

June 18, 2014

City of Boise
Planning and Development Services
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701

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To: Boise City Planning and Zoning Commission:

We own the Casa Real Estates mobile home park located within the proposed annexation area identified as file number CAR14-14. The 46 residents in our park are comprised almost entirely of senior citizens on limited fixed incomes. If our property is annexed, which encompasses the streets of North Casa Real Lane, Roe Lane, Chico Lane and Casa Grande, we will need to increase the monthly rents on each tenant by \$11.50 to \$12.00. Our calculations are based on the 2014 Tax Assessment Notice and allowing for a 35.5 percent tax increase. This will create a real burden on the vast majority of our renters. The sizeable tax increase without any tangible benefit given to those tenants, or the property owners makes us declare that we are very much against, and request that our mobile home park be excluded from this proposed annexation. Our property is identified as Parcels S0513234160 and S0513234140.

Respectfully submitted,

Donald L. Dodson
Janice M. Dodson

Donald L. and Janice M. Dodson Family Trust
8298 N. Casa Real Lane
Boise, Idaho 83714

STANLEY MATLOCK
8633 N Bogart Lane
Boise, ID 83714

June 17, 2014

Mr. Scott Spijute
Planning & Zoning
P. O. Box 500
Boise, ID 83701

Re: CAR 14-14

Dear Mr. Spijute,

I would like to appeal the annexation of the following parcels:

Parcel # R74980000980, R 7498000986, R7498000985, R7498000999 adjacent to R798005695. This is 9 acres (less road easement taken through condemnation) and is adjacent to adjoining farmland. This is in alfalfa.

Also Parcel # SO514438930 and SO514438875 on State St. & Duncan Lane. This 10 acres is in pasture and has been rented for race horse pasture.

Due to my age and health problems we are unable to attend the July 14, 2014 meeting.

Sincerely,



Stanley Matlock
853-0992

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Annexation Protest Letter: Regarding 8399 West Hill road and 8441 West Hill Road

Boise City Planning and Zoning Commission,

My wife Charlotte Olson and I (Greg Olson) in union with our Neighbors Karen and Greg Danley request the commission to redraw the boundaries to exclude annexation of our two properties into Boise city limits based on excessive costs to us and the city for the following reasons.

1. We currently use septic and have NOT given consent to connect to Boise city sewer.
 - Sewer connection to our two properties poses a unique and excessive cost in creating access. Both the Danley property and ours are on the north side in back of subdivisions on old Hill Road.
 - Sewer access would either have to be brought north through the back yards of the southern subdivision and up hill over 200 feet or down old Hill Road.
 - If the later option is used then the entire pipe service would only be useable by our two properties.
 - This expense alone for either sewer connection option would exceed more than the combined 10 year tax revenue generated for Boise City for both our properties simply to service 2 homes.

2. Land Use: Both the Danley property and our property has been and/or is presently used to raise livestock and for small business use.
 - Both properties have been and in our case are presently being used for light industrial small business. In the case of 8441 West hill road the previous owner ran a water feature construction company from the property. You may have seen his work on the east side of Eagle Road in the form of large waterfalls. We presently run a solar and renewable energy design and construction company where we specialize in large steel structures like car and driveway covers or other structures where the solar modules also serve as the water tight roof surface.
 - We both purchased our properties to use it in a manner which best matches county regulations not city.
 - We both have had/have presently cows and horses on our land.
 - We both purchased our land to raise animals and city annexation would not grandfather this right to new owners. Annexation will lower the use and value to sell this land with animal and potential business use restrictions.
 - County regulations are more versatile if we choose not to have livestock every year. This may change throughout the years and we do not want to be locked into a format that does not fit our long term/retirement land use plans.

3. Burn regulations and limits: We both have over 20 mature trees on our properties and over 1 acre of fields each.
 - It is within county regulations to burn the leaves and other tree and field materials. The cost and labor to contain these large amounts of debris and ship them to the landfill is excessive and inefficient when effective combinations of burning and composting achieves a healthier land use and water table.
 - Neither of our properties conform to a standard city use profile of a yard and sidewalk. We expect that our land may be fully cultivated with gardens from year to year. The shape, access and elevation change of our land makes this a nearly permanent disposition and thus unlikely that any further subdivision will occur. Our land will never look like the subdivisions south of us.

4. Pest Control: We currently pay taxes for pest control in the county. We do not want to be annexed as it would take away our pest control tax and service that we find use of in various years.

5. Location: The properties North and West of us are not being annexed. We request you redraw the Boise City Annexation boundary to exclude our properties in conjunction with there's. Our land is adjacent to Pauly Pearce's and Bob West's properties off Bogart lane and Old Hill road respectively. We both have the same rural usage profile as Pauly Pierce and she is not being annexed.

In summary: We have not given consent to be annexed.

The city sewer system would cost more than a decade's worth of tax revenue to install and 2 properties will never give a good return for the cost.

Being annexed into Boise city is not of any advantage based on regulations, land usage, and location.

It is not cost effective for the city or for us, and due to the lack of potential gain for either party my wife, myself and our neighbors the Danley's protest to the strongest degree the Cities attempt to include us in there jurisdiction.

We sincerely hope the Boise City Planning and Zoning Commission considers our request in mind of everyone's best interest as we are willing to fight to be excluded from annexation.

Sincerely,

Greg and Charlotte Olson and in full union with the Danley family
8399 West Hill Road
Boise, Idaho 83714

Boise City Planning and Zoning Commission,

My husband Gregory Danley and I, in coordination with our neighbors to the east, Charlotte and Greg Olson, request the commission to redraw the boundaries to exclude annexation of our property into Boise city limits based on the following reasons.

1. We currently use septic and do NOT use the Boise city sewer system. Therefore we have not given consent.

2. Overall Cost: If we were to change my septic to city sewer the costs would be exorbitant.

+Septic to Sewer \$8-10,000

+Monthly Sewer Bill \$420/year

+35% raise in taxes. \$600/year

3. Land Use: I purchased this land to use it in a manner which best matches county regulations not city.

A. Animals: I purchased this land to raise animals. I understand the grandfather clause however it will be difficult to sell this land with animal restrictions. I also purchased the land with the understanding I can change the land use within county regulations. This may change throughout the years and may not stay exactly the same as when it is scheduled to be grandfathered.

B. Burn: I have over 20 mature trees on my property. It is within county regulations to burn the leaves and other tree materials. The cost and labor to contain these large amounts of tree materials and ship them to the landfill is unreasonable. Most homes in a city subdivision have 1-3 mature trees. Management of tree materials is different on larger parcels of land.

C. Pest Control: We currently pay taxes for pest control in the county. We do not want to be annexed as it would take away my tax for pest control and I would no longer have the right to use the Ada County Pest Control services.

4. Location: The properties North and West of me are not being annexed. I request you redraw the Boise City Annexation boundary to exclude my property. Our land is adjacent to Pauly Pearce's property. It is used in the same manner as hers and her land is not being annexed. I realize her property is over 5 acres, however I request you also exclude my property from the annexation as well.

We have not given consent to be annexed through using the city sewer system. I protest being annexed into Boise city based on cost, regulations, land usage, and location.

We sincerely hope the Boise City Planning and Zoning Commission considers our request as we are willing to fight to be excluded from annexation.

Sincerely,

Karen and Greg Danley

8441 Hill Road

Boise, Idaho 83714

Karen.danley67@gmail.com

[208-602-9620](tel:208-602-9620)

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