

To the ACHD Commissioners, Staff, & Boise City;

Please deny these community and environment damaging foothills developments.

The well known air pollution problems in this valley and the threatened removal of highway funding alone should give you pause when considering these sprawling and automobile dependent subdivisions in wildfire prone areas. You must consider the growing impacts of the already approved but as yet uncompleted Avimor, and others, that will further impact the health and safety and costs in much of the same area.

None of the long range transportation and land use plans have fully studied nor included the full scope of impacts, nor has adequate information been provided to the public during those processes for full transparency and germane input.

There has been no more recent open public process to address the multitude of resulting damages downstream on the transportation system and existing built community. What real transportation plan is included in this development proposal to deal with the many thousands of additional trips per day on streets that are already dangerously overloaded?

The thousands of impacted stakeholders downstream should not have to foot the bill for lost safety, damaged quality of life, gutted sense of place and community, and in higher taxes to pay for the unwise expansion of infrastructure and ongoing maintenance, including additional costs for policing, asphalt, fire protection, EMTs, sewer, water supply, foul air quality, etc.

ACHD has previously identified more than \$2,000,000 million in roadway safety deficiencies in the historic North End alone, including safety projects that were approved yet not completed, the funding disappearing time and again while the dangers continue to increase with each foothills development traffic impact.

The Boise City Comprehensive Plan, the North End Neighborhood Plan, the Interim Foothills Transportation Plan, several long range transportation plans, and likely many others limited the amount of foothills growth for good reason. Neighborhoods are being politically pitted against each other because of threatening traffic impacts, a horrendously negative social development for everybody, road rage being only one of the many very evident dangers.

The ACHD North End Traffic Analysis Phase II was promised to determine the best routes through the North End. The North End Neighborhood Association formally requested ACHD honor their promise to complete the NETA Phase II a few years ago, and was denied, with ACHD saying that the traffic problem was so bad that it was "insurmountable". How then can ACHD even consider compounding those known public health and safety problems for so many thousands of existing citizens, including thousands of impacted school children per day due to previous poor routing choices?

Approving more foothills developments, especially without a new and publicly approved transportation plan for all areas in the zone of impact based on integrity and common sense, is a betrayal of community, past and present, as well as a betrayal of this valley's future, akin to saddling all future generations with high-interest-rate credit card debt. Look at the bigger picture of what this valley and community could and should be. Honor all those previously adopted plans, the wishes and work of so many people, and the millions of taxpayer dollars it cost to create and adopt those plans to protect community quality and the future. Developments in this sprawl area are a negative, will cause continual far flung damages and costs far into the future, they are NOT a positive addition to the greater whole because they hurt so many, without any proven need.

There is not a citizen out here that believes that all that traffic will use only Hwy 55 when their destination is likely to be in the other direction. For more than 2 decades ACHD and Boise City violated their own policies and adopted plans, saying that they could do this because they had already approved a plan to

route the traffic elsewhere that would eventually remove the damages they were creating, supposedly short term damages. That promise was broken not long ago, and no acceptable nor honorable solution was proposed nor completed since then, before these additional traffic and system impacts/damages were requested by foothills developers. The problems are snowballing, even as local transportation costs are advertised as being hundreds of millions of dollars in the red each year. This kind of development will require massive roadway funding to accommodate expansions throughout the system, not just the immediate area as the reports seem to falsely indicate, in addition to the known transportation funding deficits.

There are decades of testimonies and hundreds of citizen signatures on many petitions in ACHD's files documenting North Enders' requests for the cessation of traffic hazard increases on already overloaded residential and school streets. Boise Comp Plans, the 2015 and 2020 Long Range Transportation Plans, and many accepted traffic and community planning studies show that the existing traffic loads are far beyond what is healthy and safe for existing tax payers. Please include all that information as an attachment by reference to this public input.

There is no real proven need for this and other foothills sprawl developments that cause harm to far more people, properties, and existing infrastructure than will ever be served by it. Approving this development is essentially approving yet another heavy tax rate increase, and a severely degraded community quality for many thousands of people downstream.

Thank you for your consideration.

Cherie Cole
1221 N. 15th
Boise, Idaho 83702
345-3246

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

July 3, 2008

MEMORANDUM

**TO: The Honorable David Bieter, Mayor
Boise City Councilors
P&Z Commissioners**

**FROM: Janel Brown
5736 N. Collister Drive
Boise, Idaho 83703**

SUBJECT: CUP07-00084 & CFH07-00022

My time is short due to medical emergencies with my aged parents so I choose to be brief and blunt – no disrespect intended.

I am shocked and amazed at the fact that you will even consider annexation when the infrastructure does not exist to support the annexed area and attendant population. In fact, the existing infrastructure is on the edge of absolute failure. I don't need a traffic engineer to prove that. Direct experience is enough since I commute and recreate on Hill Rd, and State St. on a regular basis (not to mention Harrison Blvd and 15th St.)

The expected impacts in terms of car trips are considered completely apart from the expected impacts of other proposed developments and other previously approved developments that are as yet unpopulated.

Where is the infrastructure? What are the plans to provide proper infrastructure? From what I understand of the long-range plans of ACHD those improvements are so far in the future it is ludicrous.

I didn't understand that the City of Boise would be welcoming another ridge-top, view-scarring development when I voted for the Foothill's Initiative.

Why did the city buy and begin to develop Pole Cat Gulch when the money to complete the project is unavailable? What was the plan? Why should already overburdened infrastructure be expected to absorb more traffic so the city can get a parking lot and amenities funded by the developer?

Why does the developer's right to develop their private property trump existing neighborhood's rights to peace and safety?

That's my "citizen of Boise" take on the issue or part of it anyway. As you can see from my address, I am a resident of the dead-end portion of North Collister, above Hill Rd. As

you know, ACHD wishes to turn this portion of Collister into a thoroughfare so this is also a "backyard" issue for me.

I listened to ACHD commissioners voice two "reasons" for this including:

1. "social connectivity" so Collister neighbors could more easily visit Plano neighbors
2. "fuel savings" for waste pickup and postal service.

Both reasons are silly and incredible. Make that, incredibly silly.

I ask you each to take the time to drive, walk or bike up Collister from Hill Rd. Imagine it with up to 1500 additional car trips daily. Even if the expected increase is evenly split between Plano and Collister, 750 additional car trips daily is unacceptable. Again, a traffic engineer is not necessary to conclude that upper Collister is wholly inappropriate to the task. Take the time to directly experience Collister north of Hill Rd – I think you will agree.

What will ACHD's recommendation mean to my property value? Why does the developer's right to make money trump my right to preserve my property value?

Last, but certainly not least, I am sad for our local population of wildlife. There is a band of deer that use the draw behind my home quite regularly especially in winter. I know that further development will negatively impact them from direct experience. In winter's past the group regularly lingered in the draw. I saw 8-12 deer every day....until the build began on the huge mansion above the draw. That's the mansion you can see from just about anywhere in Boise on the SW edge of Quail Ridge. The place isn't even occupied yet and I notice a big difference in the behavior of the deer. I haven't seen a fox since the build started either.

As I understand it, no study regarding wildlife impact was required of the Plano Sub development except a study regarding the AASE onion that earned the developer higher density bonuses because they promise not to build in areas that are not buildable anyway! Polite words fail to express how I feel about that particular loophole.

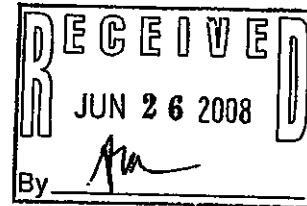
Since the various statutes/laws/guidelines required of a developer obviously do not support Boise's desire to preserve the foothills and to manage growth appropriately, I ask you to honor the spirit and intent of the Foothills Initiative first.

The current direction on this issue is wrong. There has to be a better way, there has to be a better plan.

Finding the better way might mean sticking your neck out. It might be risky. But it is the right thing.

June 23, 2008

Mayor and City Council
P.O. Box 500
Boise, Idaho 83701-0500



Dear Mayor Bieter and City Councilpersons,

As a resident, I'm opposed to a full-access road connecting the new Aase's Canyon subdivision to Collister Road, especially connecting the road before the subdivision has even broken ground, which would make it a road to nowhere. While I'm glad the ACHD staff asked the ACHD commissioners to reconsider their decision to connect Collister to Plano before construction begins on the Aase's Canyon subdivision, I'm disturbed that their decision is based on the money rather than resident's safety. I would think that their decision should consider the safety of current residents foremost, and then, yes, the money to maintain and police a road.

As anyone who has been on Collister road, north of Hill can attest, it's one strange road with blind spots, cyclists, and children playing in the street (yards and drive-ways are too steep for a game of ball). The added traffic of connecting a dead-end, maze of a street may cause some serious heartache for a family one day. I can only hope that ACHD and other city planners will take that into their heart when considering this plan to connect our road.

Sincerely,
Sarah Harris, Boise
5485 Collister Drive
Boise, ID 83703
(208) 344-2760

A handwritten signature in black ink, appearing to read 'Sarah Harris', written over a horizontal line.

To: Stakeholders for the proposed Plano Lane Subdivision

From: Bruce Eggleston, Planner II, Boise Planning and Development Services Department

Subject: Deferral of the Plano Lane Subdivision applications, CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008 Hearing Agenda.

Please contact other parties with an interest in these applications and inform them in the change of the hearing date.

The above hearings will be deferred to the Boise Planning and Zoning Commission hearing on July 14, 2008, due to an error in the notification requirements for the June 9, 2008 hearing date for the same applications.

Letters and comments on these applications will have to be in our office prior to July 7, 2008 to be included in the staff report packet for the Commission.

I can be contacted about these issues at this return e-mail address or at 384-3830.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: "John E. Clifford" <johnclifford@cableone.net>
To: <beggleston@cityofboise.org>
Date: 6/3/2008 3:50 PM
Subject: CUP07-00084/CFH07-0022/CAR07-0042/SUB07-00065

To whom it may concern:

It has been brought to my attention that greedy developers are at again....Now it seems they have their eyes fixed on the land along Hill Road between Collister Drive and Plano Lane. It also appears that the developers have completely forgotten about the Foothills Ordinance and want to pack as many homes in as possible.

I am a native Boisean who grew up on Warm Springs Ave and now live in the North End.....I have seen the impact of this kind of abuse has on the neighborhoods and its time to re-think the plan...

Please stop the destruction of our foothills.

John E. Clifford

From: "Chuck Link" <chucklink@worldnet.att.net>
To: <beggleston@cityofboise.org>
Date: 6/6/2008 9:31 AM
Subject: Aase's Canyon Point Development

Dear Mr. Eggleston:

RE: (1) CAR0700042/DA and SUB07-00065, Annexation Request; (2) CUP07-00084, Conditional Use Permit; (3) CFH07-00022, Hillside and Foothills Area Development Permit

I, along with a significant representation of concerned neighbors, attended an ACHD hearing on May 28 related to the pending Aase's Canyon development. Our interest is due to the estimated 1550 daily vehicle-count increase that this development would feed onto Hill Road from N. Collister and Plano Lane.

Both of these connecting routes present their own unique problems: (1) N. Collister due to its substandard and inverted-crown roadway design; and, (2) the intersection at Plano/Hill Road due to the poor sight-distance to the west, a fact made more severe since it will handle the majority of the vehicle trips which will be exiting into the east-bound lane. Traffic control plans are currently limited to stop signs which will only contribute to frustration and delay, especially at peak commute hours, as ACHD admitted that neither Hill Road nor N. Collister are scheduled for any design improvements in their future plans.

One point that became quite evident during the hearing was that most of the five ACHD Commissioners had not even visited the project site and were, therefore, unable to appreciate the neighborhood concerns and the bottleneck that this increased traffic could create. Accordingly, I strongly encourage the members of the P & Z Commission to visit this site and judge first-hand how this development would impact our neighborhood.

This valley has been subjected to unprecedented growth during the past two decades and it has spawned a growing traffic congestion problem that is likewise decades behind a supporting infrastructure. This imbalance can no longer be tolerated. It is time to say NO to this . . . and similar projects . . . until the roadways have been improved to efficiently handle the generated traffic.

Sincerely,

Charles S. Link

From: "Gene Wortham" <GeneWortham@msn.com>
To: <beggleston@cityofboise.org>
Date: 6/1/2008 1:27 PM
Subject: PLANO SUBDIVISION

Dear Bruce.

It looks like ACHD is approving the proposal for traffic. The commissioners did seem very concerned over the increase in traffic on Hill Road. They did vote that the road between Plano and Collister be constructed at the onset for connectivity in terms of safety.

The amount of traffic that will be using Plano for ingress and egress is questionable, even though ACHD said it is ok. The density of homes is much too high for a desirable subdivision in a foothills environment. The 23 homes stacked in Parcel E is not acceptable. This parcel should be redesigned for more area for each home. This was done for the subdivision West of me (Deer Valley) and made it more appealing and this was approved. This would certainly help in reducing the traffic congestion.

It is questionable as to whether this proposal by the developer is meeting the intent of the Foothills Ordinance. Please review very carefully as Approval may result in a legal test to have a court review. As we discussed the developer presented a trail from Collister to upper Plano for public use. This trail shows on his plat. The developer has not obtained access for this private access from adjacent landowners.

Thank you for the opportunity to respond.

Gene Wortham

From: "JUSTIN WORTHAM" <justingwortham@msn.com>
To: <beggleston@cityofboise.org>
Date: 6/2/2008 12:03 AM
Subject: AASE'S CANYON POINT DEVELOPMENT

Mr. Bruce Eggleston and Members of the Commission

Re: subject CUP07-00084 AASE'S CANYON POINT DEVELOPMENT

Thank you for the opportunity to write and I appreciate your consideration to my following thoughts in regards to the above referenced development.

After having attended numerous neighborhood meetings and ACHD hearings about the project and hearing the concerns of parties involved, I feel some very strong positions have been brought forward. While I believe there may be an issue of compliance with the Foothill's Ordinance, I will leave that discussion to those more familiar with the details.

I do however feel strongly, as did ACHD, that there is a density issue with this development. The ACHD Commission recognized, as did the neighbors, that the project will have a huge impact on safety and traffic congestion. When asked if the developer would consider a lower density of homes, their reply was that it was "not profitable" to consider to do so. I was not aware that it was the responsibility of the local residents to suffer the consequences of the development, just for the developer to make additional profits.

I appreciate the developer's right to move forward, but I would expect the Commission to recognize the burden the proposed high density of homes is putting on the area residents and already strained traffic system. The amount of homes being "packed in" in various places of the project should be considered excessive, simply for the developer's way of increasing profits.

I would also like to add that the developer mentioned that a "trail" will exist between upper Plano Ln. and connecting over the ridge to Collister Drive. This "trail" he refers to on his plan runs along a private access which the developer does not have the permission to deem public from adjoining landowners. Yet in his presentations he regards this "trail" as being a public benefit for the community.

Thanks again for your consideration. This development takes place in a very unique part of the foothills for the community and the wildlife it possesses. To overbuild will only further strain traffic/safety issues, destroy the wildlife and in turn make something that was once unique, simply ordinary.

Regards,
Justin Wortham
6801 Plano Ln.
Boise, Idaho 83703

From: "John Watts" <john@veritasadvisor.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
CC: "Janel Brown" <janelbrown12@hotmail.com>
Date: 6/2/2008 11:15 AM
Subject: RE: Plano Lane development and a meeting

Mr. Egleston

I am looking forward to our meeting later this week, but in the meantime, does the extension on the hearing to July 14 also extend the deadline for public comment to be submitted in a timely enough fashion to become part of the P&Z packet? If so, what is our new public comment deadline?

Thanks Bruce,
jw

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Friday, May 30, 2008 2:08 PM
To: John Watts
Subject: RE: Plano Lane development and a meeting

Dear Mr. Watts,

The Planning and Zoning Commission will have to defer this to a date certain at the June 9th hearing, so this is not a solid date yet. It is the next available date.

Please let me know when you'd like to meet.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "John Watts" <john@veritasadvisor.com> 5/30/2008 2:03 PM >>>
Thank you very much for your swift reply and your generosity in meeting time options. I really appreciate it.

I just heard the P&Z meeting has been postponed until July 14 due to public notice issues. Is this correct?

Thx.
jw

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Friday, May 30, 2008 1:09 PM
To: John Watts
Subject: Re: Plano Lane development and a meeting

Dear Mr. Watts,

I'd be glad to meet with you on these applications. I can meet with you

at 10:00 or 11:00 a.m. or 4:00 p.m. on Wednesday, Thursday or Friday of next week. It is up to you. I can be reached at 384-3839.

I have added you to our list of stakeholders for these applications, and I'll send you a copy of the staff report when it is completed next Monday.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "John Watts" <john@veritasadvisor.com> 5/30/2008 10:54 AM >>>
Mr. Eggleston,

I am resident and a lead person for Briar Hill Subdivision in the Plano Lane matter.

Would it be possible for me to schedule an appointment with you to discuss the Plano Lane development applications? Relevant reference application numbers are

- > CAR07-00042/DA: annexation, zone change and development agreement
- > CUP07-00084: Foothills Planned Development
- > CFH07-00022: Hillside and Foothills Development Area
- > SUB07-00065: Preliminary plat.

Anytime next week will work for me. I would appreciate your time and expertise.

Lastly, following up an earlier email from Janel Brown, thank you for adding me to the distribution list to receive the applications and staff report and any future information regarding this development.

Thank you

jw

From: BRUCE EGGLESTON
To: John Watts
Date: 6/2/2008 11:23 AM
Subject: RE: Plano Lane development and a meeting

Dear Mr. Watts,

The deadlines for comments moves with the hearing date, it will always be the week before the hearing date. The new deadline is July 7, 2008 to get comments in the P. & Z. packet and staff report.

Good luck,

Bruce Eggleston

From: "John Watts" <john@veritasadvisor.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
CC: "Janel Brown" <janelbrown12@hotmail.com>
Date: 6/2/2008 11:25 AM
Subject: RE: Plano Lane development and a meeting

Thanks Bruce.

jw

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Monday, June 02, 2008 11:24 AM
To: John Watts
Subject: RE: Plano Lane development and a meeting

Dear Mr. Watts,

The deadlines for comments moves with the hearing date, it will always be the week before the hearing date. The new deadline is July 7, 2008 to get comments in the P. & Z. packet and staff report.

Good luck,

Bruce Eggleston

From: Todd Tucker
To: BRUCE EGGLESTON
Date: 6/2/2008 1:35 PM
Subject: plano fire comments
Attachments: SUB07-00114 p Fire.doc

From: "Ward,Rick" <rward@idfg.idaho.gov>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/2/2008 5:00 PM
Subject: RE: Plano Lane Subdivision applications

Thanks for the info Bruce.

Rick

Rick Ward
Environmental Staff Biologist
Southwest Region
Idaho Department of Fish and Game
3101 S. Powerline Road
Nampa, ID 83686
(208)465-8465 Ext. 344
Cell - (208)860-6567
FAX-(208)465-8467

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Monday, June 02, 2008 4:46 PM
To: Ward,Rick
Subject: Plano Lane Subdivision applications

Dear Mr. Ward,

Thanks for your call on these applications in Polecat Gulch.

I'll send you more material pertaining to the threatened plant species.

We'd appreciate comments from you on this by the end of June, say June 30th.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: <president@collistercna.org>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/3/2008 11:44 AM
Subject: Re: Deferral of the Plano Lane Subdivision applications

Bruce:

Thank you for the notice.
Do you have any idea when the staff report will be posted?

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

-----Original Message-----

From: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Subject: Deferral of the Plano Lane Subdivision applications
Sent: Jun 03 '08 17:09

June 3, 2008

Memorandum

To: Stakeholders for the proposed Plano Lane Subdivision
From: Bruce Eggleston, Planner II, Boise Planning and Development
Services Department

Subject: Deferral of the Plano Lane Subdivision applications, CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008 Hearing Agenda.

Please contact other parties with an interest in these applications and inform them in the change of the hearing date.

The above hearings will be deferred to the Boise Planning and Zoning Commission hearing on July 14, 2008, due to an error in the notification requirements for the June 9, 2008 hearing date for the same applications.

Letters and comments on these applications will have to be in our office prior to July 7, 2008 to be included in the staff report packet for the Commission.

I can be contacted about these issues at this return e-mail address or at 384-3830.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: "Kerry Winn" <kwinn@stewartlandgroup.com>
To: "Bruce Eggleston" <beggleston@cityofboise.org>
Date: 6/3/2008 12:16 PM
Subject: Plano Road
Attachments: P&Z postponement letter6.3.08.doc

Bruce,
Will this work. Do you need it on letter head? I'll have the clarification letter about color, materials, height and setback restrictions to you this afternoon.
Kerry

From: "Matt Edmond" <Medmond@achd.ada.id.us>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/3/2008 3:20 PM
Subject: RE: Here's the issued report for last week's action on Plano.

FYI, we received no request for reconsideration by the 3pm deadline today.

Matt Edmond
Planner II
Ada County Highway District
Right-of-Way & Development Services
T 208-387-6187
F 208-387-6393

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Tuesday, June 03, 2008 3:17 PM
To: Matt Edmond
Subject: Here's the issued report for last week's action on Plano.

Thanks,

B.

>>> "Matt Edmond" <Medmond@achd.ada.id.us> 6/3/2008 11:39 AM >>>
Bruce,
Here's the issued report for last week's action on Plano.

Matt Edmond
Planner II
Ada County Highway District
Right-of-Way & Development Services
T 208-387-6187
F 208-387-6393

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Tuesday, June 03, 2008 11:10 AM
To: Milt Coffman; keslers@cabelone.net; lowellandbarbara@cabelone.net;
Dave Yorgason; fbsmithiv@cableone.net; Nancy Brennan; Julie Klocke; Erin
Brennan; Jeff Tucker; Julia Wright; janelbrown12@hotmail.com; Mark
Fogarty; run_1@hotmail.com; Kevin MCintyre; Rick Ward; Ethel Ficks;
Robert Burns; Dale Higher; Gene Wortham; JUSTIN WORTHAM; Stacy Beeson;
Sharon Clawson; Bruce Parker; Jimmy Smith; Katie Watts; John Watts;
Julie Klocke; Joanie Fauci; Karen Knudtsen; Patti Raino
Cc: woody@azimutheng.com; Kerry Winn; Josh Wright
Subject: Deferral of the Plano Lane Subdivision applications

June 3, 2008

Memorandum

To: Stakeholders for the proposed Plano Lane Subdivision

From: Bruce Eggleston, Planner II, Boise Planning and
Development Services Department

Subject: Deferral of the Plano Lane Subdivision applications,
CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008
Hearing Agenda.

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I can be contacted about these issues at this return e-mail address or
at 384-3830.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: "John E. Clifford" <johnclifford@cableone.net>
To: <beggleston@cityofboise.org>
Date: 6/3/2008 3:50 PM
Subject: CUP07-00084/CFH07-0022/CAR07-0042/SUB07-ooo65

To whom it may concern:

It has been brought to my attention that greedy developers are at again....Now it seems they have their eyes fixed on the land along Hill Road between Collister Drive and Plano Lane. It also appears that the developers have completely forgotten about the Foothills Ordinance and want to pack as many homes in as possible.

I am a native Boisean who grew up on Warm Springs Ave and now live in the North End.....I have seen the impact of this kind of abuse has on the neighborhoods and its time to re-think the plan...

Please stop the destruction of our foothills.

John E. Clifford

From: "Kerry Winn" <kwinn@stewartlandgroup.com>
To: "Bruce Eggleston" <beggleston@cityofboise.org>
Date: 6/3/2008 4:08 PM
Subject: Plano Road clarification letter
Attachments: P&Z clarification letter 6.3.08.pdf

Bruce,

As per our conversations, attached is a letter of clarification about a couple of items not addressed in our applications. Let me know if you need something different.

Kerry

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/3/2008 4:23 PM
Subject: Re: Deferral of the Plano Lane Subdivision applications

Bruce - thanks for the heads up, now that ACHD has made their recommendation, can this be reviewed and revised &/or modified at this meeting? - MILT

In a message dated 06/03/08 11:10:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
June 3, 2008

Memorandum

To: Stakeholders for the proposed Plano Lane Subdivision

From: Bruce Eggleston, Planner II, Boise Planning and Development Services Department

Subject: Deferral of the Plano Lane Subdivision applications, CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008 Hearing Agenda.

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Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/3/2008 4:36 PM
Subject: Re: Deferral of the Plano Lane Subdivision applications

thanks - think we are going to need it to accomplish what we would like the final project to look like - see you all the 14th - by the way, your note did not indicate what time the meeting would be starting. I will be sending you an email with my concerns relative to ACHD's recommendation. MILT

In a message dated 06/03/08 16:27:47 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Milt,

It can be revised or modified in almost every way as the Planning and Zoning Commission and City Council sees fit within the realm of the ordinances. But, by local and State codes, the roads are the domain of ACHD. There is some give and take between the ACHD and the City on planning roadways, but the Highway District usually has the last word.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 6/3/2008 4:22 PM >>>

Bruce - thanks for the heads up, now that ACHD has made their recommendation, can this be reviewed and revised &/or modified at this meeting? - MILT

In a message dated 06/03/08 11:10:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
June 3, 2008

Memorandum

To: Stakeholders for the proposed Plano Lane Subdivision

From: Bruce Eggleston, Planner II, Boise Planning and Development Services Department

Subject: Deferral of the Plano Lane Subdivision applications, CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008 Hearing Agenda.

Please contact other parties with an interest in these applications and inform them in the change of the hearing date.

The above hearings will be deferred to the Boise Planning and Zoning Commission hearing on July 14, 2008, due to an error in the notification requirements for the June 9, 2008 hearing date for the same applications.

Letters and comments on these applications will have to be in our office prior to July 7, 2008 to be included in the staff report packet for the Commission.

I can be contacted about these issues at this return e-mail address or at 384-3830.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/3/2008 4:55 PM
Subject: Re: Deferral of the Plano Lane Subdivision applications

TO be included in the file with the Plano subdivision hearing: At the ACHD open house recently, about 50 people from the neighborhood were in attendance. All those present from Collister and Quail Ridge voiced their disapproval of the planned permanent road connecting Plano and Collister for safety, neighborhood, and road condition viewpoints. There was not one person who spoke in favor of this permanent road. However, ACHD engineers and the commissioners wanted to see the two neighborhoods "connected" for the "good" of the neighborhood. The attendees want the road between Plano and Collister to be an emergency road only, similar to the one between Quail Ridge and Collister. P&Z needs to review ACHD's recommendation from the following standpoints: 1. No one except ACHD wants this road to be a permanent road; 2. Collister Road itself will not handle the increased traffic due to the Plano subdivision; 3. The safety of the children playing in and around the street would be placed at risk; 4. The increased traffic will create an unsafe situation for the people exiting Quail Ridge onto Collister; 5. Upper Collister Road was constructed in the early 80's to a different standard than currently exists now. The road has a concrete drainage ditch down the middle with a sidewalk on one side only and when vehicles park on both sides of the street, there is just room for one vehicle at a time; and 6. With the 20 homes being proposed for Collister as part of this subdivision, the Pole Cat Reserve park and enjoy at the head of Collister with its increased traffic of people on bikes who tend to stay in the middle of road, increasing traffic puts all at risk. Finally, ACHD needs to require the developer to widen Plano to three lanes with a right hand turning lane onto Hill Road going West and to install stop signs on Hill and Plano Roads to facilitate the movement of traffic from Plano onto Hill Road going in both directions.

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Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: Mark Fogarty <mark_fgty@hotmail.com>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 6/3/2008 7:38 PM
Subject: RE: Deferral of the Plano Lane Subdivision applications

This is such a bad Idea, Im on Collister and Hill rd it is so overtaxed with cars allready...But money always comes first over the citizens right Bruce.....Im going to hold you responsible if you guys pass this boondogle.....

Sincerely,

Mark Fogarty> Date: Tue, 3 Jun 2008 11:09:51 -0600> From: Beggleston@cityofboise.org> To: miltc62@aol.com; keslers@cabelone.net; lowellandbarbara@cabelone.net; dyorgason@cableone.net; fbsmithiv@cableone.net; butterfly@clearwire.net; president@collistercna.org; ebrennan@DDRS.net; jefftucker@gmail.com; trick.walker@gmail.com; janelbrown12@hotmail.com; mark_fgty@hotmail.com; run_1@hotmail.com; kevin.mcintyre@hp.com; rward@idfg.idaho.gov; boisebook@mac.com; rbb@moffatt.com; dghiger@msn.com; GeneWortham@msn.com; justingwortham@msn.com; middleton11@msn.com; mkclawson@msn.com; parkerb@pwn CPA.com; jimmy@steelhead.com; katie@tvliitho.com; john@veritasadvisor.com; jnclocke@yahoo.com; joanie4c@yahoo.com; karenlynnefox@yahoo.com; pattiraino@yahoo.com> CC: woody@azimutheng.com; kwinn@stewartlandgroup.com; JWright@stewartlandgroup.com> Subject: Deferral of the Plano Lane Subdivision applications> > June 3, 2008> > Memorandum> > To: Stakeholders for the proposed Plano Lane Subdivision> > From: Bruce Eggleston, Planner II, Boise Planning and Development Services Department> > Subject: Deferral of the Plano Lane Subdivision applications, CAR07-00042, CUP07-00084, CFH07-00022 and SUB07-00065 from June 9, 2008 Hearing Agenda. > > Please contact other parties with an interest in these applications and inform them in the change of the hearing date. > > The above hearings will be deferred to the Boise Planning and Zoning Commission hearing on July 14, 2008, due to an error in the notification requirements for the June 9, 2008 hearing date for the same applications. > > Letters and comments on these applications will have to be in our office prior to July 7, 2008 to be included in the staff report packet for the Commission. > > I can be contacted about these issues at this return e-mail address or at 384-3830. > > Thanks,> > Bruce Eggleston, AICP> > Bruce Eggleston, AICP> Boise Planning and Development Services Department> >

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From: "Kerry Winn" <kwinn@stewartlandgroup.com>
To: "Bruce Eggleston" <beggleson@cityofboise.org>
Date: 6/4/2008 12:04 PM
Subject: Plano Road ACHD communications
Attachments: ACHD Burns letter 6.3.08.pdf; ACHD letter 6.3.08.pdf

Bruce,
Attached are the two letters forwarded to Gary Inselman at ACHD yesterday.
Kerry

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 6/4/2008 3:48 PM
Subject: Re: Deferral of the Plano Lane Subdivision applications

My name is Milton D. Coffman and I reside at 5471 Collister, Boise, Idaho = 83703

In a message dated 06/04/08 09:17:27 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Milt,

Would you please resend this letter to the Commission and include your name and address. Without that, it can't be considered testimony.

Thanks,

Bruce

>>> Miltc62 <miltc62@aol.com> 6/3/2008 4:54 PM >>>

TO be included in the file with the Plano subdivision hearing: At the ACHD open house recently, about 50 people from the neighborhood were in attendance. All those present from Collister and Quail Ridge voiced their disapproval of the planned permanent road connecting Plano and Collister for safety, neighborhood, and road condition viewpoints. There was not one person who spoke in favor of this permanent road. However, ACHD engineers and the commissioners wanted to see the two neighborhoods "connected" for the "good" of the neighborhood. The attendees want the road between Plano and Collister to be an emergency road only, similar to the one between Quail Ridge and Collister. P&Z needs to review ACHD's recommendation from the following standpoints: 1. No one except ACHD wants this road to be a permanent road; 2. Collister Road itself will not handle the increased traffic due to the Plano subdivision; 3. The safety of the children playing in and around the street would be placed at risk; 4. The increased traffic will create an unsafe situation for the people exiting Quail Ridge onto Collister; 5. Upper Collister Road was constructed in the early 80's to a different standard than currently exists now. The road has a concrete drainage ditch down the middle with a sidewalk on one side only and when vehicles park on both sides of the street, there is just room for one vehicle at a time; and 6. With the 20 homes being proposed for Collister as part of this subdivision, the Pole Cat Reserve park and enjoy at the head of Collister with its increased traffic of people on bikes who tend to stay in the middle of road, increasing traffic puts all at risk. Finally, ACHD needs to require the developer to widen Plano to three lanes with a right hand turning lane onto Hill Road going West and to install stop signs on Hill and Plano Roads to facilitate the movement of traffic from Plano onto Hill Road going in both directions.

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Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

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I can be contacted about these issues at this return e-mail address or at 384-3830.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 6/4/2008 5:44 PM
Subject: Re: CUP07-00084/CFH07-0022/CAR07-0042/DA/SUB07-00065 AASE'S Dev.

Dear Mr. Eggleston

Once again, I have a question for you. Since your staff report was ready for distribution for the scheduled meeting on the 9th, is it not possible for the public to have access to it so we have time to review it before the meeting in July. I am sure that the law stipulates a certain, minimum, number of days that it be available prior to the meeting, but does it also list a maximum? Why not give us a chance to review it between now and the July meeting. It seems that it is very likely the developer has a copy, or at least an understanding of what your report says, so it seems that it would only be equitable for us to have the same level of understanding. Otherwise, the playing field is not level. I would like to know what form the report will take. Will you be addressing the public concerns that have been expressed in writing or are the written comments considered separately and outside of your report?

Also, I was somewhat dismayed to learn, please correct me if what I heard is incorrect, that your report states that the developer's proposal meets a "very high standard" in terms of the Foothills Ordinance. I find this to be perplexing. You told me that you are not in an evaluative role. This sounds like an evaluation to me and seems to skew the facts as I see them.

Once again, I thank you very much for what I anticipate will be your prompt reply. You have been very generous with your time and at some point I may wish to meet with you personally.

Sincerely

Brent Smith

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
CC: Julie Klocke <president@collistercna.org>, <janelbrown12@hotmail.com>, M...
Date: 6/5/2008 7:37 AM
Subject: CUP07-00084/CFH07-0022/CAR07-0042/DA/SUB07-00065 Traffic Study

Mr. Eggleston

I would like to locate the ordinance in Boise City Code that pertains to limiting the traffic load on Harrison Boulevard. I would appreciate it if you would provide me with that information. (Ordinance #, where I can find it)

It has been brought to my attention that a recent traffic study on Harrison indicated that Harrison was within seven car trips of being overloaded, beyond "C". It seems quite clear that a traffic study must be conducted on Harrison to determine what the impact the AASE's subdivision will have. Many of my neighbors, my wife and I included, use Harrison almost exclusively when traveling to work and to town and so will many of the residents of AASE's.

Thanks

Brent Smith
6024 Plano

From: Bob Burns <RBB@moffatt.com>
To: Teresa Sobotka <TSOBOTKA@cityofboise.org>
CC: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 6/5/2008 10:56 AM
Subject: RE: Any thoughts on the Aases canyon dev. agreement drafts that I sent you last week

Teresa, I'm still waiting for my clients to comment on the revisions I sent them. I'll give them a shake.
Thanks. Bob

From: Teresa Sobotka [mailto:TSOBOTKA@cityofboise.org]
Sent: Thursday, June 05, 2008 10:49 AM
To: Bob Burns
Cc: BRUCE EGGLESTON
Subject: Any thoughts on the Aases canyon dev. agreement drafts that I sent you last week

NOTICE: This e-mail, including attachments, constitutes a confidential attorney-client communication. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this communication in error, do not read it. Please delete it from your system without copying it, and notify the sender by reply e-mail or by calling (208) 345-2000, so that our address record can be corrected.
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From: "Chuck Link" <chucklink@worldnet.att.net>
To: <beggleston@cityofboise.org>
Date: 6/6/2008 9:31 AM
Subject: Aase's Canyon Point Development

Dear Mr. Eggleston:

RE: (1) CAR0700042/DA and SUB07-00065, Annexation Request; (2) CUP07-00084, Conditional Use Permit; (3) CFH07-00022, Hillside and Foothills Area Development Permit

I, along with a significant representation of concerned neighbors, attended an ACHD hearing on May 28 related to the pending Aase's Canyon development. Our interest is due to the estimated 1550 daily vehicle-count increase that this development would feed onto Hill Road from N. Collister and Plano Lane.

Both of these connecting routes present their own unique problems: (1) N. Collister due to its substandard and inverted-crown roadway design; and, (2) the intersection at Plano/Hill Road due to the poor sight-distance to the west, a fact made more severe since it will handle the majority of the vehicle trips which will be exiting into the east-bound lane. Traffic control plans are currently limited to stop signs which will only contribute to frustration and delay, especially at peak commute hours, as ACHD admitted that neither Hill Road nor N. Collister are scheduled for any design improvements in their future plans.

One point that became quite evident during the hearing was that most of the five ACHD Commissioners had not even visited the project site and were, therefore, unable to appreciate the neighborhood concerns and the bottleneck that this increased traffic could create. Accordingly, I strongly encourage the members of the P & Z Commission to visit this site and judge first-hand how this development would impact our neighborhood.

This valley has been subjected to unprecedented growth during the past two decades and it has spawned a growing traffic congestion problem that is likewise decades behind a supporting infrastructure. This imbalance can no longer be tolerated. It is time to say NO to this . . . and similar projects . . . until the roadways have been improved to efficiently handle the generated traffic.

Sincerely,

Charles S. Link

From: Bob Burns <RBB@moffatt.com>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 6/10/2008 10:43 AM
Subject: Accepted: Plano Rd. development agreement meeting with applicant
Place: PDS Conference 3
Attachments: rfc2445.ics

From: "Matt Edmond" <Medmond@achd.ada.id.us>
To: "Matt Edmond" <Medmond@achd.ada.id.us>
Date: 6/12/2008 9:51 AM
Subject: Plano Road Subdivision Reconsideration

June 12, 2008

To: Interested Parties

Subject: Plano Road Subdivision

On 11 June 2008, the Ada County Highway District staff requested reconsideration of the Commission action taken at the 28 May Commission meeting concerning the timing of the requirement for a full public connection between Plano Lane and Collister Road due to new facts and information that were not presented at the 28 May Commission Meeting. The Commission acted to reconsider the decision. The reconsideration is scheduled for the 25 June Commission meeting at 6:00 p.m. This meeting is open to the public.

If you have any questions, please feel free to contact me at (208) 387-6187.

Sincerely,

Matt Edmond

Planner II

Ada County Highway District

Right-of-Way & Development Services

T 208-387-6187

F 208-387-6393

From: Bob Burns <RBB@moffatt.com>
To: Teresa Sobotka <TSOBOTKA@cityofboise.org>
CC: BRUCE EGGLESTON <Beggleston@cityofboise.org>, HAL SIMMONS <HSIMMONS@city...>
Date: 6/16/2008 2:51 PM
Subject: RE: FW: AASEs_Canyon_Point_Dev_Agree_060208.doc

Will do, Teresa, but it may take a bit of time to get back to you based on the number of people on our team involved. I'll get back to you as soon as possible. Bob

From: Teresa Sobotka [mailto:TSOBOTKA@cityofboise.org]
Sent: Monday, June 16, 2008 2:44 PM
To: Bob Burns
Cc: BRUCE EGGLESTON; HAL SIMMONS
Subject: Re: FW: AASEs_Canyon_Point_Dev_Agree_060208.doc

We are having problems coordinating. We need to re-schedule for later in the week. Sorry. Let me know a couple of dates and times.

>>> Bob Burns <RBB@moffatt.com> 6/16/2008 1:57 PM >>>

No, Teresa, your attached e-mail and additional revisions weren't earlier received. Perhaps the best approach would be for Bruce to bring up at tomorrow's meeting any revisions included in the attached that he believes should be included in the draft I sent you last week, as there is no way that I will be able to get my clients' comments to another batch of revisions before then (although I'm copying my clients on this so they can be brought up to speed). Bob

From: Teresa Sobotka [mailto:TSOBOTKA@cityofboise.org]
Sent: Monday, June 16, 2008 1:08 PM
To: Bob Burns
Subject: Fwd: AASEs_Canyon_Point_Dev_Agree_060208.doc

Have you seen this? Right after I forwarded the 5/30 version, I got this and tried to forward.

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From: "Matt Edmond" <Medmond@achd.ada.id.us>
To: "Matt Edmond" <Medmond@achd.ada.id.us>
Date: 6/19/2008 3:30 PM
Subject: Plano Road Subdivision Reconsideration Memo
Attachments: Plano Subdivision_6-25-08.pdf; Plano Road Attachment_6-25-08.pdf

Please find the attached memo and staff report on the Plano Road reconsideration.

If you have any questions, please feel free to contact me at (208) 387-6187.

Sincerely,

Matt Edmond

Planner II

Ada County Highway District

Right-of-Way & Development Services

T 208-387-6187

F 208-387-6393

From: "Kerry Winn" <kwinn@stewartlandgroup.com>
To: "Bruce Eggleston" <beggleston@cityofboise.org>
Date: 6/19/2008 5:18 PM
Subject: Plano Road color pallet
Attachments: Color pallet example.pdf

Bruce,

Attached are examples of colors (they show up in this scan, a little more blue, grey and colder than the actual color tiles) that would be allowed in the color pallet for the CC&R's of the subdivision. We could work with your design staff and our architect (who is currently unavailable) to pin down the color limits...basically it is earth tones in darker hues. The materials basically restrict reflective materials such as aluminum, metals, plastic or reflective tiles and only allow low glaze windows. This would all be worked out with staff as a condition of approval. I'm sorry I can't give you more or better before tomorrow. The concept is simple but takes a good architectural committee to make sure it works.

Kerry

PART I: Outline of Concerns Regarding the Proposed "Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density fifteen times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1500 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. The Collister neighborhood, slated as the secondary access to the proposed development, already complains of congestion and lack of parking, and will undoubtedly be negatively impacted as well.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane neighborhood beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required." There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems.

4. At a recent City meeting, the City Engineer spoke briefly about drainage issues associated with the project. He spoke of controlling runoff from the proposed development, and the greatly lengthened and widened Plano Lane access road, by retaining water in ponds at the bottom of the hill. When he was asked whether the water retained in those ponds might reasonably be expected

to contaminate ground water in the area, and it was noted that many area residents (ourselves included) are supplied by private wells, City personnel agreed that this was a "good question," that they simply "had not thought of it," and that they "would probably have to look into it." This, and other aspects of the meeting, did not create the impression that the interests of area residents have been sufficiently protected thus far in the process.

5. The land which is proposed for development is year-round home to two or more dozen deer, badgers, foxes, and coyotes; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area. All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west--which are currently slated for rampant, massive-scale development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The foothills ordinance specifies that one house on 40 acres may be allowable and that bonus density increases above 1 house per 40 acres may be possible if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40

acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on the hillside which is the site of a former sand business.

Most of these claims seem highly open to question.

1– Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? It is already protected by the terrain it inhabits; there is little if any human traffic on those hillsides. 155 houses, positioned literally on top of the onions' habitat, will do nothing but threaten it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs one final question regarding the onion field—why would the TVLT allow itself to be used towards such a counterproductive end?

2 – To the general public, the term, “wetlands” brings to mind streams, ponds, cat-tails, pollywogs, etc. not a “water seep” as the developer’s wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep hillside. It is already “protected” for the public good by the unbuildable steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second “wetland” described by the developer’s expert is also a “water seep” that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. Are two small “water seeps” separated by hundreds of yards of steep terrain worthy of “wetlands” status and the concurrent density bonuses being requested?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer’s expert as “riparian.” This “protection” may or may not be of significance, but is Pole Cat Gulch any more a “riparian” area than water seeps are “wetlands”? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as “wetland” is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the “protection” being proposed seems insignificant when put into context of the overall impact that the proposed development of 155 houses will have on this landscape.

4 – The access provided, and the potential amenities that may be a part of the city’s requirements at the trail-head to the future Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The primary beneficiaries of this “repair” will be the developers and residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted density bonus is specious.

The former sandpit is in the least visible portion of the development land. Many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like its sister development, Quail Ridge.

The developers are proposing a "ridgeline" development, which is directly in opposition to the Foothills Ordinance that excludes "flat or squared off appearance on ridges....." and states that "The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites....."

The section of the Foothills Ordinance that speaks to "Priority Open Space" states: "It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code." The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed. If the bonus density increase requested is allowed, the good intentions of the people of the City of Boise who voted in support of and funded the Foothills Ordinance will be go down the proverbial drain – or should it be "water seep" ?

Brent Smith	fbsmithiv@cableone.net
StephanieBacon	sbacon@boisestate.edu

From: Brent Smith <fbsmithiv@cableone.net>
To: <tbreuer@lttv.org>, <sabdo@cableone.net>, <foxcroftbill@yahoo.com>
CC: Mike Jones <michaelrjones44@yahoo.com>, Joanie Fauci <joanie4c@yahoo.com...
Date: 3/15/2008 2:10 PM
Subject: revised plano road development statement
Attachments: PointsMarch2008.doc

Hello Tim, Susan, and Bill

Michael Jones asked me to send you the following attachment. I understand that an earlier version of this was received by some at LTTV (I just realized I listed your organizations initials incorrectly in the attached....think I had it as TVLT...sorry about that).....anyway, this version has been updated to reflect an evolving working relationship with the city and a more detailed examination of the foothills ordinance. Please disregard the earlier version.

We understand that it is not your position to take a stand for or against the development. Your organization is being cited in the developer's documents as being in line to receive the land in question which seems to add credibility and value to their proposal. I certainly lay no claim to being an expert in any of this, but I would think that your organization would want to intervene and evaluate the quality of the overall proposal and how it might impact the environment before you would allow your name to be used by the developer.

thanks very much for your consideration

Brent Smith

From: Kris Haustveit
To: BRUCE EGGLESTON
Date: 6/2/2008 2:14 PM
Subject: Fwd: Plano Subdivision Secondary Road / ACHD Decision

Bruce,
Please add this to the growing list of people responding to this development.
Thanks
Kris

>>> Mayor Bieter 5/30/2008 8:16 AM >>>

>>> Katie Watts <katie@tvlltho.com> 5/29/2008 3:33 PM >>>
Dear Mayor Beiter,

I'm copying you on a letter that I sent to ACHD after a commission meeting last night regarding the Plano Subdivision and secondary road that is proposed to change our dead end street into a collector road for residents of the new subdivision. I am very concerned and hope you can consider getting involved in what is going on here. The secondary road would violate the quality of life for our neighborhood, and does not comply with clearly stated intentions of the city foothills ordinance. Many folks testified with very compelling facts, and ACHD seemed to have their mind made up before any testimony.
Thank you for taking the time to read this. Please feel free to call me to discuss this.

(Letter to the ACHD Commissioners)

My name is Katie Thacker and I live at 5954 N Collister in the Briarhill Subdivision #2, almost at the very end of Collister where it dead ends. I attended the ACHD meeting last night and listened to all of the testimony, and could not help but be disappointed in the final decision the Commission came to with regards to this whole Plano Subdivision connectivity issue. It sure seemed like you all had your mind made up without ever hearing any testimony.
I do not envy the tough situation ACHD is in, trying to solve problems with so many entities involved, but with all due respect, I feel strongly that a few things are being overlooked here:

1. I'm not sure ACHD clearly understands that a year ago a land swap/purchase occurred just beyond the end of Collister that involved many private and public entities. The city has acquired the land, developed more bike trails up there, now there are tons of mountain bikers coming out of the foothills right there where the dead end of Collister is. My understanding is that the developer will put in the trailhead/parking lot in the future. It does not seem very practical, functional or visionary to increase the recreational bike traffic on the street that already has children and pedestrians on it, then turn around and build a connecting street to pour a bunch of cars on the same substandard street. That has car/bike/injury accidents written all over it.
2. The decision last night was made to build the secondary road now instead of waiting for 80 homes to be built. That means a paved road will exist up to a ridge that has no houses on it for another 4 to 6 years, creating a perfect Party Central area up that road for traffic that doesn't even live up there. When we moved into our house in October 1989, the parties, trash, and off road vehicles was enough of a problem that's why the gate was put in. To build the connector road now does not seem to take into consideration increased risk of fire and vandalism, all before there is even a home up on the ridge!
3. I feel that ACHD is failing to regulate the traffic that compliments the Foothills Ordinance that clearly states the city will not allow negative impacts on existing neighborhoods. Frankly, I cannot see a single positive impact for our neighborhood, all impact

is negative. How can you say the road is compliant with foothills ordinance requirements at all?

I hope it is not too late to reconsider the decision and proceed with a plan that is in better interest for the safety on that street, and truly does comply with the Foothills Ordinance.

Sincerely,

Katie Thacker

208-921-7141

cc: Madam President McKee, Commissioner Arnold, Commissioner Franden, Commissioner Huber, and Commissioner Bivens

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From: "Nancy M. Brennan" <butterfly@clearwire.net>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
CC: "Brent and stephanie" <fbsmith@cableone.net>
Date: 5/31/2008 10:17 AM
Subject: aase's canyon development concerns

Erin and Nancy Brennan
6025 Plano Lane
Boise, Id 83703

Members of Boise City Planning and Zoning Commission,

My husband, Erin and I, Boise natives, support all that is stated by Brent Smith and Stephanie Bacon. They have put together this extensive letter explaining the concerns we hold about the proposed Aase's Canyon Development. Please understand how very seriously we take a stand with our neighbors.

With respect,

Nancy and Erin Brennan

May 31, 2008

RE: AASE'S CANYON POINT DEVELOPMENT, LLC

TO: MEMBERS OF BOISE CITY PLANNING AND ZONING COMMISSION

Dear Members of the Commission:

We respectfully submit this letter regarding the proposed development along Hill Road between Collister Drive and Plano Lane. We are long time residents (one of us is a native Boisean) and although we do acknowledge the rights of the developers to use this land within reason, we plead that the development be limited by the basic premise written into the Foothills Ordinance that 1 house on 40 acres is reasonable use for land of this nature. We vehemently disagree with the developer's contention that this land should qualify as "Priority Open Space" for which a twenty-fold density bonus should be granted, taking the property from an 8 home tract to over 150 homes. We believe that if the Foothills Policy is scrutinized critically for intent, not technicalities, and the developer's claims are given the same review, that the development will be kept to a reasonable level. Otherwise, your legacy as a Commission will surely leave the valley residents with another foothills eyesore, environmental degradation, and a much reduced level of livability for the residents in the Northwest and North Boise neighborhoods.

PART I: Outline of Concerns Regarding the Proposed
"Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density twenty times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an

estimated 1000 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. North Collister Drive, currently slated as the alternate access to the proposed development, already complains of congestion, lack of parking, problematic and dangerous road design and dangerous slope. The proposed development would unquestionably degrade safety, quality of life and property values for all households along upper Collister.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane and upper Collister neighborhoods beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and lower Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane and Collister Drive onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required." There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems. Not only Pierce Park and Collister but also 36th Street and Harrison Boulevard can anticipate increased congestion from commuters heading South and East into town.

4. The developers propose to control runoff from the development, and the greatly lengthened and widened, newly-paved access roads, by retaining water in ponds at the bottom of the hillsides. Many households on Plano and Hill Road and in the area generally are supplied by wells. The question of whether the water retained in those ponds might reasonably be expected to contaminate ground water in the area has still not been answered in a satisfactory or definitive manner (though the question was asked in a January meeting at City Hall.) Stewart Land Group representative Kerry Winn told a large public meeting at Riverglen Junior High School, earlier this Spring, that his engineers had dismissed the likelihood of any problems resulting from groundwater contamination. Several weeks later, at a meeting of Plano homeowners held in a private home, Mr. Winn averred that SPF Engineering was currently conducting a study on the subject. Mr. Winn's variable responses to this question do not create the impression that the interests of area residents are being sufficiently protected. It is also unclear how the developer proposes to address drainage and groundwater issues on Collister Drive which may result from the recent ACHD decision to require public access and connectivity from both Plano and Collister at the onset of construction.

5. The land which is proposed for development is year-round home to three dozen deer, badgers, foxes, and coyotes; elk have recently been seen on this land; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area; the onion is as likely to be found on the ridgelines which the developer proposes to flatten as on the steep slopes they plan to set aside (see Part II.) All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed

development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west--which are currently slated for rampant and massive development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The Foothills Ordinance specifies that one house on 40 acres may be allowable, and that bonus density increases above 1 house per 40 acres may be possible, if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40 acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant

Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on a relatively remote hillside which is the site of a former sand business.

Although there may appear to be technical compliance with the Foothills Policy, most of these claims seem highly open to question when viewed through a lens other than the developers'.

1— Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? The vast majority of it is already protected by the terrain it inhabits; there is little, if any, human traffic on those hillsides. (At a recent ACHD hearing, Mr. Jorgason testified that he has been trying for twenty years to get a road designed to access the ridgeline from Collister Drive—up through the onion fields—but that according to his engineers, it was too steep for even a road to be built.) 155 houses, positioned literally on top of the onions' habitat, will clearly endanger it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs another question regarding the onion field—why would the TVLT allow itself to be used towards such a counterproductive end? Have they even agreed to this proposal?

Finally, what sort of logic proposes that establishing a trust for the onion on naturally protected parts of the property should be rewarded with the right to build more lots in some other part of the property? Although this exchange of land may seem reasonable to the developers, once the public realizes that the ridgeline, and other areas they want to build on, are also habitat for the onion plant, the environmental value of the proposal falls into question. More scraping and bulldozing will be necessary to build those lots and roads, and more onion plants will be killed, the higher the number of lots allowed. So, the onion they are claiming is so important to protect in the unbuildable and inaccessible parts of the property becomes expendable in the buildable areas. A truly environmentally conscientious developer would keep the number of lots to a minimum; then the onion would be more likely to survive on the steep slopes, with or without a land trust.

2 – To the general public, the term, "wetlands" brings to mind streams, ponds, cat-tails, pollywogs, etc. not a "water seep" as the developer's wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep and inaccessible hillside. It is already "protected" for the public good by the steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second "wetland" described by the developer's expert is also a "water seep" that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. In desert lands any water is valuable, but are two small "water seeps" already protected by hundreds of yards of steep terrain worthy of full "wetlands" consideration and the concurrent density bonuses being tied to that status?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer's expert as "riparian." This "protection" may or may not be of significance, but is Pole Cat Gulch any more a "riparian" area than water seeps are "wetlands"? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as "wetland" is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the "protection" being proposed seems insignificant when compared to the overall impact that the proposed development of 155 houses will have on this landscape and the people that currently live near it.

4 – The access provided, and the potential amenities that may be a part of the city's requirements at the trail-head to the Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the

riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The former sandpit is in the least visible portion of the development land. In contrast, many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like in its sister development, Quail Ridge. The primary beneficiaries of the sandpit “repair” will be the developers, and of course the residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted a density bonus is specious.

A “ridgeline” development is directly in opposition to the Foothills Ordinance that excludes “flat or squared off appearance on ridges.....” and states that “The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites.....”

The section of the Foothills Ordinance that speaks to “Priority Open Space” states: “It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.” (emphasis added) The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are setting aside virtually nothing of value to their bank accounts. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed.

If the bonus density increase requested is allowed, the hopes of the people of the City of Boise who voted in support of the good intentions (not the potential loopholes) enveloped in the Foothills Ordinance will go down the proverbial drain. We urge that you look at the developer’s proposal in the light of the Foothills Ordinance, not just to see that all of the developer’s i’s are dotted and t’s are crossed; but rather, that you look critically at whether or not the proposal has integrity and lives up to the intent of the Ordinance. Are the developers giving up anything that they can build on? Is there a balance of unused buildable open space, priority open space and used buildable space? Is the project another ridgeline development?

Is what the developers are giving up (marginally classified riparian and wetland areas, unbuildable onion trusts) worth a financial windfall to them and the concurrent eyesore, traffic congestion, increased danger, environmental degradation and generally reduced quality of life to everyone else? We ask that you consider this proposal with great care, and that ultimately your determination be to reduce the proposed density significantly.

Sincerely,

Brent Smith & Stephanie Bacon



Bruce D. Chatterton
Director

Boise City Hall
150 N. Capitol Boulevard

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Planning & Development Services

September 19, 2007

RECEIVED

SEP 24 2007

MAYOR'S OFFICE

Patrick Rice
Greater Boise Auditorium District
850 W. Front Street
Boise, ID 83702

Re: DRH07-00450 / 1205 W. Front Street

Dear Mr. Rice:

Boise City Planning and Development Services have received the above referenced application requesting Design Review approval to construct a 196 car parking lot at 1205 W. Front Street in a C-5DD zone. In reviewing the Boise City Zoning Ordinance we have determined a Conditional Use Permit will be needed for your request.

Section 11-07-06.09 Use Standards (Table 3)

Use	C-1	C-2	C-3	C-4	C-5
Parking Lot					
Commercial	CC	A	A	CC	CC
Off-Site Accessory	CC	A	A	A	CC
Parking Garage/Structure	CC	A	A	CC	A

Section 11-01-03.01 Definitions states:

Lot, Parking:

An open, graded and surfaced area, other than a street or public way, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free or as an accommodation to clients or customers.

Structure:

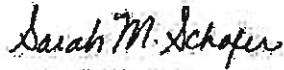
Anything constructed or erected, except fences, which requires location on the ground or is attached to something having location on the ground including, but not limited to, buildings, platforms, frame work, antennas, portable carport/cover, prefab metal or plastic sheds and tents.

Based on the use table and these definitions, the determination has been made that the proposed project would be classified as a Commercial Parking Lot.

If the parking is to be the first phase of a large development, it needs to be presented to the City in conjunction with the overall project.

If you have any questions or need additional information, please contact me at 384-3830.

Sincerely,



Sarah M. Schafer
Manager, Design Review and Historic Preservation
Boise City Planning and Development Services Department

SS:ps

cc: Thomas Zabala / ZGA Architects and Planners, Chartered / 565 W. Myrtle Street / Boise, ID 83702
Jade Riley - Mayor's Office
Hal Simmons, Planning and Development Services

City of Boise

MAY 15 2008

May 14, 2008

Boise City Planning & Development Services
Planning and Zoning Commission
P.O. Box 500
Boise, ID 83701-0500

SUBJECT: Collaborative Meeting Model for Large and/or Special Concern Development Areas

Dear Commissioners:

After recently attending the Plano and Eyrie Canyon 4 subdivision neighborhood meetings, I feel compelled to express concerns about the current public process for development proposals. The current procedure of requiring one INFORMATIONAL ONLY neighborhood meeting with a developer is outdated and needs to be improved especially for large and/or controversial developments.

Informational only meetings with neighbors who live within 300 feet of the development typically involve a developer or representative explaining the development proposal and concluding with a question/answer session. Many developers already have their plat details nearly finalized when they meet with the neighbors. Using this model, the public is frustrated because any input they might offer will be mostly ignored and/or have minimal opportunity for inclusion in city, county, or ACHD staff reports. In the end, this causes many people either to give up on the process, or if they do attend the hearings, to come contentious, confrontational, and with a combative attitude.

Having informational only neighborhood meetings is also flawed since it involves no face-to-face WORK SESSION opportunities for soliciting constructive input/solutions between the developer and the neighbors BEFORE agency or city hearings are scheduled. The current process builds frustration because it provides very little meaningful collaborative input beyond individual email or letters of concern. If the process gave neighbors legitimate opportunities to provide constructive solutions/suggestions BEFORE the hearings, perhaps the hearing meetings would become more productive, time efficient, better for public relations--and more likely to result in acceptable community development.

By the time the development reaches the hearing level, city or agency officials are expected to vote/decide on the proposal. At this point, it is often difficult to implement public input, especially when a hearing is contentious. Clearly much of this input should have been received BEFORE the hearings. Relying solely on the possibility of adding conditions of approval should not be--and does not have to be--the only recourse IF the public has the opportunity for more pre-hearing collaborative input work sessions.

Feelings of frustration with many proposed developments could be greatly mitigated if requirements stipulated that development proposals, especially those involving more than 20 units and/or involving controversial development areas, be subject to the following meeting procedures:

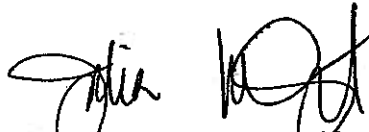
- After the initial required neighborhood meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located, **REQUIRE AT LEAST ONE, WITH THE OPTION OF MORE**, city and/or county and developer collaborative work session meetings with neighbors and interested parties.
- Collaborative work sessions should include not only planning and zoning issues but also ACHD road and traffic concerns. Joint-input work sessions would be used to review the plans, provide updates, and gather public opinion with the intent of implementing viable constructive suggestions/solutions from neighbors and general public **BEFORE** the final staff reports are written and/or public hearings are conducted.
- Developer representation along with assigned city, county, and ACHD staff should be present at the work sessions.
- It is recommended that neighborhood meetings be held in the evening--not during the day, when most people that are impacted by the development are working.
- In addition to notifying neighbors within at least 300 feet of the development, all neighborhood associations and homeowners associations affected by the development should be notified.
- Any changes/ideas implemented from the work session meetings should be documented in the staff report to verify that collaboration was incorporated in the process.

A collaborative meeting process may involve more time for developers and government agencies, however, the positive outcome of better communication between all entities, more efficient hearings, less frustration, more cohesive neighborhoods, and citizens gaining more trust and support for their local government officials and processes is well worth the investment.

Sincerely,



Paul Werner, President
Central Foothills Neighborhood Association



Julia Wright, Vice President
Central Foothills Neighborhood Association

cc: Carol A. McKee, ACHD Commission President
✓ Bruce Chatterton, Director of Boise Planning & Development Services
John Traylor, Director of Ada County Development Services

This e-mail is to express my concern about the following issues related to this development:

The total impact on the current residents of this area will be dramatic! It seems especially unfair that a group of Salt Lake City investors, who are concerned only about money wish to intrude in an established residential area of local people who have established homes on acreages with a rustic and country-like atmosphere. They are listening to the lead of the developer who has already established Quail Ridge and now wishes to "get another toehold in" the foothills. (I understand Quail Ridge was built BEFORE the Foothills Ordinance; yet this one is going to follow its general plan, which doesn't seem right).

Since this is the first affordable development applied for under the new Foothills Ordinance, I feel Planning and Zoning should be particularly careful to scrutinize every detail carefully because of the tremendous responsibility they have to set the precedents that will thereby be established and referred back to by this or other developers. The standard(s) they follow will be immensely important to the future of Boise.

It doesn't seem fair to the donors who have given land in the foothills to protect this area to then have Planning and Zoning turn around and approve such an environmentally unfriendly housing area and thereby began the rush for others to move in with a profit motive. Those of us who live here have worked to keep the area green. My place is listed nationally as an official Habitat because of all the wild life that seeks refuge here.

Traffic and making Plano Lane a 2-lane highway is also a concern. This much traffic feeding into Hill Road will make the unbearable increase in traffic that we have already experienced from new housing to the west even worse. It is almost impossible now to get out on the road from my house at 5600 Hill Road. I can't imagine how bad it will be should this development be approved. I also have property facing Plano Lane, and I am concerned that I and others whose homes are on Plano Lane will have traffic practically at their front door, and their children and their life style will be at risk. The peacefulness of their lives now will be totally destroyed by this unwanted intrusion.

Sent by:

Ethel D. Ficks
5600 Hill Rd.
Boise, ID 83703

Another concern is that there are several wells that will be impacted by the water drainage from this housing. It is questionable that the sandy soil of the Foothills can safely handle the increase in water seepage. The Department of Water Resources sent at my request a map of all the wells in this area, and there are several that could be impacted drastically. We would need to have absolute assurance that our water rights are not disturbed or destroyed.

Although we understand the developer's engineer has planned for retention ponds up Plano Lane, this is not reassuring, because the amount of water coming down Plano Lane is at flood/creek level in places already, and the City Sweepers are out here often picking up the sand, putting it in dump trucks and/or dumping it on the property adjacent to Hill Road (my corner). I feel sure the developers in Seattle, California, and Oregon assured City Planners and property owners that their hills were stable; yet we see houses sliding, crashing and caving in regularly in the daily news. Wouldn't it be better to avoid this possibility altogether? I wonder if cities have been sued by any of these homeowners or insurance companies because of allowing such developments.

From: "McIntyre, C Kevin (Solutions Business Dev. Mgr.)" <kevin.mcintyre@hp.com>
To: "Beggleston@cityofboise.org" <Beggleston@cityofboise.org>, "mwallace@ach...
Date: 2/19/2008 7:06 AM
Subject: Proposed Foothills Development (File # CFH0-00022)

To Whom It May Concern,

As a long time Boise resident I am sending this letter to express my opposition to any more development in the foothills. With the Kastera, Hillside Nursery and now this development, it seems that the City of Boise needs to re-evaluate what residents of this city have been asking for. It's not for more development in the foothills, more traffic on Hill Rd. more traffic congestion, etc. in the foothills. As residents, we have had our taxes and assessments increased to prevent this type of development. The City is constantly re-zoning and increasing density levels beyond what was originally approved to appease developers. Please reconsider any foothills development and the effect on our way-of-life (life style) that many of us long time residents moved to this city for.

Regards,

Kevin McIntyre

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 4/16/2008 9:01 AM
Subject: Fwd: Aase's Canyon foothill development

Hi Bruce!

Can you add this to the Plano file official record for me. Also, can you give me a quick status report on where the project is.

Thanks!
Amanda

Amanda Brown
Council Administrator
(208)384-4410
abrown@cityofboise.org

>>> KRISTIANN MANNION <mannon2141@msn.com> 4/9/2008 3:33 PM >>>

To the Mayor and Members of the City Council:

I am a resident of the area impacted by the projected growth of the Plano road subdivision currently being proposed. I want to express my strong opposition to this project as it is proposed. The plan is designed to subvert the current Foothills ordinances with regard to ridge development and population density for the financial benefit of a few, while severely impacting the quality of lifestyle of the current residents of the area. The neighborhoods surrounding the lower foothills, including State Street, Collister, and Hill Road, will be inundated by vehicular traffic as traffic moves from the development into arterials that move people into the city.

It is very important the the mayor and city council take an active position to insure a legal and ethical application of the Foothills ordinances in this and other future developments. I recognize that property rights and the rights of property owners to develop the land are values upheld by our government and way of life; however, when the rights of a few interfere with the rights of others to sustain a quality of life, it is important for all of us to take a position to insure the quality of life that makes this city such a desirable place to live. Current trends in development are seeing the ruin of those very qualities that make Boise what it is.

Kris Mannion
3096 N. 24th
83702

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 4/16/2008 9:01 AM
Subject: Fwd: Aase's Canyon foothill development

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Amanda

Amanda Brown
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Kris Mannion
3096 N. 24th
83702

PART I: Outline of Concerns Regarding the Proposed "Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density fifteen times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1500 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. The Collister neighborhood, slated as the secondary access to the proposed development, already complains of congestion and lack of parking, and will undoubtedly be negatively impacted as well.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane neighborhood beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required." There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems.

4. At a recent City meeting, the City Engineer spoke briefly about drainage issues associated with the project. He spoke of controlling runoff from the proposed development, and the greatly lengthened and widened Plano Lane access road, by retaining water in ponds at the bottom of the hill. When he was asked whether the water retained in those ponds might reasonably be expected

to contaminate ground water in the area, and it was noted that many area residents (ourselves included) are supplied by private wells, City personnel agreed that this was a "good question," that they simply "had not thought of it," and that they "would probably have to look into it." This, and other aspects of the meeting, did not create the impression that the interests of area residents have been sufficiently protected thus far in the process.

5. The land which is proposed for development is year-round home to two or more dozen deer, badgers, foxes, and coyotes; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area. All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west--which are currently slated for rampant, massive-scale development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The foothills ordinance specifies that one house on 40 acres may be allowable and that bonus density increases above 1 house per 40 acres may be possible if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40

acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on the hillside which is the site of a former sand business.

Most of these claims seem highly open to question.

1– Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? It is already protected by the terrain it inhabits; there is little if any human traffic on those hillsides. 155 houses, positioned literally on top of the onions' habitat, will do nothing but threaten it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs one final question regarding the onion field—why would the TVLT allow itself to be used towards such a counterproductive end?

2 – To the general public, the term, “wetlands” brings to mind streams, ponds, cat-tails, pollywogs, etc. not a “water seep” as the developer’s wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep hillside. It is already “protected” for the public good by the unbuildable steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second “wetland” described by the developer’s expert is also a “water seep” that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. Are two small “water seeps” separated by hundreds of yards of steep terrain worthy of “wetlands” status and the concurrent density bonuses being requested?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer’s expert as “riparian.” This “protection” may or may not be of significance, but is Pole Cat Gulch any more a “riparian” area than water seeps are “wetlands”? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as “wetland” is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the “protection” being proposed seems insignificant when put into context of the overall impact that the proposed development of 155 houses will have on this landscape.

4 – The access provided, and the potential amenities that may be a part of the city’s requirements at the trail-head to the future Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The primary beneficiaries of this “repair” will be the developers and residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted density bonus is specious.

The former sandpit is in the least visible portion of the development land. Many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like its sister development, Quail Ridge.

The developers are proposing a "ridgeline" development, which is directly in opposition to the Foothills Ordinance that excludes "flat or squared off appearance on ridges....." and states that "The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites....."

The section of the Foothills Ordinance that speaks to "Priority Open Space" states: "It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code." The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed. If the bonus density increase requested is allowed, the good intentions of the people of the City of Boise who voted in support of and funded the Foothills Ordinance will be go down the proverbial drain – or should it be "water seep" ?

Brent Smith fbsmithiv@cableone.net
StephanieBacon sbacon@boisestate.edu

From: Brent Smith <fbsmithiv@cableone.net>
To: <tbreuer@ltnv.org>, <sabdo@cableone.net>, <foxcroftbill@yahoo.com>
CC: Mike Jones <michaelrjones44@yahoo.com>, Joanie Fauci <joanie4c@yahoo.com...
Date: 3/15/2008 2:10 PM
Subject: revised plano road development statement
Attachments: PointsMarch2008.doc

Hello Tim, Susan, and Bill

Michael Jones asked me to send you the following attachment. I understand that an earlier version of this was received by some at LTTV (I just realized I listed your organizations initials incorrectly in the attached....think I had it as TVLT...sorry about that).....anyway, this version has been updated to reflect an evolving working relationship with the city and a more detailed examination of the foothills ordinance. Please disregard the earlier version.

We understand that it is not your position to take a stand for or against the development. Your organization is being cited in the developer's documents as being in line to receive the land in question which seems to add credibility and value to their proposal. I certainly lay no claim to being an expert in any of this, but I would think that your organization would want to intervene and evaluate the quality of the overall proposal and how it might impact the environment before you would allow your name to be used by the developer.

thanks very much for your consideration

Brent Smith

From: karen knudtsen <karenlynnefox@yahoo.com>
To: <beggleston@cityofboise.org>
Date: 2/17/2008 11:12 PM
Subject: Plano Development CFHo7-00022

Hello,

Is it too late to comment for the record on the Plano development proposal? If not, I would like to register my vote against this project.

Our neighborhoods along Hill Road can stand more traffic. Avimor is already going in, and Eagle M3 will be starting soon. I live near the intersection of Hill and Collister and realize that traffic, noise, air pollution from traffic, car/bike/pedestrian accidents, etc. in this area are going to increase dramatically once these developments are in. I feel strongly that no more developments should be approved until the lanes on State Street are doubled, much better transit is established, the lanes on the arterials are doubled and the counties in this valley agree on planning for growth. Until then, growth should be tabled.

Further, I am very opposed to widening Hill Road in order to accommodate additional traffic in this end of town because the air along this road is very stagnant up against the hills and holds higher levels of dangerous smoke and exhaust pollution due to the close proximity of the hills. (Also, from what I have read in the paper, we stand to lose federal funding for transportation because we are near exceeding federal funding standards.) Our government leaders, such as planning and zoning, need to do just that before more developments are allowed.

Thank you for your efforts to control the negative aspects of tremendous growth.

Sincerely,

Karen Knudtsen
Boise, 83703

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 2/19/2008 9:30 AM
Subject: Fwd: Plano Lane Development - CFH 07-00022
Attachments: Boise Foothills Development Map.pdf

Hi Bruce!

This came into the Council email. Can you make sure that it makes it into the record for me?

Thanks!
Amanda

Amanda Brown
Council Administrator
(208)384-4410
abrown@cityofboise.org

>>> CityCouncil 2/19/2008 9:28 AM >>>

>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 7:10 PM >>>
At the request of my concerned neighbors, I am forwarding this email
to you
regarding the development identified in this Plano Lane Development
Map. We
would appreciate your assistance in this matter. Ethel Ficks

Begin forwarded message:

> From: Boise Book Farm <boisebook@mac.com>
> Date: February 11, 2008 6:45:49 PM MST
> To: <Beggleston@cityofboise.org>
> Cc: <mwallace@hchd.ada.id.us>
> Subject: Plano Lane Development - CFH 07-00022
>

From: joanie fauci <joanie4c@yahoo.com>
To: <Beggleston@cityofboise.org>
Date: 2/25/2008 3:28 PM
Subject: Aase's Canyon Foothills Development

Dear Mr. Eggleston,

I am writing to express my concern about a proposed development I recently learned about. It is located at the north end of Plano Rd, off W. Hill Rd. I'm not certain if the developer is named "Aase Canyon". When I attended the meeting on Feb 4, 2008, I was told that the developer was called this, not the development.

I have several concerns about this development that I will list. Not all of these concerns may be applicable in your role but should be considered nonetheless.

1. Only neighbors within 300 feet were notified. I realize this is the rule/law. Since the development is at the end of the road, this seems inappropriate. Only the last 2 houses on that street needed to be notified. It seems like the other, less than 10, homes should also have been notified since they will be heavily impacted by construction traffic and eventual resident traffic. It seems like the "notification" rules need to be modified.

2. After looking at the development maps displayed at the meeting, it looks like another Quail Ridge or Arrowhead Canyon type of design. These two existing developments are an eyesore to the Boise Front. They make no use of passive housing design. They make no use of the natural contours of the land. They basically just made a level building lot and built a flat-land style home on them. Besides not using the natural features, these houses are very visible from afar. I also live in the foothills and I try not to be a "not in my backyard" type of person. But many of the homes in my neighborhood have daylight basements, sit below street level so as not to block views, and make use of the natural terrain. I would ask that this developer, and any future foothills developer, be asked to incorporate these type of design features in the development proposals.

3. As a foothills resident, I see the type of runoff we have after rain or snowmelt. Many of the existing sewers on this side of town are clogged or overflow creating even worse drainage problems. At the Feb 4th meeting, the residents of Plano Rd expressed grave concerns about the runoff issues they already have. I recently went to Plano Rd after some snowmelt and witnessed the existing runoff and erosion problems there. This new development will add even more runoff due to the pavement, curbs, and sidewalks proposed. With many more homes on the hillsides/ridges and less open ground to absorb the water, it will all flow into the existing neighborhood. What recourse will the existing homeowners have if they get flooded or a basement wall caves in? The developer will likely be long gone by then.

4. There are several shallow wells nearby. Similar to the above item, what recourse will the homeowners have if their wells become contaminated or have other issues due to the new development?

5. The increased traffic of 150 homes to the existing (approximately) 10 homes will be huge. Is there anything that can be done to mitigate this impact?

Thank you for listening. I plan to attend future public hearings on these issues to express these concerns in person.

Sincerely,
Joanie Fauci
2944 Hillway Dr
Boise, ID 83702

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/24/2008 1:02 PM
Subject: Re: Plano subdivision

Appreciate = went to the ACHD meeting last night and they were very clear on the point - learning more about public input and I get into this situation . - MILT

In a message dated 04/24/08 08:01:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Mr. Miltc62,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

It is customary to identify yourself when submitting testimony to a public hearing.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 4/23/2008 11:22 PM >>>

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin or quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

Outline of Concerns Regarding the Proposed "Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of five questionable conservation density bonuses (see "Points," attached) to justify a density fifteen times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1500 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. The Collister neighborhood, slated as the secondary access to the proposed development, already complains of congestion and lack of parking, and will undoubtedly be negatively impacted as well.

Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane onto Hill Road, will make an already potentially dangerous situation untenable.

3. A meeting with City Planner Bruce Eggleston left an uncomfortable impression that the City itself was advocating for the development. Eggleston repeatedly used the pronoun "we" when characterizing the developer's interests, and repeatedly spoke of contingent events in the progress of the development as if they were inevitabilities. When questioned about this, Mr. Eggleston seemed surprised to learn that anyone would oppose the project. He was unable to give a coherent explanation of how residents might register their opposition to the project; for example, he stated that we should not contact the City Council at this point; that we should write letters to ACHD, Planning and Zoning and the City Council 3-4 weeks prior to their hearing dates; but allowed that those

dates would only be announced 15 days in advance; and that nothing received any closer to the hearing dates than 10 days prior would be entered into the written record, thereby leaving a window of 2 or 3 days for letters to be written.

Mr. Eggleston also averred that the developer had already met their obligation to the public by calling a public meeting at Glenwood High School last May. That meeting was attended by more than a hundred distressed people, ourselves included, who expressed numerous pressing concerns which the developer has not addressed in any way. To suggest that the developer has met their obligation to the public by simply holding the meeting, is evocative of Alice in Wonderland.

4. At the recent City meeting, City Engineer Terry Records spoke briefly about the drainage issues associated with the project. He spoke of controlling runoff from the proposed development and the greatly lengthened and widened roadway access to it by retaining water in ponds at the bottom of the hill. When I asked whether the water retained in those ponds might reasonably be expected to contaminate ground water in the area, and noted that many area residents (ourselves included) are supplied by private wells, Mr. Records agreed that this was a "good question," that they simply "had not thought of it," and that they "would probably have to look into it."

5. The land which is proposed for development is year-round home to two or more dozen deer, badgers, foxes, and coyotes; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area. All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west--which are currently slated for rampant, massive-scale development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to

the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

Stephanie Bacon
Brent Smith

sbacon@boisestate.edu
fbsmithiv@cableone.net

PART I: Outline of Concerns Regarding the Proposed "Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density fifteen times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1500 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. The Collister neighborhood, slated as the secondary access to the proposed development, already complains of congestion and lack of parking, and will undoubtedly be negatively impacted as well.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane neighborhood beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required." There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems.

4. At a recent City meeting, the City Engineer spoke briefly about drainage issues associated with the project. He spoke of controlling runoff from the proposed development, and the greatly lengthened and widened Plano Lane access road, by retaining water in ponds at the bottom of the hill. When he was asked whether the water retained in those ponds might reasonably be expected

to contaminate ground water in the area, and it was noted that many area residents (ourselves included) are supplied by private wells, City personnel agreed that this was a "good question," that they simply "had not thought of it," and that they "would probably have to look into it." This, and other aspects of the meeting, did not create the impression that the interests of area residents have been sufficiently protected thus far in the process.

5. The land which is proposed for development is year-round home to two or more dozen deer, badgers, foxes, and coyotes; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area. All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west--which are currently slated for rampant, massive-scale development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The foothills ordinance specifies that one house on 40 acres may be allowable and that bonus density increases above 1 house per 40 acres may be possible if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40

acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on the hillside which is the site of a former sand business.

Most of these claims seem highly open to question.

1– Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? It is already protected by the terrain it inhabits; there is little if any human traffic on those hillsides. 155 houses, positioned literally on top of the onions' habitat, will do nothing but threaten it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs one final question regarding the onion field—why would the TVLT allow itself to be used towards such a counterproductive end?

2 – To the general public, the term, “wetlands” brings to mind streams, ponds, cat-tails, pollywogs, etc. not a “water seep” as the developer’s wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep hillside. It is already “protected” for the public good by the unbuildable steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second “wetland” described by the developer’s expert is also a “water seep” that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. Are two small “water seeps” separated by hundreds of yards of steep terrain worthy of “wetlands” status and the concurrent density bonuses being requested?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer’s expert as “riparian.” This “protection” may or may not be of significance, but is Pole Cat Gulch any more a “riparian” area than water seeps are “wetlands”? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as “wetland” is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the “protection” being proposed seems insignificant when put into context of the overall impact that the proposed development of 155 houses will have on this landscape.

4 – The access provided, and the potential amenities that may be a part of the city’s requirements at the trail-head to the future Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The primary beneficiaries of this “repair” will be the developers and residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted density bonus is specious.

The former sandpit is in the least visible portion of the development land. Many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like its sister development, Quail Ridge.

The developers are proposing a "ridgeline" development, which is directly in opposition to the Foothills Ordinance that excludes "flat or squared off appearance on ridges....." and states that "The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites....."

The section of the Foothills Ordinance that speaks to "Priority Open Space" states: "It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code." The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed. If the bonus density increase requested is allowed, the good intentions of the people of the City of Boise who voted in support of and funded the Foothills Ordinance will be go down the proverbial drain – or should it be "water seep" ?

Brent Smith	fbsmithiv@cableone.net
StephanieBacon	sbacon@boisestate.edu

From: Brent Smith <fbsmithiv@cableone.net>
To: "Nancy M. Brennan" <butterfly@clearwire.net>
CC: Lorene Spencer <lsspencer@gmail.com>, Stephen Loop <steve.loop@itd.idaho...>
Date: 2/27/2008 1:28 PM
Subject: Re: Proposed Foothills Development along Hill Road (File # CFH0-00022)
Attachments: sboutline.doc; Points.doc

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Dear oothills and other potentially interested neighbors:

We are enclosing written concerns related to the proposed AASE'S Canyon Point Development along Hill Road between Plano Lane and Collister St.

We were interviewed by Fox 12 News this morning and have given copies of the attachments to Allison Warren, who conducted the interview.

We hope that this will create interest in the situation and possibly lead to more media coverage. If any of you have comments or wish to add information pertinent to the Foothills Ordinance or any of the other points we have expressed, please contact us. We hope that at some point the story will be fully aired in the press and before the respective city and county agencies and also believe that reason will ultimately prevail, and the development will be limited to the maximum of one home on 40 acres as stipulated in the Ordinance. We maintain that anything above that 1:40 ration will reflect a blatant disregard for the spirit of the Foothills Ordinance; and to the citizens who helped pay to have the Ordinance developed as a means of restraining rampant and unsightly growth in the foothills. Please feel free to forward this to anyone you think may be interested and please forward any email addresses that might be of help to us.

Anyone willing to help please contact us and/or Nancy @ butterfly@clearwire.net. We will try to keep you posted when we hear of the March ACHD meeting. You can write an email now to Mindy Wallace @ mwallace@achd.ada.id.us to enter your opinion into the record.

>

thanks

Brent Smith
& Stephanie Bacon
6024 Plano Lane

(If you do not wish to be included in future emails, please let me know and I will remove you from the list. My apologies for bothering you with this.)

From: "Stephanie Bacon" <sbacon@boisestate.edu>
To: "Brent Smith" <fbsmithiv@cableone.net>, "Nancy M. Brennan" <butterfly@cl...
CC: <bocc1@adaweb.net>, <pwoods@adaweb.net>, <crunyan340@aol.com>, "Jim Stor...
Date: 2/27/2008 1:24 PM
Subject: Re: Proposed Foothills Development along Hill Road (File # CFH0-00022)
Attachments: sboutline.doc; Points.doc

PLEASE NOTE: Brent and I were interviewed by Fox News this morning for a brief story that they are planning on the situation, which will be aired on the news Saturday at 9:00. Thanks for your interest, Stephanie

>>> Brent Smith <fbsmithiv@cableone.net> 02/27/08 12:22 PM >>>
 >

Dear Foothills and other potentially interested neighbors:

We are enclosing written concerns related to the proposed AASE'S Canyon Point Development along Hill Road between Plano Lane and Collister St.

We were interviewed by Fox 12 News this morning and have given copies

of the attachments to Allison Warren, who conducted the interview. We hope that this will create interest in the situation and possibly lead to more media coverage. If any of you have comments or wish to add information pertinent to the Foothills Ordinance or any of the other points we have expressed, please contact us. We hope that at some point the story will be fully aired in the press and before the respective city and county agencies and also believe that reason will

ultimately prevail, and the development will be limited to the maximum of one home on 40 acres as stipulated in the Ordinance. We maintain that anything above that 1:40 ration will reflect a blatant disregard for the spirit of the Foothills Ordinance; and to the citizens who helped pay to have the Ordinance developed as a means of

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of the March ACHD meeting. You can write an email now to Mindy Wallace @ mwallace@achd.ada.id.us to enter your opinion into the record.

>

thanks

Brent Smith
 & Stephanie Bacon
 6024 Plano Lane ~~6024~~

(If you do not wish to be included in future emails, please let me

know and I will remove you from the list. My apologies for bothering you with this.)

From: Miltc62 <miltc62@aol.com>
To: <beggleston@cityofboise.org>
Date: 4/23/2008 11:24 PM
Subject: Plano subdivision

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin or quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

From: Mark Fogarty <mark_fgty@hotmail.com>
To: <beggleston@cityofboise.org>
Date: 4/23/2008 8:56 PM
Subject: Assinine housing project..

Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....

Not Sincerely Just pissed off.....

Spell a grand slam in this game where word skill meets World Series. Get in the game.
http://club.live.com/word_slugger.aspx?icid=word_slugger_wlhm_admod_april08

From: Kris Haustveit
Subject: J. Watts Plano 4-9-08

4/9/08

John Watts

5954 N. Collister

385-9213 Cell - 890-4878

Plano Lane Development: I'm calling to voice my displeasure with the Stewart Land Development Company and the Capital Development Company that is proposing to build the new Plano Lane Subdivision on top of the foothill mountains above Plano and above Collister. They had their public hearing tonight and it was less than congenial; it was less than professional and there was very little information, or give and take discussion they wanted to engage in with the community they're required to meet with. Developer/neighborhood associations are required to meet, but it was not a very productive meeting. They kept citing city hall approval already of ACHD. Some of us have questions about that. So, I guess I would encourage the Mayor and City Council to look very closely and talk with Planning and Zoning, and embrace and engage the neighbors on Collister, as well as around Plano and on Hill Road, more than have been to date before this thing is approved and before it goes forward. There's going to be serious traffic impacts on Collister Lane. They said ACHD had done a traffic study and found Collister can hold the traffic but did they also factor in the new Pole Cat Gulch parking traffic? I think there's going to be serious wildlife mitigation concerns as well. I know the Mayor is very concerned about natural resources in this area. Hopefully the Mayor and City Council, and ACHD will look into all these things, or at least you can have dialog with ACHD. I recognize that is not your domain. Questions arose and not answered. The developer had no information and the engineers have no plan. The 17 proposed homes and an area that is now encompassed in the overall footprint of the development area used to be in the Quail Ridge Development PUD. Now it has moved to the Plano PUD. How did this get transferred? Finally, the derogatory terms I heard were "the fix is in, the fix is in." Ramon Jorgensen is the landowner and has given the city ROW to build a parking lot in Pole Cat Gulch. Is that because he can now build in the foothills? Now somehow this has become part of the Plano Lane Development. How did this happen?? Thank you very much.

PDS

Action Taken: contacted

From: Kris Haustveit
Subject: D. Stuart 4-10-08

4/10/08
Doug Stuart
5416 Hill Rd.
Boise, ID
378-5843

Plano Lane Development: I was one of the residents at the River Glen Jr. High School concerning the Capital Development in the foothills (the 333 acres, 154 single-family homes between Collister and Plato Ln. above Hill Rd.) I feel that this is a very environmentally sensitive area and I'm one who does not wish to see this development proceed. Also, at the meeting they seemed to only want to do what was necessary to put this development through; they did not want to put in any more than their \$3,500 allotted per lot. There's tremendous infrastructure needed on Hill Rd. for such a development, which would cost millions of dollars, especially the intersection of Plano Rd. and Hill Rd., and in the Collister area. As the Mayor has said, there should be a moratorium on building in the area until the infrastructure is in place in the total area of Boise, especially the required road problems. This would have a tremendous impact on our taxes, and they are going up and up, so I feel that this development should not proceed. Thank you.
PDS

Action Taken: contacted

AASE's Canyon Point Development above Hill Road between Plano Lane and Collister and Density Increases claimed by developers.

"Points:"

Developers , primarily from Utah, are asking for density bonuses that far exceed those allowable under the foothills ordinance.

They are claiming that due to their environmental sensitivity, and orientation towards contributing to the public good, that they should receive an increase in the allowable foothills density from one house per 40 acres (a total of 8.5 houses) to approximately 18 houses per 40 acres (a total of 155 houses). Since they have no, or at best, very little land that is "buildable" (i.e., having slopes of less than 25%) that will qualify for an increase in density, they are basing their request for the astronomical increase in density on:

- 1- Protection of Aase's Onion.
- 2 - Protection of "Wetlands" on the hillside.
- 3 - Protection/improvement of "Riparian Areas" in Pole Cat Gulch.
- 4 - Providing improved access to open lands by establishing a trailhead parking area for better access to Pole Cat Gulch Trails.
- 5 - Repairing a scarred hillside that is the result of a sand hauling business.

Each of these points is somewhat, if not entirely, specious: How can the addition of 155 houses and all of the associated negatives, add up to a positive environmentally?

1- Arguing that they are protecting Aase's Onion (and at the same time asking to increase the density of houses by several hundred percent) by donating the land the onion inhabits begs the question of how do you protect something by placing 155 homes on the slopes above the "protected" area. Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides, pesticides, into the runoff, as well as the introduction of new plant species into the immediate area begs the question: wouldn't the onion be much better off if you didn't build, period.

2 - Although protection of anything that has to do with water is important, claiming that there are "wetlands" that are worthy of a density increase in the area seems pretty ludicrous to someone who has lived and walked in these hills year around for over five years. There is no water in evidence except during runoff.

3 – The improvements they are proposing for Pole Cat Gulch (which is basically nothing more than a runoff gulch) may or may not be significant; but the “gerrymandering” of that piece of property which exists at the bottom of the ravine and on the other side of Collister Street, into what is essentially a ridgeline development far removed, seems clearly to be a transparent and cynical move on the part of the developers to gain density bonus through the environmentally well intentioned Hillside Ordinance.

4 – There is already a parking spot at the trailhead and certainly improvements to this would be beneficial, but it is certainly not that expensive an undertaking and the land they would be giving up to do this is marginal.

5 – Repairing a “scarred” hillside (a sand pit, composed of natural materials) by replacing it with houses lined up along the ridges, seems a specious use of the word “repairing.” The only beneficiaries of this “repair” will be the residents of the proposed subdivision.

In addition, the developers are proposing a “ridgeline” development, which is directly in opposition to the Foothills Ordinance that excludes”flat or squared off appearance on ridges.....” and states that “The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites.....”

Brent Smith fbsmithiv@cableone.net
StephanieBacon sbacon@boisestate.edu

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May 12, 2008

Can the Foothills handle three more housing developments?

Massive subdivisions not yet approved; potential toll on area roads unknown.

More than 5,000 new homes.

With 13,192 people.

Driving 10,655 cars.

Making 56,321 trips per day.

That's what three proposed Foothills developments would add to the roads north of Hill Road between Idaho 55 and Collister Drive.

Add this to the already approved Avimor and Hidden Springs developments and the population from new developments would jump to 17,661 people - that's bigger than the city of Kuna.

Of the seven roads that run back into these hills, two are dirt. The rest are narrow, none wider than two lanes. And no one has evaluated the toll on the roads this many new people and cars will take.

The Ada County Highway District, which is in charge of the roads, has analyzed each development. No single development, on its own, would put roads such as Hill, Cartwright, Dry Creek and Collister over capacity. But the cumulative effect of the planned developments has not been addressed.

That's because ACHD is allowed to consider only current traffic counts and traffic from the specific development being reviewed, not the potential impact from other, as yet approved, developments. Plus, ACHD can't deny an application - it can only recommend what the developer must do to meet ACHD standards.

The sole power to approve a development application lies with the land-use agency. And the Foothills aren't all in the same jurisdiction. The Ada County Commission will consider two of the proposals - Cartwright Ranch and Dry Creek. The Boise City Council will evaluate another - Aase's Canyon.

All three properties, which collectively cover about 2,400 acres, are currently zoned for one home per 40 acres, meaning the landowners already are entitled to build at that density. But the developers want approval to build much more densely than that - about one or two homes per acre.

All three proposals will come up for consideration within the next month.

A TEST OF THE CITY'S FOOTHILLS STANCE

The Cartwright Ranch and Dry Creek proposals have been in the works for a couple of years, but the Aase's Canyon proposal is new. A consortium of Utah and Idaho developers want to build 155 upscale, ridgetop homes along Plano Lane - something like what happened on the adjacent Quail Ridge. The land is not within Boise city limits, but the developers are asking the city to annex the land under Boise's rarely used Foothills development ordinance.

The development is named for the rare plant, Aase's onion, which is found throughout the site.

Plano Lane barely qualifies as a road. It is paved for only 750 feet north of Hill Road with no curb, gutter or sidewalk, then it gives way to narrow ruts of dirt. About a half dozen homes are clustered along the paved stretch of the road.

Plano is the only access road to the site, so the developer is proposing punching through a new road to join Collister where it dead-ends north of Hill Road.

More than half of the 333-acre site is too steep to be developed, but with the city's Foothills "density bonuses," the developer could build extra homes on the more level portion of the property, clustering a large number of homes together on the ridgetops in return for leaving the steep slopes undeveloped.

Neighboring landowner Brent Smith finds the density bonus concept mind-boggling.

"The developer is not giving up anything," Smith said. "They can't build on the steep slopes anyway. Why do they get to build more homes just because most of their land is undevelopable?"

But city officials have said the bonuses are a useful way to preserve open space in the Foothills.

Smith, who lives on Plano along with his partner Stephanie Bacon, helped organize Preserve Plano, a neighborhood group opposed to the development. Both are concerned because the city's ordinance, adopted in 2000, is untested.

"This is scary and squirrely because the city's Foothills ordinance hasn't been used," said Bacon, who fears it is full of loopholes. "There is no precedent. Does it have any teeth?"

The Plano proposal, which goes to the Boise Planning and Zoning Commission next month, will be the first big test of the city's Foothills policy and of the views of Mayor Dave Bieter and several City Council members who have been outspoken against large Foothills developments such as The Cliffs, Hidden Springs and Avimor.

But in general, if developers follow the rules, then land-use agencies have a hard time denying their plans.

CROSSED SIGNALS ON CARTWRIGHT RANCH?

Developers of Cartwright Ranch propose a 620-home community next door to the 1,035-home Hidden Springs.

The Ada County Commissioners are slated to hear the Cartwright Ranch application for the first time Wednesday.

In March, the county planning commission recommended it be approved, and the developer already has started a \$1.6 million project to reconstruct Cartwright Road to make way for the development. The Arizona developer is widening Cartwright from a 22-foot-wide road to a 32-foot-wide, two-lane road with bike lanes.

"The road work is being done in advance of the construction of the Cartwright Ranch planned community approved by ACHD and Ada County in early 2008," according to ACHD's project description.

But that's disputed.

"No, the Board of Ada County Commissioners ... will not hear the Cartwright Ranch application until May 14. Any work that's being done on the road out there comes as a result of private agreements the developer has made with ACHD - this project has not been negotiated in any part by the county," said Ada County Commission spokesman Rich Wright. "The developer is making a bold move to move forward with this project, not knowing if the application will ever get approved."

On the off chance the application is denied - and Ada County has yet to deny a planned community application - the developer will not be out any money for the road improvements.

The highway district already has agreed to reimburse the developer for the road improvements through impact fees already collected from homes in Hidden Springs and the surrounding area.

DRY CREEK READY FOR PUBLIC HEARINGS

Another demand on these Foothills roads was announced in 2006, when Texas-based JMM Dry Creek LLC said it plans to convert the 70-year-old, 1,414-acre Jeker ranch near Brookside Lane into at least 4,300 homes. In addition to the houses, the envisioned development would include nearly a half-million square feet of commercial space, four schools and parks.

Soon after the announcement, concerned neighbors banded together as the Dry Creek Rural Neighborhood Association and launched the Save Dry Creek coalition. Dry Creek, the largest of the proposed developments, is expected to have a major impact on Brookside Lane, Dry Creek Road and Idaho 55.

The developer's plans for accommodating traffic will be reviewed for the first time next week during a hearing of the Ada County Planning and Zoning Commission. The county's planning department has been processing the Dry Creek application for almost two years.

Cynthia Sewell: 377-6428

From: CityCouncil
To: BRUCE EGGLESTON
Date: 4/18/2008 10:34 AM
Subject: Fwd: Re: Aase's Canyon Foothills Development (CF0-00022)

Another for the record.

Thanks!
Amanda

>>> "Nancy M. Brennan" <butterfly@clearwire.net> 4/15/2008 4:49 PM >>>
To the City Council & Mayor

I just receive the traffic study and was shocked to find out the traffic study was not an independent study done by the city or at least an independent party. To accept a traffic analysis for a development based off on an engineering company that has been paid by the developer is simply ridiculous. It is not hard to see that when a company is a hired gun that they will find what the developer wants.

I was also amazed that the traffic study did not address the main traffic issue. Can Plano Lane handle 1,200 to 1,500 daily trips and can these cars get on to hill road with out a danger to the public or without disrupting the traffic flow to an unacceptable level.

I beg you to look at this issue in greater depth. I have lived on Plano Lane for basically my entire life and I know that the number of cars that this development will generate will not make it on to hill with out substantial risk to residents.

Thanks Erin

----- Original Message -----

From: Matt Edmond
To: Nancy M. Brennan
Sent: Monday, April 14, 2008 12:33 PM
Subject: RE: Aase's Canyon Foothills Development (CF0-00022)

Ms. Brennan,

Thank you for your comments on the Plano development application. This application is now on the agenda to be heard at the ACHD Commission meeting taking place on 23 April at 6pm, in the ACHD auditorium at 3775 Adams Street in Garden City. This meeting is open to the public, and anyone interested will be given an opportunity to address the Commission regarding the application. I will include your comments with my staff report to the Commission. My report as it will go to the Commissioners will be available online sometime this Wednesday, as a pdf link from the following page:

<http://www.achd.ada.id.us/MeetingsAgendas/CommissionMeeting.aspx>

Regards,

Matt Edmond

Planner II

Ada County Highway District

Right-of-Way & Development Services

T 208-387-6187

F 208-387-6393

From: Nancy M. Brennan [<mailto:butterfly@clearwire.net>]
Sent: Sunday, April 13, 2008 12:46 PM
To: Matt Edmond
Cc: Nancy M. Brennan
Subject: Aase's Canyon Foothills Development (CF0-00022)

I am writing this letter to express concern regarding the proposed Aase's Canyon Foothills development. I am opposed to this for a number of reasons but I will address only those as they relate to traffic in this letter.

It seems to me incredible that any developer with any concern for the safety of the community would propose such a dangerous and irresponsible development. My hope is that the City Council, ACHD and our elected officials will see the risk to the public, the effect this will have on traffic and liability that the city is exposed to if this is approved.

Plano Lane is not capable of handling the amount of traffic that this development will generate for the following reasons:

1) Traffic Slowdown

To assume that Plano can handle close to 1,200 cars daily is just ridiculous. Let's suppose that this development generates morning traffic for the 125 houses on the Plano side of 2 cars per house; this is 250 cars. Currently it takes several minutes when you are the only car to get onto Hill. This means that if the cars are lined up in the morning the wait time will be over 12 hours just in the morning. $[(250 * 3 \text{ minutes}) = 750 \text{ total minutes } (750/60) = 12.5 \text{ hr's }]$. I realize that I am not an expert on traffic and that my numbers are estimates at best. I hope my point is clear. Add to this the slow down in traffic flow that will result on Hill Road. This just does not seem like a sound decision.

2) Danger and Safety

A) The intersection between Plano and Hill is already very dangerous. Because of the way Hill Road is laid out and the large house at the bottom of Plano Lane, it is difficult to get a clear view of the oncoming traffic. If you keep in mind the traffic numbers mentioned in my first point, I believe this intersection will become a death trap.

B) To develop a 155 home community with only one reasonable access point is simply irresponsible. What if there is a fire or some other type of emergency? To complete access points are necessary provide access to emergency vehicles and the ability of residents to evacuate.

C) Plano Lane was not created to handle this traffic. Already dangerous due to large sand and delivery trucks passing by several times daily, a widening of the street will magnify this problem. Several homes to families with small children are built close to the existing road. The danger and risk that these families could be exposed to does not seem justified when the houses were purchased with the assumption that this would be a quiet neighborhood.

D) While reading through the documents the developer submitted to the city, I recall reading a discussion about increasing the speed limit. This cannot be allowed to happen. The lower half of Plano is a residential street in which the speed limit needs to be maintained at the 20 miles per/hr typical rate.

I hope that the City Council will recognize the danger to which the public is exposed, the affect this will have on traffic, and the liability that this development will represent.

I am additionally concerned that the developers' proposal is so excessive and bold (as it relates to traffic and the density) that they are asking for the world, expecting to get much less. I hope that ACHD, Planning and Zoning and the City Council realize just because the developer requested 155 houses, this should not be seen as a starting point for negotiations. The city has the responsibility to only approve that which is legal and good for the city.

Thank you for your attention to this very important matter.

Nancy Brennan

6025 Plano Lane

I have lived on Plano Lane basically my entire life purchasing the home that I was razed for my parents. I live at the base of Plano about 100 yards for Hill road have 4 small children.

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 3/3/2008 12:10 PM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional

Mr. Eggleston

Thank you very much for your reply. I have some questions that I hope you can help me with or direct me to someone who can.

I am curious about who analyzes their claims about what is buildable or not? I know it is based on the slope, but as I see it, much of their "buildable" land exists in and around the sand pit and in and around their "riparian" area with the remaining buildable unused land existing in isolated pockets spread here and there through the site. Who looks at their proposal with a critical eye rather than just looking at the technical aspects of slope percentages? Is it the position of the Planning Department or perhaps more to the point, The Foothills Ordinance, that all of the land they are proposing be considered as Open Space Priority Land does not need to qualify as buildable to receive the density bonus? Who critically evaluates what they are actually giving up vs. what they are asking to receive in exchange. Can they use the "buildable" land for density bonus twice.....in other words, can they use land in the proposed riparian area as tradeable buildable land and also receive credit for it as "riparian" acreage?

one of the same

Will anyone actually go out and visit the site with the developer's color coded map in hand and determine whether or not their analysis has credibility? I strongly question some of their claims about slopes. Take a look at the map and visit Collister Street. Where are the buildable spots of one acre or more along the west side of Collister as well as those cited as existing elsewhere in the development site? These hills are pretty consistently steep until you get on the ridges. Does anyone verify their claims regarding slopes and acreage? Isn't it correct that for areas to qualify as "buildable" for density exchange they must be 25% or less and 1 contiguous acre or more?

What about the environmental claims: Does anyone at the city analyze their claims and review the site or is the analysis all done on paper? Can I get a color copy of the scientific survey that determined there are significant "wetlands" and "riparian areas" in those foothills so I can visit the supposed wetlands?

Also, is it not the position of the Foothills Ordinance that Open Space Priority Land must be balanced with Open Space Buildable Land?

Will anyone look at the site and make a separate environmental analysis or is it your job to help the developer's get their proposal ready for the review by others without any regard for whether or not it seems justified? I pose that question respectfully; I am not aware of what your mandate is.

(I assume my correspondence with you is confidential and that it will not be forwarded to anyone without my permission.)

*Color = 44, 46 & 48
file : CUP07-00084.pdf
pg 41 - Riparian
Pg 50 - Ordinance*

Thanks very much for your time and patience. I appreciate your help.

Brent Smith

On Mar 3, 2008, at 8:21 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> I would be glad to help you with questions you might have about the
> density bonus calculations for the proposed Plano Lane Subdivision.
> The spreadsheet I sent you was the City's evaluation of the
> proposal, but the applicant used the same process to arrive at
> their density calculations.

>

> One must carefully review the ordinance while going over the
> spreadsheet to better understand how it was derived. The ordinance
> allows calculation of density of a multiplier that falls between
> the numbers on Table 1. Therefore the slope formula, $y = mx + b$ was
> used to find the density multiplier that fell between 69% and the
> 75% Open Space Dedicated in column two. The result of that was the
> 3.02 dwelling units per acre multiplier allowed, based on the
> 69.62% of set-aside of buildable and protection areas.

>

> That spreadsheet is not the last word, as we are expecting another
> grading plan this week that might alter the ratios of built to
> dedicated open space lands and the amount of onion field area to be
> protected.

>

> The applicant told me that these figures won't change
> significantly, as the changes to the proposed grading plan won't
> affect those over-all area calculations.

>

> Because the proposed plans are not finalized, the city staff cannot
> perform the full and final review of the project and its proposed
> number of units. The figures I sent you examined just the raw
> numbers of the proposed built and open space areas. There remain
> many unresolved issues with this proposal. When the application is
> complete we will do a thorough review that will take into account
> all the code and comprehensive plan regulations and policies. The
> numbers will change again after that final review. The Planning and
> Zoning Commission will make their recommendation, and then the City
> Council will have the final word on the density allowed for any
> project.

>

> I can be reached at 384-3839 with any questions on this matter.

>

> Good luck,

>

> Bruce Eggleston, AICP

>

>

> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

>

>

>>>> Brent Smith <fbsmithiv@cableone.net> 3/1/2008 10:27 AM >>>

> Mr. Eggleston:

>

> thanks very much.....I wish I could make sense of these spread

> sheets.....who should I contact, other than the developers, to get a

> detailed explanation of their figures?

>

>

> On Feb 29, 2008, at 2:59 PM, BRUCE EGGLESTON wrote:

>

>> Dear Mr. Smith,

>>

>> Here is the additional information you requested for case #

>> CAR07-00042.

>>

>> Good luck,

>>

>> Bruce Eggleston

>>

>>

>> Bruce Eggleston, AICP

>> Boise Planning and Development Services Department

>> <Plano_Lane-density-bonus-template.pdf>

>

>

Planning and Development Services

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FEB 25 2008

DEVELOPMENT
SERVICES

2/20/2008

Dear Mr. Eggleston,

In response to our telephone conversation concerning the purposed subdivision, file # CFHO7-00022 off Plano Ln. requested by AASE's Canyon Point Development, LLC, I am requesting the following:

We have been using Plano Ln. as an access to our home and property for over 30 years. We request if this subdivision is approved, that the final Platt reflect a permanent easement for our property on Plano Ln. Property is located at see enclosed exhibit.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Ogden", with a large, stylized loop at the end.

Marshall Ogden

MARSHALL and JOLENE OGDEN

MARSHALL and JOLENE OGDEN real property located in Ada County, Idaho, more particularly described as follows:

Parcel 1:

PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20 IN TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN; THENCE NORTH 16°02' WEST, A DISTANCE OF 415.10 FEET TO P.I. NO. 5 OF THE BARNES ACCESS ROAD; THENCE
NORTH 56°54' EAST, A DISTANCE OF 136.72 FEET TO A STEEL PIN;
THENCE
NORTH A DISTANCE OF 270.92 FEET TO A STEEL PIN, THE REAL POINT OF BEGINNING; THENCE
NORTH 61°14' WEST, A DISTANCE OF 79.06 FEET TO A STEEL PIN;
THENCE
NORTH 88°54' WEST, A DISTANCE OF 281.51 FEET TO A STEEL PIN;
THENCE
NORTH 79°10' WEST, A DISTANCE OF 397.68 FEET TO A STEEL PIN;
THENCE
NORTH 65°25' EAST, A DISTANCE OF 412.59 FEET TO A STEEL PIN;
THENCE
NORTH 63°14' EAST, A DISTANCE OF 410.30 FEET TO A STEEL PIN;
THENCE
SOUTH A DISTANCE OF 474.47 FEET TO A STEEL PIN; THE REAL POINT OF BEGINNING.

Parcel 2:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 17, T. 4N., R. 2E., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, T. 4N., R. 2E., B.M. AND RUNNING THENCE
NORTH 16 DEGREES 02' WEST A DISTANCE OF 415.10 FEET TO P.I. NO. 5 OF THE BARNES ACCESS ROAD; THENCE
NORTH 56 DEGREES 54' EAST A DISTANCE OF 136.72 FEET TO A STEEL PIN; THENCE
NORTH A DISTANCE OF 745.39 FEET TO A STEEL PIN, (TAYLOR'S NE CORNER) AND THE REAL POINT OF BEGINNING; THENCE
NORTH 45 DEGREES 50' EAST A DISTANCE OF 132.61 FEET TO A STEEL PIN; THENCE
NORTH 66 DEGREES 54' EAST A DISTANCE OF 300.10 FEET TO A STEEL PIN; THENCE ON A BEARING OF APPROXIMATELY
SOUTH 5 DEGREES EAST A DISTANCE OF APPROXIMATELY 150.0 FEET TO P.I. NO. 17 ON THE BARNES ACCESS ROAD; THENCE
SOUTH 46 DEGREES 55' WEST A DISTANCE OF 235.13 FEET TO P.I. NO. 18 ON THE BARNES ACCESS ROAD; THENCE
NORTH 72 DEGREES 31' WEST A DISTANCE OF APPROXIMATELY 232.04 FEET TO AN INTERSECTION WITH THE LINE PROJECTED NORTH FROM THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20;
THENCE
NORTH APPROXIMATELY 25.0 FEET TO A STEEL PIN, THE REAL POINT OF BEGINNING.

NOTE: THE BEARINGS ON THESE LINES WERE OBTAINED FROM A SIGHTING BETWEEN THE SECTION CORNERS COMMON TO SECTIONS 17, 18, 19 AND 20 AND THE 1/4 CORNER BETWEEN SECTIONS 19 AND 19, USING THE ORIGINAL BEARING OF SOUTH 89 DEGREES 53' WEST AS THE BASE.

MUTUAL EASEMENT AGREEMENT

EXHIBIT L

2/21/2008

Dear Mr. Eggleston,

After our conversation yesterday relating to AASE's Canyon Point Development, LLC request to develop 332 acres just off Plano Ln. , file # CFHO7-00022, I have the following comments:

I'm generally against this project because of its magnitude and its disruptive nature to the whole area. Specifically the two major frightening aspects of the proposed plan is the inevitable **increase in fire danger** and the **huge negative impact on traffic.**

The more people the more fires, especially in the foot hills with the inevitable percentage of irresponsible adults and usual children activities.

My understanding is Plano Ln. would be flooded with vehicles as the Collister access would only be for a few homes and to meet fire codes. This also translates into increase traffic loads on already busy Hill Road and Collister. This is a terrible scenario for our area.

Other impacts to the current residences include displacement of our year round deer herd which include large bucks in the late fall and winter. There would be complete destruction of our historical, peaceful surrounding with construction noise for years and then vehicle, dog, and human activity which a lot of people are used to but we are NOT.

Apparently there is a lot of water concerns especially with run off which would be exaggerated significantly with asphalt covering current hills.

This is Not a project that is desirable and the **people who bought the land knew it wasn't zoned to be a subdivision!!!**

I ask you to please consider well our view on this project...

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Ogden", written in a cursive style.

Marshall Ogden

March 10, 2008

Boise City Planning & Development Services
Planning and Zoning Commission
P.O. Box 500
Boise, ID 83701-0500

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MAR 18 2008
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RE: Plano Lane Foothills Subdivision File #CAR-07-0042, CFH-07-00022

Dear Commissioners:

The Central Foothills Neighborhood Association is concerned about several issues on the proposed Canyon Point Development above Hill Road between Plano Lane and Collister Drive. Since this development will set precedence in many ways for future developers and foothills development in Boise, we believe the proposed Plano Canyon Point Development offers an important test case for the Foothills Policy Plan. With so much at stake, we urge that strict Foothills Policy Plan compliance standards be used when evaluating all aspects of the Plano Development project.

We understand that ACHD and Boise City Planning & Development are often put in a position to advocate for proposed developments; however, we urge you to remain neutral and objective during your evaluation of this apparent foothills test case development proposal. We also urge the *Blueprint Boise* Planning & Development staff to use the opportunity of this proposed development to note where possible refinements and updates may need to be made to clarify and most importantly strengthen any future revisions of the Foothills Policy Plan.

We believe the proposed Plano Development density bonus supporting arguments are for the most part a clear misuse of the intent of the Foothills Ordinance. Using the protection of the Aase onion as a supporting point for the project fails to recognize the harm that placing 155 homes above and/or near the protected area will cause. Lawn chemical runoff and increased foot traffic due to nearby development will not benefit the onion. Also, they are claiming to protect wetlands, but the area contains none of significance. In addition, the trailhead improvements they use to justify a density exemption are minimal and not worthy of trading for density.

Beyond these environmental concerns, approving another ridgeline development will significantly damage the beauty of the foothills for all of Boise. Allowing developers to hand pick ridge view properties to maximize their profits in lieu of less valuable foothills areas is a disservice to the community. We do not need another Quail Ridge, which for many has become a noun synonymous with aesthetically unpleasant ridgeline development. We ask that you consider if developing our ridgelines is the best use of our remaining open space. **Foothills Policy 3.0 Objective 1-2 clearly stipulates development shall be designed to protect the general shapes and textures of the Foothills, shall maximize the retention of the existing natural topography, the natural scenic values of prominent ridges and knolls shall be maintained, project design shall preserve the natural appearance of prominent ridges and skylines, and development concentrated on more obscured areas of the sites.**

In addition to the aesthetics, drainage issues have yet to be resolved. Forcing homeowners onto city water because of contaminated wells is unacceptable. Risking our water resources while approving new developments that will further tax our water supply has no logical justification.

On another issue, we have yet to see the full impact of increased traffic of the currently approved and planned developments in various stages along Hill Road and Northwest Ada County. Eyrie Canyon No. 4 near Quail Hollow Golf Course on upper N. 36th has an application for 106 homes; Dry Creek Ranch near Hidden Springs expects to put 4,300 homes in the Dry Creek Valley area; Cartwright Ranch, with about 600 homes, has a hearing scheduled with Ada County P&Z this month; and Kastera Shadow Valley is planning a golf course community of 122 homes. To the north, Avimor Planned Community, which will begin with about 700 homes, and grow to several thousand, is getting ready to market their first home sites. All of these City and County developments will feed more traffic into Boise and some will end up on the already heavily traveled Hill Road and through Boise's historic North End neighborhoods.

Most ACHD Hill Road planned improvements such as the roundabout on N. 36th have either been tabled and/or are not even on the current planning list because of the tremendous backlog of unfunded road projects in other parts of Ada County. With this in mind, we believe now is a time to be prudent and to proceed slowly until we fully understand the impact of all the new developments in this area of the city and county. A large-scale Plano development will funnel more traffic on Hill Road, which in many sections is at or near capacity. Allowing a large-scale development is not in the best interest and safety for citizens and the surrounding neighborhoods as it just causes more environmental, social, and cultural decline. Nonetheless, we believe developers should bear the burden of any and all improvements that need to be made to maintain current levels of safety on roads impacted by their development proposals. Road improvements should be part of early discussions so neighbors know how their community safety will be affected.

In summary, we recommend in addition to the above, that the City and ACHD mitigate the impact of the proposed large-scale Plano foothills development, analyze all aspects to make sure it follows the intent of the Boise City Foothills Ordinance and Comprehensive Plan, and be in full compliance with ACHD traffic and safety regulations. We also specifically urge you to remain neutral and objective during your evaluation of the proposal. Many, if not most citizens in our Neighborhood Association area expect Boise City and public agencies to keep all foothills development standards high....for protection and enhancement of our quality of life....not only for the Plano proposal, but for all development proposals.

Sincerely,



Paul Werner, President
Central Foothills Neighborhood Association

cc: Bruce Eggleston, Boise City Planner II
Patricia A. Nilsson, Manager, Boise Comprehensive Planning
Matt Edmond, ACHD Planner II, Right-of-Way & Development Services
Julie Klocke, President Collister Neighborhood Association

From: joanie fauci <joanie4c@yahoo.com>
To: <citycouncil@cityofboise.org>, <deberle@cityofboise.org>, <jtibbs@cityof...
Date: 2/25/2008 3:28 PM
Subject: Aase's Canyon Foothills Development

Dear City Council Members,

First let me apologize that I do not have everyone's email address. Please forward this as necessary.

I am writing to express my concern about a proposed development I recently learned about. It is located at the north end of Plano Rd, off W. Hill Rd. I'm not certain if the developer is named "Aase Canyon". When I attended a city meeting on Feb 4, 2008, I was told that the developer was called this, not the development.

I have several concerns about this development that I will list. Not all of these concerns may be applicable in your role but should be considered nonetheless.

1. Only neighbors within 300 feet were notified. I realize this is the rule/law. Since the development is at the end of the road, this seems inappropriate. Only the last 2 houses on that street needed to be notified. It seems like the other, less than 10, homes should also have been notified since they will be heavily impacted by construction traffic and eventual resident traffic. It seems like the "notification" rules need to be modified.
2. After looking at the development maps displayed at the meeting, it looks like another Quail Ridge or Arrowhead Canyon type of design. These two existing developments are an eyesore to the Boise Front. They make no use of passive housing design. They make no use of the natural contours of the land. They basically just made a level building lot and built a flat-land style home on them. Besides not using the natural features, these houses are very visible from afar. I also live in the foothills and I try not to be a "not in my backyard" type of person. But many of the homes in my neighborhood have daylight basements, sit below street level so as not to block views, and make use of the natural terrain. I would ask that this developer, and any future foothills developer, be asked to incorporate these type of design features in the development proposals.
3. As a foothills resident, I see the type of runoff we have after rain or snowmelt. Many of the existing sewers on this side of town are clogged or overflow creating even worse drainage problems. At the Feb 4th meeting, the residents of Plano Rd expressed grave concerns about the runoff issues they already have. I recently went to Plano Rd after some snowmelt and witnessed the existing runoff and erosion problems there. This new development will add even more runoff due to the pavement, curbs, and sidewalks proposed. With many more homes on the hillsides/ridges and less open ground to absorb the water, it will all flow into the existing neighborhood. What recourse will the existing homeowners have if they get flooded or a basement wall caves in? The developer will likely be long gone by then.
4. There are several shallow wells nearby. Similar to the above item, what recourse will the homeowners have if their wells become contaminated or have other issues due to the new development?
5. The increased traffic of 150 homes to the existing (approximately) 10 homes will be huge. Is there anything that can be done to mitigate this impact?

Thank you for listening. I plan to attend future public hearings on these issues to express these concerns in person.

Sincerely,
Joanie Fauci
2944 Hillway Dr
Boise, ID 83702

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know-it-all with Yahoo! Mobile. Try it now.
http://mobile.yahoo.com/;_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/24/2008 1:02 PM
Subject: Re: Plano subdivision

Appreciate = went to the ACHD meeting last night and they were very clear on the point - learning more about public input and I get into this situation . - MILT

In a message dated 04/24/08 08:01:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Mr. Miltc62,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

It is customary to identify yourself when submitting testimony to a public hearing.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 4/23/2008 11:22 PM >>>

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin or quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

From: Kris Haustveit
Subject: L. Kuntz 4-22-08

4/22/08
Laurie Kuntz
83713
880-7279

Hillside Hollow: I was calling to leave a comment to urge the Mayor and Council members to please preserve the hillside to the Hollow open area. It would be great if we could use some of the funds remaining in the foothills levy account, but whatever means we need to be able to buy some of those properties that are "For Sale", I think we should use those means because if the area gets developed, then we can't go back. It's just a beautiful very nice area that a lot of people use for recreation. Please give me a call if you have any questions.

Action Taken: left msg

Where to share city funds for
Foothills Levy - Purchase

March 10, 2008

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Boise City Planning & Development Services
Planning and Zoning Commission
P.O. Box 500
Boise, ID 83701-0500

RE: Plano Lane Foothills Subdivision File #CAR-07-0042, CFH-07-00022

Dear Commissioners:

The Central Foothills Neighborhood Association is concerned about several issues on the proposed Canyon Point Development above Hill Road between Plano Lane and Collister Drive. Since this development will set precedence in many ways for future developers and foothills development in Boise, we believe the proposed Plano Canyon Point Development offers an important test case for the Foothills Policy Plan. With so much at stake, we urge that strict Foothills Policy Plan compliance standards be used when evaluating all aspects of the Plano Development project.

We understand that ACHD and Boise City Planning & Development are often put in a position to advocate for proposed developments; however, we urge you to remain neutral and objective during your evaluation of this apparent foothills test case development proposal. We also urge the *Blueprint Boise* Planning & Development staff to use the opportunity of this proposed development to note where possible refinements and updates may need to be made to clarify and most importantly strengthen any future revisions of the Foothills Policy Plan.

We believe the proposed Plano Development density bonus supporting arguments are for the most part a clear misuse of the intent of the Foothills Ordinance. Using the protection of the Aase onion as a supporting point for the project fails to recognize the harm that placing 155 homes above and/or near the protected area will cause. Lawn chemical runoff and increased foot traffic due to nearby development will not benefit the onion. Also, they are claiming to protect wetlands, but the area contains none of significance. In addition, the trailhead improvements they use to justify a density exemption are minimal and not worthy of trading for density.

Beyond these environmental concerns, approving another ridgeline development will significantly damage the beauty of the foothills for all of Boise. Allowing developers to hand pick ridge view properties to maximize their profits in lieu of less valuable foothills areas is a disservice to the community. We do not need another Quail Ridge, which for many has become a noun synonymous with aesthetically unpleasant ridgeline development. We ask that you consider if developing our ridgelines is the best use of our remaining open space. **Foothills Policy 3.0 Objective 1-2 clearly stipulates development shall be designed to protect the general shapes and textures of the Foothills, shall maximize the retention of the existing natural topography, the natural scenic values of prominent ridges and knolls shall be maintained, project design shall preserve the natural appearance of prominent ridges and skylines, and development concentrated on more obscured areas of the sites.**

In addition to the aesthetics, drainage issues have yet to be resolved. Forcing homeowners onto city water because of contaminated wells is unacceptable. Risking our water resources while approving new developments that will further tax our water supply has no logical justification.

On another issue, we have yet to see the full impact of increased traffic of the currently approved and planned developments in various stages along Hill Road and Northwest Ada County. Eyrie Canyon No. 4 near Quail Hollow Golf Course on upper N. 36th has an application for 106 homes; Dry Creek Ranch near Hidden Springs expects to put 4,300 homes in the Dry Creek Valley area; Cartwright Ranch, with about 600 homes, has a hearing scheduled with Ada County P&Z this month; and Kastera Shadow Valley is planning a golf course community of 122 homes. To the north, Avimor Planned Community, which will begin with about 700 homes, and grow to several thousand, is getting ready to market their first home sites. All of these City and County developments will feed more traffic into Boise and some will end up on the already heavily traveled Hill Road and through Boise's historic North End neighborhoods.

Most ACHD Hill Road planned improvements such as the roundabout on N. 36th have either been tabled and/or are not even on the current planning list because of the tremendous backlog of unfunded road projects in other parts of Ada County. With this in mind, we believe now is a time to be prudent and to proceed slowly until we fully understand the impact of all the new developments in this area of the city and county. A large-scale Plano development will funnel more traffic on Hill Road, which in many sections is at or near capacity. Allowing a large-scale development is not in the best interest and safety for citizens and the surrounding neighborhoods as it just causes more environmental, social, and cultural decline. Nonetheless, we believe developers should bear the burden of any and all improvements that need to be made to maintain current levels of safety on roads impacted by their development proposals. Road improvements should be part of early discussions so neighbors know how their community safety will be affected.

In summary, we recommend in addition to the above, that the City and ACHD mitigate the impact of the proposed large-scale Plano foothills development, analyze all aspects to make sure it follows the intent of the Boise City Foothills Ordinance and Comprehensive Plan, and be in full compliance with ACHD traffic and safety regulations. We also specifically urge you to remain neutral and objective during your evaluation of the proposal. Many, if not most citizens in our Neighborhood Association area expect Boise City and public agencies to keep all foothills development standards high....for protection and enhancement of our quality of life....not only for the Plano proposal, but for all development proposals.

Sincerely,



Paul Werner, President
Central Foothills Neighborhood Association

cc: Bruce Eggleston, Boise City Planner II
Patricia A. Nilsson, Manager, Boise Comprehensive Planning
Matt Edmond, ACHD Planner II, Right-of-Way & Development Services
Julie Klocke, President Collister Neighborhood Association

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 4/25/2008 10:26 AM
Subject: Re: Plano development

Mr. Eggleston

thanks very much for offering to help with the photos.....and I was able to print the aerial you sent me.....very helpful

three more questions when you have time:

1 - can I be given 3 minutes from other people that show up at the hearing? and how is that arranged?

2 - will you let us know what the deadline is going to be to get letters in to P/Z now that the meeting has been changed to June? or are we still on the same deadline as if it was the May meeting?

3 - when are the written comments from people made available to the public; ACHD had them on line a few days before the meeting. Will that be the case with P/Z?

and again thank you, sir; you continue to be very helpful

Brent Smith

On Apr 25, 2008, at 10:00 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> I will assist you with this. Keep in mind that citizens get only
> three minutes each of testimony, the neighborhood associations get
> 20+ minutes, depending on the rule of the commission.

>

> Good luck,

>

> Bruce

>

>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 9:24 AM >>>

> If I want to go ahead with this on my own, who do I contact to load

> the photos.....at the ACHD hearing I worked with one of the staff; I

> emailed four photos and Mr.

> Edmunds, who was in charge of the staff report, put them on his drive

> for me.....is that approach doable at P/Z or do I need to go some

> other route?

>

> thanks!

> On Apr 25, 2008, at 9:07 AM, BRUCE EGGLESTON wrote:

>

>> Dear Mr. Smith,

>>

>> Photos are fine. You might also hook up with the Collister

>> Neighborhood Association and join your comments with theirs, where

>> they can include a Powerpoint presentation and show photos.

>>

>> Good luck,

>>

>> Bruce

>>

>> Bruce Eggleston, AICP

>> Boise Planning and Development Services Department

>>

>>

>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 8:43 AM >>>

>> thanks!

>>

>> I think I would like to include photographs in my testimony before

>> the P & Z Board; is that doable?

>> On Apr 25, 2008, at 8:14 AM, BRUCE EGGLESTON wrote:

>>

>>> Dear Mr. Smith,

>>>

>>> Attached are the black and white and color versions of the

>>> proposal. There have been some small changes to these since

>>> February, but they only affect the northern Plano Lane alignment.

>>>

>>> Good luck,

>>>

>>> Bruce Eggleston, AICP

>>>

>>> Bruce Eggleston, AICP

>>> Boise Planning and Development Services Department

>>>

>>>

>>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 7:37 AM >>>>

>>> Good morning Mr. Eggleston

>>>

>>> I have a color print of what appears to be an aerial photo that lays

>>> out the development design with the onion fields indicated in

>>> yellow. I would like to be able see the onion fields more clearly

>>> than it is possible with this small print. Is the print available on

>>> line?

>>>

>>> It has the Stewart Land Group listed in the lower left corner and

>>> "Boise Foothills Concept Plan" next to that.

>>>

>>> thanks again for all your help.

>>>

>>>

>>> Brent Smith

>>>

>>> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>

>>

>>

>

>

From: Kris Haustveit
Subject: M. Coffman 5-15-08

5/15/08
Milt Coffman
5471 Collister
Boise, ID

Plano Lane: The developers are planning a subdivision called Plano; ACHD has decided that Collister above Hill Road needs to have more traffic. This is unacceptable because the thru-road will turn our cul-de-sac into a busy thoroughfare. The traffic patterns at Collister and Hill Rd., Plano and Hill Rd., and Collister and State St. have not been addressed by ACHD and they appear not to care about it. They are simply going to put a stop light at Collister and Hill Rd. and let it go. This is not acceptable. Thank you.
PDS

RECEIVED
MAY 15 2008
DEVELOPMENT
SERVICES

May 14, 2008

Boise City Planning & Development Services
Planning and Zoning Commission
P.O. Box 500
Boise, ID 83701-0500

SUBJECT: Collaborative Meeting Model for Large and/or Special Concern Development Areas

Dear Commissioners:

After recently attending the Plano and Eyrie Canyon 4 subdivision neighborhood meetings, I feel compelled to express concerns about the current public process for development proposals. The current procedure of requiring one INFORMATIONAL ONLY neighborhood meeting with a developer is outdated and needs to be improved especially for large and/or controversial developments.

Informational only meetings with neighbors who live within 300 feet of the development typically involve a developer or representative explaining the development proposal and concluding with a question/answer session. Many developers already have their plat details nearly finalized when they meet with the neighbors. Using this model, the public is frustrated because any input they might offer will be mostly ignored and/or have minimal opportunity for inclusion in city, county, or ACHD staff reports. In the end, this causes many people either to give up on the process, or if they do attend the hearings, to come contentious, confrontational, and with a combative attitude.

Having informational only neighborhood meetings is also flawed since it involves no face-to-face WORK SESSION opportunities for soliciting constructive input/solutions between the developer and the neighbors BEFORE agency or city hearings are scheduled. The current process builds frustration because it provides very little meaningful collaborative input beyond individual email or letters of concern. If the process gave neighbors legitimate opportunities to provide constructive solutions/suggestions BEFORE the hearings, perhaps the hearing meetings would become more productive, time efficient, better for public relations--and more likely to result in acceptable community development.

By the time the development reaches the hearing level, city or agency officials are expected to vote/decide on the proposal. At this point, it is often difficult to implement public input, especially when a hearing is contentious. Clearly much of this input should have been received BEFORE the hearings. Relying solely on the possibility of adding conditions of approval should not be--and does not have to be--the only recourse IF the public has the opportunity for more pre-hearing collaborative input work sessions.

Feelings of frustration with many proposed developments could be greatly mitigated if requirements stipulated that development proposals, especially those involving more than 20 units and/or involving controversial development areas, be subject to the following meeting procedures:

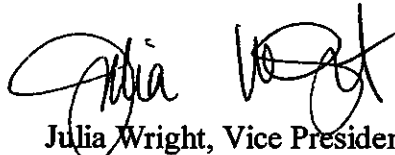
- After the initial required neighborhood meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located, **REQUIRE AT LEAST ONE, WITH THE OPTION OF MORE**, city and/or county and developer collaborative work session meetings with neighbors and interested parties.
- Collaborative work sessions should include not only planning and zoning issues but also ACHD road and traffic concerns. Joint-input work sessions would be used to review the plans, provide updates, and gather public opinion with the intent of implementing viable constructive suggestions/solutions from neighbors and general public **BEFORE** the final staff reports are written and/or public hearings are conducted.
- Developer representation along with assigned city, county, and ACHD staff should be present at the work sessions.
- It is recommended that neighborhood meetings be held in the evening--not during the day, when most people that are impacted by the development are working.
- In addition to notifying neighbors within at least 300 feet of the development, all neighborhood associations and homeowners associations affected by the development should be notified.
- Any changes/ideas implemented from the work session meetings should be documented in the staff report to verify that collaboration was incorporated in the process.

A collaborative meeting process may involve more time for developers and government agencies, however, the positive outcome of better communication between all entities, more efficient hearings, less frustration, more cohesive neighborhoods, and citizens gaining more trust and support for their local government officials and processes is well worth the investment.

Sincerely,



Paul Werner, President
Central Foothills Neighborhood Association



Julia Wright, Vice President
Central Foothills Neighborhood Association

cc: Carol A. McKee, ACHD Commission President
Bruce Chatterton, Director of Boise Planning & Development Services
John Traylor, Director of Ada County Development Services

From: Janel Brown <janelbrown12@hotmail.com>
To: "ACHD_Edmond, Planner_Matt" <medmond@achd.ada.id.us>, "Eggleston, Bruce"...
Date: 5/20/2008 10:27 AM
Subject: AASE's Canyon/Plano Subdivision - density and variances

Good Morning,

Which name on subject line is the appropriate name for the proposed development between Plano Ln and Collister?

I believe I heard that, originally, the acceptable lot size for that area was 1-3 acres. My questions are:

1. What was the original density allowed in that area?
2. Has that changed?
- 2.5 If so, what caused that change?

I appreciate your time and your position (being in the middle of competing interests can't be easy or fun.)

Janel Brown

From: "Francie Link" <falink@worldnet.att.net>
To: <beggleston@cityofboise.org>
Date: 5/30/2008 12:44 PM
Subject: Plano Lane/Aase's Canyon Point Development

Dear Mr. Eggleston,

The following are my written comments which I would like to be entered into the upcoming hearing on the Aase's Canyon Point Development hearing scheduled for June 9, 2008. The reference file numbers for these items are:

CAR0700042/DA and SUB07-00065, Annexation Request

CUP07-00084, Conditional Use Permit

CFH07-00022, Hillside and Foothills Area Development Permit

I am writing to express my opposition to all of the above listed requests. My concerns include the increase in traffic that would result from this development and the degradation of the foothill areas in question. As a resident living on Hill Road, I must strongly protest the increase in car trips on Hill Road and Collister this development would bring to my neighborhood. Traffic on Hill Road, already at high levels, would increase to unacceptable limits if this development is approved. The current intersection of Plano Lane and Hill Road has inadequate sight distance to the west and the addition of approximately 1,500 car trips a day, would make this intersection deadly. The residents of Collister Drive are also concerned about the increase in traffic to their neighborhood, especially in light of ACHD's insistence on a connectivity road from Plano to Collister. ACHD expressed concern about the increase in traffic in both areas but indicated there are no plans to improve either Collister or Hill Road in the foreseeable future. After attending the recent hearing at ACHD, it became obvious that most, if not all, of the commissioners had not even driven out and physically surveyed these intersections and neighborhoods. I would sincerely request that the members of your commission do so before making your decision.

A development of this size will also impact the natural aesthetics of the foothills. It is my understanding the City of Boise has agreed that preservation of the foothills is necessary and needed, yet this development would be a new blight on an already overdeveloped skyline. Not every new development plan is a good one . . . for the city, the neighborhoods, or the citizenry. This development has not taken the concerns of the neighborhood into consideration, but instead is continuing to push forward with what is to us an unacceptable plan.

I urge you and the other members of the Planning and Zoning Commission to seriously study the concerns and those of my neighbors and to deny these permit requests.

Sincerely,

Francie Link
5920 Hill Road
Boise, ID 83703

From: "Bruce Parker" <parkerb@pwn CPA.com>
To: <beggleston@cityofboise.org>
Date: 5/30/2008 10:33 AM
Subject: CUP 07-00084 AASE'S Canyon Point Development

I am writing to express my strong opposition to this development. It is hard to imagine the grave impact it would have on already stressed traffic on Hill Road and other related arteries. We are slowly losing the esthetic beauty of Boise's setting by placing more and more homes in the foothills.

Kind Regards,

Bruce Parker

From: Brent Smith <BSMITH@boisestate.edu>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
CC: Stephanie Bacon Bacon <sbacon@boisestate.edu>
Date: 5/30/2008 3:17 PM
Subject: CUP07-00084/CFH07-0022/CAR07-0042/DA/SUB07-00065

Brent Smith & Stephanie Bacon
6024 Plano Lane
Boise, Id 83703

May 30, 2008

RE: AASE'S CANYON POINT DEVELOPMENT, LLC

TO: MEMBERS OF BOISE CITY PLANNING AND ZONING COMMISSION

Dear Members of the Commission:

We respectfully submit this letter regarding the proposed development along Hill Road between Collister Drive and Plano Lane. We are long time residents (one of us is a native Boisean) and although we do acknowledge the rights of the developers to use this land within reason, we plead that the development be limited by the basic premise written into the Foothills Ordinance that 1 house on 40 acres is reasonable use for land of this nature. We vehemently disagree with the developer's contention that this land should qualify as "Priority Open Space" for which a twenty-fold density bonus should be granted, taking the property from an 8 home tract to over 150 homes. We believe that if the Foothills Policy is scrutinized critically for intent, not technicalities, and the developer's claims are given the same review, that the development will be kept to a reasonable level. Otherwise, your legacy as a Commission will surely leave the valley residents with another foothills eyesore, environmental degradation, and a much reduced level of livability for the residents in the Northwest and North Boise neighborhoods.

PART I: Outline of Concerns Regarding the Proposed
"Plano Road Subdivision"

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density twenty times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.

2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1000 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. North Collister Drive,

currently slated as the alternate access to the proposed development, already complains of congestion, lack of parking, problematic and dangerous road design and dangerous slope. The proposed development would unquestionably degrade safety, quality of life and property values for all households along upper Collister.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane and upper Collister neighborhoods beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and lower Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane and Collister Drive onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required."

There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems. Not only Pierce Park and Collister but also 36th Street and Harrison Boulevard can anticipate increased congestion from commuters heading South and East into town.

4. The developers propose to control runoff from the development, and the greatly lengthened and widened, newly-paved access roads, by retaining water in ponds at the bottom of the hillsides. Many households on Plano and Hill Road and in the area generally are supplied by wells. The question of whether the water retained in those ponds might reasonably be expected to contaminate ground water in the area has still not been answered in a satisfactory or definitive manner (though the question was asked in a January meeting at City Hall.) Stewart Land Group representative Kerry Winn told a large public meeting at Riverglen Junior High School, earlier this Spring, that his engineers had dismissed the likelihood of any problems resulting from groundwater contamination. Several weeks later, at a meeting of Plano homeowners held in a private home, Mr. Winn averred that SPF Engineering was currently conducting a study on the subject. Mr. Winn's variable responses to this question do not

create the impression that the interests of area residents are being sufficiently protected. It is also unclear how the developer proposes to address drainage and groundwater issues on Collister Drive which may result from the recent ACHD decision to require public access and connectivity from both Plano and Collister at the onset of construction.

5. The land which is proposed for development is year-round home to three dozen deer, badgers, foxes, and coyotes; elk have recently been seen on this land; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area; the onion is as likely to be found on the ridgelines which the developer proposes to flatten as on the steep slopes they plan to set aside (see Part II.) All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west—which are currently slated for rampant and massive development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The Foothills Ordinance specifies that one house on 40 acres may be allowable, and that bonus density increases above 1 house per 40 acres may be possible, if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have

been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40 acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on a relatively remote hillside which is the site of a former sand business.

Although there may appear to be technical compliance with the Foothills Policy, most of these claims seem highly open to question when viewed through a lens other than the developers'.

1– Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? The vast majority of it is already protected by the terrain it inhabits; there is little, if any, human traffic on those hillsides. (At a recent ACHD hearing, Mr. Jorgason testified that he has been trying for twenty years to get a road designed to access the ridgeline from Collister Drive—up through the onion fields—but that according to his engineers, it was too

steep for even a road to be built.) 155 houses, positioned literally on top of the onions' habitat, will clearly endanger it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs another question regarding the onion field--why would the TVLT allow itself to be used towards such a counterproductive end? Have they even agreed to this proposal?

Finally, what sort of logic proposes that establishing a trust for the onion on naturally protected parts of the property should be rewarded with the right to build more lots in some other part of the property? Although this exchange of land may seem reasonable to the developers, once the public realizes that the ridgeline, and other areas they want to build on, are also habitat for the onion plant, the environmental value of the proposal falls into question. More scraping and bulldozing will be necessary to build those lots and roads, and more onion plants will be killed, the higher the number of lots allowed. So, the onion they are claiming is so important to protect in the unbuildable and inaccessible parts of the property becomes expendable in the buildable areas. A truly environmentally conscientious developer would keep the number of lots to a minimum; then the onion would be more likely to survive on the steep slopes, with or without a land trust.

2 – To the general public, the term, "wetlands" brings to mind streams, ponds, cat-tails, pollywogs, etc. not a "water seep" as the developer's wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep and inaccessible hillside. It is already "protected" for the public good by the steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second "wetland" described by the developer's expert is also a "water seep" that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. In desert lands any water is valuable, but are two small "water seeps" already protected by hundreds of yards of steep terrain worthy of full "wetlands" consideration and the concurrent density bonuses being tied to that status?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer's expert as "riparian." This "protection" may or may not be of significance, but is Pole Cat Gulch any more a "riparian" area than water seeps are "wetlands"? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as "wetland" is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the "protection" being proposed seems insignificant when compared to the overall impact that the proposed development of 155 houses will have on this landscape and the people that currently live near it.

4 – The access provided, and the potential amenities

that may be a part of the city's requirements at the trail-head to the Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The former sandpit is in the least visible portion of the development land. In contrast, many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like in its sister development, Quail Ridge. The primary beneficiaries of the sandpit “repair” will be the developers, and of course the residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted a density bonus is specious.

A “ridgeline” development is directly in opposition to the Foothills Ordinance that excludes “flat or squared off appearance on ridges.....” and states that “The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites.....”

The section of the Foothills Ordinance that speaks to “Priority Open Space” states: “It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.” (emphasis added) The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are setting aside virtually nothing of value to their bank accounts. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed.

If the bonus density increase requested is allowed, the hopes of the people of the City of Boise who voted in support of the good intentions (not the potential loopholes) enveloped in the Foothills Ordinance will go down the proverbial drain. We urge that you look at the developer's proposal in the light of the Foothills Ordinance, not just to see that all of the developer's i's are dotted and t's are crossed; but rather, that you look critically at whether or not

the proposal has integrity and lives up to the intent of the Ordinance. Are the developers giving up anything that they can build on? Is there a balance of unused buildable open space, priority open space and used buildable space? Is the project another ridgeline development?

Is what the developers are giving up (marginally classified riparian and wetland areas, unbuildable onion trusts) worth a financial windfall to them and the concurrent eyesore, traffic congestion, increased danger, environmental degradation and generally reduced quality of life to everyone else? We ask that you consider this proposal with great care, and that ultimately your determination be to reduce the proposed density significantly.

Sincerely,

Brent Smith & Stephanie Bacon

From: BRUCE EGGLESTON
Subject: Fwd: Re: Deferral of the Plano Lane Subdivision applications

My name is Milton D. Coffman and I reside at 5471 Collister, Boise, Idaho = 83703

>>> Miltc62 <miltc62@aol.com> 6/3/2008 4:54 PM >>>

TO be included in the file with the Plano subdivision hearing: At the ACHD open house recently, about 50 people from the neighborhood were in attendance. All those present from Collister and Quail Ridge voiced their disapproval of the planned permanent road connecting Plano and Collister for safety, neighborhood, and road condition viewpoints. There was not one person who spoke in favor of this permanent road. However, ACHD engineers and the commissioners wanted to see the two neighborhoods "connected" for the "good" of the neighborhood. The attendees want the road between Plano and Collister to be an emergency road only, similar to the one between Quail Ridge and Collister. P&Z needs to review ACHD's recommendation from the following standpoints: 1. No one except ACHD wants this road to be a permanent road; 2. Collister Road itself will not handle the increased traffic due to the Plano subdivision; 3. The safety of the children playing in and around the street would be placed at risk; 4. The increased traffic will create an unsafe situation for the people exiting Quail Ridge onto Collister; 5. Upper Collister Road was constructed in the early 80's to a different standard than currently exists now. The road has a concrete drainage ditch down the middle with a sidewalk on one side only and when vehicles park on both sides of the street, there is just room for one vehicle at a time; and 6. With the 20 homes being proposed for Collister as part of this subdivision, the Pole Cat Reserve park and enjoy at the head of Collister with its increased traffic of people on bikes who tend to stay in the middle of road, increasing traffic puts all at risk. Finally, ACHD needs to require the developer to widen Plano to three lanes with a right hand turning lane onto Hill Road going West and to install stop signs on Hill and Plano Roads to facilitate the movement of traffic from Plano onto Hill Road going in both directions.

From: BRUCE EGGLESTON
To: Erin Brennan
Date: 2/27/2008 12:59 PM
Subject: Re: FW: Plano Lane development

Dear Ms. Brennan,

I believe the wall in question is at 6060 Plano Lane, on the east side.

Good luck,

Bruce

>>> "Erin Brennan" <ebrennan@DDRS.net> 2/27/2008 11:49 AM >>>
Bruce, in the documents related to the Plano Lane development there was reference to a structure being in the right away for the road, I am trying to determine if the referenced encroachment is the wall at 6063 Plano Lane. Do you know the answer to this question? What is the structure that is referenced?

Erin Brennan

Director of Acquisitions

12426 W. Explorer Dr. Suite 200

Boise, Idaho 83713

ph: (208) 489-2542

fx: (208) 489-2501

cell: (208) 830-1110

From: Matt Edmond [<mailto:Medmond@achd.ada.id.us>]
Sent: Wednesday, February 27, 2008 9:35 AM
To: Erin Brennan
Subject: RE: Plano Lane development

Erin,

I have as yet been unable to determine if the referenced encroachment is the wall at 6063 Plano Lane. Can you specifically identify the document that refers to a structure in the right-of-way?

Matt Edmond

Planner II

Ada County Highway District

Right-of-Way & Development Services

T 208-387-6187

F 208-387-6393

From: Erin Brennan [<mailto:ebrennan@DDRS.net>]
Sent: Tuesday, February 26, 2008 9:53 AM
To: Matt Edmond
Subject: Plano Lane development

As discussed over the phone, I am looking to find out what the structure is that is in the right-a-way. This is noted in the documents submitted to planning and zoning.

I am wondering if this is the wall built in the front of the Genther's house at 6063 Plano lane?

Erin Brennan

Director of Acquisitions

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Boise, Idaho 83713

ph: (208) 489-2542

fx: (208) 489-2501

cell: (208) 830-1110

From: "Erin Brennan" <ebrennan@DDRS.net>
To: <hjames@cityofboise.org>, <PDSPublicInfo@cityofboise.org>, <beggleston@c...
Date: 2/14/2008 9:01 AM
Subject: Request of a CD of Documents associated with the Aase's Canyon Development
Attachments: DOC001.PDF

Bruce and Hattie thanks for you work on this request so far. In addition to the request for paper copy of all of the documents relating to the AASE's development I now request A CD also be provided. Given the Date of this request 2/14/08 and the fact that Monday is a holiday I the latest I would expect that this CD would be available on 2/21/08 based on the Idaho Code 9-337-8-340. If my calculation or not correct in this matter please let me know.

Again Hattie I appreciate you work in copying this material.

Erin Brennan
ph: (208) 489-2542
cell: (208) 830-1110

From: "Erin Brennan" <ebrennan@DDRS.net>
To: <beggleston@cityofboise.org>
CC: <Medmond@achd.ada.id.us>
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ph: (208) 489-2542

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From: BRUCE EGGLESTON
To: Ester Ceja
CC: president@collistercna.org
Date: 4/2/2008 8:43 AM
Subject: Re: Request for Plano Development Application
Attachments: Concept.aerial 2-8-2008.pdf

Dear Ms. Ceja,

The application files are in my office and they are available to the public. They can be viewed in the Planning Department from 8:00 a.m. to 5:00 P.M.

The files were first received May 2007, and have been added to considerably since then. About a month ago the records department scanned the files for a public records request, and more material has been received since then. The scanned files are in a huge Adobe Acrobat file that is too large to send by e-mail, but we could copy it to a CD and mail it to you or hold it for pick up.

Please let me know the best way for you to review this information.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Ester Ceja <run_1@hotmail.com> 4/1/2008 10:43 PM >>>
Bruce,

Hello there. I would like an electronic copy of the Plano Development application. I stopped by City Hall last week and the Public Records employee could only provide me with the six page Hillside & Foothills Development Application which does not provide me with any specific information on the proposal.

After reading through the Foothills Policy Plan, page 2, under Objective 2: the developer needs to submit detailed documents depicting wildlife habitat areas, existing slopes, geology and soils.

Has the City received the above mentioned information for the Plano Development Application? If so I would greatly appreciate a copy.

Any information you could provide me with would be greatly appreciated. If you have any questions about my request please let me know.

Thank you,
Ester Ceja (Collister Neighborhood resident)

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http://www.windowslive.com/messenger/overview.html?ocid=TXT_TAGLM_WL_Refresh_instantaccess_042008

From: BRUCE EGGLESTON
To: Ester Ceja
Date: 4/4/2008 11:46 AM
Subject: RE: Request for Plano Development Application

Dear Ms. Ceja,

There will be a CD ready for you with the Plano Road Application data at 12:00 p.m. today at the front desk at the Planning and Development Services Department on the Second Floor of City Hall. The receptionist will have that for you.

Good luck,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Ester Ceja <run_1@hotmail.com> 4/3/2008 10:14 PM >>>

Bruce,

Thank you very much for getting back to me. I can arrange to pick up a CD with the information tomorrow after 2 p.m., 4/4/08.

Thank you.
Ester Ceja

> Date: Wed, 2 Apr 2008 08:43:47 -0600> From: Beggleston@cityofboise.org> To: run_1@hotmail.com> CC: president@collistercna.org> Subject: Re: Request for Plano Development Application> > Dear Ms. Ceja,> > The application files are in my office and they are available to the public. They can be viewed in the Planning Department from 8:00 a.m. to 5:00 P.M.> > The files were first received May 2007, and have been added to considerably since then. About a month ago the records department scanned the files for a public records request, and more material has been received since then. The scanned files are in a huge Adobe Acrobat file that is too large to send by e-mail, but we could copy it to a CD and mail it to you or hold it for pick up. > > Please let me know the best way for you to review this information. > > Sincerely,> > Bruce Eggleston, AICP> > > Bruce Eggleston, AICP> Boise Planning and Development Services Department> > >>> Ester Ceja <run_1@hotmail.com> 4/1/2008 10:43 PM >>>> Bruce,> > Hello there. I would like an electronic copy of the Plano Development application. I stopped by City Hall last week and the Public Records employee could only provide me with the six page Hillside & Foothills Development Application which does not provide me with any specific information on the proposal. > > After reading through the Foothills Policy Plan, page 2, under Objective 2: the developer needs to submit detailed documents depicting wildlife habitat areas, existing slopes, geology and soils. > > Has the City received the above mentioned information for the Plano Development Application? If so I would greatly appreciate a copy. > > Any information you could provide me with would be greatly appreciated. If you have any questions about my request please let me know.> Thank you,> Ester Ceja (Collister Neighborhood resident)>

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To: BRUCE EGGLESTON <beggleston@cityofboise.org>
CC: <president@collistercna.org>
Date: 4/3/2008 10:14 PM
Subject: RE: Request for Plano Development Application

Bruce,

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Thank you.
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From: BRUCE EGGLESTON
To: fbsmithiv@cableone.net
CC: TERRY RECORDS
Date: 2/7/2008 11:17 AM
Subject: Re: Fwd: CFH07-00022

Dear Mr. Smith,

From the site plan map with the aerial photo thee is this table:

Used area < 25% = 47.53 ac.

Not used area < 25% = 26 ac.

Aase's Onion fields = 83 ac.

Total Acres (<25% slope) = 156.54 ac.

Total acreage of property = 332.75 ac.

Total Onion Conservancy = 152.97

Total building lots = 155 lots

According to my calculations:

The total < 25% slope = 73.53 acres

Total > 25% slope = 259.22 acres.

I hope this helps.

Bruce

Bruce Eggleston, AICP

Boise Planning and Development Services Department

>>> TERRY RECORDS 2/7/2008 10:22 AM >>>

Do you know the answer to this?

>>> Brent Smith <fbsmithiv@cableone.net> 02/07/2008 10:20 AM >>>

Hello Terry

I was at the Plano development meeting on Monday and am writing to ask you if you would provide me with the total number of acres in the project that are greater than 25% slope?

We appreciated the information you provided in the meeting.

and.....Thanks very much for your help.....

Brent Smith
6024 Plano Lane

From: "Francie Link" <falink@worldnet.att.net>
To: <beggleston@cityofboise.org>
Date: 5/30/2008 12:44 PM
Subject: Plano Lane/Aase's Canyon Point Development

Dear Mr. Eggleston,

The following are my written comments which I would like to be entered into the upcoming hearing on the Aase's Canyon Point Development hearing scheduled for June 9, 2008. The reference file numbers for these items are:

CAR0700042/DA and SUB07-00065, Annexation Request

CUP07-00084, Conditional Use Permit

CFH07-00022, Hillside and Foothills Area Development Permit

I am writing to express my opposition to all of the above listed requests. My concerns include the increase in traffic that would result from this development and the degradation of the foothill areas in question. As a resident living on Hill Road, I must strongly protest the increase in car trips on Hill Road and Collister this development would bring to my neighborhood. Traffic on Hill Road, already at high levels, would increase to unacceptable limits if this development is approved. The current intersection of Plano Lane and Hill Road has inadequate sight distance to the west and the addition of approximately 1,500 car trips a day, would make this intersection deadly. The residents of Collister Drive are also concerned about the increase in traffic to their neighborhood, especially in light of ACHD's insistence on a connectivity road from Plano to Collister. ACHD expressed concern about the increase in traffic in both areas but indicated there are no plans to improve either Collister or Hill Road in the foreseeable future. After attending the recent hearing at ACHD, it became obvious that most, if not all, of the commissioners had not even driven out and physically surveyed these intersections and neighborhoods. I would sincerely request that the members of your commission do so before making your decision.

A development of this size will also impact the natural aesthetics of the foothills. It is my understanding the City of Boise has agreed that preservation of the foothills is necessary and needed, yet this development would be a new blight on an already overdeveloped skyline. Not every new development plan is a good one . . . for the city, the neighborhoods, or the citizenry. This development has not taken the concerns of the neighborhood into consideration, but instead is continuing to push forward with what is to us an unacceptable plan.

I urge you and the other members of the Planning and Zoning Commission to seriously study the concerns and those of my neighbors and to deny these permit requests.

Sincerely,

Francie Link
5920 Hill Road
Boise, ID 83703

From: BRUCE EGGLESTON
To: Gary Inselman
CC: Patricia Nilsson
Date: 5/1/2008 11:59 AM
Subject: Statutory_requirements_ACHD2.pdf
Attachments: Statutory_requirements_ACHD2.pdf

Dear Gary,

I hope this helps you understand the City's hearing requirements.

Good luck,

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Gary Inselman
CC: Patricia Nilsson
Date: 5/16/2008 4:53 PM
Subject: ACHD-Commis_let-5-13-08.doc
Attachments: ACHD-Commis_let-5-13-08.doc

From: HAL SIMMONS
To: BRUCE EGGLESTON; Teresa Sobotka
Date: 2/26/2008 8:36 AM
Subject: Fwd: RE: AASEs Canyon Pointe Development agreement

I'm not comfortable with it. First of all, why does he want this language? If the lots remain subject to all conditions of approval, there should be no difference from having them continue to be subject to the DA. The only reason I can see to do this would be to open the door to CU modifications on a lot-by-lot basis. That sounds like a mess in the making to me. It would be most messy if for some reason the development stalled out half-completed and then those who bought lots started opting out of the DA and requesting CU mods to get out of things that the overall development had been responsible for but failed to complete or continue. I don't know, just sounds risky to me.

On the other hand, we did allow something similar in the DA for the DBSA project at State and Gary Lane. Each lot can be removed from the DA upon final occupancy of the lot. Though that one has bothered me for same reasons as above.

Hal

>>> Teresa Sobotka 2/25/2008 8:24 PM >>>

That's why I'm asking you if it is okay to have this wording. He is adamant that he can't get a building permit until the frontage issues are resolved. We can say that we just aren't comfortable with it.

>>> BRUCE EGGLESTON 2/25/2008 2:23 PM >>>

Dear Teresa,

In regards to section 6. Release of Lots, I'm O.K. with the principle behind the request, but I am confused as to the zoning status for the released lots. Should a lot be released from the DA, what would the zone be? Would release from the DA mean that land could be subdivided under the R-1A or A-1 zones through a CU MOD, regardless of what the Foothills Planned Development Ordinance says?

Thanks,

Bruce

6. Release of Lots. Following the satisfaction of the commitments set forth in Sections 3, 4, and 5, above, the owner of any platted lot(s) located within the Property may apply to City for the release of such lot(s) from this Agreement, which application shall not be unreasonably denied; provided, however, each such released platted lot shall continue to be subject to the Conditions of Approval.

>>> Teresa Sobotka 2/15/2008 5:57 PM >>>

are you guys ok with the red lined language. It is a little different then standard dev. agreements, but I think it might work.

From: BRUCE EGGLESTON
To: Janel Brown
Date: 2/4/2008 1:31 PM
Subject: Re: CFH07-00022
Attachments: Zoning-Aase's_Canyon-12-21-07.pdf; Plano_Rd-PUD-Annex-parcels-1-16-08.pdf; Concept aerial 12.20.07.pdf

Dear Ms. Brown,

The meeting today will extend after 5:00 p.m. as needed.

The format is an informal discussion with the applicant and staff about the grading and drainage plans being proposed.

The purpose of the meeting is to provide the public with the information about the grading and drainage plans so that informed comments can be submitted to the Planning and Zoning Commission when the hearing date comes round. Grading and drainage issues are very complex so the ordinance creates this opportunity to address the issues with the applicant and staff to clarify the intent of the layout.

Attached is a site plan/aerial, the zoning and the parcels proposed for annexation (the eastern parcels are in the City). Scans of the grading and drainage maps are too large to be practical to send via e-mail. They are available at Planning and Development Services Department and the Ada County Highway District offices for review.

This is not a hearing, there will be no "official" testimony, there will be no members of the Planning and Zoning Commission or City Council attending, no decision of any kind will be made at this meeting. Staff will take some notes that will be incorporated into the staff report for the Commission.

Good luck,

Bruce Eggleston
384-3839

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Janel Brown <janelbrown12@hotmail.com> 2/4/2008 1:01 PM >>>

Hello,

I am writing in regard to the public worksession to discuss the issues associated with the Hillside and Foothills Development Permit requested by AASE's Canyon Point Development.

First, I wish to register my dismay (displeasure and distrust) about the time of the meeting: 4:00? Most affected homeowners work and could not make this meeting which seems an instant advantage for the developer.

Second, I am interested in the agenda and format of this meeting. What is the stated purpose and how ought a citizen prepare in order to maximize their time and effort?

Third, the announcement I received invited written comments. But without a good understanding of the proposal, how could a citizen develop cogent comments?

Is there a website with all pertinent details?

Thank you,

Janel Brown

From: BRUCE EGGLESTON
To: Janel Brown
Date: 2/4/2008 3:05 PM
Subject: RE: CFH07-00022
Attachments: Foothills_PUD_Ord-11_06_05-1-17-08.pdf

Dear Ms. Brown,

Here are the definitions for the Boise City Zones A-1, R-1B and R-1A. You would have to check with Ada County on the RP and R6 Zones.

Briefly the City Zones are as follows:

A-1 = 1 unit per acre residential;
 R-1A = 2.1 units per acre residential;
 R-1B = 4.8 units per acre residential.

The application is being processed under the Foothills Planned Development Ordinance attached. The resulting zoning would be R-1A/DA and A-1/DA, residential and open space with a development agreement.

I would attend the meeting today to get a detailed look at the proposal. The hearing is not scheduled yet, but the soonest it would be would be in April. One should attend that hearing at the Planning and Zoning Commission and send letters several weeks before-hand to become part of the hearing record.

The large attachment that I sent you, the aerial, best shows the layout and lot sizes, which average somewhere around one-quarter acre. It is all single-family detached type residences, about 155 units.

Good luck,

Bruce

Bruce Eggleston, AICP
 Boise Planning and Development Services Department

>>> Janel Brown <janelbrown12@hotmail.com> 2/4/2008 1:44 PM >>>

Thank you for taking time to respond. It sounds like this meeting will not answer most of my questions which pertain to the impact of the proposal on Collister Canyon (Collister residential area N. of Hill Rd) and on the trailhead that is set to open at the top of Collister this spring.

When I look at the flyer I received, It shows my street (Collister) as R-1B and the land between my house and Quail Ridge as A-1 whereas the land behind my sister's house (opposite side of the street and apparently most affected by the AASE plan) is primarily shown as R6 and RP with the Northmost stretches designated A-1.

Where can I find definitions for A-1, RP, R6, R-1B and R-1A?

I am also interested in the type of development proposed such as lot size and price, home sizes and prices (anything approaching affordable housing for instance), open areas, recreation easements, etc.

Which meeting(s) would you recommend attending or how else might I educate myself as the process rolls forward?

Thank you very much for taking the time to answer.

Janel Brown> Date: Mon, 4 Feb 2008 13:31:21 -0700> From: Beggleston@cityofboise.org> To: janelbrown12@hotmail.com> Subject: Re: CFH07-00022> > Dear Ms. Brown,> > The meeting today will extend after 5:00 p.m. as needed. > > The format is an informal discussion with the applicant and staff about the grading and drainage plans being proposed. > > The purpose of the meeting is to provide the public with the information about the grading and drainage plans so that informed comments can be submitted to the Planning and Zoning Commission when the hearing date comes round. Grading and drainage issues are very complex so the ordinance creates this opportunity to address the issues with the applicant and staff to clarify the intent of the layout. > > Attached is a site plan/aerial, the zoning and the parcels proposed for annexation (the eastern parcels are in the City). Scans of the grading and drainage maps are too large to be practical to send via e-mail. They are available at Planning and Development Services Department and the Ada County Highway District offices for review. > > This is not a hearing, there will be no "official" testimony, there will be no members of the Planning and Zoning Commission or City Council attending, no decision of any kind will be made at this meeting. Staff

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To: Janel Brown
Date: 5/23/2008 4:59 PM
Subject: Re: AASE's Canyon/Plano Subdivision - density and variances

Dear Ms. Brown,

The proposed annexation and planned development is currently called Plano Lane Subdivision.

The current allowed densities are regulated by the zoning, which includes Ada County RP (Rural Preservation at 1 unit per 40 acres) and R6 (Residential 6 units per acre). There is some Boise A-1 (Rural 1 unit per acre) and R-1C (Residential 8 units per acre).

None of the zoning has changed since the Quail Ridge annexation in the mid 1990s.

The proposed Plano Lane Subdivision includes requests for annexation and re-zone in addition to a planned development permit, preliminary plat and Hillside grading permit. If Council approves all the above then the zoning and density would change to the proposed R-1A/DA (residential with development agreement) and A-1/DA (rural with development agreement). The requested density would be .46 units per acre.

I hope this helps.

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Janel Brown <janelbrown12@hotmail.com> 5/20/2008 10:27 AM >>>

Good Morning,

Which name on subject line is the appropriate name for the proposed development between Plano Ln and Collister?

I believe I heard that, originally, the acceptable lot size for that area was 1-3 acres. My questions are:

1. What was the original density allowed in that area?
2. Has that changed?
- 2.5 If so, what caused that change?

I appreciate your time and your position (being in the middle of competing interests can't be easy or fun.)

Janel Brown

From: Janel Brown <janelbrown12@hotmail.com>
To: <beggleston@cityofboise.org>
Date: 2/4/2008 1:01 PM
Subject: CFH07-00022

Hello,

I am writing in regard to the public worksession to discuss the issues associated with the Hillside and Foothills Development Permit requested by AASE's Canyon Point Development.

First, I wish to register my dismay (displeasure and distrust) about the time of the meeting: 4:00? Most affected homeowners work and could not make this meeting which seems an instant advantage for the developer.

Second, I am interested in the agenda and format of this meeting. What is the stated purpose and how ought a citizen prepare in order to maximize their time and effort?

Third, the announcement I received invited written comments. But without a good understanding of the proposal, how could a citizen develop cogent comments?

Is there a website with all pertinent details?

Thank you,

Janel Brown

From: Janel Brown <janelbrown12@hotmail.com>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 2/4/2008 1:45 PM
Subject: RE: CFH07-00022

Thank you for taking time to respond. It sounds like this meeting will not answer most of my questions which pertain to the impact of the proposal on Collister Canyon (Collister residential area N. of Hill Rd) and on the trailhead that is set to open at the top of Collister this spring.

When I look at the flyer I received, It shows my street (Collister) as R-1B and the land between my house and Quail Ridge as A-1 whereas the land behind my sister's house (opposite side of the street and apparently most affected by the AASE plan) is primarily shown as R6 and RP with the Northmost stretches designated A-1.

Where can I find definitions for A-1, RP, R6, R-1B and R-1A?

I am also interested in the type of development proposed such as lot size and price, home sizes and prices (anything approaching affordable housing for instance), open areas, recreation easements, etc.

Which meeting(s) would you recommend attending or how else might I educate myself as the process rolls forward?

Thank you very much for taking the time to answer.

Janel Brown> Date: Mon, 4 Feb 2008 13:31:21 -0700> From: Beggleston@cityofboise.org> To: janelbrown12@hotmail.com> Subject: Re: CFH07-00022> > Dear Ms. Brown,> > The meeting today will extend after 5:00 p.m. as needed. > > The format is an informal discussion with the applicant and staff about the grading and drainage plans being proposed. > > The purpose of the meeting is to provide the public with the information about the grading and drainage plans so that informed comments can be submitted to the Planning and Zoning Commission when the hearing date comes round. Grading and drainage issues are very complex so the ordinance creates this opportunity to address the issues with the applicant and staff to clarify the intent of the layout. > > Attached is a site plan/aerial, the zoning and the parcels proposed for annexation (the eastern parcels are in the City). Scans of the grading and drainage maps are too large to be practical to send via e-mail. They are available at Planning and Development Services Department and the Ada County Highway District offices for review. > > This is not a hearing, there will be no "official" testimony, there will be no members of the Planning and Zoning Commission or City Council attending, no decision of any kind will be made at this meeting. Staff will take some notes that will be incorporated into the staff report for the Commission.> > Good luck,> > Bruce Eggleston> 384-3839 > > Bruce Eggleston, AICP> Boise Planning and Development Services Department> > >>> Janel Brown <janelbrown12@hotmail.com> 2/4/2008 1:01 PM >>>> > Hello,> > I am writing in regard to the public worksession to discuss the issues associated with the Hillside and Foothills Development Permit requested by AASE's Canyon Point Development.> > First, I wish to register my dismay (displeasure and distrust) about the time of the meeting: 4:00? Most affected homeowners work and could not make this meeting which seems an instant advantage for the developer.> > Second, I am interested in the agenda and format of this meeting. What is the stated purpose and how ought a citizen prepare in order to maximize their time and effort?> > Third, the announcement I received invited written comments. But without a good understanding of the proposal, how could a citizen develop cogent comments?> > Is there a website with all pertinent details? > > Thank you,> > Janel Brown>

From: Janel Brown <janelbrown12@hotmail.com>
To: "ACHD_Edmond, Planner_Matt" <medmond@achd.ada.id.us>, "Eggleston, Bruce"..
Date: 5/20/2008 10:27 AM
Subject: AASE's Canyon/Plano Subdivision - density and variances

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Janel Brown

From: Janel Brown <janelbrown12@hotmail.com>
To: "Eggleston, Bruce" <beggleston@cityofboise.org>
CC: "Watts, John" <john@veritasadvisor.com>
Date: 5/30/2008 10:14 AM
Subject: AASE/Plano distribution list

Good Morning Bruce,

Please add John Watts (cc'd here) and myself to your distribution list for email regarding AASE Canyon Point Development. I recently received a fwd from Julie Klocke and realized that we are not on the distribution list.

Thanks very much,

Janel Brown

From: BRUCE EGGLESTON
To: janelbrown12@hotmail.com
CC: Dave Abo; Todd Tucker
Date: 5/2/2008 4:25 PM
Subject: Re: Fwd: environmental impact studies for proposed Plano Sub.
Attachments: CUP07-00084.pdf

Dear Ms. Brown,

I can help you with the information on the proposed Plano Road Subdivision. I have attached one of the application files for the conditional use permit. It contains two studies, one for the threatened species, Aase's Onion and one for the riparian areas. This is all the applicant submitted for environmental studies. The two sections below stipulate the ordinance requirements for this type of proposal.

This is something different than what we would define as an environmental impact statement, which is often a requirement for state and federal development applications. City code doesn't require a federal-type environmental impact study for residential developments, even though they can be requested for the benefit of the public for areas of potential environmental hazards.

The proposal includes an area of 153.41 acres set aside for the Onion Conservancy. There are around 100 acres of additional slopes and dedicated open space proposed to be set aside as well.

There is much more to the applications, but this is about the limit in file size that will go through our e-mail.

I can be reached at 384-3839 with questions about this proposal.

Sincerely,

Bruce Eggleston, AICP
 Planner II
 Boise Planning and Development Services Department

Appendix A

Application Submitting Requirements:

The following items are required for a Foothills Planned Development application, in addition to those items required for submitting of a standard Planned Development application under Section 11-06-05, and a "Hillside and Foothill Area Development" permit application under Section 11-14.

1. A slope analysis in map and table form depicting areas and polygon labels for:
 - a. All buildable areas, based on two foot contour intervals;
 - b. All non-buildable areas based on five foot contour intervals;
 - c. Buildable areas equal to, or greater, than one acre in size labeled as such on map and table.
2. A special area analysis in map and table form depicting the general locations of:
 - a. Floodways, floodway fringes, wetlands and riparian areas;
 - b. Deer and elk migration corridors as determined by the Idaho State Fish and Game Department and found on maps referenced in The Plan;
 - c. Location of rare, threatened and endangered plant species and communities regulated under the Endangered Species Act of 1973, and administered by U. S. Fish and Wildlife Service Division of Endangered Species;
 - d. Geologic and/or historic features of note and sites designated as Heritage sites.
 - e. Potential buildable ridge tops visible as skyline features from below the Foothills.

Phase II - Preliminary/Conceptual Design requirements for Annexation, Development Agreement, Conceptual Conditional Use, Conceptual Preliminary Subdivision Plat, Conceptual Hillside and Floodplain permit applications:

5. Map potential buildable areas.
6. Determine which preserved open space/cluster density formula will be applied based upon site characteristics, access and market constraints.
7. Identify proposed preserved open space area(s) based upon site characteristics including wildlife habitat values, soil conditions, geologic hazards, access constraints, drainage patterns, unique features, etc.

Bruce Eggleston, AICP
 Boise Planning and Development Services Department

>>> Dave Abo 5/2/2008 1:33 PM >>>

>>> Janel Brown <janelbrown12@hotmail.com> 5/2/2008 1:31 PM >>>

Gary Inselman, ACHD, referred me to you when I inquired about the availability of environmental impact studies relative to the proposed Plano Subdivision. Can you direct me to a site or attach copies of same to return email, please?

I am particularly concerned about the impact to the area's abundant wildlife (deer, fox, birds.)

Thank you very much for your time and attention,

Janel Brown

From: BRUCE EGGLESTON
To: Jeff Tucker
Date: 2/4/2008 12:31 PM
Subject: Re: Worksession for Aase's Canyon Point Development LLC

Dear Mr. Tucker,

The work session is still on. Because it is not a hearing, we don't prepare a staff report, and don't publish items on the web site. This is a very informal review of the proposed grading and drainage plan so that neighbors have an opportunity to review the proposal prior to hearing.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "Jeff Tucker" <jefftucker@gmail.com> 2/3/2008 2:14 PM >>>
Bruce;

I was wanting to attend the public worksession for the proposed Asse's Canyon Point Development (CFH07-00022). The flyer that I received via mail says February 4th at 4pm at the Boise City Hall. I couldn't find anything on the web site and was just wondering if it was still happening.

Thanks,
Jeff Tucker

From: BRUCE EGGLESTON
To: Jeff Tucker
Date: 2/11/2008 8:29 AM
Subject: Re: Plano Road Subdivision proposal, electronic version of map request

Dear Mr. Tucker,

The traffic count info is in their traffic study. This is available at the PDS office during business hours.

The ACHD hearing date has not been set, but we anticipate it around mid-March.

The base traffic generation standard is that each dwelling generates around ten trips per day. The proposed subdivision would include 155 building lots that would generate some 1,550 trips per day. Nineteen of the proposed lots would use Collister Road for access, with an impact of approximately 190 average daily trips (AADT), the remaining lots would generate approximately 1,360 AADTs on Plano Lane.

I hope that this helps.

Sincerely,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "Jeff Tucker" <jefftucker@gmail.com> 2/9/2008 3:38 PM >>>
Bruce;

Thanks for the map. You guys sure take a lot of grief, but you do it well. Hang in there. I understand that building will happen and that you all are doing what you can to keep it in scope, within regulations and etc.

I talked with Terry R. after the work session. I mentioned that my only concern was traffic down the very skinny section of Hill Rd east of Plano Rd. He suggested getting a hold of you for traffic count information and any study information as to how much it would add to the flow. Is there anyway of seeing that information?

I'm assuming any and all traffic concerns would be addressed at a future ACHD meeting. I'm happy to come down and look instead of wasting your time and printing costs.

Thanks again for all your help and patience.

Jeff Tucker

On Feb 7, 2008 2:05 PM, BRUCE EGGLESTON <Beggleston@cityofboise.org> wrote:

> To All,
>
> Attached is the latest site plan for the Plano Road Subdivision proposal
> received 2/1/08.
>
> Good luck,
>
> Bruce
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
> >>> joanie fauci <joanie4c@yahoo.com> 2/7/2008 1:34 PM >>>

> Hello Bruce,

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> I was at the meeting last Monday on the Plano Rd development proposal. I

> was wondering if I could get an electronic copy of the map of that proposal.

> If you do not have access to it, if you could point me to the correct party

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>

> Thanks in advance,

> Joanie Fauci

>

>

Page 1

From: "Jeff Tucker" <jefftucker@gmail.com>
To: <beggleston@cityofboise.org>
Date: 2/3/2008 2:14 PM
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To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 2/4/2008 1:20 PM
Subject: Re: Worksession for Aase's Canyon Point Development LLC

Thanks, Bruce. Much appreciated. jt

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> Joanie Fauci
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>

From: JIM WYLLIE
To: EGGLESTON, BRUCE
Date: 5/20/2008 11:24 AM
Subject: Plano Subdivision
Attachments: PWE610PlanoPreHydRptcom.doc; PWE610PlanoPreHydRptAprCond.doc

Bruce,

Memo's for Plano Subdivision are attached.

Jim W.

From: BRUCE EGGLESTON
To: Jimmy Smith
Date: 5/5/2008 9:34 AM
Subject: RE: environmental impact studies for proposed Plano Sub. - 4
Attachments: SUB07-00065.pdf; Applicants_owners.doc; ACHD_Stf_Rpt_PlanoRoadSub4_16_08.pdf; Site plan b-w 4-1-2008.pdf; Neighborhood meeting letter4-1-08.doc; Concept aerial 2-8-2008.pdf; Development Agreement - City of Boise City, AASE_s Canyon Pointe Development and Capital Development3-3-08.DOC; Plano_Lane-density-bonus-template.pdf; Plano Sub Hillside Meeting.xls; AASEs Canyon Pointe Dev Agree 42108.DOC

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Jimmy Smith
Date: 5/5/2008 9:34 AM
Subject: RE: environmental impact studies for proposed Plano Sub. - 3
Attachments: CUP07-00084.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Jimmy Smith
Date: 5/5/2008 9:34 AM
Subject: RE: environmental impact studies for proposed Plano Sub. - 2
Attachments: CFH07-00022 Plans.pdf; CFH07-00022.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Jimmy Smith
Date: 5/5/2008 9:35 AM
Subject: RE: environmental impact studies for proposed Plano Sub.
Attachments: CAR07-00042.pdf; img-riparian_maps.pdf

Dear Mr. Smith,

I would be glad to burn a CD with all the application information that is in the digital realm. This is comprised of the four applications and some material that has been updated since those were scanned on February 14th. There are large grading plan files that have not been scanned that you are welcome to review in the Planning and Development Services Department. I could mail this to you or you could pick it up here.

For your convenience, I'll send you multiple e-mail attachments with the material. Our fire wall will pass files less than five to six megabytes per e-mail.

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I can be reached at 384-3830 with questions about these cases.

Sincerely,

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Boise Planning and Development Services Department

>>> "Jimmy Smith" <jimmy@steelhead.com> 5/5/2008 8:51 AM >>>
Mr. Eggleston,

If you cannot e-mail this file, when can I come down and record it to CD - or - place it on a thumb drive - or - get a copy of it on my laptop - or you put this on your website for all to see? I believe it is public record. Please reply at your earliest possible convenience.

Jimmy Smith

President

Brairhill II & III HOA

-----Original Message-----

From: Janel Brown [<mailto:janelbrown12@hotmail.com>]
Sent: Monday, May 05, 2008 8:24 AM
To: Jimmy Smith
Subject: RE: environmental impact studies for proposed Plano Sub.

Will you email him and ask for the full file?

> Date: Fri, 2 May 2008 16:25:03 -0600
> From: Beggleston@cityofboise.org
> To: janelbrown12@hotmail.com
> CC: DAbo@cityofboise.org; TTucker@cityofboise.org
> Subject: Re: Fwd: environmental impact studies for proposed Plano Sub.

> Dear Ms. Brown,

> I can help you with the information on the proposed Plano Road
> Subdivision. I have attached one of the application files for the
> conditional use permit. It contains two studies, one for the threatened
> species, Aase's Onion and one for the riparian areas. This is all the
> applicant submitted for environmental studies. The two sections below
> stipulate the ordinance requirements for this type of proposal.

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> environmental impact statement, which is often a requirement for state
> and federal development applications. City code doesn't require a
> federal-type environmental impact study for residential developments,
> even though they can be requested for the benefit of the public for
> areas of potential environmental hazards.

> The proposal includes an area of 153.41 acres set aside for the Onion
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> dedicated open space proposed to be set aside as well.

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> Appendix A

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From: BRUCE EGGLESTON
To: Jimmy Smith
Date: 5/5/2008 10:13 AM
Subject: RE: environmental impact studies for proposed Plano Sub.

Dear Mr. Smith,

There will be a CD for you at noon today available at the receptionist's desk on the second floor of City Hall, 150 North Capitol Blvd. It will be free of charge.

Good luck,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "Jimmy Smith" <jimmy@steelhead.com> 5/5/2008 10:05 AM >>>
Mr. Eggleston,

Thank you for your prompt reply. Unfortunately, the size of the message indicated in my Outlook e-mail client is not the same as the size of the received files once downloaded to my e-mail client. I don't know if it might have been your firewall or my mail server that might have dropped any files, if in fact either of them did.

Either way, I would like to take advantage of the offer to burn it to CD. At your earliest possible convenience would you please burn all the digital information available regarding this development request and tell me where and when I can pick it up. I would be glad to replace your CD with a blank CD as I know how tight things are with local government these days.

Thank you in advance,

Jimmy Smith

-----Original Message-----

From: BRUCE EGGLESTON [<mailto:Beeggleston@cityofboise.org>]
Sent: Monday, May 05, 2008 9:35 AM
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- >
- > I can be reached at 384-3839 with questions about this proposal.

- >
- > Sincerely,

- >
- > Bruce Eggleston, AICP
- > Planner II
- > Boise Planning and Development Services Department

- >
- > _____
- >
- > Appendix A

- > Application Submitting Requirements:

- > The following items are required for a Foothills Planned Development
- > application, in addition to
- > those items required for submitting of a standard Planned Development
- > application under Section 11-06-
- > 05, and a "Hillside and Foothill Area Development" permit
- > application under Section 11-14.

- > 1. A slope analysis in map and table form depicting areas and polygon
- > labels for:

- > a. All buildable areas, based on two foot contour intervals;
- > b. All non-buildable areas based on five foot contour intervals;
- > c. Buildable areas equal to, or greater, than one acre in size labeled
- > as such on map
- > and table.

- > 2. A special area analysis in map and table form depicting the general
- > locations of:

- > a. Floodways, floodway fringes, wetlands and riparian areas;
- > b. Deer and elk migration corridors as determined by the Idaho State
- > Fish and
- > Game Department and found on maps referenced in The Plan;
- > c. Location of rare, threatened and endangered plant species and
- > communities
- > regulated under the Endangered Species Act of 1973, and administered by
- > U. S.

- > Fish and Wildlife Service Division of Endangered Species;
- > d. Geologic and/or historic features of note and sites designated as
- > Heritage sites.

- > e. Potential buildable ridge tops visible as skyline features from
- > below the
- > Foothills.

- >
- >
- > Phase II - Preliminary/Conceptual Design requirements for Annexation,
- > Development Agreement,
- > Conceptual Conditional Use, Conceptual Preliminary Subdivision Plat,
- > Conceptual Hillside and
- > Floodplain permit applications:

- > 5. Map potential buildable areas.

- > 6. Determine which preserved open space/cluster density formula will be
- > applied based

- > upon site characteristics, access and market constraints.

- > 7. Identify proposed preserved open space area(s) based upon site
- > characteristics including

- > wildlife habitat values, soil conditions, geologic hazards, access
- > constraints, drainage

> patterns, unique features, etc.

>

>

>

> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

>

>

> >>> Dave Abo 5/2/2008 1:33 PM >>>

>

> >>> Janel Brown <janelbrown12@hotmail.com> 5/2/2008 1:31 PM >>>

>

> Gary Inselman, ACHD, referred me to you when I inquired about the

> availability of environmental impact studies relative to the proposed

> Plano Subdivision. Can you direct me to a site or attach copies of same

> to return email, please?

>

> I am particularly concerned about the impact to the area's abundant

> wildlife (deer, fox, birds.)

>

> Thank you very much for your time and attention,

>

> Janel Brown

From: "Jimmy Smith" <jimmy@steelhead.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
CC: "Janel Brown" <janelbrown12@hotmail.com>
Date: 5/5/2008 10:06 AM
Subject: RE: environmental impact studies for proposed Plano Sub.

Mr. Eggleston,

Thank you for your prompt reply. Unfortunately, the size of the message indicated in my Outlook e-mail client is not the same as the size of the received files once downloaded to my e-mail client. I don't know if it might have been your firewall or my mail server that might have dropped any files, if in fact either of them did.

Either way, I would like to take advantage of the offer to burn it to CD. At your earliest possible convenience would you please burn all the digital information available regarding this development request and tell me where and when I can pick it up. I would be glad to replace your CD with a blank CD as I know how tight things are with local government these days.

Thank you in advance,

Jimmy Smith

-----Original Message-----

From: BRUCE EGGLESTON [mailto:Beggleston@cityofboise.org]
Sent: Monday, May 05, 2008 9:35 AM
To: Jimmy Smith
Subject: RE: environmental impact studies for proposed Plano Sub.

Dear Mr. Smith,

I would be glad to burn a CD with all the application information that is in the digital realm. This is comprised of the four applications and some material that has been updated since those were scanned on February 14th. There are large grading plan files that have not been scanned that you are welcome to review in the Planning and Development Services Department. I could mail this to you or you could pick it up here.

For your convenience, I'll send you multiple e-mail attachments with the material. Our fire wall will pass files less than five to six megabytes per e-mail.

Any material concerned with these applications is part of the public record and it can be viewed during business hours on the second floor at the Planning and Development Services Department, City Hall 150 North Capitol Blvd.

We don't yet scan all the files and put them on the web site that go in the packet for the Planning and Zoning Commission. We do that for the City Council packets.

I can be reached at 384-3830 with questions about these cases.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "Jimmy Smith" <jimmy@steelhead.com> 5/5/2008 8:51 AM >>>
Mr. Eggleston,

If you cannot e-mail this file, when can I come down and record it to CD - or - place it on a thumb drive - or - get a copy of it on my laptop - or you put this on your website for all to see? I believe it is public record. Please reply at your earliest possible convenience.

Jimmy Smith

President

Brairhill II & III HOA

-----Original Message-----

From: Janel Brown [mailto:janelbrown12@hotmail.com]
Sent: Monday, May 05, 2008 8:24 AM
To: Jimmy Smith
Subject: RE: environmental impact studies for proposed Plano Sub.

Will you email him and ask for the full file?

> Date: Fri, 2 May 2008 16:25:03 -0600
> From: Beggleston@cityofboise.org
> To: janelbrown12@hotmail.com
> CC: DAbo@cityofboise.org; TTucker@cityofboise.org
> Subject: Re: Fwd: environmental impact studies for proposed Plano Sub.
>
> Dear Ms. Brown,
>
> I can help you with the information on the proposed Plano Road
> Subdivision. I have attached one of the application files for the
> conditional use permit. It contains two studies, one for the threatened
> species, Aase's Onion and one for the riparian areas. This is all the
> applicant submitted for environmental studies. The two sections below

- > stipulate the ordinance requirements for this type of proposal.
- >
- > This is something different than what we would define as an
- > environmental impact statement, which is often a requirement for state
- > and federal development applications. City code doesn't require a
- > federal-type environmental impact study for residential developments,
- > even though they can be requested for the benefit of the public for
- > areas of potential environmental hazards.
- >
- > The proposal includes an area of 153.41 acres set aside for the Onion
- > Conservancy. There are around 100 acres of additional slopes and
- > dedicated open space proposed to be set aside as well.
- >
- > There is much more to the applications, but this is about the limit in
- > file size that will go through our e-mail.
- >
- > I can be reached at 384-3839 with questions about this proposal.
- >
- > Sincerely,
- >
- > Bruce Eggleston, AICP
- > Planner II
- > Boise Planning and Development Services Department
- >
- > _____
- >
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- > c. Buildable areas equal to, or greater, than one acre in size labeled
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- > Fish and
- > Game Department and found on maps referenced in The Plan;
- > c. Location of rare, threatened and endangered plant species and
- > communities
- > regulated under the Endangered Species Act of 1973, and administered by
- > U. S.
- > Fish and Wildlife Service Division of Endangered Species;
- > d. Geologic and/or historic features of note and sites designated as
- > Heritage sites.
- > e. Potential buildable ridge tops visible as skyline features from
- > below the

> Foothills.
>
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> Conceptual Conditional Use, Conceptual Preliminary Subdivision Plat,
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> 7. Identify proposed preserved open space area(s) based upon site
> characteristics including
> wildlife habitat values, soil conditions, geologic hazards, access
> constraints, drainage
> patterns, unique features, etc.
>
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
> >>> Dave Abo 5/2/2008 1:33 PM >>>
>
> >>> Janel Brown <janelbrown12@hotmail.com> 5/2/2008 1:31 PM >>>
>
> Gary Inselman, ACHD, referred me to you when I inquired about the
> availability of environmental impact studies relative to the proposed
> Plano Subdivision. Can you direct me to a site or attach copies of same
> to return email, please?
>
> I am particularly concerned about the impact to the area's abundant
> wildlife (deer, fox, birds.)
>
> Thank you very much for your time and attention,
>
> Janel Brown

From: BRUCE EGGLESTON
To: jnclocke@yahoo.com
Date: 1/23/2008 4:20 PM
Subject: Plano Road Subdivision
Attachments: Concept aerial 12.20.07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: jnclocke@yahoo.com
Date: 1/23/2008 4:22 PM
Subject: Plano Road Subdivision 2
Attachments: Zoning-Aase's_Canyon-12-21-07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: jnclocke@yahoo.com
Date: 1/23/2008 4:23 PM
Subject: Plano Road Subdivision 3
Attachments: Plano_Rd-PUD-Annex-parcels-1-16-08.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: joanie fauci
Date: 2/25/2008 4:09 PM
Subject: Re: Aase's Canyon Foothills Development

Dear Ms. Fauci,

Thank you for your comments on the proposed Plano Lane Subdivision, they will be forwarded to the Planning and Zoning Commission for their consideration.

Sincerely,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> joanie fauci <joanie4c@yahoo.com> 2/25/2008 3:27 PM >>>
Dear Mr. Eggleston,

I am writing to express my concern about a proposed development I recently learned about. It is located at the north end of Plano Rd, off W. Hill Rd. I'm not certain if the developer is named "Aase Canyon". When I attended the meeting on Feb 4, 2008, I was told that the developer was called this, not the development.

I have several concerns about this development that I will list. Not all of these concerns may be applicable in your role but should be considered nonetheless.

1. Only neighbors within 300 feet were notified. I realize this is the rule/law. Since the development is at the end of the road, this seems inappropriate. Only the last 2 houses on that street needed to be notified. It seems like the other, less than 10, homes should also have been notified since they will be heavily impacted by construction traffic and eventual resident traffic. It seems like the "notification" rules need to be modified.

2. After looking at the development maps displayed at the meeting, it looks like another Quail Ridge or Arrowhead Canyon type of design. These two existing developments are an eyesore to the Boise Front. They make no use of passive housing design. They make no use of the natural contours of the land. They basically just made a level building lot and built a flat-land style home on them. Besides not using the natural features, these houses are very visible from afar. I also live in the foothills and I try not to be a "not in my backyard" type of person. But many of the homes in my neighborhood have daylight basements, sit below street level so as not to block views, and make use of the natural terrain. I would ask that this developer, and any future foothills developer, be asked to incorporate these type of design features in the development proposals.

3. As a foothills resident, I see the type of runoff we have after rain or snowmelt. Many of the existing sewers on this side of town are clogged or overflow creating even worse drainage problems. At the Feb 4th meeting, the residents of Plano Rd expressed grave concerns about the runoff issues they already have. I recently went to Plano Rd after some snowmelt and witnessed the existing runoff and erosion problems there. This new development will add even more runoff due to the pavement, curbs, and sidewalks proposed. With many more homes on the hillsides/ridges and less open ground to absorb the water, it will all flow into the existing neighborhood. What recourse will the existing homeowners have if they get flooded or a basement wall caves in? The developer will likely be long gone by then.

4. There are several shallow wells nearby. Similar to the above item, what recourse will the homeowners have if their wells become contaminated or have other issues due to the new development?

5. The increased traffic of 150 homes to the existing (approximately) 10 homes will be huge. Is there anything that can be done to mitigate this impact?

Thank you for listening. I plan to attend future public hearings on these issues to express these concerns in person.

Sincerely,
Joanie Fauci
2944 Hillway Dr
Boise, ID 83702

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From: joanie fauci <joanie4c@yahoo.com>
To: <beggleston@cityofboise.org>
Date: 2/7/2008 1:34 PM
Subject: electronic version of map request

Hello Bruce,

I was at the meeting last Monday on the Plano Rd development proposal. I was wondering if I could get an electronic copy of the map of that proposal. If you do not have access to it, if you could point me to the correct party I would appreciate it.

Thanks in advance,
Joanie Fauci
2944 Hillway Dr
Boise ID 83702
631-4748

Never miss a thing. Make Yahoo your home page.
<http://www.yahoo.com/r/hs>

Page 1
From: joanie fauci <joanie4c@yahoo.com>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/7/2008 2:44 PM
Subject: Re: Plano Road Subdivision proposal, electronic version of map request

Thank you!

----- Original Message -----

From: BRUCE EGGLESTON <Beggleston@cityofboise.org>
To: Mwallace@achd.ada.id.us; dyorgason@cableone.net; fbsmithiv@cableone.net;
butterfly@clearwire.net; president@collistercna.org; jefftucker@gmail.com; janelbrown12@hotmail.com;
tbreuer@lttv.org; joanie4c@yahoo.com
Sent: Thursday, February 7, 2008 2:05:13 PM
Subject: Re: Plano Road Subdivision proposal, electronic version of map request

To All,

Attached is the latest site plan for the Plano Road Subdivision proposal received 2/1/08.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> joanie fauci <joanie4c@yahoo.com> 2/7/2008 1:34 PM >>>
Hello Bruce,

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Thanks in advance,
Joanie Fauci

Be a better friend, newshound, and
know-it-all with Yahoo! Mobile. Try it now.
http://mobile.yahoo.com/;_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ

From: joanie fauci <joanie4c@yahoo.com>
To: <Beggleston@cityofboise.org>
Date: 2/25/2008 3:28 PM
Subject: Aase's Canyon Foothills Development

Dear Mr. Eggleston,

I am writing to express my concern about a proposed development I recently learned about. It is located at the north end of Plano Rd, off W. Hill Rd. I'm not certain if the developer is named "Aase Canyon". When I attended the meeting on Feb 4, 2008, I was told that the developer was called this, not the development.

I have several concerns about this development that I will list. Not all of these concerns may be applicable in your role but should be considered nonetheless.

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2. After looking at the development maps displayed at the meeting, it looks like another Quail Ridge or Arrowhead Canyon type of design. These two existing developments are an eyesore to the Boise Front. They make no use of passive housing design. They make no use of the natural contours of the land. They basically just made a level building lot and built a flat-land style home on them. Besides not using the natural features, these houses are very visible from afar. I also live in the foothills and I try not to be a "not in my backyard" type of person. But many of the homes in my neighborhood have daylight basements, sit below street level so as not to block views, and make use of the natural terrain. I would ask that this developer, and any future foothills developer, be asked to incorporate these type of design features in the development proposals.
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5. The increased traffic of 150 homes to the existing (approximately) 10 homes will be huge. Is there anything that can be done to mitigate this impact?

Thank you for listening. I plan to attend future public hearings on these issues to express these concerns in person.

Sincerely,
Joanie Fauci
2944 Hillway Dr
Boise, ID 83702

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<http://tools.search.yahoo.com/newsearch/category.php?category=shopping>

From: "John Watts" <john@veritasadvisor.com>
To: <beggleston@cityofboise.org>
Date: 5/30/2008 10:52 AM
Subject: Plano Lane development and a meeting

Mr. Eggleston,

I am resident and a lead person for Briar Hill Subdivision in the Plano Lane matter.

Would it be possible for me to schedule an appointment with you to discuss the Plano Lane development applications? Relevant reference application numbers are

- > CAR07-00042/DA: annexation, zone change and development agreement
- > CUP07-00084: Foothills Planned Development
- > CFH07-00022: Hillside and Foothills Development Area
- > SUB07-00065: Preliminary plat.

Anytime next week will work for me. I would appreciate your time and expertise.

Lastly, following up an earlier email from Janel Brown, thank you for adding me to the distribution list to receive the applications and staff report and any future information regarding this development.

Thank you

jw

Page 1

From: "julia wright" <trick.walker@gmail.com>
To: <beggleston@cityofboise.org>, <pnilsson@cityofboise.com>, <medmond@achd....>
CC: <president@collistercna.org>
Date: 3/13/2008 9:17 PM
Subject: Plano Lane Foothills Subdivision
Attachments: Plano letter draft v3 - 3-10-08.doc

RE: Plano Lane Foothills Subdivision#CAR-07-0042, CFH-07-00022

Attached is the Central Foothill Neighborhood Association's comments on the proposed development. Hard copy will follow.

Thank you for taking a moment to consider our position.

Sincerely,
Julia Wright
Secretary, CFNA

From: June Bolus
To: BRUCE EGGLESTON
Date: 4/14/2008 8:38 AM
Subject: PLANO LANE DEVELOPMENT DOC IN PDF FORMAT
Attachments: JOHN WATTS CIRTS BACK UP-04-09-08.pdf

see attached document

From: BRUCE EGGLESTON
To: June Bolus
Date: 4/24/2008 12:42 PM
Subject: Mayor's Hotline assignment for Laurie Kuntz re: Proposed development

Dear June,

I called Ms. Kuntz today at 12:15 p.m. and answered her questions about the property known as the "Kastera property" in the Foothills from Harrison Hollow to Hillside Middle School. Her concern was that the property might be developed and a better idea would be to purchase the land with the Foothills Levy funds and make it a City Park.

I encouraged her to work with the neighborhood associations to formulate Blueprint Boise and include such policies.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> June Bolus 4/23/2008 7:41 AM >>>
Bruce,

Attached is a Mayor's hotline assignment for constituent, Laurie Kuntz re: preserving the hillside to the Hollow open area. Please respond to Ms. Kuntz regarding her comment and then let me know the following:

- 1) date you contacted Ms Kuntz
- 2) a basic summary of what you responded

thanks!

June Bolus

June Bolus
City of Boise
Planning & Development Services
150 N Capitol Blvd
(208) 384-3714
jbolus@cityofboise.org

From: BRUCE EGGLESTON
To: June Bolus
Date: 4/28/2008 7:50 AM
Subject: Case Number INF08-00139

Dear June,

This case has been closed and notice sent to you, but it is still on the web site. How do we get that removed form the site?

Thanks,

Bruce

Case Number INF08-00139
Status Issued
Name LAURIE KUNTZ
Site Address
Project Name MAYOR'S HOTLINE

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: June Bolus
Date: 5/15/2008 9:41 AM
Subject: Mayor's CIRT assignment for Sara Harris re: Plano Lane

Dear June,

I called Ms. Harris today and answered her questions concerning the ways that testimony could be given to oppose the applications for annexation and subdivision known as Plano Lane Subdivisions, CAR07-00042. I told her to send in a letter by May 30th and testify at the hearing on June 9th.

Bruce Eggleston

- 1) what date you contacted
- 2) how contacted: phone, letter or in person **if by letter, please cc: me on the correspondence
- 3) Brief description of the discussion

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> June Bolus 5/15/2008 9:20 AM >>>
Bruce,

Attached is a Mayor's CIRT database assignment for Sara Harris re: opposition to the Plano Lane project. Please let me know if this does not require a response and if her comments will simply become part of the hearing file. If you do respond to Ms Harris, please let me know the following:

- 1) what date you contacted
- 2) how contacted: phone, letter or in person **if by letter, please cc: me on the correspondence
- 3) Brief description of the discussion

thanks

June Bolus

June Bolus
City of Boise
Planning & Development Services
150 N Capitol Blvd
(208) 384-3714
jbolus@cityofboise.org

From: BRUCE EGGLESTON
To: June Bolus
Date: 5/16/2008 2:35 PM
Subject: Mayor's CIRTIS assignment for Milt Coffman re: Plano Lane

Dear June,

This correspondence does not ask questions nor request a reply, it is a statement of opposition to CAR07-00042, the Plano Lane annexation and subdivision proposal.

It does not require a response, but it will be entered into the record for the hearing.

Thanks,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> June Bolus 5/16/2008 1:58 PM >>>
Bruce,

Attached is a Mayor's CIRTIS database assignment for Milt Coffman re: opposition to the Plano Lane project. Please let me know if this does not require a response and if his comments will simply become part of the hearing file. If you do respond to Mr Coffman, please let me know the following:

- 1) what date you contacted
- 2) how contacted: phone, letter or in person **if by letter, please cc: me on the correspondence
- 3) Brief description of the discussion

thanks

June Bolus

June Bolus
City of Boise
Planning & Development Services
150 N Capitol Blvd
(208) 384-3714
jbolus@cityofboise.org

From: BRUCE EGGLESTON
To: karen knudtsen
Date: 2/19/2008 9:48 AM
Subject: Re: Plano Development CFHo7-00022

Dear Ms. Knudtsen,

Thank you for your comments on the proposed Plano Road Subdivision. They will be included in the packet sent to the Planning and Zoning Commission and City Council.

There has been no hearing date set as yet, but the first opportunity to schedule a date before the Planning and Zoning Commission is mid April. Comments will be passed on to the Commission up to and including the hearing date.

Thank you,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: karen knudtsen <karenlynnefox@yahoo.com>
To: <beggleston@cityofboise.org>
Date: 2/17/2008 11:12 PM
Subject: Plano Development CFHo7-00022

Hello,

Is it too late to comment for the record on the Plano development proposal? If not, I would like to register my vote against this project.

Our neighborhoods along Hill Road can stand more traffic. Avimor is already going in, and Eagle M3 will be starting soon. I live near the intersection of Hill and Collister and realize that traffic, noise, air pollution from traffic, car/bike/pedestrian accidents, etc. in this area are going to increase dramatically once these developments are in. I feel strongly that no more developments should be approved until the lanes on State Street are doubled, much better transit is established, the lanes on the arterials are doubled and the counties in this valley agree on planning for growth. Until then, growth should be tabled.

Further, I am very opposed to widening Hill Road in order to accommodate additional traffic in this end of town because the air along this road is very stagnant up against the hills and holds higher levels of dangerous smoke and exhaust pollution due to the close proximity of the hills. (Also, from what I have read in the paper, we stand to lose federal funding for transportation because we are near exceeding federal funding standards.) Our government leaders, such as planning and zoning, need to do just that before more developments are allowed.

Thank you for your efforts to control the negative aspects of tremendous growth.

Sincerely,

Karen Knudtsen
Boise, 83703

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

From: karen knudtsen <karenlynnefox@yahoo.com>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/19/2008 9:56 AM
Subject: Re: Plano Development CFHo7-00022

Thanks, Bruce, for including my comments in the packet to P & Z and the City Council.

I appreciate the opportunity for in-put very much.

Karen Knudtsen

BRUCE EGGLESTON <Beggleston@cityofboise.org> wrote:
Dear Ms. Knudtsen,

Thank you for you comments on the proposed Plano Road Subdivision. They will be included in the packet sent of the Planning and Zoning Commission and City Council.

There has been no hearing date set as yet, but the first opportunity to schedule a date before the Planning and Zoning Commission is mid April. Comments will be passed on to the Commission up to and including the hearing date.

Thank you,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

Never miss a thing. Make Yahoo your homepage.

From: BRUCE EGGLESTON
To: keslers@cabelone.net
Date: 1/23/2008 12:52 PM
Subject: Plan Road Subdivision
Attachments: Concept aerial 12.20.07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: lowellandbarbara@cabelone.net
Date: 1/31/2008 2:58 PM
Subject: Plano Road subdivision
Attachments: Concept aerial 12.20.07.pdf; 0605_001.pdf; Plano_Rd-PUD-Annex-parcels-1-16-08.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Mark Fogarty
Date: 4/24/2008 7:55 AM
Subject: Re: Assinine housing project..

Dear Mr. Fogarty,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Mark Fogarty <mark_fgty@hotmail.com> 4/23/2008 8:56 PM >>>

Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....

Not Sincerely Just pissed off.....

Spell a grand slam in this game where word skill meets World Series. Get in the game.
http://club.live.com/word_slugger.aspx?icid=word_slugger_wihm_admod_april08

From: Mark Fogarty <mark_fgty@hotmail.com>
To: <beggleston@cityofboise.org>
Date: 4/23/2008 8:56 PM
Subject: Assinine housing project..

Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....

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http://club.live.com/word_slugger.aspx?icid=word_slugger_wlhm_admod_april08

From: Mark Fogarty <mark_fgty@hotmail.com>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/24/2008 9:19 PM
Subject: RE: Assinine housing project..

Thats fruitless....> Date: Thu, 24 Apr 2008 07:55:39 -0600> From: Beggleston@cityofboise.org> To: mark_fgty@hotmail.com> Subject: Re: Assinine housing project..> > Dear Mr. Fogarty,> > Thank you for your e-mail concerning the proposed Plano Road project applications. You comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.> > Sincerely,> > Bruce Eggleston, AICP > > > Bruce Eggleston, AICP> Boise Planning and Development Services Department> > >>> Mark Fogarty <mark_fgty@hotmail.com> 4/23/2008 8:56 PM >>>> > Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....> > Not Sincerely Just pissed off.....>

> Spell a grand slam in
this game where word skill meets World Series. Get in the game.>
http://club.live.com/word_slugger.aspx?icid=word_slugger_wlhm_admod_april08>

Make i'm yours. Create a custom banner to support your cause.
http://im.live.com/Messenger/IM/Contribute/Default.aspx?source=TEXT_TAGHM_MSN_Make_IM_Yours

From: "McIntyre, C Kevin (Solutions Business Dev. Mgr.)" <kevin.mcintyre@hp.com>
To: "Beggleston@cityofboise.org" <Beggleston@cityofboise.org>, "mwallace@ach...
Date: 2/19/2008 7:06 AM
Subject: Proposed Foothills Development (File # CFH0-00022)

To Whom It May Concern,

As a long time Boise resident I am sending this letter to express my opposition to any more development in the foothills. With the Kastera, Hillside Nursery and now this development, it seems that the City of Boise needs to re-evaluate what residents of this city have been asking for. It's not for more development in the foothills, more traffic on Hill Rd. more traffic congestion, etc. in the foothills. As residents, we have had our taxes and assessments increased to prevent this type of development. The City is constantly re-zoning and increasing density levels beyond what was originally approved to appease developers. Please reconsider any foothills development and the effect on our way-of-life (life style) that many of us long time residents moved to this city for.

Regards,

Kevin McIntyre

From: BRUCE EGGLESTON
To: Miltc62
Date: 4/24/2008 8:01 AM
Subject: Re: Plano subdivision

Dear Mr. Miltc62,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

It is customary to identify yourself when submitting testimony to a public hearing.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 4/23/2008 11:22 PM >>>

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin or quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

From: Miltc62 <miltc62@aol.com>
To: <beggleston@cityofboise.org>
Date: 4/23/2008 11:24 PM
Subject: Plano subdivision

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin or quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/24/2008 1:02 PM
Subject: Re: Plano subdivision

Appreciate = went to the ACHD meeting last night and they were very clear on the point - learning more about public input and I get into this situation . - MILT

In a message dated 04/24/08 08:01:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Mr. Miltc62,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

It is customary to identify yourself when submitting testimony to a public hearing.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 4/23/2008 11:22 PM >>>

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Re: aase's canyon
Page 1

From: BRUCE EGGLESTON
To: Nancy M. Brennan
CC: SCOTT SPJUTE
Date: 2/13/2008 12:03 PM
Subject: Re: aase's canyon

Dear Mrs. Brennan,

The Planning and Zoning Commission hearing will be scheduled after the Ada County Highway District hearing. I just spoke with Mindy Wallace at ACHD, and she said that they were tentatively looking at the end of March for their hearing.

If so, the first opportunity the City would have is mid April. Nothing is set yet.

I hope this helps.

Sincerely,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

Page 1
From: "Nancy M. Brennan" <butterfly@clearwire.net>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 2/13/2008 9:28 AM
Subject: aase's canyon

Dear Mr. Eggleston,

I am curious to know if there is a public hearing either scheduled for the Aase's Canyon development. I could not find it on your website. If one is not scheduled, do you have any idea of when it may be? We need to know because we certainly plan to attend and need to make our spring and summer plans accordingly.

Thank you,

Nancy Brennan

From: BRUCE EGGLESTON
To: president@collistercna.org
Date: 1/23/2008 4:27 PM
Subject: Re: Aase's Canyon Point Development CFH-00022 No. 1
Attachments: Concept aerial 12.20.07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: president@collistercna.org
Date: 1/23/2008 4:28 PM
Subject: Re: Aase's Canyon Point Development CFH-00022 No. 2
Attachments: Zoning-Aase's_Canyon-12-21-07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: president@collistercna.org
Date: 1/23/2008 4:28 PM
Subject: Re: Aase's Canyon Point Development CFH-00022 No. 3
Attachments: 0605_001.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: <president@collistercna.org>
To: "Eggleston, Bruce" <beggleston@cityofboise.org>
Date: 1/23/2008 3:28 PM
Subject: Aase's Canyon Point Development CFH-00022

Bruce:

A neighbor contacted me about a notice they had received regarding the Aase's Canyon development, and I have a few questions for you:

--Why didn't the Collister Neighborhood receive notice from the city?

--Is this the prior Plano Lane Development?

--What further information do you have--number of units, locations, etc? Have they submitted any plans, etc. that we may take a look at?

Thanks.

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

From: <president@collistercna.org>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 2/8/2008 11:13 AM
Subject: Re: Plano Road Subdivision proposal, electronic version of map request

Thank you, Bruce!

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

-----Original Message-----

From: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Subject: Re: Plano Road Subdivision proposal, electronic version of map request
Sent: Feb 07 '08 21:05

To All,

Attached is the latest site plan for the Plano Road Subdivision proposal received 2/1/08.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> joanie fauci <joanie4c@yahoo.com> 2/7/2008 1:34 PM >>>
Hello Bruce,

I was at the meeting last Monday on the Plano Rd development proposal. I was wondering if I could get an electronic copy of the map of that proposal. If you do not have access to it, if you could point me to the correct party I would appreciate it.

Thanks in advance,
Joanie Fauci

From: <president@collistercna.org>
To: "BRUCE EGGLESTON" <beggleston@cityofboise.org>
Date: 5/29/2008 5:24 PM
Subject: Re: Plano Subdivision Proposal

Thank you, Bruce.

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

-----Original Message-----

From: BRUCE EGGLESTON <beggleston@cityofboise.org>
Subject: Re: Plano Subdivision Proposal
Sent: May 29 '08 23:22

Dear Ms. Klocke,

The staff report will be printed next Tuesday and copies will be available then of the entire application and report. I will e-mail you a copy of the staff analysis when it is done on Monday.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> <president@collistercna.org> 05/29/08 2:10 PM >>>
Hello Bruce:

Do you know when a copy of the city's staff report on the Plano Lane development will be available? I see that the P & Z hearing is scheduled for June 9th.

The case numbers are as follows:

CAR07-00042/DA: annexation, zone change and development agreement
CUP07-00084: Foothills Planned Development
CFH07-00022: Hillside and Foothills Development Area
SUB07-00065: Preliminary plat.

Thank you.

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

From: BRUCE EGGLESTON
 To: Robert B. Tiedemann
 Date: 5/5/2008 1:45 PM
 Subject: Re: Fwd: environmental impact studies for proposed Plano Sub.
 Attachments: CUP07-00084.pdf

>>> BRUCE EGGLESTON 5/2/2008 4:25 PM >>>

Dear Ms. Brown,

I can help you with the information on the proposed Plano Road Subdivision. I have attached one of the application files for the conditional use permit. It contains two studies, one for the threatened species, Aase's Onion and one for the riparian areas. This is all the applicant submitted for environmental studies. The two sections below stipulate the ordinance requirements for this type of proposal.

This is something different than what we would define as an environmental impact statement, which is often a requirement for state and federal development applications. City code doesn't require a federal-type environmental impact study for residential developments, even though they can be requested for the benefit of the public for areas of potential environmental hazards.

The proposal includes an area of 153.41 acres set aside for the Onion Conservancy. There are around 100 acres of additional slopes and dedicated open space proposed to be set aside as well.

There is much more to the applications, but this is about the limit in file size that will go through our e-mail.

I can be reached at 384-3839 with questions about this proposal.

Sincerely,

Bruce Eggleston, AICP
 Planner II
 Boise Planning and Development Services Department

Appendix A

Application Submitting Requirements:

The following items are required for a Foothills Planned Development application, in addition to those items required for submitting of a standard Planned Development application under Section 11-06-05, and a "Hillside and Foothill Area Development" permit application under Section 11-14.

1. A slope analysis in map and table form depicting areas and polygon labels for:
 - a. All buildable areas, based on two foot contour intervals;
 - b. All non-buildable areas based on five foot contour intervals;
 - c. Buildable areas equal to, or greater, than one acre in size labeled as such on map and table.
2. A special area analysis in map and table form depicting the general locations of:
 - a. Floodways, floodway fringes, wetlands and riparian areas;
 - b. Deer and elk migration corridors as determined by the Idaho State Fish and Game Department and found on maps referenced in The Plan;
 - c. Location of rare, threatened and endangered plant species and communities regulated under the Endangered Species Act of 1973, and administered by U. S. Fish and Wildlife Service Division of Endangered Species;
 - d. Geologic and/or historic features of note and sites designated as Heritage sites.
 - e. Potential buildable ridge tops visible as skyline features from below the Foothills.

Phase II - Preliminary/Conceptual Design requirements for Annexation, Development Agreement, Conceptual Conditional Use, Conceptual Preliminary Subdivision Plat, Conceptual Hillside and Floodplain permit applications:

5. Map potential buildable areas.
6. Determine which preserved open space/cluster density formula will be applied based upon site characteristics, access and market constraints.
7. Identify proposed preserved open space area(s) based upon site characteristics including wildlife habitat values, soil conditions, geologic hazards, access constraints, drainage patterns, unique features, etc.

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Dave Abo 5/2/2008 1:33 PM >>>

>>> Janel Brown <janelbrown12@hotmail.com> 5/2/2008 1:31 PM >>>

Gary Inselman, ACHD, referred me to you when I inquired about the availability of environmental impact studies relative to the proposed Plano Subdivision. Can you direct me to a site or attach copies of same to return email, please?

I am particularly concerned about the impact to the area's abundant wildlife (deer, fox, birds.)

Thank you very much for your time and attention,

Janel Brown

From: BRUCE EGGLESTON
To: SCOTT SPJUTE
CC: Cody Riddle; HAL SIMMONS; JIM WYLLIE; Patricia Nilsson; TERRY RECORDS
Date: 1/24/2008 4:31 PM
Subject: Fwd: Plano Road Subdivision comments from ACHD and Public Works
Attachments: Plano Road meeting

Dear Scott,

The applicant has yet to satisfy the application requirements via a vis the letters below from ACHD, and from comments from Public Works on the Hillside grading plan.

We have scheduled and noticed a neighborhood meeting on the grading plan application, CFH07-00022, for February 4th.

We have told the applicant that they are tentatively scheduled for March 3rd at P & Z. ACHD would need six or seven weeks for review and hearing if they were to receive the required material today. This would put their hearing near March 19th, too late for our hearing.

I suggest that send a letter to the applicant concerning the above and let them know that they have to submit more and better information as requested by Public Works and ACHD before we can schedule them for P & Z hearing.

Please advise.

Thanks,

Bruce

Woody,

I understand the City of Boise received a revised site plan for Plano Subdivision last week. The highway District needs a copy of those plans for review. It is essential that ACHD and the City of Boise are reviewing the same set of plans.

Thanks,

Mindy Wallace

Planner III

Right-of-Way and Development Services
Ada County Highway District
3775 Adams Street Garden City, ID 83714
Ph: 208-387-6178
Fax: 208-387-6393

From: STACY MIDDLETON <middleton11@msn.com>
To: <beggleston@cityofboise.org>
Date: 4/24/2008 11:10 AM
Subject: NO Plano Development

Hi Bruce-I met you last night at Boise Blueprint and talked about the Boulder Open Space tax. I was the short blonde~ I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.-This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!

-Habitat lose of course also - here is another area where we push deer, fox and others further north

Thank you for listening and I hope you take all the voices that have spoken against this into consideration.

As you know, the foothills are the exact reason most of us live in Boise. It is more home to us than any other aspect of our town. It is the 21st century now and we know better. STACY BEESON515 Maple AveBoise, ID 83712

From: BRUCE EGGLESTON
To: tbreuer@littv.org
Date: 12/19/2007 10:18 AM
Subject: Re: Rare plant stewardship

Thanks, Tim

I'll take a look at it and let you know if it works for us.
Bruce

>>> "Tim Breuer" <tbreuer@littv.org> 12/19/2007 10:05 AM >>>

Bruce

Attached is a summary document outlining the concepts associated with monitoring and stewardship of the onion preserve proposed as part of the Plano Road Subdivision.

Best,
Tim

Tim M. Breuer
Executive Director
Land Trust of the Treasure Valley
PO Box 106
Boise, ID 83701
208) 385-7927
tbreuer@littv.org
www.littv.org ([about:www.littv.org](http://www.littv.org))

Conserving natural, scenic, recreation and farm lands in the Treasure Valley.
(<http://www.littv.org/>)

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.17.4/1189 - Release Date: 12/18/2007 9:40 PM

From: BRUCE EGGLESTON
To: tbreuer@littv.org
Date: 4/4/2008 8:51 AM
Subject: Re: foothills ordinance

Dear Mr. Breuer,

I'd be glad to meet with you, just set a time and date.

I am going to meet with Scott Beecham and Michelle Cooper today at 1:00 p.m. for a similar topic. Is this the same folks you are wanting to meet with?

Please let me know prior to 1:00 p.m.

Thanks,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "Tim Breuer" <tbreuer@littv.org> 4/3/2008 10:21 AM >>>
Hi Bruce

I was wondering if you might be available to sit with a few folks to discuss the foothills ordinance and how it works. There are folks in the north end area that have a high level of interest due to a couple of projects they are tracking, including plano road.

Let me know if you could participate in this little jam session.

Tim M. Breuer

Executive Director

Land Trust of the Treasure Valley

PO Box 106

Boise, ID 83701

208) 385-7927

HYPERLINK "<mailto:tbreuer@littv.org>"tbreuer@littv.org

www.littv.org

Conserving natural, scenic, recreation and farm lands in the Treasure Valley.

HYPERLINK "<http://www.littv.org/>"

No virus found in this outgoing message.

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.22.5/1357 - Release Date: 4/3/2008
10:48 AM

From: "Tim Breuer" <tbreuer@ltnv.org>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
CC: "Kerry Winn" <kwinn@stewartlandgroup.com>
Date: 12/19/2007 10:06 AM
Subject: Rare plant stewardship
Attachments: Collister Aasae Onion Preserve.doc

Bruce

Attached is a summary document outlining the concepts associated with monitoring and stewardship of the onion preserve proposed as part of the Plano Road Subdivision.

Best,

Tim

Tim M. Breuer

Executive Director

Land Trust of the Treasure Valley

PO Box 106

Boise, ID 83701

208) 385-7927

HYPERLINK "mailto:tbreuer@ltnv.org"tbreuer@ltnv.org

www.ltnv.org

Conserving natural, scenic, recreation and farm lands in the Treasure Valley.

HYPERLINK "http://www.ltnv.org/"

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.17.4/1189 - Release Date: 12/18/2007

9:40 PM

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 2/19/2008 9:30 AM
Subject: Fwd: Plano Lane Development - CFH 07-00022
Attachments: Boise Foothills Development Map.pdf

Hi Bruce!

This came into the Council email. Can you make sure that it makes it into the record for me?

Thanks!
Amanda

Amanda Brown
Council Administrator
(208)384-4410
abrown@cityofboise.org

>>> CityCouncil 2/19/2008 9:28 AM >>>

>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 7:10 PM >>>
At the request of my concerned neighbors, I am forwarding this email to you regarding the development identified in this Plano Lane Development Map. We would appreciate your assistance in this matter. Ethel Ficks

Begin forwarded message:

> From: Boise Book Farm <boisebook@mac.com>
> Date: February 11, 2008 6:45:49 PM MST
> To: <Beggleston@cityofboise.org>
> Cc: <mwallace@hchd.ada.id.us>
> Subject: Plano Lane Development - CFH 07-00022
>

From: BRUCE EGGLESTON
To: Amanda Brown
Date: 2/19/2008 10:42 AM
Subject: Re: Fwd: Plano Lane Development - CFH 07-00022

Dear Amanda,

This will be included in the testimony for this case.

Thanks,

Bruce

>>> Amanda Brown 2/19/2008 9:30 AM >>>
Hi Bruce!

This came into the Council email. Can you make sure that it makes it into the record for me?

Thanks!
Amanda

Amanda Brown
Council Administrator
(208)384-4410
abrown@cityofboise.org

>>> CityCouncil 2/19/2008 9:28 AM >>>

>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 7:10 PM >>>
At the request of my concerned neighbors, I am forwarding this email
to you
regarding the development identified in this Plano Lane Development
Map. We
would appreciate your assistance in this matter. Ethel Ficks

Begin forwarded message:

> From: Boise Book Farm <boisebook@mac.com>
> Date: February 11, 2008 6:45:49 PM MST
> To: <Beggleston@cityofboise.org>
> Cc: <mwallace@hchd.ada.id.us>
> Subject: Plano Lane Development - CFH 07-00022
>

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 2/19/2008 11:56 AM
Subject: Plano Question

Hi Bruce!

Stupid question, Plano has already been filed, correct?

Amanda

From: BRUCE EGGLESTON
To: Amanda Brown
Date: 2/19/2008 12:02 PM
Subject: Re: Plano Question

Dear Amanda,

The application came in late December, but we have yet to set a hearing date due to some design issues with the grading plan. It is expected to go to P & Z in mid April. The case numbers are: CAR07-00042 Annexation and Re-Zone, CUP07-00084 Conditional Use Permit, SUB07-00065 Subdivision and CFH07-00022 Hillside and Foothills Area Development application.

Thanks,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Amanda Brown 2/19/2008 11:56 AM >>>
Hi Bruce!

Stupid question, Plano has already been filed, correct?

Amanda

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 2/29/2008 10:34 AM
Subject: Fwd: Re: Proposed Foothills Development along Hill Road (File # CFH0-00022)
Attachments: sboutline.doc; Points.doc

>>> "Stephanie Bacon" <sbacon@boisestate.edu> 2/27/2008 12:57 PM >>>
PLEASE NOTE: Brent and I were interviewed by Fox News this morning for
a brief story that they are planning on the situation, which will be
aired on the news Saturday at 9:00. Thanks for your interest, Stephanie

>>> Brent Smith <fbsmithiv@cableone.net> 02/27/08 12:22 PM >>>

>

Dear Foothills and other potentially interested neighbors:

We are enclosing written concerns related to the proposed AASE'S
Canyon Point Development along Hill Road between Plano Lane and
Collister St.

We were interviewed by Fox 12 News this morning and have given copies

of the attachments to Allison Warren, who conducted the interview.
We hope that this will create interest in the situation and possibly
lead to more media coverage. If any of you have comments or wish to
add information pertinent to the Foothills Ordinance or any of the
other points we have expressed, please contact us. We hope that at
some point the story will be fully aired in the press and before the
respective city and county agencies and also believe that reason will

ultimately prevail, and the development will be limited to the
maximum of one home on 40 acres as stipulated in the Ordinance. We
maintain that anything above that 1:40 ration will reflect a blatant
disregard for the spirit of the Foothills Ordinance; and to the
citizens who helped pay to have the Ordinance developed as a means of

restraining rampant and unsightly growth in the foothills. Please
feel free to forward this to anyone you think may be interested and
please forward any email addresses that might be of help to us.
Anyone willing to help please contact us and/or Nancy @
butterfly@clearwire.net. We will try to keep you posted when we hear

of the March ACHD meeting. You can write an email now to Mindy
Wallace @ mwallace@achd.ada.id.us to enter your opinion into the
record.

>

thanks

Brent Smith
& Stephanie Bacon
6024 Plano Lane

From: Amanda Brown
To: BRUCE EGGLESTON
Date: 2/29/2008 11:10 AM
Subject: Fwd: Aase's Canyon Foothills Development
Attachments: Aase's Canyon Foothills Development

>>> David Eberle 2/29/2008 11:07 AM >>>

Hi Amanda: Here is another one to add to the list of plano development record. thanks David

From: BRUCE EGGLESTON
To: Boise Book Farm
Date: 2/12/2008 8:06 AM
Subject: Re: Plano Lane Development - CFH 07-00022

To whom it may concern,

We will gladly enter your concerns into the public record on case CFH07-00022 and the associated cases if you would include your name and address.

Thanks,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 6:45 PM >>>

From: BRUCE EGGLESTON
To: Boise Book Farm
Date: 2/12/2008 2:57 PM
Subject: Re: Plano Lane Development - CFH 07-00022

Dear Ms. Ficks,

You are correct in that just your name and address is required.

There are four cases associated with this application, annexation, conditional use permit, Hillside and Subdivision; The number above only refers to the Hillside application.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: Boise Book Farm <boisebook@mac.com>
To: <Beggleston@cityofboise.org>
CC: <mwallace@hchd.ada.id.us>
Date: 2/11/2008 6:46 PM
Subject: Plano Lane Development - CFH 07-00022
Attachments: Boise Foothills Development Map.pdf, Part.001

From: Boise Book Farm <boisebook@mac.com>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/12/2008 1:33 PM
Subject: Re: Plano Lane Development - CFH 07-00022

Mine is:
Ethel D. Ficks
5600 Hill Road
Boise, ID 8703

I will speak to the person who asked me to mail it and get a list of those whose feelings and concerns it represents.

Thank you,
Ethel Ficks

On Feb 12, 2008, at 8:06 AM, BRUCE EGGLESTON wrote:

> To whom it may concern,
>
> We will gladly enter your concerns into the public record on case
> CFH07-00022 and the associated cases if you would include your name
> and address.
>
> Thanks,
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> Bruce Eggleston
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
>>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 6:45 PM >>>
>

From: Boise Book Farm <boisebook@mac.com>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/12/2008 2:52 PM
Subject: Re: Plano Lane Development - CFH 07-00022

In rereading this, it sounds like you only wanted my name and address. Could you please clarify. I'm just not sure what was meant by "the associated cases."

Ethel Ficks

On Feb 12, 2008, at 8:06 AM, BRUCE EGGLESTON wrote:

> To whom it may concern,
>
> We will gladly enter your concerns into the public record on case
> CFH07-00022 and the associated cases if you would include your name
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> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
>>>> Boise Book Farm <boisebook@mac.com> 2/11/2008 6:45 PM >>>
>

From: BRUCE EGGLESTON
To: Brent Smith
Date: 1/31/2008 12:27 PM
Subject: Re: CFH07-00022

Dear Mr. Smith and Ms. Bacon,

The agenda is to sit down with the applicant and city staff and discuss the technical aspects of the grading and drainage plans. The meeting should last an hour.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 1/31/2008 9:39 AM >>>
Hello Bruce

Can you tell me what the agenda of the "work" meeting regarding the foothills development above Plano Lane is?

My wife and I should be able to make it at 4:00 but are not certain.

We are strongly opposed to this development for several reasons:

1- Traffic congestion

2- Destruction of lifestyle for people living along Plano and Hill Road (900 car trips a day).

3- Aesthetic disgust with Quail Ridge boxcar train development.....the model I assume for this new "ridge-top" development. There is no bigger eyesore than Quail Ridge which, like the proposed subdivision, is visible from multiple places in the valley.

4- Destruction of habitat for several species of wild animals (over two dozen deer live in the development area just off Plano Lane year-around along with fox, coyote, badger, rabbit, ground squirrel, and birds of prey, including hawks and peregrines, etc.)

5- Reduction of property values (destruction in the case of two or three homes) along Plano Lane, currently a very quiet and safe small lane, with many pets and children living on it.

6- General dismay with the current direction of develop, develop, develop, that is destroying the city of Boise and Ada County to the benefit of the already wealthy with little concern for the people that have been here for their entire lives (in the case of many of the people currently living the entire length of Plano Lane)

Brent Smith & Stephanie Bacon
6024 Plano Lane

From: BRUCE EGGLESTON
To: Brent Smith
Date: 2/26/2008 10:14 AM
Subject: Re: Fwd: CFH07-00022

Dear Mr. Smith,

I'm sorry I haven't replied to your e-mail, as I was out of the office. I'll get a detailed explanation to you today.

Good luck,

Bruce

>>> Brent Smith <fbsmithiv@cableone.net> 2/26/2008 9:50 AM >>>

I was worried that you might not recognize/accept by boise state email address so I have sent this to you via my normal address also.....sorry about the duplication.

Begin forwarded message:

> From: Brent Smith <bsmith@boisestate.edu>
> Date: February 25, 2008 9:07:25 PM MST
> To: BRUCE EGGLESTON <beggleston@cityofboise.org>
> Subject: Fwd: CFH07-00022

>

> Bruce

>

> I apologize if you already responded to this message and received
> an unable to transfer or error message of some sort. I have
> straightened out my email account and can begin receiving messages
> again; so, if you would please respond again I would appreciate it
> very much. This is somewhat urgent so I would appreciate it very
> much if you could find the time on tuesday to reply.

>

> thanks

>

> Brent

>

> Begin forwarded message:

>

>> From: Brent Smith <fbsmithiv@cableone.net>
>> Date: February 18, 2008 10:15:11 AM MST
>> To: BRUCE EGGLESTON <beggleston@cityofboise.org>
>> Subject: Re: CFH07-00022

>>

>> Hello Bruce

>>

>> Can you explain how the developers came up with the number of lots
>> (approx. 140 - 160 depending on what document you reference) they
>> think they are entitled to establish on the approx. 350 acres?

>>

>> thanks

>>

>>

>> Brent Smith

>

From: BRUCE EGGLESTON
To: Brent Smith
Date: 2/27/2008 5:03 PM
Subject: Re: CFH07-00022
Attachments: Foothills-PUD-ord11-06-05.07.doc

Dear Mr. Smith,

(There will be a follow-up to this e-mail, I haven't finished the spread-sheet yet that would finish the methodology used in this case.)

The subject area is in the Foothills Planning Area and subject to the Foothills Planned Development Ordinance, because it is being proposed for annexation and re-zoning. The unit count is based upon the following from 11-06-05.07 FOOTHILLS PLANNED DEVELOPMENT ORDINANCE: (See attached)

11-06-05.07.04. Density Bonus

A density bonus pursuant to the formula in Table 1 shall be granted in return for the provision of preserved open space.

A. Basic Provisions:

1. The base density on parcels proposed for development is that given for the existing Boise City or Ada County zone(s).
2. The density bonus is based upon the ratio of buildable area to be preserved as open space, to the buildable area to be developed. See the Definitions section for the definition of "Buildable Area."
3. The base density units may be added to the density bonus units without the requirement for additional open space preservation.
4. A developer may propose open space/density bonus points between those identified in Table 1, provided that the curve of the formula is unchanged.
5. The density formula may be adjusted to allow density transfers from other non-contiguous parcels at such time as a Transfer of Development Rights (TDR) ordinance is adopted and in effect..

B. Preserved Open Space Eligible for a Density Bonus as per the formula in Table 1, shall meet the following requirements:

1. Lands of 25% slope or less, one acre or greater in size, with a minimum average width of 30 feet.
2. Public rights-of-way that meet requirements of this section, serve to connect development pockets, and provide access to public open space may be included in the density calculation for open space, but roads within a development pocket shall not be included. Rights-of-way that have dwelling units fronting or siding onto them shall not be included.
3. Other lands classified as Priority Open Space in section C below.

Table 1 - Density Bonus Formula*

Built Area Percent	Open Space Dedicated Percent	Density Bonus Units /Acre	Example Buildable Area On 100 acres After Open Space Set-Aside	# of Bonus Units
75%	25%	0.5	75.0	38
69%	31%	0.75	68.8	52
63%	38%	1.0	62.5	63
56%	44%	1.25	56.3	70
50%	50%	1.5	50.0	75
44%	56%	1.75	43.8	77
38%	63%	2.25	37.5	84
31%	69%	3.0	31.3	94
25%	75%	4.0	25.0	100

*1) The base density of one unit per forty acres for the entire project area may be added to the number of units allowed by the density bonus formula.

C. Other Open Space Allowances:

The City recognizes that the foothills provide a great degree of variability in landforms, environmental habitats and cultural resources. Some areas may have a combination of characteristics that cause them to be considered worthy of special incentives for preservation, even if they do not meet the normal size, slope or dimensional requirements necessary to qualify as Open Space Eligible for a Density Bonus as per Section 11-06-05.7.4.B above. When these areas are identified on a property and proposed for

preservation, the Planning and Zoning Commission may classify them as Priority Open Space and allow all or a portion of them to qualify for the granting of a density bonus.

In order to qualify for a density bonus, Priority Open Space lands must demonstrate at least four of eleven characteristics established for high priority open space lands. There must also be a demonstrable increase in the public value of the resource by such allowance that would not be realized by strict adherence to the other provisions of this code.

Priority Open Space Characteristics:

Of the following eleven characteristics of high priority open space, at least four must co-exist on a property for consideration as Priority Open Space Eligible for a Density Bonus:

1. Wetlands
2. Riparian areas
3. Rare plant communities
4. Critical deer and elk winter range and migration corridors
5. Boise City Historic Preservation Committee: Potential Public Preservation Sites
6. Unique geologic or visual features
7. Archeologic or other historic sites
8. Trails and trail-heads designated in the Ada County Ridge to Rivers Pathway Plan
9. Other public trails and trail heads as approved by the Boise City Parks and Recreation Board
10. Lands adjacent to publicly-held open spaces
11. Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

Criteria for Determining Demonstrable Increase in Public Value of Priority Open Space:

In allowing density bonus credit for priority open space in steeply sloped areas or in fragmented pieces, there must be a demonstrable increase in the public value of the resource by such allowance. Demonstrable increase in value may include but is not limited to the following:

1. Allowance for public access.
2. Protection from alteration of important vegetation, terrain or scenic views and vistas that could otherwise occur from a permitted use such as mining, logging, grazing or construction of utilities or infrastructure.
3. Linkage of interspersed eligible open space areas into a more biologically complete and continuous wildlife corridor.
4. Dedication or discounted sale to a willing public agency.

Planning and Zoning Commission Consideration of Priority Open Space:

It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.

When the applicant demonstrates that a portion of his property not otherwise qualified as Open Space Eligible for a Density Bonus as per Section 11-06-05.7.4.B, does meet the above-listed criteria, the Commission may classify it as Priority Open Space and allow some or all of it to qualify for the granting of a density bonus. The amount allowed to qualify as Open Space Eligible for a Density Bonus shall be discretionary based upon the degree to which it meets or exceeds the minimum criteria established in this section. The Planning and Zoning Commission shall seek the input of the Idaho Department of Fish and Game, the Boise City Parks and Recreation Board and other public agencies with expertise in the issue at hand, in determining the proper amount to be allowed to be set aside in return for a density bonus.

D. Golf Courses Allowed in Open Space Golf courses may be permitted in designated preserved open space areas, provided that they are of the Links type in which players hit from a tee box to a green with the intervening spaces maintained in a primarily natural condition. These golf courses shall be characterized by the use of native plants with natural landform contours left intact. Parking lots, club houses, driving ranges, maintenance facilities and similar golf related uses shall not be counted as open space contributory to the density bonus. Designated trails and park sites must be preserved in or around the golf course.

E. The following are ineligible for inclusion as preserved open space in the density bonus calculation, except as may be

provided in paragraphs "C" of this section:

1. Urban developed uses such as club houses, tennis courts, swimming pools, dirt bike tracks, golf driving ranges and similar uses that dramatically alter land from its natural state, and/or uses that may be considered a commercial land use of the site.
2. Internal park sites. Park sites may only be included as eligible open space when they are left in a primary natural condition and include a significant opening from the subdivision into a larger designated open space area outside the subdivision.

As this pertains to the proposed Plano Lane Subdivision, the applicant has supplied this table on the map I sent to you, "Boise Foothills Concept Plan," dated 2/1/08:

Used Area < 25% 47.53 Ac.
Not Used Area <25% 26.00 Ac.
Aase's Onion Fields 83.00 Ac.

Total Acres 156.54 Ac.

Total Acreage of Property 332.75 Ac.
Total Onion Conservancy 152.97 Ac.

Total Building Lots 153 Lots

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 2/18/2008 10:15 AM >>>
Hello Bruce

Can you explain how the developers came up with the number of lots (approx. 140 - 160 depending on what document you reference) they think they are entitled to establish on the approx. 350 acres?

thanks

Brent Smith

From: BRUCE EGGLESTON
To: Brent Smith
Date: 2/29/2008 2:59 PM
Subject: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional
Attachments: Plano_Lane-density-bonus-template.pdf

Dear Mr. Smith,

Here is the additional information you requested for case # CAR07-00042.

Good luck,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Brent Smith
CC: HAL SIMMONS
Date: 3/3/2008 8:21 AM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional

Dear Mr. Smith,

I would be glad to help you with questions you might have about the density bonus calculations for the proposed Plano Lane Subdivision. The spreadsheet I sent you was the City's evaluation of the proposal, but the applicant used the same process to arrive at their density calculations.

One must carefully review the ordinance while going over the spreadsheet to better understand how it was derived. The ordinance allows calculation of density of a multiplier that falls between the numbers on Table 1. Therefore the slope formula, $y = mx + b$ was used to find the density multiplier that fell between 69% and the 75% Open Space Dedicated in column two. The result of that was the 3.02 dwelling units per acre multiplier allowed, based on the 69.62% of set-aside of buildable and protection areas.

That spreadsheet is not the last word, as we are expecting another grading plan this week that might alter the ratios of built to dedicated open space lands and the amount of onion field area to be protected.

The applicant told me that these figures won't change significantly, as the changes to the proposed grading plan won't affect those over-all area calculations.

Because the proposed plans are not finalized, the city staff cannot perform the full and final review of the project and its proposed number of units. The figures I sent you examined just the raw numbers of the proposed built and open space areas. There remain many unresolved issues with this proposal. When the application is complete we will do a thorough review that will take into account all the code and comprehensive plan regulations and policies. The numbers will change again after that final review. The Planning and Zoning Commission will make their recommendation, and then the City Council will have the final word on the density allowed for any project.

I can be reached at 384-3839 with any questions on this matter.

Good luck,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 3/1/2008 10:27 AM >>>
Mr. Eggleston:

thanks very much.....I wish I could make sense of these spread sheets.....who should I contact, other than the developers, to get a detailed explanation of their figures?

On Feb 29, 2008, at 2:59 PM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> Here is the additional information you requested for case #
> CAR07-00042.
>
> Good luck,
>
> Bruce Eggleston
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department

> <Plano_Lane-density-bonus-template.pdf>

From: BRUCE EGGLESTON
To: Brent Smith
CC: HAL SIMMONS
Date: 3/5/2008 4:37 PM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional
Attachments: img-riparian_maps.pdf

Dear Mr. Smith,

You're welcome to any of the information at our disposal.

All e-mail that circulates in the city is public record.

City staff from all departments have the responsibility to review applications of this nature, particularly annexations and re-zones. The bulk of the task is handled by the Planning and Development Services (PDS) and Public Works (PW) staff.

The first task for any application is to ensure that it complies with the code in addressing all the requirements for complete and sufficient application. City staff has worked with the Stewart Land group for the better part of two years to ensure that the ordinance requirements are met for this application.

The question of what is buildable is reviewed by PDS and PW with Fire, Parks and Recreation and the Ada County Highway District. Some geotechnical aspects of a proposal, e.g. soil stability, geologic hazards, etc. are reviewed by outside engineers with qualifications in those areas. Part of the verification of slope data resides in the requirement that licensed engineers must perform and verify that the study is correct.

The designation of buildable land can only be given once. The question is which type of buildable land it may be, either less than 25% slope, or land with the Priority Open Space Characteristics defined under Section 11-06-05.07.04 C. Not all land proposed as buildable passes the screening under the ordinance. This will be analyzed after the final grading plan is submitted, as it defines the slopes and priority open spaces.

Staff does conduct site visits to verify application information, there have been several made by PDS, PW and Parks over the last two years to evaluate the proposal. The environmental aspects, e.g. the threatened species, are usually reviewed by PW and Parks if they have personnel with expertise in those areas. Also, Idaho Fish and Game Department is cited in the ordinance as a primary review agency on wildlife and habitat issues. If the city deems it necessary, an outside agency or consultant might be engaged to review certain aspects of any given application. That hasn't been done for this application.

The additional information you requested on the wetlands and riparian areas was given to you, in grayscale, with you public records request for all information concerning the applications in question. That information is located in the file "cup07-00084.pdf" on pages 41 to 49. For your convenience I scanned the colored plates, pages 44, 46 and 48 and attached them below as file img.riparian-maps.pdf. I circled the two riparian areas in yellow on page 48 to better show their location.

The "balance" of open space priority land and buildable land is not a mathematically quantifiable ratio, but is left to the discretion of the Planning and Zoning Commission, under section C, cited above, and quoted in part below. Their decision is subject to appeal to the City Council on all aspects of conditional use permits.

"Planning and Zoning Commission Consideration of Priority Open Space:

It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.

When the applicant demonstrates that a portion of his property not otherwise qualified as Open Space Eligible for a Density Bonus as per Section 11-06-05.7.4.B, does meet the above-listed criteria, the Commission may classify it as Priority Open Space and allow some or all of it to qualify for the granting of a density bonus. The amount allowed to qualify as Open Space Eligible for a Density Bonus shall be discretionary based upon the degree to which it meets or exceeds the minimum criteria established in this section. The Planning and Zoning Commission shall seek the input of the Idaho Department of Fish and Game, the Boise City Parks and Recreation Board and other public agencies with expertise in the issue at hand, in determining the proper amount to be allowed to be set aside in return for a density bonus."

I hope this answers your questions from your e-mail copied below dated 3/3/2008. I will be glad to further elucidate these points at 384-3839.

Good luck,

Bruce Eggleston, AICP

>>> Brent Smith <fbsmithiv@cableone.net> 3/3/2008 12:10 PM >>>
Mr. Eggleston

Thank you very much for your reply. I have some questions that I hope you can help me with or direct me to someone who can.

I am curious about who analyzes their claims about what is buildable or not? I know it is based on the slope, but as I see it, much of their "buildable" land exists in and around the sand pit and in and around their "riparian" area with the remaining buildable unused land existing in isolated pockets spread here and there through the site. Who looks at their proposal with a critical eye rather than just looking at the technical aspects of slope percentages? Is it the position of the Planning Department or perhaps more to the point, The Foothills Ordinance, that all of the land they are proposing be considered as Open Space Priority Land does not need to qualify as buildable to receive the density bonus? Who critically evaluates what they are actually giving up vs. what they are asking to receive in exchange. Can they use the "buildable" land for density bonus twice.....in other words, can they use land in the proposed riparian area as tradeable buildable land and also receive credit for it as "riparian" acreage?

Will anyone actually go out and visit the site with the developer's color coded map in hand and determine whether or not their analysis has credibility? I strongly question some of their claims about slopes. Take a look at the map and visit Collister Street. Where are the buildable spots of one acre or more along the west side of Collister as well as those cited as existing elsewhere in the development site? These hills are pretty consistently steep until you get on the ridges. Does anyone verify their claims regarding slopes and acreage? Isn't it correct that for areas to qualify as "buildable" for density exchange they must be 25% or less and 1 contiguous acre or more?

What about the environmental claims: Does anyone at the city analyze their claims and review the site or is the analysis all done on paper? Can I get a color copy of the scientific survey that determined there are significant "wetlands" and "riparian areas" in those foothills so I can visit the supposed wetlands?

Also, is it not the position of the Foothills Ordinance that Open Space Priority Land must be balanced with Open Space Buildable Land?

Will anyone look at the site and make a separate environmental analysis or is it your job to help the developer's get their proposal ready for the review by others without any regard for whether or not it seems justified? I pose that question respectfully; I am not aware of what your mandate is.

(I assume my correspondence with you is confidential and that it will not be forwarded to anyone without my permission.)

Thanks very much for your time and patience. I appreciate your help.

Brent Smith

On Mar 3, 2008, at 8:21 AM, BRUCE EGGLESTON wrote:

- > Dear Mr. Smith,
- >
- > I would be glad to help you with questions you might have about the
- > density bonus calculations for the proposed Plano Lane Subdivision.
- > The spreadsheet I sent you was the City's evaluation of the
- > proposal, but the applicant used the same process to arrive at
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> 75% Open Space Dedicated in column two. The result of that was the
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> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
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>> Bruce Eggleston, AICP
>> Boise Planning and Development Services Department
>> <Plano_Lane-density-bonus-template.pdf>

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Brent Smith
CC: HAL SIMMONS
Date: 3/10/2008 10:21 AM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional
Attachments: img-riparian_maps.pdf

Dear Mr. Smith,

[I'm re-sending this to you, from March 5th, as your e-mail of this morning implies that you didn't receive it the first time. B.E.]

You're welcome to any of the information at our disposal.

All e-mail that circulates in the city is public record.

City staff from all departments have the responsibility to review applications of this nature, particularly annexations and re-zones. The bulk of the task is handled by the Planning and Development Services (PDS) and Public Works (PW) staff.

The first task for any application is to ensure that it complies with the code in addressing all the requirements for complete and sufficient application. City staff has worked with the Stewart Land group for the better part of two years to ensure that the ordinance requirements are met for this application.

The question of what is buildable is reviewed by PDS and PW with Fire, Parks and Recreation and the Ada County Highway District. Some geotechnical aspects of a proposal, e.g. soil stability, geologic hazards, etc. are reviewed by outside engineers with qualifications in those areas. Part of the verification of slope data resides in the requirement that licensed engineers must perform and verify that the study is correct.

The designation of buildable land can only be given once. The question is which type of buildable land it may be, either less than 25% slope, or land with the Priority Open Space Characteristics defined under Section 11-06-05.07.04 C. Not all land proposed as buildable passes the screening under the ordinance. This will be analyzed after the final grading plan is submitted, as it defines the slopes and priority open spaces.

Staff does conduct site visits to verify application information, there have been several made by PDS, PW and Parks over the last two years to evaluate the proposal. The environmental aspects, e.g. the threatened species, are usually reviewed by PW and Parks if they have personnel with expertise in those areas. Also, Idaho Fish and Game Department is cited in the ordinance as a primary review agency on wildlife and habitat issues. If the city deems it necessary, an outside agency or consultant might be engaged to review certain aspects of any given application. That hasn't been done for this application.

The additional information you requested on the wetlands and riparian areas was given to you, in grayscale, with you public records request for all information concerning the applications in question. That information is located in the file "cup07-00084.pdf" on pages 41 to 49. For your convenience I scanned the colored plates, pages 44, 46 and 48 and attached them below as file img.riparian-maps.pdf. I circled the two riparian areas in yellow on page 48 to better show their location.

The "balance" of open space priority land and buildable land is not a mathematically quantifiable ratio, but is left to the discretion of the Planning and Zoning Commission, under section C, cited above, and quoted in part below. Their decision is subject to appeal to the City Council on all aspects of conditional use permits.

"Planning and Zoning Commission Consideration of Priority Open Space:

It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.

When the applicant demonstrates that a portion of his property not otherwise qualified as Open Space Eligible for a Density Bonus as per Section 11-06-05.7.4.B, does meet the above-listed criteria, the Commission may classify it as Priority Open Space and allow some or all of it to qualify for the granting of a density bonus. The amount allowed to qualify as Open Space Eligible for a Density Bonus shall be discretionary based upon the degree to which it meets or exceeds the minimum criteria established in this section. The Planning and Zoning Commission shall seek the input of the Idaho Department of Fish and Game, the Boise City Parks and Recreation Board and other public agencies with expertise in the issue at hand, in determining the proper amount to be allowed to be set aside in return for a density bonus."

I hope this answers your questions from your e-mail copied below dated 3/3/2008. I will be glad to further elucidate these points at 384-3839.

Good luck,

Bruce Eggleston, AICP

>>> Brent Smith <fbsmithiv@cableone.net> 3/3/2008 12:10 PM >>>
Mr. Eggleston

Thank you very much for your reply. I have some questions that I hope you can help me with or direct me to someone who can.

I am curious about who analyzes their claims about what is buildable or not? I know it is based on the slope, but as I see it, much of their "buildable" land exists in and around the sand pit and in and around their "riparian" area with the remaining buildable unused land existing in isolated pockets spread here and there through the site. Who looks at their proposal with a critical eye rather than just looking at the technical aspects of slope percentages? Is it the position of the Planning Department or perhaps more to the point, The Foothills Ordinance, that all of the land they are proposing be considered as Open Space Priority Land does not need to qualify as buildable to receive the density bonus? Who critically evaluates what they are actually giving up vs. what they are asking to receive in exchange. Can they use the "buildable" land for density bonus twice.....in other words, can they use land in the proposed riparian area as tradeable buildable land and also receive credit for it as "riparian" acreage?

Will anyone actually go out and visit the site with the developer's color coded map in hand and determine whether or not their analysis has credibility? I strongly question some of their claims about slopes. Take a look at the map and visit Collister Street. Where are the buildable spots of one acre or more along the west side of Collister as well as those cited as existing elsewhere in the development site? These hills are pretty consistently steep until you get on the ridges. Does anyone verify their claims regarding slopes and acreage? Isn't it correct that for areas to qualify as "buildable" for density exchange they must be 25% or less and 1 contiguous acre or more?

What about the environmental claims: Does anyone at the city analyze their claims and review the site or is the analysis all done on paper? Can I get a color copy of the scientific survey that determined there are significant "wetlands" and "riparian areas" in those foothills so I can visit the supposed wetlands?

Also, is it not the position of the Foothills Ordinance that Open Space Priority Land must be balanced with Open Space Buildable Land?

Will anyone look at the site and make a separate environmental analysis or is it your job to help the developer's get their proposal ready for the review by others without any regard for whether or not it seems justified? I pose that question respectfully; I am not aware of what your mandate is.

(I assume my correspondence with you is confidential and that it will not be forwarded to anyone without my permission.)

Thanks very much for your time and patience. I appreciate your help.

Brent Smith

On Mar 3, 2008, at 8:21 AM, BRUCE EGGLESTON wrote:

- > Dear Mr. Smith,
- >
- > I would be glad to help you with questions you might have about the
- > density bonus calculations for the proposed Plano Lane Subdivision.
- > The spreadsheet I sent you was the City's evaluation of the
- > proposal, but the applicant used the same process to arrive at
- > their density calculations.
- >
- > One must carefully review the ordinance while going over the

> spreadsheet to better understand how it was derived. The ordinance
> allows calculation of density of a multiplier that falls between
> the numbers on Table 1. Therefore the slope formula, $y = mx+b$ was
> used to find the density multiplier that fell between 69% and the
> 75% Open Space Dedicated in column two. The result of that was the
> 3.02 dwelling units per acre multiplier allowed, based on the
> 69.62% of set-aside of buildable and protection areas.
>
> That spreadsheet is not the last word, as we are expecting another
> grading plan this week that might alter the ratios of built to
> dedicated open space lands and the amount of onion field area to be
> protected.
>
> The applicant told me that these figures won't change
> significantly, as the changes to the proposed grading plan won't
> affect those over-all area calculations.
>
> Because the proposed plans are not finalized, the city staff cannot
> perform the full and final review of the project and its proposed
> number of units. The figures I sent you examined just the raw
> numbers of the proposed built and open space areas. There remain
> many unresolved issues with this proposal. When the application is
> complete we will do a thorough review that will take into account
> all the code and comprehensive plan regulations and policies. The
> numbers will change again after that final review. The Planning and
> Zoning Commission will make their recommendation, and then the City
> Council will have the final word on the density allowed for any
> project.
>
> I can be reached at 384-3839 with any questions on this matter.
>
> Good luck,
>
> Bruce Eggleston, AICP
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
>>>> Brent Smith <bsmithiv@cableone.net> 3/1/2008 10:27 AM >>>>
> Mr. Eggleston:
>
> thanks very much.....I wish I could make sense of these spread
> sheets.....who should I contact, other than the developers, to get a
> detailed explanation of their figures?
>
>
> On Feb 29, 2008, at 2:59 PM, BRUCE EGGLESTON wrote:
>
>> Dear Mr. Smith,
>>
>> Here is the additional information you requested for case #
>> CAR07-00042.
>>
>> Good luck,
>>
>> Bruce Eggleston
>>
>>
>> Bruce Eggleston, AICP
>> Boise Planning and Development Services Department
>> <Plano_Lane-density-bonus-template.pdf>

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/7/2008 8:55 AM
Subject: Re: Plano Lane Subdivision
Attachments: Plano Sub Hillside Meeting.xls

Dear Mr. Smith,

The City requested that the applicant hold another meeting to allow the neighbors to review the final version of their application.

The requirements for the meeting notice are property owners within 300 feet of the perimeter of the proposed site, and the neighborhood associations in the immediate vicinity. The applicant also requested a copy of the mailing list that I have been keeping since the Hillside neighborhood meeting on February 4th. It is attached.

As this is a requirement for the applicant, the City doesn't have a part in generating the required addresses. This is done by the Ada County Assessor's office. You might ask the applicant for a copy of the mailing addresses. There should also be one from the first meeting that would have been in the scanned applications that you received from the City in the Acrobat scan of those applications. You might also make the same request of the Ada County Assessor's Office. We should get a copy prior to the hearing, but I don't have it yet.

If you have a mailing list of folks that you think should receive notice of the hearings, please send it to me and I'll ensure that they are part of the notification recipients.

Good luck,

Bruce Eggleston, AICP

Hello Bruce

Can you inform me of why there is going to be a second neighborhood meeting?

and.....I would really appreciate having a copy of the mailing list to whom the developer was required to send the notice. Is that possible?

Appreciate your help, once again.

thanks

Brent Smith

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/14/2008 1:55 PM
Subject: Re: Plano Lane Subdivision

Dear Mr. Smith,

The applicant had met the technical requirement below with their meeting last year about this time. Because there had been so many modifications to the plans since then, we "requested" that they hold another neighborhood meeting to ensure that the folks in the neighborhood had an opportunity to view the final plans in the application. They willingly complied with our request. So both characterizations are based on the facts.

I hope this helps.

Bruce Eggleston AICP

Section 11-03-02 APPLICATION REQUIRED

Every person seeking zoning approval as herein defined shall submit an application to the Planning Director on a prescribed form, accompanied by the appropriate filing fee as approved by the City Council. Application forms shall be accompanied by supporting information as defined by the application form and as required by the Zoning Ordinance and the Planning Director. All applications for conditional use, conditional use modification, annexation, rezone, area-specific amendments to the Comprehensive Plan, and special exception submitted for review by the Planning and Zoning Commission shall include documentation of the following:

...
B. The applicant shall hold a meeting which provides the public an opportunity to review the proposed project. This meeting shall be held not more than six months nor less than five calendar days prior to submittal of the application. The location shall be within two miles of the project site. This meeting shall be held Monday through Thursday, excluding legal holidays, and start between 6:00 P.M. and 8:00 P.M. The applicant shall notify and invite to the meeting all residents and property owners within 300' of the exterior boundary of the application parcel and the registered neighborhood association. For applications for sexually oriented businesses and bikini bars, the applicant shall notify and invite to the meeting all residents and property owners within 1,000 feet of the exterior boundary of the application parcel and the registered neighborhood association. The notice of this meeting may be mailed or hand-delivered to the recipient. If mailed, the notice shall be postmarked a minimum of seven calendar days prior to the meeting date. If hand-delivered, the applicant must deliver the notice a minimum of five days prior to the meeting date.

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 4/14/2008 11:06 AM >>>
Dear Mr. Eggleston,

Thank you for the reply. I thought you might be interested to know that Mr. Winn replied to the same basic email with a statement to the effect that they weren't required by anyone to hold the meeting; they scheduled the meeting just to be helpful to the community.

I do not feel particularly comfortable about this. Although it may be viewed by some as a minor misrepresentation - or perhaps it was a miscommunication between the developer and the city - I wonder if it won't represent the tip of the iceberg before this is all over.

Best of luck to us all.

Brent Smith

On Apr 7, 2008, at 8:55 AM, BRUCE EGGLESTON wrote:
> Dear Mr. Smith,

>
> The City requested that the applicant hold another meeting to allow
> the neighbors to review the final version of their application.
>
> The requirements for the meeting notice are property owners within
> 300 feet of the perimeter of the proposed site, and the
> neighborhood associations in the immediate vicinity. The applicant
> also requested a copy of the mailing list that I have been keeping
> since the Hillside neighborhood meeting on February 4th. It is
> attached.
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> part in generating the required addresses. This is done by the Ada
> County Assessor's office. You might ask the applicant for a copy of
> the mailing addresses. There should also be one from the first
> meeting that would have been in the scanned applications that you
> received from the City in the Acrobat scan of those applications.
> You might also make the same request of the Ada County Assessor's
> Office. We should get a copy prior to the hearing, but I don't have
> it yet.
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> If you have a mailing list of folks that you think should receive
> notice of the hearings, please send it to me and I'll ensure that
> they are part of the notification recipients.
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> Good luck,
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> Bruce Eggleston, AICP
>
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>
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> Hello Bruce
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> meeting?
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> to whom the developer was required to send the notice. Is that
> possible?
>
> Appreciate your help, once again.
>
> thanks
>
> Brent Smith
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
> <Plano Sub Hillside Meeting.xls>

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/17/2008 9:32 AM
Subject: Re: plano development

Dear Mr. Smith,

Here are the people associated with the application.

I believe that Mr. Bernatordo is an owner of either Stewart Land Group or Aases Canyon Point Development LLC.

This is all the information the City has on the ownership of the principle land owners.

Aases Canyon Point Development, LLC
3750 W. 500 S.
Salt Lake City, UT 84104

Capital Development
Ramon Yorgason
6200 N. Meeker P.
Boise, ID 83713

Kerry Winn
Tony Bernatordo
Stewart Land Group
6995 S. Union Park Ctr.
Midvale, UT 84047
(801) 263-9126

James "Woody" Woodruff, P.E.
Azimuth Engineering, Inc.
Midvale, UT

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 4/16/2008 8:52 PM >>>
Hello again

Can you advise me as to how I might find out more about the developers from Utah? Do you have the name(s) of the individuals that are backing this project, or is Stewart Land Group the only entity you can identify in this development (other than the people that are local)?

thank you

Brent

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/25/2008 8:14 AM
Subject: Re: Plano development
Attachments: Site plan b-w 4-1-2008.pdf; Concept aerial 2-8-2008.pdf

Dear Mr. Smith,

Attached are the black and white and color versions of the proposal. There have been some small changes to these since February, but they only affect the northern Plano Lane alignment.

Good luck,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 7:37 AM >>>
Good morning Mr. Eggleston

I have a color print of what appears to be an aerial photo that lays out the development design with the onion fields indicated in yellow. I would like to be able see the onion fields more clearly than it is possible with this small print. Is the print available on line?

It has the Stewart Land Group listed in the lower left corner and "Boise Foothills Concept Plan" next to that.

thanks again for all your help.

Brent Smith

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/25/2008 9:07 AM
Subject: Re: Plano development

Dear Mr. Smith,

Photos are fine. You might also hook up with the Collister Neighborhood Association and join your comments with theirs, where they can include a Powerpoint presentation and show photos.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 8:43 AM >>>
thanks!

I think I would like to include photographs in my testimony before the P & Z Board; is that doable?

On Apr 25, 2008, at 8:14 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> Attached are the black and white and color versions of the
> proposal. There have been some small changes to these since
> February, but they only affect the northern Plano Lane alignment.
>

> Good luck,

> Bruce Eggleston, AICP

> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 7:37 AM >>>>

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> thanks again for all your help.

> Brent Smith

> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/25/2008 10:00 AM
Subject: Re: Plano development

Dear Mr. Smith,

I will assist you with this. Keep in mind that citizens get only three minutes each of testimony, the neighborhood associations get 20+ minutes, depending on the rule of the commission.

Good luck,

Bruce

>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 9:24 AM >>>

If I want to go ahead with this on my own, who do I contact to load the photos.....at the ACHD hearing I worked with one of the staff; I emailed four photos and Mr. Edmunds, who was in charge of the staff report, put them on his drive for me.....is that approach doable at P/Z or do I need to go some other route?

thanks!

On Apr 25, 2008, at 9:07 AM, BRUCE EGGLESTON wrote:

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> Photos are fine. You might also hook up with the Collister
> Neighborhood Association and join your comments with theirs, where
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>> Good luck,

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>> Bruce Eggleston, AICP

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>> Bruce Eggleston, AICP

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>> Brent Smith

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>

>

From: BRUCE EGGLESTON
To: Brent Smith
Date: 4/29/2008 7:54 AM
Subject: Re: Plano development

Dear Mr. Smith,

The rules of testimony are controlled by the Chair of the Commission.

Typically each individual only get three minutes, unless he or she is a representative of a sanctioned neighborhood association.

The staff report for these applications will go to press on June 2nd , so letters should arrive on or before May 30th.

The city doesn't publish Planning and Zoning Commission staff reports on-line. We do publish the City Council report, though. Paper copies will be available on June 3rd. I am referring to the entire packet, applications, maps, letters, ACHD staff report, etc. this will be around 200 pages for these applications. I could e-mail you the staff report by itself when it goes to press, as that will be in a .pdf format.

Good luck,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 10:26 AM >>>
Mr. Eggleston

thanks very much for offering to help with the photos.....and I was able to print the aerial you sent me.....very helpful

three more questions when you have time:

1 - can I be given 3 minutes from other people that show up at the hearing? and how is that arranged?

2 - will you let us know what the deadline is going to be to get letters in to P/Z now that the meeting has been changed to June? or are we still on the same deadline as if it was the May meeting?

3 - when are the written comments from people made available to the public; ACHD had them on line a few days before the meeting. Will that be the case with P/Z?

and again thank you, sir; you continue to be very helpful

Brent Smith
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>>> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>
>>>
>>>
>>>
>>>

From: BRUCE EGGLESTON
 To: Brent Smith
 Date: 5/1/2008 12:51 PM
 Subject: Re: Plano development
 Attachments: AASEs Canyon Pointe Dev Agree 42108.DOC;
 ACHD_Stf_Rpt_PlanoRoadSub4_16_08.p
 df; Site plan b-w 4-1-2008.pdf; Neighborhood meeting letter4-1-08.doc; AAS
 Es Canyon Pointe Development and Capital Development.DOC; Concept aerial 2
 -8-2008.pdf; Plano Sub Hillside Meeting.xls

Dear Mr. Smith,

I'll be able to send the staff report only, not the entire packet. You can come in for a copy of that on June 3rd.

There have been some changes with the proposed east end of Plano Road to keep the road within land that is part of the application. They submitted the final draft drawings for the grading and hydrology. This is in the large format plan size, and we haven't scanned this yet. We usually don't scan the entire application until it goes to the City Council.

There is no P & Z report and no recommendations until June 2nd. I have had discussions with Justin Wortham and Aaron Brennon about this. I told them that the City supports ACHD's condition that the proposal for an "emergency road" should be changed to an open public right-of-way with the timing to be as soon as possible given the proposed phasing. The major concern is for the safety of the potential residents. Phasing can't always be absolute, as there is a practical and economic component to the way properties develop.

I hope this helps. There are recent documents attached.

Sincerely,

Bruce Eggleston, AICP

>>> Brent Smith <fbsmithiv@cableone.net> 4/29/2008 8:25 AM >>>
 Bruce

I would appreciate having the packet in pdf when you have it ready.

Have there been any changes to the developer's application in the past three months. If so, is that application available as a pdf?

I was told that the P & D (or is it the P&Z) report is recommending the Collister Street access be constructed at the beginning of the development and that it be a regular road. Is that true?

thanks again

Brent

On Apr 29, 2008, at 7:54 AM, BRUCE EGGLESTON wrote:

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>
> 3 - when are the written comments from people made available to the
> public; ACHD had them on line a few days before the meeting. Will
> that be the case with P/Z?
>
> and again thank you, sir; you continue to be very helpful
>
> Brent Smith
> On Apr 25, 2008, at 10:00 AM, BRUCE EGGLESTON wrote:
>
>> Dear Mr. Smith,
>>
>> I will assist you with this. Keep in mind that citizens get only
>> three minutes each of testimony, the neighborhood associations get
>> 20+ minutes, depending on the rule of the commission.
>>
>> Good luck,
>>
>> Bruce
>>
>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 9:24 AM >>>
>> If I want to go ahead with this on my own, who do I contact to load
>> the photos.....at the ACHD hearing I worked with one of the staff; I
>> emailed four photos and Mr.
>> Edmunds, who was in charge of the staff report, put them on his drive
>> for me.....is that approach doable at P/Z or do I need to go some
>> other route?
>>
>> thanks!
>> On Apr 25, 2008, at 9:07 AM, BRUCE EGGLESTON wrote:
>>
>>> Dear Mr. Smith,
>>>
>>> Photos are fine. You might also hook up with the Collister
>>> Neighborhood Association and join your comments with theirs, where
>>> they can include a Powerpoint presentation and show photos.
>>>
>>> Good luck,
>>>
>>> Bruce
>>>
>>> Bruce Eggleston, AICP
>>> Boise Planning and Development Services Department
>>>

>>>
>>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 8:43 AM >>>
>>> thanks!
>>>
>>> I think I would like to include photographs in my testimony before
>>> the P & Z Board; is that doable?
>>> On Apr 25, 2008, at 8:14 AM, BRUCE EGGLESTON wrote:
>>>
>>> Dear Mr. Smith,
>>>
>>> Attached are the black and white and color versions of the
>>> proposal. There have been some small changes to these since
>>> February, but they only affect the northern Plano Lane alignment.
>>>
>>> Good luck,
>>>
>>> Bruce Eggleston, AICP
>>>
>>> Bruce Eggleston, AICP
>>> Boise Planning and Development Services Department
>>>
>>>
>>>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 7:37 AM >>>>>
>>>> Good morning Mr. Eggleston
>>>>
>>>> I have a color print of what appears to be an aerial photo that
>>>> lays
>>>> out the development design with the onion fields indicated in
>>>> yellow. I would like to be able see the onion fields more clearly
>>>> than it is possible with this small print. Is the print
>>>> available on
>>>> line?
>>>>
>>>> It has the Stewart Land Group listed in the lower left corner and
>>>> "Boise Foothills Concept Plan" next to that.
>>>>
>>>> thanks again for all your help.
>>>>
>>>>
>>>> Brent Smith
>>>>
>>>> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>
>>>>
>>>>
>>>>
>>>>
>>>>
>>>>

From: Brent Smith <bsmith@boisestate.edu>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 2/25/2008 9:07 PM
Subject: Fwd: CFH07-00022

Bruce

I apologize if you already responded to this message and received an unable to transfer or error message of some sort. I have straightened out my email account and can begin receiving messages again; so, if you would please respond again I would appreciate it very much. This is somewhat urgent so I would appreciate it very much if you could find the time on tuesday to reply.

thanks

Brent

Begin forwarded message:

> From: Brent Smith <fbsmithiv@cableone.net>
> Date: February 18, 2008 10:15:11 AM MST
> To: BRUCE EGGLESTON <beggleston@cityofboise.org>
> Subject: Re: CFH07-00022
>
> Hello Bruce
>
> Can you explain how the developers came up with the number of lots
> (approx. 140 - 160 depending on what document you reference) they
> think they are entitled to establish on the approx. 350 acres?
>
> thanks
>
>
> Brent Smith

From: Brent Smith <BSMITH@boisestate.edu>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
CC: Stephanie Bacon Bacon <sbacon@boisestate.edu>
Date: 5/30/2008 3:17 PM
Subject: CUP07-00084/CFH07-0022/CAR07-0042/DA/SUB07-00065

Brent Smith & Stephanie Bacon
6024 Plano Lane
Boise, Id 83703

May 30, 2008

RE: AASE'S CANYON POINT DEVELOPMENT, LLC

TO: MEMBERS OF BOISE CITY PLANNING AND ZONING COMMISSION

Dear Members of the Commission:

We respectfully submit this letter regarding the proposed development along Hill Road between Collister Drive and Plano Lane. We are long time residents (one of us is a native Boisean) and although we do acknowledge the rights of the developers to use this land within reason, we plead that the development be limited by the basic premise written into the Foothills Ordinance that 1 house on 40 acres is reasonable use for land of this nature. We vehemently disagree with the developer's contention that this land should qualify as "Priority Open Space" for which a twenty-fold density bonus should be granted, taking the property from an 8 home tract to over 150 homes. We believe that if the Foothills Policy is scrutinized critically for intent, not technicalities, and the developer's claims are given the same review, that the development will be kept to a reasonable level. Otherwise, your legacy as a Commission will surely leave the valley residents with another foothills eyesore, environmental degradation, and a much reduced level of livability for the residents in the Northwest and North Boise neighborhoods.

**PART I: Outline of Concerns Regarding the Proposed
"Plano Road Subdivision"**

1. The proposed development subverts the intentions of the foothills ordinance. As a ridgeline development the project significantly damages the aesthetics and the natural qualities of the area. The use of questionable conservation density bonuses (see PART II) to justify a density twenty times higher than that which would otherwise be permitted, appears to be a cynical and transparent strategy to exploit the land and the law for maximum financial gain.
2. Plano Lane is currently a sleepy tree-lined street, paved for only about 250 yards, home to families with small children, and small pets, no fences and no sidewalks. The proposed development would send an estimated 1000 car trips a day down that road, which would be almost doubled in width, ruining the quality of life and property values of the houses in the neighborhood. North Collister Drive,

currently slated as the alternate access to the proposed development, already complains of congestion, lack of parking, problematic and dangerous road design and dangerous slope. The proposed development would unquestionably degrade safety, quality of life and property values for all households along upper Collister.

The Foothills Ordinance states that development "should be compatible with the design and size of the surrounding neighborhoods." In contrast to this standard, the proposed development would crush the existing Plano Lane and upper Collister neighborhoods beneath its wheels like a juggernaut, and present substantial incompatibilities to the Hill Road and lower Collister neighborhoods as well.

3. Hill Road is one of the most popular thoroughfares in the city for bicyclists, joggers and pedestrians; it is the site of bicycle races and informal bicycle team training. Children use Hill Road to board and alight from school buses, while other children use sections of Hill Road to walk to Cynthia Mann Elementary School. Many neighbors have chosen their homes in this part of Boise specifically to have access to bicycle lanes and walkable streets. The additional 1500 car trips a day, which will necessarily proceed from Plano Lane and Collister Drive onto Hill Road, will make an already potentially dangerous situation untenable.

The Foothills Ordinance states that "...traffic impacts on existing neighborhoods will be minimized. Special designs to minimize eastbound traffic from areas west of 36th Street may be required." There is no discernible traffic mitigation in the proposed development's plans, only the promise of vastly multiplied traffic and related hazards and problems. Not only Pierce Park and Collister but also 36th Street and Harrison Boulevard can anticipate increased congestion from commuters heading South and East into town.

4. The developers propose to control runoff from the development, and the greatly lengthened and widened, newly-paved access roads, by retaining water in ponds at the bottom of the hillsides. Many households on Plano and Hill Road and in the area generally are supplied by wells. The question of whether the water retained in those ponds might reasonably be expected to contaminate ground water in the area has still not been answered in a satisfactory or definitive manner (though the question was asked in a January meeting at City Hall.) Stewart Land Group representative Kerry Winn told a large public meeting at Riverglen Junior High School, earlier this Spring, that his engineers had dismissed the likelihood of any problems resulting from groundwater contamination. Several weeks later, at a meeting of Plano homeowners held in a private home, Mr. Winn averred that SPF Engineering was currently conducting a study on the subject. Mr. Winn's variable responses to this question do not

create the impression that the interests of area residents are being sufficiently protected. It is also unclear how the developer proposes to address drainage and groundwater issues on Collister Drive which may result from the recent ACHD decision to require public access and connectivity from both Plano and Collister at the onset of construction.

5. The land which is proposed for development is year-round home to three dozen deer, badgers, foxes, and coyotes; elk have recently been seen on this land; it is frequented by hawks, peregrine falcons, great horned owls and other birds. The Aase's Onion is only one of many fragile and valuable plant species in the area; the onion is as likely to be found on the ridgelines which the developer proposes to flatten as on the steep slopes they plan to set aside (see Part II.) All of these treasured species are vulnerable to displacement, disruption, increased pollution, and outcompetition by nonnative species if the proposed development is approved. One need not have a very sophisticated grasp of biology to understand that the development will do far more harm than good to the plants and animals currently occupying the land.

Even more alarming, the land proposed for development is sandwiched in-between Quail Ridge (developed by Ramon Jorgason, who is also involved in the current proposed development) to the east, and the Eagle Foothills to the west—which are currently slated for rampant and massive development. This modest corridor of undeveloped land may represent a last opportunity for Boise to protect relatively undisturbed wildlife close to the city; the conflict over this land presents a crucial test case for the Foothills Ordinance.

PART II: Questions Regarding the Developer's Uses of the Foothills Ordinance and Claims to Density Bonuses

How can the addition of 155 houses and all of the associated negative impacts on the environment add up to an environmental positive? The project's Utah-based developers are asking for density bonuses that seem to far exceed those that are reasonable.

The Foothills Ordinance specifies that one house on 40 acres may be allowable, and that bonus density increases above 1 house per 40 acres may be possible, if the land qualifies under any of three criteria: Generally..... 1) Lands left un-built and having slopes of 25% or less, and with certain dimensions, can qualify for bonus density. 2) Lands that allow public access to open space can qualify. 3) Land that is of environmental importance with substantial significance can be defined as "Priority Open Space" and thereby may qualify for density bonuses.

Since the development land is primarily composed of very steeply sloped hills, there is little land available to request density bonuses under #1. There is a portion of land which appears to have

been tacked on to the ridgeline development to allow qualification under #2. Much of the claim for increasing bonus density from 1 house on 40 acres to approximately 20 houses on 40 acres, is based on the contention that much of the land is "Priority Open Space." (However there is some confusion about specifically what case the developer is making, in as far as items relating to points 8 – 11, below, might seem be qualifications for either #2, public access, or #3, Priority Open Space.)

According to the Foothills Ordinance, the land must meet at least four of eleven criteria to be considered and possibly qualify as "Priority Open Space."

There must be:

- 1 – Wetlands
- 2 – Riparian Areas
- 3 – Rare Plant Communities
- 4 – Critical Deer and Elk winter migration corridors
- 5 – Boise City Historic Preservation Committee: Potential Preservation Sites
- 6 – Unique Geologic or Visual Features
- 7 – Archeological or other Historic Sites
- 8 – Trails and Trail-heads designated in the Ada County Ridge to Rivers Pathway Plan as approved by the Boise City Parks and Recreation Board
- 9 – Other Public Trails and Trail-heads as approved by the Boise City Parks and Recreation Board
- 10 – Lands adjacent to publicly-held open spaces
- 11 – Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space lands in accordance with the provisions of this ordinance.

The developers are specifically making claim to protecting Wetlands, Riparian Areas, and Rare Plant Communities on their properties, and also claim that they broadly meet #'s 8, 9, 10, 11. In addition, they are going to repair a scar on a relatively remote hillside which is the site of a former sand business.

Although there may appear to be technical compliance with the Foothills Policy, most of these claims seem highly open to question when viewed through a lens other than the developers'.

1– Arguing that they are protecting Aase's Onion begs the question, how do you protect the onion by placing homes on the steep slopes above and around the "protected" area? Erosion caused by construction and runoff from lawn sprinklers, the introduction of lawn fertilizers, insecticides and pesticides, into the runoff, as well as the introduction of new plant species into the immediate area, all beg the question, wouldn't the onion be much better off if you didn't build anywhere near it, period? The vast majority of it is already protected by the terrain it inhabits; there is little, if any, human traffic on those hillsides. (At a recent ACHD hearing, Mr. Jorgason testified that he has been trying for twenty years to get a road designed to access the ridgeline from Collister Drive—up through the onion fields—but that according to his engineers, it was too

steep for even a road to be built.) 155 houses, positioned literally on top of the onions' habitat, will clearly endanger it. Establishing a land trust, as proposed by the developers, seems a transparent means to gain public sympathy and support, not to mention the cover of a respected organization. This begs another question regarding the onion field—why would the TVLT allow itself to be used towards such a counterproductive end? Have they even agreed to this proposal?

Finally, what sort of logic proposes that establishing a trust for the onion on naturally protected parts of the property should be rewarded with the right to build more lots in some other part of the property? Although this exchange of land may seem reasonable to the developers, once the public realizes that the ridgeline, and other areas they want to build on, are also habitat for the onion plant, the environmental value of the proposal falls into question. More scraping and bulldozing will be necessary to build those lots and roads, and more onion plants will be killed, the higher the number of lots allowed. So, the onion they are claiming is so important to protect in the unbuildable and inaccessible parts of the property becomes expendable in the buildable areas. A truly environmentally conscientious developer would keep the number of lots to a minimum; then the onion would be more likely to survive on the steep slopes, with or without a land trust.

2 – To the general public, the term, "wetlands" brings to mind streams, ponds, cat-tails, pollywogs, etc. not a "water seep" as the developer's wetland scientist calls them in his report. One of these seeps is located in an otherwise dry gully situated on a very steep and inaccessible hillside. It is already "protected" for the public good by the steepness of the surrounding terrain on one side, and by the homes that sit approximately fifty yards below on the other. The second "wetland" described by the developer's expert is also a "water seep" that exists somewhere alongside and adjacent to the usually dry Pole Cat Gulch. In desert lands any water is valuable, but are two small "water seeps" already protected by hundreds of yards of steep terrain worthy of full "wetlands" consideration and the concurrent density bonuses being tied to that status?

3 – The improvements they are proposing for Pole Cat Gulch include erecting a fence to protect the area, which has been defined by the developer's expert as "riparian." This "protection" may or may not be of significance, but is Pole Cat Gulch any more a "riparian" area than water seeps are "wetlands"? Perhaps by some arcane technical definition Pole Cat Gulch qualifies as riparian, but it is as far from the ordinary use of the term for a stream-side environment as "wetland" is a term to describe a small water seep. Pole Cat Gulch has scrubby bushes and a few intermittent, mostly small trees, but it is essentially a dry gulch the vast majority of the year and the "protection" being proposed seems insignificant when compared to the overall impact that the proposed development of 155 houses will have on this landscape and the people that currently live near it.

4 – The access provided, and the potential amenities

that may be a part of the city's requirements at the trail-head to the Pole Cat Gulch recreation area could surely add something to the public good. It appears that the developers have incorporated this piece of property that sits at the bottom of the ravine, into their proposal for what is essentially a ridgetop development, which is well removed in space as well as character. This seems to be transparent, a gerrymander in effect, in light of the fact that many of their environmental claims are derived from this small and geographically distinct parcel of land providing the riparian area, wetland, and what appears to be a multi-faceted contribution to public land accessibility.

5 – The developer proposes to “repair” an excavated hillside (a sandpit) only to replace the scar with a row of houses along the ridges. This sand pit is currently visible from very few places in the valley and only from points south west of the site at a relatively large distance. The former sandpit is in the least visible portion of the development land. In contrast, many of the houses in the proposed development will be highly visible from just about any place South of Hill Road, much like in its sister development, Quail Ridge. The primary beneficiaries of the sandpit “repair” will be the developers, and of course the residents of the proposed subdivision. Claiming that this is something for the public good and for which they should be granted a density bonus is specious.

A “ridgeline” development is directly in opposition to the Foothills Ordinance that excludes “flat or squared off appearance on ridges.....” and states that “The scenic values of prominent ridges and knolls shall be maintained. Project design shall preserve the natural appearance of prominent ridges and skylines, and concentrate development on more obscured areas of the sites.....”

The section of the Foothills Ordinance that speaks to “Priority Open Space” states: “It is not the intent of this section to broadly allow the designation of highly fragmented or steeply sloped land as open space, to the total exclusion of the normal requirements of clustering and set aside of buildable area open space. Priority Open Space, when it exists, should be used in balance with other forms of eligible open space to meet the requirements of this code.” (emphasis added) The developers have no other form of eligible open space with which to provide balance because very little of the land in question is buildable. They are setting aside virtually nothing of value to their bank accounts. They are building on virtually everything that has an acceptable slope, and much of that land appears to be on the ridgelines where the big lot fees and unfortunately, the big eyesore to the rest of the valley can be assessed.

If the bonus density increase requested is allowed, the hopes of the people of the City of Boise who voted in support of the good intentions (not the potential loopholes) enveloped in the Foothills Ordinance will go down the proverbial drain. We urge that you look at the developer's proposal in the light of the Foothills Ordinance, not just to see that all of the developer's i's are dotted and t's are crossed; but rather, that you look critically at whether or not

the proposal has integrity and lives up to the intent of the Ordinance. Are the developers giving up anything that they can build on? Is there a balance of unused buildable open space, priority open space and used buildable space? Is the project another ridgeline development?

Is what the developers are giving up (marginally classified riparian and wetland areas, unbuildable onion trusts) worth a financial windfall to them and the concurrent eyesore, traffic congestion, increased danger, environmental degradation and generally reduced quality of life to everyone else? We ask that you consider this proposal with great care, and that ultimately your determination be to reduce the proposed density significantly.

Sincerely,

Brent Smith & Stephanie Bacon

From: Brent Smith <fbsmithiv@cableone.net>
To: <beggleston@cityofboise.org>
Date: 1/31/2008 10:34 AM
Subject: CFH07-00022

Hello Bruce

Can you tell me what the agenda of the "work" meeting regarding the foothills development above Plano Lane is?

My wife and I should be able to make it at 4:00 but are not certain.

We are strongly opposed to this development for several reasons:

1- Traffic congestion

2- Destruction of lifestyle for people living along Plano and Hill Road (900 car trips a day).

3- Aesthetic disgust with Quail Ridge boxcar train development.....the model I assume for this new "ridge-top" development. There is no bigger eyesore than Quail Ridge which, like the proposed subdivision, is visible from multiple places in the valley.

4- Destruction of habitat for several species of wild animals (over two dozen deer live in the development area just off Plano Lane year-around along with fox, coyote, badger, rabbit, ground squirrel, and birds of prey, including hawks and peregrines, etc.)

5- Reduction of property values (destruction in the case of two or three homes) along Plano Lane, currently a very quiet and safe small lane, with many pets and children living on it.

6- General dismay with the current direction of develop, develop, develop, that is destroying the city of Boise and Ada County to the benefit of the already wealthy with little concern for the people that have been here for their entire lives (in the case of many of the people currently living the entire length of Plano Lane)

Brent Smith & Stephanie Bacon
6024 Plano Lane

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 1/31/2008 6:23 PM
Subject: Re: CFH07-00022

Thanks for the reply. Is this a meeting that we should attend as a way of being heard or is it simply an opportunity to learn about the plans for grading and drainage?

On Jan 31, 2008, at 12:27 PM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith and Ms. Bacon,

>

> The agenda is to sit down with the applicant and city staff and
> discuss the technical aspects of the grading and drainage plans.
> The meeting should last an hour.

>

> Good luck,

>

> Bruce

>

>

>

> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

>

>

>>>> Brent Smith <fbsmithiv@cableone.net> 1/31/2008 9:39 AM >>>

> Hello Bruce

>

> Can you tell me what the agenda of the "work" meeting regarding the
> foothills development above Plano Lane is?

>

>

>

> My wife and I should be able to make it at 4:00 but are not certain.

>

>

>

> We are strongly opposed to this development for several reasons:

>

> 1- Traffic congestion

>

> 2- Destruction of lifestyle for people living along Plano and Hill

> Road (900 car trips a day).

>

> 3- Aesthetic disgust with Quail Ridge boxcar train

> development.....the model I assume for this new "ridge-top"

> development. There is no bigger eyesore than Quail Ridge which, like

> the proposed subdivision, is visible from multiple places in the

> valley.

>

> 4- Destruction of habitat for several species of wild animals (over

> two dozen deer live in the development area just off Plano Lane year-

> around along with fox, coyote, badger, rabbit, ground squirrel, and

> birds of prey, including hawks and peregrines, etc.)

>

- > 5- Reduction of property values (destruction in the case of two or
- > three homes) along Plano Lane, currently a very quiet and safe small
- > lane, with many pets and children living on it.
- >
- > 6- General dismay with the current direction of develop, develop,
- > develop, that is destroying the city of Boise and Ada County to the
- > benefit of the already wealthy with little concern for the people
- > that have been here for their entire lives (in the case of many of
- > the people currently living the entire length of Plano Lane)
- >
- >
- > Brent Smith & Stephanie Bacon
- > 6024 Plano Lane
- >

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/8/2008 10:32 AM
Subject: Re: CFH07-00022

thanks very much Bruce.....and for the map as well.

Brent

On Feb 7, 2008, at 11:17 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> From the site plan map with the aerial photo thee is this table:
>
> Used area < 25% = 47.53 ac.
> Not used area < 25% = 26 ac.
> Aase's Onion fields = 83 ac.
>
> Total Acres (<25% slope) = 156.54 ac.
>
> Total acreage of property = 332.75 ac.
> Total Onion Conservancy = 152.97
>
> Total building lots = 155 lots
>
>
> According to my calculations:
> The total < 25% slope = 73.53 acres
> Total > 25% slope = 259.22 acres.
>
> I hope this helps.
>
> Bruce
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
>>>> TERRY RECORDS 2/7/2008 10:22 AM >>>>
> Do you know the answer to this?
>
>>>> Brent Smith <fbsmithiv@cableone.net> 02/07/2008 10:20 AM >>>>
> Hello Terry
>
> I was at the Plano development meeting on Monday and am writing to
> ask you if you would provide me with the total number of acres in the
> project that are greater than 25% slope?
>
> We appreciated the information you provided in the meeting.
>
> and.....Thanks very much for your help.....
>
> Brent Smith
> 6024 Plano Lane
>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 2/18/2008 10:15 AM
Subject: Re: CFH07-00022

Hello Bruce

Can you explain how the developers came up with the number of lots (approx. 140 - 160 depending on what document you reference) they think they are entitled to establish on the approx. 350 acres?

thanks

Brent Smith

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 2/26/2008 9:51 AM
Subject: Fwd: CFH07-00022

I was worried that you might not recognize/accept by boise state email address so I have sent this to you via my normal address also.....sorry about the duplication.

Begin forwarded message:

> From: Brent Smith <bsmith@boisestate.edu>
> Date: February 25, 2008 9:07:25 PM MST
> To: BRUCE EGGLESTON <beggleston@cityofboise.org>
> Subject: Fwd: CFH07-00022
>
> Bruce
>
> I apologize if you already responded to this message and received
> an unable to transfer or error message of some sort. I have
> straightened out my email account and can begin receiving messages
> again; so, if you would please respond again I would appreciate it
> very much. This is somewhat urgent so I would appreciate it very
> much if you could find the time on tuesday to reply.
>
> thanks
>
> Brent
>
> Begin forwarded message:
>
>> From: Brent Smith <fbsmithiv@cableone.net>
>> Date: February 18, 2008 10:15:11 AM MST
>> To: BRUCE EGGLESTON <beggleston@cityofboise.org>
>> Subject: Re: CFH07-00022
>>
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>> (approx. 140 - 160 depending on what document you reference) they
>> think they are entitled to establish on the approx. 350 acres?
>>
>> thanks
>>
>>
>> Brent Smith
>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 2/27/2008 10:02 AM
Subject: Re: CFH07-00022

Good morning

I know you are very busy.....just wanted to remind you.....when you get a chance.

thanks

On Feb 26, 2008, at 10:14 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> I'm sorry I haven't replied to your e-mail, as I was out of the
> office. I'll get a detailed explanation to you today.

>

> Good luck,

>

> Bruce

>

>>>> Brent Smith <fbsmithiv@cableone.net> 2/26/2008 9:50 AM >>>

> I was worried that you might not recognize/accept by boise state
> email address so I have sent this to you via my normal address
> also.....sorry about the duplication.

>

> Begin forwarded message:

>

>> From: Brent Smith <bsmith@boisestate.edu>

>> Date: February 25, 2008 9:07:25 PM MST

>> To: BRUCE EGGLESTON <beggleston@cityofboise.org>

>> Subject: Fwd: CFH07-00022

>>

>> Bruce

>>

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>>

>> thanks

>>

>> Brent

>>

>> Begin forwarded message:

>>

>>>> From: Brent Smith <fbsmithiv@cableone.net>

>>>> Date: February 18, 2008 10:15:11 AM MST

>>>> To: BRUCE EGGLESTON <beggleston@cityofboise.org>

>>>> Subject: Re: CFH07-00022

>>>>

>>>> Hello Bruce

>>>>

>>> Can you explain how the developers came up with the number of lots
>>> (approx. 140 - 160 depending on what document you reference) they
>>> think they are entitled to establish on the approx. 350 acres?

>>>

>>> thanks

>>>

>>>

>>> Brent Smith

>>

>

>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 3/1/2008 10:27 AM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional

Mr. Eggleston:

thanks very much.....I wish I could make sense of these spread sheets.....who should I contact, other than the developers, to get a detailed explanation of their figures?

On Feb 29, 2008, at 2:59 PM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> Here is the additional information you requested for case #
> CAR07-00042.
>
> Good luck,
>
> Bruce Eggleston
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
> <Plano_Lane-density-bonus-template.pdf>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 3/3/2008 12:10 PM
Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional

Mr. Eggleston

Thank you very much for your reply. I have some questions that I hope you can help me with or direct me to someone who can.

I am curious about who analyzes their claims about what is buildable or not? I know it is based on the slope, but as I see it, much of their "buildable" land exists in and around the sand pit and in and around their "riparian" area with the remaining buildable unused land existing in isolated pockets spread here and there through the site. Who looks at their proposal with a critical eye rather than just looking at the technical aspects of slope percentages? Is it the position of the Planning Department or perhaps more to the point, The Foothills Ordinance, that all of the land they are proposing be considered as Open Space Priority Land does not need to qualify as buildable to receive the density bonus? Who critically evaluates what they are actually giving up vs. what they are asking to receive in exchange. Can they use the "buildable" land for density bonus twice.....in other words, can they use land in the proposed riparian area as tradeable buildable land and also receive credit for it as "riparian" acreage?

Will anyone actually go out and visit the site with the developer's color coded map in hand and determine whether or not their analysis has credibility? I strongly question some of their claims about slopes. Take a look at the map and visit Collister Street. Where are the buildable spots of one acre or more along the west side of Collister as well as those cited as existing elsewhere in the development site? These hills are pretty consistently steep until you get on the ridges. Does anyone verify their claims regarding slopes and acreage? Isn't it correct that for areas to qualify as "buildable" for density exchange they must be 25% or less and 1 contiguous acre or more?

What about the environmental claims: Does anyone at the city analyze their claims and review the site or is the analysis all done on paper? Can I get a color copy of the scientific survey that determined there are significant "wetlands" and "riparian areas" in those foothills so I can visit the supposed wetlands?

Also, is it not the position of the Foothills Ordinance that Open Space Priority Land must be balanced with Open Space Buildable Land?

Will anyone look at the site and make a separate environmental analysis or is it your job to help the developer's get their proposal ready for the review by others without any regard for whether or not it seems justified? I pose that question respectfully; I am not aware of what your mandate is.

(I assume my correspondence with you is confidential and that it will not be forwarded to anyone without my permission.)

Thanks very much for your time and patience. I appreciate your help.

Brent Smith

On Mar 3, 2008, at 8:21 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> I would be glad to help you with questions you might have about the
> density bonus calculations for the proposed Plano Lane Subdivision.
> The spreadsheet I sent you was the City's evaluation of the
> proposal, but the applicant used the same process to arrive at
> their density calculations.

>

> One must carefully review the ordinance while going over the
> spreadsheet to better understand how it was derived. The ordinance
> allows calculation of density of a multiplier that falls between
> the numbers on Table 1. Therefore the slope formula, $y = mx + b$ was
> used to find the density multiplier that fell between 69% and the
> 75% Open Space Dedicated in column two. The result of that was the
> 3.02 dwelling units per acre multiplier allowed, based on the
> 69.62% of set-aside of buildable and protection areas.

>

> That spreadsheet is not the last word, as we are expecting another
> grading plan this week that might alter the ratios of built to
> dedicated open space lands and the amount of onion field area to be
> protected.

>

> The applicant told me that these figures won't change
> significantly, as the changes to the proposed grading plan won't
> affect those over-all area calculations.

>

> Because the proposed plans are not finalized, the city staff cannot
> perform the full and final review of the project and its proposed
> number of units. The figures I sent you examined just the raw
> numbers of the proposed built and open space areas. There remain
> many unresolved issues with this proposal. When the application is
> complete we will do a thorough review that will take into account
> all the code and comprehensive plan regulations and policies. The
> numbers will change again after that final review. The Planning and
> Zoning Commission will make their recommendation, and then the City
> Council will have the final word on the density allowed for any
> project.

>

> I can be reached at 384-3839 with any questions on this matter.

>

> Good luck,

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> Bruce Eggleston, AICP

>

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> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

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>>>> Brent Smith <fbsmithiv@cableone.net> 3/1/2008 10:27 AM >>>

> Mr. Eggleston:

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> thanks very much.....I wish I could make sense of these spread
> sheets.....who should I contact, other than the developers, to get a
> detailed explanation of their figures?

>

>

> On Feb 29, 2008, at 2:59 PM, BRUCE EGGLESTON wrote:

>

>> Dear Mr. Smith,

>>

>> Here is the additional information you requested for case #

>> CAR07-00042.

>>

>> Good luck,

>>

>> Bruce Eggleston

>>

>>

>> Bruce Eggleston, AICP

>> Boise Planning and Development Services Department

>> <Plano_Lane-density-bonus-template.pdf>

>

>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 3/10/2008 8:58 AM
Subject: Fwd: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat Professional

I am trying this again....sorry to ambush your monday morning again...I notice I sent this email to you a week ago today.....If you don't have time to answer, please inform me and/or give me the name of someone I can talk with about the density bonus formulas you sent me as well as my other questions below. Some of our neighbors have a meeting scheduled for Wednesday and I would like to have this information available at that meeting.

thanks very much

Brent Smith

Begin forwarded message:

> From: Brent Smith <fbsmithiv@cableone.net>
> Date: March 3, 2008 12:10:18 PM MST
> To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
> Subject: Re: Plano_Lane-density-bonus-template.pdf - Adobe Acrobat
> Professional
>
> Mr. Eggleston
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> buildable or not? I know it is based on the slope, but as I see
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>> take into account all the code and comprehensive plan regulations
>> and policies. The numbers will change again after that final
>> review. The Planning and Zoning Commission will make their
>> recommendation, and then the City Council will have the final word
>> on the density allowed for any project.

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>> I can be reached at 384-3839 with any questions on this matter.

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>> Good luck,

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>> Bruce Eggleston, AICP

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>> Boise Planning and Development Services Department

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>>> Good luck,

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>>> Bruce Eggleston

>>>

>>>

>>> Bruce Eggleston, AICP

>>> Boise Planning and Development Services Department

>>> <Plano_Lane-density-bonus-template.pdf>

>>

>>

>

From: Brent Smith <fbsmithiv@cableone.net>
To: <tbreuer@lttv.org>, <sabdo@cableone.net>, <foxcroftbill@yahoo.com>
CC: Mike Jones <michaelrjones44@yahoo.com>, Joanie Fauci <joanie4c@yahoo.com...
Date: 3/15/2008 2:10 PM
Subject: revised plano road development statement
Attachments: PointsMarch2008.doc

Hello Tim, Susan, and Bill

Michael Jones asked me to send you the following attachment. I understand that an earlier version of this was received by some at LTTV (I just realized I listed your organizations initials incorrectly in the attached....think I had it as TVLT....sorry about that).....anyway, this version has been updated to reflect an evolving working relationship with the city and a more detailed examination of the foothills ordinance. Please disregard the earlier version.

We understand that it is not your position to take a stand for or against the development. Your organization is being cited in the developer's documents as being in line to receive the land in question which seems to add credibility and value to their proposal. I certainly lay no claim to being an expert in any of this, but I would think that your organization would want to intervene and evaluate the quality of the overall proposal and how it might impact the environment before you would allow your name to be used by the developer.

thanks very much for your consideration

Brent Smith

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/6/2008 9:47 PM
Subject: Plano Lane Subdivision

Hello Bruce

Can you inform me of why there is going to be a second neighborhood meeting?

and.....I would really appreciate having a copy of the mailing list to whom the developer was required to send the notice. Is that possible?

Appreciate your help, once again.

thanks

Brent Smith

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <Beggleston@cityofboise.org>
Date: 4/14/2008 11:06 AM
Subject: Re: Plano Lane Subdivision

Dear Mr. Eggleston,

Thank you for the reply. I thought you might be interested to know that Mr. Winn replied to the same basic email with a statement to the effect that they weren't required by anyone to hold the meeting; they scheduled the meeting just to be helpful to the community.

I do not feel particularly comfortable about this. Although it may be viewed by some as a minor misrepresentation – or perhaps it was a miscommunication between the developer and the city – I wonder if it won't represent the tip of the iceberg before this is all over.

Best of luck to us all.

Brent Smith

On Apr 7, 2008, at 8:55 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> The City requested that the applicant hold another meeting to allow
> the neighbors to review the final version of their application.

>

> The requirements for the meeting notice are property owners within
> 300 feet of the perimeter of the proposed site, and the
> neighborhood associations in the immediate vicinity. The applicant
> also requested a copy of the mailing list that I have been keeping
> since the Hillside neighborhood meeting on February 4th. It is
> attached.

>

> As this is a requirement for the applicant, the City doesn't have a
> part in generating the required addresses. This is done by the Ada
> County Assessor's office. You might ask the applicant for a copy of
> the mailing addresses. There should also be one from the first
> meeting that would have been in the scanned applications that you
> received from the City in the Acrobat scan of those applications.
> You might also make the same request of the Ada County Assessor's
> Office. We should get a copy prior to the hearing, but I don't have
> it yet.

>

> If you have a mailing list of folks that you think should receive
> notice of the hearings, please send it to me and I'll ensure that
> they are part of the notification recipients.

>

> Good luck,

>

> Bruce Eggleston, AICP

>

>

>

> _____
> Hello Bruce

>

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> meeting?
>
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> Appreciate your help, once again.
>
> thanks
>
> Brent Smith
>
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
> <Plano Sub Hillside Meeting.xls>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/16/2008 8:52 PM
Subject: plano development

Hello again

Can you advise me as to how I might find out more about the developers from Utah? Do you have the name(s) of the individuals that are backing this project, or is Stewart Land Group the only entity you can identify in this development (other than the people that are local)?

thank you

Brent

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/25/2008 7:38 AM
Subject: plano development

Good morning Mr. Eggleston

I have a color print of what appears to be an aerial photo that lays out the development design with the onion fields indicated in yellow. I would like to be able see the onion fields more clearly than it is possible with this small print. Is the print available on line?

It has the Stewart Land Group listed in the lower left corner and "Boise Foothills Concept Plan" next to that.

thanks again for all your help.

Brent Smith

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/25/2008 8:10 AM
Subject: plano

I found the photo on line but it is not in color. I am wondering if the "aerial" pdf that is included with the P/Z information you provided on line is the color version. For some reason it will not open, so I am stuck, for now.

BSmith

From: Brent Smith <fbsmithiv@cableone.net>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/25/2008 8:43 AM
Subject: Re: Plano development

thanks!

I think I would like to include photographs in my testimony before the P & Z Board; is that doable?

On Apr 25, 2008, at 8:14 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> Attached are the black and white and color versions of the
> proposal. There have been some small changes to these since
> February, but they only affect the northern Plano Lane alignment.
>
> Good luck,
>
> Bruce Eggleston, AICP
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>
>>>> Brent Smith <fbsmithiv@cableone.net> 4/25/2008 7:37 AM >>>
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>
> thanks again for all your help.
>
>
> Brent Smith
>
> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>

From: Brent Smith <fbsmithiv@cableone.net>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/25/2008 9:25 AM
Subject: Re: Plano development

If I want to go ahead with this on my own, who do I contact to load the photos.....at the ACHD hearing I worked with one of the staff; I emailed four photos and Mr. Edmunds, who was in charge of the staff report, put them on his drive for me.....is that approach doable at P/Z or do I need to go some other route?

thanks!

On Apr 25, 2008, at 9:07 AM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,
>
> Photos are fine. You might also hook up with the Collister
> Neighborhood Association and join your comments with theirs, where
> they can include a Powerpoint presentation and show photos.
>
> Good luck,
>
> Bruce
>
> Bruce Eggleston, AICP
> Boise Planning and Development Services Department
>
>

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>> thanks again for all your help.
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>> Brent Smith
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>> <Site plan b-w 4-1-2008.pdf><Concept aerial 2-8-2008.pdf>
>
>

From: Brent Smith <fbsmithiv@cableone.net>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 5/30/2008 7:47 AM
Subject: Re: Plano Dev.

Do you mean this Monday, the 2nd or next Monday, the 9th? There appears to be some confusion out there about this.

On May 29, 2008, at 5:36 PM, BRUCE EGGLESTON wrote:

> Dear Mr. Smith,

>

> We can add letters to the packet until about 10:00 a.m. Monday morning. It goes to print at noon. The digital photographs will have to be printed out, as the packet is still in printed format, unfortunately.

>

> Good luck,

>

> Bruce

>

> Bruce Eggleston, AICP

> Boise Planning and Development Services Department

>

>>>> Brent Smith <fbsmithiv@cableone.net> 05/28/08 9:53 PM >>>

> Mr. Eggleston

>

> We just today received the official notification for the P/Z hearing on the 9th of June. When do we need to have our letters in to you to have them entered into the record?

>

> I will have digital photographs to submit. When will you need them?

>

> thanks

>

> Brent Smith

>

From: "Bruce Parker" <parkerb@pwn CPA.com>
To: <beggleston@cityofboise.org>
Date: 5/30/2008 10:33 AM
Subject: CUP 07-00084 AASE'S Canyon Point Development

I am writing to express my strong opposition to this development. It is hard to imagine the grave impact it would have on already stressed traffic on Hill Road and other related arteries. We are slowly losing the esthetic beauty of Boise's setting by placing more and more homes in the foothills.

Kind Regards,

Bruce Parker

From: BRUCE EGGLESTON
To: butterfly@clearwire.net
Date: 2/12/2008 4:23 PM
Subject: Fwd: PUBLIC RECORDS REQUEST FORM
Attachments: Public_Info_Request.pdf

Dear Mr. Brennan,

Attached please find the public records request form necessary for you request of the copies of the Plan Subdivision files.

We can provide you with a CD copy of the files at the cost of a CD, or you can bring in a blank and have it burned. Printing is always an option at \$.05/ sheet.

The case numbers are: CAR07-00042, CUP07-00084, SUB07-00065 and CFH07-00022.

Please return the attached either via mail or FAX.

Your contact with public records will be :

Hattie E. James

Department Specialist

City of Boise

PDS Records

Ph: 208.384.3826

Fax: 208.395.7881

Email: hjames@cityofboise.org

<http://www.cityofboise.org> (<http://www.cityofboise.org/>)

Good luck,

Bruce

Bruce Eggleston, AICP

Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: butterfly@clearwire.net; cweston@cityofboise.org; dyorgason@cableone.n...
Date: 4/25/2008 9:53 AM
Subject: Fwd: Plano Lane Subdivision applications hearing date - re-scheduled

To whom it may concern,

I sent out the following letter out this morning to the applicants concerning the re-scheduling of the hearing for the Plano Road Subdivision applications. Please let others know of this change.

Thanks,

Bruce Eggleston, AICP

Dear Mr. Winn and Mr. Yorgason,

We have pulled your applications from the May 12, 2008 hearing agenda because we must have a recommendation from Ada County Highway District, by statute, in order to make our findings on annexation and zoning. The hearing date is re-scheduled for June 9, 2008 before the Boise City Planning and Zoning Commission.

The case numbers are as follows:

CAR07-00042/DA: annexation, zone change and development agreement

CUP07-00084: Foothills Planned Development

CFH07-00022: Hillside and Foothills Development Area

SUB07-00065: Preliminary plat.

In the mean time we will send a letter to the ACHD Commissioners outlining the City's policies and ordinances that support your applications.

I will be glad to answer questions about this at 384-3830.

Sincerely,

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: butterfly@clearwire.net; dyorgason@cableone.net; fbsmithiv@cableone.ne...
Date: 2/7/2008 2:05 PM
Subject: Re: Plano Road Subdivision proposal, electronic version of map request
Attachments: Boise Foothills 2-1-2008.pdf

To All,

Attached is the latest site plan for the Plano Road Subdivision proposal received 2/1/08.

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> joanie fauci <joanie4c@yahoo.com> 2/7/2008 1:34 PM >>>
Hello Bruce,

I was at the meeting last Monday on the Plano Rd development proposal. I was wondering if I could get an electronic copy of the map of that proposal. If you do not have access to it, if you could point me to the correct party I would appreciate it.

Thanks in advance,
Joanie Fauci

From: BRUCE EGGLESTON
To: C Kevin (Solutions Business Dev. Mgr.) McIntyre
Date: 2/19/2008 11:56 AM
Subject: Re: Proposed Foothills Development (File # CFH0-00022)

Dear Mr. McIntyre,

Thanks for your letter concerning the proposed Plano Lane Subdivision application. It will become part of the record for the Planning and Zoning Commission.

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> "McIntyre, C Kevin (Solutions Business Dev. Mgr.)" <kevin.mcintyre@hp.com> 2/19/2008 7:05 AM >>>
To Whom It May Concern,

As a long time Boise resident I am sending this letter to express my opposition to any more development in the foothills. With the Kastera, Hillside Nursery and now this development, it seems that the City of Boise needs to re-evaluate what residents of this city have been asking for. It's not for more development in the foothills, more traffic on Hill Rd. more traffic congestion, etc. in the foothills. As residents, we have had our taxes and assessments increased to prevent this type of development. The City is constantly re-zoning and increasing density levels beyond what was originally approved to appease developers. Please reconsider any foothills development and the effect on our way-of-life (life style) that many of us long time residents moved to this city for.

Regards,

Kevin McIntyre

From: CityCouncil
To: BRUCE EGGLESTON
Date: 3/3/2008 12:48 PM
Subject: Fwd: Re: Proposed Foothills Development along Hill Road (File # CFH0-00022)
Attachments: Re: Proposed Foothills Development along Hill Road (File # CFH0-00022); Re: Proposed Foothills Development along Hill Road (File # CFH0-00022)

From: CityCouncil
To: BRUCE EGGLESTON
Date: 4/18/2008 10:34 AM
Subject: Fwd: Re: Aase's Canyon Foothills Development (CF0-00022)

Another for the record.

Thanks!
Amanda

>>> "Nancy M. Brennan" <butterfly@clearwire.net> 4/15/2008 4:49 PM >>>
To the City Council & Mayor

I just receive the traffic study and was shocked to find out the traffic study was not an independent study done by the city or at least an independent party. To accept a traffic analysis for a development based off on an engineering company that has been paid by the developer is simply ridiculous. It is not hard to see that when a company is a hired gun that they will find what the developer wants.

I was also amazed that the traffic study did not address the main traffic issue. Can Plano Lane handle 1,200 to 1,500 daily trips and can these cars get on to hill road with out a danger to the public or without disrupting the traffic flow to an unacceptable level.

I beg you to look at this issue in greater depth. I have lived on Plano Lane for basically my entire life and I know that the number of cars that this development will generate will not make it on to hill with out substantial risk to residents.

Thanks Erin

----- Original Message -----

From: Matt Edmond
To: Nancy M. Brennan
Sent: Monday, April 14, 2008 12:33 PM
Subject: RE: Aase's Canyon Foothills Development (CF0-00022)

Ms. Brennan,

Thank you for your comments on the Plano development application. This application is now on the agenda to be heard at the ACHD Commission meeting taking place on 23 April at 6pm, in the ACHD auditorium at 3775 Adams Street in Garden City. This meeting is open to the public, and anyone interested will be given an opportunity to address the Commission regarding the application. I will include your comments with my staff report to the Commission. My report as it will go to the Commissioners will be available online sometime this Wednesday, as a pdf link from the following page:

<http://www.achd.ada.id.us/MeetingsAgendas/CommissionMeeting.aspx>

Regards,

Matt Edmond

Planner II

Ada County Highway District

Right-of-Way & Development Services

T 208-387-6187

F 208-387-6393

From: Nancy M. Brennan [mailto:butterfly@clearwire.net]
 Sent: Sunday, April 13, 2008 12:46 PM
 To: Matt Edmond
 Cc: Nancy M. Brennan
 Subject: Aase's Canyon Foothills Development (CF0-00022)

I am writing this letter to express concern regarding the proposed Aase's Canyon Foothills development. I am opposed to this for a number of reasons but I will address only those as they relate to traffic in this letter.

It seems to me incredible that any developer with any concern for the safety of the community would propose such a dangerous and irresponsible development. My hope is that the City Council, ACHD and our elected officials will see the risk to the public, the effect this will have on traffic and liability that the city is exposed to if this is approved.

Plano Lane is not capable of handling the amount of traffic that this development will generate for the following reasons:

1) Traffic Slowdown

To assume that Plano can handle close to 1,200 cars daily is just ridiculous. Let's suppose that this development generates morning traffic for the 125 houses on the Plano side of 2 cars per house; this is 250 cars. Currently it takes several minutes when you are the only car to get onto Hill. This means that if the cars are lined up in the morning the wait time will be over 12 hours just in the morning. $[(250 * 3 \text{ minutes}) = 750 \text{ total minutes } (750/60) = 12.5 \text{ hr's }]$. I realize that I am not an expert on traffic and that my numbers are estimates at best. I hope my point is clear. Add to this the slow down in traffic flow that will result on Hill Road. This just does not seem like a sound decision.

2) Danger and Safety

A) The intersection between Plano and Hill is already very dangerous. Because of the way Hill Road is laid out and the large house at the bottom of Plano Lane, it is difficult to get a clear view of the oncoming traffic. If you keep in mind the traffic numbers mentioned in my first point, I believe this intersection will become a death trap.

B) To develop a 155 home community with only one reasonable access point is simply irresponsible. What if there is a fire or some other type of emergency? To complete access points are necessary provide access to emergency vehicles and the ability of residents to evacuate.

C) Plano Lane was not created to handle this traffic. Already dangerous due to large sand and delivery trucks passing by several times daily, a widening of the street will magnify this problem. Several homes to families with small children are built close to the existing road. The danger and risk that these families could be exposed to does not seem justified when the houses were purchased with the assumption that this would be a quiet neighborhood.

D) While reading through the documents the developer submitted to the city, I recall reading a discussion about increasing the speed limit. This cannot be allowed to happen. The lower half of Plano is a residential street in which the speed limit needs to be maintained at the 20 miles per/hr typical rate.

I hope that the City Council will recognize the danger to which the public is exposed, the affect this will have on traffic, and the liability that this development will represent.

I am additionally concerned that the developers' proposal is so excessive and bold (as it relates to traffic and the density) that they are asking for the world, expecting to get much less. I hope that ACHD, Planning and Zoning and the City Council realize just because the developer requested 155 houses, this should not be seen as a starting point for negotiations. The city has the responsibility to only approve that which is legal and good for the city.

Thank you for your attention to this very important matter.

Nancy Brennan

6025 Plano Lane

I have lived on Plano Lane basically my entire life purchasing the home that I was razed for my parents. I live at the base of Plano about 100 yards for Hill road have 4 small children.

From: CityCouncil
To: BRUCE EGGLESTON
Date: 4/25/2008 4:10 PM
Subject: Fwd: NO PLANO

>>> STACY MIDDLETON <middleton11@msn.com> 4/24/2008 11:16 AM >>>

Vern and Alan~I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.- This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!-Habitat loss of course also - here is another area where we push deer, fox and others further north Thank you for listening and I hope you take all the voices that have spoken against this into consideration. As you know, the foothills are the exact reason most of us live in Boise. It is more home to us than any other aspect of our town. It is the 21st century now and we know better. STACY BEESON515 Maple AveBoise, ID 83712

From: "DALE HIGER" <dghiger@msn.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 3/24/2008 1:51 PM
Subject: Re: Concept aerial 2-8-2008.PDF

Thanks.

----- Original Message -----

From: BRUCE EGGLESTON<mailto:Beggleston@cityofboise.org>
To: dghiger@msn.com<mailto:dghiger@msn.com>
Sent: Monday, March 24, 2008 1:03 PM
Subject: Concept aerial 2-8-2008.PDF

Dear Dale,

Kelly Troutner asked me to send this site plan of the proposed Plano Lane Subdivision.

Good luck,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: "DALE HIGER" <dghiger@msn.com>; "Josh Wright" <JWright@stewartlandgroup...
Date: 4/18/2008 10:21 AM
Subject: Hearing date set for the proposed Plano Lane Subdivision

To whom it may concern,

The applications known collectively as the proposed Plano Lane Subdivision will be heard before the Boise Planning and Zoning Commission on May 12, 2008 at 6:00 p.m. at Boise City Hall in the Le Bois Room on the Third Floor. If you wish to testify there will be a sign-up sheet available in the lobby of the Third Floor.

Your letters are welcome and those received prior to May 2nd will be included in the staff report sent to the Commission. Letters received after then will be given to the Commissioners on the night of the hearing.

Letters and e-mail can be sent to:

Planning and Development Services Department
City of Boise
P.O. Box 500
Boise ID 83701-0500

or,

beggleston@cityofboise.org.

The application case numbers for the proposed Plano Lane Subdivision are as follows:

CAR07-00042: Annexation, zone change and development agreement
CUP07-00084: Foothills Planned Development conditional use permit
CFH07-00022: Hillside and Foothills Development Area permit
SUB07-00065: Preliminary plat proposal.

The Planning and Zoning Commission will make recommendations to the City Council on the above cases and a hearing will be scheduled at City Council for final consideration. It usually takes about six weeks from the Planning and Zoning Commission recommendations to convene a hearing before City Council.

Information on this case will posted on our web site, cityofboise.org, and a notice will be sent to recipients of this e-mail when it is on the web site.

I would be glad to answer questions about this proposal at 384-3830.

Sincerely,

Bruce Eggleston, AICP
Boise Planning and Development Services Department

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: dghiger@msn.com
Date: 3/24/2008 1:03 PM
Subject: Concept aerial 2-8-2008.PDF
Attachments: Concept aerial 2-8-2008.pdf

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Good luck,

Bruce Eggleston

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: ebrennan@ddrs.net
Date: 1/24/2008 11:16 AM
Subject: Plano Sub.
Attachments: Concept aerial 12.20.07.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: ebrennan@ddrs.net
Date: 1/24/2008 11:21 AM
Subject: Plano Sub. 2
Attachments: Plano_Rd-PUD-Annex-parcels-1-16-08.pdf

Bruce Eggleston, AICP
Boise Planning and Development Services Department

From: BRUCE EGGLESTON
To: ebrennan@ddrs.net
Date: 4/17/2008 10:18 AM
Subject: Fwd: Re: plano development

>>> BRUCE EGGLESTON 4/17/2008 9:32 AM >>>
Dear Mr. Smith,

Here are the people associated with the application.

I believe that Mr. Bernatordo is an owner of either Stewart Land Group or Aases Canyon Point Development LLC.

This is all the information the City has on the ownership of the principle land owners.

Aases Canyon Point Development, LLC
3750 W. 500 S.
Salt Lake City, UT 84104

Capital Development
Ramon Yorgason
6200 N. Meeker P.
Boise, ID 83713

Kerry Winn
Tony Bernatordo
Stewart Land Group
6995 S. Union Park Ctr.
Midvale, UT 84047
(801) 263-9126

James "Woody" Woodruff, P.E.
Azimuth Engineering, Inc.
Midvale, UT

Good luck,

Bruce

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Brent Smith <bsmithiv@cableone.net> 4/16/2008 8:52 PM >>>
Hello again

Can you advise me as to how I might find out more about the developers from Utah? Do you have the name(s) of the individuals that are backing this project, or is Stewart Land Group the only entity you can identify in this development (other than the people that are local)?

thank you

Brent

From: BRUCE EGGLESTON
To: ed@williamsresearchinc.com
Date: 5/1/2008 9:13 AM
Subject: density-bonus-template.xls
Attachments: density-bonus-template.xls

Bruce Eggleston, AICP
Boise Planning and Development Services Department

Patricia Nilsson - Plano Subdivision # CAR07-0042/DA, SUB07-00065, CUP07-00084, & CFH07-00022

From: "ROBERT LAZECHKO" <rlazechko134@msn.com>
To: <Beggleston@cityofboise.org>
Date: 7/4/2008 6:56 PM
Subject: Plano Subdivision # CAR07-0042/DA, SUB07-00065, CUP07-00084, & CFH07-00022
CC: <citycouncil@cityofboise.org>
Attachments: Plano Subdivision Boise Planning & Zoning.doc; Plano Subdivision Boise Planning & Zoning.doc

Dear Bruce:

I have attached a letter of my/many of my neighborhood's concerns about the proposed Plano Subdivision. Please verify receipt of the letter. Also if there is any procedures/protocol that I need to be aware of for the July 14th meeting in order to testify/address the Planning and Zoning Commission concerning this proposed annexation and conditional use permit, please let me know.

Sincerely,
Robert J. Lazechko

5770 N. Collister Drive
Boise, ID 83703
(208) 388-4678
July 3, 2008

Boise City Planning and Development Services
Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P.O. Box 500
Boise, Idaho 83701-0500

To Whom It May Concern regarding proposed Plano Subdivision:

As a resident of Collister Drive, I must inform you of the many concerns that I have regarding the proposed subdivision. First and foremost, my concern is for the safety of the residents of upper Collister Drive, north of Hill Road, especially the many children that reside in the current 76 residences along upper Collister Road in the Briarhill Subdivision 1 & 2. During public testimony the ACHD commission was presented several times with the unique construction of upper Collister Drive, a concrete road with a gutter running down the middle, a sidewalk only on one side that does not completely run the length of the street as well as numerous driveways that empty on to the relatively steep grade. ACHD commission has recommend an emergency gravel road be constructed linking Collister Drive to Plano until completion of 36 homes on Plano and 17 on Collister Drive and then making the road a permanent, paved connection. At the same time, ACHD acknowledges that there are no plans to improve the existing upper Collister Drive. Additionally, in the future ACHD proposes putting a stop light at the intersection of Collister Road and Hill Road, while making no such improvements at Plano and Hill Road; This will result in channeling more traffic up Collister Drive. How can that be safe? During testimony you will be presented with several pictures on the uniqueness of upper Collister Drive; it will clearly show that when two cars are parked in the street, there is barely room for two small cars to pass, making it virtually impossible for construction trucks to safely navigate not only parked cars but, children as well. As a father of four children, I have great concerns for their safety if increased traffic/construction is placed on upper Collister Drive. With ACHD's current recommendation, effectively funneling traffic up Collister Drive, rather than thru Plano where improvements can be and are planned, is a recipe for disaster.

access road after completion of several houses on Plano; That you honor the quality of lifestyle in northwest Boise by limiting the growth and size of the Plano development, as well as other proposed developments at levels that will not increase traffic volume to unrealistic levels based upon the infrastructure; and of most importance to me as a father, not approve designs/plans that will effectively increase traffic on upper Collister Drive, a road because of its unique design cannot and will not be fixed to accept increased traffic loads, which would in essence greatly increase the risk to my family and the other 75 families that live on Upper Collister Drive.

Thanks for your time in reading this letter. I will be in attendance at the July 14th Boise City Planning and Development Services. I expect that the concerns of the citizens will be heard and carefully listened to before any decisions are made. Let's get this right and not only benefit the city and the developer but insure the safety and quality of lifestyle of those who are directly impacted, the citizens of Boise.

Sincerely,

Robert J. Lazeckho

July 3, 2008

MEMORANDUM

TO: The Honorable David Bieter, Mayor
Boise City Councilors
P&Z Commissioners

FROM: John D Watts
5954 N. Collister Drive
Boise, Idaho 83703

SUBJECT: CUP07-00084 & CFH07-00022

Thank you for taking time to read this letter and consider my thoughts. I appreciate the hard work and public service you each provide to our city.

The above referenced applications submitted to Boise City for annexation, conditional use and foothills residential development are before P&Z July 14. In my personal view, they are fraught with problems and I ask you to address and rule favorably for the residents of Briarhill.

Through a series of four (4) meetings the Ada County Highway District (ACHD) finally ruled on this application (or similar applications) for roads. There are many issues to be considered including Plano road, the intersection of Plano and Hill, north Collister and Hill, North Collister itself, and a proposed connection road.

In the course of these four hearings ACHD was inconsistent in application of their own governing ordinances. At one point as a matter of public record they even declared and unanimously agreed that the ordinances in place apply only to new developments and roads not existing roads that are subject to new developments and roads. This, my opinion, is a critical error in application of *public safety*!

ACHD's recommendation is to completely rebuild Plano road to accommodate construction, emergency and residential traffic associated with the proposed subdivision referenced above. This is appropriate. However, as part of this application is a request to ACHD and Boise City to build an extension of north Collister Drive for housing construction at the top of Collister road and access to the new Boise City Pole Cat reserve bike park. The new extension of north Collister road will be built better and safer than the exiting north Collister Drive. ACHD has stated as a matter of public record they do not intend to ever rebuild, update or modify north Collister as it exists today and serves 76 family homes each with a drive entering directly onto north Collister Drive. This decision making is both reckless, neither in the best interests or *public safety* of residents of Briarhill, and it is an inconsistent application of their road policy. ACHD will rebuild Plano, but not Collister endangering 75 households, but the extension at the top of Collister serving 21 new homes and bicycle riders will be built to ACHD code!

Secondly, an unresolved question exists about the applicant's ability to include the farthest eastern points of the proposed development in their applications. Originally, this site-specific location was included in the annexation and PUD application for Quail Ridge twenty years! Now, it is being used in this Aase's Canyon application in order to receive special consideration being next to a wetland, a nature path and walkway, a city managed park, wildlife and the area increases the open space acreage to development ratios. Please look into this double use of the same land determine if it is proper.

Thirdly, regarding this same area of the development, I am appalled that the city would require as a condition of development the applicant to build a parking lot for the city Parks Department because the city does not have the funds to build them self. Use existing Park funds or Open Space funds to build this restroom and other amenities for bicycle riders in the newly established Pole Cat reserve. The original plan for this bike park was to build access from Cartwright Road until such time the city could amass the resources to build a western entrance. Forcing the developer to do the city's recreation work after taxpayers increased their own property tax by \$10,000,000 is not an acceptable application of the policy governing development conditions. This parking lot should not be required to be built by the city immediately. This condition is in effect forcing the developer to build houses sooner rather than later at the top of north Collister increasing traffic sooner rather than later associated with both the new houses and the bicycle park. Without this parking lot requirement to be built immediately, financing from the sale of residential lots wouldn't be as accelerated. Please rule against building the parking lot immediately and build it whenever the city parks department can acquire the funds. If that takes years, fine, that will be in the absolute best *public safety* interests of residents of Briarhill that live along north Collister Drive.

The fourth issue is the connection road between north Collister Drive and the Plano subdivision. Any connectivity policy notwithstanding, the residents, the homeowners, do not want to be connected to an upscale, noncontiguous, distant subdivision whose residents are non-existent, nameless and faceless at this time. We don't know who they will be, so it makes no sense to argue now that we want connectivity. Please do not require an open public road preserving our *public safety* through less traffic. This connection road, if it must exist, should be only a gated, locked emergency road forever! This locked, gated emergency road-only status will assure no dangerous, excessive or intrusive traffic using north Collister Drive that will be forced to drive past 76 open driveways and front yards that line north Collister Drive. To require an open connected road will only serve to increase traffic onto north Collister traveling downhill on this narrow road with parking on both sides, one sidewalk on only a portion of the road and a storm drainage gutter in the middle of the road. Please rule that the connection road be associated with a development phasing plan that encourages the use of a new constructed, widened and modernized Plano Lane. The timing of a connection road insuring the greatest public safety of Briarhill residents totally escaped any ACHD commissioners' logic and their staff. The applicant requested to make the road gated and emergency only. ACHD staff initially required that it be built after the 80th lot was constructed. The commissioners ruled it should be built immediately (0 lot development); then the number

of lot to be developed triggering construction of an open road moved to 53 lots, then 37 lots or 17 lots. There is not logic whatsoever for this moving number. The 80 lot threshold had some policy connection in that it was estimated 900 trips per day would be generated at the 80th house and ACHD policy requires another access of some type at that threshold. The connection road should be built only for emergency reasons, not construction or residential traffic and we ask that you require it always be locked and gated, period.

My fifth issue was publicly embraced by the applicant/developer at the ACHD hearings, even though ACHD publicly stated they refused to consider any phased development and associate that with a road connection. For a foothills development in the existing market conditions, a development that will scar for ever the ridge tops and side hills, it makes eminent sense to carefully and methodically phase in this construction. I will present the phasing plan at the P&Z hearing. This plan makes sense for Briarhill and Plano neighborhoods, and for the City on different levels. By phasing the development, the city can control and regulate the impact onto adjacent neighborhoods like Briarhill and Plano, Hill, and others. It will slowly increase associated traffic instead of introducing a large volume sooner than later. It will allow for the hillsides to avoid being scarred forever, irreversibly, in the event market conditions do not turn around quickly and the development is reduced in size to better reflect Boise's housing conditions and the impact onto roads that inevitably will be aggregated with the Avimor and M3 developments north of Boise.

I conclude with a restatement of my major issues and request.

- First, take all measures possible to reduce any more traffic on north Collister Drive. It is a substandard, poor road with 76 families living along side of it. More traffic is an invitation to a child-car accident.
- Second, is this development using Quail Ridge's PUD area to gain development concessions?
- Third, do not require a bicycle parking lot at the top of Collister, it is totally unrelated to the development and only serves to increase traffic sooner rather than later onto Collister decreasing substantially our *public safety* from increased bicycle riders driving to the park.
- Fourth, if any connectivity must exist require it to be a gated, locked and emergency road only forever. Do not require connectivity between these totally unrelated and non-contiguous subdivisions (Briarhill and Plano). In many areas connectivity makes sense and has a role; in this canyon and ridge top development, it is incongruous.
- Fifth, this development should be placed on a development phasing schedule that has been worked out between the impacted neighbors and the developer.

Thank you for considering my comments.

From: Mark Fogarty <mark_fgty@hotmail.com>
To: BRUCE EGGLESTON <beggleston@cityofboise.org>
Date: 4/24/2008 9:19 PM
Subject: RE: Assinine housing project..

Thats fruitless....> Date: Thu, 24 Apr 2008 07:55:39 -0600> From: Beggleston@cityofboise.org> To: mark_fgty@hotmail.com> Subject: Re: Assinine housing project..> > Dear Mr. Fogarty,> > Thank you for your e-mail concerning the proposed Plano Road project applications. You comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.> > Sincerely,> > Bruce Eggleston, AICP > > > Bruce Eggleston, AICP> Boise Planning and Development Services Department> > >>> Mark Fogarty <mark_fgty@hotmail.com> 4/23/2008 8:56 PM >>>> > Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....> > Not Sincerely Just pissed off.....>

> Spell a grand slam in
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Make i'm yours. Create a custom banner to support your cause.
http://im.live.com/Messenger/IM/Contribute/Default.aspx?source=TEXT_TAGHM_MSN_Make_IM_Yours

From: CityCouncil
To: BRUCE EGGLESTON
Date: 4/25/2008 4:10 PM
Subject: Fwd: NO PLANO

>>> STACY MIDDLETON <middleton11@msn.com> 4/24/2008 11:16 AM >>>

Vern and Alan~I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.- This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!-Habitat loss of course also - here is another area where we push deer, fox and others further north Thank you for listening and I hope you take all the voices that have spoken against this into consideration. As you know, the foothills are the exact reason most of us live in Boise. It is more home to us than any other aspect of our town. It is the 21st century now and we know better. STACY BEESON515 Maple AveBoise, ID 83712

From: STACY MIDDLETON <middleton11@msn.com>
To: <beggleston@cityofboise.org>
Date: 4/24/2008 11:10 AM
Subject: NO Plano Development

Hi Bruce-I met you last night at Boise Blueprint and talked about the Boulder Open Space tax. I was the short blonde~ I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.-This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!

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Thats fruitless....> Date: Thu, 24 Apr 2008 07:55:39 -0600> From: Beggleston@cityofboise.org> To: mark_fgty@hotmail.com> Subject: Re: Assinine housing project..> > Dear Mr. Fogarty,> > Thank you for your e-mail concerning the proposed Plano Road project applications. You comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.> > Sincerely,> > Bruce Eggleston, AICP > > > Bruce Eggleston, AICP> Boise Planning and Development Services Department> > > > Mark Fogarty <mark_fgty@hotmail.com> 4/23/2008 8:56 PM >>>> > Need I say more Sir??? Im at collister and hill rd, cant even ride my scooter past quail ridge due to poor conditions in the road up the north end of collister..Im sure all of the commisioners have been greased just the way boise works..This is a damn disaster if approved.....Pull your heads out of your ass and just think what a nightmare this proposal is..Mark Fogarty...Feel free to call me or drop on by, I have lots more to say.....869 5518 4997 collister..... I have contacted Nate Shauman on KBOI about this.....He will be bringing this up on his program soon.....> > Not Sincerely Just pissed off.....>

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Make i'm yours. Create a custom banner to support your cause.
http://im.live.com/Messenger/IM/Contribute/Default.aspx?source=TEXT_TAGHM_MSN_Make_IM_Yours

From: Miltc62 <miltc62@aol.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 4/24/2008 1:02 PM
Subject: Re: Plano subdivision

Appreciate = went to the ACHD meeting last night and they were very clear on the point - learning more about public input and I get into this situation . - MILT

In a message dated 04/24/08 08:01:33 Mountain Daylight Time, Beggleston@cityofboise.org writes:
Dear Mr. Miltc62,

Thank you for your e-mail concerning the proposed Plano Road project applications. Your comments will be sent to the Planning and Zoning Commission for their consideration at the public hearing on May 12, 2008.

It is customary to identify yourself when submitting testimony to a public hearing.

Sincerely,

Bruce Eggleston, AICP

Bruce Eggleston, AICP
Boise Planning and Development Services Department

>>> Miltc62 <miltc62@aol.com> 4/23/2008 11:22 PM >>>

As a resident of 5471 Collister I wish to protest ACHD's decision to force all the traffic from the Plano subdivision onto Collister from the park to Hill Road. ACHD is recommending a stop light at Collister and Hill Road to ease the traffic from the new subdivision onto Hill Road because they are unwilling to put a three way stop sign at Hill and Plano Road junction. When this new subdivision is fully developed, the traffic on Collister will increase three fold and this does not include the anticipated traffic to the new park. The willingness of ACHD to destroy our quiet neighborhood to facilitate the new subdivision and its rich owners says something about the city of Boise and it is not good. Your group needs to relook at ACHD's proposal of the light on Collister and Hill and have them put a three way stop sign on Hill and Plano Roads. Further, their proposal of making the fire access road into the two lane paved street further shows their willingness to ruin our quiet neighborhood. This access road should be gated and locked at both ends with only emergency vehicles having access. I am not opposed to the subdivision, only the way ACHD is dealing with increased traffic flow.

From: Brent Smith <fbsmithiv@cableone.net>
To: <tbreuer@lttv.org>, <sabdo@cableone.net>, <foxcroftbill@yahoo.com>
CC: Mike Jones <michaelrjones44@yahoo.com>, Joanie Fauci <joanie4c@yahoo.com...>
Date: 3/15/2008 2:10 PM
Subject: revised plano road development statement
Attachments: PointsMarch2008.doc

Hello Tim, Susan, and Bill

Michael Jones asked me to send you the following attachment. I understand that an earlier version of this was received by some at LTTV (I just realized I listed your organizations initials incorrectly in the attached....think I had it as TVLT...sorry about that).....anyway, this version has been updated to reflect an evolving working relationship with the city and a more detailed examination of the foothills ordinance. Please disregard the earlier version.

We understand that it is not your position to take a stand for or against the development. Your organization is being cited in the developer's documents as being in line to receive the land in question which seems to add credibility and value to their proposal. I certainly lay no claim to being an expert in any of this, but I would think that your organization would want to intervene and evaluate the quality of the overall proposal and how it might impact the environment before you would allow your name to be used by the developer.

thanks very much for your consideration

Brent Smith

From: CityCouncil
To: BRUCE EGGLESTON
Date: 4/25/2008 4:10 PM
Subject: Fwd: NO PLANO

>>> STACY MIDDLETON <middleton11@msn.com> 4/24/2008 11:16 AM >>>

Vern and Alan~I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.- This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!-Habitat loss of course also - here is another area where we push deer, fox and others further north Thank you for listening and I hope you take all the voices that have spoken against this into consideration. As you know, the foothills are the exact reason most of us live in Boise. It is more home to us than any other aspect of our town. It is the 21st century now and we know better. STACY BEESON515 Maple AveBoise, ID 83712

172012000/PLANO DEVELOPMENT NO PLANO DEVELOPMENT Page 1

From: STACY MIDDLETON <middleton11@msn.com>
To: <beggleston@cityofboise.org>
Date: 4/24/2008 11:10 AM
Subject: NO Plano Development

Hi Bruce-I met you last night at Boise Blueprint and talked about the Boulder Open Space tax. I was the short blonde~ I am writing in opposition to the Plano development for a number of reasons: -First, I think it should be illegal for a company from another state to come in and wreck a neighborhood and area. It's bad enough people continue to want to develop the foothills, but when they come from out of state - that's when it's just plain wrong.-By developing the foothills, we continue to make the mistake all other cities have made and most people have been saying this for 15 years.-This may very well be the test case for foothills ordinances regarding density and shaving off ridgetops - we don't want to start off on the wrong foot-Traffic congestion is obvious. Hill Road is a danger zone. Adding another 1500 cars would increase pile ups at intersections and clog up Hill even more and the arteries it feeds into.-There are drainage and flooding problems on Plano and Collister Dr (being they are in a 100 year flood plain)-Destruction of foothills ridgelines should also be illegal. That's not what foothills are for!
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