

From: [Bob Taunton](#)
To: [Wendy Carver-Herbert](#); [JoAnn Butler](#)
Cc: [Jenah Thornborrow](#)
Subject: Re: SAP Base Zone Application
Date: Friday, July 31, 2020 2:11:24 PM

Wendy,

Your email is right on point and thanks for sending it.

JoAnn and I have chatted about the requirements outlined in the tables and what changes could be appropriate. We plan to propose some revisions with the submission next week and then discuss it with Jenah and Charlie during the staff review before the DRC public hearing. It looks like Table 8-6A-1 AUTHORITIES AND PROCESSES is fine, but Table 8-6A-2 REQUIRED APPLICATION INFORMATION and Table 8-6A-3 PUBLIC NOTICING REQUIREMENTS need revision to reflect the intent of the proposed code amendment.

The current GC code requires an applicant to post a sign on all streets adjacent to the property subject to the application, so that could mean multiple two-sided signs.

Please keep in mind that an application will need to comply with 8-7B-1. Application Requirements Described for a master plan:

I. Master Plan: The master plan is a plan that includes narrative information and illustrations about the proposal.

1. The required narrative information shall be as follows:

- a. Description of the vision for the master plan area, including design guidelines, land uses and phasing of development;
- b. A range of square footage, density, site coverage and locational distribution of land uses;
- c. Description of a circulation plan for autos, bicycles, transit and pedestrians within the site and to other off site systems including the Boise River greenbelt and other waterways;
- d. Description of the amenities within the site including both natural and manmade;
- e. Description of the general mass, scale and character of the buildings;
- f. Summary of general public facility requirements to serve the development;
and

g. Proposal for incorporation of existing structures in future development plans.

2. The required illustrative plans shall be as follows:

a. A map showing property dimensions and legal description;

b. A map showing existing and proposed building footprints;

c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district;

d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities and/or open site areas; and

e. A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties.

Thanks,
Bob



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On Fri, Jul 31, 2020 at 11:38 AM Wendy Carver-Herbert <wendycarverherbert@gmail.com> wrote:

Hi Bob,

Thanks again for your time yesterday. I appreciate you answering my outstanding questions.

As I had time to percolate on this over night, I have some other recommendations:

Even though your proposed General Provisions and Procedures sections (GC Code 8-6B-6 Specific Area Plan) somewhat address the process for submitting a SAP application, I believe it's critical to make sure the required application information (GC code 8-6A-4 and Table 8-6A-2) and the notice procedures (GC code 8-6A-7 and Table 8-6A-3) be updated as a part of this ordinance amendment application.

I would request that public notice requirements (Table 8-6A-3) be comparable to applications for Annexations/Rezoning and Zoning District Boundary Amendments. As a suggestion, the on-site noticing should be placed within close, visible distance of intersections denoting the TOD and/or Neighborhood Activity Node.

With regard to what information should be required when submitting an application for a SAP, it seems it should be much more comprehensive than what is reflected in Table 8-6A-2. At a minimum, it seems it should include what's required of a PUD, but I'd defer to the planning and legal experts at the City to determine and recommend what is fair and reasonable for all involved parties to clearly see what is being proposed (i.e. applicant, City, and neighbors/parties of interest).

I know you are close to finalizing your application, and perhaps you're already amending these sections, but if not, I ask that you give serious consideration to these recommendations before submitting it to the city. In the interest of time and to keep her in the loop, I'm copying Jenah.

Cheers!
Wendy Carver-Herbert
303-718-7220

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