

September 16, 2019

Brent Moore Sr. Project Manager, Boise Planning and Development Services

RE: 12600 W Goldenrod Ave: Case # SUB19-00049 Case # CAR19-00020

Dear Mr. Moore,

My husband and I have lived in our home for 28 years and our property has been in my family for 40 years. We are very concerned with the proposed Whitepine subdivision.

Please consider zoning this property R1B. The two recently developed subdivisions on Goldenrod Ave, Stonehaven and Spotted Dove are zoned R1B and R1C. Spotted Dove was zoned R1C but developed in larger lots to be compatible with existing development and pedestrian safety issues.

Goldenrod Ave was an old country road in the city of Meridian designed in the early 1970s for 16 homes on 1 to 5 acre lots. The street is very narrow with no curb, gutter or sidewalk. Next to the street are irrigation weirs filled with water and natural drains that fill with water when we flood irrigate. Pedestrians and vehicles must share the road.

- Cloverdale Montessori School is at the east end and Pioneer Elementary School and Cottonwood Park are at the west end of Goldenrod Ave. We are less than a mile from a Middle School and a High School. Our children walk, bike, and skate to school each day on Goldenrod and many parents use the road to take & pick up their kids.
- Goldenrod has a very unique, country atmosphere. Residents have cows, chickens, horses, goats, honey bees, and alpacas. Many properties have large gardens and fruit trees. Many adults and children from the surrounding areas walk, bike, and skate on the street for recreation on a daily basis.
- Cottonwood park was designed with the parking lot on the east end for vehicle traffic and the West Goldenrod end for pedestrians to safely access the park. .

In closing, the true buildable area is really 4 acres, less common areas, roads and sidewalks since 1 acre will have 2- ½ acre lots. That equates to 16 homes on 2.34 acres – NOT 5 acres as they stated on their proposal.

Please zone Whitepine R1B for responsible growth and to maintain the safety and quality of life for West Goldenrod Ave. residents and our surrounding neighbors that enjoy this street.

Thank you,

Rod and Lori Brooks 12300 West Goldenrod Ave. 208-376-7137