



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500

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PRE-APPLICATION CONFERENCE SUMMARY

Most hearing level applications are required to hold a pre-application conference meeting prior to noticing or holding a neighborhood meeting. Both must be held within six months of submitting an application. **This form is required as part of the application submittal package.**

Record No.: PAC23-00077	Date/Time:	Planner: David Moser
Site Address: 3102 N SYCAMORE DR, BOISE, ID 83703	Contacts: Applicant: Josh Havekost (208) 841-8235	
Parcel: R8266000005		
Participants Present: Other Planners: David Moser, Gemma Flores and Lena Walker		

Type of Application(s):

Planned Unit Development, Rezone, Subdivision

Additional Reviews:

Boise Canal District

Neighborhood Meeting Required:

Yes

GIS Information:

Size of Property:

0.68 Acres

Zoning:

R-1AS

Additional Zoning:

Hillside:

No

Floodplain:

No

Flood Zone:

N/A

WUI:

No

WUI Name:

N/A

Airport Influence Zone:

Not in Airport Influence Area

Parking Overlay:

N/A

Comp. Planning Area:

Northwest

Land Use:

Suburban

Neighborhood Association:

Collister

Neighborhood Association contact information can be found online:

<https://www.cityofboise.org/programs/energize/neighborhood-associations/>

Permitting History:

Proposal Description:

Rezone of the property from R-1AS to R-1BS, a PUD for reduced lot sizes, width and interior setbacks, and a subdivision

Site Plan Presented:

Yes

Issues Discussed:

- Notice for the neighborhood meeting shall be mailed to neighbors at least 10 days prior to holding the meeting. The meeting must be held no later than 6 months prior and no earlier than 12 days before submittal of your application.
- Curb, gutter and detached sidewalks are required.

- Other: May be able to run a preliminary/final subdivision application.

ACHD is doing a road study here. Be sure to work with them regarding potential change in right of way.

Tree mitigation required, arborist report.

Detached sidewalk will be required.

If application comes in after the new zoning code has been adopted, the application will be reviewed under new code standards.

https://issuu.com/cityofboise/docs/boise_zoning_code_adoption_draft_public

There will be less flexibility around lot sizes after the new code has been adopted.

The PUD and Subdivision application will require right-of-way dedication along Taft Street which could impact the existing house.

DISCLAIMER: Pre-application conference meetings are advisory in nature to ensure the applicant is aware of neighborhood meeting and application submittal requirements as detailed in Boise City Code 11-03-03. The discussions within this conference are preliminary in nature based on limited information provided by the attendee on the date listed above. It is the applicant's responsibility as the development proposal changes to ensure compliance with City Code.