

SPINK BUTLER LLP

ATTORNEYS AT LAW

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Via email to hsimmons@cityofboise.org

Boise City Council
c/o Hal Simmons
150 N. Capitol Boulevard
Boise, ID 83702

**RE: SUB15-00022/ Dallas Harris Estates Subdivision #14
Wolf Tree Street Extension
SB Matter No.23150.1**

Dear Hal:

We just received the response from Idaho Power regarding the Wolf Tree connection across the Idaho Power corridor. Let me first say that I apologize for not getting this letter to you sooner – our copy of the Idaho Power letter was apparently delayed or misrouted. We certainly appreciate Idaho Power's willingness to explore these uses and we will begin discussions with them immediately regarding a bike/ped easement on Idaho Power property.

With regard to the Wolf Tree connection, we remain on the same page as the Barber Valley Neighborhood Association. We asked that the connection be removed in connection with the 2014 SP01 amendment, but proposed to stub the connection to ensure right-of-way would be available in the event the connection ever proved necessary. ACHD was not ready at the time to agree to just a stub; instead, ACHD wanted this connection to be revisited in connection with the applicable preliminary plat. Accordingly, we have now had this conversation with ACHD. ACHD has indicated that it will not require a Wolf Tree connection; however, if the City requires the connection, then it must be built now. ACHD does not want a stub.

We cannot commit to "terms and conditions to be set forth by Idaho Power" and we do not know what "adequate compensation" will be paid. But the ultimate question is whether the City should require a road that is not wanted by the local stakeholders and for which there is no traffic warrant. Harris Ranch is committed to providing connectivity if it is needed in the future; however, we don't feel that it is needed or advised at this point. Nor does the Barber Valley Neighborhood Association.

MICHAEL T. SPINK JOANN C. BUTLER T. HETHE CLARK CHAD W. LAMER TARA MARTENS MILLER

September 25, 2015
Boise City Council
c/o Hal Simmons
Page 2

Harris Ranch remains willing to keep everyone's options open if the roadway is needed in the future. We propose that Harris Ranch provide an easement to the City of Boise that keeps the area open for a future roadway, as shown on the attached exhibit. ACHD has indicated that it will approve this resolution, which avoids the stub road but accomplishes the same purpose.

Thank you for considering this proposal in light of the wishes of the local stakeholders. We look forward to discussing this matter with the Council on Tuesday evening.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Hethe Clark", with a long horizontal flourish extending to the right.

T. Hethe Clark

THC:g
Attachment

c: Doug Fowler
Sarah Martz
Dave Powell
Mike Reineck

From: [Craig Forsdick](#)
To: [Hal Simmons](#); [Dave Abo](#)
Cc: bnaboise@gmail.com
Subject: SUB15-00022 — Urgent Concerns
Date: Monday, September 28, 2015 8:44:17 AM

Mr. Simmons.

Respectfully we wish to offer our opinion... very strong opposition to the desire to modify the Master Plan to allow connectivity of streets to Harris Ranch Road, and more importantly a major safety concern in your current plans. *(Please if you read only one thing from this email, please review our closing concerns)*

Regarding the tie-in to Harris Ranch Rd.: Increasing the wide web of connecting streets does not improve quality of life for residents, rather it deteriorates it by increased emissions and noise into our neighborhood and causes more concern for safety for cyclists and pedestrians.

1. You are already going to overload an underdeveloped roadway with the opening of developing in the foothills behind Spring Creek, by the addition of hundreds of cars a day to Harris Ranch Road. The entire "old Warm Springs connection through the single lane bridge, to Spring Creek is fraught with dangerous obstacles, tight blind curves, narrow road etc. And this inclusion of more cars is going to significantly endanger the auto, cycling and pedestrian neighbors that use the area and establish intersections. The thought of you adding "more" access points to the overloaded roadway is incomprehensible. Also, the intersection of Harris Ranch Rd and Warm Springs is going to be a huge back up as they try to gain access to Warm Springs.

2. The connection of this roadway will encourage "by pass, or cut-through" road activity to our Spring Creek neighborhood as drivers seek to bypass the traffic back ups at and near the Eckhart intersection. We are already seeing the writing on the wall that you have already created a nightmare for us, the local traffic on Warm Springs in the vicinity of the Eckhart intersection. School traffic and commute traffic is beginning to get out of hand already and you are only in the beginning stages of development. The proposed development of Warm Springs WILL NOT SUPPORT all this additional traffic. Respectfully, your traffic study is inaccurate in many ways.

4. The Dallas Harris Developments already have plenty of access point built and ready to tie into Warm Springs. These access point are feet from the Warm Springs roadway, why do you feel the need to cut through established open space? A roadway that will honestly take a driver from these neighborhoods longer to get around than the existing exits? By the extension of these roadways are you admitting that you are concerned about traffic flow and back ups that you want to create escape routs for them?

5. Adding more cars to the section of roadway only guarantees more car emissions and noise pollution to us neighbors who live along the Harris Ranch Road corridor. We value our quality of air and lifestyle and do not want to see it diminished.

Lastly, and probably what has us most concerned is the MAJOR SAFETY CONCERNS THAT YOU HAVE CAUSED/CAUSING WITH YOUR MOST RECENT PLANS. Your "new Warm Springs bypass" is going to cause someone to get hurt or God forbid killed at the intersection of the new roadway and the existing Warm Springs Road. You

are in the midst of creating a high speed corner for cars to intersect with the second most used pedestrian crossing point on Warm Springs Road. I watch the hundreds of people walk and cycle the path behind my house that leaves our neighborhood of Spring Creek and to access the Green Belt, River, Barber Park etc. Very large numbers of cyclists, school children and pedestrians and their pets cross Warm Springs at the North end of the Spring Creek Neighborhood to access the Green Belt pathways. You have now pushed a major flow of traffic to land right on top of that pedestrian crossing. A child riding his or her bike to school or on a weekend afternoon is going to get hit, a person seeking to cross this traffic with their dogs is going to get hit... all because of this snarling mess you are creating.

Think about in the width of less than a mile what you are creating....

1. Eckhart intersection is going to be a bottleneck for all this traffic from Hwy 21 to Bown Crossing.
2. This Warm Springs bypass road is attempting to push all the boat, truck, "construction trucks included", etc traffic around and flush them onto WS at this point.
3. You have within feet of this the Harris Ranch Rd intersection, with all the additional cars being planned to add to this intersection.

You are creating a nightmare for cars let alone all the many hundreds of cyclists and pedestrians that use this crossing and roadways for enjoyment. The professional cyclists use WS not the green belt for riding as well as HR Rd. Casual cyclists by the ever growing numbers (remember you just added the Terraces, which already in adding large numbers of ped/cycling traffic) use the green belt in all the optional routes. I use and walk this crossing and green belt access every day with my two dogs. It is becoming increasingly dangerous to do so because of the numbers of cars and the speed at which they drive the section. And you are adding thousands of more cars into a small span of roadway space. Where is the broad planning for us the neighbors for our safety? Are you planning a signal to protect us for crossing??? I hope so. Because if you think that "ALL" pedestrian traffic is going to funnel down to 'one' access point, the Eckhart intersection, you are incredibly misguided and naive in your observations. And obviously do not live down here and have never spent any time with us on a daily basis.

YOU MUST think through this section of the roadway and the snarl and life safety concerns you are creating for us who use it on a daily basis.

Why did you not make the plan to tie the new WS bypass into the Harris Ranch Rd intersection? Why did you keep them separate? Why ADD an intersection feet from two other intersections?? I am completely confused as to the mindset of the committee planning this expansion? Who is in charge of this mess???

Please I beseech you to please take steps in your planning TODAY to consider the real concerns confronting us... its not "should we extend Wolf Roadway to Harris Ranch Rd" that is silly and no is the answer, it is how are we going to make sure the residents whether in car, on a bicycle or on foot are going to be safe with this incredible mess you are creating on Warm Springs Road and the vicinity of the Eckhart intersection? Remember the goal of this Barber Valley expansion.... what is the mission of the development... to promote 'foot and cycling use', 'low emissions, greener way of life'... etc. And yet your plans/solutions for this area are counter to that mission. PLEASE take a serious look at what is developing right now as they pave the Warm Springs bypass! Its not to late to slow down and fix this!!

I/we are more than welcome to discuss our concerns in any detail, please let us know if you have questions regarding them.

Craig & Sheri Forsdick
4987 E Sagewood Drive
Spring Creek, Harris Ranch
Boise.
208-331-2866

From: [Dennis Doan](#)
To: [David Bieter](#); [TJ Thomson](#); [Lauren McLean](#); [Scot Ludwig](#); [Elaine Clegg](#); [Ben Quintana](#); [Maryanne Jordan](#)
Cc: [Hal Simmons](#); [Doug Fowler](#); bvnaboise@gmail.com
Subject: Wolf tree extension
Date: Sunday, September 27, 2015 10:18:42 PM

Mayor and Council,

I am writing to express my opposition to the proposed Wolf Tree extension from the Spring Creek subdivision to Dallas Harris Estates.

There is enough "road connectivity" between Dallas Harris Estates and Spring Creek via several nearby intersections. LeNir LTD, has proposed a much more appropriate 12' pedestrian/bike path, which will be safer and quieter and provide neighborhood friendly connectivity. The IPC has also indicated it is amenable to considering this option. The BVNA board has previously supported this option and opposed the road extension and expressed its views in writing to the Ada County Highway District (ACHD), Boise Planning and Zoning, and City Council.

Thank you.

Dennis Doan and Shawn Ryan
2939 S. Old Hickory Way
Boise ID 83716

From: [Bob](#)
To: [Hal Simmons](#); [Dave Abo](#)
Subject: REF: SUB 15-00022
Date: Saturday, September 26, 2015 11:03:40 PM

Please do NOT approve an 80 foot wide street extending Wolf Street to the Spring Creek entrance of Harris Ranch. We already have sufficient roads between the two housing areas of Spring Creek and Dallas Harris Estates. This additional road, if approved, would provide noise, danger to children pedestrians, and disruption of the two neighborhoods. A walking and bike path is far more appropriate. Thank you.

Robert J. McFarland, DDS
4832 E Sagewood CT
Boise, ID 83716-8615
208-343-2739

From: [Don Day \(Gmail\)](#)
To: [CityCouncil](#); [Dave Abo](#); [Hal Simmons](#)
Subject: SUB-15-00022
Date: Saturday, September 26, 2015 6:12:29 PM

Please count me IN FAVOR of a full 80' wide street as originally required of the developer. Full vehicular connectivity is important between Mill District & Dallas Harris Estates, and a pedestrian-only path will not meet future needs.

It's important that this connection be established. The neighborhood association generally sides with the developer, but in many cases residents are not in line with the association, as is true here.

I'm a Dallas Harris Estates resident.

Respectfully,
Don L. Day
2908 S. Honeycomb Way
Boise, ID 83716

From: [Bill Rauer](#)
To: [Hal Simmons](#)
Subject: Fwd: Wolf Tree Street Extension
Date: Saturday, September 26, 2015 12:00:58 PM

Mr. Simmons - We are writing as residents of Dallas Harris Estates (DHE) to register our opposition to an 80' extension of the Wolf Tree Street corridor through Idaho Power Company's easement. It is our opinion that ample motor vehicle connectivity exists between DHE and Spring Creek via other existing routes, and that a 12' bicycle and pedestrian corridor will be sufficient to connect the neighborhoods. This will also better preserve the safety of the DHE neighborhood as it is built out, and into the future.

Thank you for your service and careful consideration,
Portia & Bill Rauer
2656 S Old Hickory Way
208.871.7767 Bill's mobile



BVNABoise@gmail.com

Facebook: Barber Valley Neighborhood Association (BVNA)

Via email to hsimmons@cityofboise.org

September 27, 2015

Boise City Council
150 N. Capitol Blvd.
Boise, Idaho 83701

Attention Hal Simmons

RE: SUB15-00022 / DALLAS HARRIS ESTATES SUBDIVISION #14: Wolf Tree Street Extension

Dear Hal,

The Barber Valley Neighborhood Association (BVNA) while fully supporting connectivity via a pedestrian/bike path has opposed the Wolf Tree Street extension with ACHD, Boise Planning and Zoning and in a July 2015 letter to City Council. Those letters are attached and summarized as follows:

The area is already well connected for motor vehicle use and neighborhood connectivity. We believe safety would be better served with only a pedestrian/bike connection. The high density (8 -10 lots per acre) neighborhoods have a documented problem with cut-through streets being overused by reckless and speeding drivers. A street connection from the 542 home Dallas Harris Estates (DHE) to the 260 home Spring Creek area as well as the 173 homes in the new Harris Ranch North will significantly increase that risk.

The City does not have an index to measure adequate connectivity, however, the streets though the DHE area is a web of connections from the Idaho Power Company (IPC) corridor to Warm Springs AVE and Park Center BLVD. The proposed 12' pedestrian/bike path meets SP01 requirements for circulation and connectivity. It provides the right kind of connectivity that encourages biking and walking to the Greenbelt and links up to the growing commercial area at Warm Springs and Eckert Rd. It is also in compliance with the Comprehensive Plan.

Going west, Wolf Tree Street ends at the DHE park, pool and mail kiosk site and is already a high risk area.

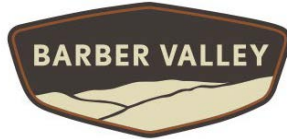
If the problem is the City's July 1, 2014 SP01 modification that states the applicant shall request an easement for Idaho Power, we recommend a delay in the process to give stakeholders a chance to modify SP01 to eliminate that requirement.

If that is not agreeable to City Council, the BVNA supports the proposals outlined in the letter from Spinks Butler, LLP dated September 25.

Thank you for consideration.

Sincerely,

Mike Reineck, President



THE BARBER VALLEY NEIGHBORHOOD ASSOCIATION

May 27, 2014

ACHD Board of Commissioners
3775 Adams Street
Garden City ID 83714

Subject: Harris Ranch Specific Area Text Amendment/ZOA14-00001

Dear Commissioners:

After four meetings with Mr. Fowler, which resulted in several modifications, the former Harris Ranch Neighborhood Association (HRNA) supported the proposed. Since then the HRNA and Riverland East Neighborhood Association merged to form the Barber Valley Neighborhood Association (BVNA).

While the Barber Valley Neighborhood Association continues to support the modifications, we request that the Board reconsider staff's recommendation that a connection be included across the Idaho Power Corridor to connect Wolf Tree Street to Harris Ranch Road.

In our view the area has enough connectivity and has had numerous documented problems with cut-throughs being abused and overused by reckless and speeding drivers. Rather than promote connectivity, we believe this recommendation will lead to safety issues in the both the Spring Creek and Dallas Harris Estates neighborhoods.

Considering that existing Warm Springs Ave is an arterial less a tenth of a mile from the proposed Wolf Tree – Harris Ranch Road intersection, encouraging traffic off existing Warm Springs Ave to travel through dense neighborhoods does not appear to be an essential east-west connection as it will encourage increased traffic on collector streets.

Why would a motorist use the proposed Wolf Tree extension to access Harris Ranch Road? A motorist might want to turn right at the Wolf Tree/Harris Ranch Road corner and go south to Warm Springs Avenue. However four roads are already planned to allow motorists to go south and gain access to Warm Springs Avenue.

A motorist might want to turn left at the Wolf Tree/Harris Ranch Road corner and go north on Harris Ranch Road for at least two reasons. The first reason is go north on Harris Ranch Road/ Barber Drive in order to travel on the original Warm Springs Avenue into the city. However there is at least one major road that goes north and gives access to Barber Drive. Another reason is to enter Spring Creek via Timbersaw and ultimately come out at the four way stop in order to avoid the Warm Springs/Harris Ranch Road.

We believe more documentation is needed on the impacts on safety and density through Spring Creek and the Dallas Harris Estates neighborhoods.

The board invites ACHD staff to attend our next meeting, Thursday, June 12th at 6:30 PM at the Mill District Clubhouse (4057 S. Mill Site St), in order to explain its analysis of the need for the extension and its recommendations. It is particularly interested in understanding the model that staff used and how it was applied in this case.

Sincerely,

Cc: Doug Fowler, Lenir Ltd
Josh Johnson, Boise City Planning



BVNABoise@gmail.com

Facebook: Barber Valley Neighborhood Association (BVNA)

Boise Planning and Zoning Commission
150 N. Capitol Blvd
Boise ID 83702 (via email)

June 1, 2015

Subject: SUB15-00012 Dallas Harris Estates Subdivision 14

Dear Commissioners:

The BVNA is writing to become part of the record to ensure eligibility to testify at subject's City Council hearing.

We support Wolf Tree Street connectivity to Harris Ranch Road with a bike/pedestrian path through the Idaho Power corridor. This position was previously stated in our May 27, 2014 letter to the ACHD Board of Commissioners and in testimony at the June 2, 2014 P & Z hearing regarding changes to SP01.

We believe the area is already well connected for motor vehicle use and that both neighborhood connectivity, and safety would be better served with a bike/pedestrian only connection. The high density (8 -10 lots per acre) neighborhoods have a problem with cut-through streets being overused by reckless and speeding drivers. Further streets connecting the Spring Creek area (260 homes) and the Dallas Harris Estates areas (542 homes) will increase that risk.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mike Reineck", is enclosed in a light gray rectangular box.

Mike Reineck
President

Cc: Doug Fowler, BVNA Board, ACHD (Mindy Wallace)



BVNABoise@gmail.com

Facebook: Barber Valley Neighborhood Association (BVNA)

July 6, 2015

Mayor and City Council
Boise City Hall
150 N. Capitol Blvd.
Boise, Idaho 83701

RE: SUB15-00022 / DALLAS HARRIS ESTATES SUBDIVISION #14: Wolf Tree Street Extension

Dear Mr. Mayor and City Council,

Doug Fowler's Harris Ranch team and the BVNA have developed a pedestrian/bike path proposal to present to Idaho Power to provide safe and appropriate connectivity. It meets SP01 requirements for circulation and connectivity as well as providing the right kind of connectivity that encourages biking and walking to the growing commercial area at Warm Springs and Eckert Rd and the Greenbelt. At the same time, it increases safety by reducing pass-through traffic to and through high-density neighborhoods

The BVNA fully endorses the attached proposal for the depicted 12' wide east-west pathway connection from Dallas Harris 14 to Harris Ranch Road where it will connect with new bike lanes being added in both directions for the Harris Ranch North development.

Thank you for consideration.

Sincerely,

Mike Reineck, President

Barber Valley Neighborhood Association

From: [Kevin Kitz](#)
To: [Hal Simmons](#)
Cc: [Dave Abo](#); [Stephanie Bender-Kitz \(sbkitz@cablone.net\)](mailto:sbkitz@cablone.net)
Subject: SUB15-00022 - oppose Wolf Tree street connector
Date: Monday, September 28, 2015 9:41:58 PM

Dear Mr. Simmons:

I am writing on behalf of myself and my wife, Stephanie Bender-Kitz (cc'd).

Will you please note/register our opposition to the automotive access proposed from Wolf Tree Street to the Spring Creek Entrance on Harris Ranch Road.

- We use this entrance regularly, and there is no need for additional connectivity.
- The plan has been made prior to this time, and there is no need to take this action now. If required, it can always be retrofitted.
- We are strongly in favor of additional bike and pedestrian connectivity, and providing as many dedicated bike only thoroughfares as possible.
 - Eckert Rd (old and new) has suffered increased exposure of bicycles to traffic and we favor every effort to minimize further exposure.

Sincerely,

[Kevin Kitz, P.E.](#)

208-761-3442

[Dr. Stephanie Bender-Kitz](#)

208-433-9100

Residents, Harris Ranch Spring Creek

From: [Andrea Tanner](#)
To: [Hal Simmons](#); [Dave Abo](#)
Subject: Opposition to Wolf Tree Street expansion
Date: Monday, September 28, 2015 5:18:38 PM

Reference SUB15-00022

Hello,

I wanted to submit my feedback in opposition to the proposed extension of Wolf Tree Street to the entrance of Spring Creek on Harris Ranch Road.

I have lived at 3055 Shortleaf Ave (just one house away from the Spring Creek neighborhood entrance) for over 13 years. I have seen a lot of growth in the area and have experienced the frustration of closed roads and rerouted traffic. I have witnessed many times how increased traffic on Harris Ranch Road due to closures on Warm Springs has been dangerous. I will not allow my kids to walk or ride bikes on Harris Ranch Road when there is diverted traffic. It is too dangerous. There are no sidewalks and drivers constantly disobey speed limits.

My fear is that by increasing street connectivity in this area and encouraging drivers to use this small farm road we will be limited from using it as pedestrians. Forever.

As an alternative, a pedestrian/bike path in place of a street would be perfect for improving safety and connectivity. There are plenty of roads connecting these new neighborhoods. There are NO continuous sidewalks that currently connect them.

We hope you consider the needs of the residents as a priority. I don't know a single resident that would prefer a street. It gives us no added value and increases potential traffic issues.

Thank you for your consideration,
Andrea Tanner
3055 S Shortleaf Ave
Boise, ID 83716
208-409-4049