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Boise Parks & Recreation

June 21, 2013

Cody Riddle and Todd Tucker .
City of Boise, Planning & Development Services
150 North Capitol Blvd.
Boise, ID 83702

RE: Boise Parks & Recreation (BPR) Commission Action regarding Barber Mill Estates, Request for a Boise River Ordinance System permit (CFH13-00019). 5237 E. Sawmill Way.

A regularly scheduled meeting of the Boise Park & Recreation Commission was held Thursday, June 20, 2013. The Commission voted unanimously to support the proposed residential subdivision in accordance with staff recommended conditions of approval.

The Request:

The applicant requests a Boise River System Ordinance Permit to develop a 47 residential subdivision on approximately 11.92 acres. The property is situated along former Lysted Road which leads south from Warm Springs Avenue to Barber Dam. The property is the site of the former Triplett ponds and utilized for sewer treatment until recently when Golden Dawn Estates (adjacent to Harris Ranch development north of Warm Springs Ave.) was annexed to the City of Boise and connected to city water and sewer. Use of the property for sewer treatment was then no longer necessary. The applicant proposes to reclaim/restore the property for residential purposes. The property is composed on Class A and C lands. Class A lands are considered most important for protection of wildlife values and habitat. The east and southeast boundaries of the proposed subdivision are situated adjacent to the Barber Pools Reserve. According to the applicant all buildable lots requested will respect the Class A determined boundaries.

The applicant acknowledges that egress/ingress to the proposed residential subdivision near the northwest corner of the subdivision respects the fact that the city proposes to extend a future Greenbelt from Eckert Road to Warm Springs Avenue along the west and north boundary of the subject property. BPR attempts to avoid at-grade crossings when at all possible, and is always concerned when public safety is an issue. The location of this residential entry should be carefully considered. Safety stop bars, bollards with stop signs, speed demon decals should be installed to prevent any accidents to the greatest extent possible. The angle of the proposed Greenbelt path as makes the curve around the northwest corner of the property should be constructed to be as visually safe as possible to avoid blind spots or sight obscuring challenges for both motorists and pedestrian/bicyclists.

BPR Commission Findings:

- 1) The proposed project meets the spirit and intent of both the Boise Parks & Recreation (BPR) Comprehensive Plan and City of Boise's Blueprint for Good Growth comprehensive plan goals, objectives and policies.
- 2) The property has no surface connection with the Boise River and therefore not adversely affect the water quality of the Boise River.
- 3) At at-grade crossing will be necessary at the northwest corner of the property for purposes of egress-ingress to the proposed residential development. BPR tries hard to limit at-grade crossings. Bollards will be installed with warning features to insure Greenbelt user safety.
- 4) Noise impacts shall be kept to a minimum. Contractor construction schedules shall be coordinated with Parks design staff.
- 5) There are no identified bald eagle perch and/or roosting trees on-site. The property however borders the Barber Pool Reserve. 33% of the project site will not be constructed upon to limit adverse impact to the Reserve. Another 3% is dedicated for public Greenbelt use.
- 6) There are no aesthetic features as viewed from the Greenbelt set back area in need of protection.
- 7) There are no views of cultural or geographical landmarks in need of preservation.
- 8) The property served as a former sewer treatment facility for Gold Dawn Estates. This prior use qualifies the parcel as having special and unique characteristics. DEQ is currently evaluating the ponds. While the ponds previously provided surface water they did not support any significant wetland or riparian vegetation according to Karl Gebhardt, Hydrologist and Environmental Engineer.
- 9) The property is located primarily on Class C designated lands. Class C Lands are areas which are least important for preservation. Certain portions of the property to the east and southeast, adjacent to the Barber Pools Reserve, are considered Class A Habitat and should be protected.
- 10) Emergency access to the river is not applicable to this site.
- 11) There is no riparian area adjacent to the on the west side of the property

BPR Commission Recommendation

Boise Parks & Recreation Commission (BPR) support the proposed Barber Mill Estates Subdivision request for a Boise River System Ordinance permit with the following conditions of approval:

- 1. Any Greenbelt pathway extension constructed along the west side of the proposed subdivision will include safety bollards (complete with stop sign and speed demon decal warning as well as stop bar pavement markings alongside any proposed at-grade crossing. Other safety related measures may also be deemed necessary (i.e. – safety lighting). Design plans for any at-grade crossing will coordinated, approved and inspected by BPR design staff.***
- 2. Developer shall comply with applicable local, State and Federal, requirements for grading and construction activities within the Boise River Floodplain.***
- 3. Residential lots shall be separated from Class A habitat by secured fencing that Prevents domestic pets from entering habitat areas.***

Respectfully,

**Cheyne Weston, BPR Park Planner
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