

From: [Inna S.](#)  
To: [Todd Tucker](#)  
Cc: [Inna S.](#); [Wade Patrick](#)  
Subject: Public Comments to Boise City Council Meeting on Syringa Valley Development  
Date: Monday, March 07, 2016 9:18:17 AM

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## **PUBLIC COMMENT TO BOISE CITY COUNCIL re: SYRINGA VALLEY DEVELOPMENT**

On March 29, Boise City Council will consider approval of the proposed Syringa Valley Development off S. Cole Rd, between Victory and Lake Hazel roads. Your vote is not just FOR OR AGAINST the Specific Area Plan proposed by the developer, or the amendments filed now.

**You were elected by the public to be the LEADERS FOR THE BOISE CITY. BY LISTENING TO THE PUBLIC, YOU CAN IDENTIFY THE ISSUES, MAKE INFORMED DECISIONS AND PROPOSE SOLUTIONS.**

**I identified three major items that are MISSING from Boise City and Ada County GROWTH PLANNING PROCESS..**

**These are BUILD NEW MODERN ROADS before the new Subdivision, its ENVIRONMENTAL IMPACT on GROUND WATER resource and CLEAN AIR, and if the proposed Specific Development Plan meets the NEEDS OF OUR COMMUNITY at present and in the future.**

**ADA COUNTY HAS BEEN GROWING FASTER THAN NATIONAL AVERAGE FOR MANY YEARS, WHILE THE EXISTING ROADS HAVE BECOME ANTIQUATED.**

**Traffic counts on our residential street Hollilynn Drive tripled from year 2007.**

**MANY ADA COUNTY RESIDENTS HAVE EXPERIENCED THE SAME STRESSFUL IMPACT OF UNPLANNED GROWTH ON OUR QUALITY OF LIFE: TRAFFIC CONGESTION.**

**It is estimated by ACHD that Syringa Valley Development will add 44,000 daily car trips to South Boise area, from its proposed 3,000 households. For comparison, traffic counts on S. Cole north and south of Victory Rd were 23,000 (in y. 2015) and 17,000 (in y. 2014), respectively.**

**ACHD Commission told us they NEVER require a builder to build roads before the houses.**

**The worsening traffic situation now requires YOU TO IMPLEMENT A MAJOR NEW GROWTH PLANNING POLICY TO BUILD NEW ROADS BEFORE NEW SUBDIVISIONS IN BOISE, ADA COUNTY, IDAHO.**

**In Idaho 15% of households have a child with asthma; air pollution is one of its triggers. The impact of an estimated 44,000 daily car trips from new Subdivision on air quality has not been evaluated.**

**You have to BUILD MODERN ROADS TO REDUCE CONGESTION and IMPACT OF RESIDENTIAL GROWTH ON AIR QUALITY IN BOISE and ADA COUNTY.**

**United Water will supply Syringa from its deep, ground water wells in S. Ada County. Idaho Department of Water Resources corresponded with me in 2014, stating that "It appears that the aquifer is currently in overdraft." A list of Boards and Commissions reporting to the City Council reveals no liaison with IDWR.**

**Syringa Valley was conceived in 2006 and will take 20 years to build. Its approval process did not address the need for water conservation and clean air.**

**A science based forecast of its impact on water use should precede project approval. THE PRESIDENT OF BOISE CITY COUNCIL SHOULD CREATE AND APPOINT A NEW LIAISON TO IDAHO DEPARTMENT OF WATER RESOURCES.**

The Idaho Statesman and TV media reported many times recently that it is difficult for Boiseans to find affordable housing.

Does Boise need another Subdivision like Harris Ranch? The majority of Boise households cannot afford houses priced over \$300K. The average price of S. Boise homes is \$185K. What will Syringa Valley Development offer?

THE CITY COUNCIL SHOULD DIRECT SYRINGA VALLEY DEVELOPER TO  
CREATE A NEW PLAN FOR AFFORDABLE AND SUSTAINABLE GROWTH IN  
BOISE - the plan that is more inclusive and conservative.

With best regards,  
Inna Patrick.