

# Harris Ranch

Harris Ranch Owners Association  
P.O. Box 5343  
Boise, Idaho 83705

RECEIVED

JUL 30 2013

DEVELOPMENT  
SERVICES

Boise City Planning and Zoning Commission  
c/o Planning and Development Services  
Boise City Hall  
150 N. Capitol Blvd.  
Boise, ID 83701-0500

Ref: CAR13-00007 & PUD13-00002 Barber Mill Estates (BME)

August 1, 2013

Dear Planning and Zoning Commissioners:

The Harris Ranch Owners Association (HROA) board, after meeting with the applicant team and then reviewing our residents and other neighborhood stakeholders' concerns, cannot support this application. We base our objection on several criteria that degrade the quality, safety and home values in our Association. We also believe it is debatable whether the application is in compliance with the City's Comprehensive Plan (Blue Print Boise).

**Traffic/Safety:** Residents have filed numerous complaints with the Boise Police and ACHD regarding drivers exceeding the posted 20 mph speed limit on Sawmill Way/Lysted when using it as cut-through to/from Eckert Rd and Warm Springs Ave, avoiding a four way stop. Riverstone and East Junior High students use these streets to walk and bike to school, often during dark mornings.

A feature of Sawmill Way and the Mill District homes in general is their alley loaded, rear-entry garages. Considering there are no nearby parks, children often play in their front yard along the frontage sidewalk and near the street.

Adding an additional 447 vehicle trips per day to a section of roadway that already poses a significant safety hazard for students and resident children significantly increases risk to our Association's children and is not good stewardship.

**Decreased Property Values:** If approved, BME homes will sit on ground 12' -15' higher than homes on Sawmill Way (See attached photos). Although the applicant has verbally offered to build single level homes closest to Sawmill, residents of these homes will be at the same level and be able to look into the second floor of Sawmill Way homes. Additionally, the second rows of homes in BME are only 10' directly behind the first and could be as high as 35' in height. This wall of homes high above Sawmill will decrease property values.

Another problem is the incompatible design between Mill District (predominately Craftsmen Style) and the proposed "Prairie" style front-loading style. Please see attached photos. This stark contrast will further reduce property values.

This application will destabilize our neighborhood by introducing an unpredicted development. Sawmill Way residents were universally told that the area would never be developed and a large Barber Pool Conservation Area sign (see photo) near the properties' gate confirmed this incorrect perception.

# Harris Ranch

Harris Ranch Owners Association  
P.O. Box 5343  
Boise, Idaho 83705

The Idaho Shakespeare Festival (ISF) is the cultural center of the Harris Ranch/Barber Valley. We believe ISF's future is threatened at its current location due to sound going both way from homes starting at only 370' from the ISF stage. The current homes on Sawmill Way are approximately 1000' from the stage; thus while residents often hear music or the sounds of stage battles, it doesn't have the same impact. In addition the sound from Mill District lawnmowers or air conditioners does not interfere with performances. With over 120 performance nights per year, it is likely that residents in BME will complain regardless of CC&Rs that, although limiting at first, can always be changed.

We believe if ISF leaves, our cultural and property values will be compromised by the loss of a major regional amenity.

**Comprehensive Plan:** The plan states, "*A development approved or undertaken shall be in accordance with the Comprehensive Plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of the development are compatible with and further the goals, objectives, policies, and programs of the Comprehensive Plan as it existed on the date of the application to the City.*"

The Plan also states "Boise will be known for:  
*Environmental stewardship;  
A predictable development pattern;  
Stable neighborhoods and mixed-use activity centers;  
Being a connected community;  
Being a community that values its culture, education, arts, and history,  
Having a strong, diverse economy; and  
Being a safe, healthy, caring community.*"

This application puts homebuilding first and wildlife, pedestrians, cyclists, the arts, schools, and adjoining neighborhood far in the rear and as such is not compatible with major elements of the Comprehensive Plan.

**Recommendation:** That the City work with the property owner, applicant and neighborhood stakeholders to develop a new plans which meets the Comprehensive Plan goals and objectives.

Sincerely,



Jeff Steele  
President, HROA

Encl: Four photos





