



Mayor Robert E Simison
City Council Members:
Treg Bernt Brad Hoaglund
Joe Borton Jessica Perreault
Luke Cavener Liz Strader

October 21, 2020

MEMORANDUM

TO: City Clerk
FROM: Sonya Allen, Associate Planner
RE: Pura Vida Ridge Ranch – H-2020-0064

At the Commission hearing for this project on September 17th, the Commission continued the project to the October 22nd hearing in order for the Applicant to work with Staff on landscape solutions for the hillside, changes to open space resulting in a larger usable area, and fire prevention measures.

[Revised plans](#) were submitted that reflect a large central common open space area where a couple of building lots and a parking area were previously shown resulting in an increase of 0.36 of an acre of qualified open space for the overall development. Additional site amenities were added consisting of a tot lot with children’s play equipment and (4) fitness workout stations located in different spots along the perimeter pathway.

Another [townhome product type](#) featuring a 20’ x 20’ parking pad in front of the units was added for the 24’ wide lots between the hillside and Road 3.

An updated [parking plan](#) was submitted that depicts a decrease in the number of off-street parking spaces from 71 to 20 with 88 on-street spaces still available.

As recommended by Staff, the Applicant submitted [architectural design guidelines](#) for the development to ensure quality of development with the Planned Unit Development.

A [Fire Protection Plan](#) was submitted that the Applicant states illustrates how the proposed development plan will comply with the current Boise City Fire Prevention Code 7-01-69, Chapter 49. Prior to implementation, this plan will be reviewed by personnel who have the authority and jurisdiction concerning the International Wildland-Urban Interface Code (IWUIC).