

**From:** [Rich Kaylor](#)  
**To:** [MayorBieter](#); [CityCouncil](#)  
**Cc:** [Todd Tucker](#)  
**Subject:** Pleasant Valley South and Syringa Valley Development Project  
**Date:** Monday, March 14, 2016 7:38:39 PM  
**Attachments:** [1458001405616](#)  
[1458004965861](#)  
[1458003468479](#)  
[1458003951869](#)  
[CAR15-00029, CPA15-0008, SUB15-00055 Pleasant Valley South, LLC.docx](#)  
[A-2 Open Land, Reserve.docx](#)

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My wife and I moved to Southfork Subdivision about two years ago. We were attracted to this area because of the open area.

Our home is on the southern border of Southfork Subdivision and we were told that the open area to the south and east of us was open range and would not be developed.

(See attached A-2 Open Land, Reserve.docx which shows the Coughlin Site just south of Southfork Subdivision zoned as A-2)

**A-2**

The **Open Land A-2 District** provides a zoning district within the City for property intended for permanent open space and to properly guide growth of the fringe areas of the City. The A-2 zone should be applied to property that is not intended for development, or for property that the City desires to be subject to more development limitations than would be provided by the A-1 District.

[http://pds.cityofboise.org/media/184600/boise\\_s\\_zoning\\_districts\\_web\\_version\\_.pdf](http://pds.cityofboise.org/media/184600/boise_s_zoning_districts_web_version_.pdf)

**4. DIMENSIONAL STANDARDS FOR OPEN LAND DISTRICTS**

| Table 11-04.2 Dimensional Standards for Open Lands |                                |         |                  |
|----------------------------------------------------|--------------------------------|---------|------------------|
| Dimensional Standard                               |                                | A-1     | A-2              |
| Lot Area, Minimum (square feet)                    | Interior Lots<br>Corner Lots   | -       |                  |
| Average Lot Width, Minimum (feet)                  | Interior Lots<br>Corner Lots   | 50      | 100              |
| Street Frontage, Minimum (feet)                    |                                | 30      | 100              |
| Density, Maximum (units/acre)                      |                                | 1       | 1 unit/ 40 acres |
| Open Space per Unit, Maximum                       |                                | N/A     |                  |
| Building Height, Maximum (feet)                    |                                | 45, 35* |                  |
| Setbacks, Minimum (feet)                           | Front Yard / Side Yard, Street | 20*     | 40*              |
|                                                    | Side Yard, Interior            | 10*     | 20*              |
|                                                    | Rear Yard                      | 30*     | 60*              |

\*Buildings or structures adjacent to or across a street or alley from residential use or zone.

**The Maximum Density of A-2 is 1 unit per 40 acres.**

The last paragraph of page 1 attached CAR15-00029, CPA15-0008, SUB15-00055 Pleasant Valley South, LLC.docx:

**Comprehensive Plan Amendment**

The amendment is required for the public convenience or necessity, or for the general welfare of the community. To achieve the densities needed along Lake Hazel to warrant transit service in the future, and to provide a buffer to the lower densities further to the south an increase in density is needed. As such, the amendment is for the public convenience, necessity, and for the general welfare of the community.

is BS. It is not for public convenience, necessity or general welfare of the community.

**Re: CPA15-00008, CAR15-00029 & SUB15-00055 / 6298 S. Cole Road**

Dear Mr. Hellhake:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for an amendment to Policy SW-CCN 2.5 of the Comprehensive Plan to remove both the area and density limits on residential development north of the future Lake Hazel Road Extension in the Reserve Planned Community Area, a rezone of approximately 601 acres from A-2 (Open Land) to SP-03 (Syringa Valley Specific Plan). The new zone will include a number of subdistricts with a range of use allowances and dimensional standards and a preliminary plat for a residential subdivision comprised of 453 buildable and 41 common lots on approximately 101 acres generally located in a proposed SP-03 (Syringa Valley Specific Plan) zone.

<http://pdsonline.cityofboise.org/pdsonline/Documents.aspx?id=201601060905049250>

453 homes on 101 acres = **4.45 homes per acre**

**4.45 homes per acre is quite a change from 1 unit per 40 acres.**

**I urge you to oppose the proposed changes for Pleasant Valley South and Syringa Valley Development Project.**

Thanks

Richard Kaylor  
7355 W Ring Perch Drive  
Boise, ID 83709