



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: SUB16-00059 & PUD16-00032

Hearing Date: Nov. 14, 16

X-Ref: -

Hearing Body: PZC

Address: 9431 W MCMILLAN RD

Transmittal Date: 09/29/16

Applicant: TODD CAMPBELL CONSTRUCTION, INC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels and Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by email, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- Police
- Fire-Romeo Gervais
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Haley Falconer
- Public Works-Jason Taylor
- Public Works-Jim Wyllie
- Parks-Jennifer Tomlinson
- Forestry
- City Clerk-Susan Churchman
- Airport
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal
- PDS-Subs Group
- PDS-GAP Planner-_____
- PDS-Building Dept
- PDS-Noticing Copy

ADA County

- ACHD
- Commissioners
- 911 (Sheriff Dispatch)
- Development Services-Mark Perfect
- Assessor's Office-Dale Ann Barton
- COMPASS-Carl Miller
- COMPAS-Eric Adolfson
- Parks & Waterways-Scott Koberg

Idaho State

- Transportation District III
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- West Ada School District

Sewer Districts

- West Boise Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South East
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

#201 Subdivision

Sub 16-59

Property Information

Address

Street Number: 9431 Prefix: W Street Name: MCMILLAN RD Unit #:
Subdivision name: MEADOW PLACE NO 2 Block: 0 Lot: 3 Section: 35 Township: 4 Range: 1 Zoning: R-1C
Parcel Number: R5647010120 Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Dean Last Name: Waite
Company: Todd Campbell Construction Inc.
Address: PO Box 140298 City: Boise State: ID Zip: 83714
E-mail: warranties.tcc@gmail.com Phone Number: (208) 631-5052 Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Wendy Last Name: Shrief
Company: Horrocks Engineers
Address: 5700 E Franklin Rd. Ste. 160 City: Nampa State: ID Zip: 83687
E-mail: wensys@horrocks.com Phone Number: (208) 463-4197 Cell: (208) 598-6413 Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Last Name:
Company:
Address: City: State: ID Zip: 83687
E-mail: Phone Number: Cell: Fax:

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SUB 16-00059

DEVELOPMENT SERVICES

1. Type of Application:

Preliminary Final Preliminary/Final

2. Proposed Subdivision/Condominium Name:

Hyatt Park Subdivision

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

4. Subdivision/Condominium Features:

Number of buildable lots/units: 17 Buildable lots/units per acre: 7.14
Number of common lots/units: 1 Zoning Classification: R-1C
Total acres in subdivision: 2.38

5. Building Program:

Number of Existing Buildings: 3 Number of Existing Buildings to Remain: 1

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No

If yes, please include a detailed explanation in your letter.
An additional waiver/modification review fee must be paid at the time of submittal.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation.
An additional private street review fee must be paid at the time of submittal.

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SUB 16-00059

8. Public Streets:

Number of new public streets proposed:

9. Floodways & Hillside:

Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

The undersigned declares that the above provided information is true and accurate.

The undersigned 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 any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

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SUB
--- 16-00059

#117: Planned Unit Development

PUD 16-32

Property Information

Address

Street Number: 9431 Prefix: W Street Name: MCMILLAN RD Unit #:
Subdivision name: MEADOW PLACE NO 2 Block: 0 Lot: 3 Section: 35 Township: 4 Range: 1 Zoning: R-1C
Parcel Number: R5647010120 Additional Parcel Numbers:

Primary Contact

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Agent/Representative Applicant Owner

Applicant Information

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Address: PO Box 140298 City: Boise State: ID Zip: 83714
E-mail: warranties.tcc@gmail.com Phone Number: (208) 631-5052 Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Wendy Last Name: Shrief
Company: Horrocks Engineers
Address: 5700 E Franklin Rd. Ste. 160 City: Nampa State: ID Zip: 83687
E-mail: wendys@horrocks.com Phone Number: (208) 463-4197 Cell: (208) 598-6413 Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Last Name:
Company:
Address: City: State: ID Zip:
E-mail: Phone Number: Cell: Fax:

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PUD 16 - 00032

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Project Information

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

4. This application is a request to construct, add or change the use of the property as follows:

5. Size of Property:
 Acres Square Feet

6. Water Issues:
A. What are you fire flow requirements? (See International Fire Code):
 gpm

B. Number of hydrants (show location on site plan):
Note: Any new hydrants/hydrant piping require United Water approval.
Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

7. Existing uses and structures on the property are as follows:

8. Are there any hazards on the property?
(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text" value="McMillan Rd."/>	<input type="text" value="2"/>	<input type="text" value="R-1C"/>
South:	<input type="text" value="SF"/>	<input type="text" value="2"/>	<input type="text" value="R-1C"/>
East:	<input type="text" value="Single Family"/>	<input type="text" value="1"/>	<input type="text" value="R-1C"/>
West:	<input type="text" value="SF"/>	<input type="text" value="2"/>	<input type="text" value="R-1C"/>

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PUD 16 - 00032

10. Non-Residential Structures:

A. Number of **Proposed** non-residential structures:

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of **Proposed** residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Two-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Three-Bedroom:	<input type="text" value="16"/>	<input type="text" value="1800"/>	<input type="text" value="28800"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="16"/>	<input type="text" value="1800"/>	<input type="text" value="28800"/>

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

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PUD 16 - 00032

12. Site Design:

- A. Percentage of site devoted to building coverage:
- B. Percentage of site devoted to landscaping:
- C. Percentage of site devoted to paving:
- D. Percentage of site devoted to other uses:
- E. Describe other use:

13. Loading Facilities, if proposed (For Commercial uses only):

- Number: Location:
- Size: Screening:

14. Parking:

- | | Required | | Proposed |
|--|---|--------------------------|---------------------------------|
| A. Handicapped Spaces: | <input type="text" value="N/A"/> | Handicapped Spaces: | <input type="text"/> |
| B. Parking Spaces: | <input type="text" value="N/A"/> | Parking Spaces: | <input type="text"/> |
| C. Bicycle Spaces: | <input type="text" value="N/A"/> | Bicycle Spaces: | <input type="text"/> |
| D. Proposed Compact Spaces: | <input type="text" value="N/A"/> | | |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: | | | <input type="text" value="68"/> |
| F. Are you proposing off-site parking? | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/> |
| G. Are you requesting shared parking or a parking reduction? | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/> |

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input text"="" type="text" value="N/A"/>	<input type="text"/>		
Rear:	<input text"="" type="text" value="N/A"/>	<input type="text"/>		
Side 1:	<input text"="" type="text" value="N/A"/>	<input type="text"/>		
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>	<input type="text"/>

16. Waivers Requested:

- A. Lot size: Yes No Description:
- B. Internal Setbacks: Yes No Description:
- C. Frontage: Yes No Description:

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17. Sidewalks:

Proposed: Attached Detached

Adjacent: Attached Detached

18. Amenities:

Number:

Description:

19. Density:

Allowed Density:

Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="30 year arch."/>	<input type="text" value="Black"/>
Walls:	<input type="text" value="Stucco"/>	<input type="text" value="Earth tones and grey"/>
Windows/Doors:	<input type="text" value="Low-E Argon filled"/>	<input type="text" value="White & Almond"/>
Fascia, Trim etc.:	<input type="text" value="Hardboard Soffit & fascia"/>	<input type="text" value="Earth tones and grey"/>

21. Drainage (Proposed method of on-site retention):

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

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PUD 16 - 00032

24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

Yes No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

Yes No

Are you proposing public street connection to adjacent properties?

Yes No

25. Solid Waste:

A. Type of trash receptacles:

Individual Can/Residential 3 Yd Dumpster 6 Yd Dumpster 8 Yd Dumpster Compactor

B. Number of trash receptacles:

17

C. Proposed screening method:

N/A

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned 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 any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Wgd

Date:

9/27/16

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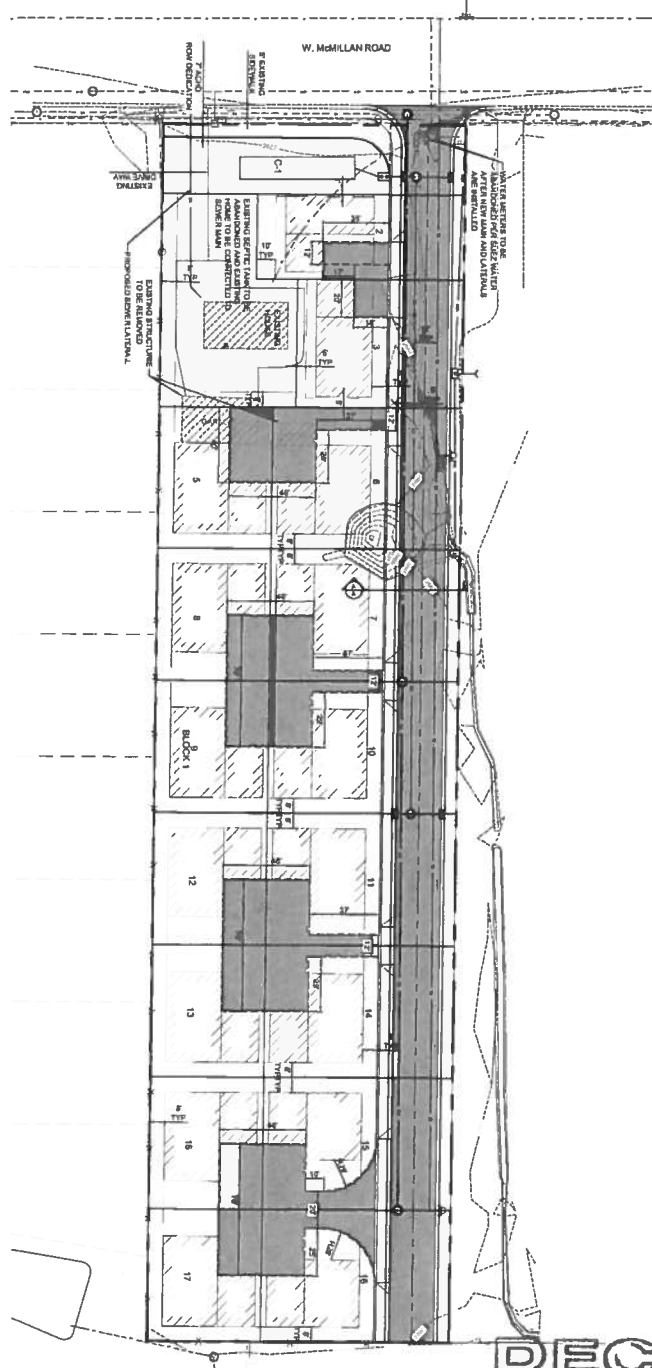
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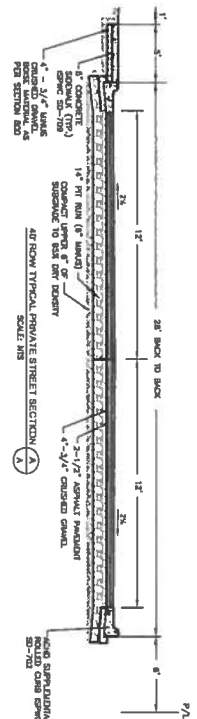
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PRELIMINARY PLAT
FOR
HYATT PARK SUBDIVISION

A PORTION OF THE NORTHEAST 1/4
OF SECTION 35, T.4N., R.1E., B.M.,
ADA COUNTY, IDAHO
-2016-



LINE TYPE	DESCRIPTION	SYMBOL	DESCRIPTION
---	BOUNDARY	A	PROPOSED FIRE HYDRANT
---	ROAD RIGHT-OF-WAY	B	PROPOSED 24" DUCT & WATER VALVE
---	SEWER	C	PROPOSED 24" DUCT
---	CHINA ACCESS EASEMENT	D	PROPOSED SEWER MANHOLE
---	LOT LINE	E	PROPOSED STORM DRAIN CATCH BASIN
---	EDGE OF PAVEMENT LINE	F	EXISTING STORM DRAIN MANHOLE
---	PROPOSED DRIVE	G	PROPOSED STORM DRAIN MANHOLE
---	EXISTING DRIVE	H	PROPOSED STREET LIGHT FIXTURE
---	PROPOSED WATER LINE	I	PROPOSED STREET SIGN
---	EXISTING WATER LINE	J	EXISTING STRUCTURE
---	PROPOSED SIDEWALK	K	TEST PIT LOCATION
---	EXISTING SIDEWALK	L	EXISTING STRUCTURE
---	PROPOSED DRIVEWAY PAVEMENT	M	PROPOSED SIDE TRAIL

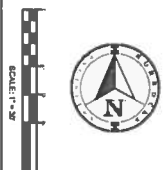


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PP2.0
SHEET 2 OF 2

HYATT PARK SUBDIVISION
BOISE, ID
PRELIMINARY PLAT
SURFACE FEATURES/UTILITIES

DRAWING INFO DATE: 09/27/2016 DESIGNED: MDK CHECKED: MDK PROJECT: BE-324-1608	REVISIONS	
	REV #	DATE
WARNING		IF THIS BAR DOES NOT MEASURE AT THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS
5700 E. Franklin Rd. Suite 160
Nampa, ID 83687
(208) 453-4197
www.horrocks.com

5700 East Franklin Road, Suite 160
Nampa, Idaho 83687
www.horrocks.com



Idaho Office
Tel: 208.463.4197
Fax: 208.463.7561

September 27, 2016

Hall Simmons
City of Boise
Planning & Zoning

**Subject: Hyatt Park Subdivision
Planned Unit Development, Preliminary Plat**

Dear Mr. Simmons:

On behalf of Todd Campbell Construction Inc., we are submitting applications for Hyatt Park Subdivision. Hyatt Park Subdivision has been designed as an infill residential community made up of 17 single-family homes with an urban density of 7.14 dwelling units per acre. The proposed subdivision is located on McMillan Road, just to the southwest of the 44 acre Boise City Park, Hyatt Hidden Lakes Reserve. The property is currently zoned R-1C and the subject property is surrounded by existing residential subdivisions with R-1C zoning. As a part of our application, our client is requesting a Planned Unit Development to allow for innovative project design for this urban infill development.

Proposed Subdivision

The property is located immediately to the south of McMillan Road in an area designated for "Suburban Development" in the Boise City Comprehensive Plan. Our client is proposing to construct 16 single-family homes (an existing home will be retained and platted as a lot in the subdivision) on a 2.38 acre parcel currently located in the City of Boise and zoned R-1C. Proposed lots range in size from 4,200 s.f. to 4,500. The project will have an overall density of 7.14 dwelling units per acre; the maximum density for the R-1C zone is 8 dwelling units per acre.

The subject property has frontage on McMillan Road and is in close proximity to several existing residential developments which were mostly constructed in the 1980's and 1990's: Sherwood Park West (R-1C Zoning), Laurelhurst Subdivision (R-1C Zoning), and Meadow Park

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Subdivision (R-1C Zoning.) The property immediately to the east is an existing home on a 2 acre parcel; this parcel has been zoned R-1C.

Access for the proposed project will be taken off of McMillan Road. ACHD has recommended that the proposed development be accessed off of a Private Street. A Private Street meeting Boise City standards has been proposed; the Private Street will feature 40' of ROW and 28' of pavement per Boise City Private Street standards. A fire turnaround will be constructed at the southern end of the Private Street. Homes will be accessed through common drives; a reduction in common drive standards is being proposed through the PUD application.

Utilities

Urban services are readily available for the subject property. Sewer and water are currently located on McMillan. United Water (culinary water) will be used for irrigation of the proposed development due to the intermittent irrigation water supply in the area.

Planned Unit Development

A Planned Unit Development is being requested to allow for the development of an urban infill project. Proposed homes will be oriented towards internal common drives; all areas outside of the building footprints will be landscaped and maintained by the HOA. While the R-1C zoning designation best fits our project a PUD is necessary to slightly modify several of the zone's dimensional standards.

Following is a synopsis of these requested modifications:

Lot Area: A lot area of 4,200 s.f. is requested to accommodate the footprint of the proposed homes. The intent of the project design is to create an urban neighborhood with smaller lots, relatively large 1,800 s.f homes, and close proximity to a large 44 acre City park with extensive biking and hiking trails. This balance allows homeowners to enjoy living in an urban neighborhood with easy access to one of Boise's premier parks and an active Treasure Valley lifestyle.

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PUD 16 - 00032

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Setbacks: An interior side setback of 3' is proposed for the residential units. This interior side yard will consist of a 6' landscaped area between garages. An 8' side setback will be featured on the residential lots bordering the existing subdivision to the west; additional trees and landscaping will be planted in this area. An 8' rear yard setback is proposed for all units; all homes will front off of common drives and feature a 6' front yard setback. A zero lot line setback is requested for the side setback for the proposed home on lot 3 to accommodate site constraints related to the existing home which is remaining on the site.

Common Drives: 16' common drives are proposed for the subdivision. This reduction is being requested to discourage residents from parking on the common drives; the developer has had experience with several other developments where the 20' common drives functioned as additional parking for residents creating access issues for residents. In the developer's experience, the 16' driveway is narrow enough to prevent residents from parking on the common drive while still allowing clear access to garages. A zero lot line setback is requested for the proposed home on lot 3 to accommodate site constraints related to the existing home which is remaining on the site.

Proposed PUD Amenities: The close proximity of the proposed Hyatt Park subdivision to Hyatt Hidden Lakes Reserve and the small 2.38 acre size of this infill project do not make it feasible to add additional open space to the project without compromising the project's density and urban character.

Building Elevations: Examples of proposed building elevations are included for staff and Planning Commission review. Proposed elevations are conceptual; due to current market conditions it is difficult to present final building plans at the preliminary plat stage. Homes will be constructed in a modern, urban style with upscale building materials and interior finishes.

Detailed Landscape Plan: A proposed detailed landscape plan is attached. Proposed landscaping exceeds City of Boise standards. Additional landscaping and an increased setback of 8' has been added to the western edge of the subject property to provide additional buffering between the proposed development and existing neighbors. All landscaping on common and residential lots will be maintained by the HOA for Hyatt Park

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Neighborhood Meeting

Horrocks staff met with neighboring property owners on September 19, 2016 to discuss the proposed project and obtain feedback from neighbors. Additional landscaping has been added to the western perimeter of the subject property as a result of comments that were made by neighbors at the neighborhood meeting.

Thank you for your consideration of this project. Horrocks Engineers has worked closely with City of Boise staff, public agencies and neighboring property owners to ensure that Hyatt Park Subdivision will be a positive addition to the City of Boise.

If you have any questions regarding this submittal, please contact Wendy Shrief at (208) 463-4197. We appreciate working with you on this project.

Sincerely,
Horrocks Engineers



Wendy Kirkpatrick Shrief, AICP

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