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To Boise City Planning and Zoning,

Thank you for taking the time to read my comments and concerns regarding a decision you will be making on September 19th regarding the proposed Syringa Valley Specific Plan, Comprehensive Plan Amendment and and Kirsten Subdivision.

As you are aware, Boise City Council and the Mayor have heard much testimony from the developer and supporting agencies, but have not heard any testimony to date from the citizens.

Great progress has been made towards making this huge planned community something that will be an asset to the City of Boise. The greatest opposition from the residents in SW Boise was the increased traffic to S. Cole Rd and Hollilynn.

My concerns now are for the immediate future during the construction of the Kirsten subdivision.

The Lake Hazel to Orchard extension is now being planned with ACHD to begin construction of a dirt construction road from Orchard to Cole Rd. (via Lake Hazel extension) in May 2017. The developer is asking to begin Phase 1 of the Kirsten subdivision in May 2017 as well, and then to begin construction of the first homes along with sales in September 2017, however the bridge connecting the current Lake Hazel is not scheduled until November 2017 and paving of the Lake Hazel extension is not scheduled until February of 2018. This time line was presented as “the goal” per Bob Taunton, representative for CBH Homes. With weather and other delays, home construction and sales could be well underway prior to another route to access the subdivision. There are no requirements to keep any of the traffic including trucks off of S. Cole Rd.

This means that should the Kirsten subdivision be approved before the extension is completed, that all of the construction trucks will have to access the subdivision from S.Cole Rd. which is a two lane road that is already bumper to bumper at certain hours of the day. There is not even a left turn lane for the trucks or workers to enter the subdivision which will back up the traffic even more.

In addition, once construction of homes has begun, there is no incentive to keep the bridge or extension paving on the proposed time track.

I am asking that you consider approval of subdivision only with a condition that the completion of the bridge over Cole Rd, and the Lake Hazel to Orchard extension is completed prior to any

home sales so that construction workers, trucks, sales persons, realtors, and new residents can access this subdivision from a different route than S. Cole Rd.

The impact of more traffic on S. Cole Road without any improvements from ACHD is just unacceptable.

Sincerely,

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