

From: [Mb](#)
To: [Todd Tucker](#)
Subject: Syringa Valley Development Project
Date: Thursday, March 10, 2016 12:27:05 PM

Attention Boise City Council:

Dear Members of the Boise City Council,

I would like to speak concerning the pending requested change of zoning specifically: Requested Change of Zoning, Amendment to Policy SW-CCN 2.5 of the Comprehensive Plan, and proposed Kirsten Plat (matters 6, 6a, and 6b on the PZ Commission agenda for the 2/8/16 meeting).

As a resident and member of the Southfork home owners association, the adjacent subdivision to the proposed comprehensive plan, I would like to bring to the Boise City Council's attention several matters that I believe merit serious consideration.

I submit that the area being requested was zoned A-2. The following is taken directly from the Boise Zoning Regulations: 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 (emphasis added). It is clear that it was the intent of our predecessors after serious deliberation and consideration that the area was not to be zoned for high density residential use, hence the A-2 classification. In the area we have the renowned Birds of Prey reserve which is still a popular attraction for thousands every year, the nature of which commands a rural environment. It is clear from the zoning assignment that the growth was intended to propagate to other areas prior to desecrating the virgin land surrounding the reserve. The applying party nor the City Council cannot make claim that all other non A-2 areas have been fully developed and only A-2 zoning is left, therefore it must be given serious consideration that the fringe areas in proximity to the reserve must be preserved. The developer is simply seeking to increase profits by purchasing land at an extremely reduced rate due to the A-2 zoning rather than purchasing land in an area intended for such a development. The developer does not care about the preservation of our beautiful Idaho land or the Birds of Prey Reserve. The extremely high density proposal is also proof positive this is nothing more than a high profit endeavor of a major corporation that has zero regard to the beautiful Idaho land we all cherish.

The developers plan is a debacle in the making. Consider the proposal. The developer wants to **begin** utility improvements, develop and sell 171 residential dwelling prior to committing to extend Lake Hazel or complete the development. Why? The answer is simple, the developer has marginal confidence at best that the properties will sell and if they don't we are left with a half completed construction eye sore for the next several decades or longer the developer is under no obligation to complete. Such a scenario would have a frightful impact on the Reserve.

The Cole and Lake Hazel road traffic assessments done by ACHD were not done during relevant times of the day, conduct them when the construction traffic and daily commuters would actually be using the roads. To conduct the assessments during late hours of the day or on weekends is nonsensical and quite frankly irresponsible. The sheer increase in volume of traffic on the access roads for the proposed development will have a grievous impact on the overall health and safety of the area. Over burdened roads cause more accidents, increased maintenance requirements, and negatively affect the quality of life the existing residents of the area already enjoy.

The development plan has no access to water rights. What's to prevent homeowners in the new development and other buildings from tapping into city water for irrigation purposes putting at risk the areas drinking water?

I have yet to see a utilities impact study done for water, power, or sewer and in the absence of these how can the Council even consider allowing the project to proceed.

Lastly and possibly the most important concern, the development is a safety catastrophe waiting to happen. The developer wants to begin heavy equipment construction and later high volume general contractor and subcontractor activities prior to extending the Lake Hazel to Orchard road. How are these vehicles going to access the area? Cole Rd and Lake Hazel are the only two access roads. Both those roads have school bus stops and schools littered for miles. I drive both Cole Rd and Lake Hazel regularly and see young children walking to and from bus stops along both roads, some children even walk Cole road to school since they live within 1 mile of the school. Neither road has a comprehensive side walk or walking pathway. Is the City Council seriously willing to put our children at risk for the sake of allowing a "big money corporation" to inflate it's profits.

For the reasons expressed above, I respectfully request that the City Council act to deny the zoning change, deny the modification, and deny the plat application. The application does not offer an alternative low density low impact proposal nor does it cite that other non A-2 areas could not be used. Furthermore, the application lacks appropriate measures to ensure the safety and well being of the residents and their children in the impacted area. If the Council finds that some sort of development is warranted it must align with the intent of the area, sufficiently assess the potential impact on the area and complete those improvements prior to causing the adverse impact, and MUST provide a comprehensive safety proposal and how they intend to protect the lives of the hundreds of children that walk those roads daily.

Respectfully Submitted,

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Remember to SMILE!!! It's your face that sticks in people's heads... not your name!!