



August 15, 2018

Mr. Hal Simmons  
Boise City Planning & Development Services  
P.O. Box 500  
Boise, ID 83701-0500

RE: Proposed Shannon Ridge Subdivision

Dear Mr. Simmons:

On behalf of the Charles Gibson, owner and applicant of the proposed Shannon Ridge Subdivision property, I am submitting the following applications and fees associated with the proposed development and Conceptual Application:

1. **Property Annexation and Zoning Application** - The entire 173.536 acre property will need to be annexed into the City of Boise and zoned in accordance with the requirements of the Boise City Hillside and Foothills Development criteria. It is understood that the approved single family residential lots will be zoned for an R-1A residential use. It is also understood that all remaining open space within the initial subdivision plat and the surrounding non-developed acreage will be zoned A-2 open space.
2. **Project Development Agreement** – The owner will prepare and submit a draft copy of a proposed development agreement with the City of Boise once there is set criteria established with this proposed Conceptual application procedure. This agreement is understood to run with the land and provide assurances that the long term objectives and understandings of the owner and city are met and protected. The Owner and his representatives will work with the city's planners and attorney to complete the draft document prior to the final Planning and Zoning Commission hearing, or as directed by you.
3. **Planned Unit Development Application.** This application is for a **Conceptual Approval** of the 20-unit single family foothills subdivision as depicted on the supporting documents.

**Adjacent Land Use** – The project site is located directly north of North Bogus Basin Road and is contiguous with the Boise City limits on the entire south boundary of the property. The existing Hackberry North Subdivision (a compatible single family hillside subdivision) is adjacent to and along that portion of the property's south boundary that fronts N. Bogus Basin Road. With the requirement to conform to the Hillside and Foothills open space criteria, the proposed development will provide equal to, or increased open space, as compared to the overall open space of the existing Hackberry North Subdivision development. The CC&Rs for the Hackberry North Subdivision are anticipated to be very comparable to those of this Shannon Ridge Subdivision development, so as to maintain similar completed site and building features.



**Proposed Development** – The initial development will consist of the annexation of the entire 173.536 acres of land into the City of Boise. Once annexed, the overall property will be divided into the west 104.26 acres (60.08% of total land area) and the Shannon Ridge Subdivision of 69.26 acres (39.92% of total land area). The Shannon Ridge Subdivision will consist of 20 proposed single family residential lots with average lot sizes in excess of 40,700 square feet (0.93 acres). These lots will occupy 27% of the initial 69.26 acre subdivision area with the remaining portions being 7.68 acres of roads (11%) and the remainder as open space 42.9 acres (61.9%). All of the lots will be located on 2 prominent ridges that extend from N. Bogus Basin Road toward the lower land of the development. None of the 20 lots can be seen from the city, due to the property being located within a “hollow” that extends from the Dry Creek drainage from the west. All of the lots will take advantage of views to toward the sunset with entries directed toward the south and east. Minimal site grading is anticipated and limited for the required roadway construction and minimal lot pad preparation.

**Density Bonus Analysis** – To begin with, the overall property is currently zoned RP in Ada County, which has a density allowance of 1 unit per 40 acres. **This results in a base density of 4 units.**

**Overall Property Boundary** - The entire limits of this 173.536 acre property was flown in 2017 by Accurate Survey of Boise, Idaho and a 2' contour map was created from this flight. The flight was flown by drones with resultant accuracy reliability above normal standard of the industry accuracies. **There are 100.68 acres of land that is less than or equal to 25% slopes within the entire property limits.** Based on the base density of 4 lots and the allowed maximized density from Table 11-07.9, **the maximum allowed lot count for the entire property is 104 lots.**

**Proposed Shannon Ridge Subdivision** - There are 35.35 acres of land that is less than or equal to 25% slopes within the limits of the Shannon Ridge Subdivision. Within the limits of the 20 proposed lots of the Shannon Ridge Subdivision, there are 10.58 acres that are also less than or equal to the 25% slopes. Based on this ratio  $(10.58/35.35) = 0.2993$ , the lots encompass 30% of these less than 25% slopes, resulting in 70% of the less than 25% slopes dedicated to open space and roadways. From Table 11-07.9, the Density Bonus is 3.0 units per acre time the 10.58 acres = 31 units plus the base density of 4 = 35 total lots allowed within the development. The actual used Density Bonus is only 1.75 units per acre, which is a reduction from the allowed unit count of 15 lots. This is a 42.9% reduction from the allowed unit count.

**Proposed Roadways** - The 2 entries off of N. Bogus Basin Road will be dedicated public roadway. These two entries will consist of a single roadway that will loop around through all of the proposed residential lots. This roadway will meet the width requirements of the Boise City Fire Department and the Ada County Highway District. The looped entry roadway will be an urban street section with new sidewalks proposed along that side of the roadway, occupied by the new housing. The opposite side of the roadway that faces open space will be proposed curb and gutter only. These sidewalks will extend to the N. Bogus Basin Road intersections. This looped entry road will allow for parking along one side of the looped roadway. The shorter cul-de-sac roadway that has lots fronting both sides will have sidewalk on both sides of the road and be wide enough to allow for parking on both sides.

**Utilities** – The Shannon Ridge Subdivision proposes to make connection to all required municipal services.

**Sanitary Sewer** – The closest existing sanitary sewer main is stubbed to the Hackberry North Subdivision, approximately 0.3 miles away. This sewer main will be extended to the



development and through the development to provide service to all new lots of the Shannon Ridge Subdivision.

**Domestic Water** – Domestic water from Suez Idaho is in place and contiguous with the project south boundary. This existing 12” water main can provide all required demand and flows for both domestic and fire flow requirements.

**Dry Utilities** – Idaho Power has installed a new substation near the west boundary of the project site. Power is currently extended overhead to the single existing residence on this property. This power will be upgraded with the development for the required power services for residences, the required sewer lift station, and street lights. Communications will also be extended to the property from offsite sources.

**Amenities** – Internal Pathway Amenity – the owner is proposing to provide an internal trail system for the residents of the development. This trail system will circulate throughout the overall project and will also provide a connection point to adjacent State of Idaho public lands that can extend to the existing trail system of the north Boise foothills (Miller Gulch trailhead and Corrals trail head).

**Public Trail System Amenity** - The Miller Gulch trailhead and Corrals trail are within 0.3 miles of the property. These trails make connection for horse, bike and hiking paths throughout the Boise front.

**Transportation** – The owner has retained Thompson Engineering to conduct a Traffic Impact Study of the current roadway conditions and impacts this development might create for the adjacent Bogus Basin Road and roadways to the south. In summary, the report indicates that there will be minimal impacts to N. Bogus Basin Road with peak am traffic of 15 trips and peak pm traffic of 20 trips. The following daily traffic distribution patterns are also expected based on a 200 trip per day traffic count:

5% on Curling Drive – 10 trips/day

5% on Cartwright Road – 10 trips/day

20% on Hill Road west of Bogus Basin Road – 20 trips/day

5% on 28th Street – 10 trips/day

30% on Harrison Boulevard – 60 trips/day

25% on 15th Street – 50 trips/day

10% on Hill Road east of 15th Street – 20 trips/day

**Fire Protection** – Early on in the planning, the owner met with the Boise City Fire Department to review and assess issues related to emergency access and fire protection. The dual public entries are in part, a result of this discussion. The entries provide 2 points of access should either side become blocked. In addition, up to 8 fire hydrants will be located along the public accesses to provide optimum access to fire flows. Suez Water Idaho currently has a 12-inch water main that runs from the water storage reservoir at the upper end of W. Becker Ridge Lane and then extends south along N. Bogus Basin Road to customers. This main will require extension to the west access point and then will loop through the development serving all required hydrants and residential lots. The anticipated fire flows, estimated to be a minimum of 1,500 gpm will be delivered to all hydrants within the project at pressures well above the minimum criteria for the fire department. Emergency crews and fire crews will have direct access to all of the open space areas within the overall 173.536 acres of newly annexed property. All lot owners will be required



to provide defensible space, fire resistant building materials and plant types in accordance with current Boise City WUI requirements. The owner will also work with the Boise City Fire Department to create a Fire Safety Plan that addresses all WUI requirements.

**Floodways** - There are no floodways, floodway fringes, wetlands, or other riparian areas within the limits of this proposed development.

**Deer and Elk Migration** - The Boise City Foothills Policy Plan identifies wildlife habitat areas. The Shannon Ridge Subdivision site is not located within these defined areas. The Boise City Foothills Policy Plan appears to be incorporated into the Boise Blueprint plan. According to Blueprint Boise, FF-CCN 6.1, "open space areas shall be located to form continuous corridors subject to the review and recommendation of the Idaho Department of Fish and Game within the mapped Wildlife Habitat Area." The site is not located within a mapped Wildlife Habitat Area, but the goals of the policy can still be met with the proposed layout of the site and protected open spaces.

**Endangered Species** - There are no known rare, threatened and endangered plant species, or communities within the proposed development that are regulated under the Endangered Species act of 1973.

**Geologic / Historic Features** - There are no Geologic and /or historic features of note on the site and no Heritage Sites.

**Prominent Buildable Ridge top** – The entire limits of Shannon Ridge Subdivision, and for that matter, the entire property to be annexed, is located in a "hollow" that cannot be seen from the lower lying Boise City. Therefore, there are no prominent ridges within the property limits as it relates to "Prominent Ridges" in the Comprehensive Plan.

**FH-CCN2.1 Compatibility of Uses** - states that foothills developments shall be compatible with and complementary to adjacent uses and neighborhoods. This project layout was created with the current Hackberry Ranch Subdivision and the Hackberry North Subdivision layouts of roadways and appearance of existing houses in mind. The Hackberry developments locate are a clustering of single family residential lots ranging in size from less than 0.20 acres to as large as 1-acre with all housing backdropping to foothills. This proposed development has been laid out with very similar goals of maximizing views from each lot, while minimizing skyline backdrop form any of the proposed building lots. This feature is achievable due to the natural location of the site that is well below N. Bogus Basin Road and nearby "prominent Ridges".

4. **Hillside and Foothills Development Application** - This application is also for a **conceptual approval** of the 10-unit single family foothills subdivision as depicted on the supporting documents.

A detailed slope analysis was performed and submitted to planning staff for review and approval. This approved slope analysis verified that there are 35.35 acres of land within the boundaries of the Shannon Ridge Subdivision that have slopes equal to, or less than 25%. In the most aggressive development approach, in which 75% of this area was dedicated to open space, the ordinance would allow up to 35 units, plus the base density of 4 units for a total count of 39 units. This accounts for the one unit per 40 acres based on prior zoning. This owner is requesting 20 units that will occupy approximately 10.58 acres for a total amount of 30% of the property that is



sloped at 25% or less. Based on the formula provided in the ordinance, there could be 35 units placed on the same area that this owner proposes be used for 20 lots. Each of the building lots will have an identified building envelop that is overlaid within the limits of the slopes of 25% and less. The plan proposes to allow for lot areas outside of the slope limits, while limiting the house footprint to these lesser slopes.

Site Grading - The proposed layout also attempts to minimize site grading, while providing the maximum ability to meet the current goals and requirements related to fire protection and defensible space. Each residential lot along the 2 main access ways will be graded to allow for positioning of the house footprint with minimal need for added grading at the home building stage of the development. This will reduce the uncertainty of final home positioning and lot grading during the home building phase that could impact marketability of adjacent parcels.

We look forward to reviewing this project with staff and the Planning and Zoning Commission with the goal of approved zoning and a positive recommendation of conceptual plan approval.

Your help on this submittal and past meetings and guidance is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "David G. Powell".

David G. Powell, P.E.  
Project Engineer  
RiveRidge Engineering Company