



Mayor Robert E. Simison

City Council Members:

Treg Bernt

Brad Hoaglun

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

MARCH 24, 2022

MEMORANDUM

TO: Planning and Zoning Commission

CC: Bruce Hessing, Pine Project LLC and
Antonio Conti, Ackerman-Estvlod.

FROM: Joseph Dodson, Associate Planner

RE: Pinedale Subdivision (H-2022-0001)

Dear Commissioners,

The Pinedale Subdivision AZ, PP application was continued to the April 7, 2022 Commission hearing from the March 3, 2022 hearing for the purpose of allowing the Applicant and Staff to work through some final details of the submitted plat.

Since the publication of the staff report and the March 3rd hearing, the Applicant has submitted a revised preliminary plat that contemplates nine (9) detached single-family building lots and a slight revision to the required cul-de-sac design—the cul-de-sac is now shown to terminate in a more linear terminus from the existing stub street instead of bending towards the south property boundary. The revision includes a reduction of one (1) building lot from what Staff analyzed within the staff report. Further, the revised plat now depicts the Tenmile Creek irrigation easement along the entire east boundary as Staff previously requested which further encumbers the buildable area of the property.

Staff is recommending changes to the conditions of approval noted within the staff report following the revisions made t. Below are Staff's recommended changes to those conditions:

- Strike Condition VIII.A.3a.
- Modify Condition VIII.A.3b – Lot 4 3 shall take access from the cul-de-sac and not from the common drive in accord with UDC 11-6C-3.
- Strike Condition VIII.A.3c.
- Add Condition VIII.A.3d – Show the required five (5) feet of landscaping along the west boundary of Lot 3 and show it to be part of the Lot 11 common lot to comply with UDC 11-6C-3.

- Strike Condition VIII.A.4b.
- Strike Condition VIII.A.4c.
- Add Condition VIII.A.4d – Prior to the City Council hearing, the Applicant should contact NMID to determine if any trees may be located along the western edge of the irrigation easement to allow for trees along the proposed pathway within Lot 10.

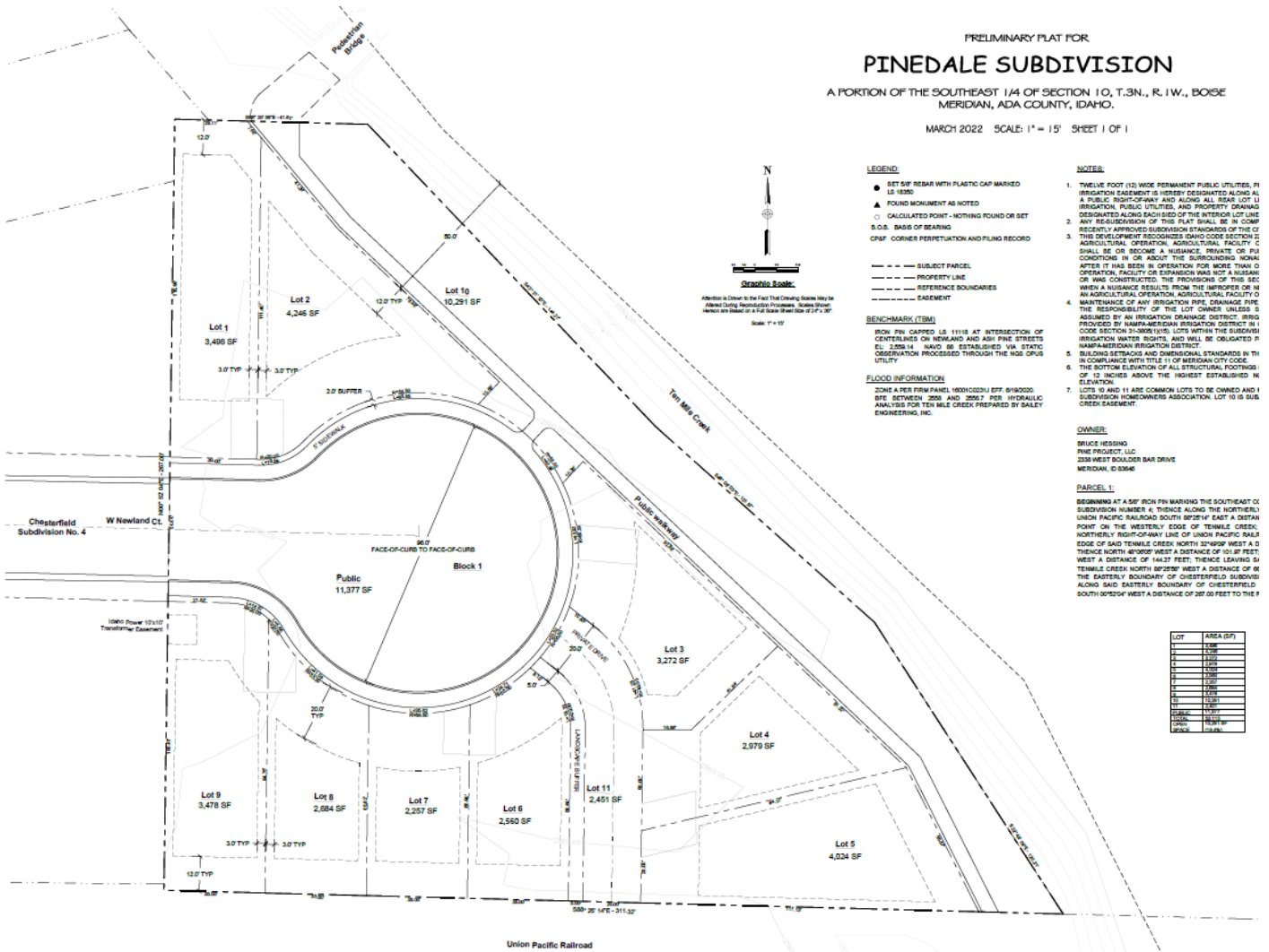
Attachments:

- Revised Preliminary Plat

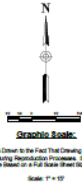
PRELIMINARY PLAT FOR
PINEDALE SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, T.3N., R.1W., BOISE
 MERIDIAN, ADA COUNTY, IDAHO.

MARCH 2022 SCALE: 1" = 15' SHEET 1 OF 1



- LEGEND:**
- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 1000
 - ▲ FOUND MONUMENT AS NOTED
 - CALCULATED POINT - NOTHING FOUND OR SET S.O.S. BASIS OF BEARING
 - CRMP CORNER PERPETUATION AND FILING RECORD
 - SUBJECT PARCEL
 - - - PROPERTY LINE
 - - - REFERENCE BOUNDARIES
 - - - EASEMENT



BENCHMARK (B.M.)
 IRON PIN CAPRED LS 11118 AT INTERSECTION OF CENTERLINES ON NEWLAND AND ASH PINE STREETS E.C. 2308.14. H.A.M. BE ESTABLISHED VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY.

FLOOD INFORMATION
 ZONE A PER FIRM PANEL 16001C023U EFF. 6/18/2020. SEE BETWEEN 2008 AND 2009.7 PER HYDRAULIC ANALYSIS FOR TEN MILE CREEK PREPARED BY SALLEY ENGINEERING, INC.

- NOTES:**
1. TWELVE FOOT (12) WIDE PERMANENT PUBLIC UTILITIES, PI IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT 11 IRRIGATION, PUBLIC UTILITIES, AND PROPERTY DRAINS DESIGNATED ALONG EACH SIDE OF THE INTERIOR LOT LINE.
 2. ANY SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF BOISE.
 3. THIS DEVELOPMENT RECOGNIZES BOISE CODE SECTION 22-01-01 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY C SHALL BE OR BECOME A NUISANCE, WHETHER OR NOT CONDITIONS IN OR ABOUT THE SUBDIVISION EXIST AFTER IT HAS BEEN IN OPERATION FOR MORE THAN 60 OPERATIONAL FACILITY OR EXPANSION HAS NOT A NUISANCE OR HAS BEEN CONSTRUCTED. THE OPERATIONS OF THIS SECTION WHEN A NUISANCE RESULTS FROM THE IMPROPER OR IN AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE OR RESPONSIBILITY OF THE LOT OWNER UNLESS AS PROVIDED BY AN IRRIGATION DRAINAGE DISTRICT. IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED TO MAINTAIN IRRIGATION DISTRICT.
 4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS PLAT SHALL BE IN COMPLIANCE WITH TITLE 11 OF BOISE CITY CODE.
 5. THE BOTTOM ELEVATION OF ALL STRUCTURAL FOOTINGS OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED IN ELEVATION.
 6. LOTS 9 AND 11 ARE COMMON LOTS TO BE OWNED AND I SUBDIVISION HOMEOWNERS ASSOCIATION. LOT 10 IS SUB CREEK EASEMENT.

OWNER:
 BRUCE HESSING
 PINE PROJECT LLC
 2338 WEST BOLDER BAR DRIVE
 MERIDIAN, ID 83846

PARCEL 1:
 BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SUBDIVISION NUMBER 4; THENCE ALONG THE NORTHERLY UNION PACIFIC RAILROAD (SOUTH 89°25'14" EAST A DISTANCE POINT ON THE WESTERLY EDGE OF TEN MILE CREEK; NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD EDGE OF SAID TEN MILE CREEK NORTH 32°49'00" WEST A DISTANCE NORTH 89°00'00" WEST A DISTANCE OF 10.30 FEET WEST A DISTANCE OF 144.37 FEET; THENCE LEAVING SAID TEN MILE CREEK NORTH 89°00'00" WEST A DISTANCE OF 86 FEET; THENCE NORTHERLY BOUNDARY OF CHESTERFIELD SUBDIVISION ALONG SAID EASTERLY BOUNDARY OF CHESTERFIELD SUBDIVISION NORTH 89°00'00" WEST A DISTANCE OF 287.50 FEET TO THE

LOT	AREA (SF)
1	3,496
2	4,246
3	3,272
4	2,979
5	4,024
6	2,560
7	2,257
8	2,664
9	3,478
10	10,291
11	2,451
PUBLIC	11,377
TOTAL	78,847
AREA	118,481