character, permitted uses, and guidelines for each sub-district.

