



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



**THE  
LANGDON  
GROUP**



**GATEWAY  
MAPPING  
INC.**

October 31, 2017

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

**RE: SHADOW VALLEY ESTATES SUBDIVISION  
PRELIMINARY PLAT / HILLSIDE DEVELOPMENT / ZONING ORDINANCE MAP  
AMENDMENT**

Dear Mr. Danielson:

On behalf of our client, HBH Development LLC, we are requesting approval of a Preliminary Plat located in Ada County's Hillside and Wildland –Urban Fire Interface Overlay Districts. A Zoning Ordinance Map Amendment is also requested to rezone an approximately 2.82 acre portion of the subject property from RP to RR zoning. The subject property is located adjacent to Highway 55 near the Shadow Valley Golf Course.

The Shadow Valley Preliminary Plat consists of 11 lots on 118.25 acres; two phases are proposed for the residential subdivision. All proposed residential lots will meet the 10 acre lot size minimum for the RR zoning district; 11 dwelling units are proposed for the subdivision and the overall density for the development is .09 Dwelling Units per acre.

Each residential lot will be served by an individual well and septic system. Access to the proposed residential lots will be provided either by N. Shadow Valley Drive, a proposed public street or by private driveways taking access of the proposed public street. The project engineer has worked closely with ACHD on the configuration of the road section for the proposed public street. The proposed public street will take access off of Highway 55.

A Zoning Ordinance Map Amendment is also being proposed for a 2.82 acre portion of a parcel that is adjacent to the subject property; the 2.82 acre property will be added to one of the northern lots in the subdivision to allow the lot to meet the 10 acre lot minimum requirement in the RR zoning district. A Property Boundary Adjustment will be processed concurrently with the proposed preliminary plat applications to include the 2.82 acre parcel in the subject parcel. The proposed RR zoning is compatible with both Ada County's Comprehensive Plan and with surrounding land uses.

The proposed residential development is located within Ada County's Hillside Overlay District. The attached submittal materials for Shadow Valley include the following: Preliminary Grading Plan; Slope Stabilization and Revegetation Plan & Report; Engineering Hydrology Report; Soils

Engineering Report; and a Visual Impact Report. All proposed home pads and driveways are included in the Preliminary Grading Plan and have been designed to minimize disturbance to Hillside areas. Shadow Valley is also located within the Wildland-Urban Fire Interface Overlay District; a Fire Protection Plan has been completed by a licensed Fire Professional Engineer for Shadow Valley Subdivision.

A second Neighborhood Meeting for the proposed subdivision was held on October 30, 2017. The notice for the Neighborhood Meeting included both the newly proposed Zoning Ordinance Map Amendment and the revised lot count for the proposed subdivision.

Thank you for your consideration of our application. Please contact me at 208.376.7330 if you have any questions.

Sincerely,

J-U-B ENGINEERS, Inc.

A handwritten signature in black ink, appearing to read 'Wendy Shrief', written over the company name.

Wendy Shrief, AICP