

Dear Members of the Boise City Council,

We would like to address the pending matters of the 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).

In examining the viability of any project such as this we are seemingly faced with any number of planning documents and regulations, as well as the discourse accompanying the pros and cons of such a development. Arguments can, and have been made, that this project does or does not comply in all these aspects.

We propose focusing in on one simple, and rather obvious, element of the discussion. Everyone can agree that a predominant theme for utmost consideration running throughout any planning discussion must be the promotion and maintenance of stable communities. Here we are referring to that aspect of a neighborhood which defines its character and promotes a particular quality of life consistent with the needs and desires of the residents of that neighborhood. Therefore, any planning must absolutely take into account and give greatest weight to sustaining and nurturing that character and quality of life. What else is there to preserve in a neighborhood, if not this?

There can be little question that the subject area is distinctively rural in nature. A quick perusal of a vicinity map, or better yet, a casual drive down Cole Rd. past the subject property will unmistakably reveal that this is rural, country-style living. Evident are large agricultural fields to the west, estate lots and the renowned Birds of Prey to the south, the open, virgin lands to the east, and only the smallest slice of single family residences on the northwest fringe. To classify this as anything other than a distinctly, very low density, rural environment is to ignore one's senses. The people living here want to be here for exactly the environment it provides, one of removal from the hustle-bustle of city life, with its attendant light and air pollution, congestion, wildlife decimation, and the myriad other "blessings" of urban life. The open environment, with its intrinsic value as wildlife habitat,

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the sense of calm and peace, is extraordinarily valuable to our well-being, and deserves greater consideration and protection, as opposed to the need to plant a cement-laden, crowded complex in our backyard.

The subject proposal is nothing less than a catastrophic destruction of the qualities which we cherish and which drew us to live here in the first place and which keep us here. Any planning documentation rationale to the contrary only provides cover for the wholesale, radical, poorly-conceived change of our neighborhood. What we are respectfully requesting is a common sense consideration of the proposal. It is one thing to develop open lands for light residential use mirroring the neighborhood, as opposed to a massive project flooding the area with urban congestion, obliterating this most valuable "reserve" of open space. The subject property is an integral part of the area, and this project would simply create an island of congestion in the middle of our pastoral community.

For the reasons expressed above, we hereby respectfully request that the City Council act to deny the zoning change, deny the modification, and deny the plat application. If the Council finds that development of some sort is ultimately warranted, then a very low density residential proposal be alternatively considered, thus preserving the open land concept originally envisioned for this area.

Respectfully submitted,

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