

## Josh Johnson

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**From:** Christopher Rowlison <christopher.rowlison@wirestone.com>  
**Sent:** Sunday, March 03, 2013 6:11 PM  
**To:** Josh Johnson  
**Subject:** Support for Antelope Springs

Dear Mr. Johnson,

My name is Christopher Rowlison and I am a home owner in Harris Ranch at 5314 E. Softwood Dr. I'm actually one of the lucky people who've been here since the first phase and was one of the first 10 homes built on the Spring Creek side.

I'm writing to you in support of the Antelope Springs project, and I wanted to tell you my family story for you to understand why I strongly feel this project needs to go forward.

In 2011 we were pregnant with our second child and needed more space in addition to having a place for the grandparents to stay. My wife and I were set on the SE and NE Boise and after 9 months of looking for a similar Harris Ranch setting we ended up re-modeling and adding on to our existing home. Our initial desire was to build a custom home with a little more land and all of the amenities of Harris Ranch. As I said, after an exhausting search we felt the only option was to build on top of our home. We were looking to build approx. 3000 to 3500 sq feet home with a nice size lot for kids to play. Our intention was to build a custom home at around the 200 to 250 dollar per sq foot price level and could not find anything to suit our needs. We did a great re-model and are happy how everything turned out, however if Antelope Springs was available it would have been that complimentary area to Harris Ranch we were looking for.

Mr. Johnson, I do believe we live in one of the great areas of Boise and I feel having a diverse and mixed community in the Barber Valley is key to our long-term value as a collective group. I believe Antelope Springs is the right type of community that will only add to the valley.

I hope you consider our story tomorrow, thank you for your time and if have any questions please feel free to contact me.

Regards,

Christopher Rowlison  
208-863-6243

## Josh Johnson

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**From:** G. Peter Parsley <geopete@msn.com>  
**Sent:** Sunday, March 03, 2013 2:02 PM  
**To:** Josh Johnson  
**Subject:** Antelope Springs, Boise

March 3<sup>rd</sup>, 2013

Dear Mr. Johnson:

I am writing this email to express my support for the Antelope Springs development in the Harris Ranch Valley, Boise. In my opinion, we need more quality developments in and around the Boise River Valley.

As a resident of the Mill District at Harris Ranch, I am always concerned with new development in the Valley. I have reviewed Mr. Tellaria's plans and fully support his aesthetic design concept. I believe the Antelope Springs development will compliment future residential and business properties as well as enhance existing property values.

Please accept my support for the Antelope Springs development. If you have any questions or require further clarification or comment, please feel free to contact me at 208-440-2828. Thank you for your valuable time.

Sincerely:

Glen Peter Parsley

G. Peter Parsley, P.G.  
Senior Geologist  
3892 Mill Site Ave  
Boise, Idaho 83716

## Josh Johnson

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**From:** Jeff Cliff <jcliff@gemstaterad.com>  
**Sent:** Sunday, March 03, 2013 4:26 PM  
**To:** Josh Johnson  
**Subject:** Antelope Springs development

Mr. Johnson

I have known Pat Telleria as a friend and neighbor for some years. I am confident his proposed development will be done first class and become an outstanding addition to Southeast Boise.

Pat has an excellent reputation for projects he has undertaken in our community.

Sincerely,

Jeff Cliff  
1999 Silvercreek Ln.  
Boise, ID 83706

Jeffrey Cliff, Executive Director  
Gem State Radiology & Intermountain Medical Imaging  
877 W. Main Street, Suite 603  
Boise, Idaho. 83702

P: 208-384-9060  
F: 208-384-9023

## Josh Johnson

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**From:** JEFF SNYDER <sledneck1@cableone.net>  
**Sent:** Monday, March 04, 2013 11:09 AM  
**To:** Josh Johnson  
**Subject:** Antelope Springs Development

To Whom It May Concern,

My name is Jeff Snyder, President of J H Development, Inc. We are the developers of El Paseo Development which is located in the Warm Springs Mesa area, directly above the proposed Antelope Springs Development. We are aware of the planned use of Mr. Tellaria's property being a single family custom home subdivision with two commercial lots on Barber Dr. Our feeling is this is the best use of this property and fits nicely with the overall Barber Valley development plan.

Thank You,  
Jeff Snyder

## Josh Johnson

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**From:** Gloria Totoricaguena <gloria@pnwer.org>  
**Sent:** Monday, March 04, 2013 12:07 PM  
**To:** Josh Johnson  
**Subject:** Antelope Springs development

Dear Mr. Johnson,

I understand that your authority with the city includes determining suitability for new residential development. I am a lifelong Boise resident and am interested in the opportunities provided by the possible Antelope Springs development. I currently live in west Boise and have been trying to purchase land and bring my own builder to a custom home in the east end. This has been a 2 year experience and often not a positive one. While there are developments with land and builders tied together, this very "tying" makes a custom home unaffordable or impossible. (It's also questionable under the Sherman Anti-trust Act.) The lack of options of land being sold with the buyer being encouraged to bring local builders, following innovative design and strict CCRs, is extremely frustrating. I even had the experience of having a signed contract with Jayo Construction to buy a lot in Somerset, had sold stock and moved the funds to escrow, and Jayo refused to perform on the contract because I would not guarantee that I would use Doug Jayo construction.

I am in serious consideration of purchasing a lot from an owner who has morals and I am ready for immediate construction.

The owners of this potential subdivision are easy to work with and helpful in suggestions for materials and design. They are very knowledgeable about the soils, the environment and protection of local habitat and are residents of the immediate area themselves for over 20 years. This makes a significant difference to me and others who have worked for decades to promote a certain lifestyle in Boise. This section is well planned and I have reviewed the proposed platting that creates a win-win for specialized light business with residential living. It includes building restrictions which maintain the integrity of the environment, traffic patterns and safety for walkers and bikers.

I hope this will be approved for development as soon as possible.  
Many thanks for your consideration.

Dr. Gloria Totoricaguena  
774 Iron Court  
Boise, Idaho 83704  
[Gloria@pnwer.org](mailto:Gloria@pnwer.org)  
208-891-9888

## Josh Johnson

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**From:** Bob Bonzer <ba@bon-aireindustries.com>  
**Sent:** Monday, March 04, 2013 12:50 PM  
**To:** Josh Johnson  
**Cc:** ptjvas@gmail.com  
**Subject:** Antelope Springs Development

Dear Mr. Johnson,

I am writing you this email in regards to Antelope Springs Development in Southeast Boise. Over the past year, we have watched (with great pleasure and anticipation) Antelope Springs lots begin to take shape. We are very excited about the possibility of our daughter and her family to be able to have the opportunity to purchase a lot and be able to select their own builder of choice. As you know, there are very few developments in Southeast Boise that allow for this method of building and Antelope Springs, with its lovely location and various planned amenities, fills this requirement.

I sincerely hope that the City of Boise allows Antelope Springs to move forward with their plan to allow the lot owners to use their builder of choice. I know that my daughter and her husband (who currently reside in Seattle and most definitely want to move to Boise) are anxious to take advantage of this unique opportunity that Antelope Springs offers.

For your information, my wife and I moved to Boise twenty-one (21) years ago and built our custom home in "The Springs Subdivision" in Southeast Boise. The attraction of using our own builder played a major role in selecting "The Springs" as our neighborhood of choice.

Thank you very much for your time and as a current property owner in Southeast Boise, we sincerely hope that you will allow Antelope Springs lot owners the uniqueness of using their own builder of choice.

Best regards,  
*Bob Bonzer*  
*President*  
*The Springs Subdivision*

## Josh Johnson

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**From:** Jerry Aldape [Emerald] <jaldape@dlevans.com>  
**Sent:** Monday, March 04, 2013 11:54 AM  
**To:** Josh Johnson

>To whom it may concern

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>I am working with Mr. Telleria to provide financing on a development he  
>is trying to complete in East Boise for a combination residential and  
>commercial property. As a Boise native and long time resident of the  
>east end, I fully endorse what he is trying to do. This development is  
>necessary and will provide an alternative for in-fill housing and  
>commercial development along Warm Springs Ave. As a banker I endorse  
>it as Boise native I endorse it and as individual raised in the East  
>end (proud graduate of Roosevelt, East Junior High and Boise High) I  
>support what he is trying to accomplish.

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>Jerry Aldape  
>Vice President Commercial Loan Officer  
>D.L. Evans Bank  
>7450 West Emerald St.  
>Boise, Idaho 83704  
>Federal MLO # 816812  
>Phone: (208)321-1484  
>Cell : (208) 870-3776  
>Fax: (208)376-2714  
>Email [jaldape@dlevans.com](mailto:jaldape@dlevans.com)

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>D.L. Evans Bank has been proudly recognized as one of 2011's "Best  
>Places to Work" in Idaho.

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**Antelope Springs  
Preliminary/Final Plat and Conditional Use Permit Application  
Recommended Conditions of Approval**

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**Sanitary Sewer**

1. The Antelope Springs sanitary sewer main shall be extended to the easterly property line of the Antelope Springs site, along the property line common to Lots 12 and 13, Block 1. The main shall be constructed such that service to the adjacent, easterly non-wetland property can be served without the need for a pressure sewer line.

**Continuation of Historic Storm Drainage Routes**

1. The Antelope Springs site shall be designed and constructed to provide adequate drainage facilities that shall convey groundwater and stormwater runoff drainage from upstream properties without adversely impacting these upstream properties.
  - a. The drainage facilities shall be designed by a licensed engineer and shall be sized to meet Boise City stormwater standards for the entire upstream contributing drainage.
    - i. If the drainage facility is to be a piped facility:
      1. A trash rack shall be provided on the inlet end of the pipe.
      2. For future maintenance considerations, each run of pipe shall be 400-feet or less in length. Longer runs of pipe shall be punctuated with manholes.
      3. The minimum diameter of pipe shall be 12-inches and may be greater, as a result of hydraulic calculations.
      4. The sizing of the pipe shall be adequate to remove upstream stormwater without causing the Duesman property to act as an off-site stormwater detention facility for the Antelope Springs project.
    - b. The Antelope Springs Homeowners Association or other suitable entity shall be solely responsible for maintaining the drainage conveyance across the entire Antelope Springs site.

**Site Grading and Drainage**

1. Fill that has been placed for the Antelope Springs site and that presently encroaches onto the Duesman property shall be removed and the disturbed area shall be reseeded with natural wetland plant material.
2. All site drainage from the Antelope Springs site shall be retained on-site. The Antelope Springs site has no right to discharge stormwater onto the Duesman site.
3. The Antelope Springs site shall be designed to either:
  - a. Grade the Lots 11 and 12, Block 1, toward the Parsnip Peak Drive and away from the Duesman property, or
  - b. Shall install a positive rear yard runoff collection system, i.e. yard catchments and piping along the east boundary, or graded swales that lead to an on-site retention basin, etc. to assure that no runoff flows from Antelope Springs onto the Duesman property.
4. The subdivision covenants, conditions and restrictions shall strictly control modifications to the lot stormwater facilities. No modification may be made to the project stormwater control improvements without providing first an alternate viable means of stormwater control.



**Fencing**

1. Antelope Springs shall install a perimeter privacy fence, in conformance with the Idaho Department of Fish and Game recommendations, prior to the initiation of lot sales.
2. The fence shall be constructed entirely on the Antelope Springs' property and shall route around the site perimeter, except for the Warms Springs Ave. frontage.
3. Design of the southeast wildlife access point shall be designed, constructed and signed in a manner to discourage pedestrian access to the Duesman property.

**Antelope Springs**  
**Preliminary/Final Plat and Conditional Use Permit Application Comments**  
March 1, 2013

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Quadrant Consulting has been requested by Liz and Kevin Duesman to provide a review of the proposed Antelope Springs Preliminary/Final Plat and Conditional Use Permit applications. The reviewed files were obtained from the Boise City web site on February 15, 2013 (<http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=SUB13-00002&type=doc> and <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=CUP13-00002&type=doc>). The purpose of this review is to evaluate the proposed project, with respect to potential impacts on the Duesman property.

The Duesmans have been neighbors to the proposed Antelope Springs site, since 2004. The two properties share a common border along the west line of the Duesman property. See Figure 1. For reference, the subject site is also immediately adjacent, although outside of, the "Specific Plan District - Harris Ranch, Boise City, Idaho."

For the past nine years, the Duesmans have enjoyed their property near Harris Ranch and Barber Nursery. They have watched as the area has grown up around them over the recent years. They are accustomed to their present neighbors and have developed friendly, working relationships with all.

Under the proposed Antelope Springs Preliminary/Final Plat and Conditional Use application, one neighbor will be leaving, only to be replaced by 20 new neighbors, likely none of whom have been party to any of the casual agreements over the years with the Duesmans. Out of concern that these neighbors may not appreciate some of the nuances of past relationships, the Duesmans seek assurances through the approval process that their property and rights will not be adversely affected, as the land use changes when one neighbor moves on and 20 new neighbors move in.

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On February 20, a technical meeting was conducted to discuss common concerns regarding the proposed Antelope Springs project. The meeting included representatives of the Antelope Springs design team and technical representatives of the Duesmans. During this meeting a number of varied topics were discussed. Five primary topics included in this review were discussed at that meeting, and they are:

1. Extension of Parsnip Peak Drive to the East Property Line of Antelope Springs.
2. Extension of Sanitary Sewer to the Duesman Property from Antelope Springs.
3. Continuation of Historic Storm Drainage Routes.
4. Site Grading and Drainage.
5. Perimeter Fencing.

1. **Extension of Parsnip Peak Drive to the East Property Line of Antelope Springs.**  
ACHD Staff Comments/Recommendations include a recommendation not to extend Parsnip Peak Dr. to the Antelope Springs east property line. As noted by staff and by the US Army Corps of Engineers Boise Regulatory representative, the extension of the road to the east, onto the Duesman property would destroy existing wetlands. Considering the wetland destruction, exorbitant construction costs that would be required to actually build across a

wetland, and any required mitigation for wetland impacts; the extension of Parsnip Peak Dr. onto the Duesman property simply is impractical.

There is total support by the Duesmans that Parsnip Peak Dr. should not be extended to the east property line of Antelope Springs.

**2. Extension of Sanitary Sewer to the Duesman Property from Antelope Springs.**

The Antelope Springs property is presently served by a Boise City sewer main that was constructed as a part of the E. Parkcenter Bridge project. In the spirit of the good neighbor policy that extended the service line at no cost to the owners of the Antelope Springs, the Duesmans request an extension of this same main to provide service to the lower western bench of their property. Without this extension, service to the lower western bench of the Duesman site will require an approved pressure sewer line to the gravity main.

**Recommended Condition of Approval:**

The Antelope Springs sanitary sewer main shall be extended to the easterly property line of the Antelope Springs site, along the property line common to Lots 12 and 13, Block 1. The main shall be constructed such that service to the adjacent, easterly non-wetland property can be served without the need for a pressure sewer line.

**3. Continuation of Historic Storm Drainage Routes.**

The Duesman property and the Antelope Springs site share common bottom lands along a remnant Boise River channel. Refer to Figures 2 - 5 that provide snapshots of the subject area over a two-decade period, 1992 to 2012.

Dating to at least 1992, and likely longer, a drainage ditch extended from a Boise River side channel through portions of the present Dallas Harris Estates common area, through the Antelope Springs site, through the Duesman site, eventually ending near the intersection of present-day Parkcenter Blvd. and Warm Springs Avenue. See Figure 2.

Sometime in the early 2000's, fill began being imported into the present-day Antelope Springs site, creating what initially appeared to be a commercial nursery holding yard. See Figure 3. Accelerating in 2009, more and more of a variety of earth fill material began arriving on the Antelope Springs site and was, to the outside observer, apparently randomly pushed around with heavy equipment.

Through 2011, while fill was being placed, the historic drainage ditch remained open providing for the relief of groundwater and stormwater drainage coming off of a small section of Warm Springs Avenue, the Duesman property and portions of the Harris Ranch site. The drainage ditch also accepted the tail water from the Penitentiary Canal. See Figure 4.

In late 2012, the grading operation appeared to have been nearly completed, when the historic drainage ditch was filled completely full of material. See Figure 5.

In place of the 10-15 foot wide, 2 feet deep drainage ditch, the Antelope Springs applicant has installed an 8-in PVC pipe that was apparently intended to remove accumulated groundwater from the Duesman property only. No provisions were made to accommodate overland stormwater discharges. The current condition of the 8-in PVC drain pipe is illustrated in Figures 6 and 7.

There is no evidence that this 8-in pipe was engineered by a licensed professional. There is no evidence that the pipe was sized to adequately convey stormwater flows originating from a small section of Warm Springs Avenue, the Duesman property and portions of the Harris Ranch site that presently reach the drain on the Duesman property today.

Under the preliminary plat application, this pipe is depicted as an "8IN IR" and the legend describes this as an "Existing Gravity Irrigation Pipe and Size." There is no provision on the preliminary plat to convey accumulated stormwater runoff from the Duesman site to the historic drain ditch that connected to the Boise River. The new fill on the Antelope Springs site markedly altered the storm drainage hydrology on the Duesman property.

Immediately after the ditch was closed in 2012, under two different situations, the Duesman property was flooded, for weeks at a time. On both occasions, the cause of the flooding of their property could be tied to the placement of the fill and the closing of the historic drainage ditch. Clearly, the present situation is unfair and unreasonable, especially when prior to the closing of the ditch, flooding of the Duesman property was not an issue.

The proper solution to the current situation is to require the applicant to provide drainage facilities designed to adequately handle upstream stormwater drainage without adversely affecting the upstream properties, including surcharging the Duesman property wetlands. Prior to the ditch being closed in 2012, stormwater runoff was able to be conveyed away by the drainage ditch. The Duesmans should not be expected to donate their land as an off-site detention facility, merely so that the Antelope Springs developer can avoid replacing a non-engineered, one year old line that is of insufficient capacity to handle historic stormwater flows.

**Recommended Conditions of Approval:**

The Antelope Springs site shall be designed and constructed to provide adequate drainage facilities that shall convey groundwater and stormwater runoff drainage from upstream properties without adversely impacting these upstream properties.

- The drainage facilities shall be designed by a licensed engineer and shall be sized to meet Boise City stormwater standards for the entire upstream contributing drainage.
- If the drainage facility is to be a piped facility:
  - A trash rack shall be provided on the inlet end of the pipe.
  - For future maintenance considerations, each run of pipe shall be 400-feet or less in length. Longer runs of pipe shall be punctuated with manholes.
  - The minimum diameter of pipe shall be 12-inches and may be greater, as a result of hydraulic calculations.
    - The sizing of the pipe should be adequate to remove upstream stormwater without causing the Duesman property to act as an off-site stormwater detention facility for the Antelope Springs project.
- The Antelope Springs Homeowners Association or other suitable entity shall be solely responsible for maintaining the drainage conveyance across the entire Antelope Springs site.

#### **4. Site Grading and Drainage**

The Antelope Springs fill operation placed earthen material beyond the boundaries of the Antelope Springs site. In some locations the fill extends five feet or more onto the Duesman property. See Figure 8.

According to the Preliminary Plat and measurements made on the ground, the elevation difference between the planned finish floor elevations and the Duesman property will be seven feet. Currently, the fill on the adjacent Antelope Springs site is approximately three to four feet higher than the Duesman property.

Today, following the 2012 grading activities, the Antelope Springs site has been graded to send site runoff directly onto the Duesman property. See Figure 9. A disagreement exists between the Antelope Springs applicant and Duesman, as to whether or not Antelope Springs has the right to discharge stormwater runoff onto Duesman's property.

The Preliminary/Final Plat Site Drainage Plan contemplates sloping Lots 11 and 12, Block 1, outward toward the Duesman property. This implies that under unforeseen conditions vagrant site runoff could very easily be directed onto the adjacent Duesman property. The discharge could be directly through overland flow or by subsurface seepage, also known as "hydrologic trespass," through the elevated fill.

While there has been casual discussion of perimeter "sand drains" or yard swales designed to intercept the out-sloped lot runoff, one must be concerned about the long-term effectiveness of sand drain systems or swales in this high groundwater area. The principal concern is that without proper safeguards, once these systems fail, the only viable option remaining will be to direct the drainage off-site and onto the Duesman property.

Controlling surface drainage for each individual lot in a positive manner must be addressed early, if future conflict between neighbors is to be avoided. Following development, the Antelope Springs lots will likely be 50-70% hard surface, with the remainder of each lot in pervious material. As proposed sand drains fail over time, the constant dribble from irrigation or stormwater onto the Duesman property stands to be a constant irritant between neighbors.

One possible solution to the potential problem would be for the applicant to regrade the lots so that surface water flows toward the road where stormwater water could be stored in front yard basins.

A positive runoff collection system could be a piped system with yard inlets that drain to the historic drain or to on-site detention basins. This option is preferred compared to seepage beds and swales on each lot. The concern is that beds and swales can be plugged and or abandoned by homeowners through lack of protection, or even willful obliteration through landscaping. Another distinct possibility is that the future Antelope Springs homeowners, naive about the function of the beds or swales, may elect to build a garden on top of the swale. Through thoughtful design, early in the project, the risk of future conflict between neighbors will be minimized.

A reasonable solution would include conditions of approval that deal with vagrant off-site drainage. Recommended conditions of approval follow.

**Recommended Conditions of Approval:**

Fill that has been placed for the Antelope Springs site and that presently encroaches onto the Duesman property shall be removed and the disturbed area shall be reseeded with natural wetland plant material.

All site drainage from the Antelope Springs site shall be retained on-site. The Antelope Springs site has no right to discharge stormwater onto the Duesman site.

The Antelope Springs site shall be designed to either a) grade the Lots 11 and 12, Block 1, toward the Parsnip Peak Drive and away from the Duesman property or b) shall install a positive rear yard runoff collection system, i.e. yard catchments and piping along the east boundary, or graded swales that lead to an on-site retention basin, etc. to assure that no runoff flows from Antelope Springs onto the Duesman property.

The subdivision covenants, conditions and restrictions shall strictly control modifications to the lot stormwater facilities. No modification may be made to the project stormwater control improvements without providing first an alternate viable means of stormwater control.

**5. Perimeter Fencing.**

The Duesmans are concerned that with twenty new neighbors, the temptation to trespass on their property will be very inviting for folks that may not immediately appreciate private property rights or those that are just curious about the land next door. As discussed at the technical meeting on February 20, a perimeter fence on all sides, with the exception of Warm Springs Ave, has been proposed to be constructed prior to the sale of lots. In a letter to Planning and Development Services dated January 28 (sic), 2013, the applicant has agreed to place a perimeter fence along the south and west portions of the exterior boundary of the site. In that letter, the Duesman site was excluded.

In recommendations provided by the Idaho Department of Fish and Game for the proposed Antelope Springs project, the recommendation was made that:

Privacy fences should be constructed around the perimeter of the development to deter deer from entering the subdivision.

The Department further recommended that:

... at least two wildlife exit points be provided on the south and/or east side of the development, preferably one in the southeast corner and one in the southwest corner.

The Duesmans acknowledge the recommendations offered by the Idaho Department of Fish and Game concerning the construction of the privacy fence and the wildlife exit points. The Duesmans have stated that they will cooperate in the location of the southeast corner wildlife exit point, provided that the access shall be constructed and signed in a manner to discourage pedestrian access to their property.

**Recommended Conditions of Approval:**

Antelope Springs shall install a perimeter privacy fence, in conformance with the Idaho Department of Fish and Game recommendations, prior to the initiation of lot sales.

The fence shall be constructed entirely on the Antelope Springs' property and shall route around the site perimeter, except for the Warm Springs Ave. frontage.

Design of the southeast wildlife access point shall be designed, constructed and signed in a manner to discourage pedestrian access to the Duesman property.

This concludes my review of the Antelope Springs Preliminary/Final Plat and Conditional Use Permit applications. An important part of this review includes recommended conditions of approval. These recommendations are intended to minimize the potential for conflict between neighbors that could conceivably occur following development. In my opinion, implementation of the recommended conditions will provide both Duesman and Antelope Springs residents and the City of Boise with a means to provide for a future long-term, harmonious relationship that will serve the community well into the ensuing years.

Respectfully Submitted,  
**QUADRANT CONSULTING, INC.**



Steve Sweet, PE  
Principal

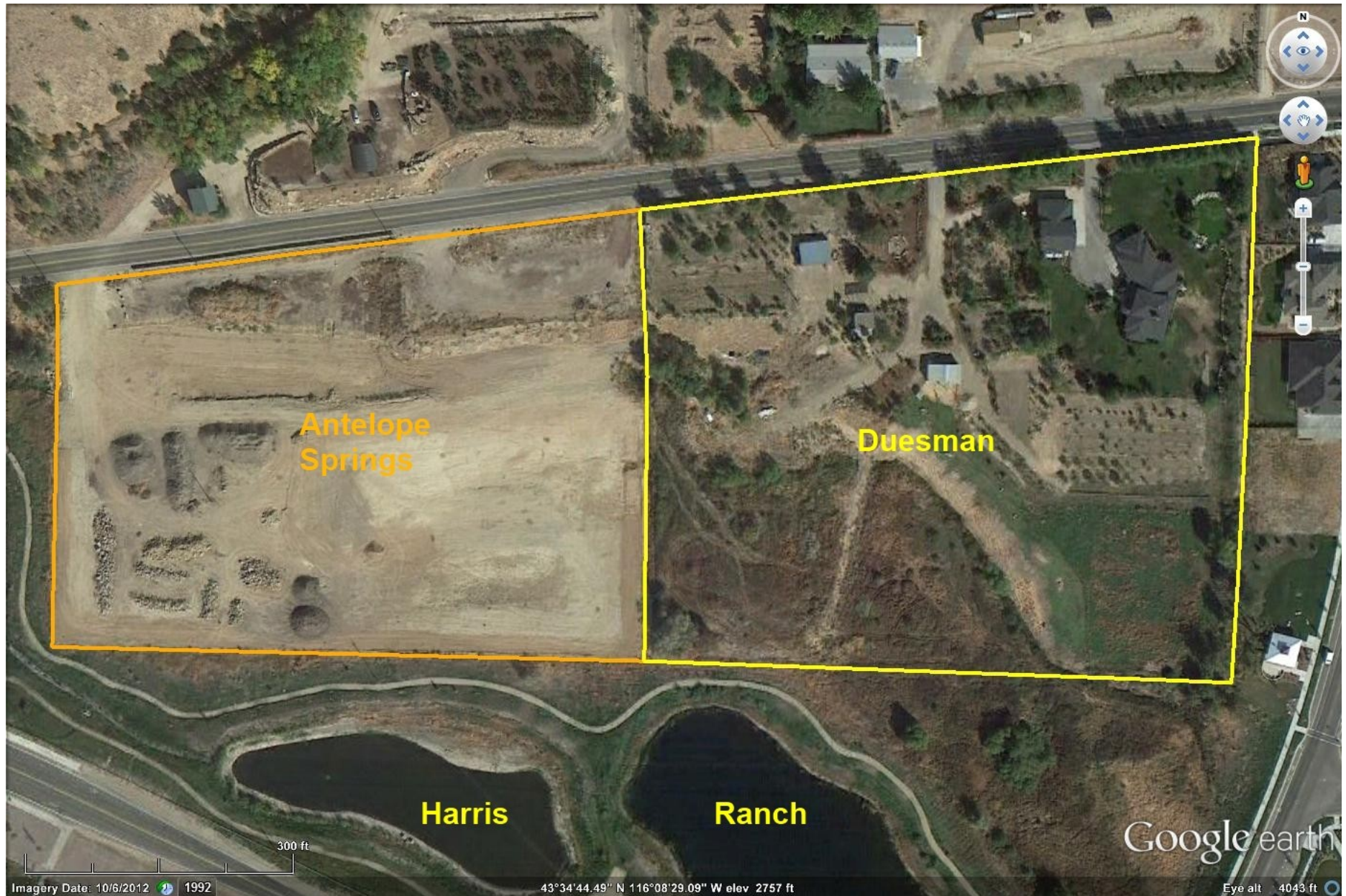


Figure 1. Vicinity map showing the Antelope Springs and Duesman properties in relation to Harris Ranch. (10/6/2012)





Figure 2. Antelope Springs and Duesmans (6/4/1992). This view depicts the Antelope Springs and Duesman sites prior to significant development activities on either site. A drain ditch clearly traverses both properties in 1992.



Figure 3. Antelope Springs and Duesmans, (6/2/2002). Between 1999 and 2002, portions of the Antelope Springs site began to be filled, apparently as a part of a nursery operation.



Figure 4. Antelope Springs and Duesmans (9/1/2011). As late as September 2011, the drain crossing both the Antelope Springs and Duesman property clearly remained open, while the remainder of the entire Antelope Springs had been extensively filled.



Figure 5. Antelope Springs and Duesmans (10/6/2012). By October, 2012, the historic drain across the Antelope Springs site had been filled and the ditch was replaced by an 8-in pipe. The Antelope Springs application portrays the 8-in pipe as an existing condition.



Figure 6. The historic drain ditch across the proposed Antelope Springs site has been filled in and an 8-inch PVC pipe was placed in an attempt to provide drainage for the Duesman site. The preliminary plat depicts this pipe as an existing condition, although the pipe was installed in 2012. (2/17/2013)



Figure 7. The 8-inch pipe is undersized for storm drainage purposes and lacks any trash rack. The end elevation is gravity controlled, utilizing a non-engineered and unique wood pole and large boulder contraption. Future storm drainage runoff from the Duesman property will be impacted by this recent alteration to the historic drainage system. (2/17/2013)



Figure 8. The proposed Antelope Springs site is visible in this image as being to the viewer's right of the orange line. The orange line follows the property line as staked by the applicant. (Note that the Antelope Springs fill extends well onto the Duesman property.) (2/17/2013)



Figure 9. Since the Antelope Springs fill was placed, the adjoining pad has been graded toward the Duesman property and the new drainage ditch seen here was created. The new ditch is apparently intended to discharge drainage directly onto the Duesman property. As a direct result of the recently placed fill, the Antelope Springs property is approximately 3 to 4 feet higher in elevation than the adjoining Duesman property. Historic stormwater drainage from the Duesman site has been effectively blocked by this fill, which was extended into the original drain ditch in 2012. (2/17/2013)

## Josh Johnson

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**From:** ERIC and BRANDY WILSON <fleabane@cableone.net>  
**Sent:** Friday, March 08, 2013 10:19 AM  
**To:** Josh Johnson  
**Cc:** icuski2@yahoo.com; Pete White; mikereineck@mac.com  
**Subject:** Antelope Springs Subdivision

Hi Josh,

HRNA and RENA met with Pat Telleria last night and we will be supporting the subdivision. RENA also spoke with Doug Fowler about access issues. Both Chris and I plan to testify on behalf of each neighborhood at the P&Z hearing so that we can get our thoughts about the decisions we reached on the record and create a hearing record for future, small subdivisions that come along in the valley.

### Fencing

- We will defer to Fish and Game on this issue. Since they have indicated the wrought iron fence with less than 4" spacing is acceptable, we will go along with that.

### Connectivity

- After speaking with both developers, the neighborhoods have recognized the futility of pursuing a pedestrian cross-access agreement at this time. We are hopeful that in the future, the HOA's may choose to collaborate as neighbors and secure pedestrian cross-access and maintenance agreements.
- We support the addition of the sidewalk along Warm Springs and hope that it is continued as other projects come online. We find that this helps to meet the intent of Blueprint Boise BV-C 2.1, but would encourage future developments to support more pedestrian connectivity.

### Wildlife

- With every home sold and future title transfer, \$100 will be donated to the Idaho Fish and Wildlife Foundation. In general, we would prefer a percentage of the sales price of homes sold, but will agree to this since the developer has strong objections to the percentage approach.
- The donation to the Foundation will be tied to the deed for each home and the donation made at title transfer for sales. It will not be managed through CCRs or the HOA.
- The developer will provide educational materials (brochures, etc.) from IDFG or BLM on living with wildlife and regulations for the WMA. I volunteered to check with IDFG for existing publications that may be useful. Mr. Telleria will provide these as part of the welcome packet in the subdivision for all initial sales, the CCRs will indicate that the HOA will provide this information as homes change ownership, and the brochures would also be made available at the Barber Hills Nursery.
- With the donations to the Foundation as mitigation for this small subdivision, plus the educational materials, we feel this generally complies with Blueprint Boise BV-CNN 2.1(e). We will continue to work with the Foundation on how the monies donated from Barber Valley developments are earmarked for conservation projects in the WMA and the Barber Valley.

### Lights

- Downward-facing, shielded streetlights must be provided in accordance with Blueprint Boise BV-CNN 1.2.

Drainage

- We defer to city engineering judgment on this topic.

Thank you!

Brandy

Brandy Wilson  
Vice President  
RENA