



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

# MEMO

TO: Planning & Zoning Commission  
FROM: Céline Acord, Associate Planner  
HEARING DATE: June 12, 2017  
ORIGINAL HEARING DATE: May 8, 2017  
RE: CAR17-00004 & PUD17-00007 / 3555 E Warm Springs Ave



### Overview & Background

The applicant is requesting to rezone 8.65 acres located at 3555 E Warm Springs Ave from A-1 (Open Land) to R-2D/DA (Medium Density Residential with Design Review and Development Agreement). Also included is a conditional use permit for a 125-unit multi-family residential development.

The applications were originally scheduled for public hearing on May 8, 2017. On May 4<sup>th</sup>, the applicant's representative requested deferral to June 12<sup>th</sup>. The request was to explore alternative designs and address the concerns listed in the original project report in hope of receiving a favorable recommendation from the Planning Team. On May 22<sup>nd</sup>, a revised design packet was submitted to the City. That same day, the packet was uploaded online and Parties of Record were notified via email.

### **Review of New Materials Submitted**

Although the applicant attempted to address the concerns of the Planning Team, it appears the site design and layout have essentially remained the same. The density has remained the same with 125 units. Revisions submitted include the following:

- The western units along Warm Springs Ave are proposed as Live/Work Units,
- The eastern units along Warm Springs Ave are proposed as attached townhomes-style units with attached two-car garages,
- Detached single family dwellings are proposed along the eastern boundary with attached two-car garages, and
- The southwestern structure changed to an 8-unit building.



**April 14 Site Plan**



**May 22 Site Plan**

These revisions have caused minor changes to the overall site layout, which includes a decrease of open space, reduced setbacks along the eastern boundary, small alterations to the parking, but still no attempt to preserve open space or incorporate the wetland, whether delineated or not, as a site feature. Many of the concerns listed in the original project report are still relevant with the revised plan and there are several new issues.



While the Planning Team recommended the introduction of single-family homes as a method of transition from the adjacent properties, there are seven smaller single-family homes alongside three larger homes. This is an increase in building mass ultimately resulting in less transition than the original proposal. Also, no subdivision application has been included to create individual parcels for these structures. The suggestion of this product type was in order to have the use and layout be a similar pattern to the adjacent neighbors. These units are now located 30 feet from the property line while the original design had the structures at 47 feet. The trash enclosure has also moved closer, from 43 feet to 30 feet.



Only a front elevation was provided for these 13 eastern single-family home units. The front doors and garages are accessed from the alley. With no floor plans or other elevation views in the revision packet, it is unclear what the rear of the structures look like or what private open space is available for the 6 units near the clubhouse which are essentially surrounded by a service drive. Other elevations and colored renderings were included for the 8- and 12-unit buildings and the Live/Work units but no floor plans were provided for the 21 single family units or the 11 Live/Work units along Warm Springs. Also, the new cross sections had inconsistencies compared to the new site plan.

While the single-family product type includes attached garages accessed from alleys, there is still an overwhelming amount of surface area dedicated to parking. The original plan had 222 surface parking spaces (26.3% of the site). The revised plan has a total of 221 spaces with 179 as surface parking (23% of the site) and 42 within garages. Even with the presence of enclosed parking almost a quarter of the site is still proposed with impervious material.

The sidewalk path within the wildlife corridor on the western boundary has been removed in order to comply with the comments provided by Idaho Fish & Game. However, other open space that surrounded some of the structures throughout the site that were proposed as swales or retention areas have been removed. This leaves a question of how irrigation and drainage issues will be handled on site. As the original project report stated, the open space that is present is essentially remnant pieces after the maximum density was achieved. There is still no attempt to design around the unique features of the site. There is over 40 feet of elevation change which could offer an opportunity for a unique design for structures. The lower area is adjacent to existing ponds and wildlife will likely pass through the site to gain access to these ponds, yet the tallest, densest structures with the most amount surface parking are located on this part of the site.

**Neighborhood Outreach**

The applicant submitted the revised design packet to Boise City on May 22, 2017. These documents were uploaded online and Parties of Record were notified via email that same day. The applicant also reached out to neighbors within a 300-foot radius of the subject site and held an additional neighborhood meeting on June 1, 2017. The last day to receive Late Correspondence was June 8, 2017, by 5pm. The Planning Team feels that this was sufficient time for neighbors to review the revisions and submit written comments.

**Conclusion & Recommendation**

Overall, the revised plan has not addressed several concerns from the original project report. As such, the Planning Team cannot support the revised site plan which is also attached to the Development Agreement for the rezoning of the property. Based on the reason statement included in the project report, **the Planning Team maintains the original recommendation of denial of both applications.**





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*This report includes information available on the Boise City Website.  
The entire public record, including additional documents, can be viewed through [PDS Online](#).*



# SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE  
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

---

May 22, 2017

Boise City Planning & Development Services  
150 N. Capitol Blvd  
Boise, Idaho 83701

Dear Development Services:

**RE: Site Plan and Building Elevations for Barber Hill Vistas Application**

As representative for JKB Construction Management and Development, Inc., please accept the attached site plan and elevation renderings for the rezone and planned unit development applications for the Barber Hill Vistas development located at 3555 E. Warm Springs Avenue in the Barber Valley area of Boise. The changes to the site plan and building elevations are being submitted based on the specific Analysis and Conclusions prepared by the Planning Team in the Planning Division Project Report dated May 8, 2017. Specifically, in the Conclusion, the Planning Team recognizes the appropriateness and supports the introduction of multi-family residential at the proposed location. Staff recommends seven items for the development team to consider, in an effort to obtain approval. These items include the following:

- Utilize the design guidelines of the Harris Ranch and/or Barber Valley specific plans as a foundation for development proposed;
- Multi-family product should resemble large homes with individual entrances, porches/decks, dormers, bay windows, etc.;
- Provide a variety of bedroom-count units if the maximum density is desired;
- Decrease the amount of surface parking and/or incorporate enclosed parking or alleys to hide the presence of vehicles which in turn would help facilitate a more pedestrian-friendly design;
- Rather than dedicating the entire site to apartments, introduce detached single-family homes or attached townhomes as a method of transitioning to adjacent properties. The inclusion of a small retail/office component near the northwest corner of the site might also be appropriate.;
- Design the structures into the topography with stair stepping or daylighting; and
- Preserve open space and update the wetland delineation to determine if the previously designated wetland area should be preserved or will be needed for drainage.

The revised site plan still recognizes the originally proposed density of 14.45 dwelling units per acre and 125 total units, as proposed in the R-2 zone change request. What has changed is the reduction in the number of apartment units, the removal of the 4-plex product and the addition of

a single family residential component to the development. 21 of the units would therefore be a combination of single family attached and detached product with attached garages located in the northeast quarter of the development. This decreases the amount of surface parking and incorporates alley loaded units with attached parking, while providing a better transition to the existing single family residential to the east. That leaves 104 apartment units within 12 buildings, and 1 management unit within the clubhouse. Buildings 4, 5 & 6 would be three-story with the remaining buildings maintaining a two-story elevation in order to maintain compatibility with surrounding neighborhoods. In addition, the project would include a "Live/Work" element for the townhouse style apartment units in the northwest area of the site adjacent to Warm Springs Avenue (buildings 27 & 28). The remaining surface parking for the apartments will meet the intent of the Specific Plans by providing parking "at the rear or side non-street side of the buildings", meaning that the spaces will be hidden from the exterior views into the development.

The submitted apartment elevations and renderings incorporate many of the suggested design guidelines found in the Harris Ranch and Barber Valley Specific Plans for multi-family, including the resemblances to large homes with individual entrances.

Regarding the open space and wetland design, the development team is continuing its analysis of the wetlands mitigation plan, and will be able to update the Planning and Zoning Commission as to its status as we incorporate the mitigation into the proposed open space areas that are part of the development.

We believe that the new changes represented in the revised exhibits further enhance the specific layout and product type that the Planning Team believed were not reflecting the "unique qualities of the site and surrounding neighborhood".

We thank the Planning Team and the Commission for allowing us the opportunity to postpone the public hearing while we address the items of concern. We believe that the application continues to evolve into a better, overall proposal for the community.

Thank you for your consideration. Please contact me if you should have any further questions.

Sincerely,



Shawn L. Nickel  
Land Planning & Entitlement Consultant



# JKB CONSTRUCTION MANAGEMENT & DEVELOPMENT, INC.

May 22, 2017

Boise City Planning and Zoning Commission  
Boise City Planning & Development Services  
150 N. Capitol Blvd  
Boise, Idaho 83701

Dear Commissioners and Development Services:

**RE: Introduction of Development Team for Barber Hill Vistas**

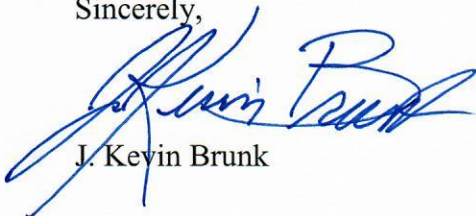
My name is J. Kevin Brunk. I am the developer of the Barber Hill Vistas development that is currently under review by Development Services. There has been some confusion in the community that we are an "out of state developer" without any local ties to the local community. I would like to take the opportunity to quickly introduce our development team. I am very proud of the local expertise that these individuals bring to my development.

Property Management Team – Natalie Lemas Hernandez & Nancy Lemas, KW Commercial  
Civil Engineer – Jim Coslett, Rock Solid Civil  
Hydrologist/Environmental Engineer – Karl Gebhardt  
Traffic Engineer – Daniel Thompson  
Builder – Neil Nelson, ESI  
Architect – David Ruby, TAO  
Landscape Architect – John Roters, South Landscape  
Land Use Attorney – Todd Lakey, Borton-Lakey Law and Policy  
Land Use Planner/Representative – Shawn Nickel, SLN Planning

The Ladies and Gentlemen listed above have decades of combined experience in developments in the Treasure Valley and I can say without a doubt that I couldn't have assembled a better, local team to help our vision of a one of a kind development in the beautiful Barber Valley. Regarding myself, I am a seven-year Valley resident that has homesteaded in Ada County. My real estate and development experience spans over 30 years.

Thank you for allowing me a moment of your time. We all look forward to working with all of you to make Barber Hill Vistas an amazing place to live and work!

Sincerely,



J. Kevin Brunk

---

# BORTON - LAKEY

## LAW AND POLICY

---

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642  
(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

May 15, 2017

Celine Accord, Associate Planner  
City of Boise, Planning & Development Services  
150 N. Capitol Blvd.  
P.O. Box 500  
Boise, ID 83701

Re: CAR 17-00004 and PUD 17-00007 Barber Hills Villas

Dear Ms. Accord,

I am writing on behalf of my client, JKB Construction Management & Development in support of its application in the above noted case numbers. My purpose in preparing this letter is to provide a high-level bullet point overview of the basis for approval of this case. The applicant is willing to substantially redesign components of the project and supplement the application as suggested in portions of the staff report indicating what the applicant could do to obtain a recommendation of approval. As noted this is an appropriate location for multi-family development in this mixed use oriented area.

- Complies with Boise City Code 11-03-04.3
  - The Project is in compliance with the weight of the components of the Comprehensive Plan
  - The application is in the best interest of the public convenience and general welfare.
    - Mixed Use Area – multi-family uses with some single family and live/work components are more appropriate on this parcel than commercial or a continuation of more large single family development.
    - Mitigation of existing poor quality wetland – most mitigation will occur on the property and the quality of on-site wetland and wildlife areas will be improved.
  - Maintains and preserves compatibility of surrounding zoning and development. In consideration of the nearby planning areas this project preserves and promotes compatibility by addressing the following in its design: building mass, height and terraced topography, view preservation,



design, an improved wildlife corridor, large degree of open space and an internal mixture of residential uses and product types.

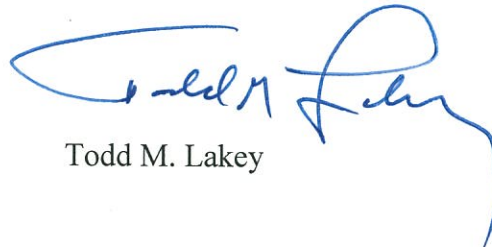
- Complies with Boise City Code 11-03-04.7
  - Location is compatible in design with other uses in this mixed-use wildlife oriented general neighborhood. This R-2 density is near services and commercial development.
  - The proposed use does not place an undue burden on transportation infrastructure.
  - The design of the project fits well on the site and incorporates the terraced elevations, preserves a large degree of open space and landscaping, effectively uses pathways and promotes connectivity.
  - The proposed use is not a continuation of the large single family development to the north and west but is compatible and provides needed multi-family density in what is intended to be a mixed-use area.
  - The proposed use is in compliance with the comprehensive plan
  - The structures comply do and will comply with the city-wide design standards.
- Complies with Boise City Code 11-04-03
  - The project meets the design and dimensional standards for residential districts.
- Complies with Boise City Code 11-06-03.2
  - The project incorporates at least three residential housing types.
  - Utilizes the topography and building location and height and mass to address compatibility and adjacent views.
  - Parking – various types proposed – some inside parking and some covered parking. Parking is hidden from view of exterior.
  - Provides more affordable housing compared to expensive nearby large single family homes.
- Complies with Boise City Code 11-07-03
  - Meets off-street parking and loading standards
- Complies with Boise City Code 11-07-05
  - Project provides a large percentage of open space and landscaping meeting or exceeding city standards.
- Complies with Boise City Code 11-07-06.5
  - The project meets the dimension and amenity standards for a residential PUD. The project includes a variety of residential housing types.
- The applicant has used the specific area plans for Harris Ranch and Barber Valley as a basis for many of its design components in this project.

- Applicant will propose some additional language in the Development Agreement to ensure compatibility with character of the area. Some of these aspects are generated in the conditions of approval which are then incorporated into the development agreement.

The applicant has addressed staff suggestions and the revised project to conform with the zoning ordinance and comprehensive plan. We would respectfully request the City staff review the revised proposal and recommend approval of the revised and supplemented application. Please do not hesitate to contact me if you have any questions or if you need additional information.

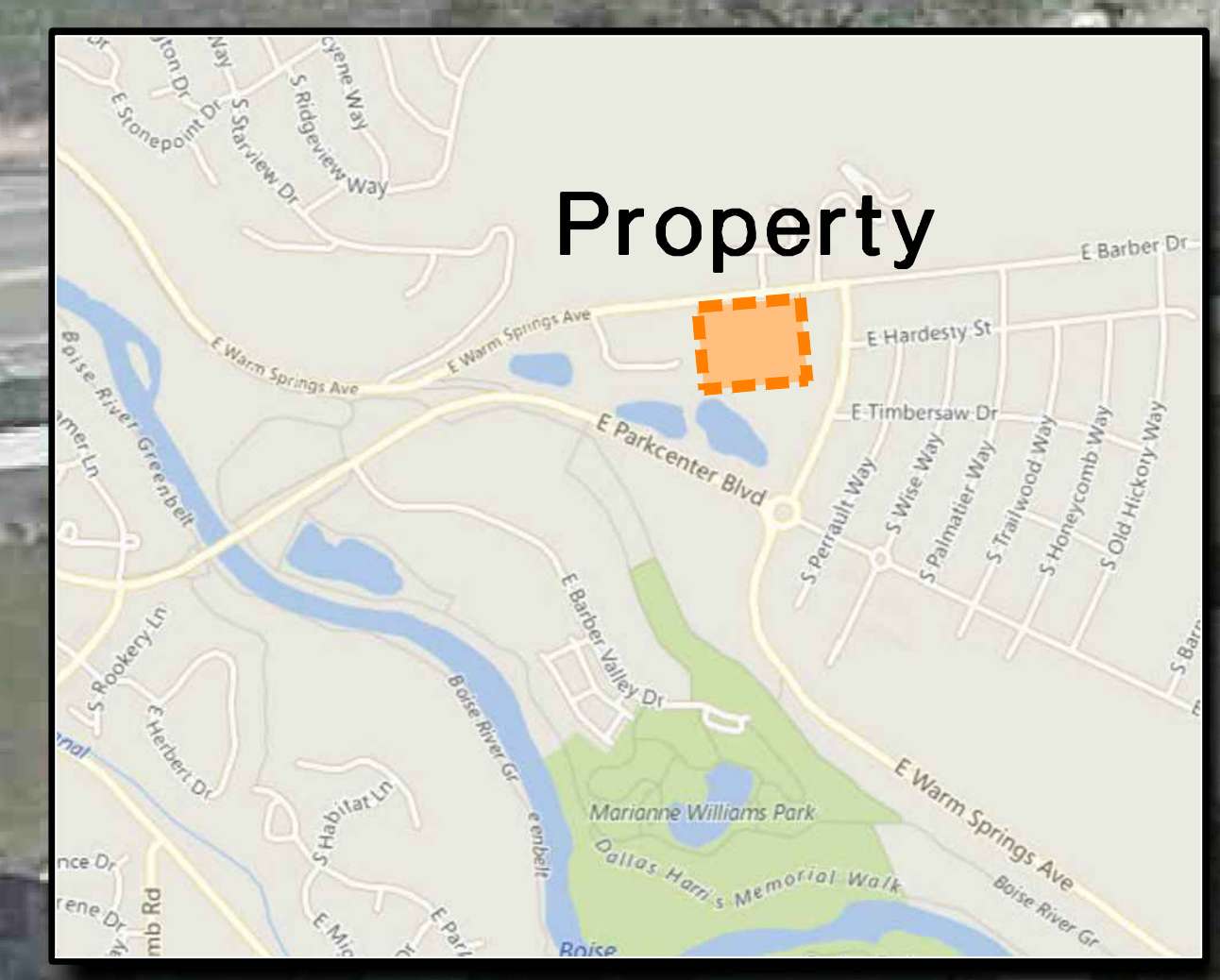
Sincerely,

BORTON-LAKEY LAW AND POLICY



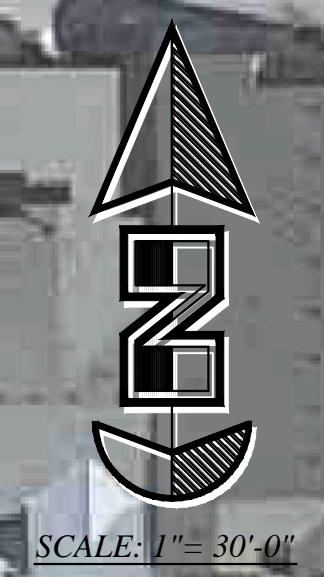
Todd M. Lakey





**SITE-LOCATION MAP**

DEVELOPMENT DATA	
PARCEL #s:	S0919428350, S0919428250 & S0919428310
ADDRESS:	3503, 3547, 3555 E WARM SPRINGS BOISE, ID 83716
PAR #8350 NW4SE4	PAR #8310 POR NW4SE4
SEC 19 3N 3E	SEC 19 3N 3E
PAR C ROS 10462	PAR B ROS 10462
#428315B	#428315-B
EXISTING ZONING:	A-1
PROPOSED ZONING:	R-2
PAR #8250 POR NW4SE4	SEC 19 3N 3E
	PAR A ROS 10462
	#428315-S
<b>TOTAL SITE AREA CALCULATIONS:</b>	
TOTAL SITE AREA:	376,794.0 SF (8.65 ACRES)
ROW AREA:	16,612.45 SF
PAVING AREA:	86,108.0 SF (23.0%)
LANDSCAPE AREA:	152,886.0 SF (40.5%)
OTHER (Walks, Patios etc.):	60,080.0 SF (15.9%)
CLUB HOUSE (2 FLOORS):	2,105.0 SF
BUILDING UNITS 1st FLOOR:	75,615.0 SF
TOTAL AREA:	77,720.0 SF (20.6%)
BUILDING 2nd FLOOR:	77,720.0 SF
BUILDING 3rd FLOOR:	13,650.0 SF
TOTAL BUILDING SF:	169,090.0 SF
<b>PROPOSED UNIT MIX:</b>	
On-site Management Unit (Club House)	1 unit
Attached Townhouse Style Apartments (Live/Work)	11 units (Warm Springs)
Attached Single Family Townhouse (Garage)	8 units (Warm Springs)
Detached Single Family (Garage)	13 units (East)
2 Story Apartments 8 units (7 bldg.)	56 units
3 story Apartment 12 unit (3 bldg.)	36 units
	total units: 125 units
DENSITY:	14.45 DU/ACRE
<b>MULTI-FAMILY PARKING:</b>	
1 BEDROOM UNITS	26 TOTAL
PARKING 1 PER UNIT	26 PARKING REQUIRED
2 BEDROOM UNITS	78 TOTAL
PARKING 1.25 PER UNIT	98 PARKING REQUIRED
GUEST PARKING 1 PER 10 (per unit)	11 SPACES REQUIRED
TOTAL PARKING REQUIRED:	135 SPACES
PROPOSED MULTI-FAMILY PARKING:	
PARKING	179 SPACES
(DOES NOT EXCEED 1.5X THE MINIMUM REQUIRED)	
<b>SINGLE FAMILY PARKING:</b> TWO GARAGE SPACES PER UNIT	
BIKE PARKING (1 PER UNIT)	125 TOTAL REQUIRED
24 UNCOVERED, 102 COVERED=	126 PROPOSED



# Barber Hill Vistas - Revised Site Plan

**DEVELOPER:**

**KB**

KB Construction Management & Development, Inc.  
7715 S. Stonebriar Ln.  
Meridian, ID 83646

**PLANNING / CONTACT:**

SLC Planning Inc.  
247 D. EAGLE ROAD  
EAGLE, IDAHO 83616  
Contact: SHAWA L. HIGGINS  
208-774-3013

**ARCHITECT:**

**TAO**

PRICE SANDERS KIRBY RYAN  
THE ARCHITECTS OFFICE

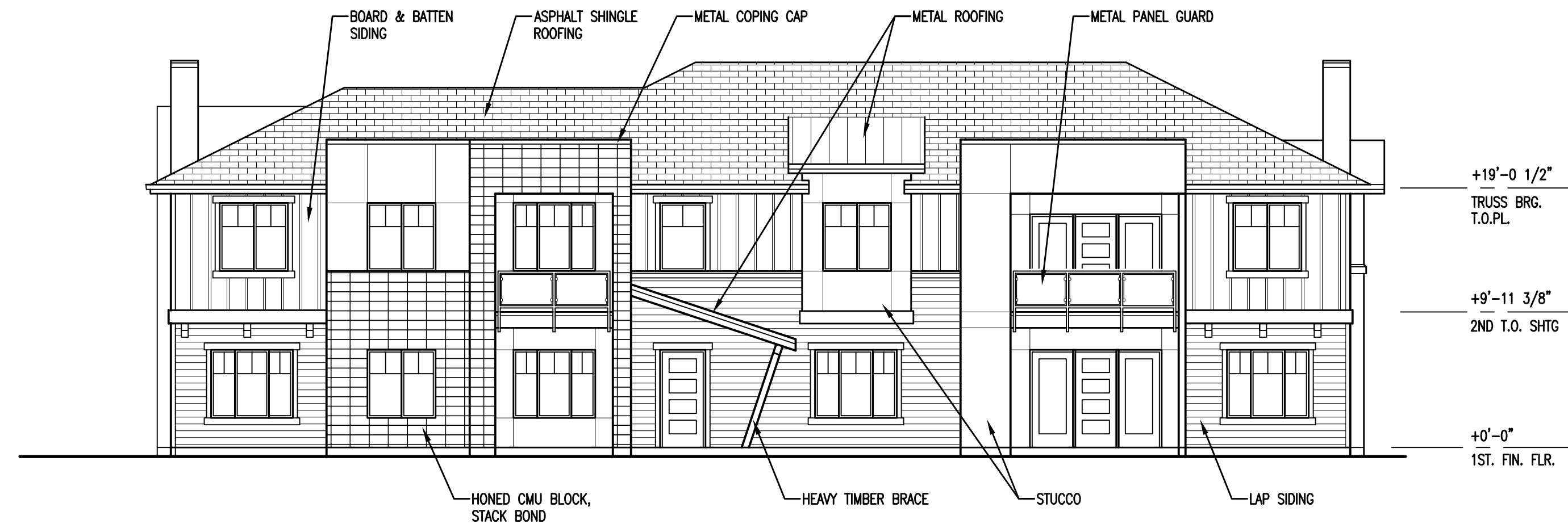
**ROCK SOLID CIVIL**

Civil Engineering and Land Development Consulting  
270 North 27th Street, Suite 104-5102  
Boise, ID 83702  
Office Phone: 208.342.3277  
www.rocksolidcivil.com

**South**

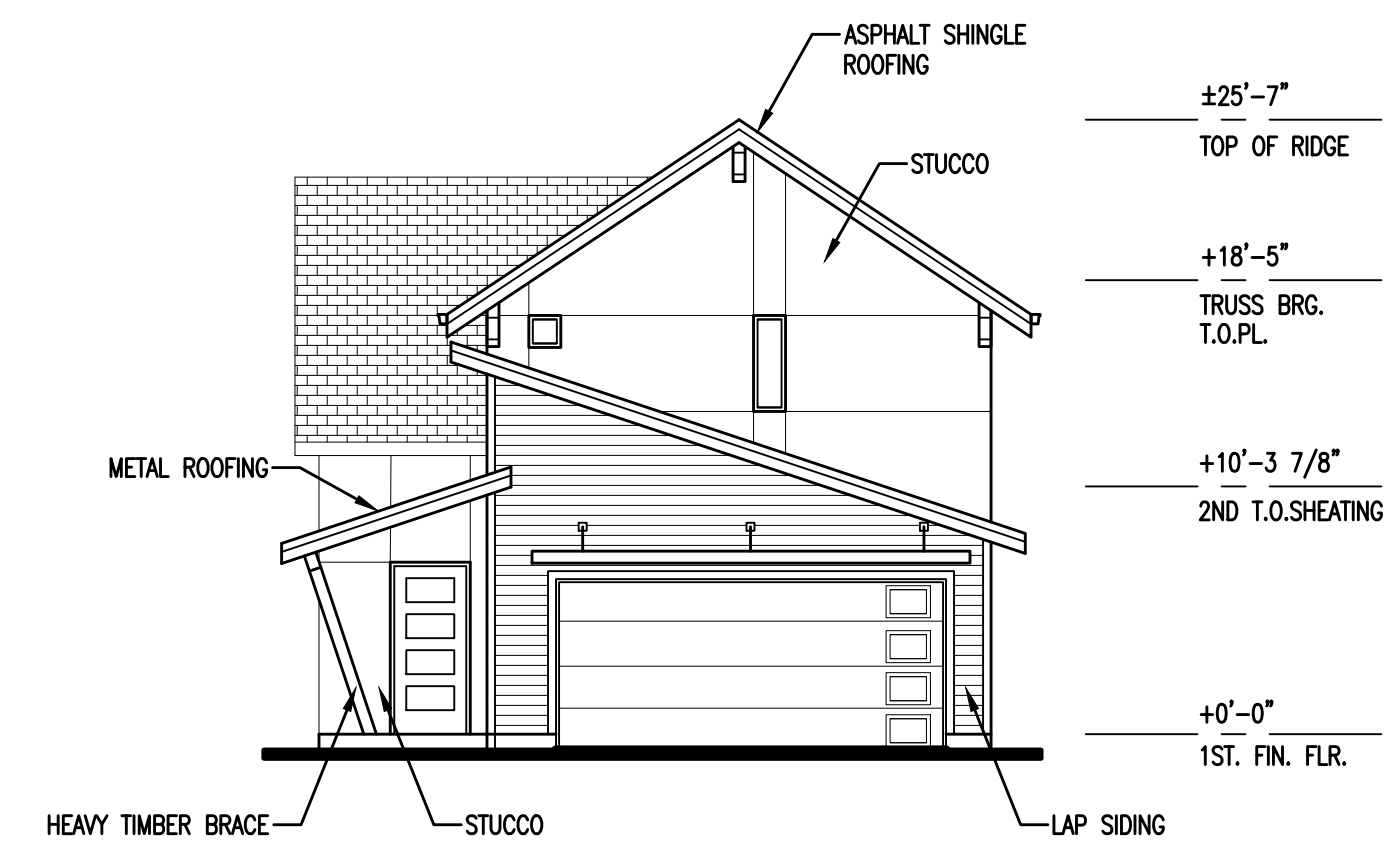
LANDSCAPE ARCHITECT





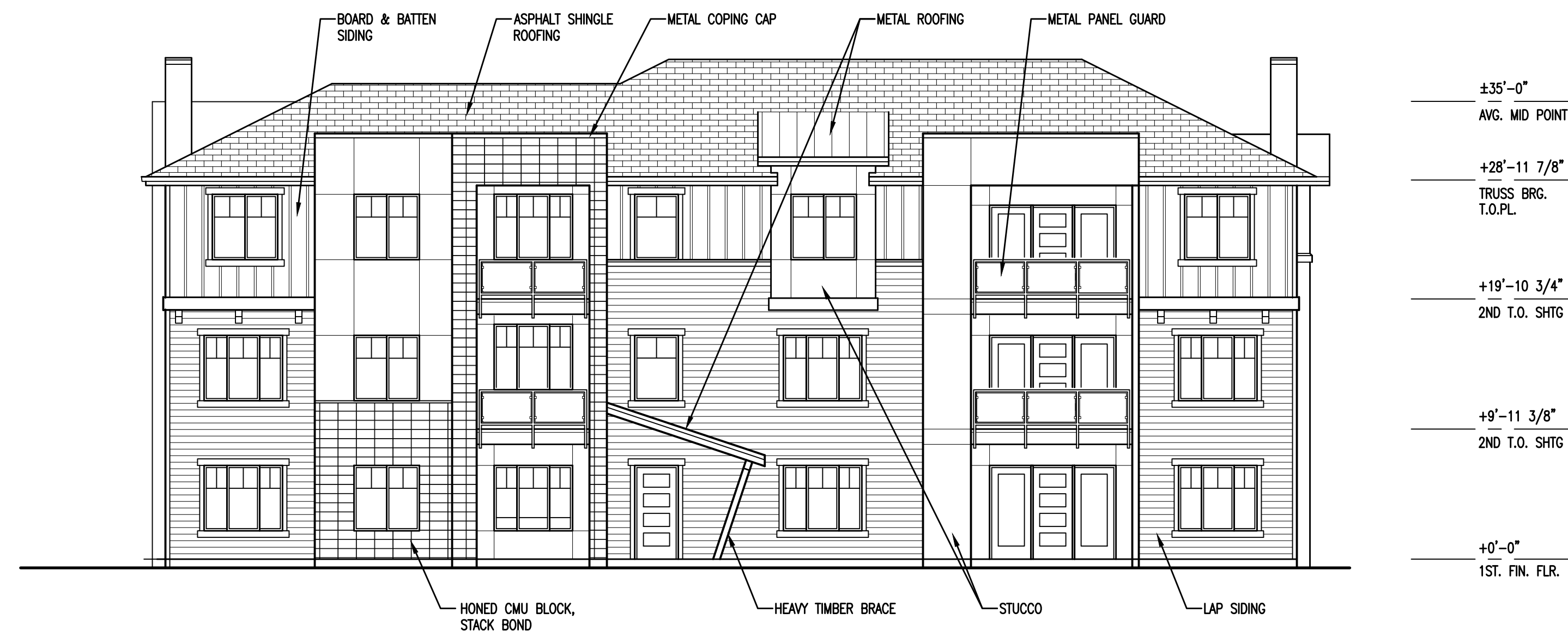
### 1 FRONT ELEVATION - 8 UNIT APARTMENT BLDG.

SCALE: 1/8" = 1'-0"



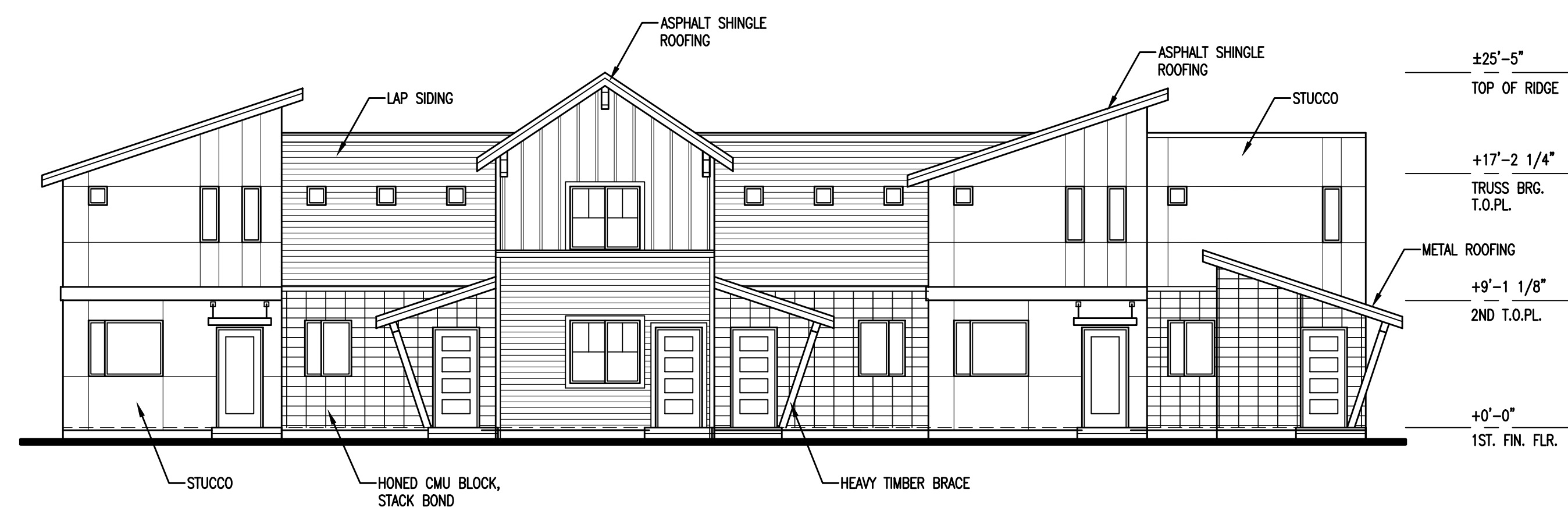
### 2 FRONT ELEVATION - SINGLE FAMILY

SCALE: 1/8" = 1'-0"



### 3 FRONT ELEVATION - 12 UNIT APARTMENT BLDG.

SCALE: 1/8" = 1'-0"



### 4 FRONT (WARM SPRINGS) ELEVATION - 6 UNIT LIVE/WORK BLDG.

SCALE: 1/8" = 1'-0"

PROJECT

**BARBER HILL  
VISTAS**

BOISE, IDAHO

SEAL



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FILE

DATE  
5/22/17FILE NO.  
17-604 A50DRAWN  
DAVID RUBY, AIA

REVISIONS

SHEET

# A5.0

REVISED  
EXTERIOR ELEVATIONS





**1 FRONT ELEVATION - 8 UNIT APARTMENT BLDG.**



**2 FRONT ELEVATION - SINGLE FAMILY**



**3 FRONT ELEVATION - 12 UNIT APARTMENT BLDG.**



**4 FRONT (WARM SPRINGS) ELEVATION - 6 UNIT LIVE/WORK BLDG.**

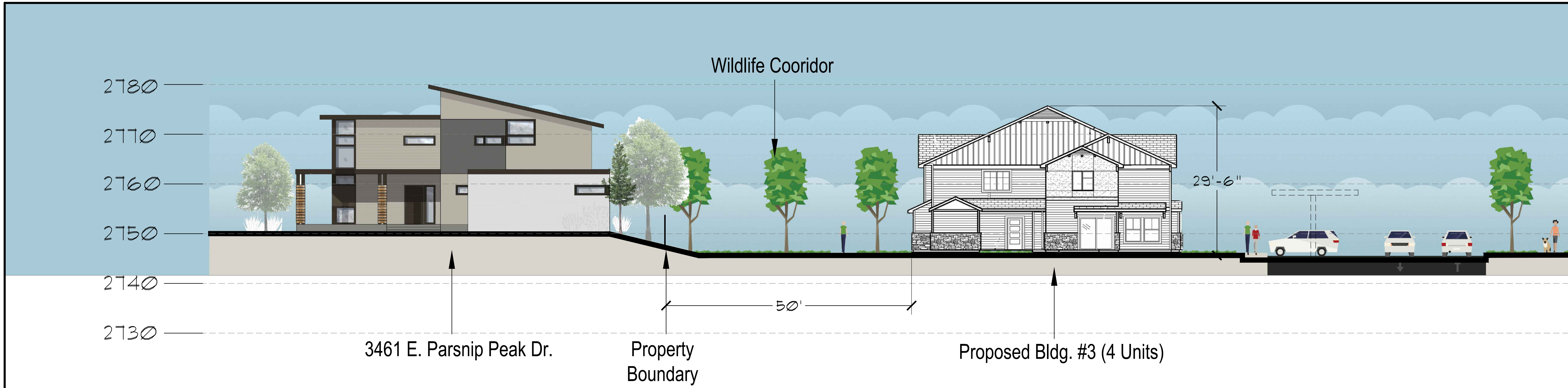
PROJECT  
**BARBER HILL VISTAS**  
BOISE, IDAHO

SEAL  
**PRELIMINARY NOT FOR CONSTRUCTION**  
12/30/16  
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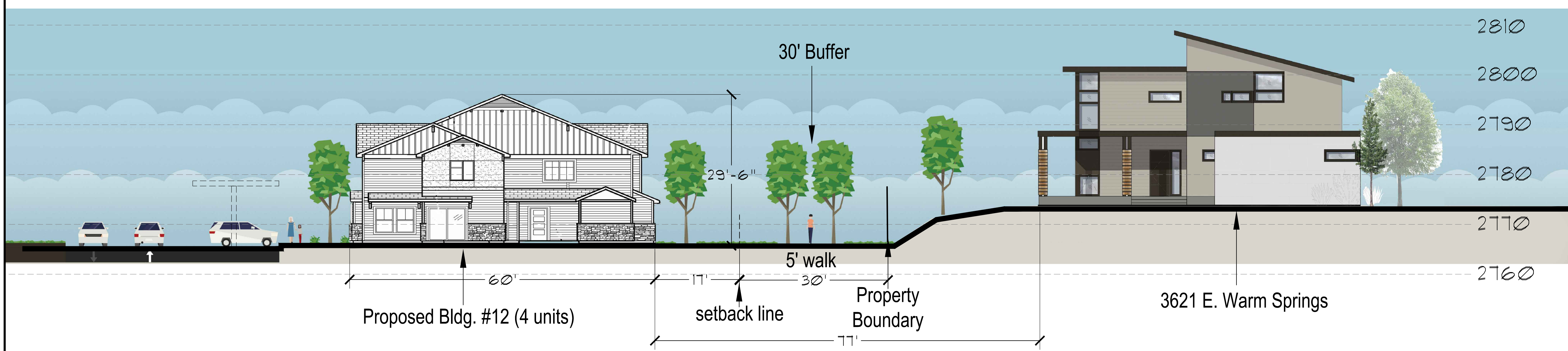
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DAVID RUBY, AIA

REVISIONS





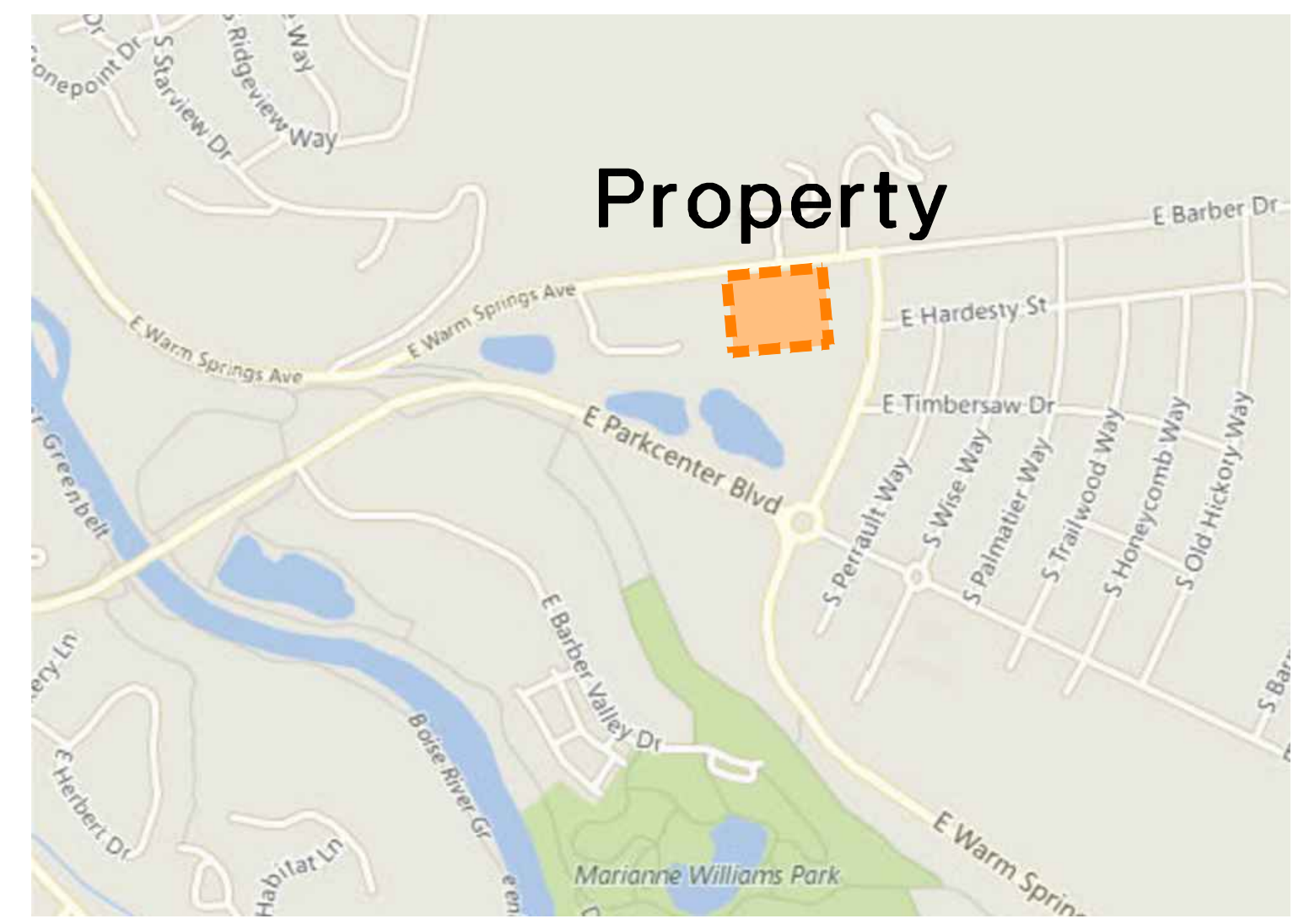
**SECTION WEST BOUNDARY**  
SCALE: 1" = 10'-0"



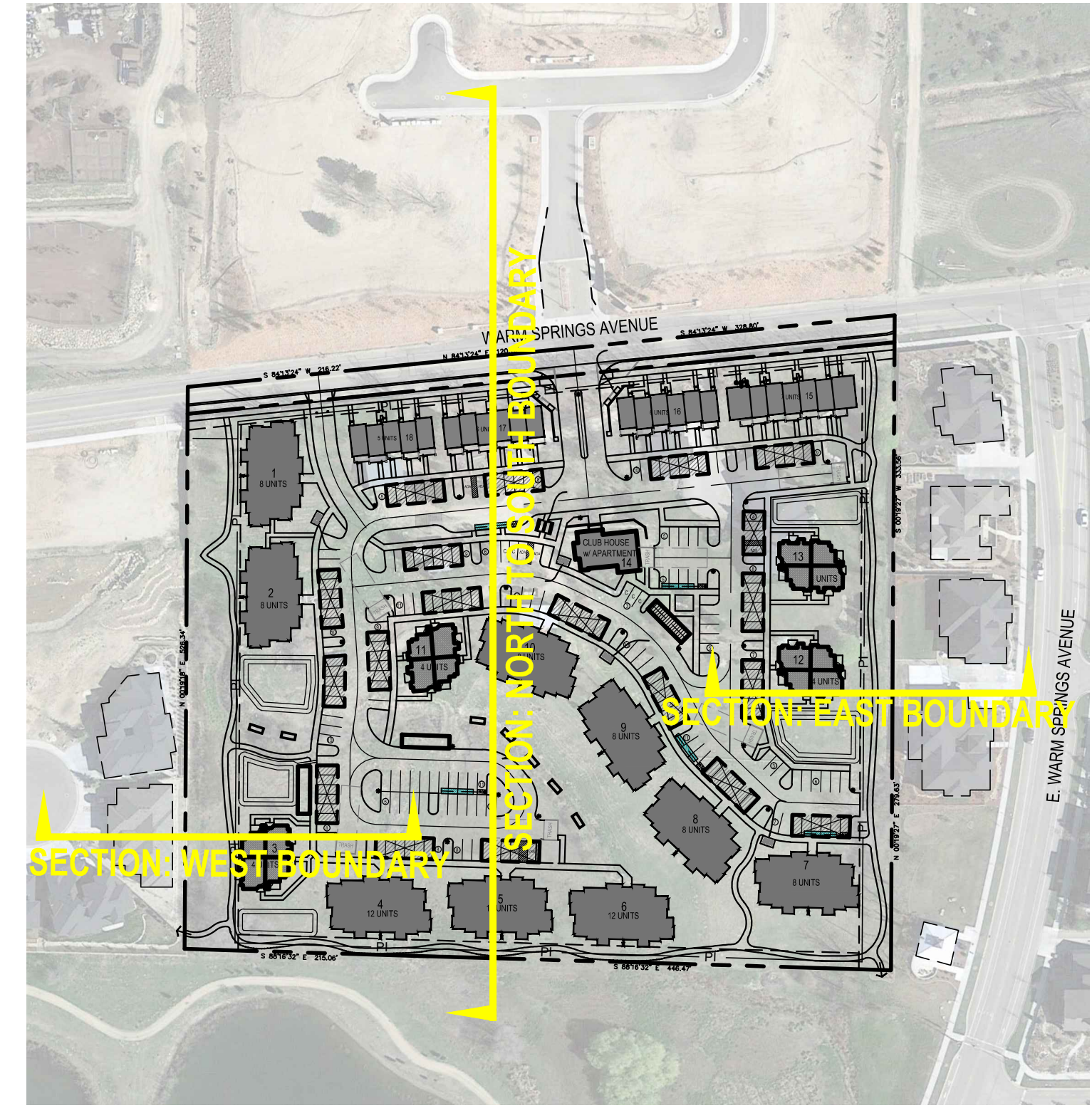
**SECTION EAST BOUNDARY**  
SCALE: 1" = 10'-0"



**SECTION NORTH - SOUTH BOUNDARY**  
SCALE: 1" = 20'-0"



**SITE-LOCATION MAP**  
N.T.S.



**SECTION LOCATION MAP**  
N.T.S.

# BARBER HILLS LUXURY LIVING

These graphics are based on existing site grades and elevations, they are not final construction plans.

**KB** DEVELOPER:  
JKB Construction Management & Development, Inc.  
77.5 - Stonebriar Ln.  
Meridian, ID 83646

PLANNER/ CONTACT:  
SLD Planning Inc.  
247 D. OAGLE ROAD  
AGLE, IDAHO 83616  
Contact: SHAW L. O'CONNOR  
208-744-3013

ARCHITECT:  
**TAO**  
THE ARCHITECTS OFFICE  
PRICE SANDERS  
RIBES  
EVITT

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Boise, ID 83702  
Office Phone: 208.342.3277  
www.rocksolidcivil.com

**South**  
LAUSCAP ARCHITECTS, P.C.



**CITY OF BOISE**  
PLANNING & ZONING COMMISSION MEETING

MINUTES • May 8, 2017

---

City Hall – Council Chambers

6:00PM

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FINAL

**COMMISSION MEMBERS PRESENT**

- ☐ Rich Demarest, Chair
- ☒ Milt Gillespie, Vice-Chair
- ☒ Stephen Bradbury
- ☐ Douglas Gibson
- ☒ Jennifer Stevens
- ☒ Tamara Ansotegui
- ☐ Eileen Thornburgh
- ☒ Paul Faucher (Student)

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**II. DEFERRAL & RECONSIDERATION AGENDA**

[CAR17- 00004](#) / JKB Construction Management

[3555 E. Warm Springs Avenue](#)

Rezone of 8.65 acres from A-1 (Open Land) to R-2D/DA (Medium Density Residential with Design Review and Development Agreement). [Celine Acord](#)

[PUD17-00007](#) / JKB Construction Management

[3555 E. Warm Springs Avenue](#)

Conditional use permit for a 125 unit multi-family residential development on 8.65 acres in a proposed R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. [Celine Acord](#)

**Chairman Gillespie:** The next item we're going to discuss is a request for deferral for items 8 and 8a, that's CAR17-00004 and PUD17-00007 located at 3555 E. Warm Springs Avenue. Is the applicant in agreement with the request to defer to June 12<sup>th</sup>? Is the City in agreement with the request to defer to June 12<sup>th</sup>? So, in this particular case, I'm going to ask if there's anybody from the registered neighborhood association, the Barber Valley Neighborhood Association who would like to speak specifically to the deferral itself, not the matter – the deferral. Please come forward. You could give your name and address for the record too.



**CITY OF BOISE**  
PLANNING & ZONING COMMISSION MEETING

MINUTES • May 8, 2017

---

City Hall – Council Chambers

6:00PM

---

FINAL

**John Mooney Jr. | Barber Valley Neighborhood Association (6209 E. Playwright Street):** Commissioners, my name is John Mooney Jr., 6209 E. Playwright Street in Boise. I'm representing the Barber Valley Neighborhood Association.

**Chairman Gillespie:** Mr. Mooney, can we give you two minutes just to discuss your opinion of the deferral.

**John Mooney Jr. | Barber Valley Neighborhood Association (6209 E. Playwright Street):** You bet. We, the neighborhood association, as you can imagine is not in opposition to the deferral. But, there are some neighbors that are here that are concerned about the deferral and the process that – how we got to this point. So, the neighborhood association's perspective, as you saw in our written testimony into the record, was primarily – matched the City's – we're concerned about design elements. But most of the opposition is concerning density issues. So, just want an assurance on the deferral that we will have some time, since we're volunteers, as you are - that we'll have some time to digest the applicants amended application.

**Chairman Gillespie:** Thank you Mr. Mooney. The matter of the deferral is now before the Commission. Does the Commission have a preference?

**Commissioner Stevens:** Mr. Chair?

**Chairman Gillespie:** Commissioner Stevens.

**Commissioner Stevens:** Could we just get an understanding from Staff, for the record, when the new application will be due and when the public will get access to that?

**Chairman Gillespie:** Ms. Acord.

**Céline Acord (City of Boise):** Mr. Chairman, Commissioner Stevens, the applicant has requested deferral to June 12<sup>th</sup>. That would put the project report and any other updates, officially from Staff, on June 5<sup>th</sup> and, sorry, I need to get my calendar out.

**Chairman Gillespie:** So, Thursday, June 8<sup>th</sup>?

**CITY OF BOISE**  
**PLANNING & ZONING COMMISSION MEETING**

MINUTES • May 8, 2017

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City Hall – Council Chambers

6:00PM

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FINAL

**Céline Acord (City of Boise):** Yes, and late testimony or any correspondence would be able to be received until June 8<sup>th</sup> at 5PM from the public.

**Commissioner Stevens:** Mr. Chair.

**Chairman Gillespie:** Commissioner Stevens.

**Commissioner Stevens:** Céline, does that match with the exact same amount of time that this application in front of us was given to the public as well? So, the same kind of Friday before and then the Staff report and they get until Thursday? Is that correct?

**Céline Acord (City of Boise):** That is correct. Obviously, the applicant submitted for cutoff, so it was about six weeks before, prior to this hearing. We would – I think the applicant is aware that the neighbors would want to be able to see and look at everything that's changed prior to the cutoff date for testimony.

**Chairman Gillespie:** The matter of the request for deferral is still before the Commission.

**Commissioner Stevens:** Mr. Chair, I move that we defer the application to the meeting on June 12<sup>th</sup>.

**Commissioner Ansotegui:** Second.

**Chairman Gillespie:** We have a motion to defer items 8 and 8a until June 12<sup>th</sup>, seconded by Commissioner Ansotegui. Is there any further discussion? All those in favor of the motion to defer, please say aye. Any opposed?

**MOTION:               COMMISSIONER STEVENS MOVED TO DEFER CAR17-00004 & PUD17-00007 TO A DATE CERTAIN OF JUNE 12, 2017**

**SECONDER:       COMMISSIONER ANSOTEGUI**

**ALL IN FAVOR, NONE OPPOSED, MOTION CARRIES.**

Okay, so this is what's going to happen now. Now I'm going to call for public testimony on item 8 or 8a. This is on the issue itself, not on the deferral. And what I'm going to say is, is there anybody here who cannot come back on June 12<sup>th</sup> or who cannot submit information to the written record by June 8<sup>th</sup> who would like to testify on this matter

**CITY OF BOISE**  
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6:00PM

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FINAL

tonight? Let me further say that if you testify tonight, you cannot then again testify on June 12<sup>th</sup>. So, this your only to chance, in other words, you don't get two bites at the apple. Also, let me say that as a procedural matter, the Commission has determined that we'll hear that testimony as indicated in the agenda, after we've heard the other items tonight. So, let me again say, is there anybody who would like to testify now, who cannot come back on June 12<sup>th</sup> or submit their testimony to the record by 5PM on June 8<sup>th</sup>? Alright, hearing none, we will move on to item 4.





BVNABoise@gmail.com

June 2nd, 2017

P&Z Commissioners  
City of Boise Planning and Development Services  
150 N. Capitol Blvd  
Boise, ID 83702

RE: **SLN Planning Letter of May 22, 2017 Proposing Revised Site Plan and Building Elevations**  
Barber Hill Vistas (CAR17-00004, PUD17-00007)

Dear Commissioners,

The Barber Valley Neighborhood Association (BVNA) has reviewed the Revised Design Packet submitted by the Applicant on May 23, 2017 and continues to oppose the Barber Hill Vistas application to the City of Boise for the referenced Planned Urban Development and rezoning. We have also reviewed the Planning Team Revisions memo submitted June 1, 2017 which recommends denial of the Re-Zone and PUD applications. We concur with that recommendation and greatly appreciate the very professional and insightful Staff review which highlights many of our neighbor concerns.

BVNA remains somewhat concerned that the P&Z Staff may not share our concerns about the proposed housing density on this specific parcel in the Barber Valley, which we would like to highlight in this response. Very simply, the Barber Valley NA opposes the application not because it is a high-density apartment development, but because it is a high-density development in the wrong location in the Barber Valley. The City of Boise, developers, and citizens have an immense investment in time and energy developing a well-conceived master plan for the Barber Valley. BVNA submits that this application should be handled as if it were subject to the intent of those Barber Valley Specific Plans (SP-01 & SP-02).<sup>1</sup> We recognize that our appointed and elected City officials must exercise some discretion when considering how far a developer must go to 'use the specific plans as the policy basis for additional development'. Our view is that the guidance provided by Goal BV-CCN3 is strong and this developer has not gone far enough, and is not respecting the 'spirit' and intent of the Specific Plans, by proposing a high-density development in a low-density planning area.

The original 8 May City Planning Division Project Report stated in conclusion that "the Planning Team is in support of introducing multi-family residential in this location since the majority of the Barber Valley will be consumed by one product type; single-family dwellings." BVNA strongly rebuts this conclusion of Staff and respectfully offers that there is a 'right place' in the Barber Valley for high density development. We note that the first and fundamental planning principle was highlighted in an opposition letter from the Harris Ranch developer (LeNir, Ltd) where the planned density patterns adopted in SP-01 and SP-02 "include lower densities at the north end of Harris Ranch, leading to higher densities near the major corridors of Parkcenter and the southern bypass, bringing higher numbers to the designated activity

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<sup>1</sup> *Blue Print Boise*, Goal BV-CCN 3: "Implement the adopted specific plans for Harris Ranch and Barber Valley. Use the adopted Specific Plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley."

centers and traffic infrastructure that can accommodate” those higher densities. The proposed Barber Hill Vistas application obviously violates this clear planning principle.

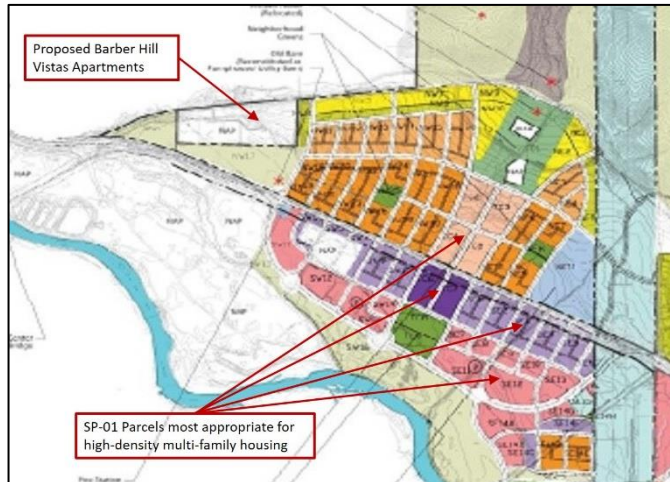


Figure 1. HARRIS RANCH SPECIFIC PLAN 2007 (Amend. 4 (Ord. 11-13))  
page 50: Land Use Development Plan

Figure 1 graphically highlights this disconnect between Specific Plan 01 and the proposed PUD. The single-family homes along Barber Drive immediately to the east of the proposed PUD were planned and executed at 2 dwelling units per acre (2 DU/ac depicted in yellow). The next line of single-family homes as the development progresses away from the base of foothills are 4 DU/ac (light green) and then gradually increase in density to 6 DU/ac (light orange). The final density increase is along Parkcenter and is composed of a mix of densities from 8 to 15 DU/ac (orange). The Village Green area is annotated as “TC” and is depicted in both pink and purple and includes mixed-use densities up to 30 DU/ac which

would accommodate an apartment development. Of greater significance, all the parcels annotated as “SW” and “SE” south of Parkcenter are planned at 15 DU/ac. The applicant’s parcel is annotated as “NAP” indicating ‘Not A Part’ of the Specific Plan yet the other parcels, specifically, Antelope Springs and Privada Estates, immediately adjacent to the proposed Barber Hill Vistas have been developed with a respect for and solid adherence to the Specific Plans. The BVNA position is this development is most appropriate in the Village Green area or south of Parkcenter (with improved design elements as identified by Staff). Approval of this application is a clear bias towards the developer at the expense of the general welfare of the public, surrounding neighbors, and does NOT respect the significant public investment codified in the Barber Valley Specific Plans.

In addition, there is a perception that gained credibility with the planning staff’s commentary that the predominant product in the Valley is, and will be, single family homes. The initial product in the Valley was single-family homes but that does not imply that future development will be ‘consumed by single-family’ products. The figures available from SP-01 indicate that the total dwelling count at buildout will be 2439 with 1549 of those units as single-family homes, which departs from Staff commentary. SP-02 buildout includes these multi-family projects:

- |  |  |
|--|--|
| • The Arboretum Apartments (Brighton – at Parkcenter Bridge) | 162 units (available for rent in Aug 2017) |
| • Park Place Townhomes (Brighton – Barber Station)           | 165 townhome units (2-4 units/building)    |
| • The Terraces (Residential Senior Living Community)         | 149 independent living units               |
| • Council Springs Apartments (Mill District)                 | 11 units                                   |
| • Mixed Use Commercial/Residential (3725 S. Eckert Rd)       | 7 units                                    |

The Neighborhood Association’s opposition to this proposal is based on the above “wrong location” case, but is also rooted in a deep concern that this parcel and other identified non-Specific Plan parcels in the Barber Valley will be exploited by developers in the future at the expense of current and future Valley residents. If approved, this PUD will further a preference, and set a precedent for developer plans overriding the Specific Plans as the policy basis for additional development.

Figure 2 depicts the few remaining parcels in the Valley that are not included in either SP-01 or SP-02. Future development on these parcels will be directly impacted by your subjective judgment on how far a developer must go to satisfy the spirit and intent of the Specific Plans.

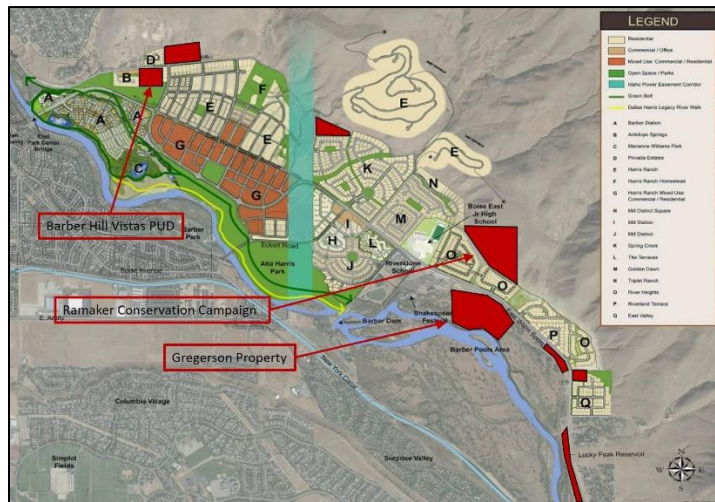


Figure 2. Remaining Parcels in the Barber Valley that are NOT included in Boise City Specific Plans 01/02

As an introduction to this second argument, we submit that we have not operated as a typical NA with the primary mission of opposing development. One of the most visible and controversial foothills projects in recent years was the excavation and development of Harris North. BVNA supported this development because it was a compromise with the private landholder (Harris Family) and concentrated development in the lower foothills, rather than a sprawl into the higher foothills. While a great many of our neighbors disagreed with our support, it was the right position based on adherence to the Specific Plans.

In addition, we actively seek positive solutions to improve our neighborhood, vice reacting to development proposals. For example, the Ramaker property is a 25-acre private parcel depicted in Figure 2; as noted, it is not encumbered by SP-01 or SP-02. BVNA recognized that vulnerability and organized a fundraising effort that has collected in less than 90 days more than \$284,000 in pledges from Barber Valley neighbors to purchase this parcel and conserve it in the face of development pressure. We challenge the Commissioners and Council to recall a more proactive and fair-minded neighborhood association. We obviously want the City to defend the Specific Plans, and exercise judgment in favor of the general welfare of the public when subjective determinations are required, as is the case with this PUD application.

To summarize our position, we believe this application (1) proposes a high-density development in the wrong location, (2) there are available and more appropriate locations for this type of development within the Barber Valley, and (3) approval of this application may set a precedent for the future development of parcels outside SP-01 and SP-02 which would contribute towards an erosion of community and quality of life in the Barber Valley that our neighbors have come to count on.

If the Commission decides to approve this application, we submit the following two issues for consideration as conditions of approval:

1. Future Subdivision of the PUD: BVNA is concerned that if approved and constructed, there will be market forces that pressure a subdivision of the PUD. It is a common developer and investor strategy to buy single apartment buildings as investment properties. The original PUD applicant could financially benefit by subdividing the PUD in the future to individually market each building within the PUD. The result would be a financial benefit to the original developer, and a mix of many different investor-owners of individual buildings. Fostering a community atmosphere and maintaining a property with numerous owners of buildings with temporary rental residents would not contribute to the development of a cohesive community and bode well for maintaining the quality fabric of our great neighborhood. BVNA recommends a condition of approval that the PUD may not be subdivided in the future.



2. Connectivity: The only current access point to the PUD is Warm Springs Avenue. The applicant has not coordinated pedestrian connections on the south corners of the property to improve connectivity to the high-density transportation facilities along Parkcenter Boulevard. BVNA recommends a condition of approval that a pedestrian and bicycle connection be secured on the southeast corner of the parcel to permit connection to E. Warm Springs Avenue.

Please note that BVNA fully supports the East Boise Concerned Citizens (EBCC) group which organized in opposition to this application. We urge you to consider each of the EBCC concerns as well.

Thank you for considering our position. We look forward to future collaboration with Staff on planning and development activities.

Respectfully submitted,

John Mooney, Jr.  
BVNA Board President

The BVNA Board

President John Mooney, Jr.  
President-Emeritus Mike Reineck  
Vice-President Marshall Simmonds  
Secretary Leslie Wright  
Treasurer Heather Stegner

Jeremy Maxand  
Brandy Wilson  
Chris Hendrickson  
Richard Kinney  
Jeff Steele

**Celine Acord**

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**From:** Barber Valley NA <bvnaboise@gmail.com>  
**Sent:** Wednesday, May 03, 2017 9:18 AM  
**To:** Celine Acord  
**Cc:** Mike Reineck; Leslie Wright; Jan Satterwhite  
**Subject:** PUD17-00007 DEQ Background Unresolved?  
**Attachments:** 1964.png; 1986.png; 2016.png; DEQResponse.PDF

Céline,

Mike Reineck from BVNA did some research to see how far along we could get in helping to research the DEQ issue we mentioned in our submission to the Barber Hill Vista Apartment proposal last week. We are at somewhat of an 'unresolved state' based on what we learned and hope you and your staff may be able to provide further research resources as you finalize your recommendation to City Council.

As we mentioned last week, we were informed by a long-time area resident that a “construction junkyard” used to be on the Barber Hill Vistas site. We attached a photo from 1964 last week, and have done the same and added additional photos from 1986 and 2016 (source is the City GIS mapping website). BVNA contacted Idaho DEQ and determined that a consultant ([Materials, Testing, and Inspection-Idaho](#)) requested the DEQ records for this parcel on 23 February, 2017. DEQ responded with the attached 27 February email back to MTI-ID. On 2 May, we contacted MTI-ID and their Environmental Services Manager indicated that MTI has not conducted a Level 1 environmental site assessment (ESA). We don't see any applicant documentation of a Level I ESA on the PDS site. I've also pasted in our email exchange with Idaho DEQ below.

**In summary, we'd like the City to help resolve the DEQ status of the property for both this proposal and any future proposals.** We'd obviously consider this issue as 'unresolved', just as your analysis notes the wetlands delineation is also unresolved.

Thank you for your courtesy in fielding all of our neighbor concerns! See you Monday evening.

R/ John Mooney, Jr.  
 BVNA Board President  
 208.850.8369

From: [Albert.Crawshaw@deq.idaho.gov](mailto:Albert.Crawshaw@deq.idaho.gov)  
 Subject: RE: Proposed Residential Development on Former Construction Equipment Junkyard  
 Date: May 1, 2017 at 9:17:13 AM MDT  
 To: [mikereineck@mac.com](mailto:mikereineck@mac.com)

Mike,

DEQ does not have any records for this location. I completed a search of Public Records Request (PRR) and found a local consultant did submit a request for information of the 3503, 3547, and 3555 E. Warm Springs Ave. properties on 2/23/2017. The consultant indicated a level I environmental assessment which typically includes soil sampling to determine unknown contaminants at the site prior to development. You can submit your own PRR for results of that request from 2/23/2017, or for the ESA Level I completed by the consultant when finalized.

I hope this helps you with questions and concerns.

Please contact me for additional questions or clarifications.

Thank you

V/r

Albert Crawshaw  
 Hazardous Waste Science Officer  
 Idaho Department of Environmental Quality  
 1445 N. Orchard  
 Boise, Idaho 83706  
 (208)373-0469

----- Forwarded message -----

From: **Barber Valley NA** <[bvnaboise@gmail.com](mailto:bvnaboise@gmail.com)>

Date: Fri, Apr 28, 2017 at 4:08 PM

Subject: BVNA Testimony re: CAR17-00004 PUD17-00007

To: Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)>

Cc: Brandy Wilson <[brandymwilsonxvii@gmail.com](mailto:brandymwilsonxvii@gmail.com)>, Chris Hendrickson <[icuski2@yahoo.com](mailto:icuski2@yahoo.com)>, Dick & Mary Lou Kinney <[kinney65@msn.com](mailto:kinney65@msn.com)>, Heather Stegner <[stegner.heather@gmail.com](mailto:stegner.heather@gmail.com)>, Jeff & Kathy Steele <[Jsteele509@aol.com](mailto:Jsteele509@aol.com)>, Jeremy Maxand <[jmaxand@hotmail.com](mailto:jmaxand@hotmail.com)>, John Mooney Jr <[jksm01@gmail.com](mailto:jksm01@gmail.com)>, Leslie Wright <[leslieawright@gmail.com](mailto:leslieawright@gmail.com)>, "Marshall D. Simmonds" <[msimmonds@gmail.com](mailto:msimmonds@gmail.com)>, Mike Reineck <[mikereineck@mac.com](mailto:mikereineck@mac.com)>

Celine,

Thanks for your time on the phone this afternoon, and continued thanks for your understanding on the confusion of the draft submittal yesterday. As we discussed, we do expect a large showing at the 8 May hearing; we will let the people we have on our address list know that this topic is the last agenda item and it may be at least 7pm before this topic comes before the commission.

I've attached our final submission in opposition to the Barber Hill Vista Apartment CAR and PUD proposals. If the PDF is a problem, here's a [link to the document](#) on our Google Drive.

Also, as we discussed, we're concerned about the possibility of environmental concerns on this parcel, based on testimony from long-time residents of the Valley and this photographic evidence from the City's GIS mapping site (1964 photo). There may have never been contamination, or it may have already been remediated, but we're doing some background information requests to ensure there are no residual environmental concerns for the neighbors in this area.

R/ John Mooney, Jr. BVNA Board President



**Jennifer Shafer**

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**From:** Jennifer Shafer  
**Sent:** Monday, February 27, 2017 2:57 PM  
**To:** 'spreere@mti-id.com'  
**Subject:** PRR 170226 - Phase I ESA - 3505, 3547, & 3555 East Warm Springs Avenue in Boise, ID

Dear Ms. Spreer:

On February 23, 2017, the Idaho Department of Environmental Quality (DEQ) received a public records request from you regarding Phase I ESA - 3505, 3547, & 3555 East Warm Springs Avenue in Boise, ID. At this time, we do not have any information associated with this request in our files.

Please contact me at (208)373-0523 with any questions.

Sincerely,

*Jenny Shafer*

Idaho Department of Environmental Quality  
1410 N Hilton  
Boise, Idaho 83706  
(208) 373-0523



1 & 1a



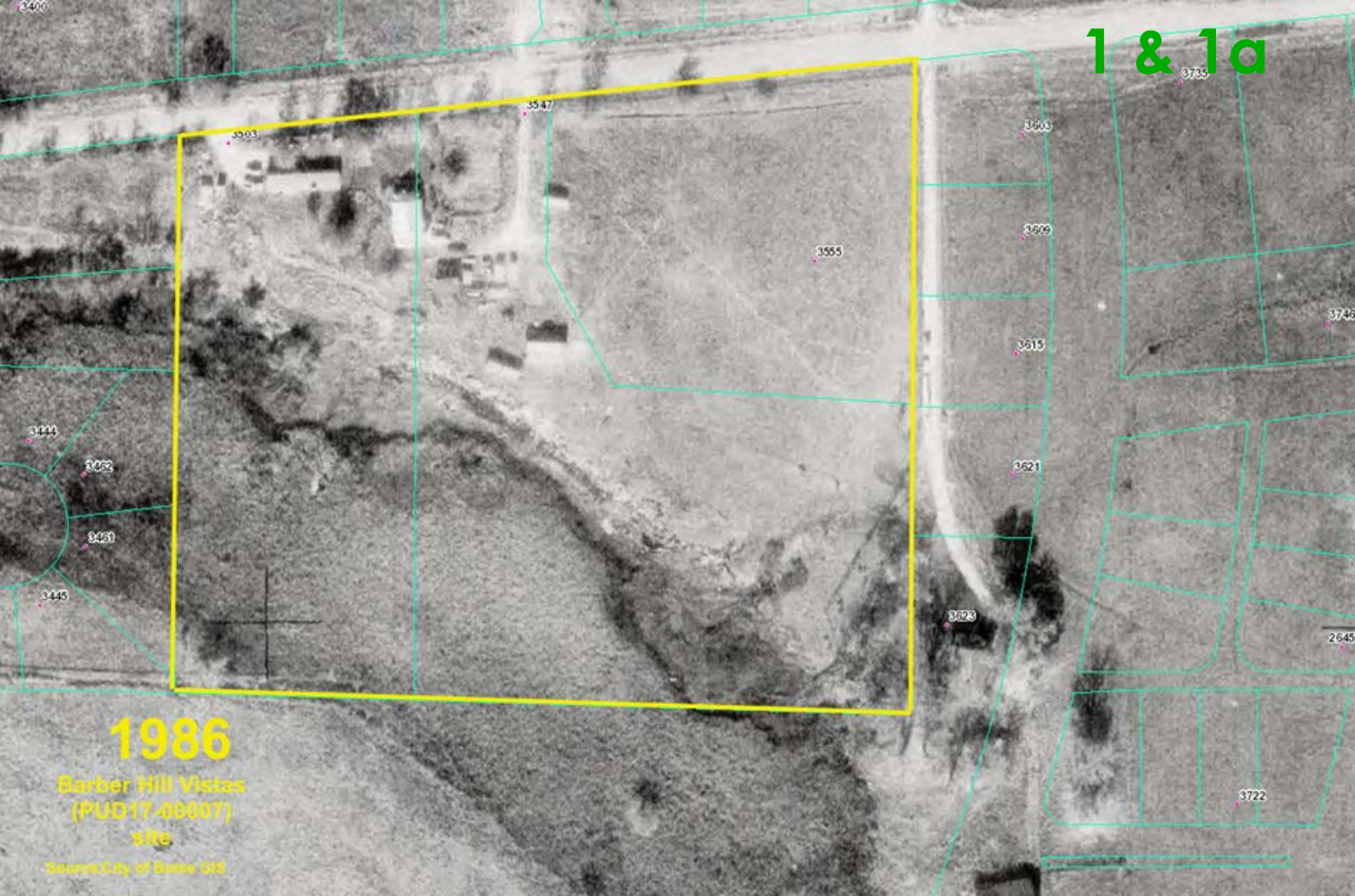
**1964** Barber Hill Vistas  
(PUD17-00007)  
site

1 & 1a

1986

Barber Hill Vistas  
(PUD17-00007)  
site

Source: City of Boise GIS





1 & 1a



2016

Barber Hill Vistas  
(PUD17-00007)  
site

Source: City of Boise GIS

East End Neighborhood Association  
1228 East Jefferson St.  
Boise, Idaho 83712

June 2, 2017

Via Electronic Mail

Boise Planning and Zoning Commission,  
c/o Celine Acord, Associate Planner  
Planning and Development  
Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P O. Box 500  
Boise, Idaho 83701 -0500  
Send to: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

**RE: CAR17-00004 & PUD17-00007**

Dear Commissioners:

Our Neighborhood Association opposes the approval of the project because of increased traffic. Traffic through our neighborhood will increase intolerably from the approval and building of the 120 plus apartments units and rezoning that is being considered by the Planning & Zoning Commission on June 12, 2017.

The East End Neighborhood Association (EENA) Board of Directors are very concerned with the location of the proposed 126 unit located on the proposed rezoned medium density residential in proximity to Warm Springs Avenue. Placement of the 126 Units presents an overwhelming likelihood that the Project's residents will use Warm Springs Avenue, through the East End, rather than Park Center for their westbound trips into Downtown.

At nearly every EENA Board Meeting, we have a concerned neighbor in attendance asking how traffic on Warm Springs Ave could be better controlled to allow for safer access and egress to our neighborhood streets and schools. Hand-activated traffic signals (for bikes and pedestrians) at Adams Elementary School and on Walnut St/Warm Springs Ave. have helped greatly to slow traffic when in use by pedestrians. The EENA Board is considering applying for more of these hand activated traffic signals as a means to slow down traffic, and possibly provide a message for drivers coming from Barber Valley to utilize Park Center instead.

ACHD has presented Trip Generation figures for the proposed project, and Warm Springs Avenue, but does not show the increases that will be generated for Warm Springs Avenue West of the Mesa after the build-out of the already approved 58 homes and 18 Apartments on Warm Springs between the Mesa and Walling. Traffic counts were provided for several different routes in the project report from June 2014-December 2015. The average daily traffic count for Warm Springs Avenue east of Walnut Street was 13,126 on 9/24/2015. ACHD should schedule additional traffic counts for the section of Warm Springs Avenue from Starview



June 2, 2017

EENA comments RE: CAR17-00004 & PUD17-00007

Page 2

Dr. (off the Mesa) to Walnut Avenue now that more normal traffic has resumed after elimination of the detour from the closed portion of WSA.

To the extent this letter finds its way to ACHD, EENA does not support permanently closing Warm Springs Avenue near Warm Springs Mesa or at other locations east of the M&W market. Other calming and redirecting solutions, including trip capture in Barber Valley and Harris Ranch need to be intelligently explored, funded and executed by developers and their developments in that area.

The EENA Board also would like to highlight the findings outlined in the Project Report: “Although the request for R-2 is a permissible zone within the “Commercial” designation, the proposed development does not comply with several policies and goals outlined in *Blueprint Boise*. As proposed, the rezone is not in the best interest of the public. The included development agreement references a site plan that does not comply with many Comprehensive Plan policies.”

While the EENA Board appreciates the willingness of the applicant to address the concerns brought forth by the community, we still feel that the revisions submitted by the applicant are concerning to our neighborhood and overall community..

We agree with staff’s recommendation to deny the PUD and rezone. Please deny the applications in the above two matters.

Respectfully,

East End Neighborhood Board of Directors

Cc: Stacey Yarrington, ACHD –syarrington@achdidaho.org



Brittney Scigliano  
EENA President

June 2<sup>nd</sup>, 2017

P&Z Commissioners  
City of Boise Planning and Development Services  
150 N. Capitol Blvd  
Boise, ID 83702

RE: Barber Hill Vistas CAR17-00004, PUD17-00007  
Subject Property: 3502, 3547, 3555 E Warm Springs Boise, ID 83716  
SLN Planning Letter submitted May 22, 2017 Revised Site Plan

Dear Commissioners,

The East Boise Concerned Citizens (EBCC) is an established volunteer group of over 50 active citizens living in and near Dallas Harris Estates in Harris Ranch, the greater Barber Valley and throughout East Boise. We have been actively engaged in research and monitoring the submitted proposals while educating surrounding neighborhoods on the public review process, City of Boise Planning and Zoning policies, Blueprint Boise Comprehensive Plan, and specifically SP-01 and SP-02 plans.

Our concentrated efforts, which include unprecedented public outcry of almost 1,300 petition signatures submitted so far from East Boise opposing this proposal, have contributed to a unanimous request for denial not only from our immediate neighbors, but from the initial Barber Valley Neighborhood Association (BVNA) letter submitted dated April 28<sup>th</sup>, 2017, as well as recognition and written testimony of support for denial from the East End Neighborhood Association (EENA), Warm Springs Neighborhood Association (WSNA) and the Warm Springs Historical Society, all have submitted previously to City Planning and Zoning on public record, prior to the hearing deferment request by the applicant. We have been working diligently alongside the BVNA regarding the revised proposal. We believe the public process is at a critical juncture and the concern generated by the applicant's persistence require, that as public citizens we again express to the Commission and City Council our strong request for denial in a separate written submission.

EBCC is pleased that the Planning and Zoning staff continues to recommend disapproval of the proposed re-zone and PUD. We would like to recognize and applaud the on-going efforts of the Planning and Zoning Current Planning Staff, led by Cody Riddle and planner, Celine Acord, in coordinating the dissemination of information and review of the submitted proposals. Staff has met with us on multiple occasions, and have been unfailingly helpful, answering our questions and addressing our concerns to the very best of their ability. Thank you so much for having such a caliber and capable group overseeing the explosive growth that Boise, not just the Barber Valley, is experiencing.

As neighbors, we also recognize over the last 20 years, the Commission and City Council have had the thoughtful foresight to develop the long-term plan for East Boise Barber Valley (SP-01 and SP-02). Your insightful planning and careful adherence to the long term have resulted in the development our area in a manner that has made it a wonderful place to live and work and a desirable place for developers to provide planned housing of all types. We applaud your work to date and ask that you continue to stick to your original long-term plans so that East Boise and the Barber Valley will continue to be the kind of community that you envisioned it would be when you started this process many years ago. In that light, we wish to respond to the recent applicant revisions submitted to Planning and Zoning staff.

In the interest of brevity, we attempt to distill and summarize the most frequent concerns we have heard from our residents and that we agree on as an organized private citizen group. We then will provide rationale for our request to deny both the application for rezone and PUD proposals. Our comments are in addition to the extensive referenced concerns in previous written testimony and the outstanding unaddressed issues identified in the first submitted BVNA letter (submitted April 28<sup>th</sup>, 2017) and the most recent Planning and Zoning Staff Memo (submitted June 1<sup>st</sup>, 2017). Please understand our effort today

should in no way be interpreted as anything but the desire of our volunteer citizens who have invested countless hours researching and deliberating to a unanimous consensus, to be heard and factored into the decision made by the Commission and City Council, as reflected in the multitude of public written testimony already on record, and are continuing to be submitted.

### Summary of Position

EBCC opposes the application not because it is a high-density apartment development, but because it is a high-density development in the wrong location in the Barber Valley. Our view is this developer has not gone far enough, and is not respecting the 'spirit' and intent of the Specific Plans, by proposing a high-density development in a low-density planning area. Therefore, we maintain our position to request the following:

- Deny the subject application for re-zoning as it is not in accordance with the Comprehensive Plan, the Barber Valley Planning Area Policies and SP01. Buying a home is the most expensive investment a citizen makes and it represents a commitment to his/her community for a significant length of time. Citizens in the Barber Valley purchased homes with the understanding that the City was committed to a "planned community" approach with the goals of integrating urban living with wild-life preservation through careful consideration of density, design and transportation. We view Blueprint Boise, SP-01 and SP-02 as a "contract" with the elected City officials that, in exchange for planned high density housing and commercial development along and between our transportation corridors of the Warm Springs Extension and Park Center, we will be granted a predictable pattern of density in residential areas. Approval of this rezone and PUD application opens up a "Pandora's Box" where the motivation for developer's profit will supersede the desires and goals of the community. The submitted redesign is an excellent example of this issue. In attempting to respond to the PUD requirements for multiple types of housing on an acreage of this size, the developer refused to reduce the density and instead reduced the buffers on the sides of the development to crowd tiny single-family housing units and connected townhouses closer to boundaries, thereby failing to (1) provide for "transition" with the surrounding single-family homes, (2) reduce open space and (3) demonstrating no consideration for this property's unique qualities as an highly visible entry point to the Barber Valley. The reduction of open space, destruction of wetlands and construction of multi-story apartment buildings to achieve the developer's desired density directly contradicts the goals of the Barber Valley and further validates the EBCC's conclusion that increased density belongs where the infrastructure and resources are designed to support the density, as outlaid in SP-01 & SP-02.
- Deny the subject application for re-zone and PUD development as it is clearly detrimental to the public convenience and general welfare. There are unanswered questions regarding the prior use of the property as a disposal location. The single entry/exit (with a secondary exit requiring management's assistance to open) for a development of this density (125-units) poses a significant risk to the occupants and surrounding neighbors in the event of a fast moving wild-fire such as was experienced in the recent past (June 30<sup>th</sup>, 2016). Upon approval and build-out, this multi-family development will add additional children to two already overburdened grade schools who must use temporary buildings to accommodate their overpopulation. While the school district believes there is room for these children in this situation, the number of children expected with the current build out of Harris North (approximately 172 single-family homes) and the additional approved developments across the Barber Valley raises the question "Who is thinking about the general welfare of these students?" The expedited construction of the Harris Ranch Elementary School would reflect the highest concern for the students' welfare and the families' convenience. Until then, high density multi-family construction should be limited to a predictable pattern that can be accommodated by our schools.
- Deny the subject application for re-zone and PUD development as the inappropriate location of this proposal will clearly impact the public convenience. The high density residential/office/commercial areas designated in SP-01 & SP-02 were located to facilitate access and use of public transportation as well as resources, employment, and entertainment, thereby decreasing motor vehicle trips in accordance with Smart Growth policies. As noted in the Smart Growth Policy Guide titled *Encourage transit-oriented development* "Well-designed transit-oriented development can be a powerful engine for local growth and for maintaining and growing the local tax base." The City needs to stay the course of SP-01 and SP-02 well-designed plans to achieve adequate ridership to support and grow the

transit system in our area. Also categorizing under “public convenience and welfare” is the very conservative estimate of ACHD of an additional 821 vehicle trips a day in our neighborhood. The most frequently reported objection to this development was “no more traffic.” While we realize the parcel will be developed and additional traffic will occur, the use of “standard” trip generation estimates to calculate the acceptability of a high-density development means what is acceptable in Los Angeles or New York City should also apply in Boise, Idaho! Is this really what the city had in mind when it developed SP-01 and SP-02? To reference from the Smart Growth Policy Guide titled *Reform level-of-service standards*, “Design decisions based on high level-of-service performance measures can end up serving only the motorist at the expense of the very communities that the road is supposed to serve.... maintaining or enhancing the quality of the community should take precedent.” As noted in the ACHD documents, the geological activity along Warm Springs Avenue yields frequent rockslides and closures of the road. Until the hillside is stabilized or yet better, properly mitigated, to ensure consistent, safe passage for cars and bikes or traffic flow is controlled through use of a pilot car or traffic lights, adding more vehicle trips along Warm Springs (around the Mesa) than that already projected from previously approved developments in the area is irresponsible.

### The SLN Planning Letter

While the SLN Planning Letter (Letter) proposes some modifications to the product types within the development, it does not address, or attempt to remedy, fundamental flaws of the proposal. The revised proposal is still the wrong location for high-density (125-units) and is not the right fit for the surrounding neighborhood.

The Letter is candid in its admission that it does not address fundamental concerns that BVNA and others have raised:

The revised site plan still recognizes the originally proposed density of 14.45 dwelling units per acre and 125 total units, as proposed in the R-2 zone change request<sup>1</sup>. What has changed is the reduction in the number of apartment units (from 125 to 104), the removal of the 4-plex product and the addition of a single family residential component to the development. 21 of the units would therefore be a combination of single-family attached and detached product with attached garages located in the northeast quarter of the development.

The Letter also concedes that other key concerns remain unaddressed:

Regarding the open space and wetland design, the development team is continuing its analysis of the wetlands mitigation plan, and will be able to update the Planning and Zoning Commission as to its status as we incorporate the mitigation into the proposed open space areas that are part of the development.

### Fundamental Problems

EBCC, and many others, have previously expressed concern that regardless of how the development is configured internally at the density proposed it is still inconsistent with the Comprehensive Plan, it is still not compatible with surrounding neighborhoods and does not provide any public interest benefits. (Boise City Code, 11-03-04-3).

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<sup>1</sup> In contrast, the adjacent properties to the east within Harris Ranch Specific Plan are developed at a density of 3.2 units/acre; Privada Estates to the north will develop at a density of 1.9 units/acre; Antelope Springs to the west of the site will develop at a density of 3.5 units/acre. (Development Staff Report, pg. 10).



For example, the Harris Ranch letter submitted, through its developer (LeNir, Ltd), said:

First, we are concerned about the level of density proposed in this particular location. Please do not misunderstand - Harris Ranch supports a mix of uses and densities. In fact, it is a hallmark of the Harris Ranch development, which includes single-family detached, townhomes, commercial, and eventually multi-family. This was discussed in the charrette process, during which density patterns were debated and ultimately adopted. Those density patterns include lower densities at the north end of Harris Ranch, leading to higher densities near the major corridors of Parkcenter and the southern bypass, bringing higher numbers to the activity centers and traffic infrastructure that can accommodate it. It also creates a predictable development pattern that we know the neighborhood appreciates. Our concern with this application is that it is out of alignment with the density patterns established in SP-01 and SP-02. The proposal places high density uses and multi-story structures in the northern area of the Barber Valley. Dozens of units will be immediately adjacent to 1/3- acre lots on the east. Three-story buildings look over pathways and ponds on the south. The project is similarly inconsistent with densities to the west and north of the project.

Again, we have no issue with density; however, we believe the density proposed is not consistent with the densities adjacent to this property, nor is it consistent with the pattern of development identified in SP01 and ratified for the area in *Blue-print Boise*.

There are other problems not addressed by the SLN Letter. Among them:

--On April 26, 2017, the Idaho Department of Fish and Game (IDFG) filed a letter raising significant wildlife passage questions. These questions remain unanswered.

The IDFG letter calls out for primary and secondary wildlife corridors, the plan only addresses a 50' wide corridor in the western boundary, which indicates that it is an improved wildlife corridor. Where is the secondary corridor addressed in the plan?

--On April 18, 2017, the United States Army Corps of Engineers filed a letter pointing to unresolved wetlands questions.

Plans submitted to date do not show or illustrate the wetland area. EBCC recommends the wetlands be preserved and improved, rather than mitigated and an apartment block built on top of filled in wetlands.

### The Planning Team Report

In its entirety, the initial Staff's Report, dated May 1<sup>st</sup>, 2017, is informative, reflects facts and outstanding professionalism.

This report, however, contains one unfortunate sentence that has led to confusion. On Page 8, Staff writes, "Overall the Planning Team is in support of introducing multi-family residential in this location since the majority of Barber Valley will be consumed by one product type: single family dwellings."

The SLN Letter grasps onto this sentence as support for its requested density. EBCC has two concerns with this sentence.

First, we question its accuracy. In accordance with SP-01 and *BluePrint Boise Barber Valley Policies*, multi-family dwellings are being developed within the planning area; the area is not consumed by a single product type.

Second, whatever this sentence is intended to mean, it cannot mean the Commission should (or could) approve a proposal that is not in compliance with the Comprehensive Plan, is incompatible with surrounding development and does not provide public interest benefits. As we have demonstrated, the

revised proposal does not meet these criteria. The SLN Letter reads more into this sentence than it could possibly mean.

Figure 1 graphically illustrates the disconnect between SP-01 and the proposed PUD. The single-family homes along Barber Drive immediately to the east of the proposed PUD were planned and executed at 2 dwelling units per acre (2 DU/ac depicted in yellow). The next line of single-family homes as the development progresses away from the base of foothills are 4 DU/ac (light green) and then gradually increase in density to 6 DU/ac (light orange). The final density increase is along Parkcenter and is composed of a mix of densities ranging from 8 to 15 DU/ac (orange). The Village Green area is annotated as “TC” and is depicted in both pink and purple and includes mixed-use densities up to 30 DU/ac which would accommodate an apartment development. Of greater significance, all the parcels annotated as “SW” and “SE” south of Parkcenter are planned at 15 DU/ac. The applicant’s parcel is annotated as “NAP” indicating ‘Not A Part’ of the Specific Plan yet the other parcels, specifically, Antelope Springs and Privada Estates, immediately adjacent to the proposed Barber Hill Vistas have been developed with a respect for and solid adherence to the Specific Plans.

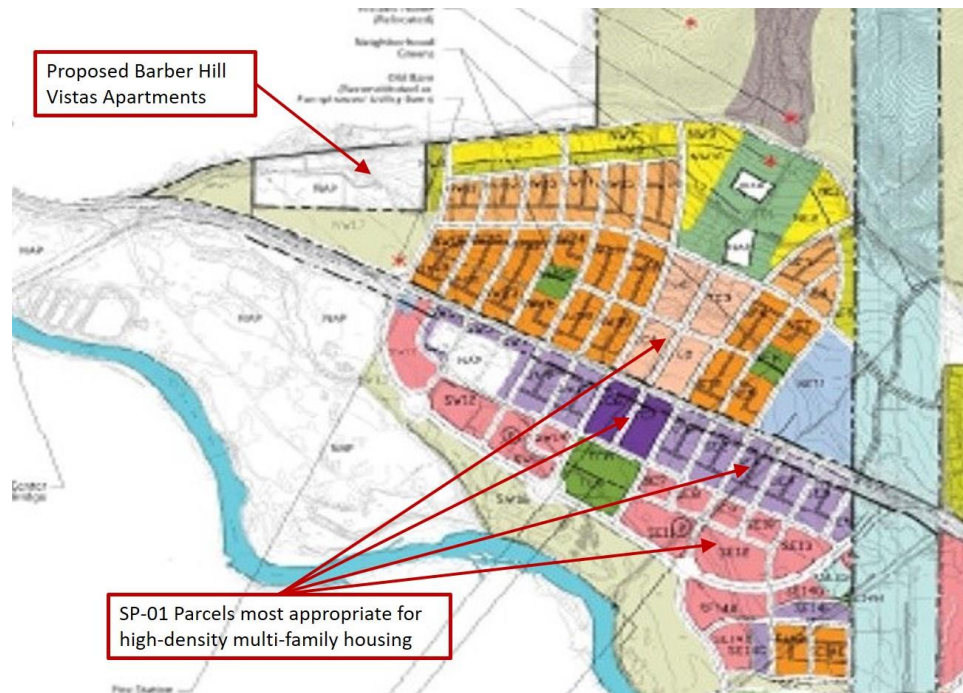


Figure 1 - Harris Ranch Specific Plan 2007 Land Use Development Plan

The numbers available from SP-01 indicate that the total dwelling count at buildout will be 2,439 with 1,549 of those units as single-family homes, which refutes Staff commentary. SP-02 buildout totals are more difficult to assess, but these are the ‘other’ high-density housing projects outside SP-01 that are complete or in progress:

- The Arboretum Apartments (Brighton - at Parkcenter Bridge) 162 units (available for rent in Aug 2017)
- Park Place Townhomes (Brighton - Marianne Williams Park) 151 townhome units
- The Terraces (Residential Senior Living Community) 161 units
- Council Springs Apartments (Mill District) 11 units
- Town homes under construction on Park Center 96 units

### Residential Property Values

Surrounding single-family residential property values will be effected and burdened by “economic harm” and “market impairment on resale” due to the proposed adjacent 125-unit complex. The tiny single-family homes, townhouses, and optionally live-work units if sold, located within this high-density

complex will be offered for sale at a much lower price than surrounding single-family homes. The resale value of surrounding existing homes will be impaired (detriment by proximity). Nearby neighborhood home resales will be effectively impacted as well from reported Realtor MLS comparable sales (a concentric ripple effect). This is not good for the quality and value of the neighborhood in general, and is not in the best interest of general welfare. Many East Boise Realtors would agree with and support this conclusion.

#### Condition of Denial

EBCC understands that the Commission may think it is necessary to suggest improvements necessary to gain a subsequent approval if it denies the re-zone application. EBCC suggests that all parties (developers and our citizens) would greatly benefit from a clear statement that future proposals should not include density greater than that permitted in the near-by SP-01 area, specifically, the adjoining Dallas Harris Estates addition to Harris Ranch which is developed at a density of 3.2 units/acre. This density limitation would almost certainly meet the plan compliance, neighborhood compatibility and public convenience tests of Boise City Code 11-03-05-3. Any subsequent application from the developer should also address and remedy the problems identified above.

#### Alternative Site Plan (18 Single-Family Homes)

While EBCC does not think we have an obligation to re-design the project for the applicant, we continue to propose an example of a potentially feasible site recommendation that the neighbors would support. It shows this property could be developed in a way that respects existing densities and neighborhood compatibility. The proposal shown in Figure 2 demonstrates density compatibility with 3 surrounding single-family home density, zoning and quality architectural design (Antelope Springs (3.5 units/acre), Privada Estates (1.9 units/acre), and Dallas Harris Estates (3.2 units/acre), which leaves wetlands area undisturbed, and maintains the existing single-family home (located at 3555 E Warm Springs) on a 1 acre parcel intact.

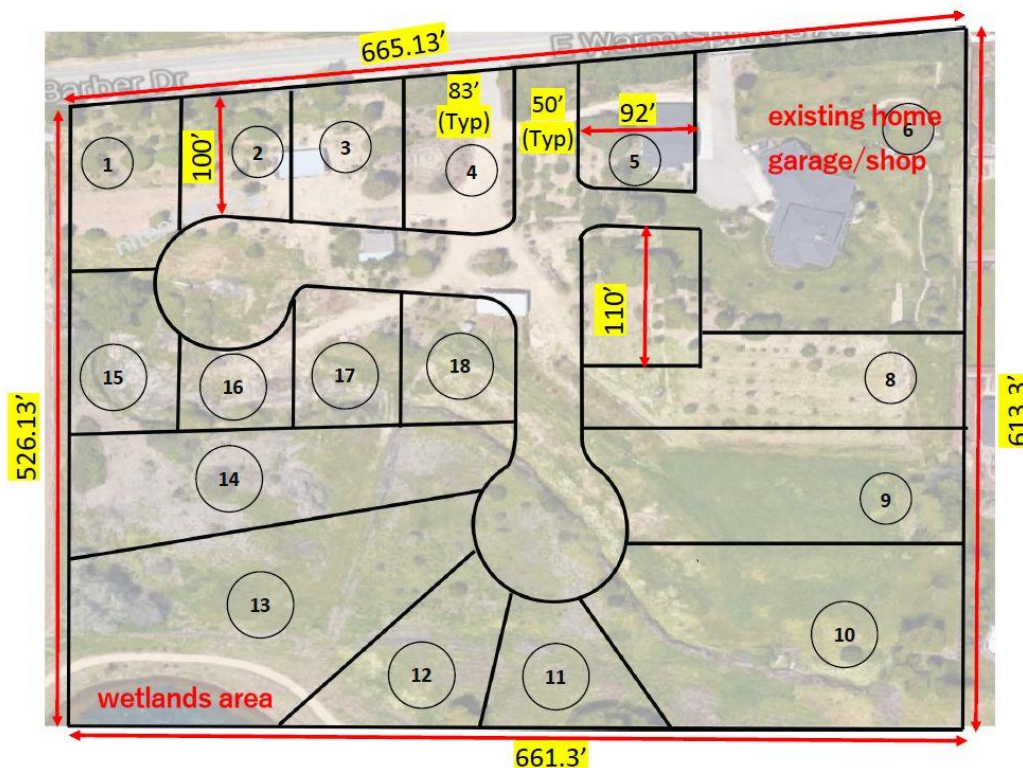


Figure 2 - Alternative Compatible Site Plan

Conclusion

EBCC appreciates the opportunity to comment. All of us have made a significant investment in our community, in jointly creating a well-designed vision for the Barber Valley that is walkable, safe, and supportive of active living and healthy lifestyles, that aligns well with Smart Growth principles. We are proud to be a part of the first planned area development in the West to successfully integrate new urbanism and wildlife preservation.

Please do not misunderstand, EBCC is not asking the Commission to save us from developers. As a very pro-active and credible group of neighbors, we have openly accommodated our growing community as it navigates many on-going developments in the Barber Valley. Our community understands remaining in-fill and parcels will eventually be developed. We are asking the Commission and City Council not to approve a proposal that offers no demonstrated value or clear benefit to our neighbors. We chose to live here based on the confidence the Specific Plan will continued to be followed by our City leadership for the greater good of all, and not for the gain of just one.

Thank you again for considering our position. We urge you to recommend denial of the requested re-zone and disapprove the proposed Planned Unit Development.

Respectfully submitted,

Members of East Boise Concerned Citizens

Carolyn Corbett  
Lynn and Elaine Russell  
Jeff and Tara Russell  
Mark Russell  
Celeste and Joe Miller  
Larry and Jan Satterwhite  
Sharon and Michael Bixby  
Dave and Rebecca Jauquet  
Jeff and Leslie Wright  
Harry and Anne Keller



May 8<sup>th</sup>, 2017

TO: Celine Acord, Associate Planner/Cody Riddle, Current Planning Manager  
Boise City Planning and Development Services  
Boise City Planning and Zoning Commission

150 N. Capital Blvd  
Boise City Hall  
Boise, Idaho 83701

RE: **CAR17-00004 & PUD17-00007 / Applicant Deferral Request**

Dear Celine and Cody;

This letter is in response to late correspondence submitted via email (May 5, 2017) by SLN Planning, representing JKB Construction Management & Development, Inc., requesting deferral to June 12, 2017 to explore alternative designs and conduct additional outreach with neighborhood residents.

As an initial matter, we object to the use of the deferral process as a vehicle to permit amendments to an application, thereby circumventing the extensive notice, neighborhood meeting, reasonable opportunity for written comment and public hearing on the application as provided in Boise Zoning Ordinance Sections 11-03-(1)-(8). Section 11-03-13(c) sets out reasons for deferrals of hearings, and it is clear from this that the deferral process is not intended as an amendment process. At what point are changes resulting from *'exploring alternative designs'* significant enough such that a new application is required? If, however, the Commission decides to grant the deferral and allow amendments to the Application to be heard on June 12th, please consider the following:

The included email request states: *"Page 8 of the Planning Division Project Report under Conclusion gives recommendations to the applicant on how to obtain approval from the Planning Team. We are in the process of addressing each of those items, including creating additional drawings, as recommended."*

The referenced Report statement suggesting *"to obtain approval"* is a dramatic overstep and exacerbates why there remains critical concerns that may not have been addressed in their entirety, as Staff recommended *well in advance* of scheduled May 8th hearing to deny rezone and PUD for the proposed project. This statement erroneously implies to the applicant that if each of these 8 items are addressed, approval is warranted. The statement should be revised to reflect *"to increase consideration of gaining approval."* The purpose of the Report is to apply analysis of facts relative to the application and assess for alignment or inconsistencies with planning policies, and not to indicate a pathway to approval in any manner whatsoever. Public buy-in and impartial Planning and Zoning Commission recommendation to City Council is paramount to the success of public process procedure.

Our concerns with this application have not changed: it is unacceptably and severely out of alignment with the character and density of the surrounding residential area, density patterns adopted in SP01 and SP02, and Blueprint Boise (BV-14) which mandates that SP01 and SP02 are to *"guide future development in the Barber Valley."* It is these predictable patterns that insures integrity of solid planning and adopted

Smart Growth principals, in which planned multi-family housing is concentrated around the hub of identified Activity Centers and accommodating traffic infrastructure. All 3 immediate surrounding single-family residential neighborhoods (Antelope Springs, Dallas Harris Estates, Privada Estates) have been developed according to these policies and firmly align within predictable patterns.

The applicant's response letter to the Staff report, submitted to Planning and Development Services on April 27<sup>th</sup>, 2017, indicates: *"the development application, as submitted, meets the intent of the design and character of the area, while taking extreme consideration for compatibility to the immediately surrounding neighborhoods."* The proposed multi-family application is in no way 'compatible' with any adjacent high-quality, low-density single-family residential neighborhoods and similar targeted demographic. Great neighborhoods are built on the foundation of neighbors who are invested long-term in the quality and atmosphere of impacting and surrounding properties. In fact, none of these considerations were addressed in the application to date.

There are at least 1500 high-density residential, including multi-family housing units (existing, under construction or planned) readily identified in SP01 and SP02 land use designations and ratified in Blueprint Boise. The statement in the Report Conclusion, *"the Planning Team is in support of introducing multi-family residential in this location since the majority of the Barber Valley will be consumed by one product type; single-family dwellings."* is inaccurate and unjustified. There already exists a balanced offering of high-density residential, exactly according to approved plan.

In consideration to Planning and Zoning Commission granting the applicant's request for a deferral, as concerned neighbors and residents, we recommend the following conditions are attached to deferral approval:

- grant a one-time deferral to no later than June 12, 2017
- conduct another Barber Valley neighborhood meeting to solicit community input and feedback
- conduct outreach with adjacent neighbors prior to neighborhood meeting
- revised or new plans, drawings and reports are to be made public well in advance of meetings to allow adequate time for review

There are multiple identified complex issues surrounding the proposed apartment development that have not been effectively addressed: including alignment with comp plan (BV-14) and city code, topography, storm water containment, wetlands, wildlife, open space, environmental concerns, connectivity, safe roadway ingress/egress onto Warm Springs avenue, fire evacuation, pedestrian safety. If the applicant cannot make application materials public by June 5<sup>th</sup>, 2017, we are open to consider a further deferral by the applicant or their representative to allow adequate time for neighbors to review. Neighbors request at least 5 working days to conduct extensive due diligence.

Though Staff memo (dated May 5<sup>th</sup>, 2017) states *"to explore alternative designs and conduct additional outreach with neighborhood residents"*, it remains our concern that the applicant's efforts and submitted revisions will result in minor amendments appealing only to address stated Report recommendations, and will still fall short and remain incompatible. While we continue to express our concerns, as reflected in unanimous opposition to this application, the neighborhood respects and supports the rights of the property owner to make use of their own private property. We ask again that a responsible and reasonable development be proposed in a manner that does not take away from the rest of the adjacent neighborhood. At very least, any proposed development should directly enhance the quality of the neighborhood and provide public benefit. The gain of one should not be at the expense of many.

We appreciate the opportunity to comment on the deferral request. Kindly transmit this letter to the Commission prior to tonight's meeting. Thank you for your consideration.

Respectfully,

Members of East Boise Concerned Citizens

cc:

Carolyn Corbett  
Lynn and Elaine Russell  
Mark Russell  
Celeste and Joe Miller  
Larry and Jan Satterwhite  
Jeff Steele  
Harry and Anne Keller  
Sharon and Michael Bixby  
Dave and Rebecca Jauquet  
Jeff and Leslie Wright



*Via email (cacord@cityofboise.org)*

Celine Acord  
City of Boise Planning and Development Services  
150 N. Capitol Blvd.  
Boise, Idaho 83701

Re: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)  
**Response to Revised Site Plan**

Dear Celine:

I write again on behalf of Barber Valley Development, Inc., the developer of Harris Ranch. Since our last letter, we have had the opportunity to review the updated plans provided by the applicant, as well as the additional comments provided by the applicant's planner, Mr. Nichols, and attorney, Mr. Lakey.

We appreciate the applicant's attempts to revise the application. As noted previously, we are not in opposition to multifamily projects in the Barber Valley—in fact, Harris Ranch was planned through a charrette process to include multifamily development in the denser areas of the project located near East Parkcenter Boulevard. This is where we expect additional commercial development and, ultimately, transit options will be available to accommodate these higher-density uses.

The applicant's attorney, Mr. Lakey, has indicated that the "Applicant has used the specific area plans for Harris Ranch and Barber Valley as a basis for many of its design components in this project." Perhaps some visual design elements were incorporated, which we expect will be more fully vetted in connection with design review. In the meantime, the most fundamental issue has not been addressed. Again, SP01 provides that multifamily development will be further south along the main transit corridors—not in the single-family residential area next to Barber Drive and the foothills. If this factor is ignored, there is simply no way to conclude that the application is in conformity with the specific area plans for Harris Ranch and Barber Valley.

The revised site plan raises additional follow-up questions that we believe should be addressed prior to hearing:

- **Traffic.** The prior application did not require a traffic study because it did not reach the 1,000 daily trip or 100 PM peak hour threshold generally applied by ACHD. We suggest verifying that the additional traffic generated by single-family residences has been studied to ensure the impacts on area roadways are understood. Particularly given that



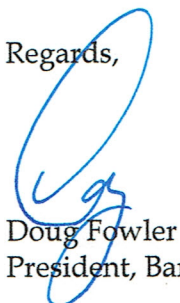
Barber Drive is intended to remain rural in character. For example, it does not currently have curb and sidewalk on the foothills side.

- **Wetlands, Drainage, and Wildlife.** We remain concerned that the on-site wetlands be studied and adequately remediated. After having reviewed Mr. Lakey's letter, we only see conclusory statements that the "quality of on-site wetland and wildlife areas will be improved." In reviewing the site plan, we see a vast expanse of asphalt or concrete and wonder how this can be the case. This also raises the question of whether all stormwater can be accommodated on-site and whether adjacent property owners will be affected. Finally, with regard to preserving wildlife, we have invited the applicant to join in the Harris Ranch Wildlife Mitigation Association, but that request has to date fallen on deaf ears.
- **Public Notice of the Elements of this Application.** Mr. Lakey indicates that the "Applicant will propose some additional language in the Development Agreement to ensure compatibility with character of the area." Once again, we believe the public's greatest concern is with regard to density and the location of multifamily development. If conditions are going to be suggested that address this issue, the public is entitled to have an opportunity to review this language and provide comment. If significant components of the application are not complete in time for the hearing, the public's opportunity to comment is lost. When will these conditions be proposed?
- **Connectivity.** The application continues to show a connection to the Harris Ranch property. While a request to connect has been made, there has not been sufficient detail provided to address how this arrangement would be fair and equitable. As of now, Harris Ranch and its residents pay for community amenities including maintenance of sidewalks, common area, ponds, etc. Fundamental questions regarding contribution to maintenance or addressing liabilities have not been addressed. Harris Ranch has been a forerunner in connectivity; however, in the absence of a specific request addressing each of these issues, the request cannot yet be taken seriously.

Once again, it is not our intent to throw up road blocks to area development, including with respect to multifamily. Multifamily is planned in Harris Ranch in areas and patterns that the community stakeholders helped to identify. As it stands, we do not believe this application aligns with those commitments from years ago.

Once again, we appreciate the opportunity to comment on this application.

Regards,



Doug Fowler  
President, Barber Valley Development, Inc.

**June 1, 2017**

**Patrick J. Telleria  
3400 East Warm Springs Ave  
Boise, ID 83716**

**RE: proposal to build a 125 unit development at 3555 East Warm Springs Ave**

**Please note that I represent 3 different entities. I own and live on the property that is northwest of the proposed development across Warm Springs Ave. I also am the developer of the property adjacent to the west known as Antelope Springs and the president of the Antelope Springs HOA.**

**This proposed development is inconceivable, incompatible, incongruent, inconsistent, and unmixable with the surrounding properties. It is also, in my view, unethical.**

**The developer's only motivation is greed. The notion to create value while simultaneously destroying the value of the surrounding properties is nefarious at best.**

**While I recognize the right to develop the property, I also believe that it has to be done in way that does not destroy the value or the quality of life that already exists. The city should not allow multi-family housing of any kind, especially apartments on this location. Multi-family is appropriate for arterial streets such as Park Center Blvd., not collector streets like Warm Springs Ave. Single family housing is the appropriate use of this property and the developer and his surrogates know this, yet they keep trying to shove a square peg into a round hole.**

**I strongly urge P&Z to deny the request to rezone the subject property to R2D/DA with a conditional use permit that allows multi-family on this location. To do otherwise is setting a precedent that is a slippery slope at best.**

**Pat Telleria**

**Property owner  
Developer, Antelope Springs  
President, Antelope Springs HOA**



## Privada Estates Homeowner's Association

June 2<sup>nd</sup>, 2017

Boise City Planning and Zoning Commission  
Boise City Planning and Development Services  
150 N Capital Blvd  
Boise, Idaho 83701

cacord@cityofboise.org  
(sent via email)

Attention: Celine Acord, Current Planner

**Re: CAR17-00004 & PUD17-00007 / Barber Hill Vistas – Revised Application**

Dear Celine;

This matter has come to the attention of the Privada Estates Homeowner's Association, regarding the revised site plan proposal submitted May 22<sup>nd</sup>, 2017. I would appreciate if you would please enter this letter into submitted materials for Planning and Zoning Commission review prior to the scheduled June 12<sup>th</sup>, 2017 hearing.

From the Board's review of submitted revision materials, we notice there has been no change in reduction of proposed density. The revision remains a proposal to develop a 125-unit high-density project in an area immediately surrounded by high-value, large detached single-family homes. As such, the revised proposal remains incompatible, still does not comply with Comprehensive Plan (SP-01 and SP-02), nor is there any demonstrated value in the best interest of general welfare and public convenience.

The Board's position on this application is: (1) it proposes a high-density development in the wrong location, (2) there are available and more appropriate locations for this type of development within the Barber Valley, and (3) approval of this application may set a precedent for the future development of parcels outside SP-01 and SP-02 which would contribute towards an erosion of community and quality of life in the Barber Valley that our neighbors have come to count on. Please consider, there is no justifiable necessity or market demand to develop and add 125 high-density units on the subject property to compound density and contribute to the total number of planned units developed in the Barber Valley.



## Privada Estates Homeowner's Association

The Privada Estates Homeowner's Association has full property ownership of 3 parcels within Privada Estates, all located with 300-foot perimeter of the proposed 125-unit site:

3580 E Warm Springs Ave, Boise, ID 83716 (R7181810040)  
3472 E Warm Springs Ave, Boise, ID 83716 (R7181810180)  
2301 Via Privada, Boise, ID 83716 (R718110190)

Please add the Privada Estates Homeowner's Association to the group of property owners within 300 feet of the perimeter of the subject property for the proposed 125-unit site.

I strongly urge the Commission to deny the revised application. Thank you again for your consideration.

Respectfully Submitted,

Jeffrey P. Wright

President, Board of Directors

Privada Estates Homeowner's Association, Inc.



**Celine Acord**

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**From:** Mary McGown <mary.g.mcgown@gmail.com>  
**Sent:** Friday, April 28, 2017 10:21 PM  
**To:** Celine Acord  
**Subject:** Zoning Variance - Harris Ranch

Boise City Planning & Zoning

**RE:** Opposition to rezoning from residential to high density for an apartment complex on Warm Springs Avenue

Boise City Planning and Zoning:

I am opposed to a zoning variance to allow high density development in place of residential density development on Warm Springs Avenue in Harris Ranch. The adopted Harris Ranch comprehensive plan is a contract with the city government and its residents how that area will be developed. It was designed so the East Parkcenter Bridge would alleviate some of the traffic pressure on historic Warm Springs Avenue. Residents in the proposed apartment complex would add more trips to an already busy street as Warm Springs Avenue would be the most logical route for them to take to downtown Boise.

As it is, I practically have to get a reservation to make a left turn out of my neighborhood onto Warm Springs Avenue almost any time of the day. There is no other way to get out of our neighborhood.

I oppose more traffic through the school zone past Adams School. My children were crossing guards there years ago and both had close calls with cars driven by people who were not paying attention to the school zone. Adding more vehicles makes the probability even higher of some mishap in the school zone.

Thank you,

Mary McGown  
282 S. Mobley Lane  
Boise, ID 83712

**Celine Acord**

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**From:** Heather Crane <hacrane@hotmail.com>  
**Sent:** Monday, May 01, 2017 12:06 PM  
**To:** Celine Acord  
**Cc:** Elaine Clegg  
**Subject:** Regarding proposed zoning change in Harris Ranch

Dear Celine,

I am sure you have received many emails with regard to the proposed zoning change from low density single family homes to apartment complexes on Warm Springs road in the Harris Ranch area. I am a member of the El Paseo and boulder heights HOAs and Warm Springs Mesa Neighborhood association. I live at 2005 Scyene Way.

I would like to add my voice in opposition to this zoning change.

It is irresponsible of the city to approve this zoning change. It is not in accordance with the Comprehensive Plan for Boise, the current neighborhoods surrounding that area and would negatively impact traffic, fire safety, wildlife and property values as well as the city's and city council's integrity should it go through. The area should stay zoned low density single family housing. This is concordant with the neighborhoods surrounding it.

While many of us support appropriate growth, we do not support unregulated and thoughtless growth that negatively impacts the image of Boise, the ethos of Boise as a city which protects open space and the long term viability of Boise as one of the greatest, most livable communities in the United States.

Please consider all these when looking at this proposal and oppose the zoning change.

Thank you very much for your time.

Sincerely,

Heather Crane

### **SUMMARY**

**An out-of-state developer is seeking a zoning variance for a high-density apartment complex on Warm Springs in Harris Ranch, an area currently zoned for low density, single family homes.**

**Location:**



### **If approved, this would mean:**

- An additional 1,000 trips down Warm Springs Ave - a significant increase in traffic for East End neighborhoods

- Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure.
- A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values



Boise is a great community with great neighborhoods because our city leaders have worked hard to ensure smart growth and responsible, sustainable development.

**Celine Acord**

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**From:** Diana Fuhrman <dmaconsulting@cablone.net>  
**Sent:** Monday, May 01, 2017 2:00 PM  
**To:** Celine Acord  
**Cc:** dmaconsulting@cablone.net  
**Subject:** Opposition to the proposed apartment complex on Warm Springs in Harris Ranch!!

Dear Planning/Zoning:

I oppose the zoning variance for a high-density apartment complex on Warm Springs in Harris Ranch. The proposed 18-building, 126-unit development will greatly increase traffic, violate the city's comprehensive master plan, strain the infrastructure, and damage neighborhood character and livability.

I am so disheartened by the way our beautiful part of the city is becoming so crowded, with neglect of wildlife, increased light/noise pollution and overcrowded roads. This development is just one more step in ruining the reason we moved to Southeast Boise. Please consider our voice!

Kind Regards,

*Diana*

Diana Fuhrman, BSN  
Consultant, DF Clinical Solutions, LLC  
Email: DMAConsulting@cablone.net  
Mobile: 208-484-1770



Virus-free. [www.avast.com](http://www.avast.com)



**Celine Acord**

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**From:** Patricia Farrell <brcpatricia1@me.com>  
**Sent:** Tuesday, May 02, 2017 8:22 AM  
**To:** Celine Acord  
**Subject:** Zoning Variance Warm Springs

I oppose the zoning variance for a high-density apartment complex on Warm Springs in Harris Ranch. The proposed 18- building, 126-unit development will greatly increase traffic, violate the city's comprehensive master plan, strain the infrastructure, and damage neighborhood character and livability.

Patricia Farrell  
2681 Mesa Verde Ct.  
Boise, ID 83712  
[brcpatricia1@me.com](mailto:brcpatricia1@me.com)

**Celine Acord**

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**From:** Megan McChristy <megan.mcchristy@gmail.com>  
**Sent:** Tuesday, May 02, 2017 6:35 PM  
**To:** Celine Acord  
**Subject:** old Duesman Farm

Hello,

I am opposed to the construction of the apartment complex by the river near warm springs and parkcenter. I believe that traffic is already an issue and there is still construction that has already started that isn't completed yet. I believe approving this would be irresponsible for both the people already living in that area and the increased environmental footprint so close to the foothills and the Boise river.

Thank you for your time,

--

Megan McChristy (Zip 83706)  
(208) 921-4038  
[Megan.McChristy@gmail.com](mailto:Megan.McChristy@gmail.com)

**Celine Acord**

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**From:** jason morley <jmorley@me.com>  
**Sent:** Tuesday, May 02, 2017 6:36 PM  
**To:** Celine Acord  
**Subject:** Old Deusman Property

Hello,

I live in Dallas Harris estates and strongly oppose the proposed apartment complex that is applying for re zoning. The apartment complex raises the following concerns:

1-warm springs cannot handle the increased traffic nor does it have the infrastructure in place to support it.

2-The area is zoned for low density housing, we should not make an exception for an out-of-state developer who has zero interest in what takes place in our neighborhood.

3-it will reduce property values of neighboring homes

4-this does not coincide with the Barber Valley master plan. People bough their homes based on the Barber Valley plan and this deviates from it. Many individuals would not have purchased their homes in that area had they known that a massive apartment complex would be built.

5-there is already a massive apartment complex being built right down the road. We do not need one more.

6-The apartment complex being proposed is planned to be built right near the wetlands area. This will greatly affect the ecosystem of that wetlands.

7- I will reiterate, we don't need another out of state developer taking advantage of our community ruining our neighborhoods and quality of life.

Jason Morley  
DePuy Synthes  
c 2088410678  
p 2087890829

**Celine Acord**

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**From:** Joe Dannenfeldt <phrogdriver93@gmail.com>  
**Sent:** Tuesday, May 02, 2017 8:17 PM  
**To:** Celine Acord  
**Subject:** Old Duesman Farm

To Whom It May Concern,

Please do NOT allow this rezoning proposal to be approved! A well thought out Master plan already exists for this area. In my opinion, there are no VALID reasons why we should deviate from this Master plan at this time.

For multiple reasons, I urge you to reject this rezoning proposal and continue to follow the existing development blueprint.

Sincerely,

Joe Dannenfeldt  
Harris Ranch Homeowner

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Joe Dannenfeldt  
(757)206-8520



**Celine Acord**

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**From:** Bruce Boyles <[ranchonogota@gmail.com](mailto:ranchonogota@gmail.com)>  
**Sent:** Wednesday, May 03, 2017 9:02 PM  
**To:** Celine Acord  
**Subject:** Old Duesman Farm & other overgrowth in Barbara Valley

I have never seen so much uncontrolled overgrowth as the last 2 years in Barbara Valley. Why can't you put the brakes on this growth before it's too late if it is not too late now. BV was a nice place to live but not any more. Bruce Boyles [ranchonogota@gmail.com](mailto:ranchonogota@gmail.com)

**Celine Acord**

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**From:** Gary and Melissa Calhoun <Simplicity5@msn.com>  
**Sent:** Thursday, May 04, 2017 8:20 AM  
**To:** accord@cityofboise.org  
**Cc:** Celine Acord; Mayor Bieter; Hal Simmons  
**Subject:** CAR17-00004 & PUD17-00007 / JKB Construction Management

To whom it may concern,

We are writing in opposition of the Apartment Complex CAR-17-0004 &PUD17-00007. We live in Antelope Springs Subdivision that borders the Deuesman property. In addition to all the other opposition letters who have the concern of the complex not fitting into the neighborhood, the extra traffic, the affect on wildlife, the white noise and the high density it would bring; we have personal interest in where they are proposing connectivity to Antelope Springs Subdivision. They propose a walking path on our property and our neighbors, Dave and Rebecca Jaquet. They have already written a letter opposing this development. We will not allow any walking path on our properties. It is irresponsible for the developer to even make that suggestion. There is a wrought iron fence running along the property line with dense landscaping on each side of that. In addition there is only a few feet between our two properties as it is. Lastly, connectivity to Antelope Springs brings no outlet more than the Apartment Complex has. Our subdivision also does not connect to the Harris Ranch ponds or any open area. It is a culdesac that outlets onto Warm Springs Ave just as the Apartment complex is proposing.

Thank you for your consideration,

Gary and Melissa Calhoun

**Celine Acord**

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**From:** JEFFERY BLANKSMA <jn2blank@msn.com>  
**Sent:** Thursday, May 04, 2017 11:01 AM  
**To:** Celine Acord  
**Subject:** Rezoning property

City of Boise Planning & Development Services Celine Acord

We are writing to express our opposition of the proposed zoning change for the property located at 3555 E. Warm Springs Avenue to allow high density housing in this otherwise low density/single home area. Many of the current residents of the surrounding area purchased their properties with the confidence that, because of the current Master Plan, the city of Boise would maintain it as a low density housing area. Changing the zoning to allow this high density apartment complex is just a really bad idea. There is a perfectly good Master Plan in place and I recommend that you follow that plan, leave it as is and deny this proposed zoning change.

Sincerely,

Jeff & Nancy Blanksma

Sent from my iPad

**Celine Acord**

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**From:** Ange Levesque <ange.levesque@gmail.com>  
**Sent:** Thursday, May 04, 2017 11:30 AM  
**To:** Celine Acord  
**Subject:** old Duesman Farm

Hello,

I am a resident of Dallas Harris Ranch and I am very opposed to the rezoning of this parcel of land. Boise is voted one of the best cities in the country for a reason. We find a beautiful balance between growth and nature. We should continue to strive for that balance. I moved to Boise from Canada over ten years ago. It is the first place I've ever lived that I wanted to call home. We live in a safe place with kind people in harmony with the natural world. It is because Boise is a well-planned city that everything else has the opportunity to thrive. Please do not deviate from the thoughtful plans already in place. That is what makes Boise special.

I am unable to attend on Monday because I am teaching, but please take my words into consideration. Thank-you for your time.

In light,

**Angela Levesque**



*Author, Healer, Spiritual Teacher*  
Mobile: 208-283-1556

[info@angelalevesque.com](mailto:info@angelalevesque.com)



[www.angelalevesque.com](http://www.angelalevesque.com)





**Celine Acord**

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**From:** Kay Nice <knice@cableone.net>  
**Sent:** Sunday, May 14, 2017 3:29 PM  
**To:** Celine Acord  
**Subject:** Barber Hills Vista Apartments

This is to register my concern and disapproval for the proposed Barber Hills Vista Apartments. This proposal not part of the comprehensive plan for Harris Ranch and Barber Valley. It is not in the best interest of the area. I also have concerns about the disregard for and likely destruction of the wetlands just south of the property. Thank you.

Katherine Nice  
6227 E Playwright Street  
Boise 83716-5814

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# BORTON - LAKEY

## LAW AND POLICY

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141 E. CARLTON AVE., MERIDIAN, IDAHO 83642  
(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

May 15, 2017

Celine Accord, Associate Planner  
City of Boise, Planning & Development Services  
150 N. Capitol Blvd.  
P.O. Box 500  
Boise, ID 83701

Re: CAR 17-00004 and PUD 17-00007 Barber Hills Villas

Dear Ms. Accord,

I am writing on behalf of my client, JKB Construction Management & Development in support of its application in the above noted case numbers. My purpose in preparing this letter is to provide a high-level bullet point overview of the basis for approval of this case. The applicant is willing to substantially redesign components of the project and supplement the application as suggested in portions of the staff report indicating what the applicant could do to obtain a recommendation of approval. As noted this is an appropriate location for multi-family development in this mixed use oriented area.

- Complies with Boise City Code 11-03-04.3
  - The Project is in compliance with the weight of the components of the Comprehensive Plan
  - The application is in the best interest of the public convenience and general welfare.
    - Mixed Use Area – multi-family uses with some single family and live/work components are more appropriate on this parcel than commercial or a continuation of more large single family development.
    - Mitigation of existing poor quality wetland – most mitigation will occur on the property and the quality of on-site wetland and wildlife areas will be improved.
  - Maintains and preserves compatibility of surrounding zoning and development. In consideration of the nearby planning areas this project preserves and promotes compatibility by addressing the following in its design: building mass, height and terraced topography, view preservation,

design, an improved wildlife corridor, large degree of open space and an internal mixture of residential uses and product types.

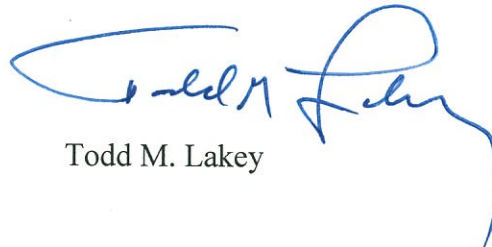
- Complies with Boise City Code 11-03-04.7
  - Location is compatible in design with other uses in this mixed-use wildlife oriented general neighborhood. This R-2 density is near services and commercial development.
  - The proposed use does not place an undue burden on transportation infrastructure.
  - The design of the project fits well on the site and incorporates the terraced elevations, preserves a large degree of open space and landscaping, effectively uses pathways and promotes connectivity.
  - The proposed use is not a continuation of the large single family development to the north and west but is compatible and provides needed multi-family density in what is intended to be a mixed-use area.
  - The proposed use is in compliance with the comprehensive plan
  - The structures comply do and will comply with the city-wide design standards.
- Complies with Boise City Code 11-04-03
  - The project meets the design and dimensional standards for residential districts.
- Complies with Boise City Code 11-06-03.2
  - The project incorporates at least three residential housing types.
  - Utilizes the topography and building location and height and mass to address compatibility and adjacent views.
  - Parking – various types proposed – some inside parking and some covered parking. Parking is hidden from view of exterior.
  - Provides more affordable housing compared to expensive nearby large single family homes.
- Complies with Boise City Code 11-07-03
  - Meets off-street parking and loading standards
- Complies with Boise City Code 11-07-05
  - Project provides a large percentage of open space and landscaping meeting or exceeding city standards.
- Complies with Boise City Code 11-07-06.5
  - The project meets the dimension and amenity standards for a residential PUD. The project includes a variety of residential housing types.
- The applicant has used the specific area plans for Harris Ranch and Barber Valley as a basis for many of its design components in this project.

- Applicant will propose some additional language in the Development Agreement to ensure compatibility with character of the area. Some of these aspects are generated in the conditions of approval which are then incorporated into the development agreement.

The applicant has addressed staff suggestions and the revised project to conform with the zoning ordinance and comprehensive plan. We would respectfully request the City staff review the revised proposal and recommend approval of the revised and supplemented application. Please do not hesitate to contact me if you have any questions or if you need additional information.

Sincerely,

BORTON-LAKEY LAW AND POLICY



Todd M. Lakey

**Celine Acord**

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**From:** Laura Spencer <spencl48id@gmail.com>  
**Sent:** Tuesday, May 16, 2017 9:17 AM  
**To:** Celine Acord  
**Subject:** Barber Hill Vistas apartments

Ms Acord:

I am a resident of Harris Ranch and I oppose the proposed Barber Hill Vistas apartment complex

Laura Spencer  
2819 S Wise Way  
Boise, ID 83716



**Celine Acord**

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**From:** STEVE MOORE <star\_garnet@msn.com>  
**Sent:** Friday, May 19, 2017 1:35 PM  
**To:** Celine Acord  
**Subject:** Disapprove of Proposal for Barber Vista Apartments

Celine,

I am very disappointed in the proposal for Barber Vista Apartments. My wife and I are retired and recently downsized from acreage in Eagle to Harris Ranch. Our goal was to simplify our lives, spend more time cycling, hiking, and to spend more time with family and friends. Although Harris Ranch has very small yards, the design and location, accessibility to trails, the Greenbelt, and the Boise River is just the ticket for this point in our lives. We like to be able to bike or walk to local restaurants and other amenities in the Harris Ranch community. We like the wildlife mitigation effort in Harris Ranch in that it offsets the existing housing impacts.

Our expectation is that the carefully planned community would be preserved intact. I feel that proposals of additional high-density development without regard to the overall community plan is offensive to the type of community advertised by developers. We paid an extremely high price for our small house because of the community. Our taxes are incredibly high in Harris Ranch, but we feel it is worth it, if a quality community is maintained.

I realize that new developments on specific lands in Harris Ranch may not have been addressed in earlier planning efforts. However, new developments should be consistent with surrounding housing and environment.

There are plenty of places for high-density, traffic-clogged apartments in Meridian along Eagle Rd, etc. Keep them there.

I strongly oppose the Barber Vistas Apartments in the current proposal. Single- family housing would be acceptable.

Thanks for listening,  
Steve Moore  
2920 S Shadywood Way  
Boise, ID 83716

Later, Steve

## Celine Acord

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**From:** Shirley Francis <sfrancis@seanet.com>  
**Sent:** Monday, May 22, 2017 3:07 PM  
**To:** Celine Acord  
**Subject:** old Duesman Farm

To whom it may concern:

I find the development proposal on Warm Springs Ave in Harris Ranch unacceptable and irresponsible to the community. We do not need more traffic. Apartment housing makes no contribution to the community. Only lowers home values. I say NO to this proposed project.

Shirley



**Celine Acord**

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**From:** Carolyn Corbett <carocorb@gmail.com>  
**Sent:** Monday, May 22, 2017 7:23 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Accord:

Thank you for your recent email, notifying me of the revised application for this project. From my review of these new documents, I can see that there has been no change in the proposed density for this project. This remains a proposal to develop a multi-family apartment complex on a parcel that is surrounded by single-family homes. As such, the revised Application does not comply with the Comprehensive Plan (SP01 and SP02), is not compatible with the surrounding development and zoning and continues to be contrary to the interests of public convenience and general welfare. .

I own a home within 300 feet of the property perimeter that is the subject of the, now, revised Application for a zoning change and PUD designation. In fact, my home/property is adjacent to this subject property.

I remain opposed to this Application which would construct apartment buildings in an area that has been designated for single family housing in the Comprehensive Plan. At least, 1500 multi-family units including apartments are already under construction or planned for development in the Barber Valley. There is no demonstrable need to rezone this property for apartments and doing so would undermine the excellent planning and development that has already been approved or is underway for the Barber Valley

I have previously notified you of my opposition to this project as well as signed a petition to that effect, and I am writing again today to add my name to the group of residents and property owners within 300 feet of the perimeter of the site of the property in the proposal.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Carolyn Corbett  
3603 East Warm Springs Ave  
Boise, ID  
83716

**Celine Acord**

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**From:** Shaila Djurovich <shaila@stanfordalumni.org>  
**Sent:** Tuesday, May 23, 2017 9:30 AM  
**To:** Celine Acord  
**Subject:** Re: Revised Design Received // Barber Hill Vistas

Ms. Acord,

Thank you for providing copies to me of the revised proposal.

I have reviewed their proposal and would like to renew my call for Planning and Zoning to reject the re-zoning application.

The revised plan does not address the concerns set forth by an overwhelming number of the surrounding residents. These objections center on three points: (1) the multi-family use directly conflicts with the carefully crafted Harris Ranch Plan, which places all multi-family units next to major traffic arteries; (2) the multi-family use will generate significant traffic issues; and (3) the multi-family zoning is incompatible with the surrounding neighborhood.

The revised plan is merely cosmetic. It offers redesigned buildings, but still contains 126 units. It has not address the core concerns of the surrounding community and interest-holders. It provides the developers with the opportunity to claim that they revised their plans in order to address community concerns, without actually responding to any of those concerns.

I strongly oppose rezoning the Duesman ranch for multi-family use. This property should be zone for single family use in conformity with the surrounding neighborhood.

I reiterate the points I made previously in support of my opposition to this rezoning, set forth below.

Ms. Acord,

I am writing to express my strong opposition to rezoning the Duseman ranch property for multi-family use. I believe this property should be subject to the Harris Ranch Plan and zoned for single-family use.

First, rezoning the property for multi-family use is not compatible with Harris Ranch Plan. Under the Harris Ranch Plan, the lots closest to the mountains and which are accessible only by Warm Springs and Barber Dr. (both of which are small roads with limited capacity) are designated for single family use. Multi-family use properties under the Harris Ranch Plan are situated along the largest traffic artery - Park Center. This well designed plan accommodates the higher volume of traffic generated by multi-family property by placing these lots adjacent to roadways that can accommodate this volume.



Although the Duseman ranch falls outside the Harris Ranch Plan, the rationale underlying the lot capacity designations apply to the Duseman Ranch. The additional number of cars resulting from a 126 unit apartment building is significant. This type of property belongs along Park Center and in the area designated for multi-family use under the Harris Ranch Plan.

Second, designating the Duseman Ranch for multi-family use is not compatible with the surrounding developments and zoning. All of the property surrounding the Duseman Ranch is designated for single-family use, as mandated by the Harris Ranch Plan. Placing an apartment complex in the area designated for single family homes – when all of the other multi-family use properties are located along the river and adjacent to Park Center – creates an inconsistent transition of property use and lot size.

Third, there is strong opposition in the community to rezoning this property. All of the property in the surrounding area are homes or condos. Homeowners bring a different level of commitment to the community and investment in their property than apartment dwellers. Homeowners have a vested interest in maintaining the quality of the community and their property values. Apartment buildings, however, are typically owned by an individual who does not reside in the community and whose incentives are different from the local homeowners.

Finally, the main rationale put forward in favor of rezoning this property is so that a small number of individuals can make a personal profit at the expense of the surrounding community. At the meetings the developer held to discuss this project, the justification offered for multi-family use was that the out-of-state owner had the property set at price that would only “pencil out” for use as an apartment complex. The city of Boise and its zoning department should be invested in protecting the existing homeowners in Harris Ranch, and not in ensuring that an out-of-state owner and a local developer are able to maximize their personal profit.

Boise is a beautiful city and Harris Ranch – as designed by the Harris Ranch Plan – is emerging as an attractive and growing community. Re-zoning the Duseman Ranch for multi-family use is not in-line with the vision set in the Harris Ranch Plan. This property should be zoned for single family use.

Sincerely,

Shaila and Matt Buckley

5173 E. Softwood Dr.

Boise, 83716

On Mon, May 22, 2017 at 5:02 PM, Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

Hello,

Revised drawings and updated letters were received from the applicant regarding the Barber Hill Vistas project. This has been posted online for public viewing under the PUD application at: <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007>. The document is called “DOC\_Revised Design Packet 5-22-17”.

A friendly reminder for upcoming dates:

- Friday, June 2<sup>nd</sup> at 5pm – last day written testimony can be received for the regularly distributed P&Z Commission packet
- Thursday, June 8<sup>th</sup> at 5pm – last day written testimony as “late correspondence” can be received for P&Z Commission
- Monday, June 12<sup>th</sup> at 6pm (City Council Chambers, City Hall, 3<sup>rd</sup> Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord

Associate Planner

[Planning & Development Services](#)

T: [208-608-7083](tel:208-608-7083) | F: [208-384-3753](tel:208-384-3753)

E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*



**Celine Acord**

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**From:** Celeste Miller <ckmill2@gmail.com>  
**Sent:** Tuesday, May 23, 2017 2:06 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

*Celeste K. Miller*

**Celine Acord**

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**From:** Chris Perkins <chrisperkins.idaho@gmail.com>  
**Sent:** Tuesday, May 23, 2017 2:37 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Chris Perkins

208-794-8673

**Celine Acord**

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**From:** Kasie Perkins <KPerkins@pioneertitleco.com>  
**Sent:** Wednesday, May 24, 2017 9:05 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Kasie Perkins

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**Celine Acord**

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**From:** Larry Satterwhite <lsatterwhite65@gmail.com>  
**Sent:** Wednesday, May 24, 2017 11:21 AM  
**To:** Celine Acord  
**Subject:** Subject: Barber Hill Vistas CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

Please Note That I have an ownership interest in a parcel within 300 feet of the property perimeter(directly adjacent on the eastside) that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Larry W. Satterwhite

3609 E Warm Springs Ave

Boise, ID 83716

**Celine Acord**

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**From:** rcnoble@mac.com  
**Sent:** Wednesday, May 24, 2017 11:49 AM  
**To:** Celine Acord  
**Cc:** ckmill2@gmail.com; jansatterwhite@gmail.com  
**Subject:** CAR17-00004 & PUD17-00007

Hello again, Ms. Acord,

I earlier sent you a copy of a letter I sent to the postmaster, Dan Corral, noting that federal law specifies that residents who are required to use a postal pavilion should have easy and save access to that pavilion. The point I made was the pavilion is not easy currently because of the traffic flow between us and the pavilion on the Warm Springs extension. The additional traffic from the proposed development would push it over the edge - requiring some major modification of the pavilion location, or rerouting the traffic. This should be resolved to everyone's satisfaction before any further development is approved by you.

I have also signed the previous resident's petition sent to P & Z earlier.

I am not opposed to development of this beautiful area, but it should take into account what the proposed development does to the entire ecosystem - including residents. The current revised proposal is still in no way keeping with the area, and should not be approved - in my opinion. I have been a resident here since it actually began - over 6 years ago - and have watched it grow with enthusiasm for the developer's design and planning. Now is not the time to let our high standards become compromised to destroy what has become an area Boise can be proud of.

**I also have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.**

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

Best Regards,

Richard Noble

3723 E. Timbersaw Dr.  
Boise, ID 83716  
208-870-8804



**Celine Acord**

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**From:** Joe Miller <deanjmiller@cableone.net>  
**Sent:** Wednesday, May 24, 2017 2:27 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Dean J. Miller

3620 E. Warm Springs

Boise, Idaho



Virus-free. [www.avast.com](http://www.avast.com)

**Celine Acord**

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**From:** David Scott <ddlscott@aol.com>  
**Sent:** Thursday, May 25, 2017 8:43 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord:

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare. I had my house built in this neighborhood with the expectation that any development in the surrounding community would be consistent with existing housing, mostly single family homes. I did not expect high density projects that would negatively impact traffic patterns and overwhelm existing roads. This proposed project will have a definite negative impact on the current high quality of life on this side of town.

I strongly urge the Commission to deny the Application, as revised. If you have any questions, please feel free to contact me.

Thank you,

/s/ David L. Scott

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David L. Scott

3437 E. Parsnip Peak Drive  
Boise, ID 83716



**Celine Acord**

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**From:** Marshall D. Simmonds <msimmonds@gmail.com>  
**Sent:** Thursday, May 25, 2017 11:31 AM  
**To:** Celine Acord  
**Subject:** 125-unit apartment complex at 3555 Warm Springs Ave

Hi there,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

Thank you,

-Marshall Simmonds  
3907 E Barber Drive  
Boise, Idaho  
83716

**Celine Acord**

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**From:** JOHN ROEHRKASSE <JROEHRKE@msn.com>  
**Sent:** Thursday, May 25, 2017 11:34 AM  
**To:** Celine Acord  
**Subject:** 3555 Warm Springs Ave Apartment Development

Minor changes to the plan DO NOT make it any better. We still oppose the development as previously stated. It does not comply with the City of Boise's Master plan, it still draws too much traffic to Warm Springs Ave and Park Ave. Please make sure it remains a single resident development.

Thank you  
John and Nancy Roehrkasse  
2541 S. Trailwood Way  
Boise, ID 83716

**Celine Acord**

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**From:** RaYna carrillo <dilloncarrillo@icloud.com>  
**Sent:** Thursday, May 25, 2017 11:36 AM  
**To:** Celine Acord  
**Subject:** Barber valley

Celine,

I am writing you to voice my concern about the 125 unit apartment building. Warm Springs Ave is already very busy and the city has no plans to make it wider. With all of the growth in SE Boise including that apartment building by the bridge (that is under water) the city has ignored the infrastructure required. Please consider the tax payers who already live there and what their commute would be like. Not to mention the look of the neighborhood. Please help preserve our neighborhood.

Thank you

Rayna Carrillo

Sent from my iPhone



**Celine Acord**

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**From:** Guy Livingston <guy@icrellc.com>  
**Sent:** Thursday, May 25, 2017 11:37 AM  
**To:** Celine Acord  
**Subject:** 3555 Warm Springs Ave - Totally object to this project

Celine,

This project is not the appropriate development for this location in the Barber Valley. As a local business owner and resident of Barber Valley, I strongly object to having this proposed project approved in this location. This site is suited for single family residential type product not multi-family. I could go into greater detail but am sure that you have already received all the applicable comments from BVNA. Let's do the right thing for the long-term benefit of Barber Valley and turn this proposed project down.

Appreciate your consideration of my concern and I am available to answer any questions at your convenience.

Thank you,

Guy J. Livingston, SIOR

Principal & Associate Broker

Direct: 208-286-2262 Cell: 208-830-4420



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**Celine Acord**

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**From:** Stacy Courtial <stacycourtial@hotmail.com>  
**Sent:** Thursday, May 25, 2017 11:40 AM  
**To:** Celine Acord  
**Subject:** 125-unit apartment on warm springs

Ms. Acord,

We want to express our adamant opposition to the proposal to build a 125-unit apartment complex at 3555 Warm Springs Avenue. Despite minor changes to the proposal the development is still:

- out of compliance with the City's master plan (SP01/SP02)
- does not conform to the surrounding development
- does not contribute to public convenience and general welfare of the Barber Valley

Thank you.

Sincerely,

Justin and Stacy Courtial,  
Concerned Barber Valley residents

**Celine Acord**

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**From:** Larry Bowling <larrybowling1@gmail.com>  
**Sent:** Thursday, May 25, 2017 11:48 AM  
**To:** Celine Acord  
**Subject:** Proposed 125 apartment development at 3555 Warm Springs Ave.

Dear Planning and Zoning Official,

I am writing to document my opposition to the application before you to build 125 apartments at 3555 Warm Springs Ave. This plan is not in compliance with the City's master plan (SP01/SP02), does not conform to the surrounding single family homes, and is not wanted by the people living in the area. Please reject this zoning change request.



Larry D. Bowling  
3126 S. Longleaf Way  
Boise, ID 83716  
208 433 1030



**Celine Acord**

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**From:** David Kaplan (dkaplan) <dkaplan@micron.com>  
**Sent:** Thursday, May 25, 2017 11:57 AM  
**To:** Celine Acord  
**Subject:** "NO" on Apartment complex at 3555 Warm Springs

Hi Celine,

I just saw the "new" apartment complex proposal for 3555 Warm Springs, which looks like the "old" apartment complex proposal. It's still a very large apartment complex on Warm Springs, which we were assured by the city wouldn't happen and jeopardizes the safety of our kids who attend Adams Elementary school further up the road. As I've stated before, I know of no other elementary school that directly fronts a major thoroughfare like Warm Springs. Making Warm Springs even busier, with hundreds of additional car passes, destroys the nature of the neighborhood and further endangers the safety/lives of the young kids that have to walk and bike along that road every day (several section of which have NO SIDEWALK!) to get to school and back. Moreover, with all due respect to "apartment people", they generally have less interest and less concern for the neighborhood, it's kids, and their safety because of i) the impermanent nature of renters' time in the neighborhood; and ii) the likelihood that they themselves have no kids.

Allowing an apartment complex to go in at 3555 Warm Springs, regardless of what minor modifications are made to the basic design, is dangerous and reckless, violates promises made to us by the city via their own Master Plan, and is a terrible terrible idea. Anyone who thinks otherwise might want to consider spending a morning or afternoon around Adams Elementary School so they can see all the sweet little kids whose lives are being endangered.

Thanks,

David Kaplan

**Celine Acord**

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**From:** Kate Nelson Hill <katnelsonhill@gmail.com>  
**Sent:** Thursday, May 25, 2017 12:10 PM  
**To:** Celine Acord  
**Subject:** Proposed development - Barber Hill Vista @ 3555 E. Warm Springs Ave

Good morning,

I have read through the newly proposed document submitted to the P&Z by JKB Construction and see no difference in what has been proposed in the past. This still continues to negatively impact the safety of the Dallas Harris Ranch subdivision traffic and pedestrian flow.

Adding an additional 2,000 car trips to Warm Springs Avenue and surrounding streets was not in the original traffic proposal. Families crossing to the main mailbox area, walking to shopping, restaurant or recreation facilities will not have safe access as originally promised in the neighborhood plan.

My home sits directly on the corner of Warm Springs Avenue and Timbersaw Dr. The constant flow of traffic will be frightening and damaging.

Please let me know if you have additional questions.

Thank you, Kate Hill  
3697 E Timbersaw Dr  
Boise ID 83716  
208.890.4528

**Celine Acord**

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**From:** Kevin Leland <kevinmleland@gmail.com>  
**Sent:** Thursday, May 25, 2017 12:38 PM  
**To:** Celine Acord  
**Subject:** Apartment Complex Proposal 3555 Warm Springs Ave

Celine,

Hello. I just wanted to express my opposition to the proposed apartment complex at 3555 Warm Springs Ave. This is outside of the city's original plan and would be a terrible precedent going forward. The proposed development does not fit in with our neighborhood, would create traffic concerns, and is causing a lot of anxiety among the neighbors in the surrounding areas. Please consider sticking to the original plan for our neighborhood.

Thank you,

Kevin Leland  
Harris Ranch Homeowner



## Celine Acord

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**From:** Laura Simic <lauracsimic@gmail.com>  
**Sent:** Thursday, May 25, 2017 1:37 PM  
**To:** Celine Acord  
**Subject:** Warm Springs Development

Dear Celine,

The minor adjustments in the Warm Springs development plan do not address the traffic, infrastructure and environmental quality concerns. I remain opposed to the rezoning and development plan.

Laura Simic  
Sent from my iPhone

**Celine Acord**

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**From:** Kay Nice <knice@cableone.net>  
**Sent:** Thursday, May 25, 2017 1:55 PM  
**To:** Celine Acord  
**Subject:** 3555 Warm Springs - Objection

This is to register continued disappointment and objection to the high density housing plan for 3555 Warm Springs Avenue. It remains out of compliance with the City's master plan and will only add to the traffic problems surrounding the address. Please do not ignore the comprehensive plan when viewing these proposals. Thank you,

Katherine Nice

6227 E Playwright St

Boise 83716-5814

**Celine Acord**

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**From:** Dylan Amundson <damundson@drakecooper.com>  
**Sent:** Thursday, May 25, 2017 2:05 PM  
**To:** Celine Acord  
**Cc:** Michelle Myers  
**Subject:** I Oppose - 125 Unit Apartment Complex - Warm Springs Ave.

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City of Boise's comprehensive plan for the Barber Valley.

Thank you,

Dylan Amundson  
3048 S. Brookridge Way Boise, ID 83716



**Dylan Amundson | Creation Director**

Phone | [208.874.2123](tel:208.874.2123)

Web | [drakecooper.com](http://drakecooper.com)

Address | [416 S 8th St #300 Boise, ID 83702](#)

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**Celine Acord**

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**From:** Porter, Kurt (FSS-BIAPM) <kurt.porter@hp.com>  
**Sent:** Thursday, May 25, 2017 2:12 PM  
**To:** Celine Acord  
**Subject:** 125 Unit Apartment Complex on Warm Springs Ave.

Hello Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

The density of that project completely ignores the City's comprehensive plan for the Barber Valley. We already have two large Apartment/Town Home project being built just east of the Bown Bridge and then adding another off of Warm Springs is simply a very bad precedent to set. Warm Springs Road, as you know was closed this winter for several months and adding that much more additional traffic that a 125 unit apartment complex creates on this two-lane road already in desperate need of repair will only create more traffic nightmares on that road. Additionally, will create more issue with the wildlife that is very present in the winter months along that stretch of road.

I lived in Meridian the prior 12 years and moved out to Harris Ranch in July 2015 and saw what a lack of infrastructure planning can do to a community's traffic. Please do not replicate this in the Barber Valley and do not turn Warm Springs or Park Center into the Eagle Road of Boise. We love living in the Barber Valley because it does have a comprehensive growth plan and infrastructure is built in advance and if you approve this complex you will be voting against everything the Barber Valley stands for.

Thank you for allowing me the opportunity to voice my concerns.

**Kurt Porter**  
2927 S. Old Hickory Way  
Boise, ID. 83716  
[kurt.porter@hp.com](mailto:kurt.porter@hp.com)

**Celine Acord**

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**From:** Brittany Austin <baustin0723@gmail.com>  
**Sent:** Thursday, May 25, 2017 2:15 PM  
**To:** Celine Acord  
**Subject:** Barber Hills Vistas CAR17-00004 & PUD17-00007

I emailed previously to express my dislike for the proposed Barber Hills Vistas apartment complex location on Warm Springs Ave. I am writing this as a follow up to state that I have reviewed the submitted revisions to the design plans, and I don't believe enough has changed to support this in my neighborhood. This complex will be built directly across the street from my house, where we currently enjoy a relatively quiet, high end area. I do not support this request to deviate from the community plan by allowing this high density type development. We already have more traffic and speeding through the roundabouts than I would like to admit, and allowing this type of development will only add to the problem. Please be respectful of us, the homeowners who have invested in this area, when reviewing the submittals and deciding whether or not to allow this. This type of housing in such close proximity to my home will decrease the value of my investment and make life less attractive to me and others seeking the laid back environment SE Boise has to offer. The area, due to the density of people and traffic this would allow, will begin to more closely resemble areas like Meridian with traffic and congestion, thereby defeating the joy of escape and small town feel we have paid a premium to attain in SE Boise. There are already multiple other similar buildings going up along Parkcenter closer to downtown. Please don't let this be yet another one, but this time in our "backyard". There are more appropriate places in this town that this developer could choose to put his design than our SE Boise Barber Valley area. Since I am personally not able to tell this developer "no", I am counting on you to support your community by upholding the comprehensive plan that protects our investments and our treasured way of life and informing this developer that we are not zoned for this type of development and that he or she should find an area more suited to the proposal. We, the citizens of the Barber Valley and Harris Ranch, in particular, are counting on you to support our voice and best interest. Thank you in advance for doing so.

Respectfully,

Brittany Austin

**Celine Acord**

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**From:** Peter Keim <keimpd@gmail.com>  
**Sent:** Thursday, May 25, 2017 2:30 PM  
**To:** Celine Acord  
**Subject:** Memo for Planning and Zoning Concerning Proposed Apartment Complex at 3555 Warm Springs Avenue

To Planning and Zoning Board Members:

I have looked closely at the revised proposal for a 125-unit apartment complex on the 8-acre site at 3555 Warm Springs Avenue adjacent to Harris Ranch (all single-family homes), next to another single-family development under way on land adjacent to the west, and across from Privada, a single-family project on the north side of Warm Springs Avenue. The revised proposal is not significantly different from the original proposal in that it still consists of 125 multi-family residential units, which is far too many in density for the neighborhood.

This project is unacceptable for the following reasons:

- It is out of compliance with the City's master plan (SP01/SP02);
- It intrudes on abutting wetlands and disrupts wildlife migration patterns;
- It is incompatible with surrounding developments; and
- It does not contribute to public convenience and the general welfare of the Barber Valley.

Constructing an apartment complex on this lot will not only exacerbate traffic congestion and strain infrastructure, it will set a dangerous precedent that will affect all property owners in Boise. **Ignoring the City's comprehensive plan will open the door for more developments that are out of character with neighborhoods and will have a negative impact on property values.** I find it hard to believe that the board members of Planning and Zoning will not agree with these common-sense points.

I urge all board members to do what each of you knows is right and deny this application for re-zoning.

Thank you for your consideration.



--

Peter D. Keim  
2759 S. Perrault Way  
Boise, ID 83716  
208-957-5363  
[keimpd@gmail.com](mailto:keimpd@gmail.com)

**Celine Acord**

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**From:** Nathan Williams <outdoors2stay@yahoo.com>  
**Sent:** Thursday, May 25, 2017 2:41 PM  
**To:** Celine Acord  
**Subject:** 3555 warm springs ave

To whom it may concern,

I am writing you with regards to the proposed development at 3555 Warm Springs Ave. I am concerned with the fact that the multi unit development proposed will have a negative impact on the area and on my personal homes value in that area. The proposal is not in keeping with the character of the entire existing neighborhood and should not be allowed. I am deeply concerned that the proposed development is out of compliance with the City's master plan (SP01/SP02). Secondly, it does not conform to the surrounding development. Lastly it does not contribute to public convenience and general welfare of the Barber Valley. Please deny the proposed development at 3555 Warm Springs ave. Thank you,

Nathan Williams  
6167 E. Playwright St.  
Boise, Idaho 83716

Sent from Nathan's iPhone

**Celine Acord**

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**From:** Krista Berumen <kristalynn12@gmail.com>  
**Sent:** Thursday, May 25, 2017 3:02 PM  
**To:** Celine Acord  
**Subject:** Feedback on resubmitted proposal to build a 125-unit apartment complex at 3555 Warm Springs ave

Good afternoon,

This development was and remains unacceptable for the proposed location because it is still:

- out of compliance with the City's master plan (SP01/SP02)
- does not conform to the surrounding development
- does not contribute to public convenience and general welfare of the Barber Valley

Constructing an apartment complex on this lot will not only exacerbate traffic congestion and strain infrastructure, it will set a dangerous precedent that will affect all property owners in Boise. **Ignoring the City's comprehensive plan will open the door for more developments that are out of character with neighborhoods and will have a negative impact on property values.**

Thank you for your consideration.

Krista Berumen  
Concerned Harris Ranch resident



**Celine Acord**

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**From:** Dawn Hunter <hunterdawnr@gmail.com>  
**Sent:** Thursday, May 25, 2017 3:30 PM  
**To:** Celine Acord  
**Subject:** High Density Barber Valley

Hi Celine,

I wanted to write you to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

The plan seems to be ignoring Boise City's comprehensive plan for Barber Valley. I have great concerns about the traffic congestion, strain on infrastructures and the how it will affect the current property owners. We purchased our home with a master plan proposal for this area of Boise. There were no high density apartments in the plan for this location.

Thank you,  
Dawn Hunter  
3937 E Timbersaw Dr.  
Boise

**Celine Acord**

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**From:** Mary Lou Kinney <Kinney65@msn.com>  
**Sent:** Thursday, May 25, 2017 3:14 PM  
**To:** Celine Acord  
**Subject:** Opposed to updated 125 unit apartment revision -Warm Springs/Harris Ranch

To the Boise P & Z Commissioners,

What really has changed with this updated plan?? This revision is still out of compliance with the City's Master Plan SP01/SP02 for the Barber Valley. Many people--some volunteers--spent hours and hours and hours on researching and formulating SP01/SP02 --in good faith with our local government. As I noted in my written testimony against the original proposal submitted by the developer of this 125 unit apartment complex, if you let this previously-owned private parcel "undo" the work of the SP01/SP02, you are opening a Pandora's box for other similar privately owned parcels in Barber Valley to follow--and risking the loss of confidence of several hundred Barber Valley citizens in their local government.

Mary Lou Kinney  
Springcreek -Harris Ranch

## Celine Acord

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**From:** Vanu Kantayya <vanukantayya@gmail.com>  
**Sent:** Thursday, May 25, 2017 4:15 PM  
**To:** Celine Acord  
**Subject:** Apartment complex on Warm Springs Ave

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

Thank you,  
Vake and Vanu Kantayya

3063 S Old Hickory Way  
Boise 83716

Sent from my iPhone



**Celine Acord**

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**From:** Jason Myers <jamyers32@gmail.com>  
**Sent:** Thursday, May 25, 2017 4:31 PM  
**To:** Celine Acord  
**Subject:** Proposed Warm Springs Apartment Complex

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

Thank you,

Jason Myers  
3099 S Millbrook Way  
Sent from my iPhone

**Celine Acord**

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**From:** Dale Alverson <dalealverson@q.com>  
**Sent:** Thursday, May 25, 2017 4:37 PM  
**To:** Celine Acord  
**Subject:** RE: proposal to build a 125-unit apartment complex at 3555 Warm Springs Ave has been updated

This proposal does not comply with existing zoning and zoning should not be changed from residential for any reason. The reason we have zoning laws in the first place is to have consistency so that home owners are not unfairly impacted by adjoining properties.

When you consider the amount of investment made by homeowners on the adjoining properties next to this project, it should not even be a consideration as the changing of zoning will absolutely negatively impact the value of these high end homes adjacent to the subject property.

When the home Owners in Harris Ranch & Antelope Springs built their homes, they were assured by consideration of the adjacent zoning of the subject property that their Single Family Residential Home investment would not be depreciated by high density multi-family properties or negative zoning adjacent to them.

Also consider the major investment of the New Pravada development North of the subject site where Homes will be in excess of 1 Million Dollars. If you allow this subject project you will absolutely destroy the ability of the Pravada Developer to succeed in selling their lots.

This consideration is unconscionable and should not be allowed or why even have zoning laws in the first place.

Please don't forsake common sense for the almighty dollar of an investor who has no right to destroy a pristine neighborhood.



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[www.teamboise.com](http://www.teamboise.com)  
 dale@43re.com  
 208-863-3093





**Celine Acord**

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**From:** Shannon Wood <shannon.wood@wirestone.com>  
**Sent:** Thursday, May 25, 2017 5:16 PM  
**To:** Celine Acord  
**Subject:** Apartment complex on Warm Springs Ave

Hello Celine –

I'm writing to you to express my strong opposition to the proposed 125-unit apartment complex on Warm Springs Avenue in Barber Valley.

In addition to directly opposing the City's comprehensive plan for the Barber Valley, the resulting increase in traffic will be enormous. This is dangerous for wildlife and the existing infrastructure.

Thank you for your consideration.

Shannon Wood  
4067 E Timbersaw Drive  
Boise ID 83716

**Celine Acord**

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**From:** Saliesh Porter <salporter6@gmail.com>  
**Sent:** Thursday, May 25, 2017 5:31 PM  
**To:** Celine Acord  
**Subject:** I oppose the Barber Vistas Apartments

Dear Celine Acord,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave near Harris Ranch.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

Thank you,  
Saliesh Porter  
[2927 S Old Hickory Way](#)  
[Boise, ID 83716](#)

Dallas Harris Estates, part of Barber Valley

**Celine Acord**

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**From:** Eric Pollard <ericpollard@outlook.com>  
**Sent:** Thursday, May 25, 2017 5:32 PM  
**To:** Celine Acord  
**Subject:** 125 unit apartment complex on Warm Springs

Please make the responsible decision and not approve the construction of this complex. It would be one thing if there were actual roads that could handle the traffic, like Park Center from Apple to Front, but that's the not the case in this area. I live on Barber Dr. The road already has numerous traffic issues and it will only get worse when hundreds of new homes are built to the east of us. The remaining open spaces need to be planned properly. Fill in with more homes, a good 30 can fit there, no problem. I'm not against developing, I'm against developing beyond the capacity of the roads and Warm Springs is simply over capacity with no way of resolving it because of the limitation of space between the hill and the Green Belt.

--

Regards  
Eric Pollard  
ericpollard@outlook.com



**Celine Acord**

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**From:** Martha McFarland <marthamac01@hotmail.com>  
**Sent:** Thursday, May 25, 2017 5:47 PM  
**To:** Celine Acord  
**Subject:** Apartment Complex at 3555 Warm Springs Ave.

Hi Celine,

The apartment complex still does not begin to fit into the space - It continues to be out of compliance with the City's master plan (SP01/SP02). It does not conform to the surrounding development. And it does not contribute to public convenience and general welfare of the Barber Valley.

Traffic will be exacerbated and it will put a strain on infrastructure. There needs to be some kind of sense to adding such an apartment complex between two sets of single family homes! We moved here 9 years ago, knowing well the "plans for Harris Ranch" - but this just does not make any sense!

Thank you.

Martha McFarland  
4832 E. Sagewood Ct.  
83716

**Celine Acord**

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**From:** Tony Sledzieski <tonysled@cableone.net>  
**Sent:** Thursday, May 25, 2017 6:38 PM  
**To:** Celine Acord  
**Subject:** Proposed apartment complex on Warm Springs in Barber Valley

Celine,

I'm writing to object to the apartment complex that has been proposed for the property on Warm Springs Avenue in the Barber Valley. Please be reasonable and limit the development of high density complexes like this especially in this area of single family homes. In my opinion, an apartment complex will not improve the value of this neighborhood especially when there is another large apartment complex in development only a few hundred feet away.

Respectfully,

Tony Sledzieski  
2590 S. Perrault Way, Boise, ID

Sent from my iPad

**Celine Acord**

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**From:** Cassandra Muehlberg <cmuehlberg@hotmail.com>  
**Sent:** Thursday, May 25, 2017 8:56 PM  
**To:** Celine Acord  
**Subject:** Harris Ranch

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

I have reviewed the New proposed changes but remain opposed to the project because it does not meet the Comp. plan, conform to the surrounding neighborhood or contribute to public convenience and general welfare.

Thank You,  
Cassie Thompson  
2820 Wise Way  
Boise ID 83716

*Sent from my Verizon LG Smartphone*



**Celine Acord**

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**From:** Terri Dockstader <tdockstader@cableone.net>  
**Sent:** Thursday, May 25, 2017 9:38 PM  
**To:** Celine Acord  
**Subject:** Opposition to the 125 unit apt complex on Warm Springs

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley.

Thank you,

-Terri Dockstader  
2721 S Palmatier Way  
Boise, ID

Terri

**Celine Acord**

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**From:** STEVE MOORE <star\_garnet@msn.com>  
**Sent:** Thursday, May 25, 2017 11:49 PM  
**To:** Celine Acord  
**Subject:** Revised plan for Barber Valley Vistas Apartments at 3555 E Warm Spring Ave.

Dear Celine and P&Z,

I recently wrote a previous opposing view to this proposal. Thanks for acknowledging those comments. My opinion has not changed with this token effort to revise this poor proposal.

I recently moved from a rural acreage in the foothills of Eagle to downsize in Harris Ranch. The quality of this community seemed to offset the loss of a quiet, private, scenic, and open-space setting that I had in Eagle. Now, I wonder...

This proposed development represents the worst in ignoring comprehensive planning efforts. I say this with some credentials, as a professional geologist and retired employee of the US Bureau of Land Management who has been involved with many comprehensive land-use planning efforts.

A 125-unit apartment complex in this more natural site is still extremely objectionable. The developer could care less about preserving wildlife habitat, a quiet single-family residential environment, and a walking/biking neighborhood. In addition, a high-density apartment complex in this wildland urban interface needlessly endangers lots of people to peril. Consider last year's adjacent Table Rock fire.

This proposal is only about one thing...making maximum profit! I say to this developer: Go to Meridian, or better yet Phoenix or California where no one seems to care! If the developer persists, I would accept several single-family residences, compatible with the Harris Ranch community on this 2.3-acre tract. He needs to go back to the drawing board.

Negative impacts include:

- Ignoring the previous planning efforts (SP01/02) -Incompatibility with the surrounding single-family neighborhoods -
- Breach of trust for people that have spent ridiculously high prices for small lots and pay very high taxes for this environment
- Increased traffic and congestion on the part of renters with no real commitment to the quality of life in this community
- Lack of any positive contribution to the Harris Ranch community

This proposal is clearly out of line with comprehensive planning efforts to date. Impacts will decrease property values set a dangerous precedent for more developments that will jeopardize the quality of life in this community.

I will tirelessly work to defeat this proposal.

Thanks for considering my comments.  
 Sincerely, Steven W. Moore, PG  
 Recently moved to Harris Ranch

**Celine Acord**

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**From:** Myers, Michelle <michelle.myers@simplot.com>  
**Sent:** Friday, May 26, 2017 9:25 AM  
**To:** Celine Acord  
**Cc:** Dylan Amundson  
**Subject:** Opposition to 125 Unit Apartment Complex - Warm Springs Ave, Harris Ranch

Hi Celine,

I wanted to add my voice to make you aware of my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

Barber Valley has an outstanding development plan that should be honored and not adjusted at this late stage. As you well know, Warm Springs Ave was closed for a large portion of the winter because of rock slides and is simply not suitable to be the main point of ingress/egress for an apartment complex. Additionally, the homes that back up to this parcel, and all of our homes in Barber Valley, would be negatively impacted from a property value standpoint. PLEASE do not grant this re-zoning application and keep the parcel as it was meant to be in the original plan.

Thank you,

Michelle Myers  
3048 S. Brookridge Way Boise, ID 83716

**Michelle Myers**  
Director, Customer Marketing  
J. R. Simplot Company  
Tel. (208) 780-8418 | Cell. (208) 789-6506  
[michelle.myers@simplot.com](mailto:michelle.myers@simplot.com)





**Celine Acord**

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**From:** Paula Benson <paulainboise@gmail.com>  
**Sent:** Friday, May 26, 2017 10:10 AM  
**To:** Celine Acord  
**Subject:** DOC\_Revised Design Packet 5-22-17

To Boise City Planning and Zoning

I previously wrote a letter in opposition to this proposed zoning change. These modifications are very minor and do not alleviate the damage that will be done by the previous proposed rezoning.

I reiterate my opposition to the zoning change and my opposition to this updated proposal. What the developer needs to do is build single family homes as per the current zoning or find another property to develop where he will not negatively impact the neighborhood and the surrounding communities.

Regards  
Paula Benson  
1564 E Lenz Lane  
Boise, ID 83712

**Celine Acord**

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**From:** Jeffrey <jlwolst@hotmail.com>  
**Sent:** Friday, May 26, 2017 10:49 AM  
**To:** Celine Acord  
**Cc:** Celeste Miller  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Jeffrey L Wolstenholme, 3436 E. Parsnip Peak Dr. Boise, ID 83716

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**Celine Acord**

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**From:** LYNN D RUSSELL <Lynn@LynnRussell.org>  
**Sent:** Friday, May 26, 2017 11:08 AM  
**To:** Celine Acord  
**Subject:** Subject Line: CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare. Although this project may be a reasonable project at another location, it is the wrong project for this location and should be denied.

Therefore I strongly urge the Commission to deny the Application, as revised.

Thank you,

Lynn D Russell  
3615 E Warm Springs Avenue  
Boise, ID 83716

**Celine Acord**

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**From:** Teresa Focarile <tfocarile@hotmail.com>  
**Sent:** Friday, May 26, 2017 1:19 PM  
**To:** Celine Acord  
**Subject:** Proposed Apartments on Warm Springs

To the Planning and Zoning Staff,

This email is to demonstrate my opposition to providing a variance to an out of state developer for a high-density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes. The new plan that they submitted did not include sufficient changes to make this unit acceptable to the city or neighborhood.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

Teresa Focarile  
860-459-5704  
[tfocarile@hotmail.com](mailto:tfocarile@hotmail.com)



## Celine Acord

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**From:** Trish O'Brien <trishbartobrien@gmail.com>  
**Sent:** Friday, May 26, 2017 1:26 PM  
**To:** Celine Acord  
**Subject:** East valley development

I oppose.

Trish O'Brien  
Sent from my iPhone

**Celine Acord**

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**From:** Kenneth J. Petersen <kjp@kjpetersen.com>  
**Sent:** Friday, May 26, 2017 1:28 PM  
**To:** Celine Acord  
**Subject:** 3555 Warm Springs Ave

Celine,

The proposed new 125 unit development in East Boise (3555 Warm Springs Ave) is not consistent with Boise's master plan, does not conform to our existing neighborhood standards, and does not make this area a better place to live. I oppose the approval of this plan and I hope that the city will not move forward with it.

Ken Petersen  
3187 S Millspur Way  
Boise, ID 83716

K

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Ken Petersen  
KJP@KJPetersen.com

**Celine Acord**

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**From:** Kevin Kitz <kkitz@usgeothermal.com>  
**Sent:** Friday, May 26, 2017 1:36 PM  
**To:** Celine Acord  
**Cc:** Stephanie Bender-Kitz (sbkitz@cableone.net); kelsie.kitz@gmail.com  
**Subject:** Kitz family opposed to Barber Hills Vista Apartments

Dear Ms. Acord,

I am writing to express my opposition, and my family's opposition, to the proposed 125 unit apartment complex. For reasons previously stated by me, my family, and my neighbors, which do not need to be repeated again.

Unfortunately, this will no doubt be but the 2<sup>nd</sup> of many feints and jabs as the developers slowly reduce the number of units waiting to wear out the opposition in Barber Valley, who do not have their entire waking day to be spent resisting. Therefore, it is critical that the City of Boise be that steady representation, which they can do quite simply by stating clearly, consistently, and without exception:

***"Absolutely no deviations from the Master Plan will be entertained."***

I hope that I can count on you personally, and the City Planning and City Council to strictly adhere to this.

Sincerely,

Kevin Kitz, P.E.  
208-761-3442

**Celine Acord**

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**From:** Dave Wood <daw1940@outlook.com>  
**Sent:** Friday, May 26, 2017 2:04 PM  
**To:** Celine Acord  
**Subject:** New apartments on Warm Springs and E Barber Drive

I would like to express my strong opposition to the proposed 125-unit apartment complex (or any apartments) on Warm Springs Avenue and E Barber Drive.

In addition to not adhering to the City's comprehensive plan for the Barber Valley, the P&Z is ignoring the increase in traffic and the decrease in property values in E Barber Drive, and Harris Ranch as a whole, in exchange for increased tax revenues generated by the apartment development, which is also dangerous for wildlife and the existing infrastructure. Please consider denying the out of state builder the license to get the required zoning, build and then move on with his profit at our expense.

Thank you for your consideration.

*David Wood  
4039 E Barber Drive  
Boise, ID 83716  
(ph) 623.261.3678*



**Celine Acord**

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**From:** Tom Bowen <ThomasGBowen@yahoo.com>  
**Sent:** Friday, May 26, 2017 2:04 PM  
**To:** Celine Acord  
**Subject:** Strong opposition the proposed apartment complex in Southeast Boise - PUD17-00007 - Barber Hill Vistas Apartments

Hi Ms. Acord,

I want to go on record that I strongly oppose the proposed apartment complex in Southeast Boise - **PUD17-00007 Barber Hill Vistas Apartments**.

I feel this is a bad idea for so many reasons:

- Warm Springs Traffic thru this neighborhood would be a nightmare. Already it is difficult to cross the street and many drivers speed and fail to yield to pedestrians. I can only imagine that the addition of 125 units and 222 cars will only make that worse.
- The area adjacent and above the subject property is one of Boise's nicer neighborhoods where home owners adjacent will suffer loss of value of their homes.
- There is a wildlife corridor thru the west side of the property that will be adversely affected.
- Traffic congestion, environmental impacts – not good.

Regards,  
Tom Bowen

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Tom Bowen  
3831 S. Council Spring Road  
Boise, ID 83716

**Celine Acord**

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**From:** Megan Dannenfeldt <megva70@gmail.com>  
**Sent:** Friday, May 26, 2017 2:06 PM  
**To:** Celine Acord  
**Subject:** I oppose building an apt complex at 3555 Warm Springs Ave. PUD17-00007

- To whom it may concern,
- • I oppose the proposal to build an apartment complex at 3555 Warm Springs Ave.
- • This project is out of compliance with the City's master plan (SP01/SP02):
- • -does not conform to the surrounding development
- • -does not contribute to public convenience and general welfare of the Barber Valley

Constructing an apartment complex on this lot will not only exacerbate traffic congestion and strain infrastructure, it will set a dangerous precedent that will affect all property owners in Boise. **Ignoring the City's comprehensive plan will open the door for more developments that are out of character with neighborhoods and will have a negative impact on property values.**

Sincerely,

Megan Dannenfeldt

2558 S Honeycomb Way

Boise, ID 83716

**Celine Acord**

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**From:** mjeidson <mjeidson@gmail.com>  
**Sent:** Friday, May 26, 2017 2:45 PM  
**To:** Celine Acord  
**Subject:** PUD 17-00007

Dear Ms Acord,

The Barber Hills Vista proposal, though improved, is still out of compliance with the Barber Valley master plan. I, as a resident in the area, strongly oppose this development. Thanks for your consideration. Jeff Eidson

Sent from Jeff Eidson's iPhone

**Celine Acord**

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**From:** Dianne Nishioka <denishioka@hotmail.com>  
**Sent:** Friday, May 26, 2017 3:51 PM  
**To:** Celine Acord  
**Subject:** OPPOSED TO HIGH DENSITY HOUSING

As a retired architect and project manager, I moved to Boise for the quality of life in a quiet residential community. Harris Ranch area has since changed immensely, showing multi level barracks along the river and less than aesthetic zero lot town houses. With the increase in traffic and construction noise this area has become less desirable. I strongly oppose to loading this area further with high density housing.

Dianne Nishioka  
Spring Creek Subdivision

Sent from my iPhone



**Celine Acord**

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**From:** Casey Jones <casey.jones02@gmail.com>  
**Sent:** Friday, May 26, 2017 3:55 PM  
**To:** Celine Acord  
**Subject:** I oppose PUD17-00007 Barber Hill Vistas Apartments

I oppose PUD17-00007 Barber Hill Vistas Apartments because I believe this density is incompatible with the approved plan. This density will severely challenge transportation infrastructure and adversely impact quality of life and wildlife management goals.

Sincerely,

Casey Jones  
3320 E. Frontrunner Lane  
Boise, ID 83716

**Celine Acord**

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**From:** Maier-Zinn, Ellen <Ellen.Maier-Zinn@simplot.com>  
**Sent:** Friday, May 26, 2017 5:04 PM  
**To:** Celine Acord  
**Subject:** PUD17-0007 barber hills vista apartments

I am writing in opposition of the proposed rezoning and build of the apartments on warm springs avenue near e barber drive. I live on e barber, and the traffic is already ridiculous, and the apartments that are being built by the bridge are going to add significant more traffic already. Adding these apartments will put significantly more stress on traffic. We built our home based on the current Barber development plan 2 years ago, and are paying a premium for the location but also for wildlife mitigation, the apartments being proposed are in direct contrast to both. Aesthetically they also do not fit into the surrounding homes and development. I believe these apartments will drive down home values in the area.

I am adamantly opposed to the proposed apartments

Ellen Maier-Zinn

Sent from my iPhone

**Celine Acord**

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**From:** Jane Seys <janeocakes@gmail.com>  
**Sent:** Friday, May 26, 2017 6:00 PM  
**To:** Celine Acord  
**Subject:** I Strongly Oppose PUD17-00007

I strongly oppose the apartment complex on Warm Springs Ave at 3555 Warm Springs. (PUD17-00007 Barber Hill Vistas Apartments.

It is:

- out of compliance with the City's master plan (SP01/SP02)
- does not conform to the surrounding development
- does not contribute to public convenience and general welfare of the Barber Valley

Constructing an apartment complex on this lot will not only exacerbate traffic congestion and strain infrastructure, it will set a dangerous precedent that will affect all property owners in Boise. **Ignoring the City's comprehensive plan will open the door for more developments that are out of character with neighborhoods and will have a negative impact on property values.**

This development was and remains unacceptable for the proposed location. Please stick to your own plan to ensure responsible, predictable growth.

Thank you,

Jane Seys

Sent from my iPad  
Jane E. Seys, PhD, NP

## Celine Acord

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**From:** Judy Becker <judykbecker@mac.com>  
**Sent:** Friday, May 26, 2017 6:00 PM  
**To:** Celine Acord  
**Subject:** PUD17-00007 Barber Hill Vistas Apartments

I strongly oppose the building of the Barber Hill Vistas Apartments.

Thank you,  
Judy Becker



**Celine Acord**

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**From:** Camilla Brown <millavinilla@aim.com>  
**Sent:** Friday, May 26, 2017 6:23 PM  
**To:** Celine Acord  
**Subject:** PUD17-00007 Barber Hill Vista Apartments

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave.

It will exacerbate traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley. This plan is why many of us moved to the area and enjoy what this planning has created.

Thank you,

-Camilla and Jamie Brown  
2724 S Honeycomb Way  
Boise 83716

Sent from my iPhone

**Celine Acord**

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**From:** ELAINE RUSSELL <Elaine@elainerussell.org>  
**Sent:** Friday, May 26, 2017 8:58 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I earlier notified you of my objection to the proposed project via petition, but I write again to object to the revised proposal and to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and is not in the best interests of public convenience and general welfare. There are many problems with the revised Application for the project at this location, including infrastructure support, environmental issues, and compatibility with the surroundings.

Therefore I strongly urge the Commission to deny the Application, as revised.

Thank you,

Elaine L Russell

3615 E WARM SPRINGS AVENUE

BOISE, IDAHO 83716

**Celine Acord**

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**From:** Kelly Victorine <kjvictorine@gmail.com>  
**Sent:** Saturday, May 27, 2017 8:27 AM  
**To:** Celine Acord  
**Subject:** 3555 Warm Springs

Hi Celine-

I am writing you to oppose the 125-unit apartment complex at 3555 Warm Springs Ave. It not only is out of compliance with the city's master plan, but does not conform to the surrounding developments. The area that they are planning to build on is also a common area that we see wildlife. As we are required to pay a wildlife mitigation fee I don't approve of these apartments being built here. There are already two areas close to this one with multiple living units. Over the past month or two alone the traffic has doubled and these two lane roads will not support this additional multi-unit apartment. Additionally, property values will decline due to this. Please do not allow this unit to be built in our area.

Sincerely,

Kelly Victorine

Sent from my iPad

**Celine Acord**

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**From:** Catherine Broad <catherine.broad@yahoo.com>  
**Sent:** Saturday, May 27, 2017 12:26 PM  
**To:** Celine Acord  
**Subject:** PUD 17-00007, Barber Hill Vistas Apts

Dear Ms. Acord,

I am writing to voice my opposition to the revised proposal for the proposed 125-unit apartment complex at 3555 Warm Springs.

The revisions do not cure the proposal's failures to meet the City's Comprehensive Plan. Pay a visit to the location and observe the very large multi-unit building that is almost finished right in this same area. Also check out how small the parcel is that this 125-unit complex is proposed for.

Poor fit and poor timing. I can understand the property owners' desire to increase their return by putting in 125 units. Their desire, however, is not supported by the comprehensive plan, nor the vision for quality living in Boise. Traffic concerns alone mitigate against this unwise proposal.

Thank you for your time.

Cathy Broad  
2904 S. Barnside Way  
83716

Sent from my iPhone



**Celine Acord**

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**From:** Joe Dannenfeldt <phrogdriver93@gmail.com>  
**Sent:** Sunday, May 28, 2017 9:26 AM  
**To:** Celine Acord  
**Subject:** Re: Revised Design Received // Barber Hill Vistas  
**Attachments:** image003.jpg

Hello,

I'm writing to voice my strong opposition to the Barber Hill Vistas apartment project.

This high density plan is wholly inconsistent with the existing Master Plan and current single family homes that surround this property.

I would support a project that conforms to the existing Master plan. There is no need to deviate from an already wildly successful and proven Master plan. For a multitude of reasons, let's stick with single family homes in this specific area.

Thanks,

Joe Dannenfeldt

On Mon, May 22, 2017 at 6:03 PM Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

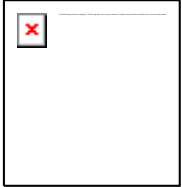
Hello,

Revised drawings and updated letters were received from the applicant regarding the Barber Hill Vistas project. This has been posted online for public viewing under the PUD application at: <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007>. The document is called "DOC\_Revised Design Packet 5-22-17".

A friendly reminder for upcoming dates:

- Friday, June 2<sup>nd</sup> at 5pm – last day written testimony can be received for the regularly distributed P&Z Commission packet
- Thursday, June 8<sup>th</sup> at 5pm – last day written testimony as “late correspondence” can be received for P&Z Commission
- Monday, June 12<sup>th</sup> at 6pm (City Council Chambers, City Hall, 3<sup>rd</sup> Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord

Associate Planner

[Planning & Development Services](#)

T: 208-608-7083 | F: 208-384-3753

E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

--

Joe Dannenfeldt  
(757)206-8520

*Making Boise the most livable city in the country.*

**Celine Acord**

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**From:** Anna Maderis <maderis41@yahoo.com>  
**Sent:** Monday, May 29, 2017 2:47 PM  
**To:** Celine Acord  
**Subject:** Re: Revised Design Received // Barber Hill Vistas

Thank you for the notice that an updated plan has been filed. **I still strongly object to the plan.**  
 Please see the following letter for my written testimony:

3784 E. Timbersaw Drive  
 Boise, Idaho 83716  
 May 29, 2017

To Whom It May Concern:

I am writing to strenuously object to the 125 Unit Apartment Project **Revised Plan** being proposed for the property currently listed as 3555 E. Warm Springs Avenue. This revised plan has minor cosmetic adjustments but does not address the major concerns of being out of compliance with the city's master plan, and causing serious safety issues. I am extremely worried about safety for the following reasons:

- Increased traffic from multi-family units will be a threat to pedestrians. Crossing the street to get our mail at the Harris Ranch mail building will become exponentially more dangerous. Getting to the Greenbelt will also be more difficult.
- The fire risk of this area was made crystal clear by last summer's fire. Evacuating an additional 125 families in case of emergency may not be feasible because of limited access to the area. Warm Springs has been closed this winter, and cannot be depended upon as an escape route.
- The wildlife in the area will be impacted. I love the fact that I spot deer on my Greenbelt walks. The heron, who regularly feed in the ponds near the proposed development, will be disturbed and dislocated. Increased traffic, especially on Warm Springs, will mean there will be more car/wildlife accidents, threatening both human and animal life.

**I strongly object to this plan and urge you to deny this proposal!**

Sincerely,  
 Anna Maderis  
 maderis41@yahoo.com

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**From:** Celine Acord <cacord@cityofboise.org>  
**To:** Celine Acord <cacord@cityofboise.org>  
**Sent:** Monday, May 22, 2017 5:03 PM  
**Subject:** Revised Design Received // Barber Hill Vistas

Hello,

Revised drawings and updated letters were received from the applicant regarding the Barber Hill Vistas project. This has been posted online for public viewing under the PUD application at: <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007>. The document is called "DOC\_Revised Design Packet 5-22-17".

A friendly reminder for upcoming dates:

- Friday, June 2<sup>nd</sup> at 5pm – last day written testimony can be received for the regularly distributed P&Z Commission packet
- Thursday, June 8<sup>th</sup> at 5pm – last day written testimony as “late correspondence” can be received for P&Z Commission
- Monday, June 12<sup>th</sup> at 6pm (City Council Chambers, City Hall, 3<sup>rd</sup> Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord  
Associate Planner  
[Planning & Development Services](#)  
T: 208-608-7083 | F: 208-384-3753  
E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*



**Celine Acord**

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**From:** shhjelle@comcast.net  
**Sent:** Monday, May 29, 2017 3:27 PM  
**To:** Celine Acord  
**Subject:** Revised 125-unit apartment complex at 3555 Warm Springs Ave

Ms. Acord,

I have noticed that there is a revised plan for the 125-unit apartment complex at 3555 Warm Springs Ave. After reviewing the minor changes I feel that it out of compliance with the City's master plan (SP01/SP02) and does not conform to the surrounding development. There are single family houses on both sides and the construction should conform to the same standard. It is unheard of placing two and three story apartments in the neighborhood. In addition, there will be exacerbate traffic congestion and impact on the area wild life.

Regards,

Steinar Hjelle  
3656 E. Warm Spring ave.  
Boise, ID 83716

**Celine Acord**

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**From:** Dawn Estrella <dawnestrella@gmail.com>  
**Sent:** Monday, May 29, 2017 6:00 PM  
**To:** Celine Acord  
**Subject:** PUD17-00007

I am writing to voice my opposition to the potential apartment complex at 3555 Warm Springs Avenue. It is out of compliance with the City's master plan (SP01/SP02), it does not conform to the surrounding development, and it does not contribute to public convenience and the general welfare of the Barber Valley.

I would show up personally at the meeting on June 12th, but I will be out of town. It is important to me that my dissent is recorded.

Thank you,  
Dawn Estrella  
2815 S Perrault Way

Sent from my iPhone

**Celine Acord**

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**From:** Victor Estrella <olmangrumpus@yahoo.com>  
**Sent:** Monday, May 29, 2017 6:39 PM  
**To:** Celine Acord  
**Subject:** PUD17-00007

I am writing to voice my opposition to the potential apartment complex at 3555 Warm Springs Avenue. It is out of compliance with the City's master plan (SP01/SP02), it does not conform to the surrounding development, and it does not contribute to public convenience and the general welfare of the Barber Valley.

I would show up personally at the meeting on June 12th, but I will be out of town. It is important to me that my dissent is recorded.

Thank you,  
Victor Estrella  
2815 S Perrault Way

**Celine Acord**

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**From:** Collins, Mary J - Washington, DC <mary.j.collins@usps.gov>  
**Sent:** Tuesday, May 30, 2017 7:31 AM  
**To:** Celine Acord  
**Cc:** ckmill2@gmail.com; Mary Collins  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Mary J. Collins, 3436 E. Parsnip Peak Dr. Boise, ID 83716

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**Celine Acord**

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**From:** Ange Levesque <ange.levesque@gmail.com>  
**Sent:** Tuesday, May 30, 2017 8:04 AM  
**To:** Celine Acord  
**Subject:** High Density Apartment - Warm Springs/Barber Valley

Hi Celine,

I'm writing to voice my strong opposition to the proposed 125 unit apartment complex on Warm Springs Ave (the old Duesman Property).

It will create further traffic congestion, strain infrastructure and will set a dangerous precedent that will affect all property owners in Boise. It also ignores the City's comprehensive plan for the Barber Valley. It is this adherence to city planning that makes Boise such a great place to live.

Thank you,

Angela Levesque  
2790 S Honeycomb Way  
Boise, ID 83716

**Celine Acord**

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**From:** JAMES PATRICK <jpendure@hotmail.com>  
**Sent:** Tuesday, May 30, 2017 11:27 AM  
**To:** Teresa Focarile; Celine Acord  
**Subject:** Re: Proposed Apartments on Warm Springs

To the Planning and Zoning Staff,

This email is to demonstrate my opposition to proving a variance to an out of state developer for a high - density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes. The new plan that they submitted did not include sufficient changes to make this unit acceptable to the city or neighborhood.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

James Patrick Focarile  
3734 East Timersaw Drive  
Boise Idaho 83716

**Celine Acord**

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**From:** Jennifer Rowlison <jrowlison@healthwise.org>  
**Sent:** Tuesday, May 30, 2017 1:33 PM  
**To:** Celine Acord  
**Subject:** Deusman property rezone

Ms. Acord,

Thank you for providing copies of the revised proposal for the Deusman property.

I have reviewed their proposal and would like to renew my call for Planning and Zoning to reject the re-zoning application.

I object to the proposal for the following reasons:

- the multi-family use directly conflicts with the carefully crafted Harris Ranch Plan, which places all multi-family units next to major traffic arteries;
- the multi-family use will generate significant traffic issues; and
- the multi-family zoning is incompatible with the surrounding neighborhood.

The revised plan is merely cosmetic. It offers redesigned buildings, but still contains 126 units. It has not address the core concerns of the surrounding community. These changes merely provide the developers with the opportunity to claim that they revised their plans in order to address community concerns, without actually responding to any of those concerns.

I continue to strongly oppose rezoning the Duesman ranch for multi-family use. This property should be zone for single family use in conformity with the surrounding neighborhood.

Jenn

**Jennifer Rowlison**

Account Manager | Client Services |Healthwise  
[jrowlison@healthwise.org](mailto:jrowlison@healthwise.org) | [www.healthwise.org](http://www.healthwise.org)  
208.331.6937

***Healthwise helps people make better health decisions.***

This message may contain confidential and/or privileged information. If you are not the intended recipient, please do not use, copy, or disclose the information. Thank you for your consideration.

**Celine Acord**

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**From:** Leslie Vitagliano <lvmomof3@msn.com>  
**Sent:** Tuesday, May 30, 2017 3:17 PM  
**To:** Celine Acord  
**Subject:** 125-Unit Apartment Complex Opposition Email

Good afternoon, Celine:

I'm contacting you to voice my opposition for the 125-unit apartment complex being considered at 3555 Warm Springs Ave. Not only is this out of compliance with the City's master plan, it does not fit into the surrounding area. This area is designated for low density, single family homes and those are the only types of homes we would like to see in the neighborhood. There are currently apartments being built further down Parkcenter/Warm Springs that have obstructed the view of the foothills and having a second set of apartments would not only be another eyesore for the area but put undue stress on an already busy road. In addition, ignoring the City's comprehensive plan will open the door for more developments that are out of character with neighborhoods and will have a negative impact on our property values.

Please stick to the City's master plan that's already in place for the area and deny the proposal for this apartment complex.

Best Regards,  
Leslie Vitagliano



**Celine Acord**

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**From:** Dan Winans <danielwinans@gmail.com>  
**Sent:** Tuesday, May 30, 2017 3:57 PM  
**To:** Celine Acord  
**Subject:** Barber Valley Vista Apartments

Hi Celine, I have viewed the proposed changes for the proposed 125 apartments for 3555 Warm Spings and am drastically opposed to their approval.

The changes have done nothing to change my opinion, they have not addressed the issue at hand. This area was zoned previously, and there is no positive reason to allow a change in that zoning. I don't know why the developers feel they have the option to seek such a reversal. This area is a planned community, nothing else has been changed like this, and there is no reason on earth to set a precedent to allow changing. That opens a HUGE box of worms which could deteriorate the quality of life in the area.

I am not a "Not In My Backyard" type of person, I love growth, smart growth. It is a huge reason I moved to that area of town. This is not smart growth, it is taking advantage of a hot market. I ask you and you to relay my emphatic disapproval for this possible development.

Thank you  
Dan Winans

**Celine Acord**

---

**From:** Kelly Jorschumb <kjorschumb@yahoo.com>  
**Sent:** Tuesday, May 30, 2017 7:15 PM  
**To:** Celine Acord  
**Subject:** Apartment Complex in Harris Ranch

I am writing in opposition to the newest proposal for high density housing on Warmsprings in Harris Ranch. This new proposal does not change the original concerns about traffic in that small corner and on Warmsprings. It also goes against SPO1.

We vote "NO".

Thank you for your time.

Kelly Jorschumb  
2844 South Palmatier Way  
Boise, Idaho 83716

*Sent from my Verizon Wireless 4G LTE DROID*

**Celine Acord**

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**From:** Luke Moran <lukecmoran@gmail.com>  
**Sent:** Tuesday, May 30, 2017 8:49 PM  
**To:** Celine Acord  
**Subject:** Apartment Complex - Warm Springs

Please reconsider the building permit for the high density apartment complex planned for Warm Springs. I'm a resident of Harris Ranch and my wife and I are deeply opposed to the construction of this.

**Celine Acord**

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**From:** Michael Shaughnessy <mikshaughnessy@hotmail.com>  
**Sent:** Tuesday, May 30, 2017 9:42 PM  
**To:** Celine Acord  
**Subject:** Re: Revised Design Received // Barber Hill Vistas

To the members of the planning and zoning committee:

I have reviewed all aspects of the revised Barber Hills Vista complex and still find this project to be unacceptable to our neighborhood and the intended use of our area. No matter what the developer or his attorneys suggest, exceptions or variances to established plans for the development of this apartment complex would still be absolutely inconsistent with our area and the master plan. I would like to voice my strongest opposition to such a project. This will damage the quality of life that all of the residents of the Barber Valley chose that area for. This area is zoned for low density and under no circumstances should it be changed.

As I am sure you are aware, the development is bad business for East Valley residents for a variety of reasons which include:

- An additional 1,000 trips down Warm Springs Ave.—a significant increase in traffic for East End neighborhoods
- Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure.
- A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values

This would significantly stress demand for current and planned amenities and traffic and construction are already choking our ability to move in the area. In short, this is a disaster that we cannot allow.

I am available to discuss this action by phone at your convenience and hope that you will under no circumstance consider this variance. We establish plans for a reason. I hope reason prevails.

Thank you,

**Mike Shaughnessy**  
 (208)401-4951

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**From:** Celine Acord <cacord@cityofboise.org>  
**Sent:** Monday, May 22, 2017 5:02 PM  
**To:** Celine Acord  
**Subject:** Revised Design Received // Barber Hill Vistas

Hello,



Revised drawings and updated letters were received from the applicant regarding the Barber Hill Vistas project. This has been posted online for public viewing under the PUD application at: <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007>. The document is called “DOC\_Revised Design Packet 5-22-17”.

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## Boise PDS Online - PUD17-00007

[pdsonline.cityofboise.org](http://pdsonline.cityofboise.org)

City of Boise Planning and Development Services Online Permit System

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A friendly reminder for upcoming dates:

- Friday, June 2<sup>nd</sup> at 5pm – last day written testimony can be received for the regularly distributed P&Z Commission packet
- Thursday, June 8<sup>th</sup> at 5pm – last day written testimony as “late correspondence” can be received for P&Z Commission
- Monday, June 12<sup>th</sup> at 6pm (City Council Chambers, City Hall, 3<sup>rd</sup> Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord  
Associate Planner  
[Planning & Development Services](#)  
T: 208-608-7083 | F: 208-384-3753  
E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*

**Celine Acord**

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**From:** LYNN D RUSSELL <Lynn@LynnRussell.org>  
**Sent:** Tuesday, May 30, 2017 9:45 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I earlier notified you of my objection to the proposed project, but I am writing again to provide additional information in support of my objection to the revised proposal.

#### A Time and A Place for All Things

The subject request is under consideration by the Boise Planning & Zoning Commission and the City Council to rezone an 8.65 acre parcel of land at 3555 E Warm Springs Avenue from A-1 to R-2 to allow 125 apartments and housing units to be built on the site. This site is or will be surrounded by single-family homes in Harris Ranch, Antelope Springs, and Privada, and the site has only one access out via Warm Springs Avenue. More than one thousand individuals and I oppose this request.

When I came to Boise in 1997 as the founding Dean of the College of Engineering at Boise State University, I recognized as an engineer that we needed to develop a plan and stay with the plan if we were to develop the kind of programs and facilities that were needed to help Boise and the area grow and flourish in the years ahead. I believe that we succeeded in the plan and the BSU engineering programs are making significant contributions to the progress and future of the area.

Similarly, the City of Boise has developed a Comprehensive Plan (called Blueprint Boise) that looks to the future. Specifically, the Plan specifies: "As Boise strives to be the most livable city in the United States, we continually set high standards for new growth. While many places are tempted to relax standards during uncertain economic times, our high expectations will hold value many decades later." City-wide policies include "a predictable development pattern & a community of stable neighborhoods." In support of these policies the City has stated that the specific plans for Harris Ranch (SP-01) and Barber Valley (SP-02) will be used as the policy basis for additional development in Barber Valley. These plans specifically provide for multi-family development along Parkcenter Boulevard where infrastructure is provided to support such development. Consequently hundreds of multifamily housing units exist or are under construction along that corridor. However, no such infrastructure exists nor is planned along Warm Springs Avenue. Furthermore, Warm Springs Avenue was recently shut down for a considerably period of time due to rock slides, and it may happen again.

If the proposed 125-unit project were approved, it would put a severe strain on the infrastructure and traffic on Warm Springs Avenue and would negatively impact Historic Warm Springs, Historic East End, Warm Springs

Mesa, El Paseo and many others along Warm Springs in addition to those homes immediately adjacent to and east of the proposed project.

In addition to the infrastructure problems, the proposed project would negatively impact wildlife and wetlands, while also raising issues of safety, 24-hour lighting, noise and general livability for those of us living in the surrounding homes. The proposed project would definitely not contribute to “a predictable development pattern & a community of stable neighborhoods.”

There is an old saying that there is “A Time and a Place for all Things.” *The proposed location is definitely not the place for this project!*

Therefore I strongly urge the Commission to deny the Application, as revised.

Thank you,

Lynn D Russell

3615 E WARM SPRINGS AVENUE

BOISE, IDAHO 83716

**Celine Acord**

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**From:** Lindsay Shedd <lindsay.e.shedd@gmail.com>  
**Sent:** Tuesday, May 30, 2017 9:58 PM  
**To:** Celine Acord  
**Subject:** Proposals CAR17-00004 and PUD17-00007

To: Celine Acord, Planning and Zoning Commission

I am submitting formal comments in opposition to the proposed rezoning and development plan of 3555 Warm Springs Ave (Case Numbers CAR17-00004 and PUD17-00007). As a member of the east Boise community, I strongly urge the city of Boise to deny the application and proposal to rezone and develop this parcel of land.

The proposed rezoning request highlights the very reason why our city needs strict adherence to our vision of Blueprint Boise, with zoning rules and regulations to ensure smart growth and development that makes sense in the context of the surrounding area. Below are my reasons for opposing these additional uses:

1. **Wildlife and Biological Impacts:** The properties proposed for development are positioned immediately adjacent to essential ecosystems of Boise - the Boise River and foothills. These spaces provides important habitat for wildlife, birds, and fish. The adjacent wildlife would be negatively affected by the increase in traffic, population density, pollution, noise, etc associated with a high-density apartment complex.
2. **Recreational impacts:** These parcels are adjacent to some of the most iconic and loved open space areas in Boise that attract visitors from all over. Multiple apartments and condominiums will negatively impact the experience of visitors to the Greenbelt, Boise River, and the foothills by degrading the valley's view shed during the day, creating significant light pollution at night, and generating increased traffic in the area.
3. **Cyclist concerns:** Boise is nationally known for being a hub for road cyclists. Warm Springs Road in particular provides a popular avenue for cyclists, further supported by the fact the annual IronMan race utilizes a long stretch of Warm Springs. Additional apartments and condo will significantly increase traffic and therefore pose an increase hazard and obstacles to cyclists. Reduction in favorable routes will not only effect cyclists, but the industry that supports them.
4. **Economic impacts:** The proposed use is likely to reduce the home values of the surrounding neighborhoods. Any economic benefits could be negated by a reduction in local property values, especially for homes in close proximity such as those in Harris Ranch.
5. **Impacts to the local community:** the Harris Ranch area is a highly sought after location due to its unique character and access to natural areas. The proposed zoning and development offers little to no benefit to the local community. Specifically, our school systems are already at capacity. Addition of multifamily apartments and condos will significantly increase the student population, and in turn significantly increase the burden on our schools and stress on our existing students.

In summary, the proposed use and development will diminish the character and value of Warm Springs, not only ecologically, but economically and communally as well. The proposed development is in direct conflict with the Comprehensive Plan for Barber Valley that clearly states Boise's pride is in its expansive parks and open space system, its Boise river Greenbelt, and its foothill protection. Allowing the rapid and unmitigated development of residential and commercial space immediately adjacent to these prized natural resources would be an irreversible tragedy.

For the reasons outlined above, I am strongly opposed to the rezoning and development of 3555 Warm Springs Ave (CAR17-00004 and PUD17-00007). I sincerely hope you will consider the significant impact to the surrounding community including the school systems, property values, traffic, public parks and open space, recreational users, and wildlife when you evaluate the application and ultimately make a decision on this extremely important matter. I request the city council deny the application.

Respectfully,

Lindsay Shedd



**Celine Acord**

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**From:** Fred Webster <fredwebster3@gmail.com>  
**Sent:** Tuesday, May 30, 2017 10:42 PM  
**To:** Celine Acord  
**Subject:** OPPOSE: proposals for Rezoning (CAR17-00004), Development (PUD17-00007)

Ms. Acord-

After reviewing the amendments to the previous proposal, it would seem that the only changes were on exterior design of the very same plans denied in the letter from your office dated May 1, 2017.

(see <http://pdsonline.cityofboise.org/pdsonline/Documents.aspx?id=201705011604451870>)

In that denial you indicated the following:

*"While multi-family residential could be appropriate for this site, the proposal does not follow many of the standards or policies from these specific plans for a high density residential development and would not enhance the character of the established neighborhood (Principle GDP-N.10 and Goal NAC 3). Likewise, there will be adverse impacts without the transitioning from multi-family residential to the adjacent single-family residential. Lastly, the site's unique features were not incorporated into the design or preserved as open space (Goal BV-CCN 1 and BV-CCN 2, Principle GDP-N.2 and GDP-N.8)."*

The attorney who replied on behalf of the developer appears to state that their revisions address these issues. Stating something is resolved does not make it so. The revised plans seem to amend the exterior of the buildings, and do nothing to address the character of the development which does not meet the guidelines your office set out in the denial.

Mr. Peter Wachtell, in a recent Op-Ed in the Idaho Statesman, dated April 24, 2017, (<http://www.idahostatesman.com/opinion/readers-opinion/article146549449.html>) noted that zoning changes should be granted when value is added to the surrounding community, or at least in some sort of trade off. There is a location already in place for this type of development and was taken into account in the original master plan, off of Parkcenter. In this instance, however, the value proposition is unilateral, improving the situation of the developer, and, perhaps, future tenants, but at the *expense of the surrounding neighborhood*. Such a one-way value transfer should not be granted, and your office appears to agree as of May 1.

I hope that your standards will not have changed over the past month or so, and that you will remain steadfast in denying the proposed zoning revision. Please do not let the aesthetic revisions cloud your initial judgement that this project is not appropriate for this property.

Thank you.

Fred Webster  
[fredwebster3@gmail.com](mailto:fredwebster3@gmail.com)  
 2551 S Old Hickory Way  
 Boise, ID 83716  
 208-921-2431

**Celine Acord**

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**From:** JoLyn Janecko <jjanecko@aol.com>  
**Sent:** Wednesday, May 31, 2017 7:21 AM  
**To:** Celine Acord  
**Subject:** I oppose CAR17-00004/PUD17-00007

Ms. Acord,

I am writing to voice my continued strong opposition to the proposed 125 unit apartment complex on Warm Springs. I reviewed the revised plans. I do not feel it addresses the main concerns of the citizens. I continue to oppose the high density proposal.

This proposed complex does not follow the City's comprehensive plan for Barber Valley. In addition, it will exacerbate traffic congestion, strain infrastructure, and will set a dangerous precedent that will affect property owners in Boise.

Thank you for your time,

JoLyn Janecko  
4125 East Barber Drive

**Celine Acord**

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**From:** Tom Wolny <twolny@outlook.com>  
**Sent:** Wednesday, May 31, 2017 8:31 AM  
**To:** Celine Acord  
**Subject:** Apt complex on Warm Springs

Celine Acord,

I don't even live in the Harris Ranch area where the 125 apt complex on Warm Springs has been proposed.

I don't believe it should be built at that location. It doesn't fit in the surrounding area which is single housing.

I believe it doesn't fit the intention of the city's master plan for the area.

I live at Park Place

Thank you,

Tom Wolny

3285 E Front Runner Lane

Boise, ID 83716

## Celine Acord

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**From:** Curtis Corcoran <cjcdds@cableone.net>  
**Sent:** Wednesday, May 31, 2017 8:46 AM  
**To:** Celine Acord  
**Subject:** I oppose

Sent from my iPhone

**Celine Acord**

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**From:** Tara Russell <tara@fathom.org>  
**Sent:** Wednesday, May 31, 2017 11:59 AM  
**To:** Celine Acord  
**Cc:** Celeste Miller  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Tara Russell, 3621 E. Warm Springs Ave.

Tara Russell  
@taravRussell  
208.954.0641  
305.310.2619  
[www.fathom.org](http://www.fathom.org)



**Celine Acord**

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**From:** Eldon Edmundson <epedmundson@cableone.net>  
**Sent:** Wednesday, May 31, 2017 12:35 PM  
**To:** Celine Acord  
**Cc:** Phyllis J. Edmundson  
**Subject:** Revised Rezoning Request (PUD17-0007, CAR17-00004, 3555 E Warm Springs Avenue)

May 30, 2017

To: Celine Acord, Associate Planner, City of Boise

From: Phyllis and Eldon Edmundson

Topic: Revised Rezoning Request (PUD17-0007, CAR17-00004, 3555 E Warm Springs Avenue)

Thank you for the opportunity to comment on the above revised rezoning request. We see no substantive change in the proposed development and believe the request should be denied for the same reasons we mentioned in our earlier email to you.

Specifically,:

- This apartment complex is not consistent with the well thought out comprehensive plan for that area, The City of Boise has a comprehensive plan for the East valley development and the city that protects as much as possible existing neighbors and schools. Varying that comprehensive plan now disregards the objectives of that comprehensive plan and stimulates uncontrolled growth in an area that cannot support such growth without having significant negative impacts to surrounding neighborhoods using the East Boise traffic corridor.
- No significant changes in the proposed project exists that addresses the increase the number of trips down Warm Springs Avenue to downtown Boise, enhancing an already unsafe vehicle trips by Adams grade school, and through the city designated historic area via Warm Springs Avenue to downtown Boise. The belief that residents of the proposed development will use Park Center Boulevard does not make sense given the entrance/exit location of the proposed development. The proposed increased traffic via E Warm Springs Avenue community to get to Park Center Boulevard will create unsafe conditions for that street which is not designed for that amount of traffic it would receive.

Thank you for the opportunity to comment on this important proposal.

Sincerely,

Phyllis and Eldon Edmundson  
 262 S Mobley Lane  
 Boise, ID 837112  
 email: [edmundsonp@cableone.net](mailto:edmundsonp@cableone.net)  
 Phone: 208-342-7733

**Celine Acord**

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**From:** Michael Flynn <webme@flynnphoto.com>  
**Sent:** Wednesday, May 31, 2017 1:41 PM  
**To:** Celine Acord  
**Subject:** PUD17-00007 Barber Hill Vistas Apartments

Dear C line Acord,

I am in opposition to the apartment complex at 3555 Warm Springs. It is out of compliance with the master plan. It clashes with the surrounding neighborhood. And it will certainly increase congestion. Please reduce the number of units, and make it more of-a-piece with its surroundings.

It is not just letting it pass this “one time”. Clearing this development will make it that much easier to approve the next inappropriate project, and so on. This kind of thing is negatively impacting my property value.

Please decline to approve!

-Michael Flynn

(Owner of property in the Mill District of Harris Ranch)  
208-891-5861

**Celine Acord**

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**From:** Jeff Russell <jeff.zo.russell@gmail.com>  
**Sent:** Wednesday, May 31, 2017 1:54 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Jeff Russell, 3621 E. Warm Springs Ave.

**Celine Acord**

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**From:** Christopher Rowlison <christopherrowlison@me.com>  
**Sent:** Wednesday, May 31, 2017 2:32 PM  
**To:** Celine Acord  
**Subject:** Deusman property rezone

Ms. Acord,

Thank you for providing copies of the revised proposal for the Deusman property. I have lived in Harris Ranch since August of 2000 and have a balanced perspective on the growth of the valley.

I have reviewed their proposal and would like to renew my call for Planning and Zoning to reject the re-zoning application.

I object to the proposal for the following reasons:

- the multi-family use directly conflicts with the carefully crafted Harris Ranch Plan, which places all multi-family units next to major traffic arteries;
- the multi-family use will generate significant traffic issues; and
- the multi-family zoning is incompatible with the surrounding neighborhood.

The revised plan is merely cosmetic. It offers redesigned buildings, but still contains 126 units. It has not address the core concerns of the surrounding community. These changes merely provide the developers with the opportunity to claim that they revised their plans in order to address community concerns, without actually responding to any of those concerns.

I continue to strongly oppose rezoning the Duesman ranch for multi-family use. This property should be zone for single family use in conformity with the surrounding neighborhood.

Regards,

Christopher Rowlison  
208-863-6243

**Celine Acord**

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**From:** Kelli Buley <kellibuley@gmail.com>  
**Sent:** Wednesday, May 31, 2017 3:54 PM  
**To:** PDSTransmittals; Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke  
**Subject:** CAR17-00004

To Whom it May Concern,

Please put the citizens and residents of the area affected by this re-zoning first and not money to be made! I understand the impulse to develop but please consider making this area a public park with play areas for children and pets. This development is more harmful than good and more "developing" is destroying the beautiful Boise area I have come to love.

Please note I am in agreement with the following concerns:

\*-The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.

\*-The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space."

\*PLEASE deny this rezoning and consider this at most to be developed as a public park.

Thank you for your consideration,

Kelli Lakey





Land Planning & Development - Consulting – Construction Management – Engineering Services

May 31, 2017

Boise City Planning and Zoning Commission  
Boise City Planning and Development Services  
150 N Capital Blvd  
Boise, Idaho 83701

cacord@cityofboise.org  
(sent via email)

Attention: Celine Acord, Current Planner

**Re: CAR17-00004 & PUD17-00007 / Barber Hill Vistas – Revised Application**

Dear Celine;

Regarding the revised site plan proposal submitted May 22<sup>nd</sup>, 2017, I would appreciate if you would please enter this letter into submitted materials for Planning and Zoning Commission review prior to the scheduled June 12<sup>th</sup>, 2017 hearing.

From my extensive review of submitted revision materials, I notice there has been no change in reduction of proposed density. The revision remains a proposal to develop a 125-unit high-density project in an area immediately surrounded by high-value, large detached single-family homes. As such, the revised proposal remains incompatible, still does not comply with Comprehensive Plan (SP-01 and SP-02), nor is there any demonstrated value in the best interest of general welfare and public convenience.

My husband and I entitled and developed Privada Estates (a low-density residential subdivision, 1.9 units/acre) adjacent to the north of the property external boundary), that is subject to the referenced application for a re-zone change and PUD designation. We have ownership interest of the following 15 single-family residential home-site parcels (as of 5-31-2017), all located within 300 feet perimeter of the proposed 125-unit site:

3511 Via Estancia Boise, ID 83716  
3523 Via Estancia Boise, ID 83716  
3545 Via Estancia Boise, ID 83716  
3567 Via Estancia Boise, ID 83716  
3601 Via Estancia Boise, ID 83716  
3619 Via Estancia Boise, ID 83716  
3522 Via Estancia Boise, ID 83716  
3510 Via Estancia Boise, ID 83716

2390 Via Privada Boise, ID 83716  
2372 Via Privada Boise, ID 83716  
2344 Via Privada Boise, ID 83716  
2338 Via Privada Boise, ID 83716  
2312 Via Privada Boise, ID 83716  
2313 Via Privada Boise, ID 83716  
2345 Via Privada Boise, ID 83716

As an established business in the area that will be directly impacted by this proposal, I remain opposed to the revised application which would result in multiple 2- and 3-story apartment buildings and 2-story live-work units/townhouse blocks in an established residential area that has been designated for large detached single-family homes.



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Land Planning & Development - Consulting – Construction Management – Engineering Services

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Contrary to the suggested statement that the 'majority of the Barber Valley will be consumed by one product type: single-family dwellings', I urge you to please consider the facts.

At least 1,500 multi-family units are planned within SP-01 alone (including apartments) in the Barber Valley. SP-02 accounts for additional 474 multi-family units (including apartments). With almost 2,000 units at build-out, the Barber Valley is already well represented with a balanced supply of City-approved multi-family units relative to single-family dwellings. The number of single-family do not nearly approach the number of multi-family units planned. As a matter of policy, the in-fill area of concern (which the subject property is technically outside of SP-01 and SP-02 boundaries) is not immune to following the same standards outlined for all SP-01 and SP-02 planned developments.

In summary, the proposed revision still does not align with most of the Harris Ranch and Barber Valley planning policies and goals, does not comply with the Comprehensive Plan (Barber Valley Planning Area), is not compatible with surrounding development and zoning, and it is not in the best interest of public convenience and general welfare, as stated earlier in the Staff Report (prepared for May 8<sup>th</sup>, 2017 hearing). Approving the proposed rezone and PUD will economically harm surrounding residential property values, and will directly harm home-site sales due to the impact of diminished lot valuation (detriment by proximity) due to an in-flux of 125-unit high density project adjacent to Privada Estates. As a business owner and an active real estate agent in the area, my business has already experienced market impairment of home-site sales from potential buyer's due to the news of the pending high-density project.

Please consider, there is no justifiable necessity or market demand to develop and add 125 high-density units on the subject property to compound density and contribute to the total number of planned units developed in the Barber Valley.

I notified you earlier of my opposition regarding the initial application and I am writing again to add my name to the group of property owners within 300 feet of the perimeter of the subject property for the proposed 125-unit site.

I strongly urge the Commission to deny the revised application. Thank you again for your consideration.

Sincerely,

*Leslie A. Wright*

Leslie A. Wright

Vice President, Managing Partner  
The Privada Group

**Celine Acord**

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**From:** Mike Schmidt <mikeschmidt@q.com>  
**Sent:** Wednesday, May 31, 2017 4:11 PM  
**To:** Celine Acord  
**Subject:** Re: Revised Design Received // Barber Hill Vistas

Thank you for sharing the updated revision. My thoughts on this development remain unchanged; i.e. This high density housing doesn't make sense in a single family dominated area. It doesn't conform to the master plan that we understood when we purchased our home. The increased traffic with the 125 units will strain Warm Springs Avenue.

Sent from my iPhone

On May 22, 2017, at 5:02 PM, Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

Hello,

Revised drawings and updated letters were received from the applicant regarding the Barber Hill Vistas project. This has been posted online for public viewing under the PUD application at: <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007>. The document is called "DOC\_Revised Design Packet 5-22-17".

A friendly reminder for upcoming dates:

- Friday, June 2<sup>nd</sup> at 5pm – last day written testimony can be received for the regularly distributed P&Z Commission packet
- Thursday, June 8<sup>th</sup> at 5pm – last day written testimony as "late correspondence" can be received for P&Z Commission
- Monday, June 12<sup>th</sup> at 6pm (City Council Chambers, City Hall, 3<sup>rd</sup> Floor) – P&Z Commission public hearing

Thank you, Céline

<image003.jpg>

Céline Acord  
 Associate Planner  
[Planning & Development Services](#)  
 T: 208-608-7083 | F: 208-384-3753  
 E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*

**Celine Acord**

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**From:** Cornel Bozdog <cornel.bozdog@alum.lehigh.edu>  
**Sent:** Wednesday, May 31, 2017 4:40 PM  
**To:** Celine Acord  
**Subject:** Revised development plan for 3555 Warm Springs Ave

I'm writing to express high concern regarding the development in the title. The revision, albeit potentially justifiable for developer's bottom line, is not acceptable for the unsuspecting citizens that paid a premium for properties that have easy access to downtown, retail and emergency services, that now see the quality of life significantly degraded.

Regarding access: the Warm Springs Mesa dwellers are continuously assaulted with road closures. When one closure ends, another one commences. Addition of new homes must be accompanied by additional street exits for Mesa inhabitants, possibly across the hills. The new properties should have a value per new inhabitant equal or exceeding existing neighborhoods.

A tenet of city development should be to increase value for all citizens. This development is not increasing value for any citizen, except for the developer. Home buyers have countless other options on the market already.

Yours  
Cornel  
3088 E Bonview Dr, Boise ID 83712

**Celine Acord**

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**From:** rcnoble@mac.com  
**Sent:** Wednesday, May 31, 2017 4:40 PM  
**To:** ckmill2@gmail.com; Celine Acord  
**Subject:** Meeting tomorrow

Hello Celeste and Celine,

I am helping a friend move tomorrow - so probably can't attend the meeting. I did want to share another issue that someone might want to bring up - the live work units.

These are not in any way compliant for a number of reasons. This means offices in the residential area. Parking for clients? Daily activity on the roads and in the units themselves.

Furthermore, who decides what types of businesses are appropriate for the units? Are they going to use toxic materials. Noisy machinery? Illegal activities? What are their hours of operation? And who is going to police all this. The developer? Probably not.

This is in addition to all the other obvious problems trying to shoehorn this development into pristine Barber Valley.

Thanks for your help!

Richard Noble

Celine - if you could add this to the documents concerning the development, I would appreciate it. I'm one of the 300 that are in the proximity to the proposed development.



**Celine Acord**

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**From:** Lee Ryan <lryan@aol.com>  
**Sent:** Wednesday, May 31, 2017 5:54 PM  
**To:** Celine Acord  
**Subject:** Apartments

Subject Line: **CAR17-00004 & PUD17-00007**

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Lee Ryan

---

3736. E hardest St

Boise, ID 83716

**Celine Acord**

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**From:** Lee Ryan <lryan@aol.com>  
**Sent:** Wednesday, May 31, 2017 5:56 PM  
**To:** Celine Acord  
**Subject:** apartments

Subject Line: **CAR17-00004 & PUD17-00007**

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Michelle Ryan

---

(Printed Name)

3736 E Hardest St

Boise, ID 83716

**Celine Acord**

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**From:** Jan Satterwhite <jansatterwhite@gmail.com>  
**Sent:** Wednesday, May 31, 2017 9:25 PM  
**To:** Celine Acord  
**Cc:** Celeste Miller  
**Subject:** CAR17-00004 & PUD17-00007

Hi Celine,

Please include this message in materials for the P&Z Commissioners consideration.

I earlier notified you of my objections to the proposals, but I am writing again to identify myself and my concerns as a property owner within the 300 foot perimeter of the property referenced in the above proposals. As a property owner within this radius, I want to register my opposition to the re-zone and development proposals as they do not comply with the Comprehensive Plan (or SP01 or SP02), the plans are not compatible with the surrounding single family neighborhoods and the proposal does a disservice to the potential renters not locating them along the transit & high density area between and along the Park Center/Warm Springs Corridor. It is not in the interests of the surrounding neighborhoods as it will decrease our property values rendering financial harm to surrounding homeowners and make our properties much more difficult to sell.

I strongly urge the Commission to deny the Re-zone request and the revised development application by the developer. Thank you for your assistance,

Janet L Satterwhite  
3609 East Warm Springs Ave  
Boise ID 83716

**Celine Acord**

---

**From:** lad dawson <laddawson@guerdon.com>  
**Sent:** Thursday, June 01, 2017 6:32 AM  
**To:** Celine Acord  
**Cc:** Sandee Dawson  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating the the above referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that its the subject of the referenced Application for a zoning change and PUD designation.

I OPPOSE the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02) and is not compatible with surrounding development and zoning. It is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application as revised.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

Laurence A Dawson  
2371 S Via Provided Ln  
Boise, ID 83716

**Celine Acord**

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**From:** Sandee Dawson <nikemomma@hotmail.com>  
**Sent:** Thursday, June 01, 2017 8:37 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in the materials for the Planning and Zoning Commissioners to consider relating to the above referenced matter.

I have an ownership in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I OPPOSE the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02) and is not compatible with surrounding development and zoning. It is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application as revised.

I earlier notified you of my protests, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

Sandra K. Dawson  
2371 S Via Privada Ln  
Boise ID 83716



## Celine Acord

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**From:** Cay and Ron Marquart <mnimages@hotmail.com>  
**Sent:** Thursday, June 01, 2017 9:55 AM  
**To:** Celine Acord  
**Subject:** Housing Development

Dear Ms. Acord,

My wife and I are strongly opposed to CAR17-00004 and PUD17-00007 proposals. Unless we have some kind of mass transportation options on Warm Springs Ave., the traffic will be horrific.

Sincerely, Cay & Ron Marquart

**Celine Acord**

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**From:** Mark Russell <mark@elevatepub.com>  
**Sent:** Thursday, June 01, 2017 10:51 AM  
**To:** Celine Acord  
**Subject:** I oppose the PUD17-00007 Barber Hill Vistas Apartments

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, requires an undue burden on other landowners, would necessitate an infrastructure investment from the city and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,  
Mark Russell

Mark Russell, Ph.D.  
CEO — ELEVATE Publishing

<https://elevatepub.com> : innovative publishing  
<http://elevateleaders.com> : people-centered leadership  
<http://theamericanimmigrant.us> : America's secret sauce

**Celine Acord**

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**From:** Amy Kauchich <alkauch@gmail.com>  
**Sent:** Thursday, June 01, 2017 10:59 AM  
**To:** Celine Acord  
**Subject:** Proposals CAR17-00004 and PUD17-00007

Dear Ms. Accord,

I am sending this email to voice my opposition to proposals: CAR17-00004 and PUD17-00007.

As a current Harris Ranch neighborhood resident, I believe these proposals are totally INCONSISTENT with Blueprint Boise, as well as the Comprehensive Plan for Barber Valley; and SP01 and SP02.

This proposal is INCOMPATIBLE with the surrounding neighborhood; please note the over 1500 multi-family units already projected for SP01 and SP02 that already are planned in the correct location along the Warm Springs/Park Center Corridor of Barber Valley. In addition I have the following concerns:

The REDUCTION in home values for the surrounding neighborhoods.

The OVER CAPACITY number of students attending Adams and Riverside Elementary Schools,

PRESERVATION of wild life or AN INCREASE of 800-1000 vehicle trips on Warm Springs Ave

Please help us preserve the quality of life in an area that has already been asked to adjust to a huge uptick in construction activity.

Thank you in advance for supporting me and my fellow home owners,

Amy Kauchich  
2713 South Wise Way  
Boise, ID 83716  
☎ 801.473.1861  
✉ [alkauch@gmail.com](mailto:alkauch@gmail.com)

Subject Line: CAR17-00004 & PUD17-00007 Barber Hill Vistas

To: CAcord@cityofboise.org  
Boise City Planning and Zoning  
Celine Acord, Assigned Planner

Celine,

Please include this message in materials for the Planning and Zoning Commissioners to consider related to the proposals referenced above.

As an experienced realtor in the Barber Valley and East Boise markets for the past 12 years I am deeply concerned regarding the proposal for the Barber Hill Vistas development and it's impact on surrounding properties. I am also a resident of Harris Ranch for 12 years. My husband and I fear the changes to the valley if this is approved. Approval of the proposal would represent a significant deviation from the Comprehensive and Barber Valley Plans and would be in direct conflict with the guidance for future development to follow the planning of SP-01 and SP-02.

- As a realtor dealing with many sophisticated buyers, I can tell you that the existence of a Comprehensive Plan in this rapidly developing area of Boise is a selling point and reassurance that the buyers can anticipate "what will occur in their back yards." Deviation from a plan which required many, many hours of volunteer citizen involvement not to mention significant tax-payer man-hours from city employees to bring to fruition will significantly damage Boise's reputation as an up and coming community in the Intermountain Northwest.
- The requested re-zone from A-1 with a legacy commercial overlay to R-2D/DA to achieve a density of 14.5 units / acre is totally incongruent with the surrounding properties, all single family residences planned at a density of 1.9 - 3.5 units/acre. As a realtor, I can attest to the fact that these adjacent properties will experience a significant decrease in value and desirability when considered against other areas with consistency in residential size and space.
- Families in the market for a single family home do not look favorably on a property backing up to multi-story properties where there is a loss of privacy and security when one considers the transient population in multi-family complexes. The buyer's perception of such property is a risk of increased noise, activity and potential risk to property when one does not know their neighbors. As a realtor, I have never had a buyer tell me they were seeking a home where backing up to apartments or commercial development was desirable.
- When marketing an area, schools and traffic flow are very significant factors in the homebuyer's decision process. While Riverside and Adams elementary are highly regarded schools, the fact that these children will be bussed to schools which are already over capacity and using temporary buildings will discourage buyers with school age children. The frequent closure/detours along Warm Springs Ave due to falling boulders are another factor about which I must be honest with my clients. Commute times and traffic noise will only be exacerbated by this proposal for high density development. Adequate infrastructure and planned traffic flow is the reason multi-family development was centered along the Park Center / Warm Springs by-pass and that is where it needs to be built. People do not move to Idaho to replicate the same traffic density the Highway District standards allow in California.

- Among the the biggest draws to buyers in the Barber Valley is the passage of wild-life through preserved open spaces and foot-hills. The redesign including a few very small alley load single family homes creates even more passage challenges for the wild-life. Placing this high density development at the entrance to the valley without special consideration of the 8.65 acres of farm land representative of the Barber Valley's rich heritage is a travesty of developmental design and will significantly detract from the market values of the surrounding area thereby imposing economic harm on the residents who bought expecting the city to stand behind its planning documents.
- Planning and Zoning's conclusion states "the Planning Team is in support of introducing multi-family residential in this location since the majority of the Barber Valley will be consumed by one product type: single-family dwellings." However, SP-01 and SP-02 specifically plan for multi-family housing along and between the Park Center and Warm Springs corridor. It is here that the infrastructure in terms of roadways, resources(public transportation), and conveniences will be located. Harris Ranch SP-01 currently has 1500 units of multi-family housing projected for build-out in the SP-01 Area. This does not include the 162 units of the Barber Station Arboretum Apartments nor the 150 two to four unit townhouse buildings of Brighton's Park Place (adjacent to Marianne Williams Park), both developments currently under construction in SP-02 and adjacent to the transportation corridor. Clearly, the Barber Valley is not going to be consumed by "single-family dwellings" to the exclusion of multi-family residences.

In my professional opinion, approval of CAR17-00004 and PUD17-00007 will result in economic benefit to the owner/developer at the expense of the surrounding property owners, irreparably damage the the reputation of Boise as a highly "livable city" with an exceptional city council who has planned for future growth in concert with it's citizens and signal to citizens and developers alike that the Comprehensive Plan carries no weight in the future of the greater Boise area.

Ann Sabala  
Mountain Realty  
[ann.sabala@gmail.com](mailto:ann.sabala@gmail.com)  
208-860-7073



**Celine Acord**

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**From:** Gary and Melissa Calhoun <Simplicity5@msn.com>  
**Sent:** Thursday, June 01, 2017 12:14 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal. As written by the developer that they have reached out to the bordering neighbors, we will testify that they have not. They have proposed a walking path on our property without even speaking to us concerning such a ridiculous proposal. There is no outlet from Antelope Springs except onto Warm Springs, and a walking path would be within several feet of our front door. We will not give permission for that to happen, nor will the Jaquet's who's property borders ours.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Gary and Melissa Calhoun  
3445 E Parsnip Peak Dr  
83716  
208-631-8587

**Celine Acord**

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**From:** Daren Fluke  
**Sent:** Thursday, June 01, 2017 1:51 PM  
**To:** Celine Acord  
**Subject:** FW: CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

---

**From:** Mary [mailto:mary\_c\_slater@hotmail.com]  
**Sent:** Thursday, June 1, 2017 1:40 PM  
**To:** Mayor Bieter <Mayor@cityofboise.org>; Hal Simmons <HSIMMONS@cityofboise.org>; Cody Riddle <CRiddle@cityofboise.org>; Daren Fluke <DFluke@cityofboise.org>; Suezann Yorita <SYorita@cityofboise.org>; Teri Thompson <tkthompson@cityofboise.org>; CityCouncil <CityCouncil@cityofboise.org>; Amanda Brown <ABrown@cityofboise.org>  
**Subject:** CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

To Mayor Bieter, Members of the Boise City Council, and the Boise Planning and Zoning Department,

I have reviewed the revised plan for the proposed 125-unit Barber Hills Vista's development submitted by SLN Planning and JKB Construction on May 22, 2017.

In spite of the modifications made to the plan, I **still object** to this proposed development and urge you to maintain the current zoning of the property located at 3555 E. Warm Springs Avenue.

An apartment complex of any size is a misfit with the surrounding neighborhoods of single family homes. With it's proximity to the foothills, allowing such a development is quite contrary to the city's goal of *making Boise the most livable city in the country*. Approval of the requested rezoning would also set a precedent for deviating from the City's Master Plan, leading to subsequent irresponsible developments.

Please keep the current zoning for this parcel and preserve the unique character of Harris Ranch and The Barber Valley. Let growth continue per the Master Plan with dense, multifamily units located along the Park Center commuting corridor and in the Barber Station area. This will ensure that the foothills views and wildlife habitat will be enjoyed by all of the East Boise residents.

Thank you,

Mary Slater

3373 E. Parsnip Peak Drive

208-922-6109

**Celine Acord**

---

**From:** Mary McGown <mary.g.mcgown@gmail.com>  
**Sent:** Thursday, June 01, 2017 1:58 PM  
**To:** Celine Acord  
**Subject:** Re: Memo for Proposed Revisions // Barber Hill Vistas

Ms. Acord,

As the proposal for the development has not changed substantially, neither have my comments objecting to the proposed development. I'm attaching my original comments as they still express my major concerns and objections.

Thank you,

Mary McGown

Boise City Planning and Zoning:

I am opposed to a zoning variance to allow high density development in place of residential density development on Warm Springs Avenue in Harris Ranch. The adopted Harris Ranch comprehensive plan is a contract with the city government and its residents how that area will be developed. It was designed so the East Parkcenter Bridge would alleviate some of the traffic pressure on historic Warm Springs Avenue. Residents in the proposed apartment complex would add more trips to an already busy street as Warm Springs Avenue would be the most logical route for them to take to downtown Boise.

As it is, I practically have to get a reservation to make a left turn out of my neighborhood onto Warm Springs Avenue almost any time of the day. There is no other way to get out of our neighborhood.

I oppose more traffic through the school zone past Adams School. My children were crossing guards there years ago and both had close calls with cars driven by people who were not paying attention to the school zone. Adding more vehicles makes the probability even higher of some mishap in the school zone.

Thank you,

Mary McGown  
 282 S. Mobley Lane  
 Boise, ID 83712

On Jun 1, 2017, at 10:00 AM, Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

Hello,

You are receiving this email as an official 'Party of Record' for CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

The memo from the Planning Team regarding the revisions submitted by the applicant is attached for your review. We are maintaining our original recommendation of denial of both applications. The updated project report (the entire record including this memo, the revisions, additional testimony, etc.) will be posted [online](#) on Monday, June 5<sup>th</sup>.

As a reminder, here are upcoming deadlines/dates:

- **Friday, June 2<sup>nd</sup> at 5pm (TOMORROW)** – last day written testimony can be received for the regularly distributed P&Z Commission packet
- **Thursday, June 8<sup>th</sup> at 5pm** – last day written testimony as “late correspondence” can be received for P&Z Commission
- **Monday, June 12<sup>th</sup> at 6pm** (City Council Chambers, City Hall, 3rd Floor) – P&Z Commission public hearing

Thank you, Céline

<image002.jpg>

Céline Acord  
Associate Planner  
[Planning & Development Services](#)  
T: 208-608-7083 | F: 208-384-3753  
E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*

<Revisions  
Memo\_CAR17-4 &  
PUD17-7.pdf>



June 1, 2017

City of Boise  
Planning & Development Services  
150 N. Capitol Blvd.  
P.O. Box 500  
Boise, ID 83701-0500

RE: CAR17-00004 & PUD17-00007

To: PDS

My name is Edie Gummere. I live in Dallas Harris Ranch Estates and I writing this letter in regard to the above referenced proposed rezoning of property at 3555 E. Warm Springs Ave. (Barber Hills Vistas) and the proposal for a 125 apartment complex.

I would like to state for the record that I opposed the first proposal this developer submitted, and I oppose this new proposal for the same reasons.

1. The property they wish to develop 125 apartments on is immediately adjacent to the Harris Ranch neighborhood. I believe this property should be evaluated with that in mind and, in fact, believe this property should be treated as though it were part of the Harris Ranch Master Plan. The Harris Ranch Master Plan has established larger lot sizes and larger single family homes on the north side of Harris Ranch (the Warm Springs Ave., Barber Rd side) with the density increasing as you go south to Parkcenter Blvd. The reasoning for this is to accommodate traffic, as Warm Springs Ave is an older, narrow two lane road, whereas, Parkcenter Blvd. is a newer much larger road. The proposed apartment development puts high density housing on the wrong side of the neighborhood, and is thus incompatible with our neighborhood's comprehensive plan or our "big picture".
2. This proposed development's only entrance and exit is on Warm Springs Ave, which would greatly increase the traffic on Warm Springs Ave. Again, as stated above, Warm Springs Ave. is a small, narrow, two lane road that in addition to vehicle traffic also sees a great deal of wild life

crossings and bicyclists which often slows traffic. Therefore this proposed development is not in the interest of public convenience.

3. This proposed development is surrounded by single family homes (both in Harris Ranch and the beautiful new homes west of the ponds between Warm Springs and Parkcenter), and several ponds. It would destroy wetlands, and put carports next to designated green space. Therefore, this proposed development is not compatible with areas it is surrounded by.

I believe developing this property into single family homes, or developing it as a public park would be a much better fit, as neither would destroy wetlands or be incompatible with the surrounding area or the wildlife that pass through this area. A great deal of planning went into the Master Plan for this area of town. There is already plenty of high density housing and apartments in this area. There is simply no reason to allow this proposed development that is so out of sync with it's beautiful surroundings, and an already well thought out master plan.

Thank you for your consideration.

Sincerely,

Edie Gummere  
2963 S. Old Hickory Way  
Boise, ID 83716

[thegummers@yahoo.com](mailto:thegummers@yahoo.com)  
208-571-1445

**Celine Acord**

---

**From:** John Walchle <johninidaho@gmail.com>  
**Sent:** Thursday, June 01, 2017 7:44 PM  
**To:** Celine Acord  
**Subject:** Re: Memo for Proposed Revisions // Barber Hill Vistas

Thank you. I attended tonight's meeting with the developer's representatives at the Mill District clubhouse. It's clear they are adamant about being very high density therefore I continue to disprove of the development.

Thank you.

John Walchle

On Jun 1, 2017 10:01 AM, "Celine Acord" <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

Hello,

You are receiving this email as an official 'Party of Record' for CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

The memo from the Planning Team regarding the revisions submitted by the applicant is attached for your review. We are maintaining our original recommendation of denial of both applications. The updated project report (the entire record including this memo, the revisions, additional testimony, etc.) will be posted [online](#) on Monday, June 5<sup>th</sup>.

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- **Monday, June 12<sup>th</sup> at 6pm** (City Council Chambers, City Hall, 3rd Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord

Associate Planner

[Planning & Development Services](#)

T: [208-608-7083](tel:208-608-7083) | F: [208-384-3753](tel:208-384-3753)

E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*

**Celine Acord**

---

**From:** shhjelle@comcast.net  
**Sent:** Thursday, June 01, 2017 7:53 PM  
**To:** Celine Acord  
**Subject:** RE: Memo for Proposed Revisions // Barber Hill Vistas

Ms. Acord,

I attended the neighborhood meeting tonight. The revised plan has not changed too much. Same amount of units and now it includes commercial and a few three story units. I feel this is going in the right direction. I am not opposed to development on the property, but it should have the maximum density as the surrounding areas which is about 4.1 per acre. I hope you will provide similar recommendation to the city council.

Regards,

Steinar Hjelle

---

**From:** Celine Acord [mailto:cacord@cityofboise.org]  
**Sent:** Thursday, June 1, 2017 10:01 AM  
**To:** Celine Acord <cacord@cityofboise.org>  
**Subject:** Memo for Proposed Revisions // Barber Hill Vistas

Hello,

You are receiving this email as an official 'Party of Record' for CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

The memo from the Planning Team regarding the revisions submitted by the applicant is attached for your review. We are maintaining our original recommendation of denial of both applications. The updated project report (the entire record including this memo, the revisions, additional testimony, etc.) will be posted [online](#) on Monday, June 5<sup>th</sup>.

As a reminder, here are upcoming deadlines/dates:

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- **Monday, June 12<sup>th</sup> at 6pm** (City Council Chambers, City Hall, 3rd Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord  
 Associate Planner  
[Planning & Development Services](#)  
 T: 208-608-7083 | F: 208-384-3753  
 E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*



**Celine Acord**

---

**From:** David Jauquet <jauqdr@cableone.net>  
**Sent:** Thursday, June 01, 2017 8:22 PM  
**To:** Celine Acord  
**Subject:** Opposition to CAR17-00004 & PUD17-00007

Ms. Acord,

After reviewing the revised plan, and attending the developer's public meeting this evening, I wish to again express my strong opposition to the zoning change request and the development plan for the 125 unit apartment complex. This new proposal is essentially the same as the original and has many errors, misrepresentations, omissions and broken promises.

My property is within 300ft of the property that is subject of this revised application for zoning change and PUD designation. It is adjacent to the southwest corner of the subject property, where the developer is proposing to build two and three story units. This will eliminate our view of the foothills, lower our property value and our quality of life.

My original objections to this project are still valid:

1. It is incompatible with the recently established pattern of development. All the surrounding properties are low density, with single family, custom built homes. The average density for the surrounding properties (East, West, and North) is less than 4 units per acre.

2. Allowing this project, with 14.5 units/acre, would be contrary to the "growth predictability" promised in Blueprint Boise. It is not supported by Boise's specific plans for Harris Ranch (SP01) and Barber Valley (SP02), which provide for multi-family, high density development along the Park Center corridor.

3. The revised plan does not address issues such as storm water retention, pedestrian safety and connectivity, and traffic flow on Warm Springs.

Thank you,

David Jauquet  
 3461 E Parsnip Peak Dr  
 Boise, ID 837

**Celine Acord**

---

**From:** Kevin Bissell <krbissell@msn.com>  
**Sent:** Thursday, June 01, 2017 10:15 PM  
**To:** Celine Acord  
**Subject:** Revised Design Received // Barber Hill Vistas - Written Testimony in Opposition

June 1, 2017

Ms. Acord,

I am writing this email to express my opposition to the recently submitted design revision to the Barber Hills Vistas development plan. I am a life long resident of East Boise and value the character of the neighborhoods that attract so many people to our part of town.

This most recent revision does little to address concerns expressed by the East Boise Concerned Citizens and appears to increase the traffic loading on Warm Springs Avenue. The addition of live/work units in the development will create additional traffic from customers visiting these businesses. Parking shown is inadequate for business use. A better location for this type of development would be along Parkcenter Boulevard as this corridor is zoned for high-density residential housing and has the necessary utility and transportation infrastructure to support increased traffic.

I am not opposed to development on the subject property but think lower density, owner occupied housing is the only viable option for this site.

Respectfully,

Kevin R. Bissell  
3244 E. Boulder Heights Dr.  
Boise, ID 83712

Cindy Montoto & Austin Grill  
1228 E Jefferson St.

June 2, 2017

Planning & Zoning Commission  
City of Boise – City Hall  
150 N Capitol Blvd, Boise, ID 83702

RE: CAR17- 00004 & PUD17-00007

Members of the Planning & Zoning Commission,

We are Austin Grill and Cindy Montoto; we live at 1228 E Jefferson Street Boise, ID 83712 located in Boise's East End Historic District and just two blocks north of Historic Warm Springs Ave. We have been residents of the East End for five years and there truly is no better place for us to raise our growing family. Cindy is an active and involved member of our community, serving on the Board of Directors of the East End Neighborhood Association and the City of Boise's Historic Preservation Commission. With this letter, we are writing to you as a concerned neighbors and first time parents.

The development plan of 3555 E Warm Springs Ave was brought to our attention a few months ago, we would like to voice the concerns we have that were still not addressed by the project revisions. The Harris Ranch/Barber Valley area is already highly concentrated and with very close setbacks between properties, it leaves neighbors (and those looking in) feeling claustrophobic and crammed. Any additional development will contribute to even more neighborhood/population density.

We have serious concerns with the amount of increased traffic, an estimated additional 1,000 daily trips, it would bring to Warm Springs Ave, off of which our home and neighborhood school, Roosevelt Elementary, are located. Speeding and distracted driving on Warm Springs are already issues our neighborhood faces and with two schools in close proximity, the idea of additional traffic is alarming and I'm sure is concerning to many others as well. While we understand that ParkCenter Blvd is an option to get to Harris Ranch, Warm Springs offers a more direct and faster route to access Downtown and is often preferred by East Boise residents over ParkCenter.

A subsequent concern is with the amount of increased enrollment this proposed development would have on our local schools. The new elementary school proposed in Harris Ranch has no public timeline meanwhile Roosevelt, Adams, and Riverside Elementary are continuing to absorb additional student enrollment. These schools are already bursting at the seams and higher levels of enrollment directly impact teacher to student ratios which impacts quality of learning.

We wholeheartedly understand the growing need for developments in our city. We truly appreciate the desire to live in this area as Boise is an ideal place to live and raise a family. However, we continue to oppose the rezone and the development plan and ask that you deny both applications. We strongly urge you to consider the major impacts these proposals have on our East End neighborhood, our neighborhood schools, and our community of East Boise. We recommend that the developer utilize the lot as zoned for single family homes and re-approach the commission with a reflective development plan.

Thank you for your time and service to our city,

Cindy Montoto & Austin Grill

**Celine Acord**

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**From:** Mindy Luck <mindyluck@me.com>  
**Sent:** Friday, June 02, 2017 9:12 AM  
**To:** Celine Acord  
**Cc:** Celeste Miller  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

If I earlier notified you of my protest I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Josh and Mindy Luck

3419 E Parsnip Peak Dr.  
Boise, ID 83716



Subject Line: CAR17-00004 & PUD17-00007 Barber Hill Vistas

To: CAcord@cityofboise.org  
Boise City Planning and Zoning  
Celine Acord, Assigned Planner

Celine,

Please include this message in materials for the Planning and Zoning Commissioners to consider related to the proposals referenced above.

As an experienced realtor in the Barber Valley and East Boise markets for the past 17 years I am very concerned regarding the proposal for the Barber Hill Vistas development and its impact on surrounding properties. Approval of the proposal would represent a significant deviation from the Comprehensive and Barber Valley Plans and would be in direct conflict with the guidance for future development to follow the planning of SP-01 and SP-02.

- As a realtor dealing with many sophisticated buyers, I can tell you that the existence of a Comprehensive Plan in this rapidly developing area of Boise is a selling point and reassurance that the buyers can anticipate "what will occur in their back yards." **Deviation from a plan which required many, many hours of volunteer citizen involvement not to mention significant tax-payer man-hours from city employees to bring to fruition will significantly damage Boise's reputation as an up and coming community in the Intermountain Northwest, this is one of my major concerns. If you aren't going to follow the plan why have a plan that citizens look to for guidance when buying real estate???**
- The requested re-zone from A-1 with a legacy commercial overlay to R-2D/DA to achieve a density of 14.5 units / acre is totally incongruent with the surrounding properties, all single family residences planned at a density of 1.9 - 3.5 units/acre. As a realtor, I can attest to the fact that these adjacent properties will experience a significant decrease in value and desirability when considered against other areas with consistency in residential size and space.
- Families in the market for a single family home do not look favorably on a property backing up to multi-story properties where there is a loss of privacy and security when one considers the transient population in multi-family complexes. The buyer's perception of such property is a risk of increased noise, activity and potential risk to property when one does not know their neighbors. As a realtor, I have never had a buyer tell me they were seeking a home where backing up to apartments or commercial development was desirable.
- When marketing an area, schools and traffic flow are very significant factors in the home-buyer's decision process. While Riverside and Adams elementary are highly regarded schools, the fact that these children will be bussed to schools which are already over capacity and using temporary buildings will discourage buyers with school age children. The frequent closure/detours along Warm Springs Ave due to falling boulders are another factor about which I must be honest with my clients. Commute times and traffic noise will only be exacerbated by this proposal for high density development. Adequate infrastructure and planned traffic flow is the reason multi-family development was centered along the Park Center / Warm Springs by-pass and that is where it needs to be built. People do not move to Idaho to replicate the same traffic density the Highway District standards allow in California.

- Among the the biggest draws to buyers in the Barber Valley is the passage of wild-life through preserved open spaces and foot-hills. The redesign including a few very small alley load single family homes creates even more passage challenges for the wild-life. Placing this high density development at the entrance to the valley without special consideration of the 8.65 acres of farm land representative of the Barber Valley's rich heritage is a travesty of developmental design and will significantly detract from the market values of the surrounding area thereby imposing economic harm on the residents who bought expecting the city to stand behind its planning documents.
- Planning and Zoning's conclusion states "the Planning Team is in support of introducing multi-family residential in this location since the majority of the Barber Valley will be consumed by one product type: single-family dwellings." However, SP-01 and SP-02 specifically plan for multi-family housing along and between the Park Center and Warm Springs corridor. It is here that the infrastructure in terms of roadways, resources(public transportation), and conveniences will be located. Harris Ranch SP-01 currently has 1500 units of multi-family housing projected for build-out in the SP-01 Area. This does not include the 162 units of the Barber Station Arboretum Apartments nor the 150 two to four unit townhouse buildings of Brighton's Park Place (adjacent to Marianne Williams Park), both developments currently under construction in SP-02 and adjacent to the transportation corridor. Clearly, the Barber Valley is not going to be consumed by "single-family dwellings" to the exclusion of multi-family residences.

In my professional opinion, approval of CAR17-00004 and PUD17-00007 will result in economic benefit to the owner/developer at the expense of the surrounding property owners, irreparably damage the the reputation of Boise as a highly "livable city" with an exceptional city council who has planned for future growth in concert with it's citizens and signal to citizens and developers alike that the Comprehensive Plan carries no weight in the future of the greater Boise area.

Sincerely,

Dawn Templeton Broker/Owner  
Templeton Real Estate Group

**Celine Acord**

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**From:** Bryan Wewers <bryanbronco@gmail.com>  
**Sent:** Friday, June 02, 2017 10:23 AM  
**To:** Celine Acord  
**Cc:** Bridgette Ann Wewers; bbwewers@cableone.net; ckmill2@gmail.com  
**Subject:** Fwd: CAR17-00004 & PUD17-00007

Subject Line: **CAR17-00004 & PUD17-00007**

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider relating to the referenced matter.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you,

Bryan and Bridgette Wewers

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3418 E Parsnip Peak Dr Boise, Idaho. 83716

**Celine Acord**

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**From:** Harry Keller <hk.sierra@gmail.com>  
**Sent:** Friday, June 02, 2017 11:48 AM  
**To:** Celine Acord  
**Subject:** Re: Denial of CAR17-00004 and PUD17-00007 - Memo for Proposed Revisions // Barber Hill Vistas

Celine Accord  
 Associate Planner  
 City of Boise, Idaho

Dear Celine,

Reference: Memo for Proposed Revisions // Barber Hill Vistas – dated June 1, 2017

This correspondence is in addition to our previous correspondence included below, which remains as our supporting statement toward denial, as pertinent at this time to us as it was when originally communicated to you.

As previously stated, all three surrounding subdivisions were developed working diligently together, and with the city to fully conform, enhance and improve within the SP-01/SP-02 Master plan for the Barber Valley.

The Barber Hill Vistas original proposal denied, and as first revised also denied, remain totally out of character with the single family housing surrounding on three sides and amenities to the fourth side. The proper housing to be built within this small infill location is likely a blend between that already built and planned for on all adjacent sides. Anything else results in economic harm (present, immediate and forever ongoing impact to reduced property values) to the other three. There is nothing within either proposal that will add to or maintain the level of **public convenience, general welfare and public safety** that the Barber Valley Neighborhood now enjoys. Instead, the project proposal characteristics continue to be a detraction to every aspect of this immediate neighborhood.

If apartments are ever to be built at this location, they must be of a class that the immediate neighborhood will accept and support. What has been proposed to date does not meet that standard. If the developer does not intend to subsequently propose to build this class of apartments, then he will not have the neighborhood's acceptance.

Based on our review of all commentary, testimony and the City's in depth analysis, this project has certainly attracted a very high degree of public interest, and also a commensurate very high degree of adamant pushback due to the nature of what is being proposed. The developer should take full note of this, and actually put in the work that it takes to propose a project acceptable to the neighborhood and its residents.

Unanimous pushback continued unabated within the developer's neighborhood meeting on June 1st. Constructive comments were provided but were not accepted. Instead, the developer stuck to his position that this is the type of apartments that he proposes to build at this location, with issues remaining to be worked out primarily only with the City of Boise.

We fully support Denial of Rezoning for this project as proposed.

Respectfully,  
Harry, Lance & Anne Keller

**From:** Harry Keller  
**Sent:** Thursday, April 27, 2017 3:54 PM  
**To:** cacord@cityofboise.org  
**Subject:** Denial of CAR17-00004 and PUD17-00007

Celine Accord  
Associate Planner

**Subject:** Barber Hills Vistas CAR17-00004, PUD17-00007  
Subject Property: 3502, 3547, 3555 Warm Springs Boise ID 83716

We have lived at and worked on the location of what is now known as the Privada Estates Subdivision directly north of the subject property across Warm Springs Road for more than five years.

Together with the adjacent Antelope Springs Subdivision we all worked diligently to fully conform, enhance and improve upon the Master Plan for area Barber Valley Area.

A thorough review of available drawings does and will reveal numerous non-conformance of the proposed subdivision with the Master Plan (SP-01). The major item is that the proposed subdivision is vastly out of character with the single family housing on all three sides surrounding the subject property.

The Master Plan (SP-01) in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there.

We support denial of the rezone for Barber Hills Vistas CAR17-00004, PUD17-00007.

Sincerely,  
Harry, Lance & Anne Keller



**Celine Acord**

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**From:** Peter Wachtell <wachtell@gmail.com>  
**Sent:** Friday, June 02, 2017 12:59 PM  
**To:** Celine Acord  
**Subject:** Re: Memo for Proposed Revisions // Barber Hill Vistas

Celine,

Below is an additional written response in advance of the June 12 Zoning Commission meeting where CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave will be discussed:

**To whom it may concern:**

**I attended a community meeting with the developer representatives on June 1, at the Mill District Clubhouse from 6:00 PM to 7:30 PM. The meeting was well attended and everyone appreciated the development team taking the time to arrange the forum for discussion. The meeting was (for the most part) cordial and many topics were discussed at a significant level of detail.**

**The developer's representative made two statements in particular that I feel are worth addressing here and including as part of the future considerations for this project.**

**Statement 1: He stated that "No one wants multifamily rental units" and that this was the underlying basis for the lack of community support. Several people in the room disagreed with that statement. There was general consensus in the room that the underlying resistance to this development proposal was this project's significantly higher density than that of the neighboring parcels. The particular type of housing (single family, multifamily, town-home, owner occupied or rental) was not nearly as great of a concern to the meeting attendees.**

**Statement 2: He stated that "Everyone is always against development". I strongly disagree with his statement. I heard several people openly state that they are happy to see this parcel developed in a manner that is consistent with the parcels around it. There was a significant degree of detail provided in the feedback to the development team as to what kind of development the community thought was acceptable and in keeping with the feel of the neighborhood. The single most consistent view was that the development needed to be proposed at a lower density in order to better fit in with the surrounding area.**

**After stating that the development team was not going to bring forth a proposal to reduce the density, the representative stated that the City Council needs to tell the development team what density would be acceptable and that message would come from the City Council during the appeal. The developer representative also solicited the meeting attendees for their views of what they would consider an acceptable density for this parcel.**

**I responded that if one were to look at the adjacent parcels and kept the project density no greater than the highest density adjacent parcel, it would be in reasonable conformity to the surrounding density. I further informed him that a project of this density could be in any form including multifamily rentals and I would be happy to support it. Several others in the room expressed agreement with this view. After the meeting, I looked at the current zoning surrounding this parcel and discovered that adjacent parcels have anywhere between 1.9 units per acre and 3.5 units per acre of housing. Based on this, I would support a development with a density of up to 3.5 units per acre on this site.**

Based on the response in the room, many other meeting attendees would agree and would accept a project of such a density to be developed on the subject parcel.

I look forward to seeing everyone on the evening of June 12 and I encourage the Zoning Commission and the City Council to continue to follow their process and to stay true to the long term plan that they have put in place for the East Boise and the Barber Valley.

Respectfully,

Peter Wachtell  
(208) 409 8128

On Thu, Jun 1, 2017 at 10:00 AM, Celine Acord <[cacord@cityofboise.org](mailto:cacord@cityofboise.org)> wrote:

Hello,

You are receiving this email as an official 'Party of Record' for CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

The memo from the Planning Team regarding the revisions submitted by the applicant is attached for your review. We are maintaining our original recommendation of denial of both applications. The updated project report (the entire record including this memo, the revisions, additional testimony, etc.) will be posted [online](#) on Monday, June 5<sup>th</sup>.

As a reminder, here are upcoming deadlines/dates:

- **Friday, June 2<sup>nd</sup> at 5pm (TOMORROW)** – last day written testimony can be received for the regularly distributed P&Z Commission packet
- **Thursday, June 8<sup>th</sup> at 5pm** – last day written testimony as “late correspondence” can be received for P&Z Commission
- **Monday, June 12<sup>th</sup> at 6pm** (City Council Chambers, City Hall, 3rd Floor) – P&Z Commission public hearing

Thank you, Céline



Céline Acord

Associate Planner

[Planning & Development Services](#)

T: [208-608-7083](tel:208-608-7083) | F: [208-384-3753](tel:208-384-3753)

E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

*Making Boise the most livable city in the country.*

--

Peter Wachtell

208-462-0123 office

208-409-8128 mobile

[wachtell@gmail.com](mailto:wachtell@gmail.com)

**Celine Acord**

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**From:** Mil DeSilva <desilva.mil@gmail.com>  
**Sent:** Friday, June 02, 2017 2:08 PM  
**To:** Celine Acord  
**Subject:** No to High Density Apartment Complex

To whom it may concern,

As a concerned citizen in this community I am writing to you in regards of my objections to your proposed project.

Your development project is simply going to be a hinderance to the area.

**Traffic**

You're 125 unit at minimum would have an additional 125 vehicles trying to commute via warm springs a two lane road with neighborhood stop lights and a school zone. This would add a significant delay on commutes potentially making it worse than a I-84 traffic jam. In an event the traffic is backed up happens between the river and Mesa there is no safe way to revert back to park center as alternate route. If warm springs were to be closed again in future years like it has been Park Center would become a delayed commute as well.

**Crime**

Since it is an apartment complex you will be potentially adding 252 individuals to an area increasing the amount of potential crime and decreasing the safety of the area for the children and public. You're increase traffic is will increase the safety to the students at Adams Elementary.

**Wildlife**

The amount of deer in the area and the increase traffic flow are injuries and accidents waiting to happen.

If your project is to pass, then I propose everyone in the surrounding area should be granted access to your clubhouse and open area.

Thank you for taking the time to see our views. I hope the project of an apartment complex does not come to fruition. This property would be better served as flex population of hospitality area for residents to come engage in and leave. This area is not in need of more habitants especially in high density volume. This structure does not meet with adherence of the Barber Valley vision.

Thanks,

Mil DeSilva

Kurt and Angie Wald  
4157 East Barber Dr.  
Boise, ID  
83716

*via email (cacord@cityofboise.org)*  
Celine Acord  
City of Boise Planning and Development Services  
150 N. Capitol Blvd.  
Boise, Idaho 83701

June 1, 2017

Subject: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)  
SB File No. 23150.7

Dear Celine:

My family is writing the City of Boise and commission in support of development services original recommendation of denial of both applications. Additionally we commend the planning team for reaffirming the denial in the memo Dated June 1, 2017.

The original plan and its revision does not meet the comprehensive plan requirements for barber Valley development. This proposal represents a precedent setting departure from the Comprehensive Plan, Blueprint Boise. This development is not compatible with the surrounding neighborhood of single family homes. The design does not incorporate any of the design guidelines for Harris Ranch and includes multiple covered car ports. Additionally, the current proposal violates the Clean Water Act and creates significant adverse impacts to the community and its federally protected resources. There is no demonstrated need for a rezone from A-1 to R-2D/DA for the city to implement its comprehensive planning mission. The request for rezone and the PUD can easily be found non-compliant with the required list of findings to make such approval. Lastly the application has not sufficiently evidenced due diligence in the potential for significant adverse effects from the ground disturbing activities and the potential exposure to hazardous material. This location is a former salvage yard and no documentation is on record at Idaho Department of Environmental Quality relative to it ever being cleared for presence or absence of contaminants.

It is clear that the original and revised proposal have not met the standard of care in prevention of significant adverse effects to the health, peace, comfort, or welfare of persons residing in the surrounding area. There is no demonstrative need to make this incongruent exception to existing comprehensive planning documents. The proposal has un-mitigatable significant impacts to federally protected wetland and water resources and the request must be denied. Granting this rezoning will be materially detrimental to the public health, safety, and welfare, and will be injurious to my property, the other property owners, and the quiet enjoyment thereof. We made significant investments in this community and this proposal if allowed will have a permanent and detrimental impact to the values of my property. It has been determined, and reflected in the land



use studies of various US cities, that rezoning in an area that has an already established development fabric negatively impacts property values adjacent to the rezoned development. Rezoning to a more dense density pattern immediately adjacent to less dense density patterns has a deleterious effect on the residential segments of the neighborhood, causing blight and down-grading property values.

Regards,

A handwritten signature in black ink, appearing to read 'Kurt and Angie Wald', with a stylized, flowing script.

Kurt and Angie Wald

**Celine Acord**

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**From:** Mary Lou Kinney <Kinney65@msn.com>  
**Sent:** Friday, June 02, 2017 2:30 PM  
**To:** Celine Acord  
**Subject:** Letter to Planning and Zoning Commissioners regarding proposed Barber Hill Vistas development

Dear Celine,

Please include the following letter in the packets for the commissioners. Thank you. Thank you also for the time and assistance you have offered on this matter.

Dear Members of the Planning and Zoning Commission:

As a resident of the Spring Creek neighborhood at Harris Ranch and a member of the Barber Valley Neighborhood Association board, I oppose the proposed development submitted for Barber Hill Vistas (CAR 17-00004; PUD17-0007) for the following reasons. First, the proposal calls for high density development in the wrong location. Second, dwellings for this type of development in the Barber Valley are already available, currently under construction, or planned for the future in more appropriate locations and will provide for housing diversity. Third, approval of this application may set a precedent for the future development of parcels outside of SP-01 and SP-02 which would contribute towards an erosion of a sense of community and quality of life in the Barber Valley that our neighbors have come to count on. Finally, based on the presentation of the developer's representative on June 1, the appearances of the proposed dwellings may significantly depart from the existing dwellings on Barber Drive and will threaten the sense of community pride of residing in the valley.

Thank you for considering my comments.

Sincerely,

Richard Kinney

3081 South Shortleaf Avenue

Boise, Idaho 83716



**Celine Acord**

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**From:** Marilyn McAllister <marilynmca@gmail.com>  
**Sent:** Friday, June 02, 2017 3:11 PM  
**To:** Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke; citycouncil@cityofboise.org  
**Subject:** Barber Hill Vistas

I am writing to you as a current resident living just west of the proposed Barber Hill Vistas. The proposed development, and requested rezoning, is irresponsible.

The most pressing concern is increased traffic. The density proposed will significantly impact traffic on Warm Springs Avenue around the Mesa. This section of road was closed for 4 months this winter and has similarly been closed in past winters. Until ACHD implements a real solution for the rock slides and the resulting closures of Warm Springs Avenue, it is irresponsible to add traffic volume to this road. When Warm Springs is closed, Park Center Blvd is then overburdened.

While the revised plan is an interesting mix of housing options, the total number of units and therefore residents is still too high.

The revised plan indicates some live/work units. I assume this means businesses, which in turn further increases traffic.

Road infrastructure is insufficient to support the proposed Barber Hill Vistas. ACHD must permanently fix Warm Springs Avenue before this development is considered.

Respectfully

Marilyn McAllister  
3338 E Parsnip Peak Drive

**Celine Acord**

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**From:** Michael Bixby <mbixby@boisestate.edu>  
**Sent:** Friday, June 02, 2017 4:11 PM  
**To:** Celine Acord  
**Cc:** Sharon Bixby; jansatterwhite@gmail.com; CityCouncil  
**Subject:** CAR17-00004 & PUD17-00007 for Barber Hill Vistas at 3555 E Warm Springs Ave.

Dear Celine,

We are writing again to express our strong opposition to the proposal to build 125 apartments on Warm Springs/Barber Dr. in east Boise. We are aware that your staff again recommended denial of the revised application. We agree with your assessment that the revised plan continues to be contrary to all surrounding neighborhoods of single family homes. The planned density of 125 residences in this small area is a real threat to the area and will not enhance the neighborhood or environment there in any way.

We are particularly concerned about the three story 12 unit apartment buildings incorporated into the wetlands, an area where we walk a few times each week. We routinely see herons, kestrels, osprey, wood ducks and occasionally coyotes. Wildlife will definitely be adversely affected by these very large buildings nearby and the large number of people who would live there as well as by the damage inflicted to the area during construction.

The parcel of land at issue is surrounded on 3 sides by single-family homes, and on the south side by a walking path and 3 ponds. This proposed huge apartment complex, with hundreds of temporary occupants and hundreds of cars most definitely does not fit in with the neighboring properties or with the comprehensive plans developed for this area.

We definitely oppose this proposal. If and when this lovely hilly, watery piece of land is developed, it should be done carefully and used only for single family housing, in a way that will preserve the natural setting, the wildlife and the general ambience of the area.

Yours truly,  
Michael and Sharon Bixby

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Michael Bixby  
Professor Emeritus  
Legal Studies in Business  
Boise State University



**Celine Acord**

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**From:** Harry Keller <hk.sierra@gmail.com>  
**Sent:** Friday, June 02, 2017 4:24 PM  
**To:** Celine Acord  
**Subject:** Re: Memo for Proposed Revisions // Barber Hill Vistas & Community Outreach Meeting - June 1, 2017

City of Boise Planning and Zoning  
 Celine Acord, Associate Planner

Subject: Observations – Community Outreach Meeting held June 1 at Mill District Club House from 6:30 – 7:30 PM

(submitted via email to [acord@cityofboise.org](mailto:acord@cityofboise.org))

Dear Celine,

Please submit this email into the Commission review packet.

I attended a community outreach meeting with the developer representatives on June 1, at the Mill District Clubhouse from 6:00 PM to 7:30 PM. The meeting was well attended and everyone appreciated the development team for arranging this forum. The meeting was mostly cordial, and many topics were surfaced, and several were discussed in considerable detail.

The developer's representative made two statements at the meeting worth noting for inclusion within further considerations on this proposed project.

He stated that "No one wants multifamily rental units" and that this was the underlying basis for the lack of community support. A number of people in the room disagreed. There was an overall consensus in the room that the underlying resistance to this development proposal was this project's much higher density profile than that of the three neighboring parcels. The particular type of housing (single family, multifamily, town-home, owner occupied or rental) was no where near as significant a concern.

He stated that "Everyone is always against development". I strongly disagree with this statement. I heard many people openly state that they are happy to see this parcel developed, but in a manner consistent with the parcels around it. There was a significant degree of detail provided in the feedback as to what kind of development the community thought was acceptable, and in keeping with the feel of the neighborhood. The single most consistent view was that the development needed to be proposed at a lower density in order to better fit in with the surrounding parcels.

After stating that the development team was not going to put forth a proposal to reduce the density, the representative stated that the City Council will then need to inform the development team what density would be acceptable. That message would then come from the City Council during appeal.

The developer's representative did however solicit the meeting attendees for their view of what they would consider an acceptable density for this parcel so that he could take that information back to the developer.

The response was that if one were to look at the adjacent parcels and kept the project density no greater than the highest density adjacent parcel, it would be in reasonable conformity to the surrounding density, and that the community would have no problem with it. The community response further informed him that a project of this density could be in any form including multifamily rentals, and that there would be community support for it. It was then stated that the densities of the three adjacent parcels were 1.9 du/acre at Privada Estates, 3.2 du/acre at Antelope Springs and 3.5 du/acre for Dallas Estates. I would fully support a project proposal with a density of up to 3.5 units per acre on this site.

Based upon the response in the room before the meeting concluded, many of the other meeting attendees said that would also agree, and would accept a project at such a density for this parcel.

Respectfully submitted,

Harry Keller  
208-995-4940

**Celine Acord**

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**From:** doug.werth@gmail.com  
**Sent:** Friday, June 02, 2017 4:26 PM  
**To:** Celine Acord  
**Subject:** Public Comment - Applications for Rezone (CAR17-00004) and Development (PUD17-00007)

Please add my name to the lengthy list of Boiseans who oppose these two applications. The bases for my objection are set forth in the petition of 1000+ residents previously submitted and the thorough analysis and reasoning of the planning department's report and recommendation of denial. These applications should be denied because they fail to meet the review criteria in Boise's zoning ordinance, and are not in accordance with Boise's Comprehensive Plan and the Local Land Use Planning Act.

The applicant purports to address the review standards for these applications in Mr. Lakey's letter to you dated May 15, 2017. The letter, for the most part, is conclusory and contains little more than meaningless *ipse dixits*. For example, on the critical criterion of being in the best interest of the public convenience and general welfare, he writes that "multi-family uses with some single family and live/work components are more appropriate on this parcel than commercial or a continuation of more large single family development." (Emphasis added.) What is "more appropriate" for this parcel from the applicant's perspective is beside the point unless, of course, one were to take the patently erroneous and absurd position that ALL development is in the best interest of the public convenience and general welfare.

This parcel was correctly zoned. The existing zoning for this parcel is the most appropriate zoning for its location and surrounding uses. The zoning should not be changed simply because the developer believes high density rental property next to critical wildlife habitat and single family neighborhoods is "more appropriate on this parcel."

Thank you for your consideration of my comments.

Doug Werth  
2435 S. Swallowtail Ln.  
Boise, ID 83706

**Celine Acord**

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**From:** Mike & Grazyna Woodhouse <mikegrazyna@yahoo.com>  
**Sent:** Saturday, June 03, 2017 8:09 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced application for a zoning change and PUD designation.

I oppose the revised application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interest of public convenience and general welfare.

I strongly urge the commission to deny the application, as revised.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

Thank you,  
Grazyna Woodhouse

**Celine Acord**

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**From:** Mike <intsolut2003@yahoo.com>  
**Sent:** Saturday, June 03, 2017 8:11 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet of the property perimeter that is the subject of the referenced application for a zoning change and PUD designation.

I oppose the revised application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interest of public convenience and general welfare.

I strongly urge the commission to deny the application, as revised.

I earlier notified you of my protest, but I write again to point out that I own an interest in property within 300 feet of the perimeter of the site of the proposal.

Thank you,  
Michael V. Woodhouse



## Celine Acord

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**From:** Eric Shaw <ericshaw@gmail.com>  
**Sent:** Sunday, June 04, 2017 9:23 AM  
**To:** Celine Acord  
**Subject:** Against PUD17-00007 Barber Hill Vistas Apartments

Hi Celine!

I wanted to send you a quick note to let you know I am against the proposed apartment complex - PUD17-00007 Barber Hill Vistas Apartments.

This development doesn't fit with the current master plan (SP01/SP02). It is not a good fit for the proposed area. This is a square peg being smashed into a circle hole - it just doesn't make sense.

Thanks!  
Eric

**Celine Acord**

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**From:** Craig Folsom <ccfolsom@att.net>  
**Sent:** Sunday, June 04, 2017 2:31 PM  
**To:** Celine Acord  
**Cc:** ckmill2@gmail.com; jansatterwhite@gmail.com; clfx2home@gmail.com  
**Subject:** CAR17-00004 & PUD17-00007

TO: Celine Acord

FROM: Lt Col Craig L. Folsom

SUBJECT: CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you;

//SIGNED//

Craig L. Folsom  
3640 East Warm Springs Avenue  
Boise Idaho, 83716

**Celine Acord**

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**From:** Charlene & Craig Folsom <clfolsomx2@gmail.com>  
**Sent:** Sunday, June 04, 2017 2:34 PM  
**To:** Celine Acord  
**Cc:** ckmill2@gmail.com; jansatterwhite@gmail.com; Craig Folsom  
**Subject:** CAR17-00004 & PUD17-00007

Dear Ms. Acord,

Please include this message in materials for the Planning and Zoning Commissioners to consider.

I have an ownership interest in a parcel within 300 feet the property perimeter that is the subject of the referenced Application for a zoning change and PUD designation.

I oppose the revised Application because it does not comply with the Comprehensive Plan (or SP01 and SP02), is not compatible with surrounding development and zoning, and it is not in the best interests of public convenience and general welfare.

I strongly urge the Commission to deny the Application, as revised.

Thank you;

/s/  
Charlene L. Folsom  
3640 East Warm Springs Avenue  
Boise Idaho, 83716

# Continuation of Online Petition

Boise Mayor David H. Bieter; Boise City Council, Elaine Clegg, President

To: Boise Mayor, Boise City Council Boise Planning and Zoning Commission Planning & Development Services Director Planning Division Director Public Works Cc: ACHD Commissioners, Idaho Fish and Game, Army Corp of Engineers

Re: PUD17-00007, CAR17-00004 Rezone - Public Opposition (125 Unit apartment complex proposed at Proposed Apartment Property). In the spirit of making Boise the 'most livable city', We, the undersigned Neighbors and the Concerned East Boise Citizens Group, are submitting a petition in opposition of the rezone and proposed use of the subject property to build an apartment complex, which includes: 24-hour access onsite management office, clubhouse, complex-wide lighting, and 179 parking spaces, metal carport awnings, limited guest/visitor parking (creating overflow issues), (12) commercial trash/recycle dumpsters and 4'-6' high wrought iron fencing along the southern property boundary. See Detailed Apartment Elevations. The proposal is not compatible with the Comprehensive Plan (BluePrint Boise), the Barber Valley Specific Plan goals outlined in the Barber Valley Planning Area Policies (BV-CCN1, BV-CCN2, BV-CCN3, and BV-C1, BV-C2, BV-NC1) and the Specific Plan for Harris Ranch (SP01), which state to 'use the adopted specific plans for Harris Ranch and Barber Valley as a policy basis for properties outside Harris Ranch and the Barber Valley' for the following reasons: Developer is requesting rezone from A-1 (1 unit/acre) to R-2 (14.5 units/acre) - an out-of-context rezone to allow for a multi-family residential apartment complex in an incompatible residential area. Subject Property is surrounded on 3 sides by low density, single-family homes (equivalent zoning of R-1B). SP01 Master Plan - by careful design, planned for high-density housing along the Park Center commuting corridor and Barber Station, not along E. Warm Springs Ave and Barber Road. SPO1 design has 1500 apartment units already planned and entitled in its master plan. SP02 also allows for high-density and multi-family apartments along the Park Center area. Clearly the 125 additional apartments are not needed! Adjacent developed subdivisions set an established precedence - Antelope Springs and Privada, both came into the City with the very same grand-fathered legacy Commercial land use designation (when these properties operated small-time family businesses, in Ada County) as the "old Duesman Farm". All 3 of these original parcels came into the City with the same land use designation. Both subdivisions were recently approved by City Council to equivalent zoning of R-1B (4 units/acre), and are very compatible with the surrounding development and zoning that aligns well with SP01. Legacy Commercial land use designation - is outdated for the property, given surrounding developed context. The designation for this property needs to be amended in the Comprehensive Plan. When SP01 and SP02 were adopted, the planned Commercial corridor relocated to a better, well-designed area with clustered high-density residential surrounding the corridor. The proposed apartment complex is not following the intent of aligning adjacent properties with SP01, and most importantly, is not the highest and best use of the property. 830+ vehicle Apartment ingress/egress traffic - with only one private-road access onto Warm Springs Avenue, a narrow, minor arterial, and is not designed for high-traffic volume or speeds (in front of proposed apartment complex. The estimated generated 830+ vehicle trips/day will increase traffic volume heading west onto Historic Warm Springs. Increased Warm Springs Traffic - More Developments Coming! - More Traffic towards downtown and/or cause a nuisance level of traffic and pedestrians on the Warm Springs/Barber Road area, to the south and east. Historic Warm Springs will be inundated with an additional 830+ vehicle traffic from the proposed 125-unit Apartment Complex. Other new developments, recently approved Warm Springs Village (60+ more homes), new phase El Paseo (18+ more homes), and future phases of El Paseo (180+ more homes), plus other smaller developments in the works for the Mesa Foothills, will feed an alarming amount of traffic onto Historic Warm Springs! Increased Public Safety Concerns - including, but not limited to,

Name	From	Comments
1,007. Phyllis Foxcroft	Boise, ID	Infrastructure is not in place to support this type of development
1,008. Jen S	Boise, ID	
1,009. Mary Soper	Boise, ID	
1,010. Zhiyong Suo	Boise, ID	
1,011. Eric Ramstad	Boise, ID	Enough already, Parkcenter and Warm Springs aren't suited to hold this much additional traffic.
1,012. Ellen Chang	Boise, ID	
1,013. Larry Crockett	Boise, ID	We are already experiencing very high density development in the area. The projects around Maryann Williams park seem to go on and on. Traffic on ParkCenter Boulevard is reaching extreme levels during rush hour and will continue to get worse as the current planed developments are completed. We do not need another high density development.
1,014. Dale Reynolds	Boise, ID	
1,015. Mark Russell	Boise, ID	
1,016. Ashlee Bauter	Boise, ID	Too much over building and not enough green space
1,017. Robin Evans	Boise, ID	Preserve this land.
1,018. Brian Hille	Boise, ID	unsightly
1,019. Mollie Carman	Boise, ID	Our property value is largely based on our "VIEWS" from our property which will be and have been greatly diminished by irresponsible building and development. SE Boise is the last bastion of unspoiled land in Boise, which is WHY people come to Boise in the FIRST place!!!!!! Why would you DESTROY the very essence of our beautiful Boise? Not to mention the fact that building here is seriously encroaching on the vast ecosystem that has been in place there for decades!! Cease and desist!
1,020. Richard Cline	Boise, ID	Traffic issues as well as deviation from master plan
1,021. Jon Heggen	Boise, ID	Concern with increased traffic; deviation from Boise master plan inconsistent with current neighborhood character.
1,022. Howard Roose	Boise, ID	This high density housing project will increase traffic flow along Warm Springs Ave. and Park Center by adding at least 240 vehicle in addition to future development of single family residence. Destruction of and loss of wetlands habitat for waterfowl, frogs, toads and numerous other insects, and fish. Increase erosion plus adding fill dirt which will result in the settling of these buildings once complete. They have no hill to slide off but they will settle a lot due to the weight added with these multi level buildings. Boise has enough high density building in various phases of construction, lets see how they turn out before we loose additional habitat to wildlife and fish.

Name	From	Comments
1,023. Tabatha Simmonds	Boise, ID	
1,024. Maureen Patrick	Boise, ID	Not part of master plan. Too dense a development with insufficient access/egress.
1,025. Jay Bolt	Boise, ID	This would increase traffic way too much, it does not follow the original plan for Harris Ranch. We need to keep some open area for wildlife and enjoyment. For the people who bought homes in HR they need to get what they believed they were buying. Boise is not Meredian and we don, want it to be.
1,026. Amy Wynkoop	Boise, ID	Schools are already over crowded & zero space for local students to attend their neighborhood schools! As my own children are not able to attend their own neighborhood school.
1,027. Jeff Treece	Boise, ID	To much traffic
1,028. Julie Streeter	Boise, ID	Destruction of habitat
1,029. Kacie Fostermerk	Boise, ID	Too crowded w development already. Wildlife needs more space. No more traffic through this area. People move to this side of Boise to escape mass, overcrowded development and to enjoy nature.
1,030. Pamela Mann	Boise, ID	This is a peaceful area with abundant deer and other wildlife. Where will this development stop?
1,031. Melissa Everett	Boise, ID	This will create too much traffic in the area
1,032. Donna Burns	Boise, ID	Goes against already long-term, established zoning in an area which is now and has been single-family dwellings. Safety of motorists and pedestrians decreases as traffic, which does not follow speed limits, increases. Increased congestion on narrow, winding Warm Springs Avenue making it nearly impossible to turn left onto Warm Springs Avenue from the Mesa during peak travel times. Increased traffic onto the Mesa whenever Warm Springs Avenue is closed or under repair, which is and probably will continue, to be a regular event. Lack of public transportation to the immediate area thus requiring personal vehicles. Setting a precedent for future developers to seek zoning changes that may well come as the expense of existing residents. As well planned as the apartment complex may be, the totality of development within a mile of this proposed zoning change is not being considered. There are already several new developments in the immediate area, which will add to all of the above mentioned concerns, least of which is emergencies like the Table Rock fire of July 2016. These, yet to be built-out subs include 60 lots in Privada, remainder of development on Warm Springs Mesa (estimated at another 125 homes), 60 lots at Warm Springs Village. This does not include those residents in the yet to be developed (continues on next page)



Name	From	Comments
1,032. Donna Burns	Boise, ID	<i>(continued from previous page)</i> Harris Ranch foothills project who will likely choose Warm Springs as a more direct route to downtown, I184, State Street and destinations west rather than Park Center and the 9 traffic lights along the way to arrive at the same destinations. Is this the only developer interested in this property? Surely there is another who would be willing to comply with the existing zoning, thus resolving this current issue, retain the integrity of the surrounding existing properties and give Boise a chance to look at the totality of what they are approving in east Boise and arrange for the appropriate services and infrastructure, before approving any further developments, single family or high density.
1,033. Stefanie Hruby	Boise, ID	The addition of apartments would drastically increase the amount of traffic into our neighborhood. Not to mention spoil some beautiful natural habitat.
1,034. Marlene Robinson	Boise, ID	
1,035. Desiree Rumsey	Boise, ID	
1,037. Jill Johnson	BOISE, ID	As a resident of Harris Ranch, I do not believe that this development is appropriate on Warm Springs Avenue, a road already heavily trafficked by the current residents. That traffic load will continue to grow as the already planned development is built out, and this apartment complex will over-tax the infrastructure.
1,038. Louise Stephens	Boise, ID	
1,039. stephen gradhandt	Boise, ID	This area has been pushed to capacity, this project is not right or appropriate for this area!
1,040. Hayley Brown	Boise, ID	
1,041. Vincent Palovich	Boise, ID	
1,042. Jill Fronk	Boise, ID	It is right next door to our neighborhood and does not fit the current landscape. It will add a large amount of traffic to an already crowded park center.
1,043. Vicki Lundin-Taylor	Boise, ID	Along with Harris Ranch and ParkCenter development, there is a lack of responsibility from the developer and the city for the longer term consequences. The light pollution is already growing out of control along with predicted traffic congestion. What is going on with the greed in this town?
1,044. Judi Schroeder	Boise, ID	
1,045. Kim Liebich	Boise, ID	Haven't we crammed enough in to this beautiful space? As it is there is not much left to enjoy out on this side. Seems such a sad waste. Please help us keep it livable. There is already NO place to play. We need to keep some open space. PLEASE.
1,046. Reid Baker	Boise, ID	
1,047. Asher Borders	Boise, ID	

Name	From	Comments
1,049. Andrea Courtney	Boise, ID	
1,050. Barton Hill	Boise, ID	Neighborhood is residential and the proposed location is not appropriately set up to handle that kind of traffic volume. It is not a "fit" for what currently exists in the adjoining areas and the proposal seems more geared to profit than planning.
1,051. Marie Money	Boise, ID	It will cause increase traffic and safety issues.
1,052. Jillian Diehl	Boise, ID	This would irrevocably alter the identity of the neighborhood and adversely impact property values and potentially neighborhood safety.
1,053. Elena Howard	Boise, ID	
1,054. Yue Zhao	Boise, ID	
1,055. Nikki Jansen	Boise, ID	Wasn't part of the master plan. Tired of plans being changed after the initial plan is approved by city and local residents.
1,056. Alecia Baker	Boise, ID	Need space for wildlife
1,057. James Lushek	Boise, ID	
1,058. Michael Glover	Boise, ID	
1,059. Kevin Everett	Boise, ID	
1,060. Terry Francis	Boise, ID	Against the original plan and adds traffic congestion
1,061. Allegra Thompson	Boise, ID	Do not want this traffic on Warm Springs
1,062. Monica Perry	Boise, ID	Concern for: increased traffic, inconsiderate to existing residents that bought homes in the area with the understanding the area was zoned single family, impact on the wildlife in the area, not consistent with rest of existing development.
1,063. Elizabeth Schenk	Boise, ID	
1,064. Lisa Warren	Boise, ID	
1,065. Jaimen Dixon	Boise, ID	
1,066. Serene Ng	Boise, ID	
1,067. Edmund Low	Bois, ID	Concerned with increased traffic, ability of schools in area to cope with increased kids and negative impact to home value.
1,068. Fernando Copetti	Boise, ID	
1,069. John Aguiar	Boise, ID	Concerned about infrastructure supporting that amount of traffic. In addition, there are already a significant amount of apartments and condos in the area.
1,070. Charles Wilkins	Boise, ID	These apartments are out of place in the middle of single dwelling homes.
1,071. Bj Smith	Boise, ID	
1,072. Erin Green	Boise, ID	Boise's unique trail access and low traffic volume around downtown and the east end would be dramatically impacted by sprawling developments, which will likely reach all the way out to Lucky Peak.

Name	From	Comments
1,073. Beth Orler	Boise, ID	I moved to this side of town for the open spaces and outdoor opportunities. I like the slow pace and lack of traffic. If people want to live in apartments, there are already plenty of great options on this side of town.
1,074. Kay Schiepan	Boise, ID	<p>Warm Springs Ave. already has a very high traffic volume. Crossing this road is a safety issue and is difficult during much of the day unless you happen to be near one of the few "official cross walks," and even then motorists don't always stop for pedestrians/cyclists. Additional development near the Warm Springs Golf Course and on the Mesa, as well as other remaining Harris Ranch developments will again increase the traffic volume through our neighborhood. Even the closure of Warm Springs below the Mesa due to the rock slide has not reduced traffic significantly. The construction of a high density apartment complex will only aggravate this problem since these residents will use Warm Springs Ave. to access the downtown area.</p> <p>In addition, this development would not relate well to the surrounding single family residences in the area and could negatively impact property values.</p> <p>I strongly object to this zoning variance.</p>
1,075. Julene Coston	Boise, ID	
1,076. Lisa Malespin	Boise, ID	I'm tired of seeing the wild animals killed because they're habitat has been developed
1,077. Meghan Brandenburg	Mosinee, WI	
1,078. Edith Morse	Boise, ID	Warm Springs Avenue can't handle any more traffic, nor can Front Street where Park Center enters it. Someone on our City Council needs to start looking out for the quality of life in our valley rather than just increased tax revenues.
1,079. Stacy Ennis	Eagle, ID	
1,080. John Ysursa	Boise, ID	It will cause too much traffic and change our rural community drastically.
1,081. Nick Smith	Boise, ID	
1,082. Jon Wright	Boise, ID	The apartments don't fit the motif of the neighborhood.
1,083. Cheryl Gmirkin	Boise, ID	
1,084. Marguerite Lawrence	Boise, ID	Wildlife deserve respect!
1,085. Whitney Sokol	Boise, ID	
1,086. Debbi Reed	Boise, ID	
1,087. Cathy Tuttle	Meridian, ID	Allowing this area to be rezoned for this purpose will destroy the historical ambience of the area
1,088. Nathan Dallolio	Boise, ID	
1,089. Sean Diehl	Boise, ID	The apartment complex changes the character of the neighborhood in a negative way

Name	From	Comments
1,090. Barbara Thomas	Boise, ID	It would cause major traffic issues.
1,091. Barbara Cochrane	Boise, ID	Beyond safe numbers of traffic down Warm Springs.
1,092. Robin Bethel	Boise, ID	
1,093. Sue Gorczyca	Boise, ID	Needs to have responsible land development!
1,094. Myca Myers	Boise, ID	
1,095. Angie Coder	Boise, ID	Increased traffic. Aberration of Neighborhood.
1,096. David Scott	Boise, ID	Inconsistent with surrounding area - Barber Valley - existing zoning makes sense.
1,097. JENNIFER GONZALES	Boise, ID	
1,098. Kari Cook	Boise, ID	Because I live near this area and enjoy spending time in the open space. Disappointed to see this beautiful part of Boise turn into suburbia.
1,099. Kara Jordan	Boise, ID	I live in the Harris Ranch community and don't want to see overdevelopment.
1,100. Dominique Naegele Clifford	Boise, ID	
1,101. Lisa Armstrong	Boise, ID	I believe the property should remain in the low density category in keeping with the character of adjoining/proximal properties.
1,102. Marta Watson	Boise, ID	The additional car traffic and subsequent congestion will cause problems not only for the Barber Valley residents and Warm Springs historic district residents but will also add damaging traffic to Warm Springs avenue itself. The section of roadway under the Mesa was closed for months this year- the additional traffic will only serve to cause more damaging pressure on a roadway that already is insufficient. Please do not approve this plan at this end of the Barber Valley.
1,103. Steve Ramaekers	Boise, ID	
1,104. Judy Baker	Bpose, ID	
1,105. Michael Maier	boise, ID	added traffic and road conditions that exist now to handle the new development.
1,106. Michael Watson	Boise, ID	It is absurd to add this much pressure to an already fragile corner of the Boise valley. Having daily experienced first hand the rock and mudslides that shut down the NE entrance into Boise for 3+ months, it is obvious the infrastructure is ALREADY overburdened with the current activity base. Adding more not only makes no sense, it is grossly short sighted and irresponsible.
1,107. Lyn Sabala	Boise, ID	Too much traffic
1,108. Lacey Sinn	Boise, ID	

Name	From	Comments
1,109. Robert Howard	Boise, ID	The development is not consistent with immediate area existing residential construction and is not consistent with Mplan or current multi-unit development at HR. With advent of HR there has been a significant observed increase in traffic on Wsprings Road, the location of the proposed development would naturally cause the traffic pattern for the apts to be Wsprings.
1,110. Tami Miller	Boise, ID	When we moved to Harris Ranch we were told that area was not zoned for Apartments or commercial & would only be single family homes or open space/park. We invested in this area and did our research before purchasing our home . This will significantly impact our home value - in addition, the additional traffic is a safety issue as our kids walk along Warm Springs to pick up for school.
1,111. Patricia Raudenbush	Boise, ID	Too much high density building. Increased traffic.
1,112. Robert Rothschild	Allentown, NJ	
1,113. William Scoggin	Boise, ID	
1,114. Janet Holmes	Boise, ID	The city needs to keep its promises to residents who bought property presuming it would.
1,115. Curtis Olson	Boise, ID	<p>We have lived in SE Boise for 30 years and have watched as geese, wood duck habitat, and open spaces disappear. Change is inevitable, especially in such a wonderful place as Boise, and especially SE and E Boise up against the foothills and proximity to the Greenbelt. However, high density housing takes development more than a few steps too far. There are already many higher density projects in this Harris Ranch region of Boise. Please, curb the appetite for allowing even more to occur. Although we don't live in the immediate vicinity of this proposal, we have clearly heard and seen higher and higher amounts of traffic at all hours of the day. The additional lighting blocks the night sky, the drone of traffic replaces crickets, coyote song, and wind in the trees. These are the simple treasures that appealed to us 30 years ago. It's not that we don't want to share this experience with others but we have reached the point of over-sharing and in doing so, losing what most of us moved here for in the first place.</p> <p>We oppose additional high density housing in E and SE Boise for these and other reasons.</p> <p>Thank you. Curtis Olson</p>
1,116. Betty Richardson	Boise, ID	<p>If we want to keep Boise one of the most liveable cities in the county, we need to avoid the kind of traffic congestion that would come with the granting of this variance. Warm Springs was not built for a much heavier volume of traffic than it has now, and it would be completely wrong to widen this historic and picturesque avenue to accomodate more vehicles.</p> <p><i>(continues on next page)</i></p>

Name	From	Comments
1,116. Betty Richardson	Boise, ID	<i>(continued from previous page)</i> Although I live in West Boise, I know that our east end neighborhoods are a treasure. Let's keep them that way.
1,117. James Hern	Boise, ID	Multi family development in East Boise should be sited in locations which will encourage the use of Park Center as their major ingress/egress corridor. Warm Springs really cannot absorb a constant growth of additional day trips (as many as one thousand additional trips per day). Livability is our City's signature. The original zoning for this property was appropriate. Thank you, Jem Hern
1,118. Mary Mansfield	Boise, ID	
1,119. Christine Antoniuk	Boise, ID	
1,120. Jessica Voigt	Boise, ID	
1,121. Ceci Hirschfeld	Boise, ID	
1,122. Sarah Harris	Boise, ID	
1,123. Steve Spurlock	Phoenix, AZ	
1,124. Felicia Hawkins	Boise, ID	The amount of apartments and people/parking in this area is already strained. We need to be smart with development.
1,125. Camille Stockton	Boise, ID	wildlife & traffic
1,126. Edward Bracht	Boise, ID	
1,127. Derek Stone	Boise, ID	Degrades our area
1,128. Jonathan Bauter	Boise, ID	It's irresponsible
1,129. Carrie Albers	Boise, ID	
1,130. Richard Brass	Boise, ID	It takes away wetlands. It is too dense. It was not part of the master plan.
1,131. Chamagne Eaton	Boise, ID	
1,132. Patricia Seniw	Boise, ID	
1,133. Dianne Nishioka	Boise, ID	The high density housing that everyone is throwing up detracts from the Architectural integrity that this beautiful area should boast. It is not only inhumane, but it is a precursor to potential overcrowding and vandalism.
1,134. Joan Lechtenberg	Boise, ID	The road is a bottleneck. It can't take the amount of extra traffic for the houses now being built let alone a huge apartment complex Why do you keep recreating the Eagle road traffic nightmare. Then act surprised at the total gridlock.
1,135. Gail Chaloupka	Boise, ID	Will add significantly to trips down Warm Springs. Additionally, there is a potential threat to the wetlands in front of the development.
1,136. Lisa Holland	Boise, ID	I believe that approving this apartment complex will be very detrimental to the neighborhood, lower property values of the surrounding homes, increase traffic and create a very <i>(continues on next page)</i>



Name	From	Comments
1,136. Lisa Holland	Boise, ID	<i>(continued from previous page)</i> undesirable precedent whereby developers need only show up with cash and apply for zoning changes regardless of existing:longstanding planning rules and the wishes of the people who actually comprise the community.
1,137. Meredith Bynum	Boise, ID	This proposed development is not consistent with the Master Plan, nor with good planning principles in general.
1,138. Janelle Wise	Boise, ID	
1,139. Keith Harmon	Boise, ID	Over development is turning Warm Springs into another Eagle Road. Bad decision. Bigly.
1,140. Ryan Smith	Boise, ID	
1,141. Sheila Laskarris	Boise, ID	There are too many families crammed into a small area.
1,142. Ying Li	Boise, ID	It takes away the wetlands. There are too many families in this small area and the traffic is going to be very bad. It is irresponsible to the residents.
1,143. Stacey Harter	Boise, ID	
1,144. Tong Liu	Boise, ID	
1,145. Karen Lindahl	Naperville, IL	
1,146. Heather Webster	Boise, ID	
1,147. Katherine Robinson	Boise, ID	
1,148. Katie Clements	Boise, ID	
1,149. Ninh Han	Boise, ID	
1,150. Amy Cooper	Bosie, ID	
1,151. Kristy Randis	Boise, ID	
1,152. Marilyn Dorman	Boise, ID	
1,153. Sarah Thueson	Boise, ID	
1,154. Tina Di Rienzo	Boise, ID	To much building is going up to fast and will create more traffic!
1,155. Craig Folsom	Boise, ID	
1,156. Lisa Stevenson	Boise, ID	A large new apartment building is being built right nearby and the road is not built to maintain such an extreme amount of traffic.
1,157. Gena Jansen	Boise, ID	I cannot believe this rezoning is even being considered. An apartment complex is such an inappropriate use of this space!
1,158. Art Hoban	Boise, ID	
1,159. Hailey Bagley	Boise, ID	We do no appreciate more tacky apparetment buildings and/or californa style houses in Boise. If you do build, dont be surprised when some little kid gets bit by a rattle snake. Stop planting Japansese Yew, you're already killing off native deer.

Name	From	Comments
1,160. Gabrielle Leider	BOISE, ID	
1,161. Megan Heller	Boise, ID	There is certainly a place for apartments. We need more housing, but not in this spot that takes away from the beauty of the foothills and in a spot where that much traffic will be detrimental
1,162. Diane Corcoran	Boise, ID	
1,163. Sherry Kandle	Boise, ID	River, wildlife, open space, all the reasons I chose to live here are quickly disappearing. Traffic is ridiculous. Our climate is not conducive to year round bike commuting, so hundreds of more cars on overcrowded roads. I can't leave my house during most parts of the day without sitting in traffic jams.
1,164. Kim Carley	Boise, ID	Too much traffic and density in this area. Less open space. Moved here for the wildlife and open space and quiet atmosphere...will lose all of this with this development. Also will decrease the value of my property.
1,165. Benjamin Quinby	Boise, ID	Traffic is already crazy in this area, and apartments should be closer to the city, not this area.
1,166. Susan Wilkins	Boise, ID	
1,167. Amy Coyle	Boise, ID	I am concerned about protecting wildlife and having open spaces.
1,168. Tammy Cooley	Boise, ID	This location is to important for deer and various other animals living in the foothills for food and water source. This would also bring a much larger traffic pattern to warm springs road. The existing home with acreage should stay
1,169. Sue Peterson	Boise, ID	
1,170. Ann Kwader	Boise, ID	This area cannot handle anymore development. Please leave room for the wildlife. Thank you.
1,171. Cynthia Schember	Boise, ID	
1,172. Angelina Hammes	Boise, ID	Support and respect for the surrounding wildlife is part of what makes this community such a great place to live. There is no need or sensible reason for such dense development here.
1,173. Andrea Winterswyk	Boise, ID	
1,174. elizabeth vavricka	boise, ID	Inadequate number of roads to handle current traffic. Plus no corridor from foothills to river
1,175. Maria Trejo-Solorio	boise, ID	
1,176. Jack Hickey	Boise, ID	One of the things I liked most (after moving from the Philadelphia, PA area) was the idea of things being somewhat "spread out"?! Now the development is threatening that AND the wildlife!! It needs to stop!!!
1,177. Ryan Winterswyk	Boise, ID	

Name	From	Comments
1,178. Allison Jenkins	Boise, ID	High density housing in this location does not make sense for the neighborhood or infrastructure of the area. The property needs to be zoned for single family homes only, especially with the apartments already going in near the Parkcenter Bridge. I also do not want the value of my home to decrease due to the location in proximity to apartments.
1,179. Brandy Lindemann	Boise, ID	Because we don't need any more increased traffic!!!!
1,180. Jason Myers	Boise, ID	High density apartment complex is not the current zoning and is not why people choose to live in Harris Ranch. Those apartments are needed closer to downtown and BSU.
1,181. Nicolas Gastelecutto	Boise, ID	
1,182. Julie Van Buskirk	Boise, ID	
1,183. Brian Benjamin	Boise, ID	The high density housing in not appropriate for this location. The master-plan for zoning does not provide for this particular parcel to be for high density housing. There is already plenty of high density apartments just across from this location, and all along Parckcenter Blvd. This would be a DEVIATION from the master plan, which can and often does create infrastructure (roads, bridges) problems.
1,184. Blake Christensen	Boise, ID	
1,185. Mary Kay Stegner	Boise, ID	We moved into this neighborhood because it was quiet, clean, friendly, and safe. We do not need or want the congestion and construction disorder that this will bring to our comfortable neighborhood.
1,186. Tony Park	Boise, ID	Warm Springs traffic is already bad enough without a development that, because of it's location, would filter traffic down Warm Springs rather than across the Bown Crossing bridge.
1,187. Mel Jackson	Boise, ID	What is the point in having zoning rules if you can't follow them? Our surrounding road infrastructure is not suited for this type of density.
1,188. Janie Goicoechea	Boise, ID	It is not part of the master plan and will depreciate the properties around them. The traffic is already bad. Don't make it worse!!
1,189. Mary Davey	Boise, ID	
1,190. Paul Stegner	Boise, ID	We purchased in this area because of the controlled development. Allowing so many units in the middle of the homes that are here changes the rules and upsets the control.
1,191. William Page	Boise, ID	
1,192. Crystal powell	Boise, ID	
1,193. Treva Keeton	Boise, ID	

Name	From	Comments
1,194. Kimberly Smith	Boise, ID	Amongst other reasons, too much traffic already on around Barber, Harris ranch, on warm springs and park center rd
1,195. Kirsten Wallace	Boise, ID	I travel down warm springs often, and already, as I have lived here for 20 years, I feel there is too much development, cars, and alteration to the landscape as it is. The addition of a large apartment building in a small space does not comport with the original Warm Springs development plan.
1,196. Jon Yost	Boise, ID	Traffic
1,197. John O'Connor	Boise, ID	This appears to be greedy, not environmentally responsible, and ignores other peoples property values.
1,198. Cheryl Ives	Boise, ID	
1,199. Timothy Thie	Boise, ID	
1,200. Erich Walton	Boise, ID	I am against high dense development in the Barber Valley. The valley is already having issues with traffic.
1,201. Ken Kirkbride	Boise, ID	
1,202. Melissa Swaggerty	Boise, ID	
1,203. James Marconi	Boise, ID	
1,204. Beatriz Fischer	Boise, ID	While our house was being built, we lived in an apartment near Parkcenter Blvd. We experienced the traffic before the new apartments were built and afterward; we noticed how intense the traffic got after the apartments were built. Parkcenter has 4 lanes with a center turn lane, but Warm Springs has 2 lanes; Warm Springs cannot sustain the kind of traffic that comes with so many units. East Jr High and Timberline High School are at capacity; it would be irresponsible to stress the resources even further!
1,205. Kasie Perkins	Boise, ID	Traffic & wildlife
1,206. Gary Calhoun	Boise, ID	
1,207. Elizabeth Hammerle	Boise, ID	
1,208. Scott Anderson	Boise, ID	
1,209. Lucy Thomson	Boise, ID	Too much building in South East Boise. Too much traffic, too many busy roads and too many accidents. No care for our Foothills.
1,210. Susan Allison	Boise, ID	Quality of life; wildlife; traffic; degradation of natural areas/foothills.
1,211. Bruce Copner	Boise, ID	
1,212. Shirley F	Boise, ID	I oppose this development. It would create too much traffic on an already heavy traffic area. Plus lower the value of homes.

Name	From	Comments
1,213. Robert Coats	Voise, ID	This end of the Valley is quiet and doesn't lend itself to high density housing. Warm Springs Road and Park Center are slow moving single lane roads. The o redevelopment of this area is overwhelming the grounds ability to absorb the rainfall creating runoff and pollution I to our most valuable resource, the Boise River.
1,214. Tami Spanbauer	Boise, ID	
1,215. Carolyn Burpee	Boise, ID	The river/foothills area has plenty of homes and we do not want the traffic that is in Eagle or Meridian or we would live there. Can we not keep the area more peaceful and safe? It was zoned for lower density so leave it that way! That is why we are here - not fair!
1,216. Marcia Brown	Boise, ID	Too much density in this area already, especially with the massive apartment at the bridge. Stop and pause and be smart about this development.
1,217. Morgan Randis	Boise, ID	
1,218. Albert Fayrushin	boise, ID	Construction of the apartments will not bring anything good to the neighborhood. Schools are already overloaded. We need kids play ground in the park and new school rather than new apartments.
1,219. T. Kuznecova	Boise, ID	Harris Ranch area is subject to wildfires. So it is better to keep homes far enough from each other. High density apartments increase risk of fires for the whole area.
1,220. Jeanine Cleary	Boise, ID	
1,221. Amanda Barber	Boise, ID	Deviation from master plan with sole purpose of getting top dollar. Does not create a value-add for the community.
1,222. Changwei Xiao	Boise, ID	Too much density, traffic and danger for this area, lower value of our homes.
1,223. Shaun Flaherty	Boise, ID	As a home owner in southeast Boise it's critical that we stick to the well designed master plan outlined for the Harris Valley. We've owned a home in Harris Ranch since 2012. This rezoning doesn't fit with the current plans and will only serve to create more congestion in an already very dense living area.
1,224. Kelly Ryan	Boise, ID	Because it directly impacts the area I live in with too many homes and is taking away critical open space.
1,225. Bree Parrish	Boise, ID	
1,226. Carmody Christine	boise, ID	Totally irresponsible to propose adding so much housing in a confined area that is so out of line with the area. People did not buy and build in this area expecting to have a massive apartment community next door.
1,227. Shaylee Healy	Boise, ID	This particular property is not set up for high density housing. The traffic that would be generated on warm springs would be very detrimental to the area wildlife and people. Please do not re-zone this!

Name	From	Comments
1,228. Duston Connaughton	Boise, ID	This development would be a gross misuse of this space. It doesn't fit with the surrounding neighborhood and warm springs road is already overwhelmed.
1,229. Alex Liu	Boise, ID	
1,230. Karen Leach	Boise, ID	This project is not a good fit for our area.
1,231. Mary Simon	Boise, ID	
1,232. Serrita Beaulieu	Boise, ID	This is a deviation from the master plan for the area which is currently zoned for low density, single family homes. We have all seen the results of "lack of planning" with development in other areas of Boise and in other cities. Much care has been taken to plan the most recent development in Barber Valley and so far it seems to be successful with moderating traffic and allowing plenty of walking and biking areas. Allowing exemptions such as this are irresponsible and will contribute excessive traffic as well as going against the low density character of the neighborhood which was a deciding factor for those who have already purchased homes in the neighborhood .
1,233. Janie Rasmusen	Boise, ID	
1,234. Michael Lindemann	Boise, ID	This development does not follow the city's master plan and will further strain already over-strained infrastructure in the area. I STRONGLY OPPOSE THIS DEVELOPMENT!!!!
1,235. Katarina Schwartzman	Boise, ID	
1,236. Candy Ross	Boise, ID	I feel that rezoning this piece of land into apartments will lead to much more traffic on both Warm Springs and Parkcenter. This land is currently zoned for single family homes and should stay that way.
1,237. Frederic Abt	Boise, ID	This is a high density development in an environmentally sensitive area; in the center of single family homes; with extremely limited road access; in a transportation network deliberately designed to preclude traffic - this is totally out of synch with both the character of the neighborhood and the available and foreseeable transportation network. As a resident I do not see anything but problems if this goes through as currently designed. However, stand alone, single family homes would fit this environment and maintain a reasonable traffic density.
1,238. kylie cook	boise, ID	no re-zoning. single family is acceptable. apartments are intolerable. will negatively impact east boise
1,239. Angella Broesch	Boise, ID	Traffic will impact us on commute and if ever warm springs is closed as it was this past winter.
1,240. Julie Hall	boise, ID	Inconsistent with current development, & will greatly increase strain on infrastructure, especially traffic.
1,241. Tori Doell	Boise, ID	



Name	From	Comments
1,242. Kathy Jones	Boise, ID	Additional traffic
1,243. Maire Scott-Jones	Boise, ID	One of the great things about Boise is the open spaces and ability to share space with wildlife. Please keep this in mind with all development.
1,244. Lori Markus	Boise, ID	My mother moved into what is supposed to be a senior mobile home park to escape the chaos of town, only to find it becoming worse.
1,245. Laura Busch	Boise, ID	
1,246. hyunyoo lee	boise, ID	
1,247. Sarah Strickley	Boise, ID	
1,248. Hannibal Smith	Boise, ID	
1,249. george farrow	boise, ID	Adding more cars to already congested area and roads
1,250. Cynthia Wilkie	Meridian, ID	
1,251. Jacqueline Peipert	Brighton, IL	
1,252. Jim Hatch	Boise, ID	
1,253. Sofia C.	Boise, ID	We are paying high HOA's and wildlife conservation dues to live by apartments now ? We already have a monstrosity up the road on Parkcenter that will increase traffic. We moved here for the peace and quiet, to admire wildlife not to be stuck in traffic on Warm Springs. No thank you!
1,254. Mark Gehler	Boise, ID	
1,255. Patrick Gulden	Boise, ID	It will lower property values, overburden roads and schools and over crowd the barber valley. Could result in noise pollution and ruin scenic views. Didn't anyone learn from the irresponsible growth in meridian?
1,256. Patty Gulden	Boise, ID	
1,257. Gayle Stevens	Boise, ID	To many homes being built. Pushing out wild life. Also roads are not adequate to handle the additional traffic in the Harris Ranch area.
1,258. Nicole Gooch	Boise, ID	
1,259. Grant Spencer	Boise, ID	This proposed development does not meet the community planning as set forth in SP01
1,260. Evelyn Kiler	Boise, ID	Zoning is already in place. Variance is a work-around and is contrary to the current low density, single family home zoning.
1,261. Brandon Fitzpatrick	Boise, ID	
1,262. Daniel Yocum	Boise, ID	I oppose a deviation from the city's master plan for the Harris Ranch area.
1,263. Tom Bowen	Boise, ID	It is completely out of place and foes against zoning.....not to mention and ugly eyesore and addition of 200 Plus cars to an already congested roadway. Horrible idea and not taking (continues on next page)

Name	From	Comments
1,263. Tom Bowen	Boise, ID	<i>(continued from previous page)</i> the people of SE Boise, their safety nor aesthetics of the area into consideration. A strong NO.
1,264. Meredith Newton	Boise, ID	I oppose the building, the use of land, and the additional population load it will add to the roads, land, utilities, and general public services in the area.
1,265. Sigrid Petersen	Boise, ID	This will cause too much traffic. It doesn't fit with current plan for developing the area.
1,266. Jack Hourcade	Boise, ID	This will add far too much traffic to an already too-congested area.
1,267. Eric Fors	BOISE, ID	Terrible development not at all in keeping with the direction of the Barber Valley
1,268. Diane Bawcom	Boise, ID	I am opposed to this plan due to traffic and putting a high density living situation in a dense land space.
1,269. Bruno Marques	Boise, ID	
1,270. Rick McQuet	Boise, ID	It's inconsistent with the surrounding homes and area. Just because the only way the developer is going to make money is through high density doesn't mean it needs to be built that way.
1,271. Alison Gerber	boise, ID	I believe its important to stick to the original plan. I don't believe the neighborhood can support this kind of density.
1,272. Sandra Winters	Boise, ID	Too much irresponsible housing for size of area and infrastructure.
1,273. Kimberlee Miller	Boise, ID	
1,274. James Kochaver	Boise, ID	
1,275. David Garman	Boise, ID	This development is not in accord with the master plan... let's stick to the plan.
1,276. Quinn DeMordaunt	Boise, ID	Don't need any more high density. This is crazy. Does anybody on the board live out here?
1,277. Pat Batten	Boise, ID	Density is to high
1,278. Marta Szweda	Warszawa, Poland	
1,279. Lisa Lumsden	Boise, ID	Way too much congestion and not the original plan for the area.
1,280. SOPHIA RAHMAN	BOLTON, United Kingdom	
1,281. Toni Hansen	Boise, ID	Completely contrary to EVERYTHING this neighborhood was planned to be, and the reason I chose to live here.
1,282. theresa ensign	boise, ID	
1,283. Jennifer Hall	Boise, ID	The reason I fell in love with east Boise was because of the wildlife, serenity, and beautiful views in every direction. Makes me sad to see new development throughout the valley.
1,284. Bella Pratt	Boise, ID	

Name	From	Comments
1,285. Deanna Moore	Boise, ID	I don't feel it's a good location as the road isn't sufficient for the additional traffic.
1,286. Michael OMeara	BOISE, ID	
1,287. Lisa Bosworth	Boise, ID	Keeping our open spaces open is paramount to our quality of community. Changing a single family zone to multiple family doesn't make sense!
1,288. J buff	boise, ID	Too big of impact on wildlife and traffic. Not to mention not part of the master plan. Dont allow this.
1,289. Kathryn Irby	GULFPORT, MS	
1,290. Caroline Bryan	Boise, ID	
1,291. Shane Jones	Boise, ID	
1,292. Debbie Marquez	Boise, ID	



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N Capitol Blvd  
PO Box 500  
Boise, ID 83701-0500

Phone: (208) 608-7100  
Fax: (208) 384-3867  
TDD/TTY: 1-800-377-3529  
Website: [cityofboise.org/pds](http://cityofboise.org/pds)

## CAR17-00004 & PUD17-00007 / JKB Construction Management

### Summary

The applicant is requesting to rezone approximately 8.65 acres from A-1 (Open Lands, Park) to R-2D/DA (Medium Density Residential with Design Review and a Development Agreement) located at 3555 E Warm Springs Ave. There is an associated request for a conditional use permit for a 125-unit multi-family residential development.

### Prepared By

Céline Acord, Associate Planner

### Recommendation

Denial of CAR17-0004 & PUD17-00007

### Reason for the Decision

#### Rezone

As further detailed in the project report, the rezone request is inconsistent with many of the Comprehensive Plan goals, policies and principles. The rezone's attached Development Agreement references a design that requires further adaptations to preserve compatibility with surrounding development. The subject site is located within the Barber Valley Planning Area and *Goal BV-CNN 3.1* encourages properties outside of the Harris Ranch and Barber Valley planned communities to use the specific plans as a policy basis. While multi-family residential could be appropriate for this site, the proposal does not follow many of the standards or policies from these specific plans for a high density residential development and would not enhance the character of the established neighborhood (*Principle GDP-N.10* and *Goal NAC 3*). Likewise, there will be adverse impacts without the transitioning from multi-family residential to the adjacent single-family residential. Lastly, the site's unique features were not incorporated into the design or preserved as open space (*Goal BV-CCN 1* and *BV-CCN 2*, *Principle GDP-N.2* and *GDP-N.8*).

#### PUD

The proposed multi-family residential development is also inconsistent with many of the Comprehensive Plan goals, policies and principles, and is not compatible with the general neighborhood. *Goal NAC 7.1*, *Principle GDP-N.3* and *Principle GDP-N.4* encourages a mix of housing types and densities with distinct character and unique designs specifically to maintain the unique character of the Barber Valley (*BV-NC 1*). The design is conventional and lacks the uniqueness for the site's characteristics or location within the Barber Valley Planning Area. Essentially only two product types have been proposed which have identical elevations and have been placed on site with no consideration to the site's unique features such as the wetlands and topography.

*This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link: <http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>*



1 & 1a

CAR17-00004 & PUD17-00007

1" : 300'

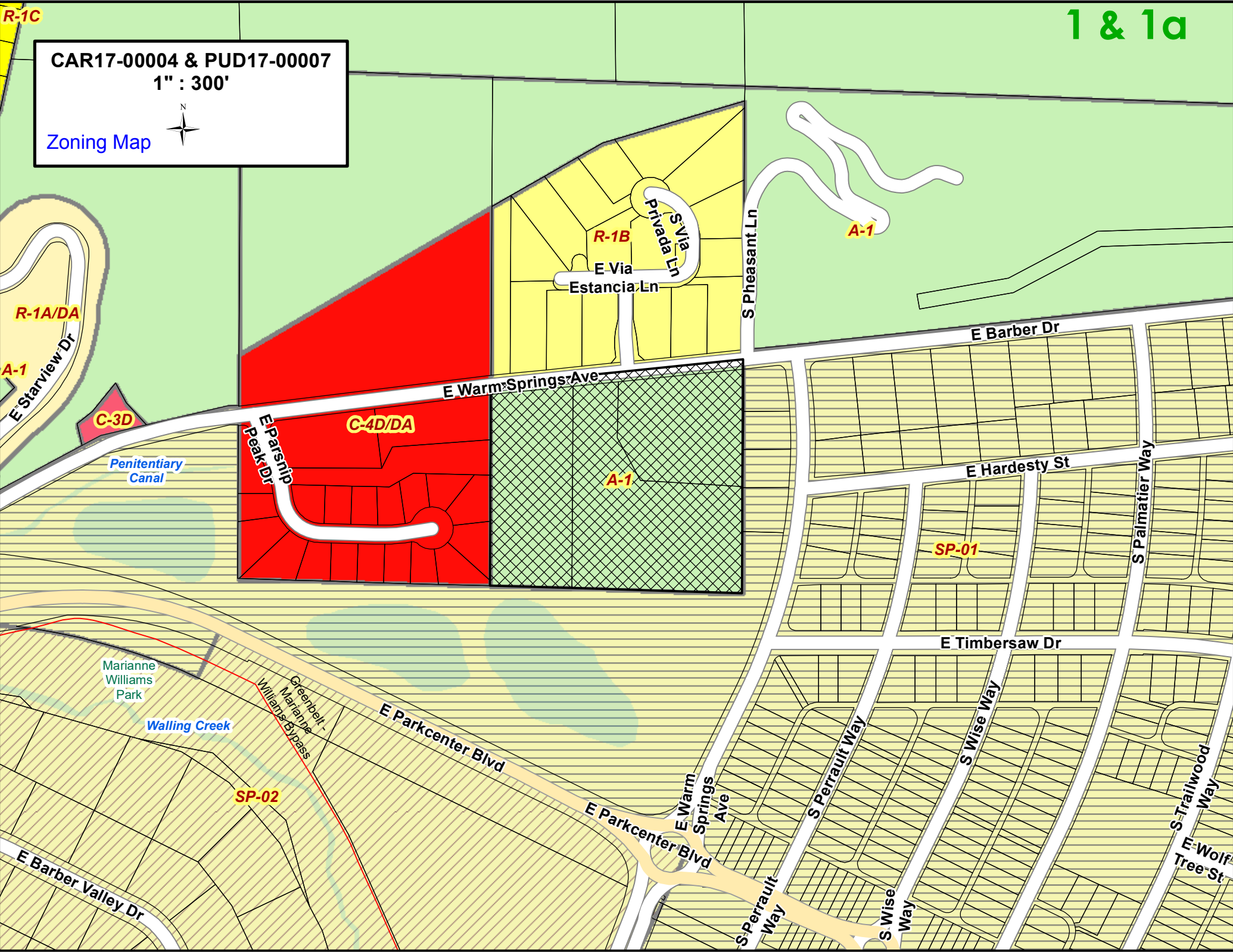
Aerial Map





CAR17-00004 & PUD17-00007  
1" : 300'

Zoning Map





CAR17-00004 & PUD17-00007  
1" : 300'

Land Use Map



Suburban

Mixed Use

Large  
Lot/Rural

Commercial

Parks/Open  
Space

Compact

Office

High Density

Mixed Use

E Starview Dr

Penitentiary  
Canal

E Parsnip  
Peak Dr

E Warm Springs Ave

E Via  
Estancia Ln

S Via  
Privada Ln

S Pheasant Ln

E Barber Dr

E Hardesty St

E Timbersaw Dr

E Parkcenter Blvd

S Perrault Way

S Wise Way

S Palmatier Way

S Trailwood  
Way  
E Wolf  
Tree St

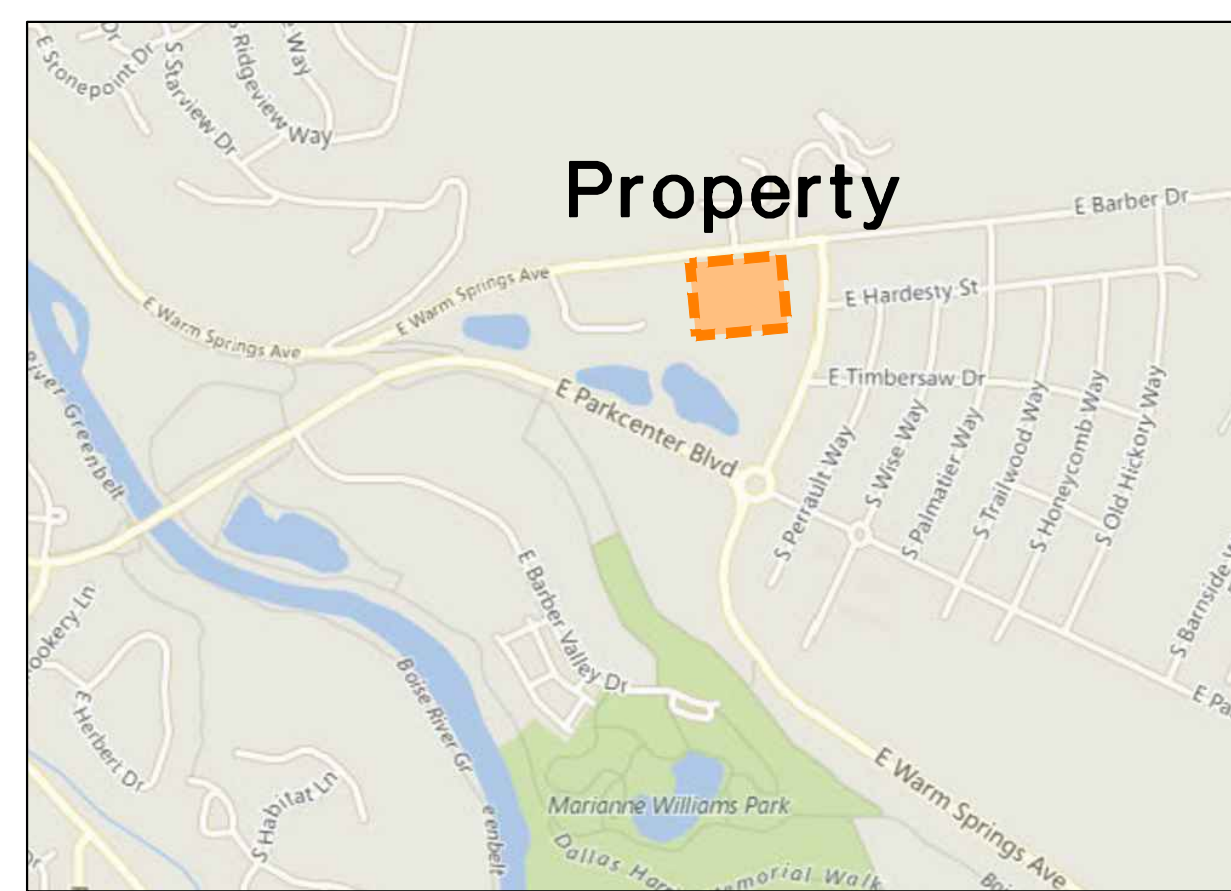
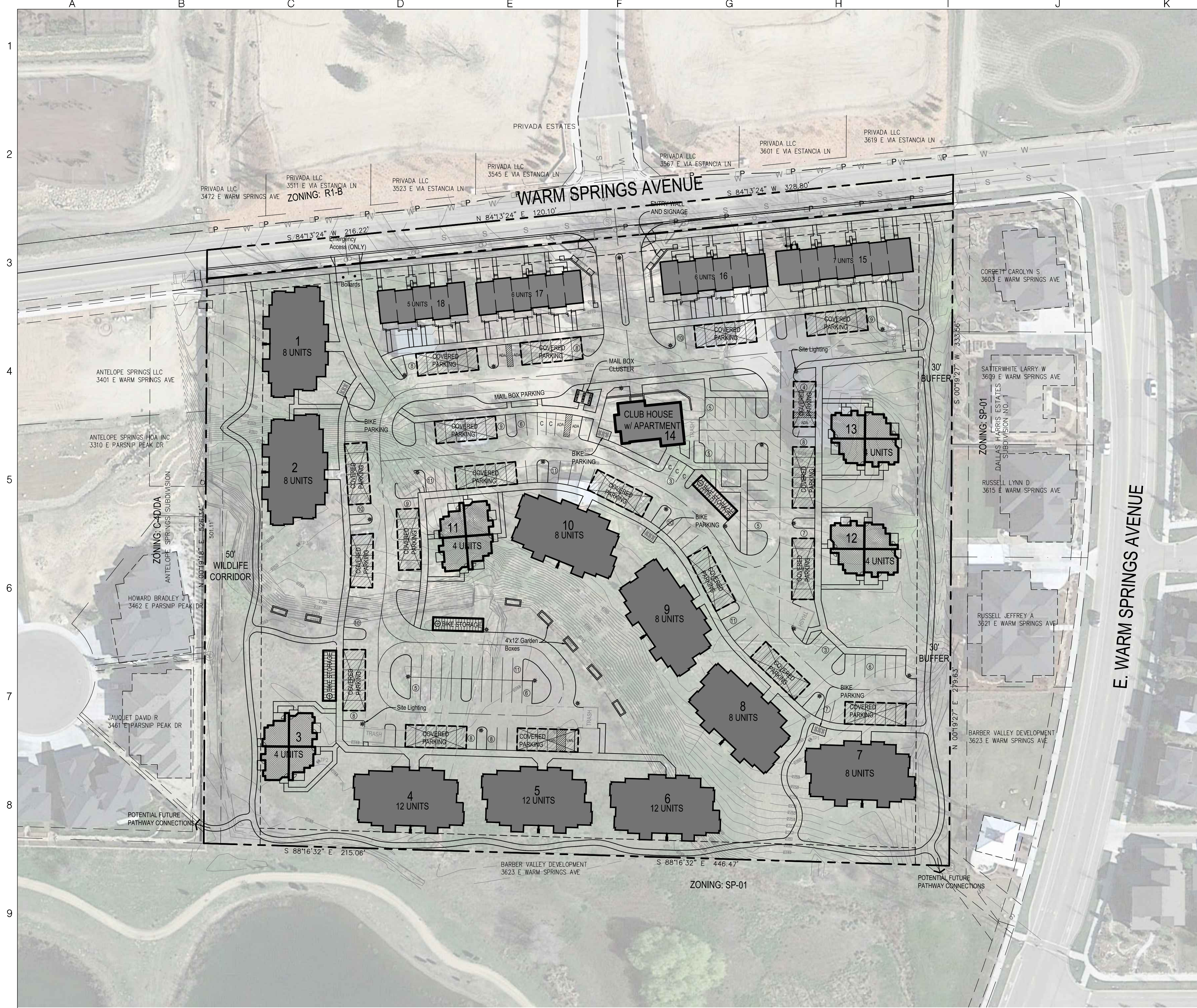
Walling Creek

Marianne  
Williams  
Park

Greenbelt  
Marianne  
Williams  
Bypass

E Barber Valley Dr





SITE-LOCATION MAP

DEVELOPMENT DATA

PARCEL #:

S0919428350, S0919428250 & S0919428310

ADDRESS:

3503, 3547, 3555 E WARM SPRINGS BOISE, ID 83716

PAR #8350 NW4SE4

SEC 19 3N 3E

PAR C ROS 10462

#428315B

PAR #8310 POR NW4SE4

SEC 19 3N 3E

PAR B ROS 10462

#428315-B

PAR #8250 POR NW4SE4

SEC 19 3N 3E

PAR A ROS 10462

#428315-S

EXISTING ZONING:

A-1

PROPOSED ZONING:

R-2

TOTAL SITE AREA CALCULATIONS

TOTAL SITE AREA:

376,794.0 SF (8.65 ACRES)

ROW AREA:

16,612.45 SF

PAVING AREA:

94,621.0 SF (26.3%)

LANDSCAPE AREA:

157,500.0 SF (43.7%)

OTHER (WALKS ETC.):

42,155.55 SF (11.7%)

CLUB HOUSE (2 FLOORS):

2,105.0 SF X 2

BUILDING UNITS 1st FLOOR:

63,800.0 SF

TOTAL AREA:

65,905.0 SF (18.3%)

BUILDING 2nd FLOOR:

63,800.0 SF

BUILDING 3rd FLOOR:

13,660.0 SF

TOTAL BUILDING SF.:

145,470.0 SF

PROPOSED UNIT MIX:

1 bedroom unit (Club House)

1 total

4 units 2 story (4 bldg.)

16 units

Attached Units - 2 story (4 bldg.)

24 units (Warm Springs)

8 unit - 2 level (6 bldg.)

48 units

12 unit - 3 level (3 bldg.)

36 units

DENSITY:

14.45 DU/ACRE

total units:

125 units

PARKING:

1 BEDROOM UNITS

29 TOTAL

PARKING 1 PER UNIT

29 PARKING REQUIRED

2 BEDROOM UNITS

96 TOTAL

PARKING 1.25 PER UNIT

120 PARKING REQUIRED

GUEST PARKING 1 PER 10

13 SPACES REQUIRED

TOTAL PARKING REQUIRED:

162 SPACES

TOTAL PROPOSED SPACES: 222 SPACES

(7 ADA SPACES, 5 COMPACT SPACES, 210 STANDARD SPACES)

(DOES NOT EXCEED 1.5X THE MINIMUM REQUIRED)

BIKE PARKING (1 PER UNIT)

125 TOTAL REQUIRED

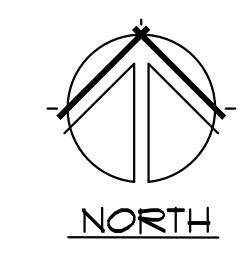
24 UNCOVERED, 102 COVERED=

126 PROPOSED

- SHOT ID:
- S1.0 OVERALL SITE MAP
  - S2.0 DETAILED SITE PLAN
  - L1.0 LANDSCAPE PLAN
  - L1.1 LANDSCAPE DETAIL SHOT
  - L1.2 TRAIL DEMOLITION PLAN

GENERAL NOTES

- SEE SURVEY AND UTILITY PLAN FOR ADDITIONAL SITE INFORMATION.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.



OVERALL P.U.D. SITE PLAN

SCALE: 1" = 50'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
PURPOSES

PLANNING/CONTACT:

SL Planning Inc.  
247 S. CAGLE ROAD  
IDAHO, IDAHO 83616  
Contact: SHAW L. CICAL  
208-744-3013



ARCHITECT:

400 Main Street  
Boise, Idaho 83702  
208-633-6406  
www.taoida.com  
Contact: David Ruben AIA



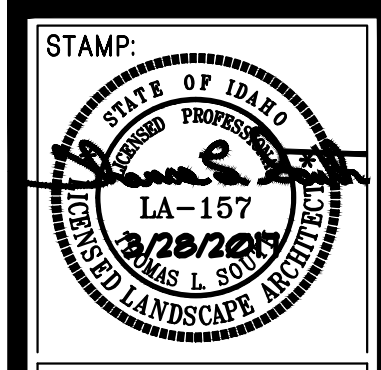
DEVELOPER:

77.5 S. Stonebriar Ln.  
Meridian, ID 83646



ROCK SOLID CIVIL

Civil Engineering and Land Development Consulting  
270 North 27th Street, Boise, ID 83702  
Office Phone: 208-342-3277  
www.rocksolidcivil.com



DATE: 3/28/2017

LANDSCAPE ARCHITECTURE, P.C.  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705  
Email: sls@slsboise.com  
(208) 342-2999

REVISIONS:

1	4/7/2017
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SITE REVISIONS

OVERALL P.U.D. SITE PLAN  
BARBER HILLS LUXURY LIVING  
355 E. WARM SPRINGS  
BOISE, ID.

DRAWN BY: JDR

CHECKED BY: T.L.S.

PROJECT NUMBER

SHEET:

S1.0



ITEM	MANUFACTURER / COLOR
ASPHALT SHINGLE	MANUFACTURER: COLOR:
HARDBOARD FASCIA	PAIN T COLOR:
HARDBOARD SOFFIT	PAIN T COLOR:
PRE-FINISHED METAL GUTTER & DOWNSPOUT	FACTORY PRE-FINISHED COLOR:
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR:
PAINTED HARDBOARD LAP SIDING	PAIN T COLOR:
PAINTED BOARD & BATTEN SIDING	PAIN T COLOR:
STUCCO	COLOR:
MFD. STONE VENEER	COLOR: STYLE: DRY STACK
STUCCO ACCENT BANDS	COLOR:
VINYL WINDOW FRAME	MANUFACTURER: COLOR: ALMOND
WINDOW GLAZING	COLOR: CLEAR INSULATED
METAL RAILING	POWDER COAT COLOR: BLACK
METAL STAIRS STRINGERS & RAILING	POWDER COAT COLOR: BLACK

1. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
2. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2012 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
3. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
4. SUB-CONTRACTORS TO PROVIDE 12" x 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
5. ROOF VENTS TO MATCH ROOF SHINGLE COLOR.
6. PAINT WALL VENTS TO MATCH ADJACENT SURFACE.
7. PAINT ELECTRICAL METERS TO MATCH ADJACENT SURFACE.
8. ALL GROUND MOUNTED MECHANICAL UNITS TO BE SCREENED WITH LANDSCAPING.
9. EXTERIOR STYLE: CRAFTSMAN CONTEMPORARY.

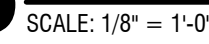
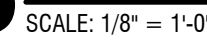
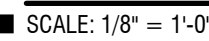
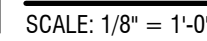
BOISE, IDAHO

12/30/16

DRAWN  
DAVID RUBY, AIA

SHEET

## EXTERIOR ELEVATIONS



## EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER / COLOR
ASPHALT SHINGLE	MANUFACTURER: COLOR:
HARDBOARD FASCIA	PAINT COLOR:
HARDBOARD SOFFIT	PAINT COLOR:
PRE-FINISHED METAL GUTTER & DOWNSPOUT	FACTORY PRE-FINISHED COLOR:
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR:
PAINTED HARDBOARD LAP SIDING	PAINT COLOR:
PAINTED BOARD & BATTEN SIDING	PAINT COLOR:
STUCCO	COLOR:
MFD. STONE VENEER	COLOR: STYLE: DRY STACK
STUCCO ACCENT BANDS	COLOR:
VINYL WINDOW FRAME	MANUFACTURER: COLOR: ALMOND
WINDOW GLAZING	COLOR: CLEAR INSULATED
METAL RAILING	POWDER COAT COLOR: BLACK
METAL STAIRS STRINGERS & RAILING	POWDER COAT COLOR: BLACK

## GENERAL NOTES

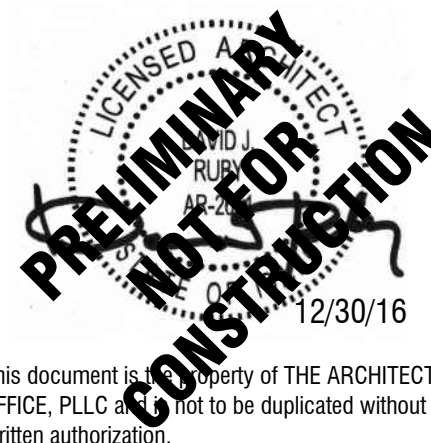
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- PAINT ELECTRICAL METERS TO MATCH ADJACENT SURFACE.
- ALL GROUND MOUNTED MECHANICAL UNITS TO BE SCREENED WITH LANDSCAPING.
- EXTERIOR STYLE: CRAFTSMAN CONTEMPORARY.

## PROJECT

**BARBER HILLS  
VISTAS**

BOISE, IDAHO

## SEAL



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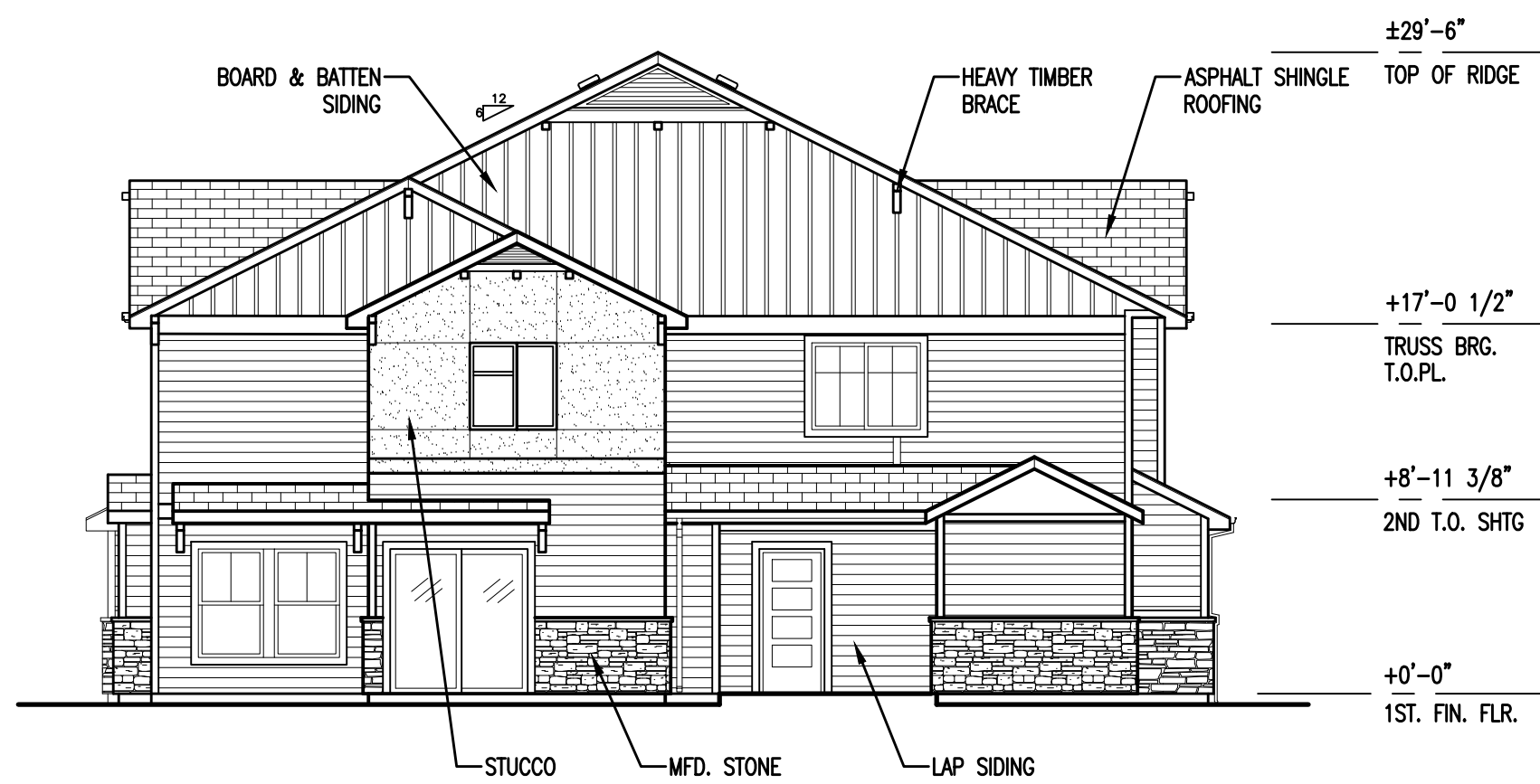
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3/28/17FILE NO.  
17-604 A50DRAWN  
DAVID RUBY, AIA

## REVISIONS

## SHEET

**A5.1**

EXTERIOR ELEVATIONS

**1 ELEVATION - 4 UNIT BLDG.**

SCALE: 1/8" = 1'-0"

**3 FRONT ELEVATION - 12 UNIT BLDG.**

SCALE: 1/8" = 1'-0"

**2 ELEVATION - 4 UNIT BLDG.**

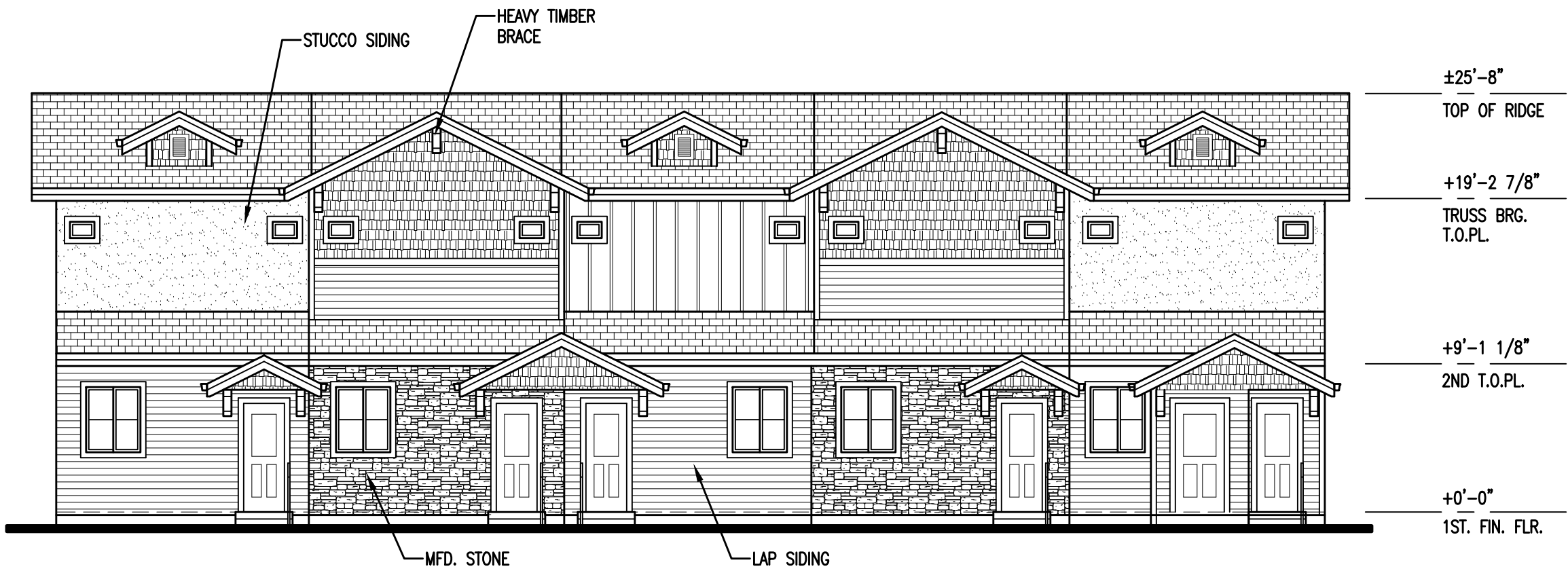
SCALE: 1/8" = 1'-0"

**4 SIDE ELEVATION - 12 UNIT BLDG.**

SCALE: 1/8" = 1'-0"

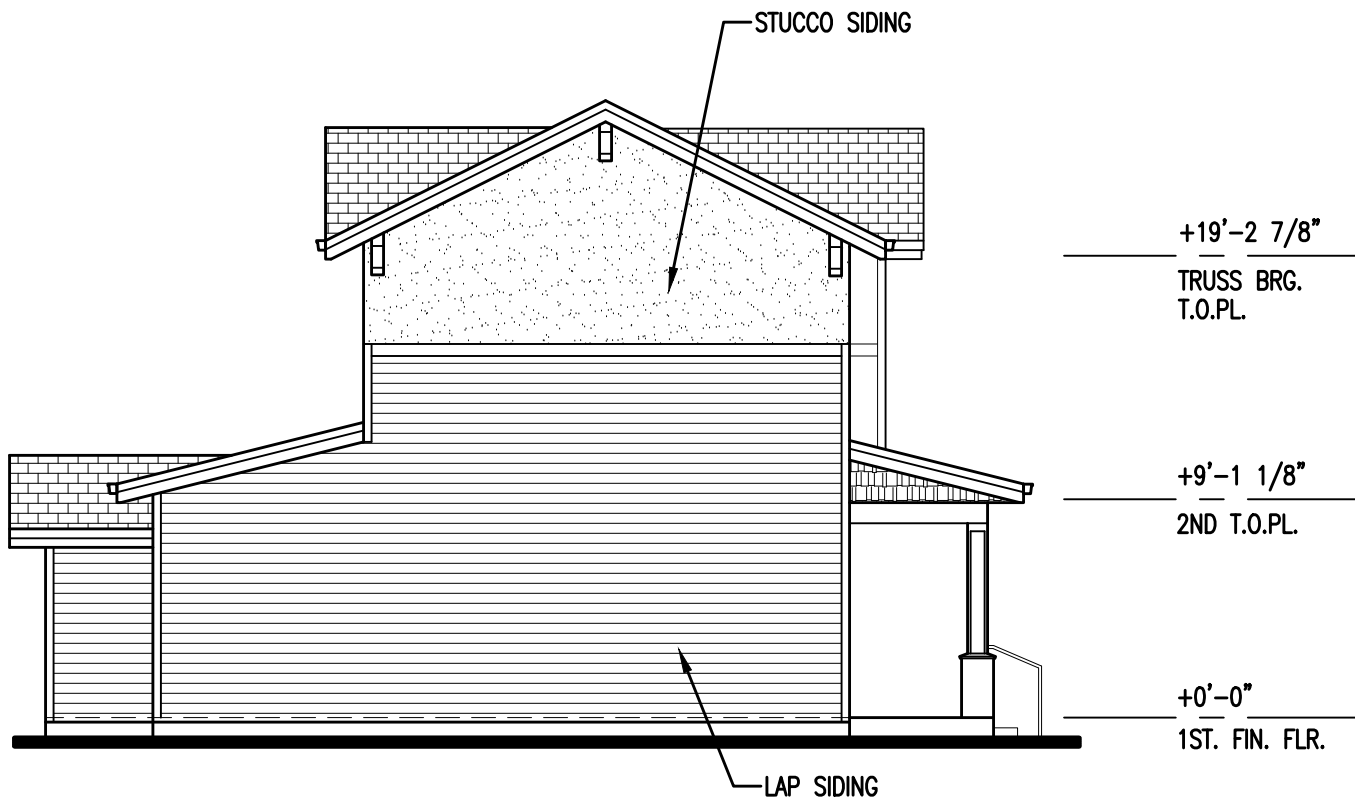


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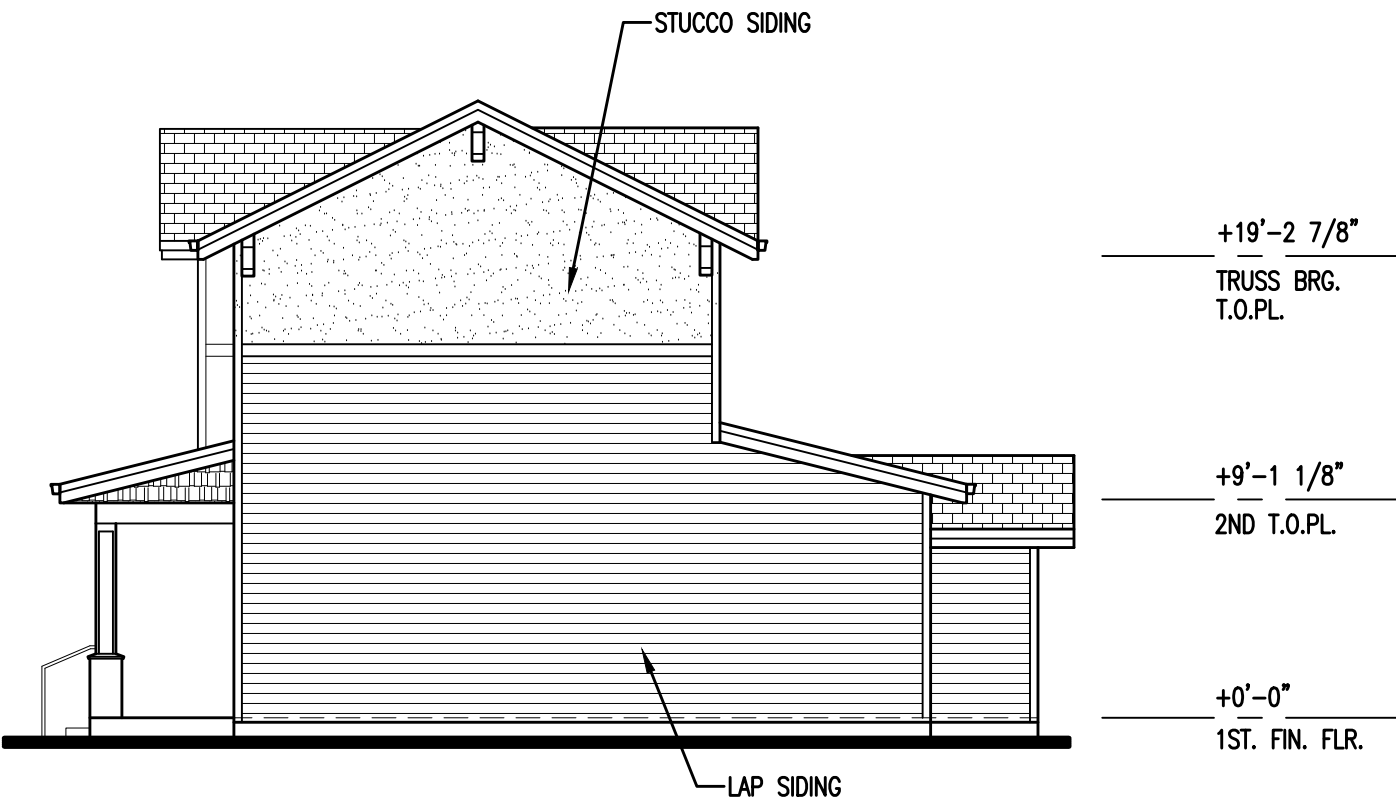
1 FRONT (WARM SPRINGS) ELEVATION - 5 UNIT BLDG.

SCALE: 1/8" = 1'-0"



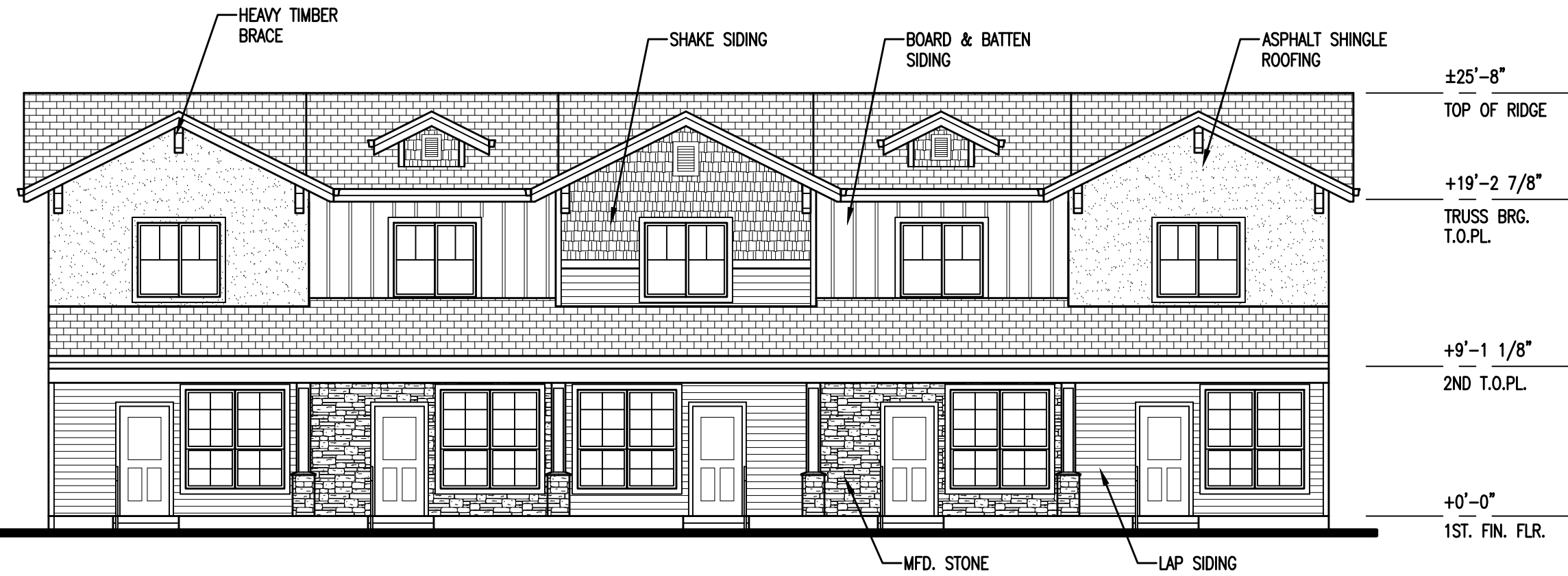
2 LEFT SIDE ELEVATION - 5 UNIT BLDG.

SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION - 5 UNIT BLDG.

SCALE: 1/8" = 1'-0"



4 REAR ELEVATION - 5 UNIT BLDG.

SCALE: 1/8" = 1'-0"

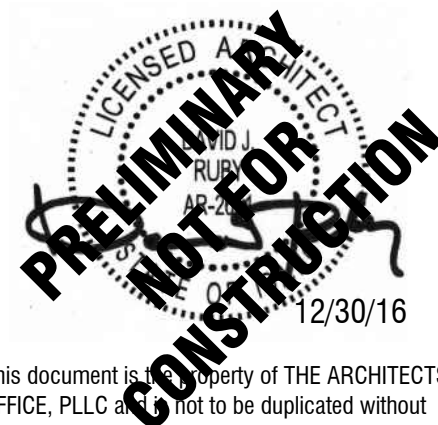
## EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER / COLOR
ASPHALT SHINGLE	MANUFACTURER: COLOR:
HARDBOARD FASCIA	PAINT COLOR:
HARDBOARD SOFFIT	PAINT COLOR:
PRE-FINISHED METAL GUTTER & DOWNSPOUT	FACTORY PRE-FINISHED COLOR:
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR:
PAINTED HARDBOARD LAP SIDING	PAINT COLOR:
PAINTED BOARD & BATTEN SIDING	PAINT COLOR:
STUCCO	COLOR:
MFD. STONE VENEER	COLOR: STYLE: DRY STACK
STUCCO ACCENT BANDS	COLOR:
VINYL WINDOW FRAME	MANUFACTURER: COLOR: ALMOND
WINDOW GLAZING	COLOR: CLEAR INSULATED
METAL RAILING	POWDER COAT COLOR: BLACK
METAL STAIRS STRINGERS & RAILING	POWDER COAT COLOR: BLACK

## GENERAL NOTES

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- EXTERIOR STYLE: CRAFTSMAN CONTEMPORARY.

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FILE

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DAVID RUBY, AIA

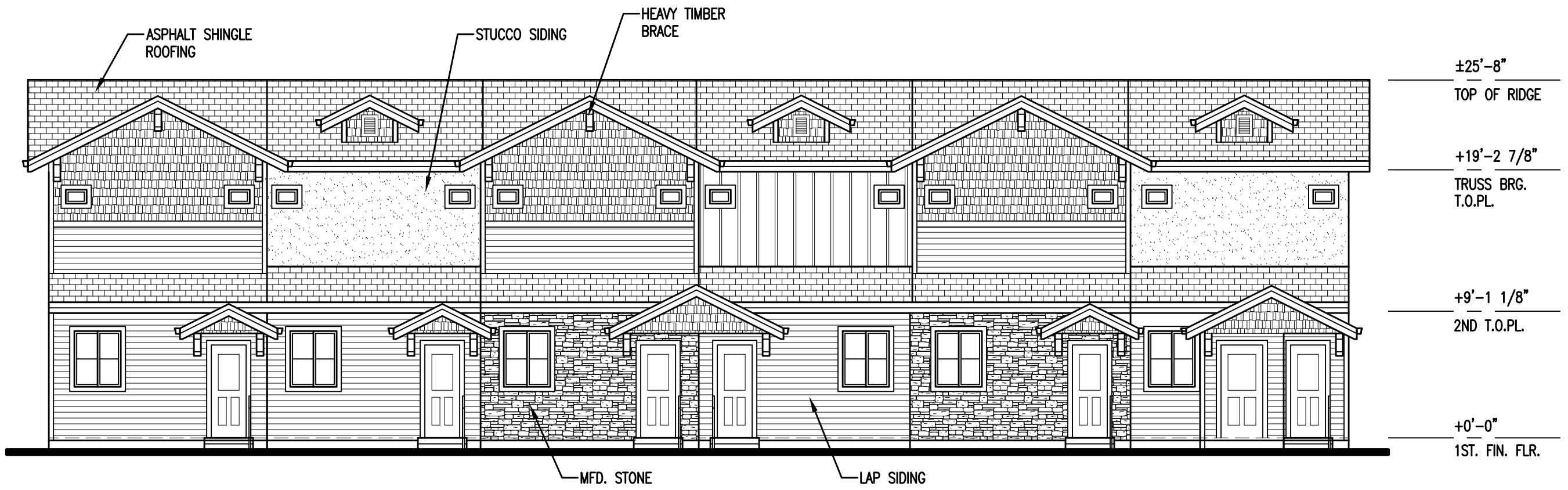
REVISIONS

SHEET

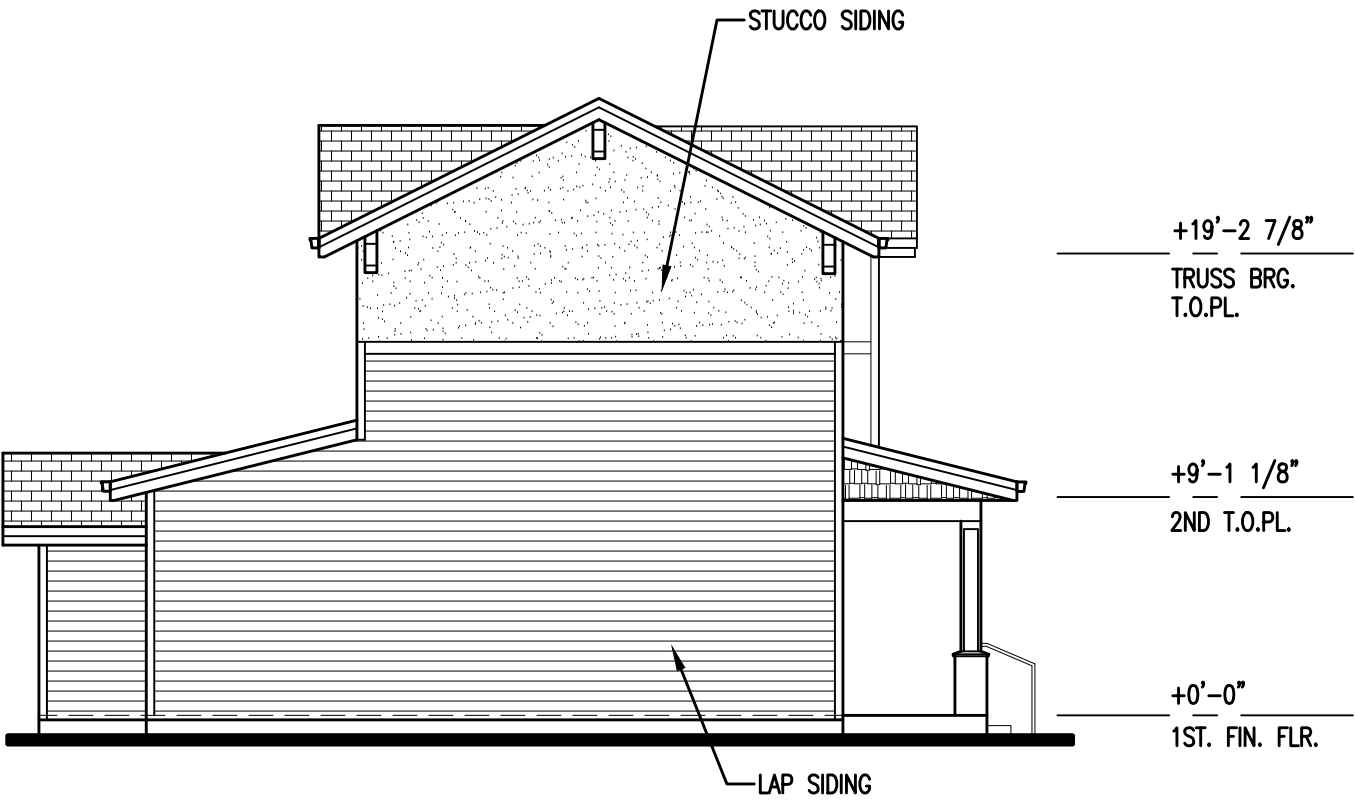
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EXTERIOR ELEVATIONS

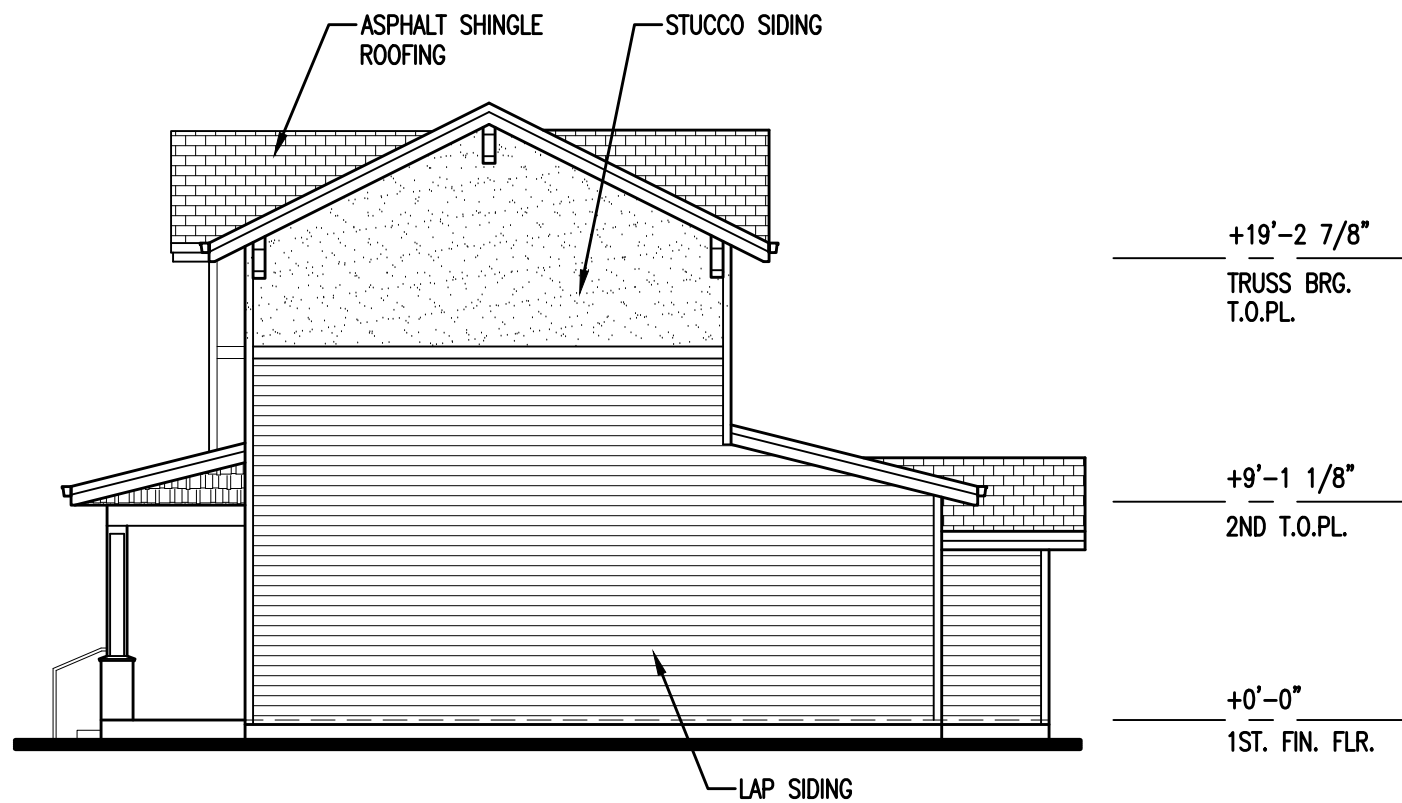
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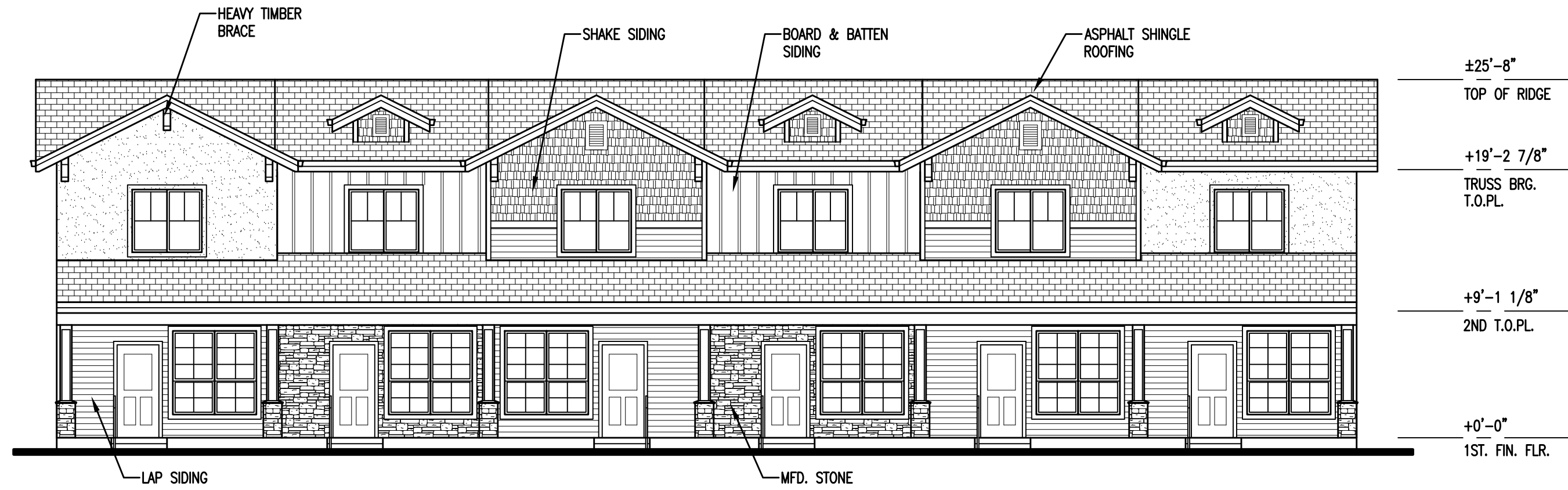
**1 FRONT (WARM SPRINGS) ELEVATION - 6 UNIT BLDG.**  
SCALE: 1/8" = 1'-0"



**2 LEFT SIDE ELEVATION - 6 UNIT BLDG.**  
SCALE: 1/8" = 1'-0"



**3 RIGHT SIDE ELEVATION - 6 UNIT BLDG.**  
SCALE: 1/8" = 1'-0"



**4 REAR ELEVATION - 6 UNIT BLDG.**  
SCALE: 1/8" = 1'-0"

## EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER / COLOR
ASPHALT SHINGLE	MANUFACTURER: COLOR:
HARDBOARD FASCIA	PAINT COLOR:
HARDBOARD SOFFIT	PAINT COLOR:
PRE-FINISHED METAL GUTTER & DOWNSPOUT	FACTORY PRE-FINISHED COLOR:
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR:
PAINTED HARDBOARD LAP SIDING	PAINT COLOR:
PAINTED BOARD & BATTEN SIDING	PAINT COLOR:
STUCCO	COLOR:
MFD. STONE VENEER	COLOR: STYLE: DRY STACK
STUCCO ACCENT BANDS	COLOR:
VINYL WINDOW FRAME	MANUFACTURER: COLOR: ALMOND
WINDOW GLAZING	COLOR: CLEAR INSULATED
METAL RAILING	POWDER COAT COLOR: BLACK
METAL STAIRS STRINGERS & RAILING	POWDER COAT COLOR: BLACK

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PROJECT

## BARBER HILLS VISTAS

BOISE, IDAHO

SEAL



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SHEET

# A5.3

EXTERIOR ELEVATIONS



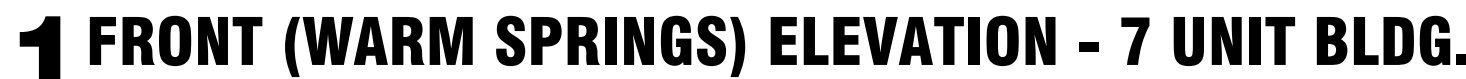
## GENERAL NOTES

- PROJECT  
**BARBER HILLS  
VISTAS**  
BOISE, IDAHO

12/30/16

SHEET

## EXTERIOR ELEVATIONS

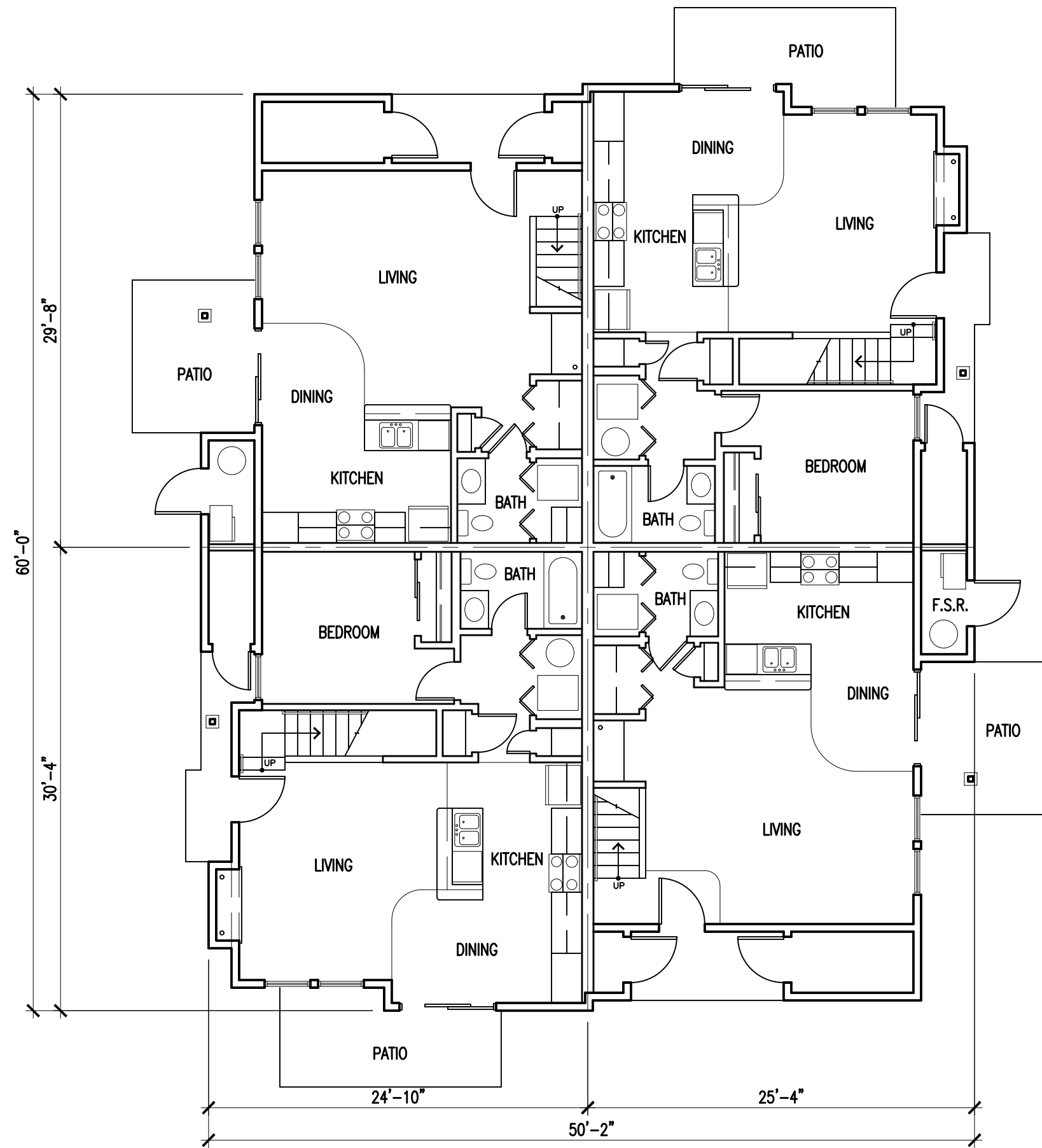


## 2 LEFT SIDE ELEVATION - 7 UNIT BLDG.

### 3 RIGHT SIDE ELEVATION - 7 UNIT BLDG.

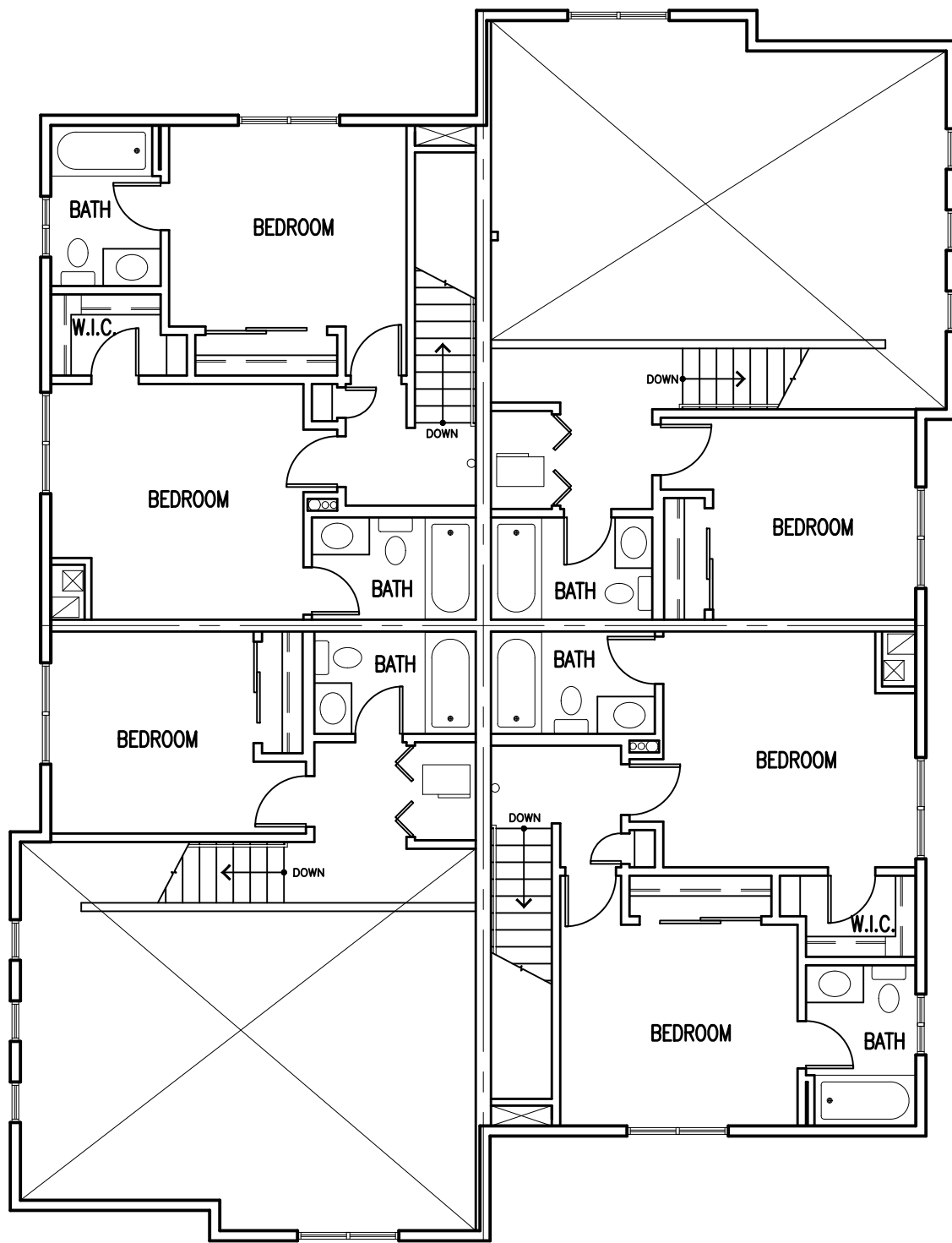
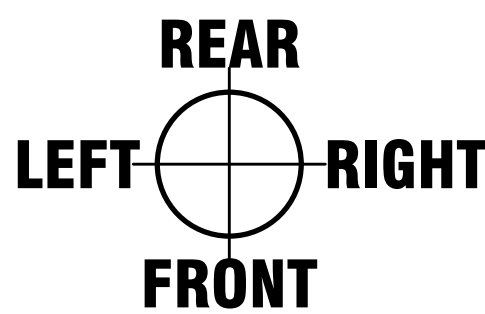
### REAR ELEVATION - 7 UNIT BLDG.

SCALE: 1/8" = 1'-0"



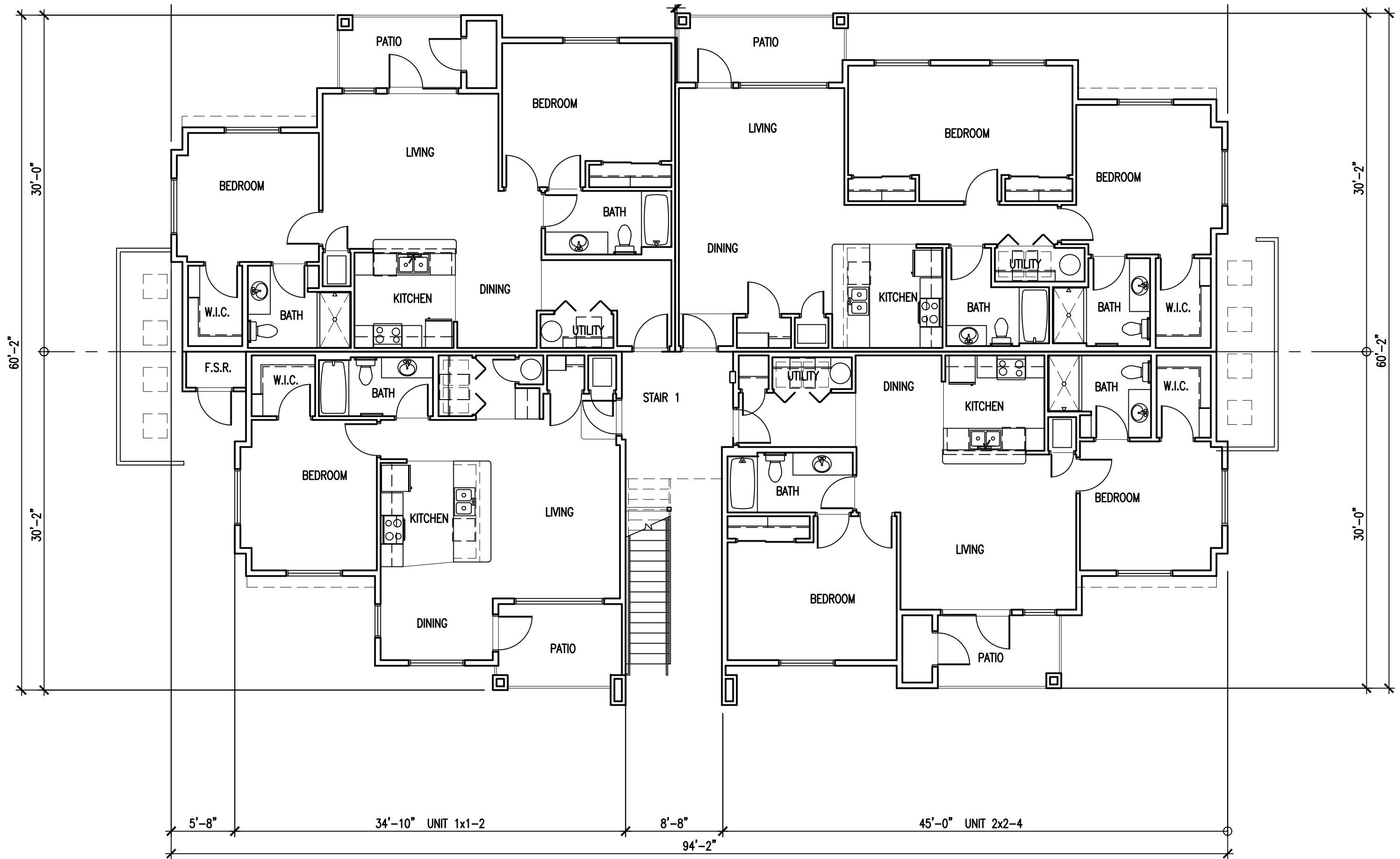
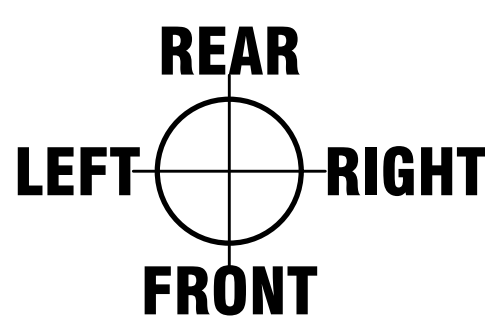
### 1 FIRST FLOOR PLAN - 4 UNIT BUILDING

SCALE: 1/8" = 1'-0"  
FLOOR AREA  
FIRST FLOOR: 2,615 S.F.  
SECOND FLOOR: 1,640 S.F.  
BUILDING AREA: 4,255 S.F.



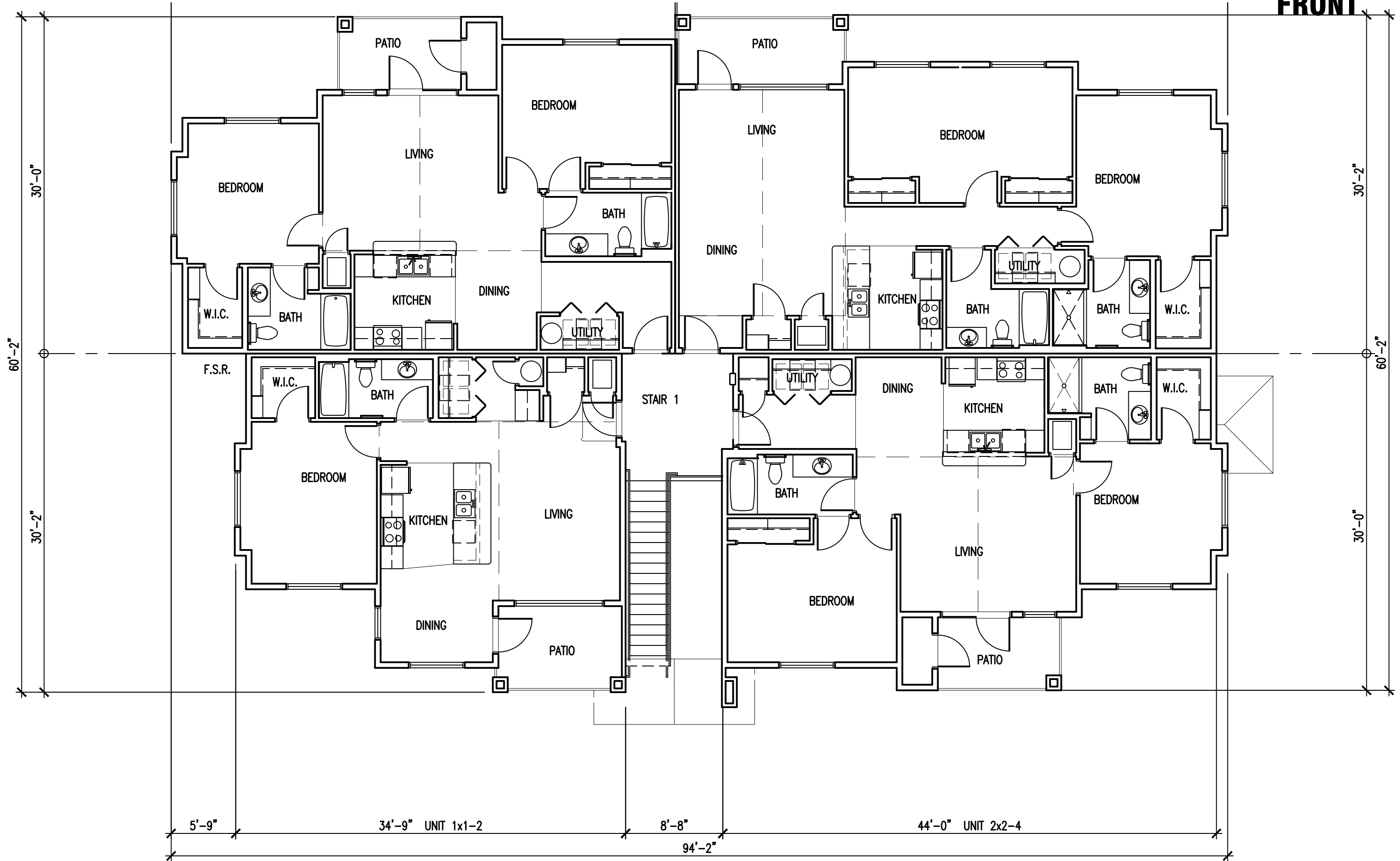
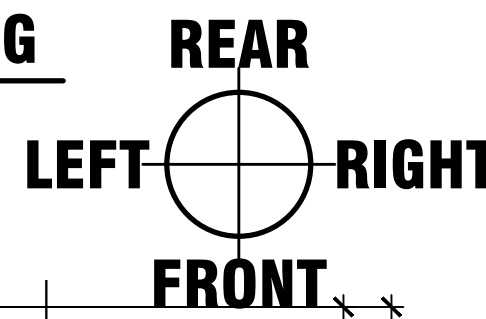
### 2 SECOND FLOOR PLAN - 4 UNIT BUILDING

SCALE: 1/8" = 1'-0"



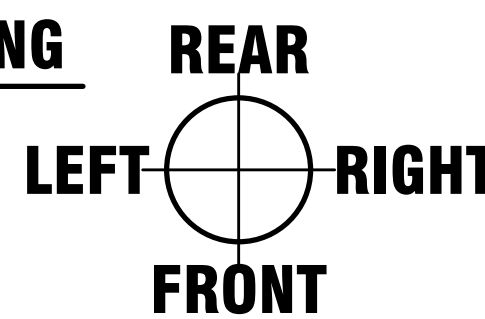
### 3 FIRST FLOOR PLAN - 8 & 12 UNIT BUILDING

SCALE: 1/8" = 1'-0"  
8 UNIT FLOOR AREA  
FIRST FLOOR: 9,510 S.F.  
SECOND FLOOR: 9,586 S.F.  
BUILDING AREA: 19,096 S.F.  
12 UNIT FLOOR AREA  
FIRST FLOOR: 9,510 S.F.  
SECOND FLOOR: 9,586 S.F.  
THIRD FLOOR: 9,586 S.F.  
BUILDING AREA: 28,682 S.F.



### 4 UPPER FLOOR PLAN - 8 & 12 UNIT BUILDING

SCALE: 1/8" = 1'-0"



PROJECT  
**BARBER HILLS  
VISTAS**  
BOISE, IDAHO

SEAL



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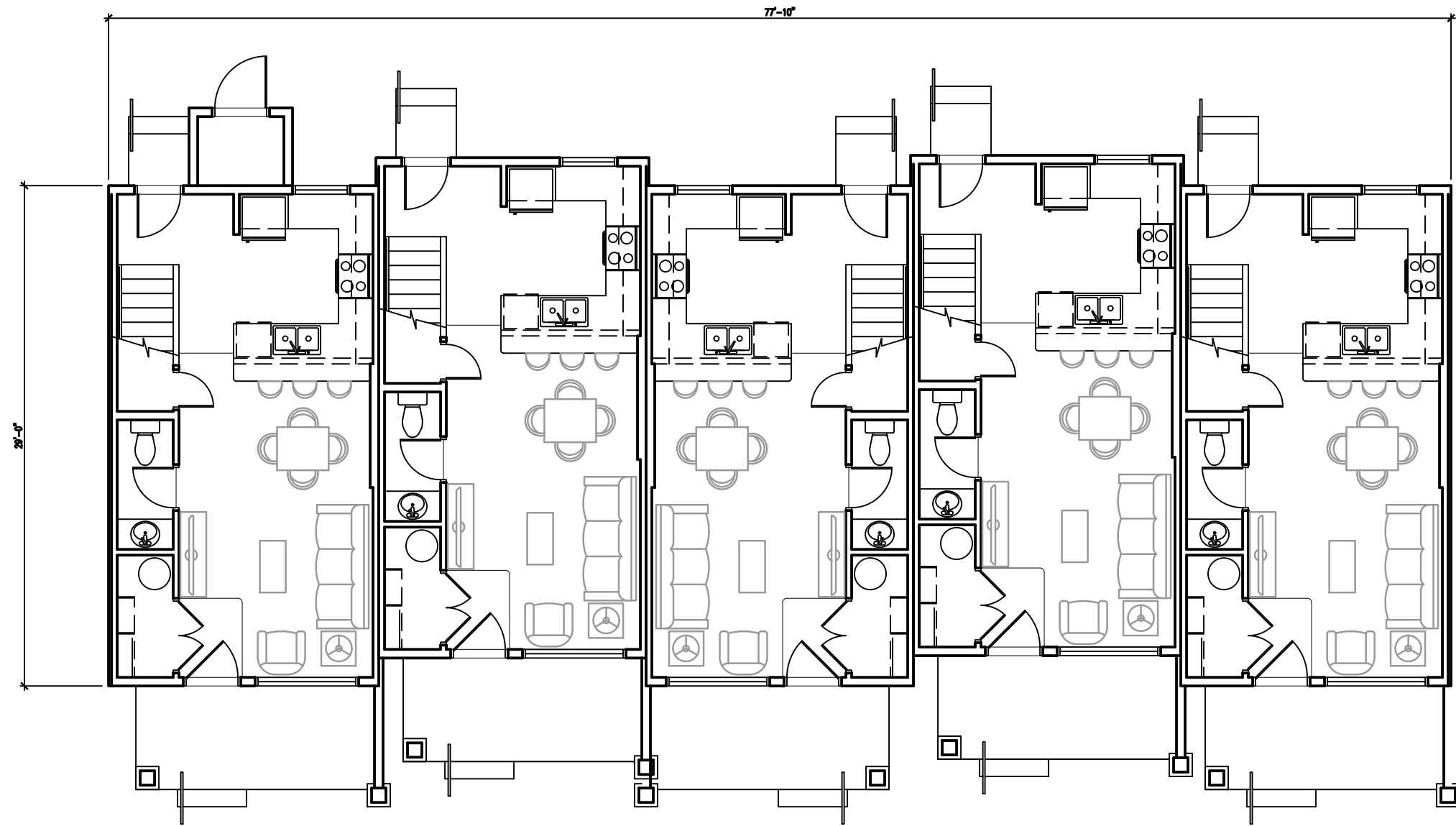
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DAVID RUBY, AIA

REVISIONS

SHEET

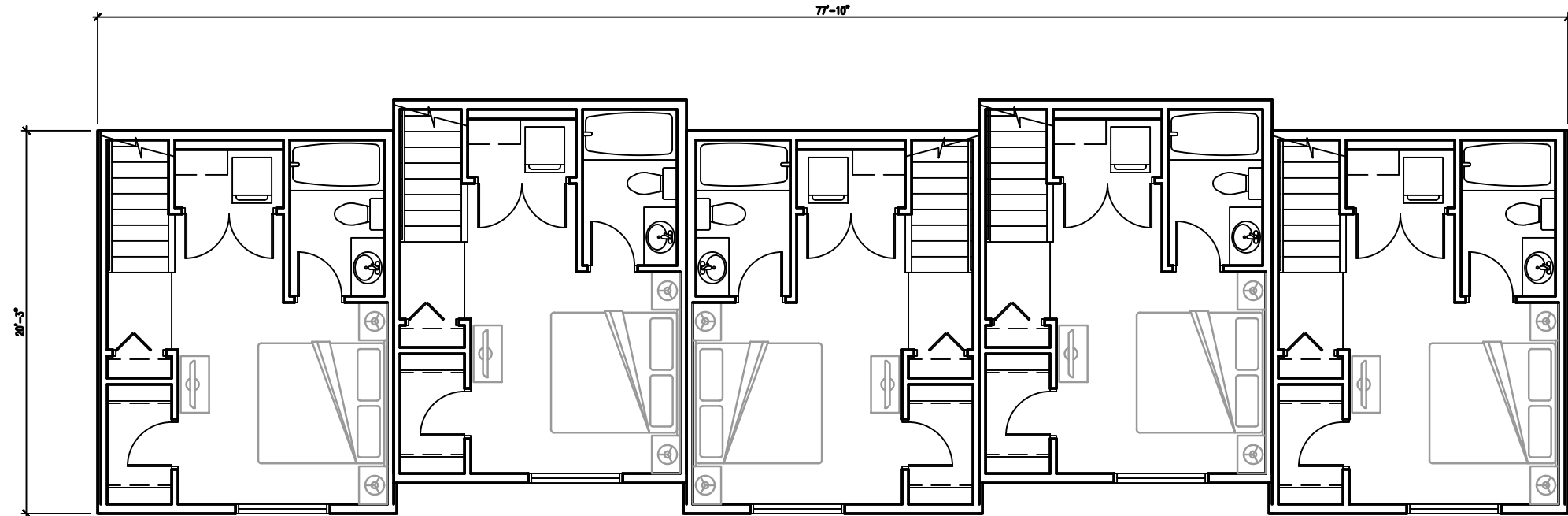
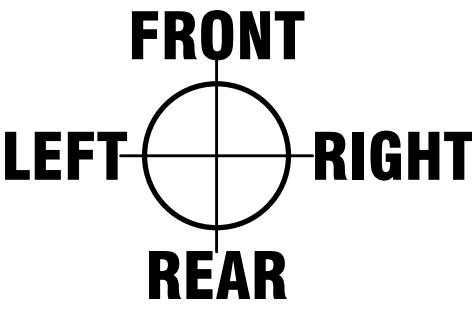
**A2.0**  
FLOOR PLANS





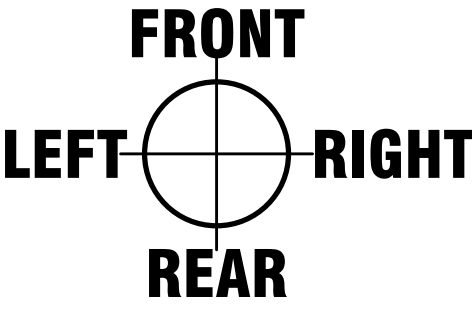
1 FIRST FLOOR PLAN - 5 UNIT BUILDING

SCALE: 1/8" = 1'-0"  
FLOOR AREA  
FIRST FLOOR: 2,287 S.F.  
SECOND FLOOR: 1,577 S.F.  
BUILDING AREA: 3,864 S.F.



2 SECOND FLOOR PLAN - 5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



PROJECT  
**BARBER HILLS  
VISTAS**  
BOISE, IDAHO

SEAL

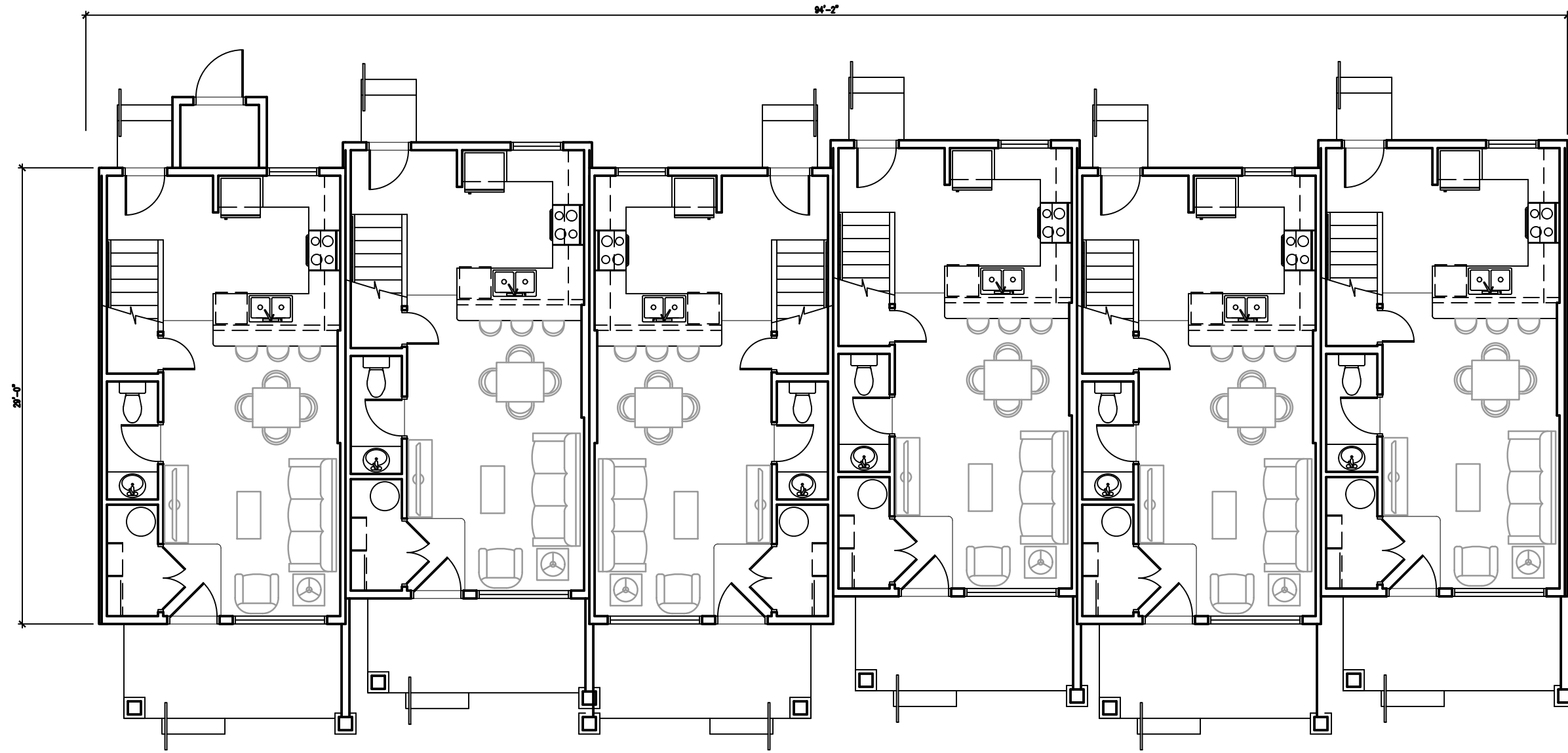
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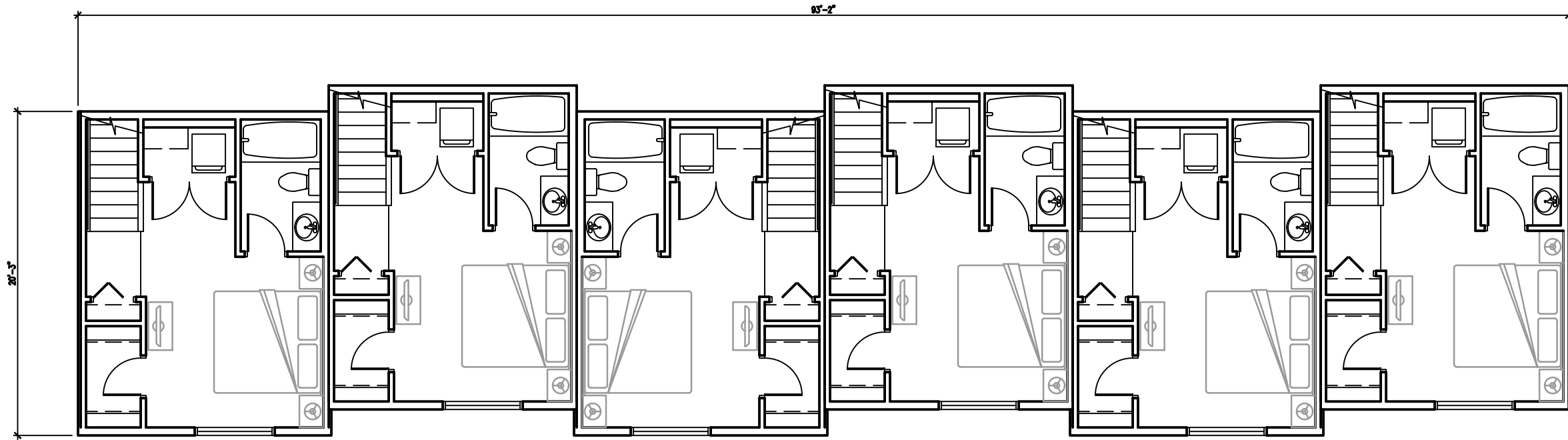
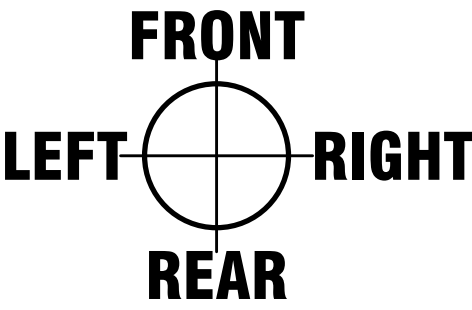
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**A2.1**  
FLOOR PLANS



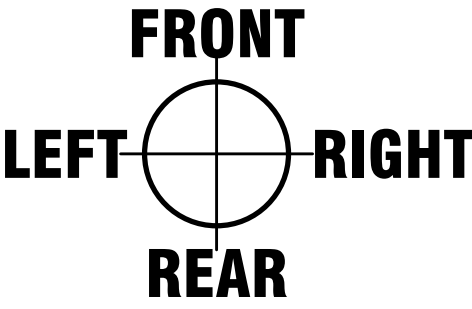
1 FIRST FLOOR PLAN - 6 UNIT BUILDING

SCALE: 1/8" = 1'-0"  
FLOOR AREA  
FIRST FLOOR: 2,736 S.F.  
SECOND FLOOR: 1,888 S.F.  
BUILDING AREA: 4,624 S.F.



2 SECOND FLOOR PLAN - 6 UNIT BUILDING

SCALE: 1/8" = 1'-0"



PROJECT  
**BARBER HILLS  
VISTAS**  
BOISE, IDAHO

SEAL

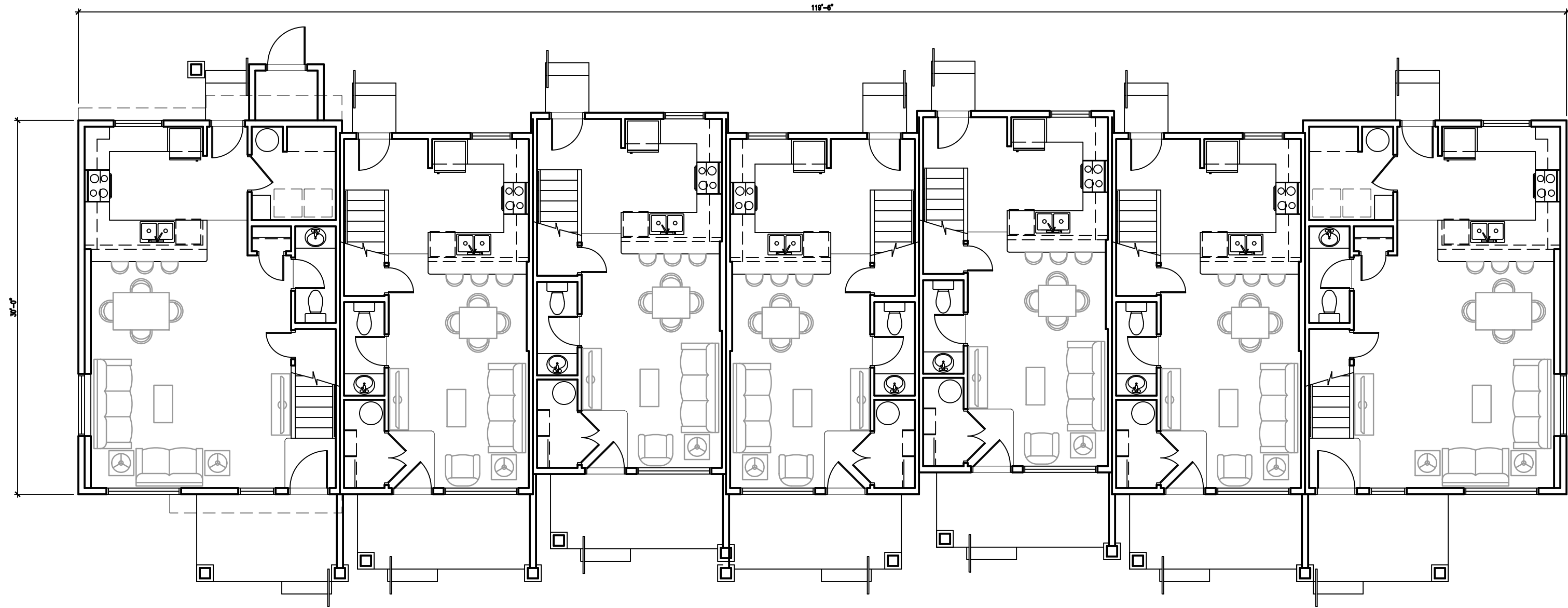
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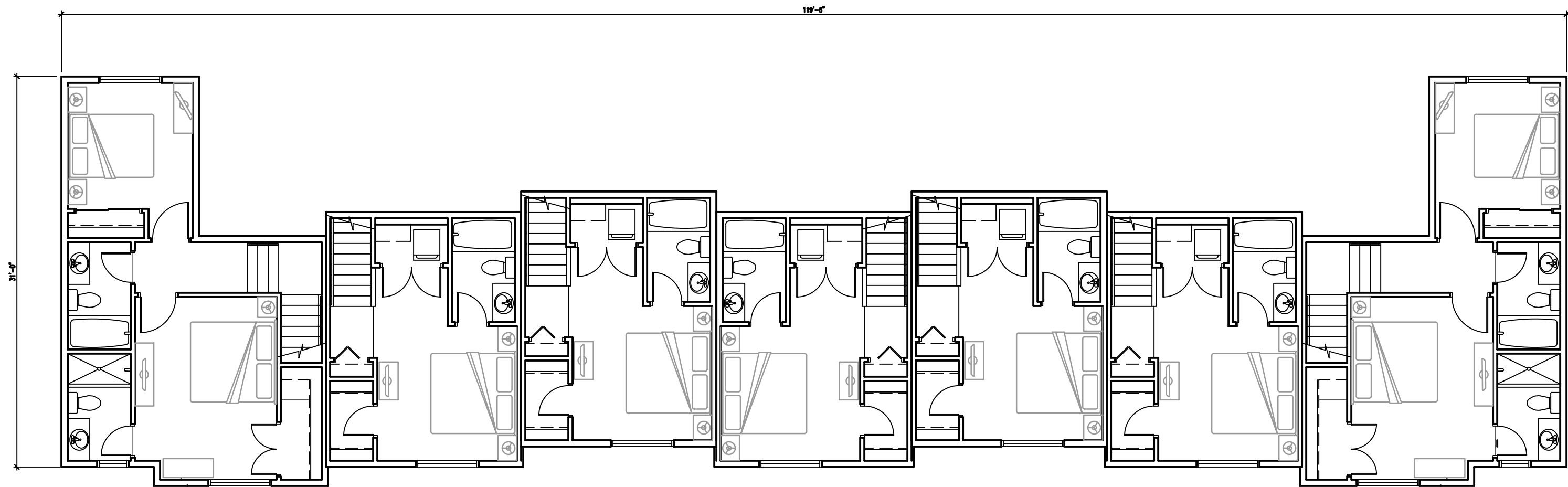
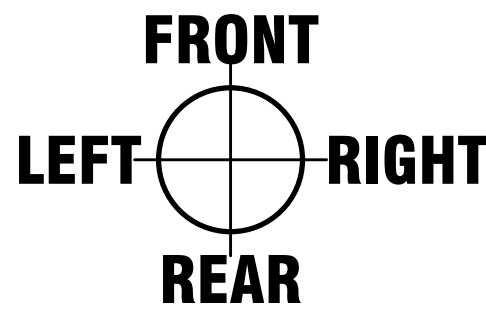
SHEET

**A2.2**  
FLOOR PLANS



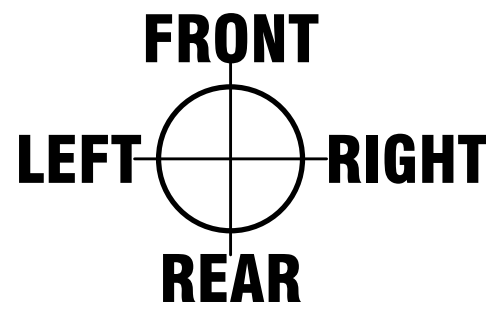
**1 FIRST FLOOR PLAN - 7 UNIT BUILDING**

SCALE: 1/8" = 1'-0"  
FLOOR AREA  
FIRST FLOOR: 3,537 S.F.  
SECOND FLOOR: 2,659 S.F.  
BUILDING AREA: 6,196 S.F.



**2 SECOND FLOOR PLAN - 7 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



PROJECT  
**BARBER HILLS  
VISTAS**  
BOISE, IDAHO

SEAL

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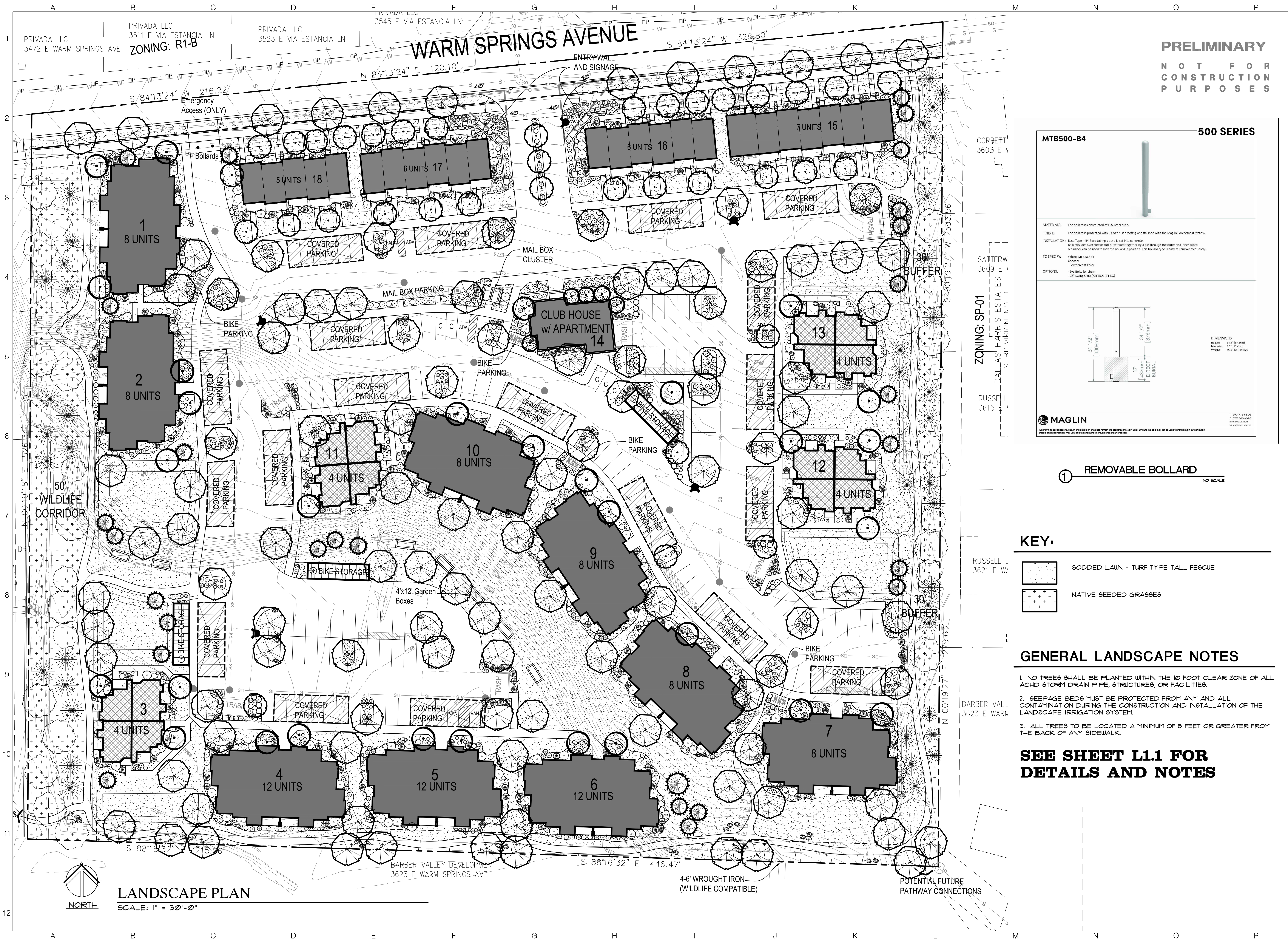
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DATE  
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FILE NO.  
17-604 A2.0  
DRAWN  
DAVID RUBY, AIA

REVISIONS

SHEET

**A2.3**  
FLOOR PLANS





**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
PURPOSES

**MTB500-B4**

**500 SERIES**

**MATERIALS:** The bollard is constructed of H.S. steel tube.

**FINISH:** The bollard is protected with 5 Coat rust proofing and finished with the Maglin Powdercoat System.

**INSTALLATION:** Base Type - B4 Base taking concrete is set into concrete.  
Bollard should cover sewer ends is fastened together by a pin through the outer and inner tubes.  
A padlock can be used to lock the bollard in position. This bollard type is easy to remove frequently.

**TO SPECIFY:** Select: MTB500-B4  
Option:  
- Powdercoat Color  
- Eye Bolts for chain  
- 2" Spring Gate (MTB500-B4-95)

**DIMENSIONS:**  
Height: 34 1/2" (876mm)  
Base: 4 1/2" (114mm)  
Weight: 65.5 lbs (29.7kg)

51 1/2" (1306mm)  
34 1/2" (876mm)  
17" (432mm)  
4 1/2" (114mm)  
DIRECT BURIAL

**MAGLIN**

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**1 REMOVABLE BOLLARD**  
NO SCALE

**KEY:**

- SODDED LAWN - TURF TYPE TALL FESCUE
- NATIVE SEEDDED GRASSES

**GENERAL LANDSCAPE NOTES**

- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.

**SEE SHEET L1.1 FOR  
DETAILS AND NOTES**

STAMP:  
  
DATE: 3/28/2017

(208) 342-2999  
Email: [sia@siaboisa.com](mailto:sia@siaboisa.com)

**South**  
LANDSCAPE ARCHITECTURE, P.C.  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705

REVISIONS:  
1 4/7/2017  
SITE REVISIONS

**LANDSCAPE PLAN  
BARBER HILLS LUXURY LIVING  
355 E. WARM SPRINGS  
BOISE, ID.**

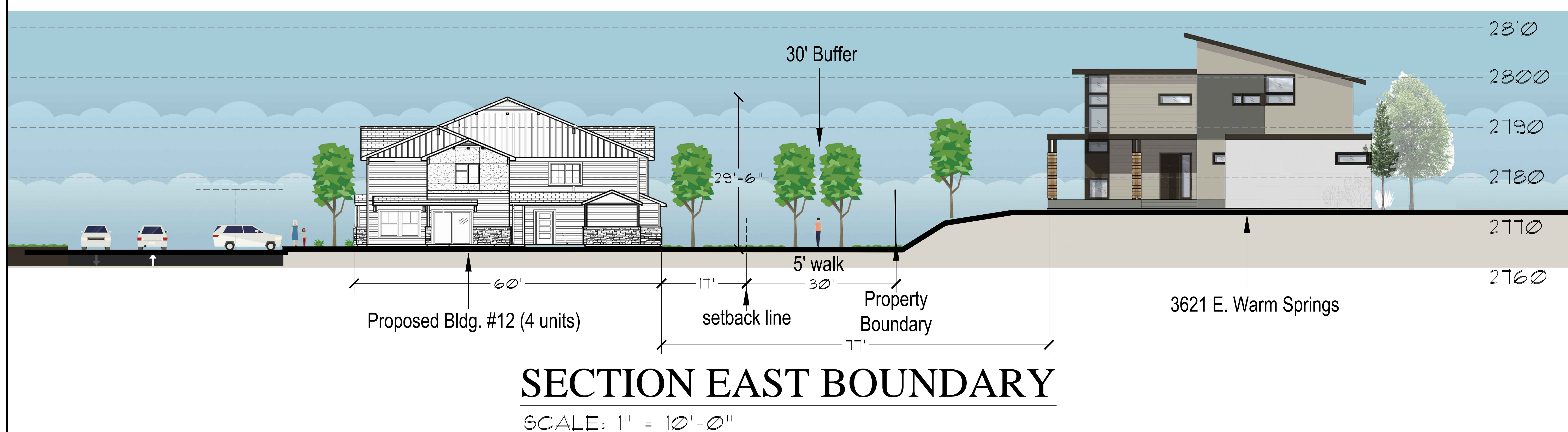
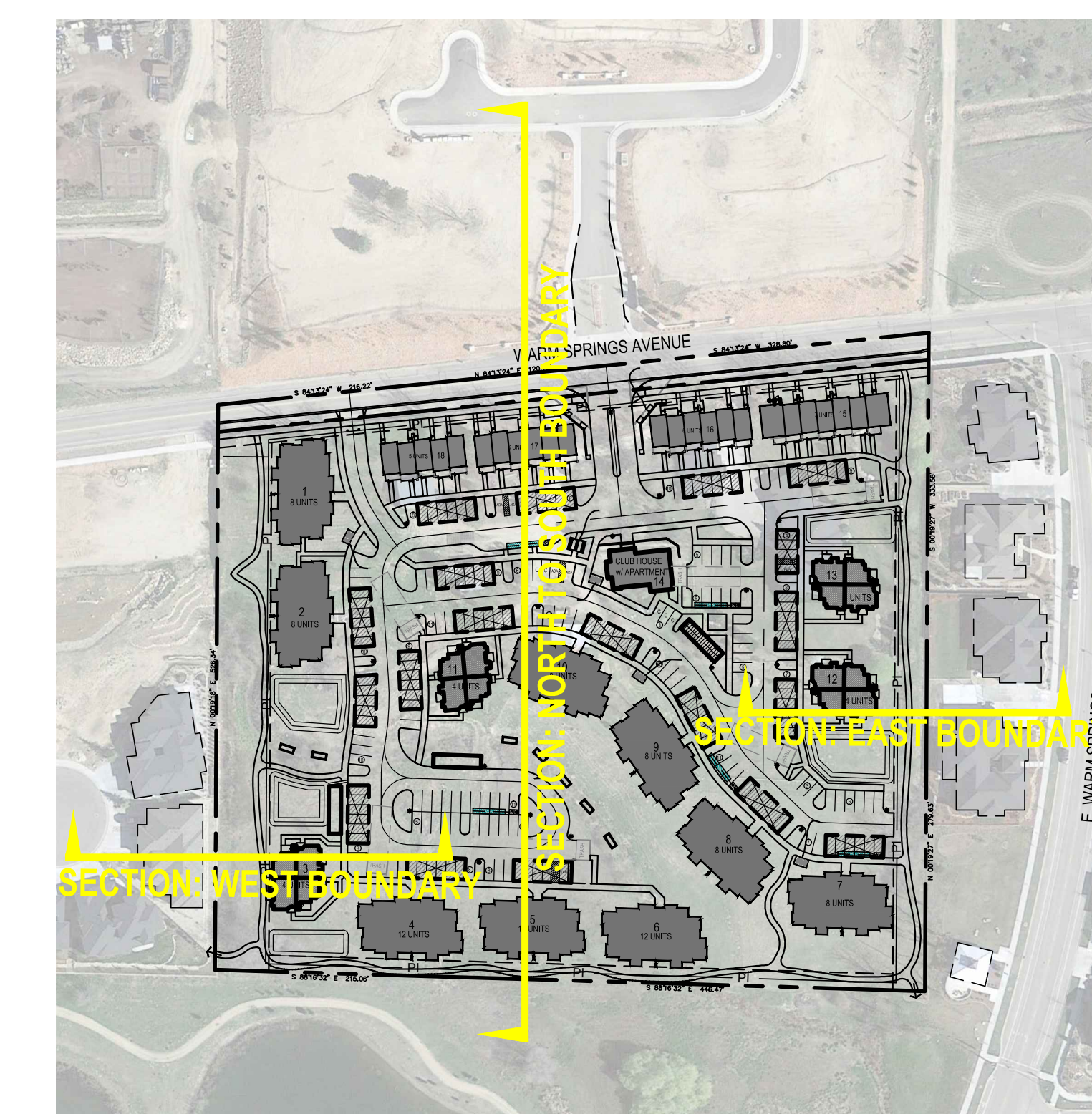
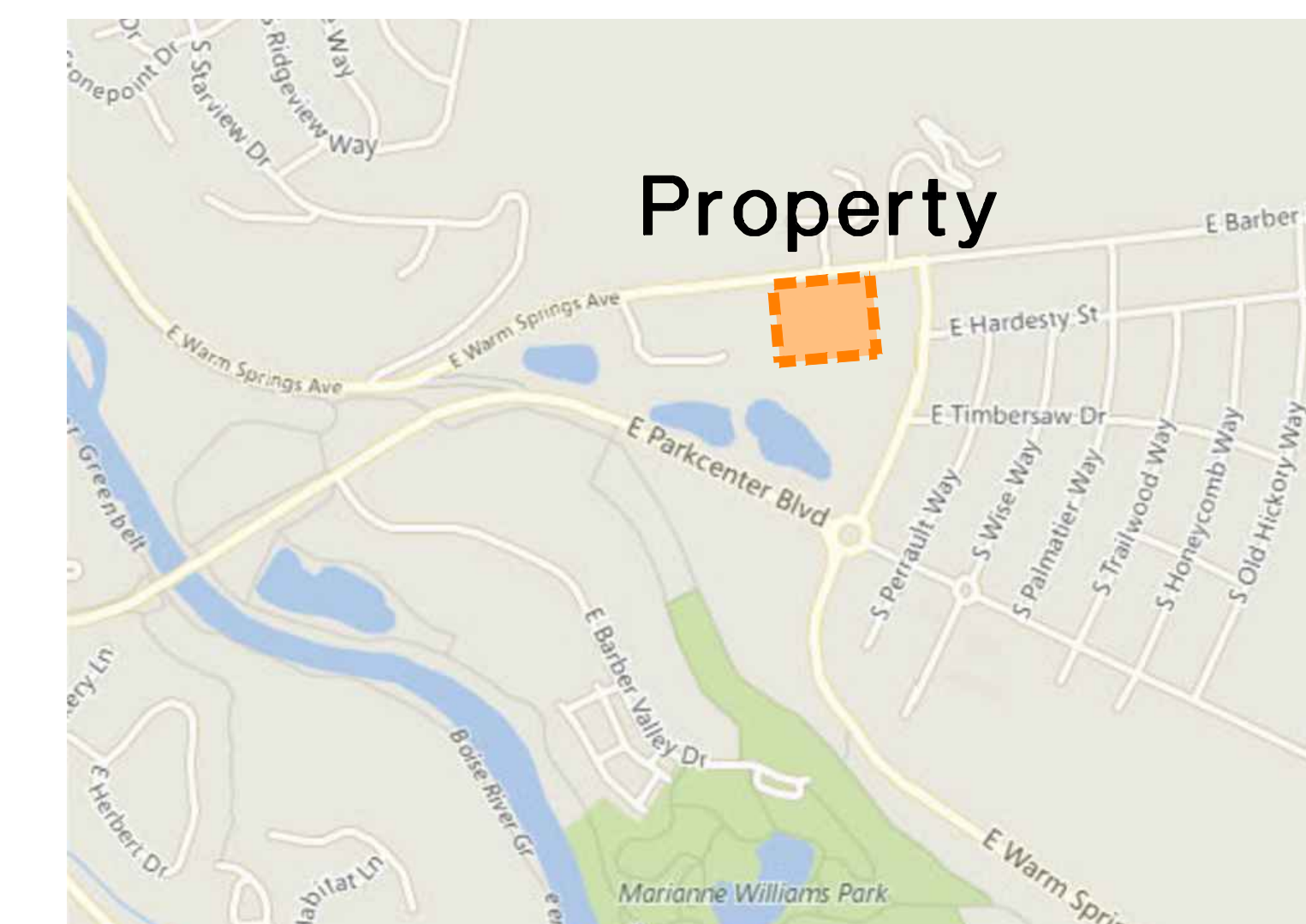
DRAWN BY:  
J.D.R.

CHECKED BY:  
T.L.S.

PROJECT NUMBER  
-

SHEET:  
**L1.0**







ARCHITECT:  
TAO PRICE  
SANDERS  
RHEES  
RUBY  
THE ARCHITECTS OFFICE





Looking South to property from Warm Springs Ave





Looking North to property from Park Center Blvd

March 28, 2017

Mr. Hal Simmons, Planning Director  
Planning & Development Services  
150 N Capitol Blvd.  
Boise, Idaho 83701-0500



RE: Barber Hill Vistas PUD17-00007

Hal:

This concerns the proposed development adjacent Harris Ranch. Kevin Brunk wanted me to send you a summary of what I'm doing regarding wetlands.

I've been looking at this site for several years fully intending to complete a wetland delineation for the property but have been unable to do a valid study because of a sequence of unnatural flood events that have occurred. These flood events included a drainage ditch that was filled in by the adjacent landowner to the west, discharges and over elevation in the Harris Ranch pond to the south, and the construction of Park Center where ACHD were pumping ground water into the Harris Pond. All of these events caused inundation or elevated ground water conditions on the subject property. It looks like this year, although being very wet, may provide a valid assessment of the shallow ground water that is required for a wetland assessment.

Kevin, Eric Gerke (Corps of Engineers), and I met on site on March 1, 2017 to evaluate Kevin's options for developing the site. Basically, whatever is wetland on the property could be filled going through a typical Corps of Engineers 404 Permitting process. The wetland vegetation that is on the property is not considered high value and in a lot of instances is considered invasive and dangerous (poison hemlock). The ditch at the base of the hill could be moved to the edge of the property to serve as a separation barrier between Harris Ranch and the property and would also bring the drainage water coming from Harris Ranch into the wetland zones on the Harris Property that is currently struggling in some areas. Since wetland would be filled by the proposed project, some mitigation could be done along the Harris Ranch boundary and some of the wildlife corridor on the west of the property. Additional mitigation that cannot be done on the property could be purchased from the wetland bank.

I understand that the old ditch would be more or less replaced with a subsurface drainage system leading to the drain beneath the west property.

I hope to be able to complete the wetland delineation by mid-April, weather permitting, and determine the size of the wetland proposed to be filled. Whether the Corps permitting is done under their Nationwide permitting program or Individual permitting program will depend on the size and length of the areas to be filled. I will also prepare a wetland mitigation plan that will incorporate some suggestions for improving the quality of wetland, types of plants, and other elements to improve the mitigation zones as much as possible.

Let me know if you have any questions or comments.

Thanks!

A handwritten signature in dark ink that reads "Karl Gebhardt".

Karl Gebhardt, P.E., P.H.  
Hydrologist/Environmental Engineer

CC: Kevin Brunk, Shawn Nickel



181 East 50<sup>th</sup> St. Garden City, ID 83714  
 (208) 484-4410  
 thompsonengineers@cableone.net

March 17, 2017

J. Kevin Brunk  
 JKB Construction Management & Development, Inc.  
 7795 N. Stonebriar Lane  
 Meridian, ID 83646

RE: Harris Hill Apartments  
 Boise, ID

Dear Mr. Brunk:

In accordance with the terms of our contract, we have reviewed the site plan for the above referenced project and offer the following assessment of traffic impacts from the development. This report is not intended to be a traffic impact study, but an assessment of probable trip generation and distribution of site traffic.

The project is a residential development of 126 apartments on 8.65 acres located on Warm Springs Avenue near Pheasant Lane in the Harris Ranch district of Boise, Idaho. The site will access the transportation system via Warm Springs Avenue.

It should be noted that several extensive traffic studies of the Harris Ranch development were prepared in the late 1990's and early 2000's. These studies were conducted prior to construction of the East Parkcenter Bridge. The studies included modeling by the Ada Planning Association (now COMPASS). These studies determined that a majority of the traffic from the Harris Ranch development would use Parkcenter Blvd. to access destinations to the west once the East Parkcenter Bridge was constructed. These studies led to the construction of the East Parkcenter Bridge with significant contribution from the developer.

The City of Boise Comprehensive Plan recommends the future use of this site as a commercial use. Commercial uses include retail and office space. Apartments are permitted with a conditional use permit. With this information, trips generated from each land use can be estimated using the methods and data in the Trip Generation Manual, published by the Institute of Transportation Engineers. Table 1 shows estimated trip generation from the proposed apartment development. Table 2 shows estimated trip generation from a single family development with 8 units per acre. Table 3 shows an estimated trip generation from a retail development using a floor area ratio of 0.20. Table 4 shows an estimated trip generation of an office development using a floor area ratio of 0.23. The estimated trip generation from the apartment complex is lower than both of the other possible development scenarios.

**Table 1- Trip Generation of Apartment Complex**

**Daily Trip Generation**

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
221	Apartments	126	DU	6.65	838	838

**Average Weekday PM Peak Hour Trip Generation**

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
221	Apartments	126	DU	0.40	51	51	0.22	27	27	78





Table 2- Trip Generation for a Single Family Development

## Average Weekday Driveway Volumes

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
210	Single Family Dwellings	69	DU	9.52	657	657

## Average Weekday PM Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter	Exit		Exit	Total
				Rate	Total	Total	Rate	Total	Total	
210	Single Family Dwellings	69	DU	0.75	52	52	0.25	17	17	69

Table 3 - Trip Generation of a Retail Development

## Daily Trip Generation

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
826	Specialty Retail	80	TSF	44.32	3546	3369

## Average Weekday PM Peak Hour Trip Generation

ITE Code	Land Use	No.	Units	Enter		Enter	Exit		Exit	Total
				Rate	Total	Total	Rate	Total	Total	
826	Specialty Retail	80	TSF	1.19	95	95	1.52	121	121	216

Table 4 - Trip Generation of Office Complex

## Daily Trip Generation

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
710	General Office	85	TSF	11.03	938	938

## Average Weekday PM Peak Hour Trip Generation

ITE Code	Land Use	No.	Units	Enter		Enter	Exit		Exit	Total
				Rate	Total	Total	Rate	Total	Total	
710	General Office	85	TSF	0.25	22	22	1.24	105	105	127

The traffic generated by this site will travel to destinations throughout Boise. Some traffic will travel to the east and south. This traffic would not use Warm Springs Avenue since that would be out of direction for those destinations. We have also tried to verify the findings of previous studies that most of the traffic from the Harris Ranch area will use Parkcenter Blvd instead of Warm Springs Avenue when travelling west. Typically, this could be done by using the existing development as a model and observing travel patterns. However, at the time of this study, Warm Springs Avenue was closed due to slides from the snow during the winter.

A standard practice for assigning traffic to a specific route is to use the shortest travel time. This can usually be accomplished by determining travel times in the field. Again, with Warm Springs Avenue

**Thompson**  
**Traffic and Civil**



**Engineers**  
**Inc.**

closed, it was not possible to conduct this test in the field. In this case, we estimated the travel times using distances and posted speed limits. We acknowledge that people will speed, but we assume that they will speed equally on both routes unless there is reason to believe otherwise. This method does not include time lost at stop signs or traffic signals.

We measured from Broadway Blvd to the entrance of the site. In this case, the Parkcenter Blvd route had 40.9 mile of roadway at 35 mph, and 0.26 miles of roadway at 30 mph. The travel time was estimated at 7.53 minutes. The Warm Springs Avenue route had 2.41 miles of roadway at 35 mph and 1.44 miles of roadway at 30 mph. The travel time was estimated at 7.01 minutes. The travel times are reasonably close, so the actual route decision will include the final destination of the trip, and other factors.

The Warm Springs route will have more direct access to such destinations as St. Luke's Hospital and some downtown businesses. The Parkcenter route will have more direct access such destinations as Boise State University, the County building and some other downtown businesses. Albertson's grocery store, Timberline High School, and several employment centers are located along the Parkcenter route. The Parkcenter route also connections directly to the Front and Myrtle Street couplet, which provides direct connection to the freeway.

Parkcenter Blvd is designed as an arterial road. It has at least two lanes in each direction and turn lanes at most major intersections. Lanes are 12 feet wide and there is a shoulder. It has curb, gutter, and a sidewalk along the full length. Access is generally limited to public road intersections. There is no front on housing taking direct access to the road.

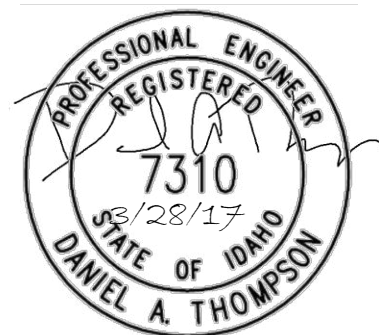
Warm Springs Avenue was constructed several decades ago, prior to the current design standards. At one time, it was State Highway 21. For most of the length of the road, it has one lane in each direction and no turn lanes except at Walnut St. There are bike lanes west of Old Penitentiary Road, but none east of there. East of Old Penitentiary Road, there are very narrow shoulders. The lanes in this area become narrow in some locations. Along the full length, there is direct access from housing, particularly west of Old Penitentiary Road. Traffic from these approaches will impede the flow of traffic.

It is our opinion that Parkcenter Blvd provides the more attractive route for traffic from the proposed development. This is based on the number of destinations served by this route and capacity of the roadway to handle higher volumes at higher speeds. Certainly not all traffic will use Parkcenter Blvd in favor of Warm Springs Avenue, but our review supports the findings of previous studies that it is the preferred route.

Should you have any questions, please call.

Sincerely,  
Thompson Engineers, Inc.

Daniel A. Thompson, P.E.  
President



# SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE  
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

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March 28, 2016

Boise City Planning & Development Services  
150 N. Capitol Blvd  
Boise, Idaho 83701

Dear Development Services:

**RE: Rezone & PUD for Barber Hill Vistas**

As representative for JKB Construction Management and Development, Inc., please accept this application for a rezone and planned unit development for Barber Hill Vistas, a high quality, luxury multi-family residential development located at 3555 E. Warm Springs Avenue in the Barber Valley area of Boise. The requested zoning designation of R-2 (Medium Density Residential) for the 8.65 acres will allow the property to develop as a multi-family residential project, consisting of 125 luxury apartment units with a density of 14.45 du/acre. The planned unit development request will allow the property to be designed with specific design standards, service driveways, amenities and unit types. This letter is included with the appropriate land use applications, together with filing fees and various exhibits.

The property is in an area of the Barber Valley that has an existing Comprehensive Plan designation of Commercial, surrounded by existing and currently developing residential, with open space located to the south. The applicant has taken a responsible approach in considering this proposed land use for the property by performing extensive public outreach with surrounding property owners and community groups, in addition to holding neighborhood meetings in order to obtain input that was then used to create the current development design that is submitted with this application request.

The development will consist of seventeen (17), two and three story multi-family buildings, and will have a mixture of one and two bedrooms, for a total of 125 units. Access will be provided to the development through shared access drives, with the main entrance and emergency fire access coming from E. Warm Springs Avenue. The maximum height of the buildings will be less than 35 feet. In addition, transition height and building mass standards have been considered in this development. Because of the terraced terrain of the property, the new structures, specifically along the eastern and western boundaries of the development, will not exceed the height of the adjacent existing single family dwellings by more than one-story or 12 feet, as required by Code. In fact, the new, individual buildings along the boundaries of the development will be equal in height and overall area to the existing dwellings to the east and west. The design has also included additional buffering on the east and west, including a pathway and wildlife corridor to



further heighten the compatibility of the development to the surrounding land uses. All external setbacks will meet or exceed the development standards for the proposed R-2 zone.

There are three housing types provided within this development. They include four, 4-plex building designs with upstairs/downstairs units (16 units total); nine, apartment buildings of eight and twelve units each (84 total units), and four, attached (townhome style) apartment buildings (24 units total) along E. Warm Springs Avenue that will have a distinctive appearance from the eight and twelve unit buildings, with emphasis on the Warm Springs Avenue elevation. The clubhouse will include an additional caretakers/managers unit that will be incorporated into the building. The development has a total of 222 parking spaces provided, exceeding the required parking per Code but not exceeding the maximum allowed parking (1.5 times the amount required). These spaces include covered and uncovered parking spaces for residents and guests. Bike parking has been included throughout the development. The development includes at least 3 amenities for the residences, including a community clubhouse, picnic and BBQ area, community gardens, and pathways and wildlife protection areas. There is also approximately 43% of the overall site maintained as open space/common area.

The applicant has been working with the Boise Fire Department, ACHD, Army Corp of Engineers (for wetland mitigation), Idaho Fish & Game, local wildlife organizations, neighborhood associations, in addition to City staff with all comments being included in the submitted application. The applicant has also hired local civil, traffic and hydrology engineers to assist in the development of this property.

We believe that this development meets the intent of Blueprint Boise along with the vision of the Barber Valley, by providing a quality development that provides diversity to the predominately single family dwelling living that is currently present in the area. The community will be marketed towards the active lifestyle renter, seeking a location adjacent to endless activities including biking, greenbelt and foothills access, close proximity to Lucky Peak and Highway 21 activities, as well as being walkable to existing and future Harris Ranch and Barber Valley commercial and recreational activities. The development will have an on-site management company to maintain the high quality of life for the new residents and adjacent property owners alike.

Thank you for your consideration. Please contact me if you should have any further questions.

Sincerely,



Shawn L. Nickel  
Land Planning & Entitlement Consultant

Recording requested by:

---

**DRAFT**  
**DEVELOPMENT AGREEMENT**

This Agreement entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between the City of Boise City, hereinafter referred to as “City,” and JKB Construction Management and Development, Inc, Inc., the owner of the real property described herein and the Applicant for Boise City rezone number CAR17-00004, hereafter referred to as “Developer.”

**RECITALS**

**WHEREAS**, the Developer has applied to the City for a conditional rezone to R-2/DA of the property described herein (Exhibit A) to develop Barber Hill Vistas; and

**WHEREAS**, the City, pursuant to Boise City Code Section 11-08-08 and Idaho Code §67-6511A, has the authority to conditionally rezone the property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which the requested zoning may not be consistent with the Idaho Code and the Boise City Code; and

**WHEREAS**, the City’s Planning & Zoning Commission and City Council have held public hearings as prescribed by law with respect to the zoning and planned development of the Property and this Agreement; and

**WHEREAS**, it is the intent and desire of the parties hereto that development of the Property proceed as provided herein, subject to the terms and conditions of this Agreement and the amendments hereto.

**NOW THEREFORE**, in consideration of the above recitals and the mutual consideration as reflected in the covenants, duties and obligations herein set forth, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Description and Location of Property; Size of Property; Present Zoning: This conditional R-2/DA zone shall apply to the property owned by Developer, hereinafter referred to as “the Property” and specifically legally described in EXHIBIT “A.” The commonly-associated address of the property is 3555 W. Warm Springs Ave. The property is approximately 8.65 acres. The property was formerly zoned by Boise City as A-1.
2. Use Permitted by this Agreement: The sole use allowed pursuant to this conditional rezone as reflected in this Agreement is Multi-Family Residential. Developer agrees that this Agreement specifically allows only the uses described and specifically incorporated herein under the conditional R-2/DA zone. This would include a maximum density of 14.5 dwelling units per acre, and building heights that do not exceed 35 feet in height. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of the Boise City Code. In the event the Developer changes or expands the use permitted by this Agreement without formal modification of this Agreement as allowed by the Boise City Code, the Developer shall be in default of this Agreement.
3. Construction of Use in Conditional Zone: The residential development and site work shall be constructed in accordance with Boise City Subdivision Ordinance per EXHIBIT “B.” Failure to construct the development consistent with this Agreement and the Boise City Zoning Ordinance or construction in variance with this Agreement, including the amendment of this Agreement, shall result in a default of this Agreement by the Developer.
4. Default: In the event the Developer, her/his heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms and conditions included in this Agreement, this Agreement may be modified or terminated by the Boise City Council upon compliance with the requirements of the Boise City Code.
  - A.) In the event the Boise City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default.



- B.) In the event the Boise City Council, after compliance with the requirements of the Boise City Code, determines that this Agreement shall be terminated as a result of the default, the zoning of the property shall revert to A-1. All uses of the Property which are not consistent with A-1 zoning or otherwise approved by the City of Boise shall cease.
  - C.) A waiver by the City of any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.
- 5. Consent to Rezone: Developer, Developer's heirs, successors, assigns and personal representatives, by entering into this Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement in connection with the Property, after compliance with the requirements of Boise City Code, that this Agreement shall serve as consent to a rezone of the Property R-2 zoning, as provided in Idaho Code §67-6511A.
- 6. Notices: Any and all notices required to be given by either of the parties hereto, shall be in writing and be deemed delivered upon personal service, if hand-delivered, or when mailed in the United States mail, certified, return receipt requested, addressed as follows:
  - a.) To the City:
 

Director, Community Planning and Development Department  
City of Boise City  
P.O. Box 500  
Boise, Idaho 83701-0500
  - b). To the Developer:
 

Kevin Brunk  
JKB Construction Management and Development, Inc.  
7795 N. Stonebriar Lane  
Meridian, Idaho 83646

Either party shall give notice to the other party of any change of their address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. Developer expressly agrees to notify any successors and assigns of the need to provide City with a current address. In the event any successor or assign fails to provide an address, City obligations of mailing shall be deemed accomplished by use of the address on file with the County Tax Assessor.

7. Attorney Fees: Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.
8. Time Is Of The Essence: The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.
9. Binding Upon Successors: This Agreement shall be binding upon and inure to the benefit of the parties respective successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the owner of the property, each subsequent owner and each other person acquiring an interest in the property. This Agreement shall run with the land.
10. Requirement for Recordation: The Developer shall record this document, including all the Exhibits, prior to the formal adoption of CAR17-00004 by the Boise City Council. Failure to comply with this section shall be deemed a default of this Agreement by the Developer. If for any reason after such recordation the Boise City Council fails to adopt CAR17-00004 City shall execute and record an appropriate instrument of release of this Agreement.
11. Effective Date: This Agreement shall not be effective until CAR17-00004 has been approved and published by the City.

12. Invalid Provisions: If any provision of this Agreement is held not valid, such provision shall be deemed to be excised there from and the invalidity thereof shall not affect any of the other provisions contained herein.

**IN WITNESS WHEREOF**, the parties have hereunto caused this Agreement to be executed, on the day and year first above written.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BOISE CITY

By: \_\_\_\_\_

David H. Bieter, Mayor

ATTEST:

\_\_\_\_\_

DEVELOPER

By: \_\_\_\_\_

Title: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF IDAHO    )  
   ) ss.  
 County of Ada        )

On this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared **David Bieter**, known or identified to me to be the Mayor of the City of Boise City, the municipal corporation that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
 Notary Public for Idaho  
 Residing at: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

STATE OF IDAHO    )  
   ) ss.  
 County of Ada        )

On this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known or identified to me to be \_\_\_\_\_ that executed the foregoing said instrument, and acknowledged to me that he/she executed the same.

\_\_\_\_\_  
 Notary Public for Idaho  
 Residing at: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_



# Annexation & Rezone Application Form

<b>PDS</b>	Department Application
	<b># 105</b>

Case #: \_\_\_\_\_

**New!** Type data directly into our forms.**Note:** Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

## Property Information

Address: Street Number: 3555 Prefix: East Street Name: Warm Springs Ave

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

\*Primary Parcel Number: 

S	0	9	1	9	4	2	8	2	5	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: S0919428310

## Applicant Information

\*First Name: Kevin \*Last Name: BrunkCompany: JKB Construction Management \*Phone: (310) 245-2345\*Address: 7795 N. Stonebriar Lane \*City: Meridian \*State: ID \*Zip: 83646E-mail: kevin@jkbdev.net Cell: (310) 245-2345 Fax: \_\_\_\_\_

## Agent/Representative Information

First Name: Shawn Last Name: NickelCompany: SLN Planning Phone: (208) 794-3013Address: 247 N. Eagle Road City: Eagle State: ID Zip: 83616E-mail: shawn@slnplanning.com Cell: (208) 794-3013 Fax: \_\_\_\_\_Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

## Owner Information

Same as Applicant? ☐ Yes ☐ No (If yes, leave this section blank)First Name: Michelle Last Name: MartinezCompany: WJS Properties, LLC Phone: (208) 794-3013Address: 1901 S. Lake Heron Lane City: Boise State: ID Zip: 83706E-mail: shawn@slnplanning.com Cell: (208) 794-3013 Fax: \_\_\_\_\_[www.cityofboise.org/pds](http://www.cityofboise.org/pds)

City of Boise Planning &amp; Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500  
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529Date Received: \_\_\_\_\_  
Revised 10/2008

1. **Neighborhood Meeting Held** (Date): March 22, 2017

2. **Neighborhood Association:** Barber Valley

3. **Comprehensive Planning Area:** Barber Valley

4. **This application is a request to construct, add or change the use of the property as follows:**

Comprehensive Plan designates property (8.65 Acres) as Commercial. Applicant requests a rezone from A-1 to R-2 to allow a density of 14.45 du/acre.

5. **Type of Request:** ☒ Rezone ☐ Annexation & Rezone

6. **Current Zone:** A-1

7. **Requested Zone:** R-2-DA

8. **Size of property:** 8.65 ☒ Acres ☐ Square Feet

9. **Existing uses and structures on the property are as follows:**

Single Family Dwelling with detached garage and out buildings.

10. **Are there any existing land uses in the general area similar to the proposed use?**

If so, describe them and give their locations:

Multi-Family Developments within 1 mile of subject property on Park Center Blvd.

11. **On what street(s) does the property have frontage?** E. Warm Springs Avenue

12. Adjacent Property Information

Uses:		Zone:
North:	Single Family Residential	R-1B
South:	Open Space	SP-01
East:	Single Family Residential	SP-01
West:	Single Family Residential	C-4D

13. Why are you requesting annexation into the City of Boise?

Property is currently within Boise City Limits

14. What use, building or structure is intended for the property?

125 Unit Multi-Family Development

15. What changes have occurred in the area that justify the requested rezone?

Increased growth in area; Comprehensive Plan goal of diverse housing types; Growing Commercial development needing residential rooftops to operate

**16. What Comprehensive Plan policies support your request?**

Diversity in housing types

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Applicant/Representative Signature

3-27-17

Date

Print Form



#117: Planned Unit Development

Case #: PUD17-00007

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
3555	E	WARM SPRINGS AVE				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
SEC 19 3N 3E	0	0	19	3	3	A-1
Parcel Number:	Additional Parcel Numbers:					
S0919428250	S0919428310					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Kevin	Brunk		
Company:			
JKB Construction			
Address:	City:	State:	Zip:
7795 N. Stonebriar Lane	Meridia	ID	83646
E-mail:	Phone Number:	Cell:	Fax:
kevin@jkbdev.net	(310) 245-2345	(310) 245-2345	

Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

First Name:	Last Name:		
Shawn	Nickel		
Company:			
SLN Planning			
Address:	City:	State:	Zip:
247 N. Eagle Road	Eagle	ID	83616
E-mail:	Phone Number:	Cell:	Fax:
shawn@slnplanning.com	(208) 794-3013	(208) 794-3013	

Owner Information

Same as Applicant? ☒ No ☐ Yes (If yes, leave this section blank)

First Name:	Last Name:		
Michelle	Martinez		
Company:			
WJS Properties, LLC			
Address:	City:	State:	Zip:
1901 S. Lake Heron Lane	Boise	ID	83706
E-mail:	Phone Number:	Cell:	Fax:
shawn@slnplanning.com	(208) 794-3013	(208) 794-3013	

**Project Information**

Is this a Modification application?

☐ Yes☒ No

File number being modified:

**1. Neighborhood Meeting Held (Date):****2. Neighborhood Association:****3. Comprehensive Planning Area:****4. This application is a request to construct, add or change the use of the property as follows:****5. Size of Property:**☒ Acres☐ Square Feet**6. Water Issues:**

A. What are you fire flow requirements? (See International Fire Code):

 gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

☒ Yes☐ No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

 gpm**7. Existing uses and structures on the property are as follows:****8. Are there any hazards on the property?**

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

**9. Adjacent property information:**

	Building types and/or uses	Number of Stories	Zone
North:	Single Family Res	<input type="text" value="1"/>	(R-1B) Single Family Resider
South:	Open Space	<input type="text" value="0"/>	SP-01
East:	Single Family Res	<input type="text"/>	SP-01
West:	Single Family Res	<input type="text" value="1&amp;2"/>	(C-4) Planned Commercial

**10. Non-Residential Structures:**A. Number of **Proposed** non-residential structures: 

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="2105"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height: C. Number of stories: D. Number of **EXISTING** non-residential structures to remain: 

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

E. Existing Structure Height(s): F. Number of Stories: **11. Residential Structures:**A. Number of **Proposed** residential units (if applicable):: 

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="29"/>	<input type="text" value="830"/>	<input type="text" value="2490"/>
Two-Bedroom:	<input type="text" value="96"/>	<input type="text" value="1300"/>	<input type="text" value="124800"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

C. Number of **Existing** units to remain: D. Maximum Proposed Structure Height(s): E. Number of Stories:



## 12. Site Design:

- A. Percentage of site devoted to building coverage:
- B. Percentage of site devoted to landscaping:
- C. Percentage of site devoted to paving:
- D. Percentage of site devoted to other uses:
- E. Describe other use:

## 13. Loading Facilities, if proposed (For Commercial uses only):

- Number:  Location:
- Size:  Screening:

## 14. Parking:

- |  | Required  |                          | Proposed                         |
|--|---|--------------------------|----------------------------------|
| A. Handicapped Spaces:   | <input type="text" value="7"/>                                | Handicapped Spaces:      | <input type="text" value="7"/>   |
| B. Parking Spaces:   | <input type="text" value="163"/>                              | Parking Spaces:          | <input type="text" value="222"/> |
| C. Bicycle Spaces:   | <input type="text" value="22"/>                               | Bicycle Spaces:          | <input type="text" value="50"/>  |
| D. Proposed Compact Spaces:  | <input type="text" value="5"/>                                |                          |                                  |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: |   |                          | <input type="text"/>             |
| F. Are you proposing off-site parking?                                     | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/>             |
| G. Are you requesting shared parking or a parking reduction?               | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/>             |

**Note:** If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

## 15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="5"/>	<input type="text" value="5"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="5"/>	<input type="text" value="5"/>	<input type="text"/>	<input type="text"/>

## 16. Waivers Requested:

- A. Lot size: ☐ Yes ☒ No Description:
- B. Internal Setbacks: ☐ Yes ☒ No Description:
- C. Frontage: ☐ Yes ☒ No Description:



**17. Sidewalks:**

Proposed: ☒ Attached ☒ Detached  
 Adjacent: ☐ Attached ☒ Detached

**18. Amenities:**

Number:   
 Description:

**19. Density:**

Allowed Density:   
 Proposed Density:

**20. Building Exterior:**

	Materials	Colors
Roof:	<input type="text" value="Asphalt shingle, metal"/>	<input type="text" value="TBD at Design Review"/>
Walls:	<input type="text" value="Mfd Stone, Stucco, board/batten"/>	<input type="text"/>
Windows/Doors:	<input type="text" value="Vinyl windows, insulated metal"/>	<input type="text"/>
Fascia, Trim etc.:	<input type="text" value="Metal, Hardboard"/>	<input type="text"/>

**21. Drainage** (Proposed method of on-site retention):
**22. Floodways & Hillside:**

- A. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☒ No
- B. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☒ No

**Note:** If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

**23. Airport Influence Area:**

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No ☐ Area A ☐ Area B ☐ Area B1 ☐ Area C

**24. Street Layout:****A. PUBLIC Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

☐ Yes ☒ No

**B. PRIVATE Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

☐ Yes ☒ No

Are you proposing public street connection to adjacent properties?

☐ Yes ☒ No

**25. Solid Waste:**

A. Type of trash receptacles:

☐ Individual Can/Residential ☐ 3 Yd Dumpster ☒ 6 Yd Dumpster ☐ 8 Yd Dumpster ☐ Compactor

B. Number of trash receptacles:

12

C. Proposed screening method:

Block Wall, Landscaping

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)

☒ Yes ☐ No

E. Is recycling proposed?

☒ Yes ☐ No

**Verification of Legal Lot or Parcel Status**

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Shawn J. Michael

Date:

4-7-17



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N Capitol Blvd  
PO Box 500  
Boise, ID 83701-0500

Phone: (208) 608-7100  
Fax: (208) 384-3867  
TDD/TTY: 1-800-377-3529  
Website: [cityofboise.org/pds](http://cityofboise.org/pds)

# Planning Division Project Report

**File Numbers** CAR17-00004 & PUD17-00007  
**Representative** Shawn Nickel / SLN Planning  
**Property Address** 3555 E Warm Springs Ave

**Public Hearing Date** May 8, 2017  
**Heard by** Planning and Zoning Commission

**Analyst** Céline Acord, Associate Planner  
**Reviewed by** Cody Riddle, Current Planning Manager

## Public Notification

Neighborhood meeting conducted: March 22, 2017  
Staff posted notice on site on: April 21, 2017  
Radius notices mailed to properties within 300 feet on: April 21, 2017  
Newspaper notification published on: April 22, 2017

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## Exhibits

Agency Comments  
Public Testimony

## 1. Project Data and Facts

Project Data	
<b>Owner</b>	Michelle Martinez / WJS Properties, LLC
<b>Applicant</b>	Kevin Brunk / JKB Construction
<b>Representative</b>	Shawn Nickel / SLN Planning
<b>Location of Property</b>	3555 E Warm Springs Ave
<b>Size of Property</b>	8.65 acres
<b>Current Zoning</b>	A-1 (Open Lands, Park)
<b>Requested Zoning</b>	R-2D/DA (Medium Density Residential with Design Review and a Development Agreement)
<b>Comprehensive Plan Designation</b>	Commercial
<b>Planning Area</b>	Barber Valley
<b>Neighborhood Association/Contact</b>	Barber Valley / Mike Reineck
<b>Procedure</b>	The Planning and Zoning Commission is a recommending body on the Rezone and renders a final decision (absent an appeal) on the Planned Unit Development.

Current Land Use
The property is comprised of a single-family dwelling with several detached accessory structures. However, most of the property is undeveloped with mature vegetation.

Description of Applicant's Request
The applicant is seeking to rezone the property from A-1 to R-2D/DA. Also included is a conditional use permit for a 125-unit multi-family residential development.

## 2. Land Use

Description and Character of Surrounding Area
The site is located less than ¼ mile from the Parkcenter Blvd/Warm Springs Ave roundabout. The area is currently comprised of detached single-family homes and attached townhomes with commercial and office uses planned in the near future. The site is adjacent to the Harris Ranch Specific Plan area and within ¼ mile of the Barber Valley Specific Plan area.

Adjacent Land Uses and Zoning	
<b>North:</b>	Single-Family Dwellings and Vacant Parcels / R-1B (Single Family Residential-4.8 Units/Acre)
<b>South:</b>	Wetland Ponds / SP-01 (Harris Ranch Specific Plan) Open Space/Conservation Area
<b>East:</b>	Single-Family Dwellings / SP-01 (Harris Ranch Specific Plan) Residential – Low Density 4 Units/Acre
<b>West:</b>	Single-Family Dwellings and Vacant Parcels / C-4D/DA (Planned Commercial with Design Review Overlay and a Development Agreement)



**Site Characteristics**

The site is sloped with approximately 40 feet of elevation change from north to the south. The majority of the topography change is on the southern portion of the site where an irrigation line demarcates an approximate 20-foot drop into a previously designated wetland area. The site has mature vegetation with various trees and shrubs.

**History**

ROS16-00031	Minor Land Division to split the parcel into three parcels - <b>Approved</b>
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### 3. Project Proposal

**Structure(s) Design****Number and Proposed Use of Structures**

17 apartment buildings (four 4-plexes, one 5-plex, two 6-plexes, one 7-plex, six 8-plexes, and three 12-plexes) and a community clubhouse with one unit for the on-site manager

**Number of Stories**

Two-story and three-story structures, varies from 23-35' in height

**Amenities**

Several amenities are proposed: a clubhouse, community gardens, walking paths, open space, and a 50-foot wide wildlife corridor.

**Density**

The R-2 zone allows 14.5 units per acre. The maximum density allowed for this site is 125 units, which is what is being proposed.

**Site Design**

Land Use	Percentage of the Site
Building Area (First Floor Coverage)	18.3%
Landscape Area	43.7%
Paving Area	26.3%
Other (Walking Paths, etc.)	11.7%
Total	100%

**R-2 Perimeter Setbacks**

Yard	Buildings		Parking	
	Required	Proposed	Required	Proposed
Front (Warm Springs)	15'	15'	20'	85'
Side (east)	15'	30'	5'	40'
Side (west)	15'	50'	5'	123'
Rear (south)	15'	15'	15'	90'

**Parking**

Proposed		Required	
Total parking spaces proposed:	222*	Total parking spaces required:	162
Accessible spaces proposed:	7	Accessible spaces required:	6
Number of compact spaces proposed:	5	Number of compact spaces allowed:	65
Bicycle parking spaces proposed:	126	Bicycle parking spaces required:	125
Parking Reduction requested?	No	Off-site Parking requested?	No

\*The maximum parking allowed is 1.5 times the minimum required amount = 243 spaces

**4. Development Code** ([Boise City Code Title 11](#))

Section	Description
11-03-04.3	Rezone Specific Procedures
11-03-04.7	Planned Unit Development Specific Procedures
11-04-03	Residential Districts
11-06-03.2	Multi-Family Standards
11-07-03	Off-Street Parking and Loading Standards
11-07-05	Landscaping, Fences, Walls, and Screening
11-07-06.5	Planned Unit Development Standards
11-013-01	Harris Ranch Adopted Specific Plan ( <a href="#">SP-01</a> )
11-013-02	Barber Valley Adopted Specific Plan ( <a href="#">SP-02</a> )

**5. Comprehensive Plan** ([Blueprint Boise](#))

Chapter	Principles, Goals and Policies
Chapter 2: Citywide Policies	A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers (NAC 3, 5.4, 5.5, 5.6, & 7.1) A Connected Community (CC & 7.1)
Chapter 3: Community Structure & Design	General Design Principles for Neighborhoods (GDP-N.1, N.2, N.3, N.4, N.8 & N.10)
Chapter 4: Planning Area Policies (Barber Valley Planning Area)	Centers, Corridors, and Neighborhoods (BV-CCN 1, 2, 3.1) Connectivity (BV-C 2) Neighborhood Character (BV-NC 1)
Appendix C: Areas of Change & Stability	Level 1: Significant New Development or Redevelopment Anticipated

## 6. Transportation Data *(ACHD Report on [Page 55](#) of this packet)*

A traffic analysis was completed by Thompson Engineers and submitted with the application. The Ada County Highway District (ACHD) did not review the traffic analysis because it was not conducted in accordance with ACHD policies and practices, as ACHD did not require a traffic analysis.

This development is estimated to generate 821 additional vehicle trips per day (10 existing); and 77 additional vehicle trips per hour in the PM peak hour (1 existing), based on the *Institute of Transportation Engineers Trip Generation Manual, 9th edition*.

Below is a list of possible uses for this proposal:

Proposed Designation (per unit)	ADT	ADT Count (10 existing)	VPH PM Peak Hour	PM Peak Hour Count (1 existing)
Apartment	6.65	821 ADT added	0.62	77 VPH added
Low-Rise Apartment	6.59	814 ADT added	0.58	72 VPH added
Townhouse/Duplex	5.81	716 ADT added	0.52	64 VPH added
Single Family Detached	9.52	1,180 ADT added	1.00	124 VPH added

### Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count (Acceptable LOS)	PM Peak Hour Level of Service
Warm Springs Ave. <i>east of Starview Dr.</i>	668-feet	2-lane Minor Arterial	227 (575)	Better than "E"
Parkcenter Blvd. <i>east of Bown Way</i>	0-feet	4/5-lane Principal Arterial	373 (1,780)	Better than "E"
Warm Springs Ave. <i>east of Bacon Dr</i>	0-feet	2-lane Minor Arterial	520 (575)	Better than "E"
Warm Springs Ave. <i>north of Parkcenter</i>	0-feet	2-lane Collector	240 (425)	Better than "D"
Barber Drive <i>west of Old Hickory</i>	0-feet	2-lane Local	63 (N/A)	N/A

### ACHD Comments Regarding Warm Springs Ave:

The Warm Springs Mesa area, west of this site, is an active geological landslide area. The area experiences periodic erosion of the slope (and falling rocks) above Warm Springs Avenue and Starview Drive in several areas from Windsong Drive to and including Starview Drive. These occurrences typically happen in winter months following heavy rain and freeze/thaw events. During the past 2016/2017 winter storm events, boulders have landed on Warm Springs Avenue and Starview Drive. Warm Springs Avenue and Starview Drive were immediately closed to traffic and a local geotechnical firm was engaged to assess the situation and advise ACHD of potential future long term remediation options. On April 5, 2017, the ACHD Commission approved the Warm Springs Avenue Interim Safety Treatment Plan. ACHD will continue to closely monitor the area, and proposes to address a long term solution moving forward. In the event of temporary closure of this segment of Warm Springs Avenue, there is sufficient capacity on adjacent streets to the east and south to accommodate this development.

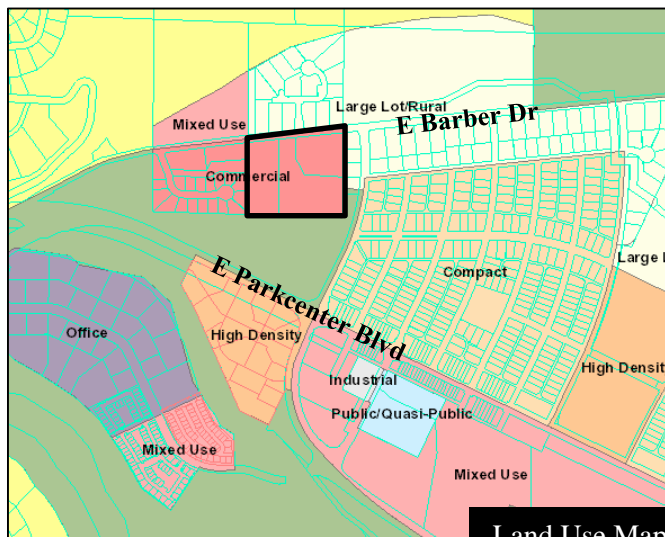
## 7. Analysis

The applicant is requesting to rezone approximately 8.65 acres located at 3555 E Warm Springs Ave from A-1 (Open Lands, Park) to R-2D/DA (Medium Density Residential with Design Review and a Development Agreement). There is an associated request for a conditional use permit for a 125-unit multi-family residential development.

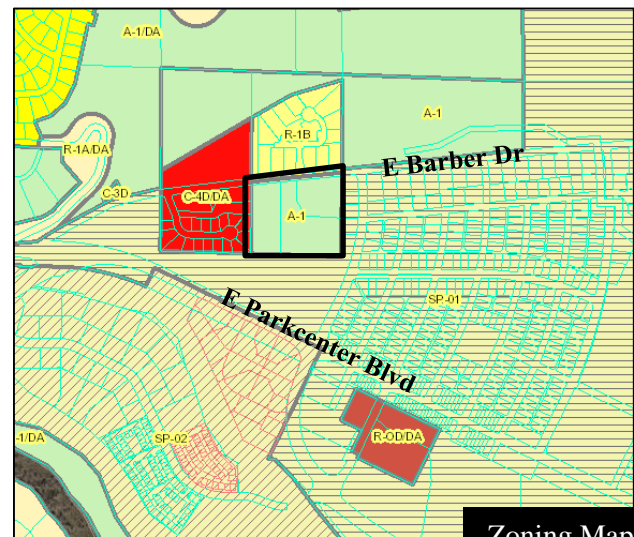
The site is located within the Barber Valley Planning Area but is not a part of either of the two planned communities, Harris Ranch and Barber Valley. However, the Barber Valley Planning Area policies detail that the Harris Ranch and Barber Valley Specific Plans should be used as a policy basis for additional development outside of the specific plan areas. These communities strive for compact, pedestrian-friendly, mixed-use neighborhoods with an overall emphasis of open space and wildlife preservation. They focus on connectivity, neighborhood character and land uses that support the planned activity centers and travel corridors.

### Rezone

The current zone of A-1 allows low density residential use (one dwelling/acre) and land uses that require larger areas of land such as parks, schools, golf courses, agriculture, etc. However, the subject site is designated as “Commercial” in the Land Use Map of *Blueprint Boise* and is surrounded by mostly residential uses within the “Mixed Use”, “Commercial”, “Large Lot/Rural” and “Compact” designations. With the Harris Ranch Specific Plan (SP-01) adjacent on two sides of the site, preserving the A-1 zone could be a disservice to the development potential of this property since it is in such close proximity to available and planned amenities and services.



Land Use Map



Zoning Map

The “Commercial” designation allows a zone change to the requested R-2 zone, and would also allow A-1, A-2, R-1M, R-3, L-O, N-O, C-1, C-2, C-3, C-4, C-5 and PC. Although office or commercial zoning could be appropriate within the “Commercial” designation, the site is located away from the other planned office and commercial areas and with the existing residential uses, it would not lend for compatible development. The open land zones could be appropriate if other properties along this section of Warm Springs Ave were not already developed and if it weren’t in such close proximity Harris Ranch development. The PC zone could also be a compatible zone adjacent to the Harris Ranch Specific Plan area; however the zone allows for a variety of office, retail and mixed-use development. Similar to the office and commercial zones, as stated above, PC zoning would most likely allow non-compatible uses.



The remaining permissible zones are residential (R-2, R-3 and R-1M). The allowed uses within these zones would be more suitable since residential development already exists to the north, east and west. With the adjacent land uses and the overall planning in Harris Ranch, the selection of R-2 zoning allows for a maximum density of 14.5 units/acre versus an even higher density of R-1M (17 units/acre) or R-3 (43.5 units/acre). In addition, the inclusion of the Design Review overlay district is a common practice with any higher density zone to ensure site development is in compliance with the *Citywide Design Standards & Guidelines*. However, the Planning Team recommended that a development agreement should also be included with the rezone request. This would ensure the future use of the property would be compatible with the surrounding development and be in the best interest of the public convenience and general welfare.

At the Planning Team's recommendation, the applicant provided a development agreement with the rezone request. The section for 'uses permitted' in the draft development agreement gave parameters of a multi-family residential development with a maximum density of 14.5 and the height to not exceed 35 feet. These are the existing standards of the R-2 zone. Typically, development agreements will restrict certain uses and dictate a specific site design. The draft agreement provides neither of these assurances. The overall proposal is not suitable for this area and requires a complete redesign in order to reference an acceptable conceptual site plan.

### Planned Unit Development

The proposal before the Commission is for 125 units which includes 17 apartment buildings: four 4-plexes, one 5-plex, two 6-plexes, one 7-plex, six 8-plexes, and three 12-plexes that vary in height at two- and three-stories. There are 29 one-bedroom units and 96 two-bedroom units. The residents have access to a clubhouse in the middle of the site, which contains one unit for an on-site manager. The 24 units along Warm Springs Ave are townhome-like in that each unit has a separate entrance and porch area with a slight modulation of 1.5 feet with every other unit. Elevations



Site Plan

of these units show a change in materials for every other unit, but colors were not detailed. The 4-plexes are a product seen in suburban development commonly referred to as a 'pinwheel'. Each unit has an individual entrance and patio on each side of the structure, but it is unclear how much private space would be fenced off, if any, for each resident. The remaining nine structures (8-plexes and 12-plexes) have the exact same floor plans and elevations but vary in height. Entrances for all units in these buildings are shared with a common stairwell and the drawings show a mix of building materials (stucco, lap siding, and stone) but colors were not yet selected.

Overall, the proposed structures do not comply with several of the Harris Ranch and Barber Valley design guidelines for multi-family or attached townhome product. Many of the policies focus on designing dwellings to appear like larger homes and provide unique character such as porches, bay windows, and other three dimensional articulations in order to break up the mass. Most importantly, each structure would have a unique architectural treatment other than paint color so as to avoid a 'cookie cutter' look.

Amenities include a 50-foot wide wildlife corridor on the west boundary, community garden beds, walking paths and open space. The wildlife corridor aligns with the existing corridor to the north in the Privada Estates Subdivision. The seven proposed garden beds are clustered on the southern part of the site. The walking paths meander throughout the site but are mainly the necessary connections from the surface parking lot to the building entrances. There are proposed connections with the walking path in the Antelope Springs Subdivision to the east as well as a proposed connection near the Dallas Harris Estates mailbox building to the west. This would help with the overall connectivity with the area, however, these connections have not been approved by either property owner/home owner's association at this time.

A concern for the overall design is the amount of surface parking. The amount of required parking is 162 spaces, but 222 spaces are proposed. This is 1.37 times over the required minimum parking. Technically 1.5 times is allowed before requiring a conditional use permit to request a parking maximum. However, this seems to be an overabundance of parking for one- and two-bedroom apartment tenants within walking distance of bus stops, walking and biking paths, as well as existing and planned amenities and services. Furthermore, the planned communities in the area place an emphasis on parking within buildings or off alleys, especially for residential product types, that support a pedestrian-friendly environment.

### **Conclusion**

Overall, the Planning Team is in support of introducing multi-family residential in this location since the majority of the Barber Valley will be consumed by one product type; single-family dwellings. However, as stated in the above analysis and in the below findings, the project does not align with many of the policies of the Harris Ranch and Barber Valley Specific Plans, nor the Barber Valley Planning Area elements of the Comprehensive Plan. The project design, both in terms of layout and product type, is a conventional approach not reflective of the unique qualities of the site and surrounding neighborhood.

To obtain approval, the Planning Team recommends the following:

- Utilize the design guidelines of the Harris Ranch and/or Barber Valley specific plans as a foundation for development proposed;
- Multi-family product should resemble large homes with individual entrances, porches/decks, dormers, bay windows, etc.;
- Provide a variety of bedroom-count units if the maximum density is desired;
- Decrease the amount of surface parking and/or incorporate enclosed parking or alleys to hide the presence of vehicles which in turn would help facilitate a more pedestrian-friendly design;
- Rather than dedicating the entire site to apartments, introduce detached single-family homes or attached townhomes as a method of transitioning to adjacent properties. The inclusion of a small retail/office component near the northwest corner of the site might also be appropriate.;

- Design the structures into the topography with stair stepping or daylighting; and
- Preserve open space and update the wetland delineation to determine if the previously designated wetland area should be preserved or will be needed for drainage.

Additional drawings, such as cross sections or 3D renderings and perspectives, would also be recommended in order to visualize how the project would look on the entire site as well as fit into the surrounding neighborhood.

## 8. Findings

### Rezone: Section 11-03-04.3(7)(c)

#### (i) *Is in compliance with the Comprehensive Plan.*

Although the request for R-2 is a permissible zone within the “Commercial” designation, the proposed development does not comply with several policies and goals outlined in *Blueprint Boise*:

*Goal BV-CNN 3.1* encourages properties outside of the Harris Ranch and Barber Valley Specific Plan areas to use those adopted plans as a policy basis for additional development throughout the Barber Valley Planning Area. This is also supported by *Goal NAC 5.5* which encourages recommendations from neighborhood plans. While a standard rezone request would not be based off of design guidelines, it is appropriate to reference a site plan with a Development Agreement. The proposal is a conventional design with carports and surface parking, a product that has been built and was successful elsewhere, rather than designed for the unique characteristics of the site and the neighborhood. For example, structures could be stepped into the topography, transitional product type that could be more appropriate adjacent to single-family dwellings, or integrating the lower wetland area as open space. Many policies and guidelines of the planned communities were not incorporated into the proposed design.

*Goal BV-CCN 1* and *BV-CCN 2* supports a design that preserves wildlife habitat and connectivity, open space and context-sensitive recreational opportunities. Likewise, *Principle GDP-N.10* encourages cluster development to preserve scenic view corridors or natural features. Also, *Principle GDP-N.2* supports open space amenities and encourages alternatives to traditional parks such as mini-parks or public squares in urban neighborhoods while *Principle GDP-N.8* also places an emphasis on the preservation of natural features. Although the design has a designated wildlife corridor, separating structures to maintain lawn area between buildings and surface parking is a suburban design style to allude to the preservation of open space. A clustered development would preserve even more usable open space, while creating public spaces within the residential development and would create a space for tenants to gather and recreate. These design principles would provide a more suitable design that would align with the guidelines of Harris Ranch and Barber Valley.

*Goal NAC 3* intends to protect stable neighborhoods and have development enhance their neighborhoods. While the entire Barber Valley Planning Area is still being built out, the adjacent areas of the subject site are established or planned for larger detached single-family dwellings. Higher density residential could be appropriate in this location, however development must be compatible with both the neighborhood and the adjacent properties and not be a public inconvenience or have adverse impacts on general welfare. This is further detailed in *finding ii* below.

Lastly, while the subject site is within a Level 1 Area of Change that anticipates “significant new development,” it is always the intention that any new development would be compatible with the surrounding zoning and development. This reasoning is further detailed in *finding iii* below.

**(ii) *Is in the best interests of the public convenience and general welfare.***

As proposed, the rezone is not in the best interest of the public. The included development agreement references a site plan that does not comply with many Comprehensive Plan policies. Large, detached single-family dwellings surround the subject site on three sides and the development should provide transitioning structures to limit the impact of the higher density and taller residential structures. And while the design provides measurable open space, it is essentially leftover space after maximizing the density allowed on site, rather than in response to the unique characteristics of the site. There is also further impact by the surplus of parking which will not only be an inconvenience to neighbors for vehicular traffic but will harm the preservation of open space due to the amount of impervious surface that will likely have drainage and irrigation issues.

**(iii) *Maintains and preserves compatibility of surrounding zoning and development.***

Although a higher density residential project might be an appropriate use of the property, the referenced site plan requires further adaptations to preserve compatibility with surrounding development. By definition, the R-2 zoning district is “to provide for attached housing development in moderate densities integrated within neighborhoods”. The submitted proposal is for the maximum density of 14.5 units/acre while the surrounding development is at a much lower density. The adjacent properties to the east within the Harris Ranch Specific Plan are developed at a density of 3.2 units/acre (4 units/acre allowed). Privada Estates to the north will develop at a density of 1.9 units/acre (4.8 units/acre allowed). Antelope Springs, to the west of the site, will develop at a density of 3.5 units/acre (43.5 units/acre allowed). Introducing another residential product type to the east and west could provide the compatibility needed and help to integrate into the neighborhood. If reflected on a site plan this would ultimately be reinforced by a Development Agreement.

**Planned Unit Development: Section 11-03-04.7.C(7)**

The PZC shall approve, approve with modifications, or deny each application pursuant to section 11-03-03.4 and according to the following criteria:

**a) *The location is compatible to other uses in the general neighborhood;***



- 
- b) The proposed use will not place an undue burden on transportation and other public facilities in the vicinity;*
  - c) The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code;*
  - d) The proposed use, if it complies with all conditions imposed, will not adversely affect other property in the vicinity;*
  - e) The proposed use is in compliance with the Comprehensive Plan;*
  - f) A multi-family building (any building containing more than two residential units) is designed to comply with the Citywide Design Standards and Guidelines.*

Similar to the findings of the rezone, the proposed development is not compatible with the general neighborhood. Higher density is supported in this location, but the design is not compatible with the surrounding detached single-family homes or the specific plans' policies and design guidelines. The specific plans place an emphasis on compact design in order to create pedestrian-friendly spaces and truly preserve open space that can assist with stormwater retention, preserve wildlife habitat, etc. The overall proposal is a suburban design with surface parking and carport structures, identical floor plans and elevations throughout, and very little emphasis on daily pedestrian use and neighbor or community activities. Although the design is in compliance with setbacks and the multi-family standards, there is no conscious effort to preserve open space in a manner that would be conducive to the existing topography and previously designated wetland area nor for the preservation of existing mature vegetation.

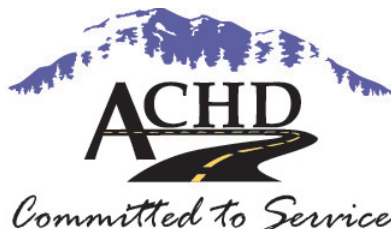
Many commenting agencies had specific conditions and comments for the design which are attached below. The Ada County Highway District (ACHD) approved this project based on the capacity of the adjacent and nearby roadways, but the overabundance of parking only encourages single-occupancy vehicular usage and does not place an emphasis on walking or biking especially with the many existing and planned amenities and services within a ¼-mile radius.

The Army Corps of Engineers provided comment that the site would require an updated wetland delineation. Such a plan has yet to be completed or submitted for official review. Any future approval would require this to be updated, preferably prior to a planning application being submitted, but most definitely prior to a building or grading permit submittal, as this could likely change the placement of structures and the overall proposal. Regardless if the southern portion of the site is designated wetland or not, the design does not reflect the site's unique features or topography which would be encouraged with any site such as this.

Like the rezone, the planned unit development does not comply with additional Comprehensive Plan goals, policies and principles in many ways:

*Goal NAC 7.1, Principle GDP-N.3 and Principle GDP-N.4* encourages a mix of housing types and densities with distinct character. The entire project includes apartments with basically two different product types: 24 units of attached townhome-like apartments (along Warm Springs Ave) and 101 units within apartment buildings (4-plexes, 8-plexes and 12-plexes). While apartments are encouraged, and the product along Warm Springs Ave attempts to mimic separate ownership of each unit, the main concern is the monotony of the elevations for the proposed buildings. More unique designs throughout the site is highly encouraged specifically to maintain the unique character of the Barber Valley (*BV-NC 1*). Higher density buildings should look and feel like larger homes and have the attention to detail on the façades that would include bay windows, dormers, balconies and porches, etc. Likewise, a transitional housing type could also be introduced along the east and west to limit the impact to the adjacent single-family dwellings.

While the site does not have opportunities for additional vehicular connections, *Goal CC 7.1, Principle GDP-N.1 and Goal BV-C2* all place an emphasis on enhancing pedestrian connectivity. While there are two proposed paths connecting the subdivisions to the east and west, these have not yet been approved by the property owners. Furthermore, no connections are proposed for the walking path along the wetland ponds. This development is on the edge of specific plan communities and would be a disservice to not have these connections built out with planned and existing amenities in such close proximity.



Paul Woods, President  
 Rebecca W. Arnold, Vice President  
 Sara M. Baker, Commissioner  
 Jim D. Hansen, Commissioner  
 Kent Goldthorpe, Commissioner

April 7, 2017

To: JKB Construction  
 7795 N Stonebriar Lane  
 Meridian, ID 83646

Subject: BOI17-0128/ CAR17-00004/ PUD17-00007  
 3555 E Warm Springs Avenue  
 Rezone from A-1 to R-2 and PUD to construct 126 unit Multi-family development

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

## A. Findings of Fact

### 1. Right-of-Way & Improvements – Warm Springs Avenue

- a. **Existing Conditions:** Warm Springs Avenue is improved with 2, 12-foot wide travel lanes, 5-foot wide paved shoulder, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Warm Springs Avenue (25-feet from centerline).
- b. **Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Warm Springs Avenue is designated in the MSM as a Rural Arterial with 2-lanes and on-street bike lanes, a 40-foot street section within 50-feet of right-of-way.

- c. **Applicant's Proposal:** The applicant is proposing to construct curb and gutter adjacent to the existing edge of pavement, and detached 6-foot wide sidewalk along Warm Springs Avenue to tie into existing conditions to the east and west.
- d. **Staff Comments/Recommendations:** Staff recommends approval of the applicant's proposal to construct vertical curb and gutter adjacent to the existing edge of pavement, and detached 6-foot wide sidewalk along Warm Springs Avenue to tie into existing conditions to the east and west. No additional right-of-way is required. A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

The applicant should install "NO PARKING" signs on Warm Springs Avenue adjacent to the site.

## 2. Driveways

- a. **Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its



full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

- b. Applicant's Proposal:** The applicant is proposing to construct a 40-foot wide, full access driveway onto Warm Springs Avenue, located in alignment with ViaPrivada Lane and 440-feet west of Warm Springs Avenue, and (measured centerline to centerline).

The applicant is proposing to construct a 22-foot wide emergency only access onto Warm Springs Avenue, located 144-feet west of ViaPrivada Lane. The applicant is proposing to place bollards within the driveway, located approximately 12-feet south of the north property line to restrict access.

- c. Staff Comments/Recommendations:** The applicant's proposal does not meet District policy because the proposed driveway exceeds the maximum width. The applicant should be required to construct a maximum 36-foot wide, curb return type driveway with 30-foot radii onto Warm Springs Avenue, located in alignment with ViaPrivada Lane.

Staff recommends approval of the applicant's proposal to construct a 22-foot wide curb return type driveway with 30-foot radii onto Warm Springs Avenue, located 144-feet west of ViaPrivada Lane. This driveway is for emergency access only. The access should be gated or have bollards installed. Gates or bollards should be located outside of the right-of-way, and installed as determined by Boise Fire Department.

The applicant should be required to pave the 2 driveways their full width and at least 30-feet into the site beyond the edge of Warm Springs Avenue.

### **3. Warm Springs Avenue/Warm Springs Mesa (Off-Site)**

The Warm Springs Mesa area, west of this site, is an active geological landslide area. The area experiences periodic erosion of the slope (and falling rocks) above Warm Springs Avenue and Starview Drive in several areas from Windsong Drive, to and including Starview Drive. These occurrences typically happen in winter months following heavy rain and freeze/thaw events. During the past 2016/2017 winter storm events, boulders have landed on Warm Springs Avenue and Starview Drive. Warm Springs Avenue and Starview Drive were immediately closed to traffic and a local geotechnical firm was engaged to assess the situation and advise ACHD of potential future long term remediation options.

On April 5, 2017, the ACHD Commission approved the Warm Springs Avenue Interim Safety Treatment Plan. The Plan consists of the removal of loose rock on the slope (to be done under the observation of a licensed Geotechnical Engineer), removal of the existing chain link netting and fence posts, and the removal of the material that has accumulated behind the previously placed concrete guardrail. ACHD will continue to closely monitor the area, and proposes to address a long term solution moving forward.

This system offers additional safety to the traveling public, as it will add mitigation to Warm Springs Avenue. While it is not considered a final solution for this area, it offers an interim treatment that is much safer than before the recent erosion events.

In the event of temporary closure of this segment of Warm Springs Avenue, if all vehicle trips from the site were prohibited from traveling west on Warm Springs Avenue, there is sufficient capacity on adjacent streets to the east and south to accommodate this development.

### **4. Parking – Special Note to City of Boise**

The applicant has proposed to provide 222 parking stalls to accommodate the residents and guests of the proposed apartment project. The City requires 163 stalls. The Institute of

Transportation Engineers (ITE) Parking Generation Manual, 4th Edition, recommends 155 parking stalls for a 126 unit apartment project. The parking needs generated by this development should be provided on-site, as there is not adequate availability of on-street parking adjacent to the site.

## B. Traffic Information

### Trip Generation

This development is estimated to generate 830 additional vehicle trips per day (10 existing); and 73 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition. Low Rise apartments (1 or 2 floors) generate 6.59 daily trips per unit, and 0.29 trips in the PM peak hour per unit.

A traffic analysis was completed by Thompson Engineers and submitted to the City for the proposed Barber Hill Vistas. ACHD has not reviewed the traffic analysis because it was not conducted in accordance with ACHD policies and practices, as ACHD did not require a traffic analysis.

### Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Warm Springs Ave. east of Starview Dr.	668-feet	2-lane Minor Arterial	227	Better than "E"
Parkcenter Blvd. East of Bown Way	0-feet	4/5-lane Principal Arterial	373	Better than "E"
Warm Springs Ave. east of Walnut St.	0-feet	2-lane Minor Arterial	629	Better than "E"
Warm Springs Ave. north of Parkcenter	0-feet	2-lane Minor Arterial	240	Better than "E"
Barber Drive west of Old Hickory	0-feet	2-lane Local	63	N/A

\* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

\* Acceptable level of service for a four-lane principal arterial is "E" (1,780 VPH).

\* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

### Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Warm Springs Avenue east of Starview Drive was 4,540 on 6/18/2014.
- The average daily traffic count for Parkcenter Boulevard east of Bown Way was 6,972 on 12/31/2014.
- The average daily traffic count for Warm Springs Avenue east of Walnut Street was 13,126 on 9/24/2015.
- The average daily traffic count for Warm Springs Avenue north of Parkcenter Boulevard was 4,213 on 6/18/2014.
- The average daily traffic count for Barber Drive west of Old Hickory was 1,003 on 12/3/2015.

## C. Site Specific Conditions of Approval

1. Construct vertical curb and gutter adjacent to the existing pavement, and detached 6-foot wide concrete sidewalk along Warm Springs Avenue to tie into existing conditions to the east and west.
2. A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.
3. Install "NO PARKING" signs on Warm Springs Avenue adjacent to the site.
4. Construct a maximum 36-foot wide curb return type driveway with 30-foot radii onto Warm Springs Avenue located in alignment with ViaPrivada Lane.
5. Construct a 22-foot wide emergency access on Warm Springs Avenue, located 144-feet west of ViaPrivada Lane. The access should be gated or have bollards installed. Gates or bollards should be located outside of the right-of-way, and installed as determined by Boise Fire Department.
6. Other than the access specifically approved with this application, direct lot access is prohibited to Warm Springs Avenue.
7. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
8. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
9. Comply with the Standard Conditions of Approval as noted below.

## D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,



Stacey Yarrington  
Planner III  
Development Services

cc: File  
City of Boise  
SLN Planning

## VICINITY MAP





## SITE PLAN



## Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

**Celine Acord**

---

**From:** Gerke, Eric M CIV CENWW CENWD (US) <Eric.M.Gerke@usace.army.mil>  
**Sent:** Tuesday, April 18, 2017 11:33 AM  
**To:** Celine Acord  
**Cc:** Karl Gebhardt; Martinez, Gregory J CIV USARMY CENWW (US)  
**Subject:** FW: 3555 E Warm Springs Ave // PUD17-00007  
**Attachments:** image003.jpg

**Importance:** High

Celine,

I met with Mr. Karl Gebhardt, P.E. , with Resource Systems, Inc. and Mr. Kevin Brunk the Property Owner regarding the subject parcel of land on March 1, 2017 (0930 hrs.). We reviewed the parcel of land and the proposal to construct an apartment building. Based upon my field review of the property, I recommended that an updated wetland delineation need to performed. A previous delineation of the parcel of property occurred years ago (>5 years). Relocated ditches, new roads, housing development, etc. have changed the local topography and hydrology of the local area. Areas on the parcel of property that may have been once considered wetlands could now be considered uplands and vice versa. Based upon the field visit, however, the wetland area appears to be much smaller from the original delineation. Therefore, a new wetland survey of the parcel is warranted. All parties at the onsite visit agreed that a new survey was warranted.

As of this date and time, we have not received an updated delineation report regarding the subject property. If you have further questions regarding the status of the wetland delineation on the subject property, please contact Mr. Karl Gebhardt, P.E. and/or Mr. Kevin Brunk.

Eric.

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

**From:** Martinez, Gregory J CIV USARMY CENWW (US)  
**Sent:** Tuesday, April 18, 2017 10:48 AM  
**To:** Gerke, Eric M CIV CENWW CENWD (US) <Eric.M.Gerke@usace.army.mil>  
**Subject:** FW: 3555 E Warm Springs Ave // PUD17-00007  
**Importance:** High

Eric, 4-18-2017

Please send Celine a written response regarding the subject property. According to documents in the application to the City, you met with Mr. Kevin Brunk and Karl Gebhardt on March 1, 2017 to view the property and go over our permit process.

Thanks,

Greg

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

**From:** Celine Acord [mailto:cacord@cityofboise.org]



Sent: Wednesday, April 12, 2017 8:04 AM

To: Martinez, Gregory J CIV USARMY CENWW (US) <Greg.J.Martinez@usace.army.mil>

Subject: [Non-DoD Source] 3555 E Warm Springs Ave // PUD17-00007

Importance: High

Hi Greg,

You are the contact for the Army Corps of Engineers for City of Boise development applications. If this should be sent to someone else, could you please forward it to right person?

I wanted to reach out regarding this project out in the Barber Valley/Harris Ranch area. This is an 8.65 acre site and the developer is proposing a 125-unit apartment complex. You should have received an email from "PDS Online" in order for you to login and review the documents. If you did not, you can also review it on the public portal at <http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=PUD17-00007> under the 'documents' tab.

We were hoping to have an official comment from the Army Corps regarding the wetland area on the southern portion of the site. The rumor has been that this is no longer designated as wetlands but we would want an official comment from your agency to ultimately determine that. This project goes before the Planning & Zoning Commission on May 8th. We would need an official comment no later than April 27th.

Feel free to reach out or call me if you'd like to discuss further - this is a complicated site and we want to make sure we have all the facts.

Thank you, Céline

Céline Acord

Associate Planner

Planning & Development Services

T: 208-608-7083 | F: 208-384-3753

E: [cacord@cityofboise.org](mailto:cacord@cityofboise.org) <<mailto:cacord@cityofboise.org>>

Making Boise the most livable city in the country.



**IDAHO DEPARTMENT OF FISH AND GAME**  
 SOUTHWEST REGION  
 3101 South Powerline Road  
 Nampa, Idaho 83686

C.L. "Butch" Otter / Governor  
 Virgil Moore / Director

April 26, 2017

Céline Acord  
 Associate Planner  
 City of Boise Planning and Development Services  
 150 N. Capital Boulevard  
 P.O. Box 500  
 Boise, ID 83701  
 PDSTransmittals@cityofboise.org

**RE: WJS Properties LLC Multi-family Development & Rezone application, PUD 17-00007**

The Idaho Department of Fish and Game (Department) has reviewed the Planned Unit Development Application and Preliminary Plat for the proposed multi-family development located at 3555 East Warm Springs Avenue. This proposal calls for the construction of 126 residential units, with R-2 zoning. The development will occupy approximately 8.65 acres of land. The land is currently surrounded to the north, west and east by private landowners and the Boise River to the south. The Department's Boise River Wildlife Management Area (BRWMA) is approximately 1.2 miles north of the proposed subdivision.

The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects to fish, wildlife, and habitats and how any adverse effects might be mitigated. It is not the purpose of Department to support or oppose this proposal. Resident species of fish and wildlife are property of all Idaho citizens, and the Department and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho (Idaho Code 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and suggestions.

The BRWMA and surrounding lands provide critical winter habitat to large populations of migratory mule deer and elk during the winter and early spring months. During this time, big game regularly moves between the Foothills and the Boise River to satisfy critical habitat needs. In addition, the area provides year-round habitat for resident mule deer. Additional development along Warm Springs Avenue will further diminish connectivity between the BRWMA and the riparian and river floodplain habitat along the Boise River. Cumulatively, the developments along Warm Springs Avenue could act as a barrier, keeping big game and other wildlife from moving to and from the Boise River corridor. Mule deer have been historically observed on or directly adjacent to this property. We provide the following recommendations to reduce negative impacts to big game migration and habitat use:

In order to preserve the "most desirable locations to maintain open wildlife corridors" (FH-CNN 6.6: SENSITIVE WILDLIFE HABITAT AREA, Blueprint Boise)", IDFG recommends to the city that as a condition of approval, that WJS Properties include primary and secondary wildlife corridors in their

*Keeping Idaho's Wildlife Heritage*

plans\*. It is the Department's understanding that 50' of the west side of the subdivision is the intended location for a primary wildlife corridor. Wildlife such as mule deer and elk, that are more wary of human activity, will not use this area for a primary corridor if there is human activity or disturbance. Therefore, we recommend that this area be set aside for wildlife use only. Any human use, including the development of future pathway connections, should be prohibited. Additionally, this area should remain in as natural a vegetative state as possible or be re-vegetated after disturbance to provide cover for wildlife security and thermal needs. The preservation of this small portion of the land for wildlife movement would likely reduce the overall impact that this development would have on wildlife in the future. Finally, the corridor would provide safe, functional connections for a variety of wildlife species between habitats in the Foothills and along the Boise River.

We also recommend that no perimeter fencing be installed around the development in order to allow permeability through the subdivision by wildlife. If fencing is required, it should follow the recommendations found in the Department's "Standard Recommendations for Development" document. If fencing is installed, the Department expects some deer or elk to enter the subdivision through street access on Warm Springs Avenue. Therefore, we recommend that at least two wildlife exit points (secondary corridors) be provided on the south side of the development, preferably one in the southeast corner and one in the southwest corner.


The Department recommends that future residents of the proposed subdivision be informed about the wildlife amenities they have nearby and the sensitivity of those wildlife to human disturbance. The Department refers to the Department publication Home Builders and Owners Guide to Living with Wildlife, available here:

<http://idahodocs.contentdm.oclc.org/cdm/compoundobject/collection/p15100coll7/id/2733/rec/10>

Finally, we ask that this information, as well as a copy of the Department's "Standard Recommendations for Development" document, be provided to the developer.

Thank you for the opportunity to comment. Please contact Tom Bassista in the Southwest Regional Office at (208) 465-8465 or via email at [thomas.bassista@idfg.idaho.gov](mailto:thomas.bassista@idfg.idaho.gov), or Krista Biorn at the Boise River Wildlife Management Area at (208)334-2115, or via email at [krista.biorn@idfg.idaho.gov](mailto:krista.biorn@idfg.idaho.gov) if you have any questions.

Sincerely,



Regan Berkley  
Acting Southwest Regional Supervisor

\* Primary Wildlife Corridor: An area used by a wide variety of wildlife species that are more wary of human activities and less inclined to venture close to settled areas (e.g., migrating mule deer). Therefore, these areas should have limited human activity or disturbance. Primary corridors also connect large contiguous habitats and wildlife populations, providing wildlife with the opportunity to move from one habitat to another. Finally, the vegetation characteristics in these areas must meet security and thermal cover requirements for proper movement within the corridor.

\* Secondary Wildlife Corridor: The Department expects some deer to enter the subdivisions by street access. Therefore, we recommend that at least one secondary wildlife corridor be incorporated into each development plan. These corridors consist of an entrance and an exit for wildlife trapped within the

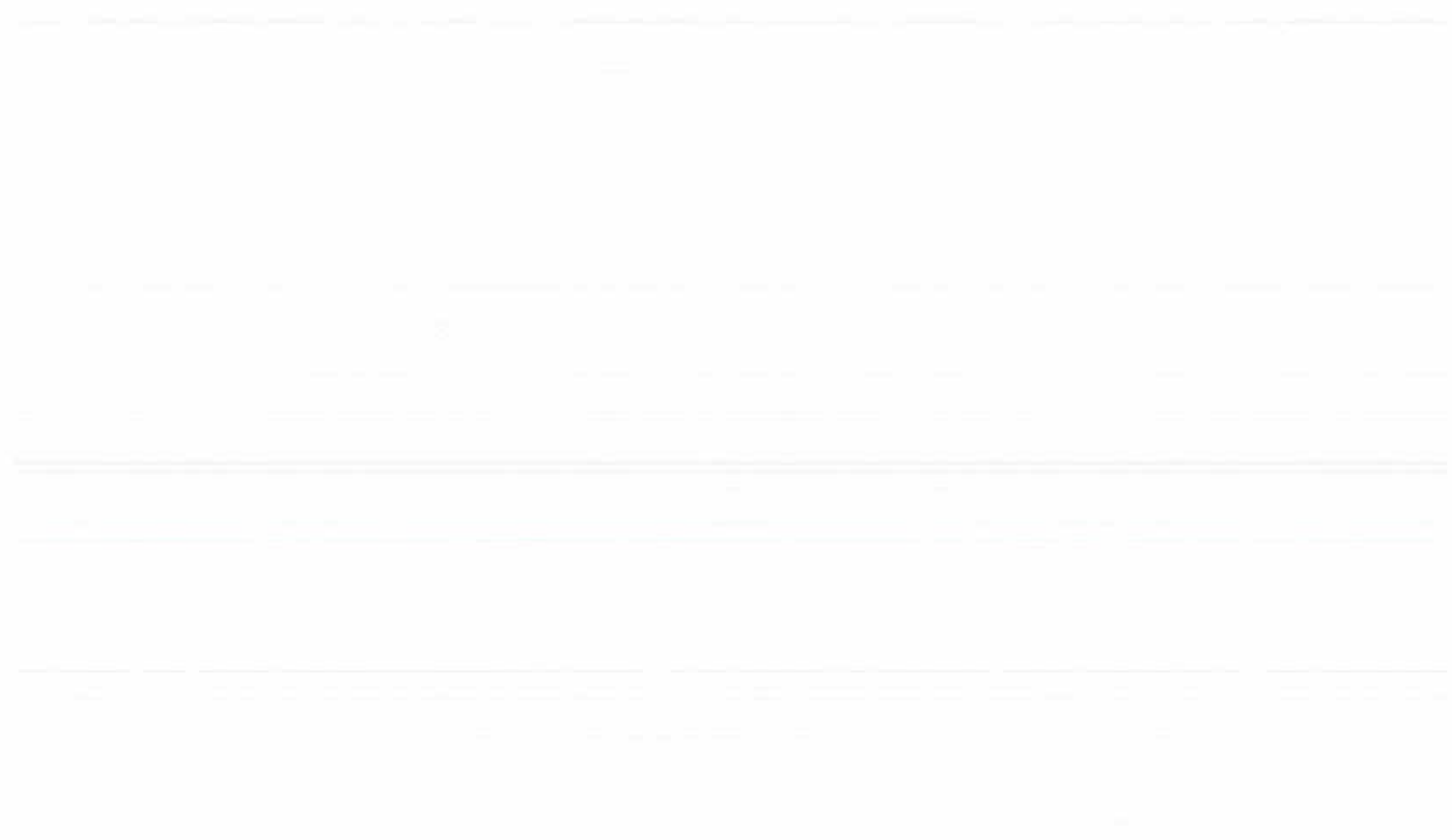


subdivision. They not only allow permeability through the subdivision, but also provide additional connectivity to large contiguous habitats. Entrance and exit points could be designed to accommodate pedestrians as well, but must follow IDFG fencing recommendations.

RB/tm/tb

Ecc: Kiefer/HQ

Cc: Gold file





## ***Independent School District of Boise City #1***

---

**Boundaries, Transportation, and Traffic Safety**  
8169 W Victory Rd - Boise, ID 83709  
(208) 854-4167 Fax (208) 854-4011

### **RESPONSE TO PLANNING & DEVELOPMENT SERVICES**

**DATE:** April 19, 2017

**TO:** PDSTransmittals@cityofboise.org

**FROM:** Lanette Daw, Supervisor Traffic Safety and Transportation

**RE:** PUD17-00007 – Barber Hill Vistas

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Adams/Riverside**  
Junior High School: **East**  
High School: **Timberline**

Comments Regarding Traffic Impact: **None**

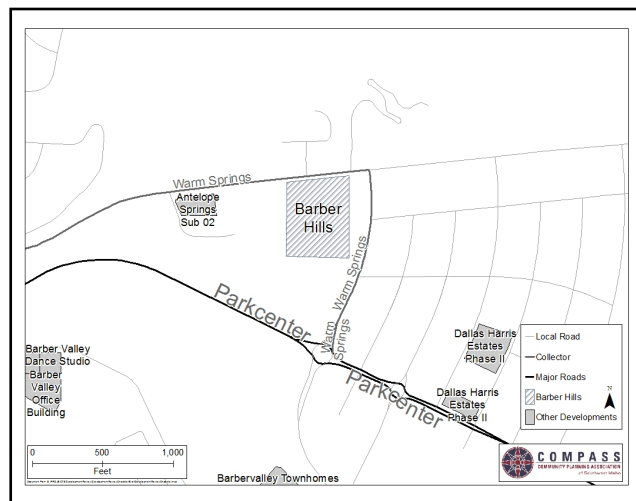
Comments Regarding Safe Routes to School Impact: **The Boise School District is in support of the potential future pathway connections identified on the southern portion of the site plan. We would like to see both pathway connections in place as part of this development.**

If you have any further questions, please feel free to contact this office.

## Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).



[Click to enlarge map.](#)

Name of Development: \_\_\_\_\_

Summary: \_\_\_\_\_

### Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- ☐ Downtown      ☐ Employment Center      ☐ Existing Neighborhood      ☐ Foothills  
☐ Future Neighborhood      ☐ Mixed Use      ☐ Prime Farmland      ☐ Rural  
☐ Small Town      ☐ Transit Oriented Development

☐ Yes ☐ No ☐ N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

### Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

☐ Yes ☐ No ☐ N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

### Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

☐ Yes ☐ No ☐ N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

[www.compassidaho.org](http://www.compassidaho.org)

Email: [info@compassidaho.org](mailto:info@compassidaho.org)

Telephone: (208) 475-2239



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho



## Communities in Motion 2040 Development Checklist

### Transportation

- ☐ Attached ☐ N/A An Area of Influence Travel Demand Model Run is attached.
- ☐ Yes ☐ No ☐ N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

#### Comments:

- ☐ Yes ☐ No ☐ N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

#### Comments:

- ☐ Yes ☐ No ☐ N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

#### Comments:

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- ☐ Attached ☐ N/A Complete Streets LOS scorecard is attached.
- ☐ Yes ☐ No ☐ N/A The proposal maintains or improves current automobile LOS.
- ☐ Yes ☐ No ☐ N/A The proposal maintains or improves current bicycle LOS.
- ☐ Yes ☐ No ☐ N/A The proposal maintains or improves current pedestrian LOS.
- ☐ Yes ☐ No ☐ N/A The proposal maintains or improves current transit LOS.
- ☐ Yes ☐ No ☐ N/A The proposal is in an area with a [Walkscore](#) over 50.

### Housing

- ☐ Yes ☐ No ☐ N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

### Community Infrastructure

- ☐ Yes ☐ No ☐ N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

### Health

- ☐ Yes ☐ No ☐ N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

### Economic Development

- ☐ Yes ☐ No ☐ N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

### Open Space

- ☐ Yes ☐ No ☐ N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

### Farmland

- ☐ Yes ☐ No ☐ N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- ☐ Yes ☐ No ☐ N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

1 & 1a  
CA

**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

26 April 2017

Boise City Planning & Development - Subdivisions  
150 North Capitol Boulevard  
P O Box 500  
Boise, Idaho 83701-0500

RE: Kevin Brunk  
3555 E. Warm Springs Ave.  
Boise-Kuna Irrigation District  
Penitentiary Lateral 271+00  
Sec. 19, T3N, R3E, BM.

Case No. PUD17-00007

BK-3, BK-3B, BK-3C

Boise City Planning:

There are no Project facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

The surface irrigation water right is for 4 acres and does not cover the entire 8.65 acres of the development.

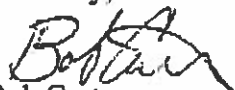
This office is requesting an irrigation and drainage plan showing where the surface irrigation water will be utilized on this development.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties must remain unobstructed and protected by an appropriate easement.

Storm Drainage and/or Street Runoff must be retained on site.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter

Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick  
Lauren Boehlke  
File

Watermaster, Div; 2 BPBC  
Secretary - Treasurer, BKID



## BOISE FIRE DEPARTMENT

MAYOR: David H. Bieter | CHIEF: Dennis Doan

1 & 1a

April 20, 2017

Celine Acord  
PDS – Current Planning

Re: Planned Unit Development application PUD17-00007 and CAR17-00004.

Dear Celine,

This is a request for a 125-unit multi-family planned unit development in Wildland-Urban Interface Zone B.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

### Comments:

1. This proposed subdivision is located within Wildland-Urban Interface Zone “B” and Compliance with Boise City Code Section 7-01-69 is required for all structures within this subdivision. A 30’ defensible space shall be provided from undeveloped land.
2. A wildfire safety plan is required for this planned unit development.
3. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B105.2, IFC C105).
4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
6. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC 503.2.7, IFC D103.2)
7. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
8. For streets having a width less than 36 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC 7-01-32, IFC 503.8)

9. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)
10. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. (IFC 503.2.1)

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Ron L. Johnson  
Division Chief – Assistant Fire Marshal  
Boise Fire Department





# interoffice

## MEMORANDUM

March 30, 2017

**TO:** Design Review Analyst  
Boise Planning & Development

**FROM:** Debbie Cook, Forestry Specialist  
Boise Parks & Recreation Department

**SUBJECT** **PUD17-00007**

The following requirements and recommendations are provided to assist the property owner with selection, placement, maintenance and protection of trees on public and private property.

**Required Actions** reflect provisions of Boise City Code Title 9, Chapter 16 (Boise Tree Ordinance).

Questions relating to these required actions should be directed to this office at (208) 384-4083.

**There is no legend regarding what variety of tree (s) will a be planted on the public right of way. Please list right-of-way variety.**

**Red Maples are not allowed on the public right of way due to their aggressive root system and poor structure.**

**Dead branches may be removed from the trees but no other pruning may be done.**

**Recommended Actions** may be included as a condition of approval, modified or excluded at the request of the Boise Development Services staff.

**Norway Maples should be avoided as they are experiencing an unknown problem throughout the city. While these trees are not restricted, it's advisable to use a different variety. Acer Truncatum does not seem to be having the same problem that we are finding on the Norway maples. Pacific Sunset and Norwegian Sunset are 2 that could be considered.**

**Boise Forestry is not restricting the planting of Ash trees, but we are not actively planting them due to the problems with the lilac/ash borer and in anticipation of the arrival of the emerald ash borer at some point in the future.**

**Planting instructions:** The plans list planting at the same elevation as in the nursery and also having the root flare visible. Please remove the recommendation to plant at the nursery elevation. That is incorrect. It is correct that the root flare should be visible when the planting is complete. Trees planted too deep will be required to be replanted at the correct depth.

**Twine, burlap and at least the first 2 rings of the basket must be removed from the rootball.**

**Trees should NOT be firmly attached to anything, rather allowed some movement as it helps create reaction wood in the trunk and a more vigorous root system. Place the support as low on the trunk as possible and allow for some movement.**

Thank you for the opportunity to comment. If you have any additional questions about trees for this project please don't hesitate to call.

Debbie Cook  
Forestry Specialist  
Boise Parks & Recreation  
208-608-7705  
[Dcook@cityofboise.org](mailto:Dcook@cityofboise.org)

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** April 10, 2017

**To:** Planning and Development Services

**From:** Jason Taylor, Public Works Engineering

**Subject:** **PUD17-00007**; Barber Hill Vistas -Drainage/Stormwater Comments

- DR01 A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.
- DR06 This area is subject to high groundwater. If subsurface stormwater disposal is being contemplated; the developer should coordinate with Central District Health for approval, prior to preparation of final plans.
- DR08 A Homeowners Association shall be created to be responsible for the ongoing operation and maintenance of the drainage facilities.
- DR09 A drainage plan must be submitted and approved by Public Works. Drainage conditions shall be placed during the subdivision platting process. Approvals of building pads are conditional to slab on grade structures only (not structures with basements).
- DR10 We strongly recommend considering a swale system as a drainage detention option.
- DR14 Any modifications to the approved drainage plan must be submitted to Boise City Public Works for approval.
- DRHGW High groundwater at this site may preclude use of a subsurface stormwater system.

If you have any further questions contact Jason Taylor 608-7168

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** 3/30/2017

**To:** Planning and Development Services

**From:** Terry Alber, Pretreatment Coordinator, 208-608-7523  
Public Works

**Subject:** **PUD17-00007**; 3555 E WARM SPRINGS AVE; Pretreatment Comments

Public Works, Pretreatment offers NO COMMENT.



CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: March 29, 2017

**To:** Planning and Development Services

**From:** Mike Sheppard, Civil Engineer  
Public Works

**Subject:** PUD17-00007; 3555 E. Warm Springs Avenue; Sewer Comments

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in E. Warm Springs Avenue.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions, please contact Mike Sheppard at 608-7504.



## PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

# MEMO

**TO:** Planning and Development Services  
**FROM:** Evan Carpenter  
Environmental Analyst  
Public Works Department  
**DATE:** 4/6/2017  
**RE:** Solid Waste Comments – PUD17-00007

---

City of Boise Solid Waste staff has reviewed the application for this project and has the following comment:

The solid waste enclosure at the club house needs to be relocated or replaced with commercial carts. As planned, the collection truck would need to complete a turn while backing up, and this presents a potential hazard when combined with the covered parking awnings.

All other solid waste enclosures are OK as planned.

The link below provides information regarding trash enclosure design and location requirements:

<http://curbit.cityofboise.org/media/1314/commercialenclosurerequirements.pdf>

Please contact me with any questions at 208-608-7161.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: 29 March 2017**

**To:** Planning and Development Services

**From:** Tom Marshall, Street Lighting Technician  
Public Works

**Subject:** PUD17-00007;3555 E Warm Springs Ave; Street Light Comments

Street lights are required. Contact Public Works for required facilities and location prior to submission of a building permit. (Final approved plans must accompany submitted building plans at time of permitting.)

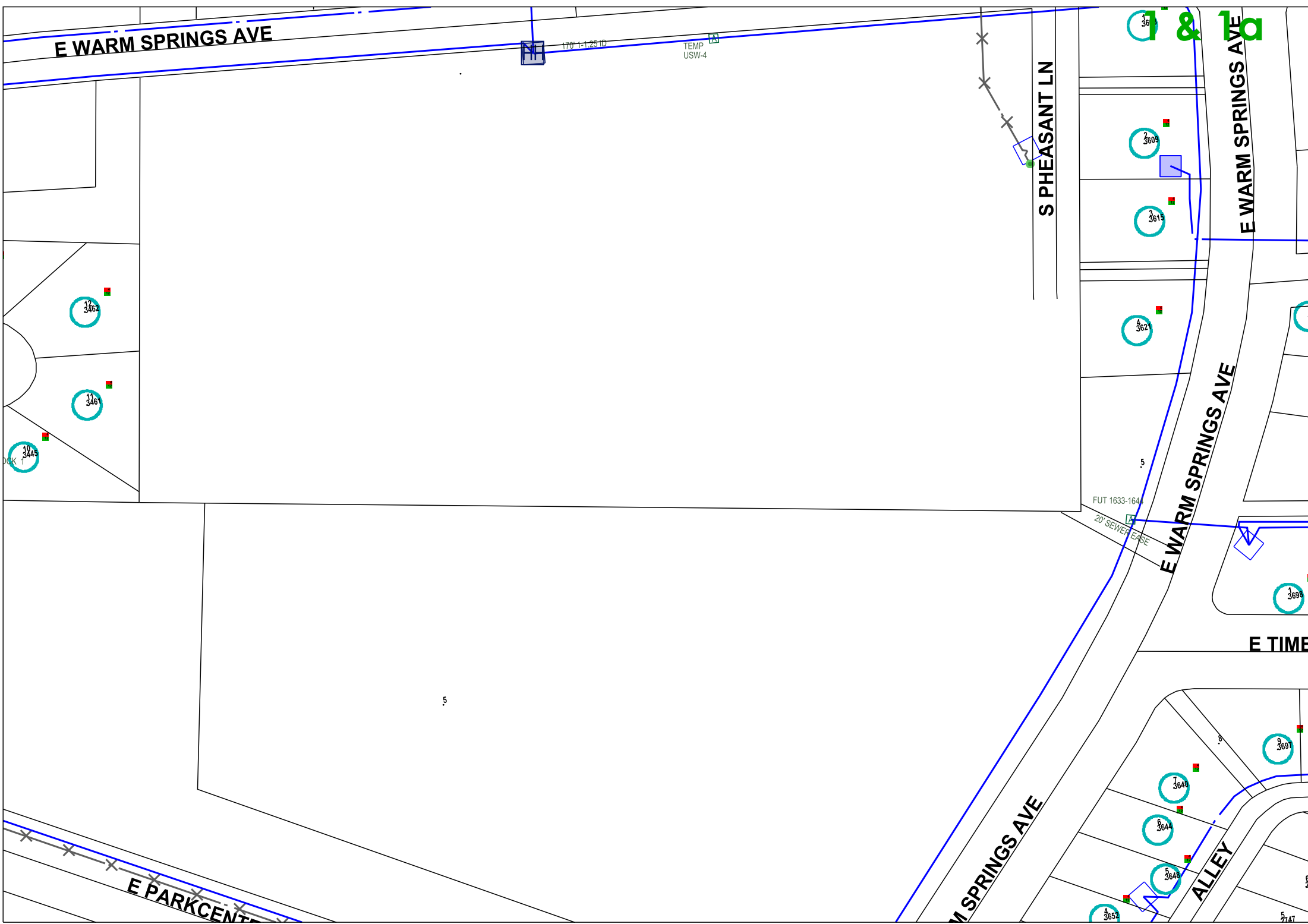
Street lights are required at the following locations:

1. At the entrance off of Warm Springs

New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

If you have any further questions, please contact Tom Marshall at 608-7526.





# SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE  
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

---

April 27, 2017

Boise City Planning and Development Services  
Celine Acord, Associate Planner/Cody Riddle, Current Planning Manager  
150 N. Capitol Blvd  
Boise, Idaho 83701

RE: CAR17-00004 & PUD17-00007 Barber Hill Villas

Dear Celine and Cody;

Thank you for the opportunity to review the project report for the Barber Hill Vistas rezone and planned unit development. We have reviewed the report and have a few comments that we would like the Planning Team, and the Planning and Zoning Commission, to consider. While we appreciate, and respect your review of the project, we believe that a recommendation for denial of both applications deserves your further consideration.

As stated in your Reason for the Decision section of the report, the rezone and planned unit development requests are *“inconsistent with many of the Comprehensive Plan goals, policies and principals. And while we appreciate your support in the statements that “multi-family could be appropriate for this site” and that “the Planning Team is in support of introducing multi-family residential in this location”, it is further stated that the proposal will not enhance the character of the established neighborhood, and doesn’t take into consideration the site’s unique features including wetlands and topography. We believe that we have taken all of this into consideration and have a site plan, compatible and transitional to the area, that demonstrates this. Many hours of meetings with neighboring property owners and groups, in addition to agencies, trying to address concerns such as setbacks, building bulk, heights and view corridors, landscaping, connectivity, wildlife, wetlands, emergency and site access has resulted in a dozen or so revisions to the final site plan that was submitted. In addition, meetings with civil and hydrological engineers and the Army Corp of Engineers to understand and design for the existing topography and wetlands has, and is continuing to occur.*

We also understand that the subject property, although it is outside the Harris Ranch and Barber Valley planned communities, should use those Specific Plans as a policy basis for additional development outside the planning areas. We have highlighted several of the specific references to policy and goals by the Planning Team, along with the policy and goal sections that further support our compliance with the intent of those policies.

- The Planning Team states that the project is *conventional design with carports, surface parking; That structures need to be stepped into the topography, with product type more appropriate adjacent to single-family dwellings, integrating the lower wetlands as open*

*space.*

The proposed buildings do have a building mass that is residential in scale, which is referenced under Building Mass and Form (pg.43), and is defined in the SP-02 Medium Density Multi-Family Residential (pg.42). If compared to the neighboring single family dwellings surrounding the site, as illustrated on the site plan aerial, the buildings are comparable, if not smaller, to the existing homes to the north, east and west. If *individual entrances, porches/decks, dormers or bay windows* are desired, this is something that can be reviewed as part of the Design Review process, which this project would be required to complete. Reducing or eliminating surface parking and carports in favor of tuck-under or pedestal style structures with covered parking will only increase the height of the buildings and be contrary to our desire for compatibility and transitioning of neighboring uses. Further, there are references to the allowance of carports and surface parking in the SP-02, stating that carports shall be scaled to not appear as being insubstantial or temporary (pg.46). Although the proposed carports are metal in design, the applicant would agree to a redesign to be more compatible to the building designs. Regarding the surface parking, again, it appears that the intent of the Specific Plans was to allow surface parking, as is indicated in SP-01 for High Density Residential, which states that “*parking is in structures or at the rear or side non-street side of the building to support a pedestrian friendly environment*”(pg. 145). The surface parking, which, as indicated by the Planning Team, does meet the Code requirements and is not over the maximum spaces allowed, is located internally with in the project, and, with landscaping and building placement, is not visible from outside the development.

An additional statement in the Decision is that there are only two product types proposed with identical elevations. We would argue that the townhouse style units located along Warm Springs Avenue, the 4-plex, “pinwheel” style units, and the 2 and 3 story apartment “flats” buildings do represent three, distinctive product types. I would also like to reference the approved Havenwood apartment project in Columbia Village in 2015 (CAR15-00020/PUD15-00014), a development that was comprised of 3 product types similar to this application (all of which were rental units), and that were recommended for approval by the Planning Team, and approved by the Planning and Zoning Commission with findings of fact that references the same PUD standards cited in this report that the current application does not comply with.

Finally, regarding the submitted “draft” development agreement, the Planning Team has indicated that the agreement fails to provide assurances restricting certain uses and dictating a specific design. Typically, a “draft” development agreement is submitted as a boilerplate document that, once conditions of development, including uses permitted, along with an approved site plan, are approved, a final development agreement is finalized and instituted.

It is our desire through this letter to show the Planning Team that we believe that the development application, as submitted, meets the intent of the design and character of the area, while taking extreme consideration for compatibility to the immediately surrounding neighborhoods (both in height, mass and setbacks), and providing a unique development that utilizes 43 % of the site as open space (not including parking/driveways). This is well above the open space provided by most developments in the Barber Valley, and sets this development apart

from other “*conventional and lacking in uniqueness*” multi-family developments found all over Boise, including in or near the Barber Valley. We also wanted to reiterate the commitment to working with the natural topography of the site as it relates to wildlife and wetlands, where we are working with professionals in the field to create a wildlife corridor that mitigates portions of the wetlands area and enhances the environment not only for the future residents of this application but also for the community as a whole.

Thank you for your time and consideration in this application. Please let me know if you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn L. Nickel". The signature is fluid and cursive, with a large, stylized 'S' at the beginning and a long, sweeping tail.

Shawn L. Nickel  
Representing JKB Construction Management & Development, Inc.

cc: Todd Lakey – Borton-Lakey Law & Policy  
Kevin Brunk



BVNABoise@gmail.com

April 28<sup>th</sup>, 2017

P&Z Commissioners  
City of Boise Planning and Development Services  
150 N. Capitol Blvd  
Boise, ID 83702

RE: Barber Hill Vistas **CAR17-00004, PUD17-00007**  
Subject Property: 3502, 3547, 3555 E Warm Springs Boise, ID 83716

Dear Commissioners,

The Barber Valley Neighborhood Association (BVNA) has been a committed and dedicated partner with the City, County, and developers who have all made an investment in our community, in jointly creating a well-designed vision for the Barber Valley that is walkable, safe, and supportive of active living and healthy lifestyles. At the same time, in the unique ecosystem where the foothills meet the river, we have worked hard to preserve space and mobility for wildlife and seek to be the first planned area development in the West to successfully integrate new urbanism and wildlife preservation. It is in this spirit and history of collaboration that we request the following:

- Deny the subject application, in accordance with The Comprehensive Plan - Barber Valley Planning Area Policies **Goal BV-CCN 3: Implement the adopted specific plans for Harris Ranch and Barber Valley.** *"Properties outside of the Harris Ranch and Barber Valley Specific Plans (BV-CNN 3.1)"* are to *"Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley"*. The proposed project should be held accountable to the same policy standards outlined in **Boise Development Code, Chapter 11-013: Adopted Specific Plans, Section 11-013-01 Harris Ranch and Section 11-013 Barber Valley.** This proposal does not fit with the overall vision for the valley and sets a negative precedent that is incompatible with existing and planned development.
- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.4 Mix of Housing Types A. Housing Types: Development Level Mix:** *"Projects on more than four acres require at least three housing types."* This proposed development on a total of 8.65 acres utilizes a single housing type 'apartment', with variations in number of units and levels, but this does not reflect the intent of the standard expected in a development of this acreage (Figure 1).
  - 4-unit building design is not a 'four-plex' housing design, which the definition states *'the buildings usually look more like a large house rather an apartment building'*. The proposed 4 unit buildings are an exaggeration of the definition, and not considered a 2<sup>nd</sup> housing type.
  - 24-hour management and clubhouse, with a 1 bedroom onsite manager apartment, is also an exaggeration taken out of intended context, and not considered a 3<sup>rd</sup> housing type.



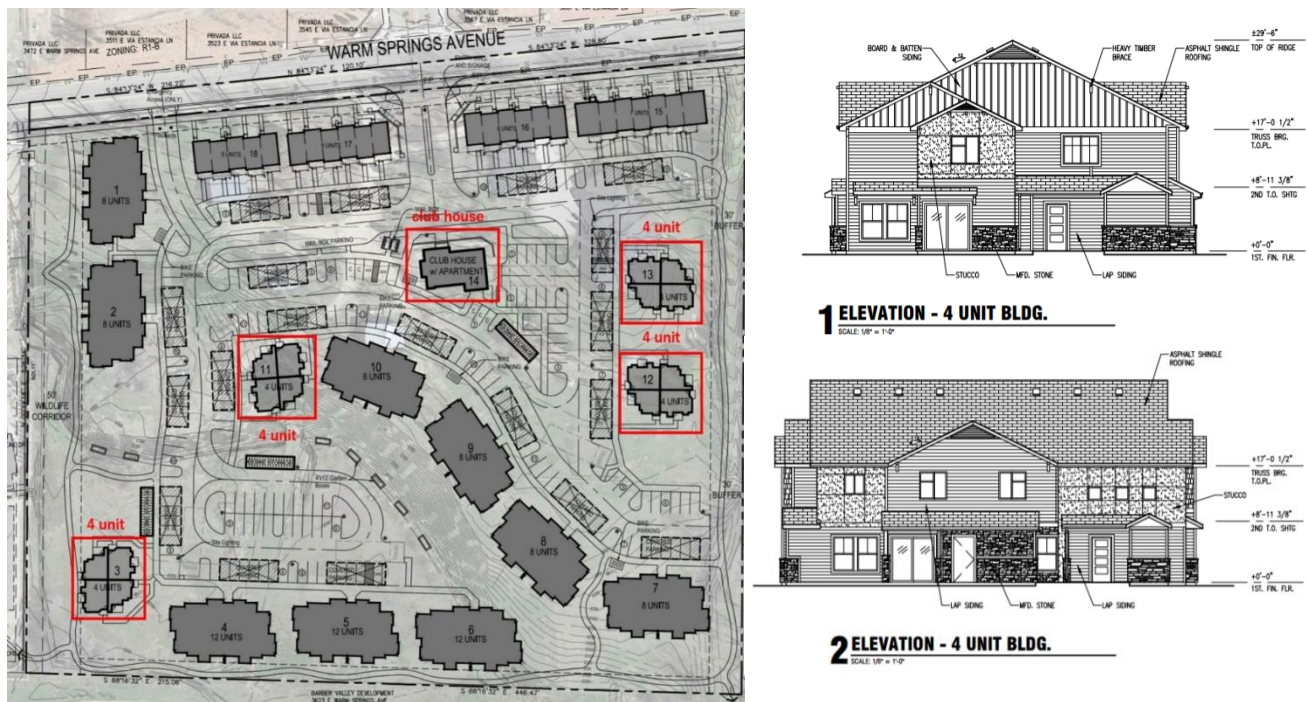


Figure 1 – Proposed apartment site plan, illustrating 4-unit and management-club house locations

- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.4 Mix of Housing Types A. Housing Types: Block Level Mix:** “No one housing type shall occupy more than 80 percent of any block face or street frontage exceeding 500 feet in length.” The units along Warm Springs Avenue, including the separation space is greater than the maximum allowed of 532 feet, and needs to be reduced to conform to policy (Figure 2 and Figure 3).



Figure 2 – block face layout and street frontage requirements

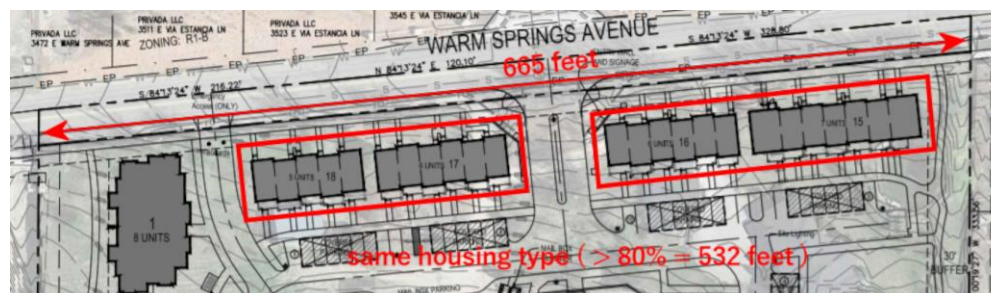


Figure 3 – same housing type length exceeds 80% of Warm Springs Avenue frontage

- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.5 Transition Standards, (A) Height and Building Mass**: *“Multi-family development adjacent to single-family residential (either existing homes or vacant single-family zoning districts shall: (1) Concentrate tallest building or tallest portions of building along street frontages or, away from adjacent single-family homes. (2) Provide gradual decreases in building height so that new structures are comparable in scale to adjacent single-family.”* The proposed design shows 2-story apartment units adjacent to existing and future single-family homes and are not comparable in scale. The design should conform to policy (Figure 4).

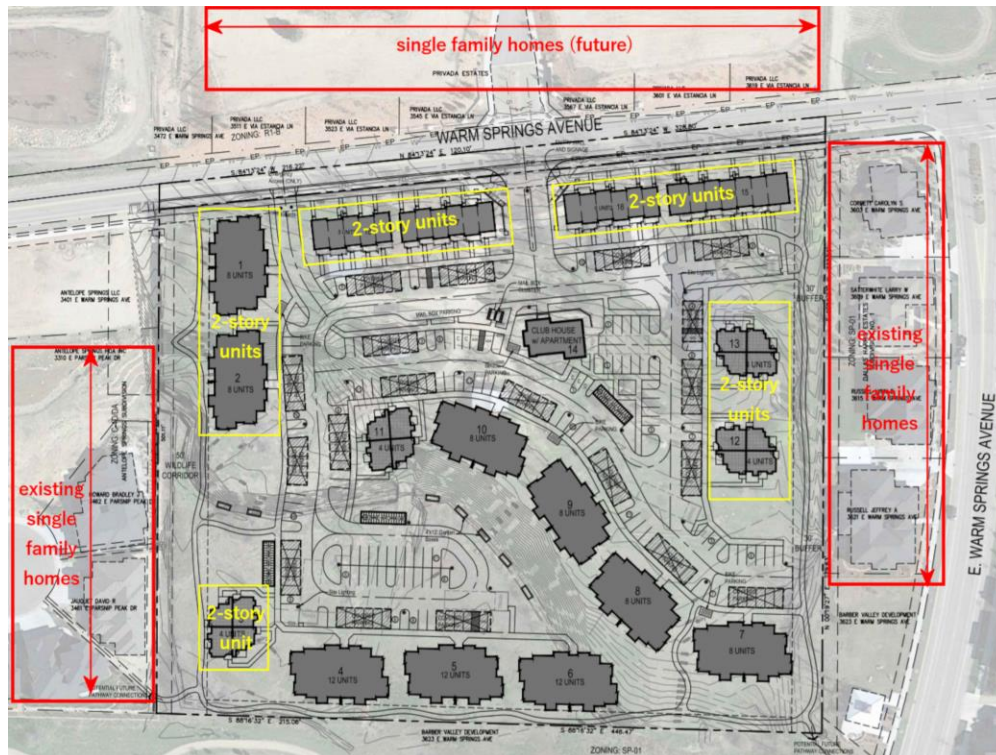


Figure 4 – location of existing (and future) single family homes relative to closest apartment units

- Deny the subject application, as it does not comply with the Comprehensive Plan, NAC 7.3, SP-01 and SP-02 with regard to placement of compact to high density residential into Neighborhood Activity Centers. Placement outside the Centers results in inefficient use of public facilities and services and contradicts the principle of promoting *“an integrated approach to land use and transportation planning.”*
- Deny the subject application, as its proposed location and design limit the Barber Valley Policy of Connectivity to other areas of the Barber Valley (BV-C2). Green Belt access requires venturing out by foot or bike onto Warm Springs Ave (BV-C2.2). Public transit is located along the Park Center corridor, but is outside the desired ¼-mile radius (BV-C1.1)

As summarized above, we oppose the applicant’s proposal primarily on its incompatibility with the Harris Ranch Specific Plan 01 and the Barber Valley Specific Plan 02 policies, the result of which is failure to meet the goals of the Comprehensive Plan. The community has an immense investment in these plans which were codified after years of effort. We must enforce the details and spirit of those specific plans and recognize that a thoughtfully planned multi-family development is possible on this parcel. Unfortunately, this proposal is lacking in many specific plan details which are addressed in further detail in **Part 1. Part 2**

and **Part 3** are our offer of suggestions for the developer's consideration describing alternatives or improvements if their application is denied or deferred by the City.

We believe that the extent of changes recommended to bring this application into the overall vision of the Comprehensive Plan and Barber Valley Planning Goals is significant enough that denial and re-application will be necessary.

### **Part 1: Reasons for Denial – Comprehensive Plan**

The proposed application is not aligned with the vision, themes, principles and goals stated in the Comprehensive Plan, referenced herein for convenience:

*Vision: "Boise's growth will happen in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future."*

#### **Blueprint Boise Objectives:**

The intent of Blueprint Boise is to establish a strong linkage between land use, transportation and the environment and urban design, to provide clear guidance at the planning-area level and steer the development community to areas where future development activity may be most desirable.

#### **Chapter 2 Citywide Policies: Themes and Guiding Principles**

##### **#2 A Predictable Development Pattern**

- *"Encourage compact growth"*
- *"Use and expand public facilities and services efficiently"*

##### **#3: A community of stable neighborhoods and vibrant mixed-use Activity Centers**

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers including schools

Neighborhoods and Activity Centers: Encourage a variety of housing choices.

"The city will review and update existing regulations to ensure new housing types are consistent with its community character...providing for design characteristics that fit into existing neighborhoods." P.2-38

- **NAC7.1** Mix of Housing. Encourage a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres
- **NAC7.3** Allow a mix of housing types and densities in areas designated as Mixed-Use Activity Centers, Compact, and High Density Residential on the Land Use Map.
- **NAC7.4** Develop design standards to implement the principles outlined in Chapter 3 (Community Structure and Design) and that promote compatibility between housing of varied densities.

##### **#4 A Connected Community**

- *"Promote an integrated approach to land use and transportation planning"*

##### **#7 A Safe, Healthy and Caring Community**

- *"Promote a safe community"*



## Chapter 3: Community Structure and Design

*“The Land Use Map and accompanying land use criteria will be used to guide future development decisions, infrastructure improvements, and public and private investment within Boise’s AOCl.”*

*“Future zone changes should generally adhere to the land use categories depicted on the land use map, but flexibility in interpretation...may be granted by the planning and zoning commission, provided the proposed change is consistent with the principles, goals and policies contained in this plan.”*

### Goal BV-CCN-3.1 Properties outside of the Harris Ranch and Barber Valley Specific Plans

*“Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley.”* The proposal to “up-zone” the parcel from A-1 (1 du/acre) to R-2 (14.5 du/acre) to allow for a 125-unit multi-family apartment complex is incompatible with the surrounding residential area. The 8.65-acre parcel is surrounded on 3 sides by single family properties designated as Residential-Low Density (equivalent zoning of R-1B, 4 dwelling units/acre and SP-01). To the south, the parcel is bordered by the Harris Ranch irrigation ponds and walking area. The green expanse of open acreage complemented by the three carefully landscaped ponds creates a welcoming entrance to the Barber Valley area, preserving the space and character of this storied area (Figure 5, Figure 6).



Figure 5 – subject 8.65-acre property (including wetlands area) currently zoned A-1.

In this prominent location bulldozing the existing landscape and replacing it with 2 and 3 story apartment complexes situated on an expanse of parking pavement and metal carport awnings will forever alter the bucolic approach and character of the Barber Valley.





Figure 6 – area surrounding subject property

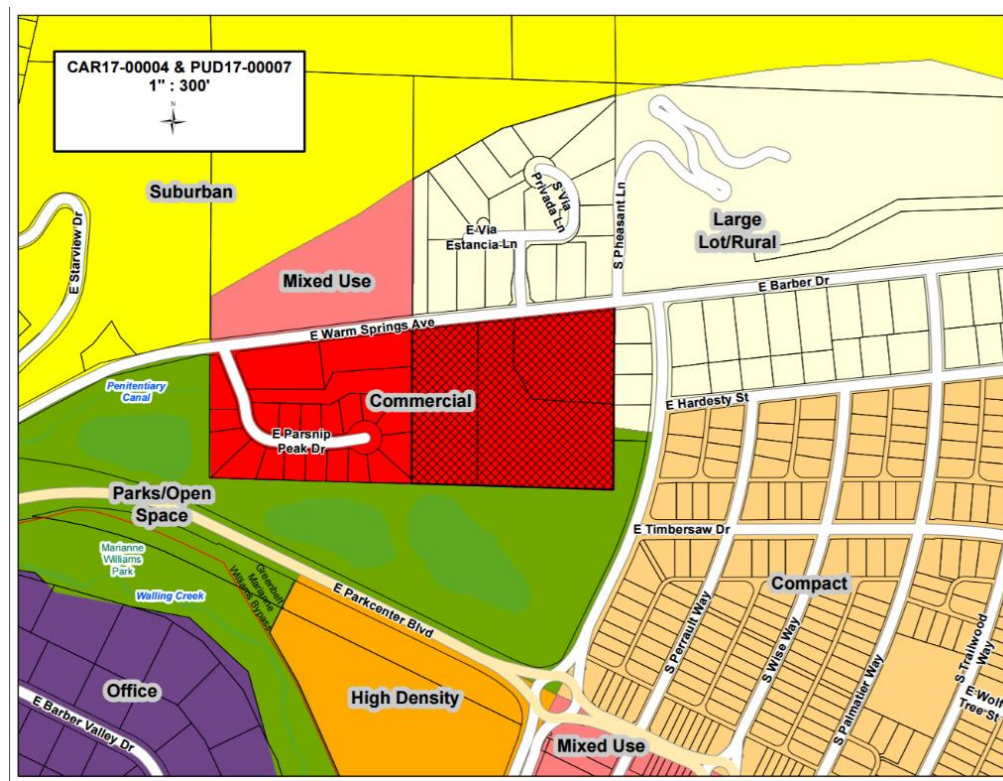


Figure 7 – area land use map

Though a commercial land use designation overlays the A-1 zoning on the original Land Use Map for Barber Valley (shown on Figure 7), adoption of SP-01 and SP-02 (Figure 8 and 9) consolidated planning calls for mixed use commercial and high-density residential land use between and along the Park Center corridor and the Warm Springs by-pass. It is in these carefully planned areas that the infrastructure necessary to support high density housing will be provided in a consolidated, efficient manner.

Changing zoning designations to accommodate high density apartments does not meet the spirit of the original land use designation, explicitly dismisses both the purpose of the Comprehensive Plan and the careful thought invested in SP-01 & SP-02, and contributes nothing to the “*linkage between land use, transportation, the environment and urban design.*”

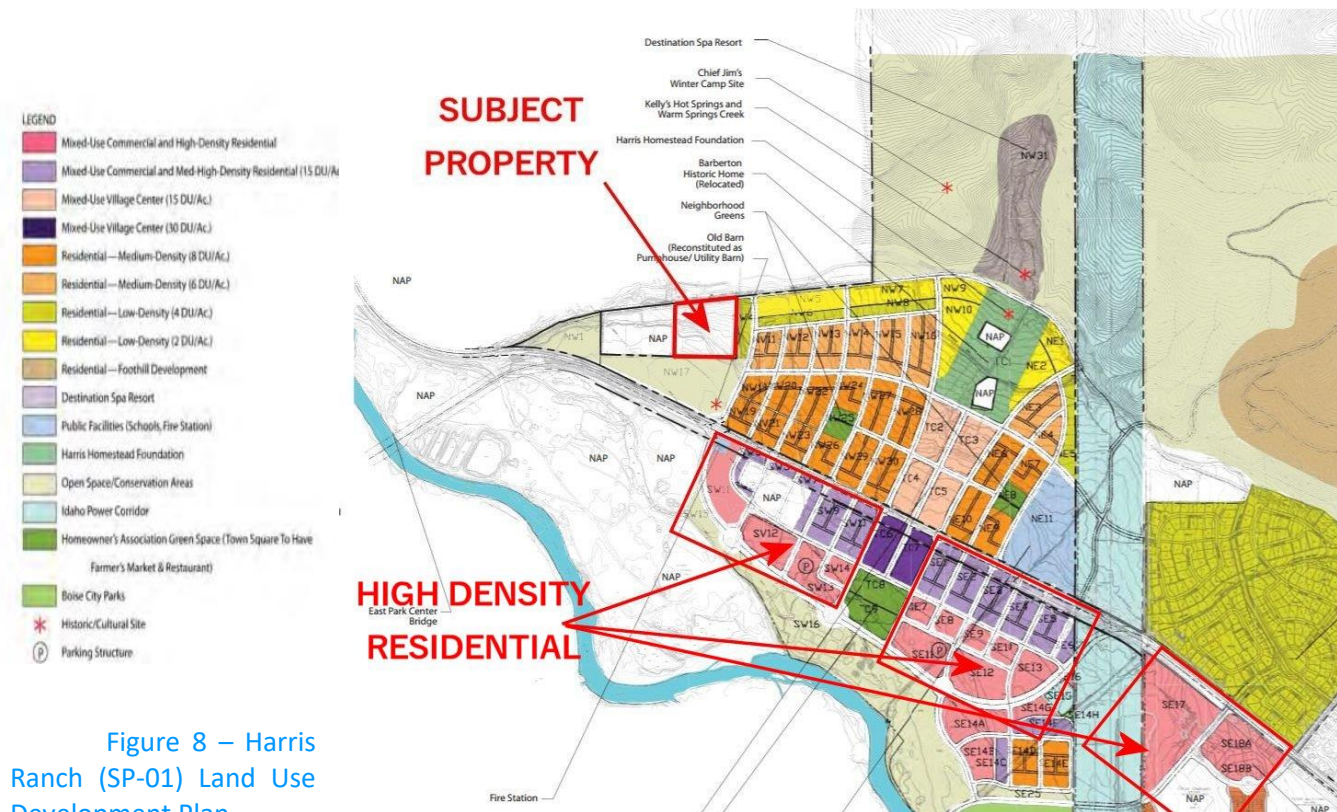


Figure 8 – Harris Ranch (SP-01) Land Use Development Plan

The Harris Ranch Land Use Map above identified two major areas in the Barber Valley for high density housing (Figure 8). The parcel identified by the developer for “up-zoning” does not lie in either of these Community Activity Centers but rather amongst 3 Low Density Residential areas: Dallas Harris Estates (Figure 10), Antelope Springs (Figure 11) and Privada Estates (Figure 12) single-family residential subdivisions



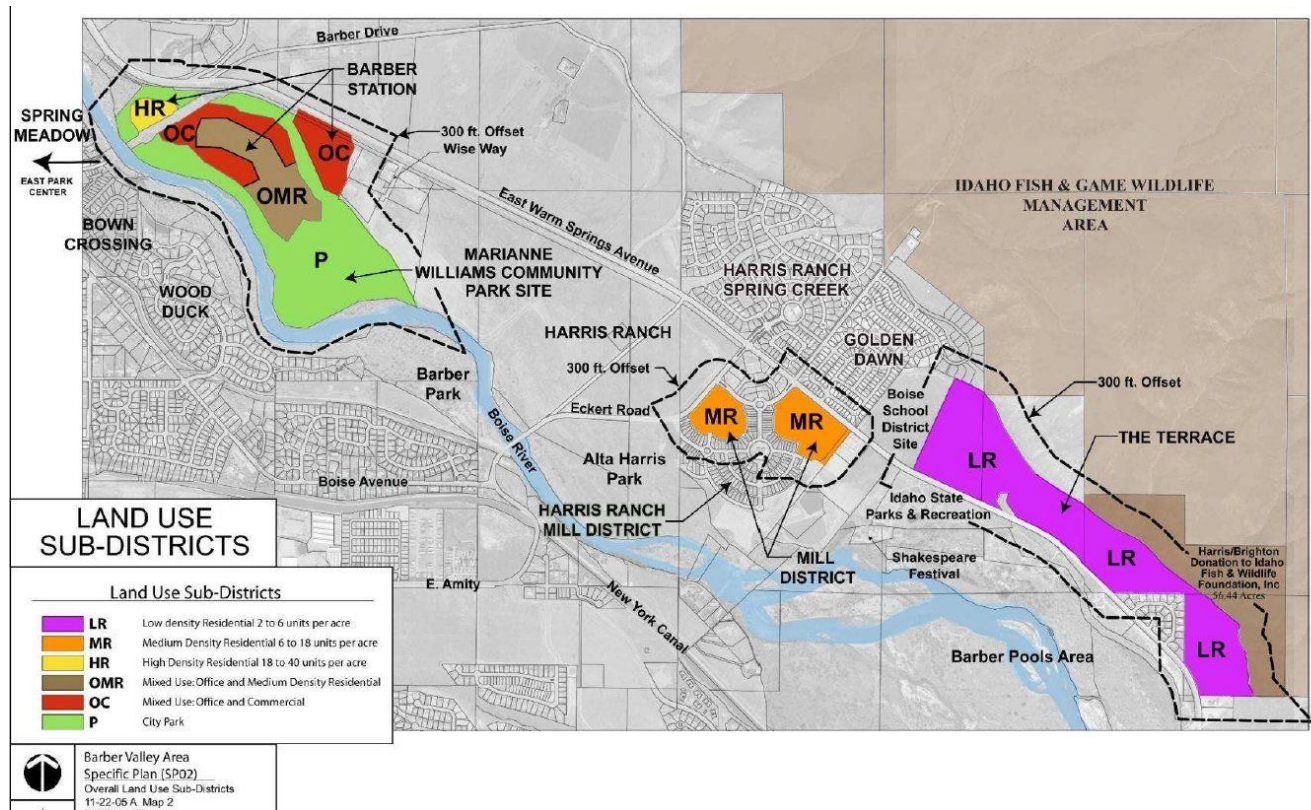


Figure 9 – Barber Valley (SP-02) Land Use Development Plan



Figure 10 – existing Dallas Harris Estates homes on East Warm Springs Avenue



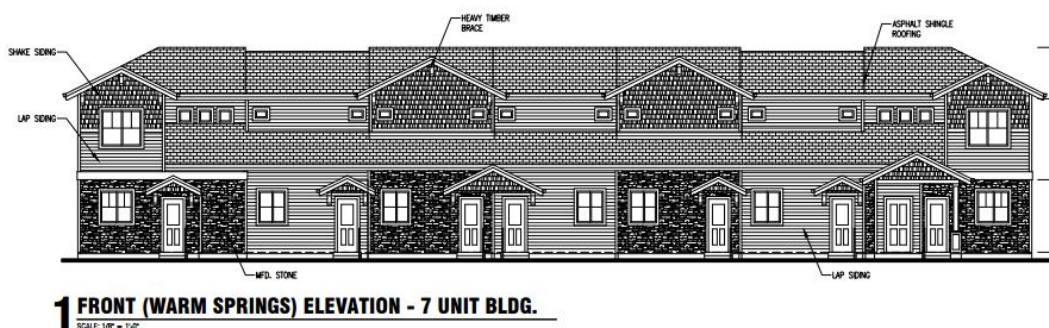


Figure 11 – existing Antelope Springs homes on East Parsnip Peak Drive



Figure 12 – future Privada Estates homes (under design) on South Via Privada Lane

The design standards for the proposed multi-family dwellings are to “have the look of large homes while allowing individual expression. The buildings should include bay windows, porches and chimneys” to “help prevent a sterile, box-like appearance.” (SP-01, p. 144) This 8.65-acre property proposes 18 separate multi-family apartment buildings varying only in number of floors and units with none of the characteristics of the surrounding single family homes. This does not meet the principle of mixed types and densities expected within this size parcel. The developer did not include enough architectural variation to blend the buildings with the surrounding neighborhood which results in the undesirable “box-like” appearance (Figure 13).





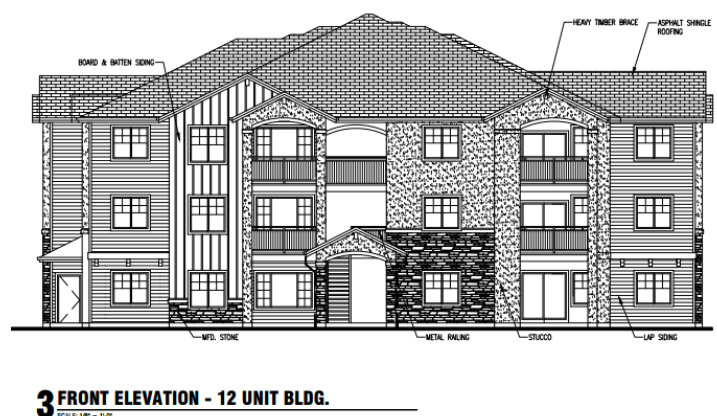


Figure 13 – proposed 3-story apartment block ‘box-like’ appearance

### Barber Valley Policies-Connectivity

**Goal BV-C1** Ensure future development and roadways are consistent with objectives for the Barber Valley

**Goal BV1.2** Warm Springs Corridor Plan

- Work with ACHD to implement a Warm Springs Corridor Plan... Pedestrian crossings and control of traffic speed are critical elements to be implemented.
- Work with Valley Ride to create safe transit stops.

The proposed apartment complex of 125 units will have a single entrance/exit onto Warm Springs Ave, classified as a 2-lane minor arterial which has a history of closures due to rock slides, the most recent being January through April 2017. Current transit access is located outside of the ¼ mi walking radius on Parkcenter Blvd. Though the Boise Public School District indicates it can accommodate children from the apartments, it neglects to mention that both the two receiving grade schools are over capacity and currently multiple supplemental temporary buildings are required to accommodate the children. The levy for a Harris Ranch Elementary School was approved, but there is no projected date for construction. Even with school construction completed within the Harris Ranch site, the location of the apartments will require children to cross Warm Springs Avenue with its additional 800-1000 vehicle trips per day. At the current time, there is only one “on demand” pedestrian crossing light near the Harris Ranch mail kiosk. Connectivity to the south by pathways has not been addressed other than the “assumption” that adjacent land owners will allow access. The location of this proposed multi-family complex will burden already marginal infrastructure. Increasing the zoning to allow for the 125-unit apartment complex accomplishes the developer’s goal at the monetary expense and safety of the surrounding single family residences, does not provide the expected quality of life for apartment residents and is in direct contradiction to the principles, goals and policies contained in the Comprehensive Plan as well as the careful planning for residential density described in SP-01.

The concepts of “stable neighborhoods” and “mixed use Community Activity Centers” were introduced as overarching visions in the Comprehensive Plan. The Comprehensive Plan specifically identifies the Neighborhood Activity Centers as the appropriate location for compact, moderate and high density residential. Infrastructure planning, including transit corridors are specifically designed to handle this developmental density. Arboretum at Barber Station is located at the entrance to Barber Valley where the land use map indicates a Community Activity Center. SP-02 presents several opportunities for well planned, moderate and high density development including the Park Place Townhouses, located on East Barber Valley Drive, a high-density town home development which is currently under construction. The Harris Ranch land use map as well as SP-01 designates

the area between the Warm Springs by-pass and the Parkcenter corridor as mixed use commercial and high density housing, with 1500 apartment units zoned for this area alone. The combination of office, shopping and entertainment planned for the intersection of Warm Springs and Park Center completes the expectation of a viable Community Activity Center. It is in this location that the city has initiated its first extension of the public transportation system along Park Center. It is only in these mixed use high density areas that the consistent ridership necessary to support the public transportation plan in a cost-effective manner will be achieved. Placement of high density housing in this center reflects the integrated approach to land use espoused in the Comprehensive Plan. Changing zoning in an area surrounded by single family, Low Density housing to facilitate an isolated cluster of apartments with marginal infrastructure in the name of “compact” growth is contradictory to the Comprehensive Plan. This request for up-zoning does not in any way reflect consideration of the adopted specific plans for Harris Ranch and Barber Valley, nor does it maintain or preserve the compatibility of the existing development.

**Goal BV-CCN-1:** Respect the Barber Valley’s unique development context.

**BV-CNN1.1:** Context Sensitive Development - Design development to preserve wildlife habitats and connectivity, open space and context-sensitive recreational opportunities

**BV-CNN1.2:** Protection of night skies - Minimize light trespass from developed areas, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments by adoption of night-sky lighting standards

**Goal BV-CCN2:** Integrate consideration for wildlife corridors into land use and transportation planning.

**BV-CNN2.1:** Wildlife Corridors (e) Require that new development on parcels outside the existing Harris Ranch and Barber Valley planned communities align with the Harris Ranch Wildlife Management Plan so that the area may progress towards consistency and landscape-level management.

**BV-CNN3.2:** Groundwater Protection – Protect existing community wells and local water sources in accordance with the IDEQ groundwater protection program.

**BV-CNN3.3:** Open Space Protection – Identify opportunities to combine and cluster land uses to preserve open space in the Foothills and wildlife corridor areas.

**Goal BV-C 1.2:** Warm Springs Corridor Plan – Reduce wildlife mortality and increase public safety by providing wildlife crossings along Warm Springs. Collaborate with property owners, ACHD, and IDFG to identify needed wildlife crossings.

**BV-NC 1.1:** Joint-Use Parks and Open Space – Design parks and open space to serve both the human and wildlife populations in the Barber Valley.

Consistent themes throughout the Barber Valley policies and the goals of the Harris Ranch SP-01 and Barber Valley SP-02 planned communities include respect and preservation of wildlife and their habitats, provision of public open spaces and decreasing the impact of development on the environment of the Barber Valley. Removal of the orchard, multiple trees and open grassy fields in addition to excavating and filling wetlands will dramatically reduce the habitat for birds and small wildlife as well as significantly alter the patterns of migration of the deer toward the Boise River. All amenities described in the proposal are for the use of the apartment residents. There is no evidence of thought for public space as envisioned in SP-01 to create the “living room” where people from the neighborhoods and the apartments might gather to create a feeling of community.

The significant amount of pavement and roofing as well as the “land-locked” nature of the parcel with no natural drainage access to the Boise River creates a real concern regarding the required containment on site of storm water. With the slope of the property, there is significant potential for lower lying properties to receive significant run-off if not properly contained.

It is also significant to note that the property is located within the Ada County Wildland-Urban Interface, Zone B-Valley Desert designation. The developer does not address any fire-wise landscaping measures to ensure that perimeter trees are not easily ignited should embers from a wildfire drift toward the complex, as occurred during the summer 2016.

In short, there is little, if any consideration of public convenience or general welfare in the proposal and approval will establish a significant deviation from the Blueprint Boise, the Comprehensive Plan for Barber Valley and the specific plans for Barber Valley and Harris Ranch and create a permanently damaging precedent for the value of citizen involvement in the future planning efforts of the city of Boise.

### **Summary for Part 1: Reasons for Denial**

The Barber Hill Vistas proposals, CAR17-00004 and PUD17-00007 should be denied as they are not in compliance with the Comprehensive Plan and **Boise Development Code, Chapter 11-013: Adopted Specific Plans, Section 11-013-01 Harris Ranch and Section 11-013-12**. Neither proposal reflects considerations of SP-01 and SP-02 with regard to location in a neighborhood activity center which would facilitate efficient and appropriate use of public infrastructure and resources. This reflects a total disregard of the best interests of the public convenience and general welfare as well as placing an undue burden on the public facilities (schools) until the Harris Ranch Elementary School is built. The PUD proposal is not in compliance with Multi-Family Development Standards 11-01-10.4 with regard to developmental mix of housing opportunities on this 8.65-acre parcel. The design is not in compliance with Multi-Family standard 11-01-10.4 regarding street frontage and lastly, it is not in compliance with Multi-Family standard 11-01-10.5 with regard to transitioning heights of buildings so that structures are comparable in scale to adjacent single-family. The request for rezoning and construction does not maintain or preserve the compatibility of the surrounding zoning and development and will adversely affect other properties in the vicinity. Approval of these proposals will totally disavow the Vision underlying Blueprint Boise which states *“Boise’s growth with happen in a sustainable, efficient and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future.”*

### **Part 2: Recommendations for Improvements and Site Design Solutions**

We have thoroughly reviewed the proposed design and its impacts. Should the Commission choose to approve the Rezone and PUD application, we offer concrete suggestions to improve the application.

#### **Entry Road, Access and Traffic**

- Work with ACHD on a proper ingress and egress turn-lane design (within existing right of way and north of the subject property boundary), factoring in adequate 45-degree vision triangles. Developer should provide turn-lanes along the south side of Warm Springs right-of-way facilitating fluid traffic movement in and out of the complex, for the benefit of vehicle, pedestrian and wildlife safety.
- Due to the recent ACHD re-opening of Warm Springs Ave around the Mesa (on April 21<sup>st</sup>, 2017), it is strongly recommended that the submitted traffic study be revisited and factor in recent existing Idaho Transportation Department (ITD) traffic counts for Warm Springs Ave (2016 traffic counts prior-to-closure). The original traffic study submitted by Dan Thompson, Thompson Engineers, did not factor this crucial data into the study. From this property, Warm Springs westbound is still the most direct (and fastest with no traffic signals) access to downtown Boise, along historic Warm Springs Ave. The state’s largest employer, St. Luke’s Hospital, will choose to use this most direct route instead of Parkcenter, which is contradictory to submitted traffic study.

### Open Space, Wildlife and Fencing

- Carports and awning design should be eliminated and not counted towards percentage open space requirements (Figure 14).



Figure 14 – Similar proposed apartment design (Eagle River Luxury Apartments, Eagle, ID)

- Provide additional open space for wildlife to flow easily throughout the complex. Current plan does not facilitate deer migrations towards the River. Include a 50' eastern wildlife corridor as an addition buffer and to facilitate wildlife movement also along the eastern boundary of the property.
- Provide an indigenous environment and deer-friendly native landscape for both wildlife corridors. Remove pedestrian path within the 50' western wildlife corridor and the eastern boundary of the property to not mix wildlife with pedestrians.
- Provide deer-friendly 3-sided perimeter fencing (adhering to the same condition of approval fencing requirements for Antelope Springs #1 subdivision) and follow proper fencing guidelines provided by Idaho Fish and Game.

### Wetlands

- The Wetlands should be properly delineated as a condition of approval for preliminary plat.
- Due to high groundwater conditions located in general southerly area below the existing property ditch, strive to preserve existing wetlands and leave undeveloped (boundary and size are still to be determined weather and groundwater level-dependent).
- Work with Army Corps of Engineers and a TBD Environmental Scientist to develop a plan to protect determined and designated wetlands in perpetuity.
- As opposed to preferred neighborhood option of preserving existing wetlands, if developer proposes to mitigate wetlands thru extraction and compacted fill, and/or via purchasing wetlands bank credits, a condition of approval should be to require developer to submit geo-tech/soil sample/compaction testing reports as part of City inspection process during grading of the designated wetlands area.

### Storm Water and Drainage

- The submitted detailed site plan shows only two (2) small drainage retention basins (ponds), which is inadequate to minimize offsite impact, given the size and geometry of the property for storm-water containment onsite. The topography is recognizably challenging to develop due to existing features (steep grade, ditch, wetlands) and the need for a large volume of soil extraction, fill and compaction. Developer should strive to minimize roof-top surface size and amount of asphalt roadway and sidewalk surface to reduce volume of storm-water collection and containment onsite.



- Detailed site plan indicates 26.3% asphalt, 20.2% building first floor and clubhouse, 11.7% walks, roughly 58% of all surface areas, this amount should be reduced to properly maintain and dispose storm water onsite.
- Proposed drainage design should be reviewed very carefully, and conditioned to not allow surface run-off to co-mingle and contaminate existing onsite wetlands, nor the Harris Ranch ponds below, nor allowed to burden existing Antelope Springs HOA-maintained storm-drain system or pump run-off into the Penitentiary Canal head gate or waste way pipe area (located within the 55' wide canal easement, waters of the US Bureau of Reclamation) recorded on the Antelope Springs plat or allowed to connect and burden the existing Antelope Springs sub-surface drainage pipe system, nor impact the designed drainage system along the east neighboring single family dwelling fence-lines (Dallas Harris Estates).
- The 4 apartment units designated at the top of the slope (above the existing ditch) should require individual grading and building permits due to potential large volume of water run-off in front of these buildings that could impact the sub-surface of these buildings.

#### Building Density, Design and Height

- In effort to maintain predictable consistency, reduce proposed density by increasing density transition from the exterior perimeter inward, with single-level housing design along south side of Warm Springs, and along both the east and western boundaries of the property (where existing homes are located), and concentrate housing density towards interior center of the property.
- Reduce dwelling unit and parking density and increase open space according to Boise Multi-Family Development Standards, Planning and Zoning Commission 11-01-10.6 Site Design B. Parking: Credits and Reductions, (e) Podium or Structured Parking: *"The minimum parking required where at least 60 percent of required spaces are in tuck-under garages, podium, or a multi-level structure shall be reduced by 25 percent"*. Eliminate metal carport awnings, promote a design that encloses vehicles within the dwelling unit itself (Figure 15).

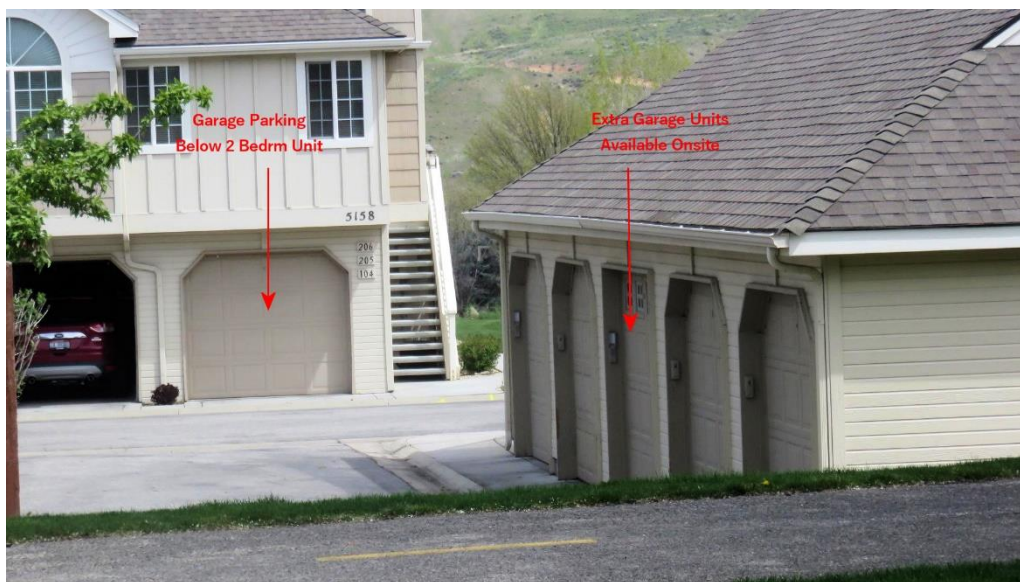


Figure 15 – Surprise Valley Townhouse with integrated garage design

- Include housing styles that are complimentary and compatible with area neighborhood and appropriate as a visible gateway into the Barber Valley (Figure 16).



Figure 16 – Variety of complimentary and compatible Barber Valley housing styles

- Include complimentary architectural design that will maintain exterior aesthetic over time. At a minimum, the neighborhood would like to conduct a design review with the Harris Ranch (SP-01) Design Review Board, and incorporate suggested design recommendations. Optional design review is suggested with SP-02 design review committee.

#### PUD Amenities that Benefit the Neighborhood

- Along with proposed amenities, such as garden sections in between structures and bordering the clubhouse, explore alternative PUD amenities (from Chapter 11-03 Subsection 7: Planned Unit Development and from SP-01) that are compatible and beneficial to the surrounding neighborhood.

#### Connectivity

- Provide safe public access to the Greenbelt and Grade School. Work with the neighbors to come to agreement on reasonable connection points. Even if it is not constructed immediately, the point of planning is to plan.
- The sidewalk requirement along the north boundary of the property should not be counted as connectivity in this context, due to the sidewalk being a requirement anyway.

#### General Considerations

- Provide for strategically located and minimalistic dark-sky compliant lighting structure in the parking areas, with proper shielding as requested for Harris North street lighting.
- Do not operate a 24-hour open management/clubhouse center. Be respectful of surrounding neighborhood quiet hours.
- Provide a provision in the CC&Rs to not allow for short-term rental periods (aka, AirBnB, VRBO, et. cetera).
- Participate in the local CID bond to help reduce the financial burden placed on the neighboring properties, as well as the Harris Ranch Wildlife Mitigation Association (HRWMA) funding.
- Have signage and enforcement in place to contain all guest parking onsite (no offsite parking).

At an absolute minimum, the property should incorporate these suggested recommendations for improvement. It should provide safe public access to the Greenbelt, with sufficient open space. These revisions to the application, will not only make it a better design, set a higher standard for new multi-family developments to follow, but also be in conformance with the City of Boise Comprehensive Plan Goals and Barber Valley Planning Goals, making far superior option to what is currently being proposed.

#### **Part 3: Recommendations for Alternative Site Designs**

Alternatively, the neighborhood would like to see a responsible development from a developer who invested in the community for the long-term. The neighbors seek to establish a solid working relationship with a developer that proactively partners with and solicits design ideas and incorporates suggestions from neighbors and BVNA into the overall design. The neighborhood understands how it is important to establish a good design foundation which achieves the site density, design and architectural (aesthetic) goals of SP-01 and SP-02.



Upon recent review of the only other (2) remaining commercial-zoned properties in the immediate adjacent area along this section of Warm Springs Avenue, one is a 1 acre parcel (approximately) located adjacent to northwest of the subject property, and the other is located across the street on the north side of Warm Springs Ave (Barber Hills Nursery area) and a single-family home.

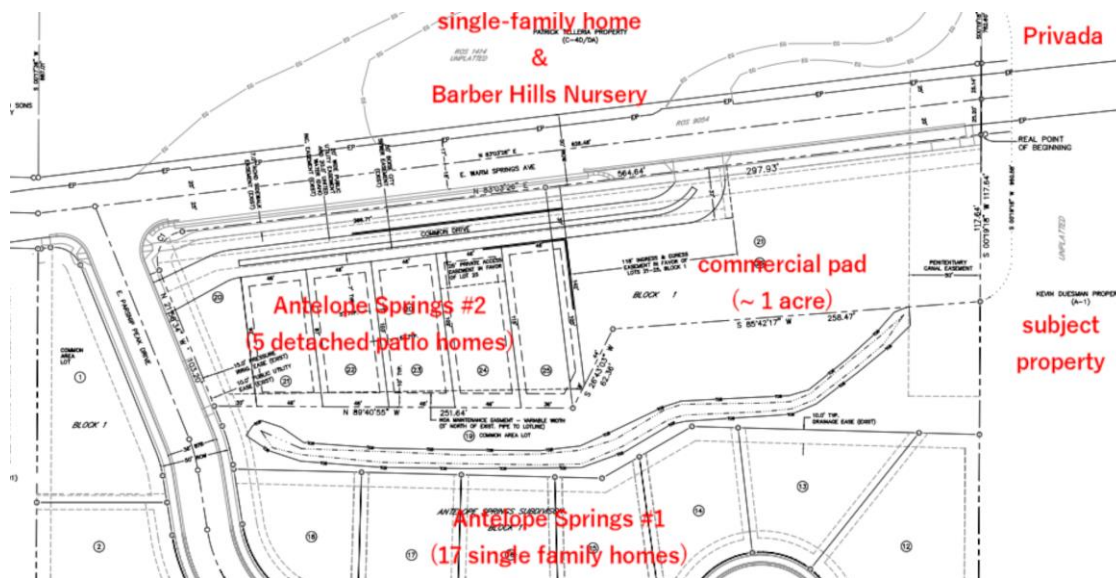


Figure 16 – Location of remaining commercial areas adjacent to Antelope Springs #1 and #2

**Antelope Springs #2 (CUP15-00092, SUB15-00065)** – recently approved by Planning and Zoning, January 6<sup>th</sup>, 2016) is a to-be-built 5-unit detached patio home community on a 1 acre *commercial-designation* parcel. The new patio home subdivision is currently under construction and adjacent to East Parsnip Peak Drive. The detached patio home design is approved for 46' wide lots with 5' side-yard setbacks (total of 10' between each patio home).

**Antelope Springs #1 (CUP13-00002, SUB13-00002)** and Antelope Springs #2 are both designated commercial land use, but chose to follow the SP-01 policies and gained favorable support of the BVNA and neighborhood.



Alternative Site Plan (18 Single-Family Homes) - a proposal that is directly compatible to with surrounding single-family home density, zoning and architectural design (Antelope Springs to the West, Privada Estates to the North, and Dallas Harris Estates to the East), which leaves wetlands area undisturbed, and maintains the existing home and garage/shop (located at 3555 E Warm Springs) on 1 acre parcel intact, and provides equal, if not more tax base contribution to the City of Boise, Boise Schools, ACHD, Ada County, et. cetera. This plan effectively is 2 du/acre.

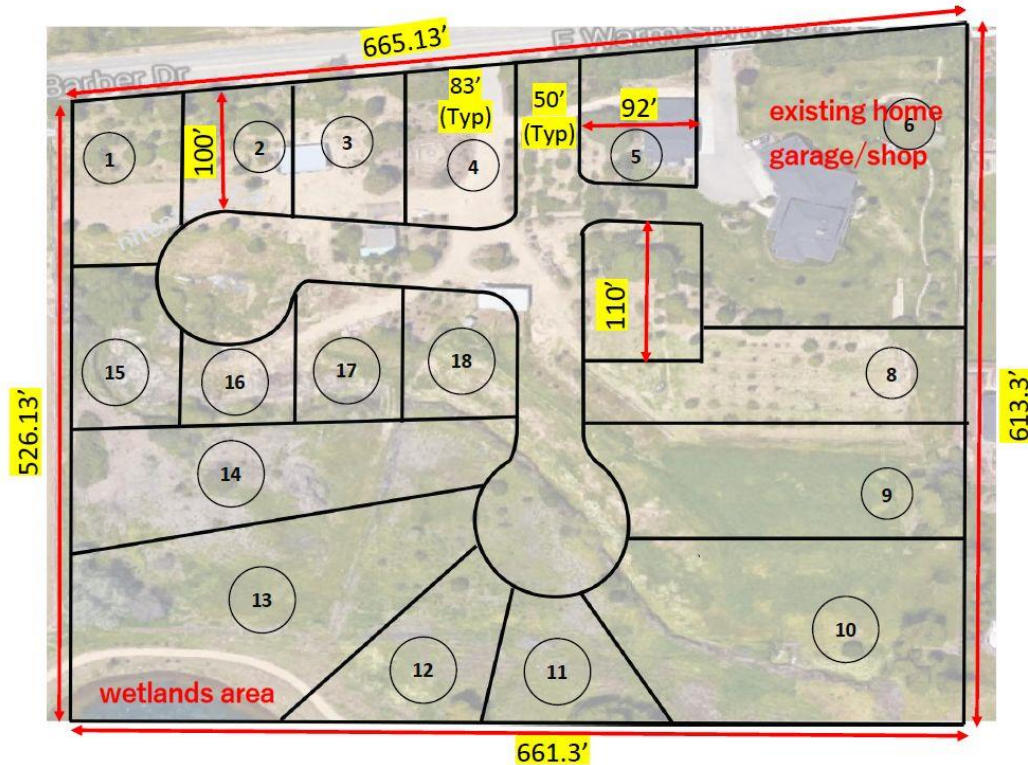


Figure 17 – Alternative Site Plan for single family homes

Vista Ridge Subdivision – a previous proposed site design (rezone and subdivision preliminary plat) was presented at a neighborhood meeting held onsite on June 22<sup>nd</sup>, 2016 (Figure 18). The BVNA attended this meeting to acquaint with the proposed project. This proposal (including design, architectural features and public amenities) was more compatible with surrounding neighborhood context, and with modification could be a reasonable approach to density and design. The density of this design can be reduced by removing home-sites from the wetlands areas and along Warm Springs Avenue, to bring the overall density more in-line with surrounding neighborhoods. Antelope Springs #1 and #2, at 22 home-sites is roughly 3.6 du/acre. Privada Estates at 16 home-sites is 1.4 du/acre. Adjacent 4 Dallas Harris Estates homes are roughly 2.5 du/acre.

The Vista Ridge concept included the following amenities (Figure 19):

- 

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## **Summary and Conclusions**

The BVNA has cited clear justification for denial, recommendations for improvement and conditions of approval, and an alternative site design solution to be considered.

The BVNA recognizes the property rights of the owner of this land to develop, however the rights should be promoted in such a way that is environmentally respectful and consistent with the surrounding community. Any request for an up-zoning should be reviewed very carefully and any variance granted very cautiously. Importantly, an up-zone should yield at least as much community benefit as it takes away from the adjacent neighbors. If the up-zone is approved, it is clearly a grant in value to the property owner at the greater expense of the neighborhood and deviates from SP-01 and SP-02, the policy foundations for the area. We are all very proud of the ground-work laid, and these policies should be maintained as a predictable blueprint for all development in the area to adhere to.

Thank you for your consideration.

Respectfully,

**John Mooney, Jr.**  
**President**

### **The BNVA Board**

President John Mooney, Jr.

President-Emeritus Mike Reineck

Vice-President Marshall Simmonds

Secretary Leslie Wright

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Jeremy Maxand

Brandy Wilson

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**Celine Acord**

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**From:** Donna Burns <wwidahodonna@yahoo.com>  
**Sent:** Friday, April 28, 2017 3:30 PM  
**To:** Celine Acord  
**Cc:** syarrington@achdidaho.org  
**Subject:** PUD17-00007, CAR17-00004

WARM SPRINGS MESA NEIGHBORHOOD ASSOCIATION POSITION  
 ON PUD17-00007, CAR17-00004 Request for Zoning Change  
 3555 E. Warm Springs Avenue

Celine Acord, Planning and Development

[CAcord@cityofboise.org](mailto:CAcord@cityofboise.org)

RE JKB Construction Management's request for a zoning change from A-1 to R-2D/DA.

The Warm Springs Mesa Neighborhood Association strongly opposes the rezoning request for this 8.6 acre area based on unacceptable traffic increases to the immediate area, unacceptable compromises to the emergency evacuation patterns for Warm Springs Mesa and further strains on road irregularities and annual road closures from as unstable hillside from Starview Dr. through Windsong Dr. We recognize and accept that growth in Boise and its neighborhoods is inevitable and we recognize the shortage of apartments in the area. However, we believe that BV is not the appropriate location for such a project based on these features unique to area. We also reject any testimony that traffic will move East along Warm Springs Ave. to access Park Center Bridge moving West. We further reject the insistence that the rezoning is needed to off set multifamily housing as being an element in "backyard " terms. These, rather represent front door issues along with reduction of property values for existing homeowners.

Residents purchase homes with the expectation that the P and Z will follow the agreements reached when the Mesa and Barber Valley development plans were first established many years ago. Those were based on infrastructure and services which have not changed in the area under discussion unlike the substantial improvements along Park Center Bridge.

What happens in the neighborhoods adjacent to the Mesa have a definite impact on Mesa residents. We depend completely on Warm Springs Avenue for access and egress. As proven by the recent closure of Warm Springs Avenue, travelers from the Harris Ranch area are more likely to use Warm Springs Ave, or cut through the Mesa, rather than take the Park Center route to access downtown Boise, the Connector, and points west. Safety of Mesa residents is always a major concern for this N.A. And that traffic does not include those trips that will be generated by the new 60 homes of Privada, 125 additional homes on the Mesa, 60 homes in the developing Warm Springs Village just at the base of the Mesa at Windsong Drive. These approved developments must be counted in the traffic patterns of Warm Springs Ave.

Not only is everyday traffic already an issue, emergency evacuations must be a part of any decisions regarding growth in the area. The Table Rock fire proved that wildfire can, and most likely will, spread to these contiguous neighborhoods in a matter of minutes. Congestion, confusion, road closures are a real threat and can lead to loss of not only property but life. Given the stress 120+ additional apartment dwellers will place on the area, the Mesa residents request that the motion before the commission be denied.

Warm Springs Mesa Neighborhood Association Board (an official entity approved by the Boise City Council ).

CC: Stacey Yarrington, ACHD syarrington@achdidaho.org



**Celine Acord**

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**From:** Jeanette Bennett <boisecook@yahoo.com>  
**Sent:** Wednesday, April 26, 2017 10:33 AM  
**To:** Celine Acord  
**Subject:** RE: PUD17-00007

**East End Neighborhood Association**  
**1195 Shaw Mountain Rd**  
**Boise, Idaho 83712**

**April 26, 2017**

**Celine Acord, Associate Planner**  
**Send to: cacord@cityofboise.org**  
**Planning and Development**  
**Boise City Hall, 2nd Floor**  
**150 N. Capitol Boulevard**  
**P O. Box 500**  
**Boise, Idaho 83701 -0500**

**RE: PUD17-00007**

**Our Neighborhood Association would like to be on record as being in opposition to the increased traffic numbers that will be created from the building of the 120 plus apartments units on Warm Springs Avenue (east of the Mesa) that is being considered by the Planning Communion on May 8, 2017.**

**The East End Neighborhood Association's Board of Directors is not opposed to the increased development in Barber Valley, but is very concerned with the location of these proposed Apartments in proximity to Warm Springs Avenue and the overwhelming possibility that the new residents will use WSA rather than Park Center for their trips west. By locating the apartments along the Park Center loop to the south would certainly indicate a more sensible use for travel to Boise and the west.**

**ACHD has presented Trip Generation figures for the Apartment Project, and Warm Springs Avenue, but does not show the increases that will be generated for Warm Springs Avenue West of the Mesa after the build-out of the already approved 58 homes and 18 Apartments on Warm Springs between the Mesa and Walling. Our Board feels that ACHD should schedule traffic counts for the section of Warm Springs Avenue from Starview Dr. (off the Mesa) to Walnut Avenue as soon as possible to establish a more accurate count for that section of Warm Springs Avenue.**

**At nearly every EENA Board Meeting there is someone that is asking how the traffic on Warm Springs can be better controlled to allow safer access and egress to our neighborhood streets. Hand-activated traffic signals (for bikes and pedestrians) at Adams School and Walnut have helped greatly to slow traffic when they are being used. The Board is considering applying for more as a means to slow down the traffic, and possible provide a message for drivers coming from Barber Valley to use Park Center instead.**

**The East End Neighborhood Association is asking the Commission to re-consider the Traffic Issues connected with the approval of this Apartment Development at this location.**

**Respectfully,  
East End Neighborhood Board of Directors**

**Cc: Stacey Yarrington, ACHD –[syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)**



*Via email (cacord@cityofboise.org)*

Celine Acord  
City of Boise Planning and Development Services  
150 N. Capitol Blvd.  
Boise, Idaho 83701

Re: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)  
SB File No. 23150.7

Dear Celine:

I am writing today on behalf of Barber Valley Development, Inc., the developer of Harris Ranch. As you may already know, Harris Ranch was developed through a collaborative charrette process that involved dozens of meetings, ultimately leading to the adoption of SP01, Boise City's first specific plan. We are very proud of the effort and work that led to the adoption of SP01, which has led to years of development at Harris Ranch with nearly universal support of the neighborhood. This is reflected in Blueprint Boise's mandate that SP01 and SP02 are to "guide future development in the Barber Valley." (*Blueprint Boise*, BV-14).

The public buy-in reflected in Harris Ranch is critical to its success. With this in mind, we have reviewed the above-mentioned application and have also discussed it with project representatives. While Harris Ranch supports the rights of its neighbors to make use of their own private property, we have concerns with this application that we believe are reflected in the neighborhood opposition to this project.

First, we are concerned about the level of density proposed in this particular location. Please do not misunderstand – Harris Ranch supports a mix of uses and densities. In fact, it is a hallmark of the Harris Ranch development, which includes single-family detached, townhomes, commercial, and eventually multi-family. This was discussed in the charrette process, during which density patterns were debated and ultimately adopted. Those density patterns include lower densities at the north end of Harris Ranch, leading to higher densities near the major corridors of Parkcenter and the southern bypass, bringing higher numbers to the activity centers and traffic infrastructure that can accommodate it. It also creates a predictable development pattern that we know the neighborhood appreciates.



Our concern with this application is that it is out of alignment with the density patterns established in SP01 and SP02. The proposal places high density uses and multi-story structures in the northern area of the Barber Valley. Dozens of units will be immediately adjacent to 1/3-acre lots on the east. Three-story buildings look over pathways and ponds on the south. The project is similarly inconsistent with densities to the west and north of the project.

Again, we have no issue with density; however, we believe the density proposed is not consistent with the densities adjacent to this property, nor is it consistent with the pattern of development identified in SP01 and ratified for the area in *Blueprint Boise*.

Second, we believe the pedestrian connection points at the southwest and southeast are both problematic. We will not speak for the homeowners on the southwest, however, no approval has been granted (or formally) requested for the access that is still shown on the site plan dated April 14, 2017, as shown below:



Third, as a neighboring property owner, we are extremely aware of the wetland and stormwater issues associated with the development of this parcel. Our discussions regarding stormwater detention with this applicant have not given us the comfort that these matters have been studied adequately to ensure this building layout will be possible. Harris Ranch requests additional assurance that these matters can be addressed.


Finally, it is our understanding that a design review application will still be required for this multifamily construction. We appreciate that these are separate approvals. Please keep in mind that the area properties have all been designed to ensure diversity, variety, and long-lasting building materials. It will be critical to ensure that this project will be consistent in appearance and quality with neighboring development. Given our review of the plans, it appears the structures, including facades, will vary only slightly and materials are intended to repeat identically across buildings.



Given that building layouts are being considered with the PUD application, it would be helpful to the neighbors for architectural drawings to be included in the application. The drawings that have been shared in meetings to date do not give us any assurance that the buildings will be of quality and appearance consistent with the adjoining developments.

We appreciate the opportunity to comment on this application.

Regards,



Doug Fowler  
Lentir Ltd.  
Project Manager - Harris Ranch

**Celine Acord**

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**From:** Melissa Pratt <melissa.pratt27@gmail.com>  
**Sent:** Wednesday, April 26, 2017 12:26 PM  
**To:** accord@cityofboise.org; Celine Acord  
**Cc:** Mayor Bieter; CityCouncil  
**Subject:** Planning & Zoning Commission  
**Attachments:** scan.pdf

## WARM SPRINGS HISTORIC DISTRICT ASSOCIATION

Our mission: Preserving and protecting the livability, safety and historic character of the Warm Springs Historic District. Working to preserve the irreplaceable.

April 25, 2017

City of Boise  
 Planning and Zoning Commission

Subject: PUD17-00007, CAR 17-00004

To the Honorable Planning and Zoning Commissioners:

Our board is strongly opposed to this project. Changing the zoning to escalate density in this area with apartments will increase traffic in our residential neighborhood as the ingress/egress is designed to funnel cars onto Warm Springs Avenue. This area is not zoned for this type of development and approving this will set a bad precedent for further developments like this in this area. Projects with this density should be placed on Parkcenter Boulevard which has been designed with great foresight to carry this load.

Warm Springs Avenue has continued to bear an increasing traffic load without consideration for dealing with the additional traffic flow. The St. Luke's project will effectively close off a conduit for the near East End thus placing added traffic on the Avenue. As well, continued development in the East End is further swelling the traffic burden on our historic neighborhood. We're already concerned about all of the additional single family homes being built nearby without the addition of apartments.

With the already approved projects we'd appreciate considerations for traffic calming such as bulb outs that still allow for bike lanes at all intersections and lowering the speed limit to 25.

We love our beloved historic residential neighborhood and we'd like to have it continue to be a livable neighborhood, as well. This neighborhood is one of Boise's irreplaceable ones.

Sincerely

**Melissa C. Pratt**

President of the Warm Springs Historic District Association

1409 Warm Springs Avenue Boise ID 83712

PHONE 208-850-0731

EMAIL [Melissa.Pratt27@gmail.com](mailto:Melissa.Pratt27@gmail.com)

**Celine Acord**

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**From:** BVNABoise <bvnaboise@gmail.com>  
**Sent:** Monday, March 20, 2017 7:21 AM  
**To:** rcnoble@mac.com  
**Cc:** Celine Acord; Kelly Mooney  
**Subject:** Duesman Property Prelim Planning

Richard,

Thanks for submitting this and contacting the City with your objections. As we understand it, the developer remains in a listening mode and is interested in hearing our many concerns - traffic certainly being a major issue. I hope you can make the meeting this Wednesday - here's an excerpt from our BVNA meeting minutes from 9 March:

The developer plans to submit an application to the City by the end of March.

Update: The developer has scheduled a meeting on Wednesday, 22 March at 6pm. The meeting location is the Mill District Clubhouse, 4057 S. Mill Site Ave, Boise, Idaho. This is not a 'public hearing' and City officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to review the application prior to formal submittal of the application to the City. A public hearing will be announced to the neighboring property owners by the City at a future date.

Respectfully - John Mooney, Jr.

BVNA Board

[jksm01@gmail.com](mailto:jksm01@gmail.com) or [BVNABoise@gmail.com](mailto:BVNABoise@gmail.com)

On Sun, Mar 19, 2017 at 10:13 AM, <[rcnoble@mac.com](mailto:rcnoble@mac.com)> wrote:

The proposed Duesman Property 120 apartment on Warm Springs complex will compound the current difficulty for Dallas Harris Ranch residents to access their mail boxes on the other side of the Warm Springs Extension. I have attached a document opposing the development on the grounds that the Duesman development will further the difficulty of mail box access and therefore conflicts with USPS 631.23 (October 15, 2015) for all Dallas Harris residents. Until a solution to this is approved by all parties, the development should not be approved.

Respectfully,

Richard Noble

Dallas Harris Development Resident

**Celine Acord**

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**From:** Cody Riddle  
**Sent:** Friday, March 24, 2017 4:42 PM  
**To:** Celine Acord  
**Subject:** Fwd: SLN Planning/JRB Consruction Mgmt Proposal for Barber Hills Luxury Development

Sent from my iPad

Begin forwarded message:

**From:** Mary <[mary\\_c\\_slater@hotmail.com](mailto:mary_c_slater@hotmail.com)>  
**Date:** March 24, 2017 at 4:30:36 PM MDT  
**To:** "[mayor@cityofboise.org](mailto:mayor@cityofboise.org)" <[mayor@cityofboise.org](mailto:mayor@cityofboise.org)>, "[hsimmons@cityofboise.org](mailto:hsimmons@cityofboise.org)" <[hsimmons@cityofboise.org](mailto:hsimmons@cityofboise.org)>, "[criddle@cityofboise.org](mailto:criddle@cityofboise.org)" <[criddle@cityofboise.org](mailto:criddle@cityofboise.org)>, "[dfluke@cityofboise.org](mailto:dfluke@cityofboise.org)" <[dfluke@cityofboise.org](mailto:dfluke@cityofboise.org)>, "[syorita@cityofboise.org](mailto:syorita@cityofboise.org)" <[syorita@cityofboise.org](mailto:syorita@cityofboise.org)>, "[tkthompson@cityofboise.org](mailto:tkthompson@cityofboise.org)" <[tkthompson@cityofboise.org](mailto:tkthompson@cityofboise.org)>, "[citycouncil@cityofboise.org](mailto:citycouncil@cityofboise.org)" <[citycouncil@cityofboise.org](mailto:citycouncil@cityofboise.org)>, "[abrown@cityofboise.org](mailto:abrown@cityofboise.org)" <[abrown@cityofboise.org](mailto:abrown@cityofboise.org)>  
**Subject:** SLN Planning/JRB Consruction Mgmt Proposal for Barber Hills Luxury Development

To Mayor Bieter, Members of the Boise City Council, and the Boise Planning and Zoning Department,

I just attended an informational meeting regarding a proposed 126-unit apartment complex called Barber Hills Luxury Development. SLN Planning and JRB Construction Management plan to submit a rezoning application to the city soon for the properties located at 3503 and 3547 E. Warm Springs Avenue.

I wanted to voice my **disfavor** with their proposed plan. I have the usual current-homeowner concerns and objections to this development: the negative impacts to wildlife, traffic, property values, and overall environmental quality. Regardless of the size and number of units, an apartment complex with transitory residents and only surface parking is a complete misfit with the surrounding neighborhoods of single family homes.

I moved to East Boise in retreat from the increasing denseness of downtown. I understood the attraction and livability of this area and knew that growth would continue in Harris Ranch and The Barber Valley. My understanding, though, was that multifamily units like the proposed would be located along the Park Center commuting corridor and in the Barber Station area—not on an already busy, 2 lane residential street (E. Warm Springs Avenue).

Please do not approve the rezoning application and plans for this development. I urge you to maintain the current zoning, encouraging the development of single family homes on these properties—in whatever form: attached/detached, traditional or patio style. Let's maintain the **existing family friendly** and **pride of ownership** qualities of E. Warm Springs Avenue!

Thank you,

Mary Slater



3373 E. Parsnip Peak Drive  
208-922-6109

**Celine Acord**

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**From:** Hal Simmons  
**Sent:** Monday, March 27, 2017 11:32 AM  
**To:** Celine Acord  
**Cc:** Cody Riddle  
**Subject:** FW: 126 Unit apartment proposed for Barbar Hill area.

**From:** David Jauquet [mailto:jauqdr@cableone.net]  
**Sent:** Monday, March 27, 2017 11:30 AM  
**Cc:** Mayor Bieter <Mayor@cityofboise.org>; Hal Simmons <HSIMMONS@cityofboise.org>  
**Subject:** 126 Unit apartment proposed for Barbar Hill area.

I would like to express my concerns about the 126 unit apartment complex being proposed for the property at 3555 E. Warm Springs Ave. This project is incompatible with the surrounding homes, and will have an adverse effect on these properties. It will also be detrimental to the quality of life for all properties in this part of the Barber Valley. My specific issues are as follows:

1. 1. The properties surrounding this proposed project, to the East, West and North, are all single family homes of middle to high end values. The units per acre on the surrounding properties is less than 4 units/acre. Allowing this project, with 14.5 units/acre, is contrary to Boise City's own vision for growth: "providing a predictable development pattern..., stable neighborhoods..." and "enhancing quality of life".
2. 2. The expected traffic generated by this apartment complex could exceed 800 vehicle trips a day. This will certainly increase the traffic on Warm Springs Ave, going to and coming from the downtown area. As well as causing a significant increase in rush hour traffic between Warm Springs and Park Center Blvd. I can also see traffic congestion at the entrances to the apartments and Privada Estates, which are directly across the road from each other.

3. 3. Pedestrian Safety is a concern. Foot traffic (to include bicycles, skate boards and all other means of non-motorized transportation) will be drastically increased on that portion of Warm Springs proceeding west to the Green Belt. At least a 1/3 of a mile of this route will have no sidewalk, forcing this pedestrian traffic onto the shoulder of Warm Springs, exposing them to vehicle traffic.
4. 4. This property has significant slopes, and a large portion of wetland. These characteristics lead to great concerns about the storm water run-off, especially with the amount of paved surface being proposed for driveways and parking.
5. 5. Because of the transient nature of apartment dwellers, there will be little pride of ownership, and low community involvement, by the residents.

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**Celine Acord**

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**From:** Hal Simmons  
**Sent:** Wednesday, March 29, 2017 12:52 PM  
**To:** Celine Acord  
**Subject:** FW: Apartment plans on Warm Springs

**From:** shhjelle@comcast.net [mailto:shhjelle@comcast.net]  
**Sent:** Tuesday, March 21, 2017 10:26 PM  
**To:** Hal Simmons <HSIMMONS@cityofboise.org>  
**Subject:** Apartment plans on Warm Springs

Dear Sir,

Not sure if you are aware, but traffic on East Warm Springs mornings and afternoons is already very busy and at times unsafe for families, kids and animals. It will be irresponsible to add a 120 unit apartment on Warm Spring and it will not good for the our beautiful wetland and wildlife.

Regards,  
Steinar Hjelle  
East Warm Springs ave



**Celine Acord**

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**From:** Wachtell <wachtell@gmail.com>  
**Sent:** Thursday, March 30, 2017 9:18 PM  
**To:** Celine Acord  
**Subject:** High density multi family housing zoning variance request

To whom it may concern,

I attended a neighborhood informational meeting in the Mill District community center last week.

I am writing to express my concerns that the proposed change in use being made by the developer is not compatible with the surrounding area.

My concerns revolve around:

- high density housing with a proposed 840+ trips to and from the 5 acre parcel each day. This is a significant increase compared to the number of trips generated if the property is developed under its currently allowable R1 designation.
- a large number of these trips will occur up and down Warm Springs Ave as it is bordering one side of the property and is the road from which residents would get their ingress and egress. Warm Springs Avenue already is heavily burdened with traffic and new trips to downtown Boise that come from this project down Warm Springs Avenue will run right through The historic Warm Springs Avenue corridor.
- wetlands that are adjacent to this project are to be filled in or reduced according to the information provided by the developer at the meeting. The ponds and wetlands in this area were supposedly set aside and to be protected as part of the prior approval process for the construction of homes and other commercial projects in the area. I was under the impression that these wetlands also provided for runoff buffering of water that is coming from the roads and surrounding upslope areas to keep it from running directly into the BoiseRiver. My understanding was that these ponds were a necessary resource for maintaining the health of the river system.
- development of this parcel into any type of low density residential use is compatible with the surrounding land and developments. High density would be an unusual addition at this particular location. All other high density housing is provided access to downtown via Parkcenter Blvd and is located with immediate access to that thoroughfare.
- any development with 24 hour lighting would be incongruous with all other development in the surrounding area. This sits amid residential single family detached homes and the light pollution from several acres of multi family parking seems like it would be a degradation to the area and surrounding home values.

In what form and to whom should I make my concerns known? I am happy to send a formal letter if this emailed form of communication is not acceptable. Are there other city or planning departments that should be recipients of my thoughts and comments?

What future planning meetings are open to the public at which I need to schedule my attendance to ensure that my concerns are appropriately heard?

Thank you for your help.

Sincerely,

Peter Wachtell

[Wachtell@gmail.com](mailto:Wachtell@gmail.com)

[\(208\) 409 8128](tel:(208)4098128)

Sent from my iPad

**Celine Acord**

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**From:** Jan Satterwhite <jansatterwhite@gmail.com>  
**Sent:** Friday, March 31, 2017 1:54 PM  
**To:** PDSTransmittals; Mayor Bieter; CityCouncil  
**Cc:** Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke  
**Subject:** Testimony PUD 17-00007 Barber Hills development

To Mayor Bieter, Members of the Boise City Council and the Boise Planning and Zoning Department,

My husband and I have lived in east Boise for over 25 years after retiring from 20+ years in the service. When we became "empty nesters" looking to downsize, we chose Harris Ranch as a "planned community" because of the commitment to walkability and wild life preservation. Harris Ranch provided a predictable housing pattern siting single family homes along the Warm Springs/Barber Valley 2-lane road and allowing increased housing density near the main traffic corridor of Park Center which was designed to handle the traffic flow.

Sadly, we find the "planning" promised by Boise city for Barber Valley in the "Blue Print for Boise" appears to be up for grabs by the highest bidder. The city's "Blue Print" states that new parcels in Barber Valley should use the specific plans for Harris Ranch and Barber Valley "as a policy basis for additional development." Developers of Antelope Springs and Privada have followed these guidelines by planning single family homes. The proposed location for this multi-family rental complex is surrounded on three sides by single family homes. It has a single exit onto the narrow two lane road which serves as an extension of Warm Springs Ave. This housing proposal is incompatible with the surrounding neighborhoods and does not fulfill the promise of the Boise city document.

The anticipated volume of traffic (600-800 trips/day), will create unsafe conditions on a 2-lane road built to handle farm traffic and connections to Idaho 21. The previous property owners had to use a mirror to safely pull out onto this blind curve location. Currently, this road is closed around the base of the mesa related to an unstable hillside. Rockfall has been a perpetual problem in this location. The traffic consultant suggests that the Warm Springs extension would serve most of the apartment residents. Harris Ranch residents on the west end of must cross the Warm Springs extension daily to reach the mail kiosk. Though a flashing light is available for crossing, the light seems to be a trigger for drivers to speed up to avoid stopping. Approving this complex with the significantly increased traffic load will not only reduce both the "walkability" and "livability" which Boise claims to value, but also create exceptionally unsafe conditions for residents of west Harris Ranch.

The proposal to destroy the historic wet lands and pave over significant habitat for wild life with pavement is inconsistent with our values and the purported mission of the Boise Valley Neighborhood Association. While a corridor may be provided, the wildlife have traditionally crossed where they pleased. Unfortunately, approval of this development will result in an increased number of wildlife ending up as road kill related to the increased volume of traffic associated with this development.

Approving this development essentially negates the validity of the "Blue Print" and calls into question Boise's commitment to "planning" and "livability." These questions also extend to the elected officials and their commitment to the citizens whom they are supposed to serve. We are requesting you deny this request for the Barber Hills rental complex on the grounds it is not in compliance with the city's planning. While we know development is inevitable, the developers and/or property owner need to submit a plan that is consistent with the surrounding neighborhoods and the vision the city has published in their planning documents.

Sincerely,  
 Janet Satterwhite

**Celine Acord**

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**From:** Diana Fuhrman <dmaconsulting@cableone.net>  
**Sent:** Friday, March 31, 2017 4:50 PM  
**To:** Celine Acord  
**Cc:** dmaconsulting@cableone.net  
**Subject:** Protest against the proposed apartment complex on Warm Springs and Baber Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This email is to document our protest against the proposed apartment complex on Warm Springs and Barber Drive:

This complex is not compatible with our Harris Ranch Neighborhood master plan and the 8 acres should be incorporated into the master plan. HR master plan, has the high density housing on the larger streets to accommodate the traffic. HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area.

The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.

The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space."

Please consider the following solution - develop single family homes on the acreage that will not destroy wetlands, or use as a public park.

Please help all of us homeowners maintain our quality of life!

Kind Regards,

*Diana*

Diana Fuhrman, BSN  
 Consultant, DF Clinical Solutions, LLC  
[DMAConsulting@cableone.net](mailto:DMAConsulting@cableone.net)  
 Mobile: 208-484-1770



**Celine Acord**

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**From:** Hal Simmons  
**Sent:** Friday, March 31, 2017 5:26 PM  
**To:** Celine Acord  
**Subject:** Fwd: File # CAR17-00004

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** shhjelle@comcast.net  
**Date:** 03/31/2017 5:06 PM (GMT-07:00)  
**To:** Mayor Bieter , Cody Riddle , Daren Fluke , Suezann Yorita , Teri Thompson , CityCouncil , Amanda Brown , Hal Simmons , Ben Quintana , Scot Ludwig , Elaine Clegg , Maryanne Jordan , Lauren McLean  
**Subject:** File # CAR17-00004

Sir/Madame,

I am opposed to the planned 126 apt. complex on Warm Springs and Barber rezoning and construction because:

- It is not compatible with our Harris Ranch Neighborhood master plan and the 8 acres should be incorporated into the master plan. HR master plan, has the high density housing on the larger streets to accommodate the traffic. HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area.
- The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.
- The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space."

I would recommend that the develop single family homes on the acreage that will not destroy wetlands, or use as a public park.

Sincerely,  
 Steinar Hjelle  
 3656 East Warm Springs ave.

**Celine Acord**

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**From:** rcnoble@mac.com  
**Sent:** Sunday, April 02, 2017 6:59 PM  
**To:** PDSTransmittals  
**Cc:** Celine Acord  
**Subject:** CUP17-00021, PUD17-00007, CAR17-00004  
**Attachments:** Duesman Property Opposition.pdf

Here is a letter of concern regarding the additional traffic that will go between residents of Dallas Harris Ranch and our Postal Pavilion. As the attached PDF points out, Residents are allowed easy and safe access to their post office box to get their daily mail. In spite of the crosswalk, it is already difficult and somewhat dangerous playing chicken with drivers that think they can slip by people who are crossing the street. An additional 600+ trips is going to make the challenge extreme. A solution to this situation needs to be planned and approved before the additional apartments can be discussed.

Accessing our CBU is a federally protected right for every citizen.

I am also contacting the postmaster regarding this situation.

Respectfully,

Richard Noble

Dallas Harris Ranch

870-8804

**A Brief in opposition to the Duesman Property proposal for a 120 apartment complex on Warm Springs opposite the Privada development.**

**Whereas** the developers of Harris Ranch, with approval of the USPS, the Boise planning and zoning board and environmental agencies placed the postal pavilion for Dallas Harris section on the opposite side of the Warm Springs Extension.

The decision was made prior to the build out, which began approximately 7 years ago when the land—now occupied by the Harris Ranch community—was ranch land and the connector had not even been built.

At the time the decision was taken for the Cluster Box Units (CBU) to be located at their current spot seemed to be efficient and not an undue hardship for the residents who would purchase homes in Dallas Harris.

A general rule governing the location of a CBU is “in a residential housing community,” (USPS 631.23, October 15, 2015). Other subsets of the Harris Ranch development have located the additional CBUs within the community, along strictly residential streets with 20mph speed limits and local limited travel.

Warm Springs Extension has had significant traffic increases due to a variety of reasons, to the point that ACHD—after much pressure—added crosswalk safety features for the residents who must cross twice a day (to and from their legal post office box).

Speeds on the extension exceed 40mph and the Boise police cannot adequately patrol and discourage the speeding. Motorists see the extension as a county road, not a residential street for good reason. It has houses primarily on one side, and it is a connector to the Park Center—Warm Springs—Barber Park road complex - seen as 35mph roads.

Residents will unanimously attest to the difficulty getting their mail - which is their right by federal law. Many drive to the CBU to eliminate the hazard of crossing the extension on foot. Which brings us to the proposed 120 unit apartment complex.

The 240 residents of the proposed property will use the extension at a minimum of twice a day. This creates a final breaking point to the ability of Dallas Harris residents to receive their mail delivery in a timely, safe and convenient fashion.

The Duesman Property developers were not in the master plan and are late to the development party, which has transformed the ranch land. Because of that, they need to conform and comply with the existing residential communities. It is unfortunate for the developers that they waited until now to propose the additional apartments, but that does not obviate their responsibility to IN NO WAY endanger or inconvenience the current homeowners.

Aside from the many concerns raised regarding other important impact concerns, the issue of safe and convenient access for residents to access their mail boxes is a serious issue which will need to be resolved for any multi unit development to be located on the Duesman property. This issue concerns the USPS, ACHD, Harris Ranch developers, Boise Planning and Zoning and finally each and every Dallas Harris Ranch property owner. NO development of this size will be

approved and constructed without sign off from each of these federal, state, county, city and local entities that this development significantly impacts.

Referenced federal USPS code:

### **631.23 Centralized Delivery**

Centralized delivery service may be provided to call windows, horizontal locked mail receptacles, cluster box units (CBUs), wall-mounted receptacles, or mechanical conveyors (mechanical conveyors are only for high-rise and multiple tenant buildings, and only if certain conditions are met; consult your Postmaster for details).

- a. Delivery requirements: CBUs and USPS STD 4C equipment may be approved for use at one or more centralized delivery points **in a residential housing community** or business location. The local postal manager must approve the mailbox sites and type of equipment. **Boxes must be safely located so that customers are not required to travel an unreasonable distance to obtain their mail and to provide sufficient access to mailbox locations. Normally, it is appropriate for the receptacle to be within one block of the residence.**

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Respectfully submitted  
Richard Noble  
Resident - Dallas Harris Ranch



**Celine Acord**

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**From:** Cody Riddle  
**Sent:** Monday, April 03, 2017 6:24 AM  
**To:** Celine Acord  
**Subject:** FW: Proposed Apartment Development on Warm Springs - File # CAR17-00004

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**From:** Dick Jansen [mailto:jdajan@cablone.net]  
**Sent:** Sunday, April 02, 2017 7:20 PM  
**To:** Cody Riddle <CRiddle@cityofboise.org>; cacrod@cityofboise.org  
**Cc:** Gena Jansen <genjan71@yahoo.com>  
**Subject:** Proposed Apartment Development on Warm Springs - File # CAR17-00004

I am writing to express my concerns and objection to the proposed apartment complex development, File # CAR17-00004, on Warm Springs Road.

1. The proposed development is incompatible with the area Master Plan for Harris Ranch. A 120+ multifamily development is inconsistent with the existing and planned character of this immediate residential area.

Current and proposed development in this area and plans for development include only single family residences. All other units within Harris ranch and for the developments immediately adjacent to Harris Ranch are single family. Large multi family residence developments are located west and south at some distance from Harris Ranch on Parckcenter and Barber Valley Drive. The addition of a 120 unit apartment development would cause a massive, abrupt, unsightly, and incompatible housing-type transition. Especially considering the carefully developed and extensively planned Harris Ranch property of which the proposed apartment complex would appear to be a geographic - though grotesquely unsightly - part. It would be more proper and characteristic if this parcel were to be developed as detached single family residences as are the two parcels currently under development to the immediate north and south of the proposal for File # CAR17-00004.

2. The proposed development will create public inconveniences and safety hazards.

Warm Springs, a two lane residential road with no apparent manner of reconstruction without massive expenditures, could reasonably be expected to have an additional traffic load of over 1000 trips per day (~ 2 cars per apartment x 5 trips per apartment per day). As you know, the section of the roadway traversing the Mesa has been closed for most of 2017 due to slope instability. In 2014, ACHD counts east of Starview showed a 24-hour traffic count of just over 4000 vehicles/24 hours. So an apartment complex of 120+ units could reasonably be expected to increase traffic by at least 25%. Such an increase will further exacerbate an already difficult maintenance situation for an unstable roadway; additionally, this traffic level will endanger the residents of Harris Ranch who are required to cross Warm Springs to retrieve their mail from the mail kiosk on the west side of Warm Springs adjacent to the proposed development area; this massive traffic increase will also endanger children and pedestrians transiting from the Harris Ranch residences to the pond and greenbelt nature areas of Harris Ranch and Marianne Williams Park.

3. The proposed development will affect existing natural areas required as part of the Harris Ranch Master Plan.

A large multi-family development will impact the wetlands directly during the construction and on a long term and continuing basis throughout the life of the apartment complex. The wetlands are will be subjected to

runoff during the ground clearing phase of construction as the grounds are cleared and construction debris is created. On a long-term basis, the security lighting, noise, and human activity directly coterminous with the wetlands area associated with such a large-scale concentrated development will affect the wildlife using the wetlands area. Large, paved parking areas will funnel a significantly increased volume of untreated contaminated water runoff to the wetlands and Boise River. These impacts constitute an unwarranted, unwelcome, and unnecessary environmental and quality of life impact on valuable and publicly valued Boise Park and wetlands resources.

4. The developer has ignored any meaningful interaction with affected neighborhoods.

Only a single meeting with residents of the affected neighborhoods was held by the developer. At this meeting, the developer presented their proposed apartment plan. No input from the affected community was sought or taken at this meeting. We were simply told what the apartment plan was. So the developers plan resulted solely from their concern for their welfare without regard to any community effects. The more proper approach is to consider the development of this tract of land as an integral part of the fabric of the overall area and its compatibility with existing uses and community values.

In summary, please take the above factors into consideration when considering File # CAR17-00004. Approval of a highly dense 120+ apartment land use for this parcel is incompatible with current land uses, would create public inconveniences and safety issues, and would adversely affect community values and environmental resources. I urge you to reject this proposed apartment development.

Respectfully Submitted

John R. Jansen  
2619 S. Palmatier Way  
Boise 83716

**Celine Acord**

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**From:** Shelley Hodges <shelleyshodges@gmail.com>  
**Sent:** Monday, April 03, 2017 11:09 AM  
**To:** PDSTransmittals  
**Cc:** Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke  
**Subject:** File # CAR17-00004 (Rezoning of land for high density Harris Ranch)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I am a resident of Spring Creek, one of the original neighborhoods of Harris Ranch. When we moved to Boise my husband and I both knew and expected growth on this side of town. His job took us cross country from Birmingham. One of the reasons he accepted the job and the move was for quality of life - for being a part of a community that was forward thinking in its planning. You see, like many older cities in the south, Birmingham is subject to terrible traffic as a result of poor planning.

I am a proponent of growth and am in support of what will inevitably happen as people also discover this beautiful city. What I am seeing happen around me is disheartening. To even consider rezoning a plot of land such as the one on Warm Springs and Barber, is baffling. We are currently have Eckert closed due to construction and Warm Springs road itself and it's future is unknown. That leaves one central route in and out of town...which is terrifying for the growth already planned.

Please consider where this plot of land is located. We have already seen apartment buildings recently under construction just around the corner with water up to the parking level in a lot that is known to flood annually in the Spring. This plot of land would demand high density car travel into a residential neighborhood where kids are out daily playing games and riding bikes. The entrance and exit as it was for the previous owners was frightening requiring traffic mirrors. It is not on any sort of thoroughfare.

I highly believe there is a reason why it is zoned what it is today and not for high density. Homes such as the ones surrounding (single family) are much more in line for development for that property.

Please strongly consider denying the request to rezone this property.

Sincerely,  
 Shelley Hodges  
 5325 E Branchwood Dr.

**Celine Acord**

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**From:** Jeff Russell <jeff.zo.russell@gmail.com>  
**Sent:** Monday, April 03, 2017 2:47 PM  
**To:** Celine Acord  
**Subject:** Concern regarding Barber Hills Vistas Apartments, File # CAR17-00004

Cody -

I'm writing to voice my substantial concerns over the proposed Barber Hills Vistas apartment complex along Warm Springs Avenue, adjacent to Harris Ranch. It is File # CAR17-00004 / CUP17-00021 / PUD17-00007 with Planning and Development.

My concerns:

1. The traffic study is faulty. It assumes an open Warm Springs. Additionally it did not utilize any ACHD recent traffic counts. 100% of this traffic will flow down Warm Springs. With the frequent closures and potential permanent issues, this is a faulty traffic study. This study should be redone, at least addressing the possibility that Warm Springs may be frequently closed, permanently closed, or at partial capacity.
2. This property is located along a particularly narrow portion of Warm Springs with the entrance around a slight rise and curve in the road. Prior owners installed a mirror just to safely enter and exit the property – and that was a few cars a day. This new site will be home to 250+ cars. We trust that the developers, and not the taxpayers, would be responsible for any adjustments to the road to make it safely navigable.
3. The proposed development is entirely incongruous with the surrounding development and inconsistent with the Harris Ranch master plan.
  - a. The property is surrounded by high end single family homes which were built and developed while this property was zoned A-1.
  - b. Although technically outside of Harris Ranch, the general theme in the Harris Ranch area is higher density closer to the river and lower density as you approach the foothills. This density and these apartments at the base of the foothills is incongruent with that design.
  - c. The 5 story apartments across Parkcenter serve the need for multi-family space in the area and is consistent with the overall plan.
4. The proposed development would necessitate 24 hour lighting, which is inconsistent with the neighborhood. This sits amid residential single family detached homes and the light pollution from several acres of multi family parking seems like it would be a degradation to the area and surrounding home values.
5. The developer frequently mentioned that this property is high-density in the overall Comprehensive plan, however that plan was created a long time ago and should be referenced, but by no means should trump all of the other considerable issues with this incongruous plan.
6. As of today, a post on Nextdoor has generated over 80 negative responses to this development in a fairly short time.

I am a supporter of in-fill and increasing density in our valley. Unfortunately this chosen parcel of land is simply substantially incompatible for this type of development. I strongly encourage you to deny this rezoning application and this development attempt.

A group of us is, and has been, willing to purchase this property at its appraised value and split it in half – half 3 to 4 acre public access area (the back half) and the front along Warm Springs as a very low density single family home area – perhaps 10 homes on 3-4 acres. This would create public benefit and would be compatible with the surrounding areas.

Thanks for your consideration. If I can answer any more questions or share additional insights, I'm happy to do so.



Thanks -  
Jeff

Jeff Russell - CEO  
The Jitasa Group  
w. 208.287.4777 x 181 | m. 208.982.0011  
[jeff.russell@jitasa.is](mailto:jeff.russell@jitasa.is) | [www.jitasagroup.com](http://www.jitasagroup.com) | [@jitasa\\_is](https://twitter.com/jitasa_is)

Jitasa means 'spirit of serving others' and Jeff lives out the spirit of serving others as an advisor to Boise State's Responsible Business Initiative, through board service at Riverstone International School, and through his passion for social justice.

How are we doing? [Send us your feedback.](#)

**Celine Acord**

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**From:** Matt Boam <mmboam@gmail.com>  
**Sent:** Tuesday, April 04, 2017 12:57 PM  
**To:** Derick O'Neill; Hal Simmons; Cody Riddle; Celine Acord; PDSTransmittals; Ben Quintana; Scot Ludwig; CityCouncil; Mayor Bieter  
**Subject:** File # CAR17-00004

To Whom it may concern,

I am writing to voice my concerns about the proposed Barber Hill Vistas apartments to be located at Warm Springs and Barber Drive. As a resident of the Dallas Harris Estates neighborhood located very close to this location, I feel that this would not be in the best interest of the surrounding neighborhoods and the overall Harris Ranch Neighborhood master plan.

The proposed apartments are not a part of the Harris Ranch Neighborhood master plan. Being in this neighborhood for the last 5 years, I have been impressed with the planning that was put into the Barber valley development and watching it being implemented. Everything is well thought out including traffic, walking paths, and green space. I feel that the proposed development would infringe upon some of the ideals in the plan. For example, most high density housing in the area is placed near larger streets to handle the traffic. The Barber and Warm Springs roads do not seem sufficient to handle the added traffic that this could cause. I also have concerns about the impact that these apartments could have on the wetlands very near to the property. Taking away some of the wetlands impacts the "green space" that has been so well planned and is vital to the Barber Valley.

Overall, I question the need to add high density housing into an area that is surrounded by single family housing. It doesn't seem to fit. I would suggest developing the area into single family housing OR a park to maintain the ideals of the original plan.

The intent of this proposal seems to be focused on making the most money using the smallest amount of space. I ask that you please consider what is right for the neighborhood rather than what is right for the developers pocket book.

Thank you for considering my opinion in this decision.

Sincerely,  
Matt Boam

**Celine Acord**

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**From:** Elana Story <eschwid@gmail.com>  
**Sent:** Tuesday, April 04, 2017 2:40 PM  
**To:** PDSTransmittals; Celine Acord; ahanebutt@balletidaho.org; Cody Riddle; Hal Simmons; doniel@cityofboise.org; Daren Fluke  
**Subject:** CAR17-00004

Dear Boise City Council,

I am writing to express my concern over the proposed 126 unit apartment complex in Barber Valley. I understand development will occur there, however I am extremely concerned about the current proposed plan. I live in Spring Creek at Harris Ranch and am extremely concerned with the lack of foresight in the valley of wildlife protection and traffic planning. We moved to Boise from Seattle because the traffic of Seattle and overdevelopment was hindering our quality of life. Boise has a unique ability to grow the city and set aside open space and parks which will greatly impact the future of the city and home prices. Think of Boulder, CO which set aside their foothills and now the home prices are extremely high due to a long-term rather than short-term plan. Some of my concerns over this current apartment complex are as follows:

- 1) The complex is not compatible with the surrounding Harris Ranch Neighborhood master plan and the 8 acres should be incorporated into the master plan. The Harris Ranch Master plan has the big-density housing on the larger street to accommodate the traffic. Harris Ranch master plan follows and maintains density transitions of use, massing and lot sizes. The rezone would put very small lot sizes into the incorrect area.
- 2) The rezone is not in the best interest of public convenience, as it creates 240 (960 trips if going to work/gym/stores,etc) extra cars on a small two lane street that leads to the historic Warm Springs Road. Not to mention this road is currently unstable and closed and has been frequently closed over winter months. Also, the current homeowner on this property has a mirror to help them see around the corner because it is a tough corner to look around as well as a high deer traffic area. I am deeply concerned about the safety of this road as well as wildlife mitigation.
- 3) The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space". Also, the carports would be lit 24 hours a day which would increase light pollution in the area. Single family homes would be more compatible to this area on acreage that would not destroy wetland or ideally we could set aside as a public park.
- 4) Last year, the surrounding homes to that acreage were evacuated in the middle of the night due to the Table Rock Fire. Adding an additional 260 cars to that road with one exit (if Warm Springs is closed, which is currently is) is a very dangerous plan.

Thank you very much for your consideration of our community and this proposed plan. I have no doubt that since you are on the Boise City Council, you want what is best for the future of our community. I would highly encourage you to visit to property in person to view and imagine the proposal there.

Sincerely,

Elana Story  
 4923 E Douglas Fir St.

Boise, ID 83716



**Celine Acord**

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**From:** David Kaplan (dkaplan) <dkaplan@micron.com>  
**Sent:** Wednesday, April 05, 2017 5:11 PM  
**To:** PDSTransmittals  
**Cc:** Celine Acord  
**Subject:** File # CAR17-00004

I would like to encourage you to vote “no” on the rezoning requested in the above-referenced file. We are residents of the Warm Springs Mesa and have children that attend Adams Elementary school. I can think of no other elementary school in our area that fronts a road as busy as Warm Springs Ave already is. The traffic on Warm Springs is dangerous enough for the students that attend Adams without the existence of the high-density dwellings proposed by the requested rezoning that will pour hundreds more cars per day through the route on Warm Springs that runs in front of Adams.

Sincerely,

David Kaplan and Elisa Cooper  
867-7091

Joe and Celeste Miller  
3620 E. Warm Springs Ave  
Boise, Idaho 83716

[Ckmill2@gmail.com](mailto:Ckmill2@gmail.com)  
[deanjmiller@cableone.net](mailto:deanjmiller@cableone.net)  
208.867.1246

April 7, 2017

Boise City Planning and Zoning Commission  
Boise City Hall  
Boise, Idaho 83701

*Via electronic and postal mail*

RE: PUD Permit Number 17-00007--Just say, "No."

Ladies and Gentlemen:

We write to encourage you to recommend to the Boise City Council the denial of a Re-zoning Application sought by JKB Construction Management & Development, Inc., for a 126 unit apartment complex (Harris Hill Apartments) on Warm Springs Avenue just across from the site called "Privada."

The distance from our home to the entrance of the proposed development is about 300 yards. We thus have an interest in the proposal. Despite our proximity, we have not received any communication from JKB soliciting our views or input (other than one public meeting).

We urge you to recommend denial of the Application for three primary reasons:

1. **Incompatibility**

This proposal is incompatible with current development in the area and would stick out like a sore thumb. Every development near and/or surrounding the proposal site is single family residential. The site is not zoned for nor does the Boise Comprehensive Plan envision multi-family residential on this site.

All development near the site has occurred within the last decade, most of it in the most recent 5 years. There is *no* trend leaning toward the use sought here, and no one who bought homes and moved here did so with the idea that a high-density project was just around the corner. We did so in reliance on the existing conditions and with the rules in place to sustain them. We are not anti-development, but an apartment project on the subject site could only be characterized as stupid growth. Hodge-podge. This former ranch property remains bucolic in many ways – after about 7:00 p.m. the entire neighborhood is quiet, it is bathed in changing light on the foothills, and the predominant sounds come from coyotes, not car engines.

## 2. Traffic issues abound

We have reviewed the Report dated March 17, 2017 provided to the developer by Thomson Engineers. As noted in the report it is not intended as a complete traffic impact study, as that term is usually understood. (See, for example, <http://pdsonline.cityofboise.org/pdsonline/Documents.aspx?id=201507131545315090>)

The Report discusses differences between Warm Springs Ave and Park Center Blvd. only. It concludes that most traffic generated by the proposed apartment complex will travel on Park Center rather than on Warm Springs. Apart from that speculation, it ignores what would occur on E. Warm Springs Ave if that were the case.

The Report sets out a comparison of traffic volumes that might result if the site was a commercial development, apparently to make the point that things could be worse if the site became a commercial property. We think this is highly speculative as the possibility of commercial development on this property is remote.

It would turn our residential street into a busier-than-contemplated-by-anyone thoroughfare. Every apartment dweller who wants to go to the grocery store, (new) library, Shakespeare, greenbelt, parks, schools, doctor visits, area restaurants, etc. (*all* of which exist on Park Center, *none* of which exist on Warm Springs Ave), will travel in both directions on E. Warm Springs Ave., a residential street that was not discussed in the traffic study and was not designed to carry multi-family, high-density traffic everywhere in the vicinity it needs to go.

## 3. Public Interest

As is well known, the Warm Springs road was closed (for the second time recently) for much of the winter near Warm Springs Mesa, due to slope instability and falling rocks. As we understand it, ACHD does not have in mind a permanent solution for this persistent problem. Rather it plans a temporary removal of boulders and rocks while it evaluates long-term options. Until it is known whether and how this roadway can be made safe and passable, high density development to the east of the

problem area seems imprudent and contrary to the public interest, as are the other points made above. The Thompson Report does not even attempt to estimate impacts on E. Warm Springs Avenue resulting from the periodic closures on Warm Springs road.

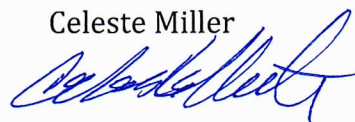
Thank you for considering our views. Feel free to contact us if additional information is desired.

Sincerely Yours,

Joe Miller

A handwritten signature in blue ink, appearing to read "Joe Miller", with a stylized flourish at the end.

Celeste Miller

A handwritten signature in blue ink, appearing to read "Celeste Miller", with a stylized flourish at the end.



**Celine Acord**

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**From:** Patty Beal <pattybealslp@gmail.com>  
**Sent:** Thursday, April 06, 2017 1:32 PM  
**To:** PDSTransmittals  
**Cc:** Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke  
**Subject:** #CAR17-00004

Dear Planning and Zoning team,

I would like to express my concerns about the rezoning and possible building of an apartment building on Warm Springs Road.

This project is not compatible with the Harris Ranch Neighborhood master plan. The master plan has the high density housing on the larger streets to accommodate traffic. Warm Springs only has 2 lanes with a section that is currently closed. Warm Springs cannot handle the increased traffic that would result from building a large apartment complex. The increased traffic will especially be problematic near Adams Elementary during school hours, the section of Warm Springs between Windsong and Starlight as well as the blind entrance of the proposed site onto Warm Springs. The rezoning is not compatible with areas it is surrounded by, which are all single family homes and wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated green space. A better solution for this land parcel would be for it to be developed for single family homes that will not destroy wetlands or use as a public park.

Thank you for considering these concerns.

Patricia Beal

Chris and Kasie Perkins  
3624 E. Warm Springs Ave.  
Boise, Idaho 83716

[chrisperkins.idaho@gmail.com](mailto:chrisperkins.idaho@gmail.com)

[kperkins@pioneertitleco.com](mailto:kperkins@pioneertitleco.com)

208-794-8673

208-794-8292

April 7<sup>th</sup>, 2017

Boise City Planning and Zoning Commission  
Boise City Hall  
Boise, Idaho 83701

PUD Permit #17-00007

Ladies and Gentleman,

My wife (Kasie) and I are reaching out to you to request that you recommend the denial of the re-zoning application that is being considered for JKB Construction. This is in reference to their proposed 126 unit "Harris Hill" apartment complex on Warm Springs Ave in the Harris Ranch – Dallas Harris community.

As you know, E. Warm Springs Ave is a primary route for travel into Boise City Center. Additionally: several neighborhood schools, Lucky Peak recreation area and our city's largest employer, Micron Technology. As our community has grown, the increase in traffic on E. Warm Springs Ave has increased to the point that the noise is becoming un-bearable.

We are concerned that the rate of land development is happening so quickly in our community that the cumulative effect on traffic in our area is not being fully considered. Currently, there is a major Apartment/Condo development under construction on the North Side of Park Center Blvd just east of the river near Bown Crossing. Brighton Homes is working on a high density town-home development north of Marianne Williams Park. Boise Hunter Homes is currently developing in the Foothills (Harris North) which will bring an additional 173 homes to the community. Brighton Homes is still developing near the old site of Ben's Crow Inn.... the list goes on and on. When considering the increased traffic load on E. Warm Springs Ave. that these developments will bring, we are very concerned about future traffic noise and congestion in front of our house.

We knew when we purchased our home that traffic was going to increase as the community developed. We had no idea that it would reach the point that we struggle to enjoy our backyard patio due to the noise of the constant flow of traffic. There are times during the weekdays and on weekends that it sounds like we live next to the freeway. Considering the development that is happening in the community today, I fear that the traffic on E. Warm Springs Ave will reach its breaking point.

My wife and I are currently designing an outdoor living space (patio re-model). Something we have wanted to do since we purchased the home back on 2012. My biggest concern about moving forward with the project is the noise from the traffic. It is already difficult to enjoy being outside our home with all of the noise.

When I look at the development in Barber Valley, I have to wonder “how many high-density dwellings can the infrastructure support?” Large developers with deep pockets have no regard for our community development plan or the capability of the existing infrastructure to support it. In our opinion, there are already more than enough high density dwellings in our community – both existing and under construction. Please consider the impact of all of the existing development in Barber Valley when making a recommendation on this matter. We encourage you to recommend the denial of the re-zoning application of JKB Construction for the 126 unit “Harris Hill” apartment complex.

Thanks for taking the time to read this and understand our concerns.

Kind Regards,  
Chris and Kasie Perkins

**Celine Acord**

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**From:** Derick O'Neill  
**Sent:** Friday, April 07, 2017 4:15 PM  
**To:** Celine Acord  
**Subject:** FW: Objection to Apartment Complex Request

Fyi not sure if you got this one.

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**From:** LYNN D RUSSELL [mailto:Lynn@LynnRussell.org]  
**Sent:** Friday, April 07, 2017 4:11 PM  
**To:** Derick O'Neill <DONEill@cityofboise.org>  
**Subject:** Objection to Apartment Complex Request

Derrick:

This message is to express my opposition to rezoning from A-1 to R-2 and development of the proposed Barber Hills Vistas apartment complex to be located at the former address of 3555 E Warm Springs Avenue, adjacent to Harris Ranch. It is File # CAR17-00004 / CUP17-00021 / PUD17-00007 with Planning and Development.

We live on E Warm Springs Avenue adjacent to the proposed development and are greatly concerned about its negative effects for our community and the City.

My major concerns are as follows.

- Incompatible density and zoning with the surrounding area. The majority of the surrounding area is high-end single-family residences with high density apartments some distance away and nearer to the river.
- This high density complex will lead to noise, safety, 24-hour lighting and other issues that are incompatible with single-family homes.
- Traffic problems. There is only one outlet from the complex and that is to E Warm Springs Avenue, which is very narrow where the outlet is located. Thus the addition of 838+ vehicles/day on E Warm Springs will create a bottleneck and cause many safety problems. A significant portion of the traffic will go west on Warm Springs (if it is not closed---and the situation would be even worse if it is closed) and this traffic along with the continually increasing traffic on Warm Springs will create problems for the WARM SPRINGS AVENUE HISTORIC DISTRICT and the EAST END HISTORIC DISTRICT as well as Harris Ranch and other developments east of the complex. My suggestion is that the developer be required to upgrade E Warm Springs Avenue street, especially in the vicinity of the project, and as a minimum that he be required to provide a third lane where the project street enters E Warm Springs Avenue if the project is approved.
- Wetlands. There currently are wetlands on the south edge of the property, and these should not be destroyed.
- Wildlife. Assuming the complex is fenced on three sides, wildlife coming down from the foothills into the complex will be trapped in the complex, and the complex will become a hazard for the wildlife. *There is a close connection of this property with the foothills, and I have observed considerable wildlife on the property over the past several years. We need to keep the City friendly and safe for wildlife.*



I am a supporter of development and in-fill in the City; however, this proposed project is inappropriate for the location. A more appropriate use of the property is for single-family residences similar to the surrounding neighborhoods.

Thanks for your consideration in this matter.

Lynn D Russell

**Celine Acord**

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**From:** Anna Maderis <maderis41@yahoo.com>  
**Sent:** Saturday, April 08, 2017 5:05 PM  
**To:** Celine Acord  
**Subject:** Warm Springs Apartment Complex Proposal

3784 E. Timbersaw Drive  
Boise, Idaho 83716  
April 8, 2017

To Whom It May Concern:

I am writing to object to the 126 Unit Apartment Project being proposed for the property currently listed as 3503, 3507, and 3555 E. Warm Springs Avenue. I built a home at Harris Ranch four years ago in part because of the rural feel of the area. Obviously a 19 building apartment campus will create the opposite effect. Besides the aesthetic concerns this proposal raises, I am extremely worried about safety for the following reasons:

- Increased traffic of possibly 830 vehicles per day will be a threat to pedestrians. Crossing the street to get our mail at the Harris Ranch mail building will become exponentially more dangerous. Getting to the Greenbelt will also be more difficult.
- The fire risk of this area was made crystal clear by last summer's fire. Evacuating an additional 126 families in case of emergency may not be feasible because of limited access to the area. Warm Springs has been closed this winter, and cannot be depended upon as an escape route.
- The wildlife in the area will be impacted. I love the fact that I spot deer on my Greenbelt walks. Increased traffic, especially on Warm Springs, will mean there will be more car/deer accidents, threatening both human and animal life.

I strongly object to this plan and urge you to deny this proposal!

Sincerely,  
Anna Maderis  
maderis41@yahoo.com

**Celine Acord**

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**From:** Bridgette Wewers <bbwewers@cableone.net>  
**Sent:** Sunday, April 09, 2017 5:29 PM  
**To:** Celine Acord  
**Cc:** Bridgette Ann Wewers  
**Subject:** Comment 126 unit apt on Warm Springs

**From:** Bridgette Wewers <[bbwewers@cableone.net](mailto:bbwewers@cableone.net)>  
**Date:** April 9, 2017 at 5:20:53 PM MDT  
**To:** Bridgette Ann Wewers <[bbwewers@cableone.net](mailto:bbwewers@cableone.net)>  
**Subject:** **Comment 126 unit apt on Warm Springs**

Boise Planning and Zoning Committee  
 Boise City Council

I am writing this letter to express my concerns for the proposed 126 apartments on East Warm Springs. I am requesting that you all reject this plan for the reasons detailed below:

1. The apartments, as proposed, create both density and traffic issues. This parcel is in the middle of a single family development and does not align well for the plan for the Harris Ranch area.

Traffic is a overwhelming concern. Warm springs ave is the shortest and fastest way to get to downtown and the St Luke's area. Regardless of how much developers want people to use Parkcenter, the reality is that warm springs will be used. This is very pertinent, especially since Warm Springs is currently closed, and may be closed on a seasonal basis in the future. Bottom line, this creates a great deal more traffic than is planned.

Emergency evacuation is also a issue. With Warm Springs closed indefinitely, it creates only one way to evacuate in an emergency. With added traffic this is a dangerous situation. I was living in the area last summer when the fire came quickly through the area, 120+ more cars in that situation could have created a life threatening situation.

2. The plan does not allow for enough green space. The wildlife corridor is very small and will not be useful. I have seen osprey, hawks and bald eagles in this area. This plan would threaten their presence.

3. Water issues may arise from the infill that needs to be put in place. This may impact water on my property as with all of the concrete and blacktop would funnel excess water to the West, creating standing water in our area. With single family homes, this would not be such issue, as there would be more green space to absorb excess water.

Thank you for your consideration.

Please let me know if you need further information.

Regards,

Bridgette Wewers  
3418 E Parsnip Peak  
208.860.2282

Sent from my iPad



Date: April 10, 2017

To: Planning and Zoning Commission:

Re: PUD17-0007, a 126 Unit, 2 and 3-story apartment complex located at 3555 E. Warm Springs Avenue, 3503 and 3507 E. Warm Springs Avenue (referred to as the “old Duesman Farm” property).

I am writing in opposition of the proposed rezoning and proposed use of the former Duesman parcel @3555 East Warm Springs. The developer is proposing to Rezone this parcel from A-1 (open land) with Commercial Designation (Comprehensive Plan) to R2 (14.5 units per acre).

This proposed development of high density housing, 2 and 3-story apartment buildings, on this parcel is not compatible with Comprehensive Plan (BluePrint Boise), the Barber Valley Specific Plan (SP02) goals outlined in the Barber Valley Planning Area Policies (**BV-CCN1, BV-CCN2, BV-CCN3, and BV-C1, BV-C2, BV-NC1**) and the Specific Plan for Harris Ranch (SP01), which state to use the adopted specific plans for Harris Ranch and Barber Valley as a policy basis for properties outside Harris Ranch and the Barber Valley) for the following reasons:

- This property is surrounded on 3 sides by low density, single-family homes (equivalent zoning of R-1B).
- SP01 calls for high-density housing along the Park Center commuting corridor and Barber Station, not along E. Warm Springs Ave and Barber Road.
- SP02 also allows for high-density and multi-family apartments along the Park Center area.
- The two adjacent, recent-developed properties set an established precedent (Antelope Springs Subdivision and Privada Subdivision) and both with the very same legacy Commercial land use designation as this parcel. All 3 of these original parcels came into the City with the same designation. Both subdivisions were recently approved by City Council to equivalent zoning of R-1B, and are very compatible with the surrounding development and zoning that aligns well with SP01.

I have lived in Harris Ranch for 16 years, moving from Spring Creek to my current location in Dallas Harris Estates, almost 6 years ago, which is a part of the Community Infrastructure District, obligating myself to ongoing additional fees and taxes. I agreed to this because I believed in the concept of planned community development and based on the Harris Ranch Master Plan, I chose a lot in the area designated for single-family homes.

I am asking that the proposed rezoning for this parcel should be rejected based on the lack of conformation with that Comprehensive Pan, Blueprint Boise and the Barber Valley goals (SP01 and SP02 plans).

Thank you.

Carolyn Corbett  
3603 E. Warm Springs Ave  
Boise, ID 83716

**Celine Acord**

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**From:** Jeffrey Janis  
**Sent:** Monday, April 10, 2017 1:10 PM  
**To:** Celine Acord  
**Subject:** FW: Objection to Proposed Apartment Complex on E Warm Springs Avenue

Hi Celine,

Please add the below email to the Barber Hills file and let Mr. Russell know it has been filed as public comment.

Thank you!  
 Jeff

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**From:** Mark Russell [<mailto:mark@elevatepub.com>]  
**Sent:** Monday, April 10, 2017 10:51 AM  
**To:** Mayor Bieter <[Mayor@cityofboise.org](mailto:Mayor@cityofboise.org)>  
**Subject:** Objection to Proposed Apartment Complex on E Warm Springs Avenue

Mayor Bieter:

I am emailing you today to express our opposition to rezoning from A-1 to R-2 and development of the proposed Barber Hills Vistas apartment complex to be located at the former address of 3555 E Warm Springs Avenue, adjacent to Harris Ranch. It is File # CAR17-00004 / CUP17-00021 / PUD17-00007 with Planning and Development.

My major concerns are as follows.

- Incompatible density and zoning with the surrounding area. The majority of the surrounding area is high-end single-family residences with high density apartments some distance away and nearer to the river.
- This high density complex will lead to noise, safety, 24-hour lighting and other issues that are incompatible with single-family homes.
- Traffic problems. There is only one outlet from the complex and that is to E Warm Springs Avenue, which is very narrow where the outlet is located. Thus the addition of 838+ vehicles/day on E Warm Springs will create a bottleneck and cause many safety problems. A significant portion of the traffic will go west on Warm Springs (if it is not closed---and the situation would be even worse if it is closed) and this traffic along with the continually increasing traffic on Warm Springs will create problems for the WARM SPRINGS AVENUE HISTORIC DISTRICT and the EAST END HISTORIC DISTRICT as well as Harris Ranch and other developments east of the complex. My suggestion is that the developer be required to upgrade E Warm Springs Avenue street, especially in the vicinity of the project, and as a minimum that he be required to provide a third lane where the project street enters E Warm Springs Avenue if the project is approved.
- Wetlands. There currently are wetlands on the south edge of the property, and these should not be destroyed.
- Wildlife. Assuming the complex is fenced on three sides, wildlife coming down from the foothills into the complex will be trapped in the complex, and the complex will become a hazard for the wildlife. *There is a*

*close connection of this property with the foothills, and I have observed considerable wildlife on the property over the past several years. We need to keep the City friendly and safe for wildlife.*

I am a supporter of development and in-fill in the City; however, this proposed project is inappropriate for the location. A more appropriate use of the property is for single-family residences similar to the surrounding neighborhoods.

We would greatly appreciate any assistance you can give us in this matter. We have forwarded our concerns to Planning and Zoning but are aware that the final authority rests with you and the City Council.

Thank You,  
Mark

Mark Russell, Ph.D.  
CEO — ELEVATE Publishing

<https://elevatepub.com> : innovative publishing  
<http://elevateleaders.com> : people-centered leadership  
<http://theamericanimmigrant.us> : America's secret sauce



**Celine Acord**

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**From:** Michael Bixby <mbixby@boisestate.edu>  
**Sent:** Monday, April 10, 2017 8:27 PM  
**To:** Derick O'Neill; Hal Simmons; Cody Riddle; Daren Fluke; Celine Acord  
**Cc:** jansatterwhite@gmail.com; John Mooney, Jr; CityCouncil  
**Subject:** Proposed re-zoning of property on Warm Springs near Harris Ranch

Dear Planning and Zoning members,

We appreciate the opportunity to express our extreme concerns about the possibility of a developer getting approval to change the zoning on a property near us in order to build 126 apartments on acreage near the corner of Barber Drive and Warm Springs Ave. All of the surrounding properties are single family homes, as we are sure that you know. The driveway to this property is on a road (Warm Springs) that is currently closed at one end (perhaps it will open but the future of that road is uncertain and will need major repairs) and there is a bridge badly in need of replacing on the other end. Access to the property will be a real problem and if an apartment complex is built there would be a huge increase in traffic on this already winding, narrow and damaged road.

Also, this property is across Warm Springs/Barber Road from the location of the severe foothills fire last summer. Very significant, the property touches a water and wildlife area inhabited by many waterfowl (kestrels, osprey, herons, mergansers, wood ducks, mallards) as well as coyotes and deer. Right next to the property is an area with paths around 3 ponds is a favorite walking area for local residents--we walk there several times a week--and is especially important because there is no access to trails in the foothills nearby, as it is a wildlife management zone. A large apartment complex here would be completely out of character with the rest of the area. This property was zoned for single family residences, and with good reason. Lets keep it that way.

We strongly oppose changing the zoning to allow an apartment complex and are interested in following the review process.

Thank you,  
Michael and Sharon Bixby

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Michael Bixby  
Professor Emeritus  
Legal Studies in Business  
Boise State University

**Celine Acord**

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**From:** Deborah David-Simonds <deborah.davidsimonds@gmail.com>  
**Sent:** Tuesday, April 11, 2017 10:01 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004

Dear Boise Leaders,

So, Michelle Martinez now wants to try a different strategy and hope to make as much money possible by using her land to build 126 apartments. As a 35 year resident of East Boise, I've already felt the pain at watching wetlands and wild lands disappear. But I support private property owners developing their property in responsible and respective ways. This proposal, however is horribly wrong and should never be allowed to be rezoned for high density development. Simply put, rezoning these 8 acres is not in the interest of people. Consider the horrible fire this summer- the evacuation of surrounding areas was a challenge. Now imagine adding 300+ car trips and perhaps another 300 people. This is a dangerous scenario. Now add that the Warm Springs road is closed often, and the little 2 lanes road is too narrow for safe evacuation. Safety , medical and fire challenges make this rezone unsafe and puts lives at risk. Second, the rezone id not compatible with surrounding development. Period. The single family homes there are compatible with the Harris Ranch Master Plan. Third, and most important to me is the ponds and wetlands already there. How can P and Z, in good conscience, support the destruction of those ponds and wetlands?

And how can anyone even consider changing the zoning of this property without thinking about all the people who will be affected? You build your dream home with the supposition that the area will be responsibly developed. You know how adjacent property is zoned. And you hope to believe the zoning will stay the same. And then along comes Michelle Martinez and her Developers to build a 126 unit monstrosity. This is s crime and these are the people that have been paying exorbitant taxes all along. It is just sad that we have come to this- I hope you'll take the high road and never allow this inappropriate rezone. Thank you for your time.

Sincerely, Deborah David-Simonds. 2745 Starlington Dr. Boise, ID.  
83712. 208-863-3718

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Deborah David-Simonds

**Celine Acord**

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**From:** Jennifer Rowlison <jrowlison@healthwise.org>  
**Sent:** Tuesday, April 11, 2017 2:46 PM  
**To:** Celine Acord; Cody Riddle; Hal Simmons; Derick O'Neill; Daren Fluke  
**Subject:** Opposition to Apartments on Warm Springs

Dear Celine, Cody, Hal, Derick and Darin:

As a 12-year resident of the Warm Springs area of Harris Ranch, I am writing to voice my **opposition to the proposed development of apartments off of Warm Springs on the Duesman property.**

I am concerned about the exponential traffic flow/congestion, particularly noting the fragility of the road around the mesa, the light pollution in the parking lots, the impact on wildlife and the general density in that part of the valley. It is too much, and NOT a good use of that land.

Thank you for your consideration.

Jenn

**Jennifer Rowlison**  
Account Manager | Client Services | Healthwise  
[jrowlison@healthwise.org](mailto:jrowlison@healthwise.org) | [www.healthwise.org](http://www.healthwise.org)  
208.331.6937

*Healthwise helps people make better health decisions.*

This message may contain confidential and/or privileged information. If you are not the intended recipient, please do not use, copy, or disclose the information. Thank you for your consideration.

**Celine Acord**

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**From:** Jeffrey Janis  
**Sent:** Wednesday, April 12, 2017 9:44 AM  
**To:** Celine Acord  
**Subject:** FW: STOP 125-Unit Apartments on Warm Springs/Harris Ranch

Hi Celine,

Another email for the Barber Hills file.

Thank you!

Jeff

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**From:** Elizabeth Burtner [<mailto:burtnerlibby@hotmail.com>]  
**Sent:** Tuesday, April 11, 2017 5:04 PM  
**To:** Mayor Bieter <[Mayor@cityofboise.org](mailto:Mayor@cityofboise.org)>  
**Subject:** STOP 125-Unit Apartments on Warm Springs/Harris Ranch

Dear Mayor Bieter,

I have supported you during election time, and I'm hoping you will support my neighbors and I in stopping the apartments on Warm Springs Road.

Traffic congestion is just the beginning of the problems a 125 unit apartment will cause. We live in an area where a major artery has been cut off all winter due to falling rocks. And we want to add more traffic here?

This is a wildlife area. I feel Boise is losing its feel of being next to and caring for wildlife. I recently spent \$1500.00 to remove 3 large yew plants from my yard because I found they were harmful to animals. It was the right thing to do.

I hope, as Mayor, you will do the right thing and stop this development from an outsider who doesn't understand our values. We need to protect our lands and the people who enjoy them.

Thank-you for your consideration-

Elizabeth Burtner  
3065 E Bonview DR  
Boise, ID 83712  
208-473-0870



**Celine Acord**

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**From:** Bryan Wewers <bryanbronco@gmail.com>  
**Sent:** Sunday, April 16, 2017 8:39 PM  
**To:** Celine Acord  
**Cc:** Cody Riddle  
**Subject:** Objections to 3555 Warm Springs Development

To: City of Boise Planning and Zoning

I am writing to express my objections to the proposed rezoning and construction of the property at 3555 E. Warm Springs Avenue., Permit # PUD17-00007. I live in the Antelope Springs Subdivision located just west of this project and have many concerns about this project and the impact on the entire area. I attended the informational meeting on March 22nd and realize I'm one of many that have concerns about this project and the impact it will have on the area in regards to traffic, zoning transition, property values, wildlife, and water rerouting.

Having a 126 unit complex in the middle of single family homes to the west, north and east does not provide a zoning transition that many developments require. It also goes against the City of Boise Comprehensive Plan under the "Barber Valley Planning Area" by not "providing the level of predictability for Boiseans about the potential for future changes in their "backyards"....." I am concerned with all of these issues, but most importantly the traffic impact on Warm Springs.

### **Flawed Traffic Report**

This project will have two access points to Warm Springs and the most direct route to the downtown area will be west on Warm Springs. The East Parkcenter Bridge was partially designed to relieve traffic on Warm Springs along with the rerouting of Warm Springs. Warm Springs is the direct route to all of the downtown Boise area, including the state's largest employer, St Luke's. This direct route will be used instead of Parkcenter and will defeat the purpose of the reroute of Warm Springs, and increase traffic on an already congested road.

Actual distance and traffic impediments for the two routes is below.

- The Parkcenter route to Broadway is approximately 4.8 miles, has nine traffic lights (soon to be 10 at E Barber Valley Dr.) and one school.
- The Warm Springs route to Broadway is approximately 3.8 Miles, has 1 traffic light, and one school

The traffic study performed by the applicant's engineer is flawed. The report is trying to justify that traffic from the development will use the Parkcenter route to downtown. Some of the information used is erroneous and the opinion of the author. Below are some of the inconsistencies, errors and assumptions of the report that I request you to factor into your decision.

- The “Trip Generation” comparisons are using 69 units for single family homes for this 8+ acres of property. This assumes 100% buildable area with no account for roads, open space, wetlands, wild life mitigation, etc. This error makes the proposed multi-family “Trip Generation” appear closer to single family than it is.
- The report concludes that “This traffic would not use Warm Springs Avenue since that would be out of direction for those destinations”. Traffic follows the path of least resistance and as mentioned above, Warm Springs is a shorter distance, shorter time, and will have nine less traffic lights to contend with. Not to mention it’s a more scenic drive with a golf course, foothills, and scenic Warm Springs mansions (contrary to what the traffic report states in its conclusion).
- The report is also flawed in that it says “the Parkcenter Blvd route had 40.9 mile of roadway at 35 mph, and 0.26 miles of roadway at 30 mph”. This is obviously an error with a decimal point, but begs the accuracy of the rest of the report and the numbers used to justify.
- The report states “This method does not include time lost at stop signs or traffic signals”. This plays very heavily in traffic route decisions and a ratio of 10 to 1 traffic lights will undoubtedly put the developments traffic on Warm Springs.

I respect the goal of the City of Boise to provide connectivity in development decisions. This project does not allow any connectivity to the greenbelt. The nearest access to the greenbelt will require travel along Warm Springs where part of it is extremely dangerous because of the narrow road and sloping shoulder. This is a safety issue now, but will be exacerbated if a development of this size is allowed.

As I mentioned above, traffic is but one of the concerns regarding this project. The water in the area is already, at best, suspect. My home and at least one other home have sump pumps in our crawl spaces because of poor drainage in the area. The apartment project drains to the west to our subdivision and will more than likely compound the problem in our area. I am unaware of their plans to reroute the water, but the ground water issue is a big concern of our neighborhood.

A project of compatible density with safeguards for water, traffic, etc. should be considered in lieu of this high density project. Please consider the many concerns that have been expressed and disallow this high density project so Boise can remain one of the most livable cities in the U.S.

Regards,  
Bryan Wewers

3418 E Parsnip Peak  
Boise, Idaho. 83716

**Celine Acord**

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**From:** Nancy Rice <winameka@hotmail.com>  
**Sent:** Monday, April 17, 2017 9:10 PM  
**To:** Celine Acord  
**Subject:** Re: 3503, 3507 and 3555 E Warm Springs Ave

To Whom it May Concern:

I am extremely opposed to the 126 Unit Apartment Project being proposed for the property currently listed as 3503, 3507, and 3555 E. Warm Springs Avenue. I live across Parkcenter Bridge in Spring Meadow development. I have three major concerns on how this development will impact my property.

To begin with, the increase of traffic will cause accessing Parkcenter Blvd from the neighborhoods even more difficult. We are already facing the fact that new apartments are being built in the area after you cross the bridge. In addition, Warm Springs has frequently (and currently) been closed which has exasperated the problem. An increase of 830 vehicles in high peak traffic is unacceptable.

In addition to the traffic is the real possibility of fire, as happened last summer. This was a frightening experience and knowing that even more people will be at risk and possibly unable to safely evacuate given that Warm Springs may be closed is again unacceptable.

Finally, the environmental impact is a great concern in this rapidly developing area. The buildings will definitely impact the wetlands and the free movement of the wildlife. It is unconscionable that the well being of the animals and the safety of the environment is not being considered by the developer. It is clear, overbuilding of this area will decrease the wildlife habitat and threaten the fragile existence of the wetland.

Again, my objections are strenuous. This plan will decrease the value of my home, cause numerous and potentially dangerous inconveniences, and devastate the wildlife in the area. Please reconsider.

Sincerely,  
Nancy Rice  
2391 E Gossamer Lane  
Boise, Idaho 83706

winameka@hotmail.com

**Celine Acord**

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**From:** JoLyn Janecko <jjanecko@aol.com>  
**Sent:** Wednesday, April 19, 2017 8:54 AM  
**To:** Celine Acord  
**Subject:** File #CAR17-00004

Hello,

I am writing to voice my concerns and opposition to the submitted rezoning request for the 8 acres on Warm Springs Blvd.

I am a resident of Harris Ranch. The area in question is situated amongst single family homes. It directly borders Harris Ranch Neighborhood, which follows a master plan. The Harris Ranch master plan follows and maintains density transitions of use. The high density housing in the area which has been completed, and is under construction, is located on larger streets in order to accommodate the accompanying traffic. Rezoning would not follow this plan. While I understand the area in question is not part of Harris Ranch master plan, I do believe the HR plan was developed with single family homes in mind in this area. The high density housing would put the adjoining Harris Ranch neighborhood over critical mass, and disrupt the comprehensive plan of the neighborhood. High density housing is not compatible with the big picture of this location. Rezoning would not meet the intent of BluePrint Boise Comprehensive Plan for the Barber Valley Planning Goals.

Rezoning this area is not in the best interest of public convenience. The proposed plan creates approximately 900 car trips per day. The road on which the cars would travel is a two lane street, with no room for expansion. This road, Warm Springs, has been closed for weeks due to hazardous travel conditions. Rezoning does not improve the livability of our neighborhood.

Rezoning this area does not maintain or conserve compatibility of the surrounding development and zoning. The area in question is surrounded by single family homes, and wildlife ponds. The proposed development would include destruction of wetlands, and construction of carports next to designated "green space."

A better use of this land would be single family homes, as the current zoning allows, or better yet, green space or a park. Either of these solutions could be planned so as not to destroy existing wetlands, which are in keeping with the natural beauty of this area of Boise. I suggest the developer propose a plan better aligned with the current neighborhood. The two surrounding subdivisions, Antelope Springs and Privada, had the same commercial land use designation, but the developers chose to zone for single family housing, in keeping with the surrounding neighborhoods.

I was able to attend the one meeting the developer offered. What became clear in that meeting, is the developer is not concerned with how the community feels, and is instead focused on building high density apartments in order to appease the current land owner's fluctuating sale price. The developer claims to have performed public outreach in order to obtain input from the community to arrive at his current design. I do not feel this is true. This was the first opportunity I heard of to attend, and the design was already in place.

I appeal to you to keep the zoning as single family residences in keeping with the surrounding area and comprehensive plan. The Harris Ranch neighborhood is going through massive growth and development, and while there are plenty of growing pains which accompany this, the final product



will be beneficial to the city and its residents, while maintaining the natural beauty for which Boise is known. If the comprehensive plan is followed, the Barber Valley area will demonstrate smart growth through land use and transportation integration. Rezoning this land to medium density residential would be a mistake.

Thank you for your time,

JoLyn Janecko

**Celine Acord**

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**From:** Terry\_Janecko@amat.com  
**Sent:** Wednesday, April 19, 2017 11:55 AM  
**To:** Celine Acord  
**Subject:** File #CAR17-00004

**Subject: File #CAR17-00004**

Hello,

I am writing to voice my concerns and opposition to the submitted rezoning request for the [8 acres on Warm Springs Blvd.](#)

I am a resident of Harris Ranch. The area in question is situated amongst single family homes. It directly borders Harris Ranch Neighborhood, which follows a master plan. The Harris Ranch master plan follows and maintains density transitions of use. The high density housing in the area which has been completed, and is under construction, is located on larger streets in order to accommodate the accompanying traffic. Rezoning would not follow this plan. While I understand the area in question is not part of Harris Ranch master plan, I do believe the HR plan was developed with single family homes in mind in this area. The high density housing would put the adjoining Harris Ranch neighborhood over critical mass, and disrupt the comprehensive plan of the neighborhood. High density housing is not compatible with the big picture of this location. Rezoning would not meet the intent of BluePrint Boise Comprehensive Plan for the Barber Valley Planning Goals.

Rezoning this area is not in the best interest of public convenience. The proposed plan creates approximately 900 car trips per day. The road on which the cars would travel is a two lane street, with no room for expansion. This road, Warm Springs, has been closed for weeks due to hazardous travel conditions. Rezoning does not improve the livability of our neighborhood.

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A better use of this land would be single family homes, as the current zoning allows, or better yet, green space or a park. Either of these solutions could be planned so as not to destroy existing wetlands, which are in keeping with the natural beauty of this area of Boise. I suggest the developer propose a plan better aligned with the current neighborhood. The two surrounding subdivisions, Antelope Springs and Privada, had the same commercial land use designation, but the developers chose to zone for single family housing, in keeping with the surrounding neighborhoods.

I was able to attend the one meeting the developer offered. What became clear in that meeting, is the developer is not concerned with how the community feels, and is instead focused on building high density apartments in order to appease the current land owner's fluctuating sale

price. The developer claims to have performed public outreach in order to obtain input from the community to arrive at his current design. I do not feel this is true. This was the first opportunity I heard of to attend, and the design was already in place.

I appeal to you to keep the zoning as single family residences in keeping with the surrounding area and comprehensive plan. The Harris Ranch neighborhood is going through massive growth and development, and while there are plenty of growing pains which accompany this, the final product will be beneficial to the city and its residents, while maintaining the natural beauty for which Boise is known. If the comprehensive plan is followed, the Barber Valley area will demonstrate smart growth through land use and transportation integration. Rezoning this land to medium density residential would be a mistake.

Thank you for your time,

Terry Janecko

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**Celine Acord**

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**From:** Diane Langdon <langdondiane@gmail.com>  
**Sent:** Wednesday, April 19, 2017 2:55 PM  
**To:** Celine Acord  
**Subject:** ATTN: Planning and Zoning Staff RE: Proposed Zoning to permit 120-unit Apartment Complex on Warm Springs (Old Duesman Property)

When we purchased our home, the decision was informed by several considerations with the plan for development as a key deciding factor for us. It pains us to learn that there is a chance that the plan may be jeopardized by this huge apartment complex that would adversely affect surrounding property values and traffic ... all for the financial gain of an individual developer from out-of-state. Truly disheartening to ponder the consequences for so many of us who call the Harris Ranch area home.

Respectfully,  
Jim & Diane Langdon

2999 S. Millbrook Way  
Boise, ID 83716  
(208) 356-6535



**Celine Acord**

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**From:** Kelly Victorine <kjvictorine@gmail.com>  
**Sent:** Wednesday, April 19, 2017 3:01 PM  
**To:** Celine Acord  
**Subject:** I oppose building apartments on warm springs!!

Please do not let these developers build apartment complexes in Harris ranch. It is already overcrowded and the roads cannot handle an influx, and it will decrease our property value.

Thank you,  
Kelly Victorine

Sent from my iPhone

**Celine Acord**

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**From:** Gloria Totoricaguena <gloria@idahopolicy.com>  
**Sent:** Wednesday, April 19, 2017 4:22 PM  
**To:** Celine Acord  
**Subject:** Reject Warm Spring Ave apartment project

Dear Friends,

Thank you for the work you do for our community. I am a Boise-born resident and at 55 yrs old I have witnessed and experienced much change and I welcome it when well-planned and appropriate for the surroundings. The request of building 126 apartments on East Warm Springs in Harris Ranch is a project I adamantly oppose. This project was not in a long term plan and will add incredible traffic to an already busy and problematic Warm Springs- if it is even open for traffic after rock and dirt slides. This is a two lane in an area of single family homes. All along Marian Williams Park and right up to the river, new condos and another apartment building are removing habitat and wildlife corridors as well as human enjoyment of nature along the Greenbelt. Why is building allowed right next to the Greenbelt? I don't want to walk/bike along other houses, condos, apartments- I would just ride in my own housing subdivision if I wanted that. I want nature and wildlife. That is destroyed when construction is right on top of marches, paths, Greenbelt.

One of the reasons that Boise has won awards lately is for its preservation of marshes, wildlife habitat, Greenbelt and nature preserves. This project would be built right on top of marshes (currently flooded).

I oppose the project. I ask that PZ consider rejecting this permit please.

Thank you

Dr. Gloria Totoricaguena  
Idaho Policy and Consulting LLC  
2558 S. Palmatier Way  
Boise, Idaho 83716  
208-891-9888

**Celine Acord**

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**From:** keimpd@gmail.com  
**Sent:** Wednesday, April 19, 2017 4:40 PM  
**To:** Celine Acord  
**Subject:** Proposed 126-Unit Apartment Complex on Warm Springs Avenue

Please note my opposition to this proposed development for the following reasons:

- The apartment complex is inconsistent with the established Comprehensive Master Plan for the area;
- The complex will disturb wildlife migration routes and have a substantial adverse impact on adjacent wetlands;
- The multi-family development is incompatible with adjacent single-family homes to both the east and the west in and around Harris Ranch;
- The increased traffic that will be generated by this complex will over-burden already heavily traveled local streets and endanger pedestrian traffic along Warm Springs Avenue from Harris Ranch neighbors attempting to retrieve their mail from a consolidated mail delivery unit on the west side of Warm Springs Avenue. I submit that this impact alone should be sufficient to prevent approval of this project.

Please deny this application for re-zoning and instruct the developer to re-submit a plan that consists of single-family homes compatible in density and design with the Harris Ranch development, or, preferably, to abandon the project altogether and permit the area to remain as green space.

Thanks for your consideration.

Peter D. Keim  
2759 S. Perrault Way  
Boise, ID 83716  
208-957-5363  
[keimpd@gmail.com](mailto:keimpd@gmail.com)

Sent from [Mail](#) for Windows 10

**Celine Acord**

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**From:** Carol Markham <markhamsweeney5@icloud.com>  
**Sent:** Wednesday, April 19, 2017 6:16 PM  
**To:** Celine Acord  
**Subject:** Opposition to 126 apartment building on Warm Springs near Harris Ranch

I would like to voice my concern regarding the proposed apartment , on Warm Springs Ave near Dallas Harris Ranch. The apartment complex does not meet the goals of Harris Ranch. Increased traffic, additional threats to wildlife, and the building designs will impact our neighborhood negatively. There are enough apartments and condos and townhouse in the area to meet anyone's needs. The area is getting over built and we predict property value losses in the future.

Carol Markham & Robert Sweeney  
2782 S Wise Way  
Boise, ID 83716

Sent from my iPad



**Celine Acord**

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**From:** LISA HECHT <heartfeltson@msn.com>  
**Sent:** Wednesday, April 19, 2017 10:27 PM  
**To:** Celine Acord  
**Subject:** I Oppose Development of 126 apartments along Warm Springs Avenue East

Dear Boise City PUD,

As a resident of Boise for 37 years, and a resident of Harris Ranch since 2007, I strongly oppose the proposed development of 126 apartments along Warm Springs Avenue East. My opposition is based on the following:

- Wildlife are losing their routes from the foothills to the river. I see them trying to cross the many roads, homes, and other development obstacles to the river. They were here first; let's leave them a little space, so they can at least get to water!
- Development since 2007 has exploded, and traffic, noise and pollution are already straining the limits of livability in this area. What about the strain this will put on roads and services? Just last year, fire burned the Mesa all around the area proposed for this development; can Boise afford to stretch its fire services yet again?
- A huge four-story apartment building is already under construction between the east ParkCenter bridge and The Mesa (which is flooding, since no setback from the river was apparently observed). This already provides plenty of apartment housing.
- The area proposed for this new development is not zoned for high-density housing. That is because it is fundamentally unsuitable in that area and out-of-character with Boise's vision for development in that area.

I urge in the strongest terms to OPPOSE this development. It is certainly out-of-line with Boise's LIVability vision, for Boiseans and local wildlife!

Sincerely,

Lisa Hecht  
4920 E. Sagewood Drive  
Boise, ID. 83716

April 19, 2017

City of Boise  
Planning & Development Services  
150 N. Capitol Blvd.  
P.O. Box 500  
Boise, ID 83701-0500

RE: CAR17-00004

To: PDS

My name is Edie Gummere. I live in Dallas Harris Ranch Estates and I writing this letter in regard to the above referenced proposed rezoning of property on Warm Springs Ave. and Barber Dr. for a 126 apartment complex.

I would like to state for the record that I oppose this proposed rezoning and this apartment complex, and here are the reasons why.

1. The property they wish to develop 126 apartments on is immediately adjacent to the Harris Ranch neighborhood. I believe this property should be evaluated with that in mind and, in fact, believe this property should be treated as though it were part of the Harris Ranch Master Plan. The Harris Ranch Master Plan has established larger lot sizes and larger single family homes on the north side of Harris Ranch (the Warm Springs Ave., Barber Rd side) with the density increasing as you go south to Parkcenter Blvd. The reasoning for this is to accommodate traffic, as Warm Springs Ave is an older, narrow two lane road, whereas, Parkcenter Blvd. is a newer much larger road. The proposed apartment development puts high density housing on the wrong side of the neighborhood, and is thus incompatible with our neighborhood's comprehensive plan or our "big picture".
2. This proposed development's only entrance and exit is on Warm Springs Ave, which would greatly increase the traffic on Warm Springs Ave. Again, as stated above, Warm Springs Ave. is a small, narrow, two lane road that in addition to vehicle traffic also sees a great deal of wild life

crossings and bicyclists which often slows traffic. Therefore this proposed development is not in the interest of public convenience.

3. This proposed development is surrounded by single family homes (both in Harris Ranch and the beautiful new homes west of the ponds between Warm Springs and Parkcenter), and several ponds. It would destroy wetlands, and put carports next to designated green space. Therefore, this proposed development is not compatible with areas it is surrounded by.

I believe developing this property into single family homes, or developing it as a public park would be a much better fit, as neither would destroy wetlands or be incompatible with the surrounding area.. A great deal of planning went into the Master Plan for this area of town. There is already plenty of high density housing and apartments in this area. There is simply no reason to allow this proposed development that is so out of sync with it's beautiful surroundings, and an already well thought out master plan.

As a side note, I would also like to state the developer did not do a good job in notifying our neighborhood of their proposed rezoning and apartment complex plan. They held an informational meeting on March 22, 2017. This is the only meeting I am aware they held. At this meeting they already had their design finalized and ready to submit to you. I only happened to find out about this meeting via the social network, "Nextdoor". Not everyone subscribes to "Nextdoor." To my knowledge they never sought input from the residents of our neighborhood in developing this proposal.

Thank you for your consideration.

Sincerely,

Edie Gummere  
2963 S. Old Hickory Way  
Boise, ID 83716

[thegummeres@yahoo.com](mailto:thegummeres@yahoo.com)  
208-571-1445





April 20, 2017

Boise City Planning & Zoning Commission

2nd Floor, Boise City Hall

150 N. Capitol Blvd.

Boise, Idaho 83701-0500

Sent by Email: [cacord@cityofboise.org](mailto:cacord@cityofboise.org)

RE: Permit # **CAR17-00004**

**To Whom It May Concern;**

I am writing to oppose the re-zoning of the property on Warm Springs Avenue (PUD17-00007 from open lands to medium density residential in order to accommodate a planned 126 unit apartment complex. I live in Barber Valley in the Harris Ranch neighborhood and would be adversely impacted by this re-zoning change.

I am opposed for the following reasons:

1. The proposed multi-family development does not conform to the intent of the Comprehensive Plan for Boise and Barber Valley
2. The property is surrounded by low density single family residences
3. Warm Springs Road, as a minor arterial road, will not accommodate the significant increase in traffic caused by this multi-family apartment complex
4. The proposed development interferes with wildlife corridors and nearby wetlands
5. Public safety could potentially be negatively impacted in the event of a wildlands fire as we experienced last summer, with evacuation of a multi-family apartment complex negatively impacting the egress of other residents in the area

Finally, I purchased my house in Harris Ranch based on the City of Boise Comprehensive Plan for Barber Valley that did not include a multi-family residential complex less than ½ mile from my house. This proposed development could negatively impact my quality of life and the re-sale value of my home.

I would appreciate an opportunity to speak at the May 8<sup>th</sup> Boise City Planning and Zoning meeting.

Sincerely,

Mark McConnell, M.D.

3772 E. Timbersaw Drive

Boise, ID 83716

**Celine Acord**

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**From:** Tim Lalley <tim.lalley@live.com>  
**Sent:** Thursday, April 20, 2017 2:41 PM  
**To:** Celine Acord  
**Subject:** Oppose High Density Development in Harris Ranch

Hello,

I am a resident of Harris Ranch and am writing to state my opposition to proposed high density development (apartment complexes) along Warm Springs Avenue. Below are my specific complaints:

1. Traffic - Warm Springs Avenue and the surrounding neighborhood roads are not capable of handling the additional traffic. I have heard there will be an increase of up to 1000 car trips/day. The infrastructure cannot handle this additional load.
2. Schools – Schools in the area are already beyond capacity. Where will families send their kids to school?
3. Development Plan – the proposed development does not comply with the Harris Ranch design guidelines. I suppose this is why the out of state developer is requesting a zoning variance. The land is zoned for single family homes and should remain that way per the guidelines.
4. Neighborhood - This development is not compatible with the surrounding neighborhood of single family homes.
5. Wildlife – the proposed development is a wildlife corridor between the Wildlife Management Area/Foothills and the Boise River. Increased traffic will increase wildlife mortality. I know this is a point everyone talks about (preserving wildlife) but it's often brushed aside for development. I urge you to seriously consider this point.
6. Comprehensive Plan Blueprint Boise - I have read the comprehensive plan and this development DOES NOT COMPLY.

I urge you to stick with the proposed plan and not ruin the Barber Valley.

Tim Lalley

## Celine Acord

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**From:** Krista Berumen <kristalynn12@gmail.com>  
**Sent:** Thursday, April 20, 2017 3:58 PM  
**To:** Celine Acord  
**Subject:** Opposition to 126 apartments along Warm Springs Avenue East.

Good Afternoon,

I am a resident of Harris Ranch and oppose the development proposal for 126 apartments along Warm Springs Avenue East. It damages the area for wildlife that call this area home and is not compatible with the overall design of the Harris Ranch community.

Thank you for your time.

Krista Berumen  
[kristalynn12@gmail.com](mailto:kristalynn12@gmail.com)  
208-631-1377

**Celine Acord**

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**From:** Lana Kuchta <kuchta2@msn.com>  
**Sent:** Friday, April 21, 2017 9:20 AM  
**To:** Celine Acord  
**Subject:** File # CAR17-00004

I live in the Mill District in East Boise. I'm very concerned about rezoning to accommodate this proposed development. The master plan created for the Harris Ranch area was a comprehensive and balanced plan. By rezoning you alter the original intent of the master plan, and what appeared to be a balanced approach to managing growth is altered and a precedent is set to alter it repeatedly.

More specifically the parcel being considered for rezoning cannot reasonably accommodate this level of density without seriously impacting the surrounding area. Warm Springs Avenue is narrow and without reasonable options to widen the road. Additionally it is subject to frequent closures because of slide risks. Routing significant traffic through an existing neighborhood is not an option that respects those living in that area.

The proposed development would also alter an existing wetland area that local wildlife rely on. Again the master plan for the area worked to balance growth and preservation of land for wildlife.

I am not anti-growth for this area. Prior to moving here I studied the master plan extensively and know that growth in the area is inevitable. However, dismissing the work that went into the master plan by rezoning and allowing poorly suited development is irresponsible and a breach of a commitment made to grow the area in a balanced manner.

I'm asking Planning and Zoning to deny this rezone request and maintain the original plans for this area as outlined in the master plan.

Lana Kuchta

Sent from [Outlook](#)



**Celine Acord**

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**From:** Amanda Brown  
**Sent:** Friday, April 21, 2017 2:26 PM  
**To:** Celine Acord  
**Subject:** FW: Opposed- CAR17-00004

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

From: patrick wilder [mailto:patrickrzwilder@icloud.com]  
Sent: Monday, April 17, 2017 8:25 PM  
To: CityCouncil <CityCouncil@cityofboise.org>  
Subject: Opposed- CAR17-00004

Please add my opposition to the list of letters already provided by my neighbors for the proposed 120+ apartment development.

This type of development is not consistent with the original master plan.

The goal to make Boise the "most livable city in America" should first consider the needs and desires of the existing denizens living in an area.

Patrick Wilder  
Springcreek resident

**Celine Acord**

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**From:** Mary Lou Kinney <Kinney65@msn.com>  
**Sent:** Saturday, April 22, 2017 10:03 PM  
**To:** Celine Acord  
**Subject:** "No" to 126 unit development proposed for low-density, single family homes --Warm Springs in Harris Ranch

To the P&Z Committee.

On May 8th, you will be considering yet another development project in the Barber Valley. However, this building project proposal is different in that it was a previously owned residential property (Deusman) whose owners also had a small business (selling honey) at their residence for many years. The owners sold the property and now it is in the hands of developers who are looking to build a high density apartment complex in a residential setting. There are a plethora of reasons--including safety, wildlife and quality of life issues--- why this zoning variance should not be granted. However, the #1 focus, in my opinion, should be on the very dangerous precedent that could be set with a decision to ignore the city's comprehensive master plan and SP-01 & SP-02 for the Barber Valley (and, ultimately, for other parts of our City, as well). There are at least 2 existing acreages within the Springcreek & Dallas Harris areas that are currently owned by "residential" long-time owners--just like the Deusmans-- who could also sell to developers and you could/will have the same scenario before the P & Z within a year or less. **Again, all these prior residential/ small business properties selling to developers are outside the SP-01 & SP-02 projections that current residents believed would be "The Plan" for future development when they chose to move to the Barber Valley.**

Our family has lived in Boise for 40 years--nine of those years in Harris Ranch. We have lived here through the tremendous growth changes to Boise and the Treasure Valley. We have participated and believed in the **Smart Growth** approach as our City became more popular. We understand the need for continued development=more property taxes=better economics for the expansion of Boise. Now, however, when the city's comprehensive plan and SP-01 & SP-02 are being challenged, I think we are approaching the point of "reckless abandon" and the Boise P & Z and City Council need to call things in to serious check. There are several cities within the U.S where that "check" came too late and the results have been disastrous. Hopefully, that will not happen to our beloved Boise. **Please vote "no" to this zoning variance asking for a high density apartment complex in a residential area!**

Mary Lou Kinney  
 3081 S. Shortleaf Avenue  
 Boise 83716

**Celine Acord**

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**From:** Laura Simic <lauracsimic@gmail.com>  
**Sent:** Saturday, April 22, 2017 9:54 PM  
**To:** Celine Acord  
**Subject:** Zoning Variance

Planning and Zoning staff,

I oppose the zoning variance for a high-density apartment complex on Warm Springs in Harris Ranch. The proposed 18-building, 126-unit development will greatly increase traffic, violate the city's comprehensive master plan, strain the infrastructure, and damage neighborhood character and livability.

Laura Simic  
3968 E Hardesty St.  
Boise ID 83716

**Celine Acord**

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**From:** Cody Riddle  
**Sent:** Monday, April 24, 2017 6:29 AM  
**To:** Celine Acord  
**Subject:** FW: Zoning Variance for Warms Springs Road

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**From:** Michael Shaughnessy [mailto:mikshaughnessy@hotmail.com]  
**Sent:** Sunday, April 23, 2017 8:34 PM  
**To:** Hal Simmons <HSIMMONS@cityofboise.org>; Cody Riddle <CRiddle@cityofboise.org>  
**Subject:** Zoning Variance for Warms Springs Road

To the members of the planning and zoning committee:

I live in East Boise and have been appalled at the way the area has been developed. There have been numerous exceptions and variances to established plans and the development of a new 18 building, three-story, 126-unit apartment complex with 222 parking spaces is absolutely inconsistent with our area. I understand this matter is to come up at the May 8th P&Z meeting and I would like to voice my strongest opposition to such a project. This will damage the quality of life that all of the residents of the Barber Valley chose that area for. This area is zoned for low density and under no circumstances should it be changed.

As I am sure you are aware, the development is bad business for our residents for a variety of reasons which include:

- An additional 1,000 trips down Warm Springs Ave.—a significant increase in traffic for East End neighborhoods
- Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure.
- A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values

This would significantly stress demand for current and planned amenities and traffic and construction are already choking our ability to move in the area. In short, this is a disaster that we cannot allow.

I am available to discuss this action by phone at your convenience and hope that you will under no circumstance consider this variance. We establish plans for a reason. I hope reason prevails.

Thank you,

**Mike Shaughnessy**  
 (208)401-4951



**Celine Acord**

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**From:** Scott Spjute  
**Sent:** Monday, April 24, 2017 8:41 AM  
**To:** Celine Acord  
**Subject:** FW: Zoning Variance request for Harris Ranch. [ May 8th ]

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**From:** Debra Hardy [mailto:DebraHardy07@hotmail.com]  
**Sent:** Sunday, April 23, 2017 7:00 AM  
**To:** Scott Spjute <Sspjute@cityofboise.org>  
**Subject:** RE: Zoning Variance request for Harris Ranch. [ May 8th ]

Yours was the ONLY email address provided...  
 Please see that the other commissioners get this testimony-

RE: Zoning Variance request for Harris Ranch. [ May 8<sup>th</sup> ]

6712 Glacier Drive  
 Boise, ID 83716  
 April 23, 2017

Boise City Planning & Zoning Commission  
 Planning & Development Services  
 150 N. Capitol Blvd.  
 Boise, ID 83701-0500

Re: CAR17- 00004 / JKB Construction Management  
 Rezone of 8.65 acres from A-1 (Open Land) to R-2D/DA (Medium Density Residential with Design Review and Development Agreement). Celine Acord

PUD17-00007 / JKB Construction Management 3555 E. Warm Springs Avenue  
 Conditional use permit for a 125 unit multi-family residential development on 8.65 acres in a proposed R- 2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Celine Acord Commissioners

Commissioners:  
 [Mr. Rich Demarest, Mr. Milt Gillespie, Mr. Stephen Bradbury, Mr. Douglas Gibson, Ms. Jennifer Stevens, Ms. Tamara Ansotegui, Ms. Eileen Thornburgh, Mr. Paul Faucher]

The vision for the Harris Ranch development community has been on-going, discussed, and planned for many years now. The current construction of HIGH RISE Multi-Family dwelling is prolific and overwhelming when viewed in conjunction with the single family development also going on. The multi-year planning for this future community in the Barber Valley was done with the interests of many different/ diverse groups involved to INSURE that the valley stay a DESIRERABLE / LIVABLE place for BOTH people AND the WILDLIFE that call

this valley home For our wild life this is very important winter range, crucial to their SURVIVAL during WINTER!

Given the DENSITY of the current building that is within the already approved planned zoning, the valley is going to be at or over maximum capacity when all this construction is done. It is going to be difficult to keep this valley a livable , desirable place for ALL the residence . The impact on the wildlife is already taking a huge toll, especially with the harsh winter we are struggling to get through. The promises to mitigate the harm to wildlife have NOT been fulfilled. Adding more people, more congestion, and more cars to an already congested area [ when all the current building is complete ] will turn the 'planned' community of Harris Ranch into a fiasco! It is on the cusp of being so as it is.

Do NOT approve this rezone! The current plan took YEARS to hammer out... lets stick to what we agreed on and spend our energy and resources to following thought with the promises and visions that have yet to be fulfilled.

DO NOT add MORE people to the BARBER VALLEY/ HARRIS RANCH -- Please RESPECT and PROTECT what has been put in place.

Sincerely,  
Debra Hardy [LONG time resident of the Barber Valley]

**Celine Acord**

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**From:** JAMES PATRICK <jpendure@hotmail.com>  
**Sent:** Monday, April 24, 2017 11:27 AM  
**To:** Celine Acord  
**Subject:** Opposed to 126 Apartment Unit proposed for Warm Springs

To the Planning and Zoning Staff,

Unfortunately, I will be unable to attend the May 8th meeting.

This email is to demonstrate my opposition to providing a variance to an out of state developer for a high - density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

Sincerely,  
James Patrick Focarile  
3734 East Timbersaw Drive  
Boise Idaho 83716

**Celine Acord**

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**From:** Jan Summers Duffy <JDuffy@collegeofidaho.edu>  
**Sent:** Monday, April 24, 2017 3:39 PM  
**To:** Celine Acord  
**Subject:** Old Duesman property

To whom it may concern;

I'm writing to express my opposition to the out of state builders request to build further hi rise apartments on the property above.

I've lived in the area 15+ years & have watched it slowly develop from a lovely rural area into very dense housing with lots of traffic and incorrectly planned roads plus other issues that come with an area development of out of state builders & slowly turning into a small city.

To put a high-density apartment complex on Warm Springs in Harris Ranch, an area currently zoned for low density, single family homes goes against the master plan ethics & proposal I'm aware of.

The area with flooding & seasonal fires is not equipped to handle development of this type nor is it needed. The traffic increase is noticeable in the last 3 years as is the inadequate roads ( constant closures for repair). Right now condos at the bridge sit 65% unoccupied For 2 years.

P&Z approvals have seriously been compromised. At present the area is over developed & noticeably empty houses unaffordable.

I AM against this apartment construction 100% & would like it denied.

Thank you.

J Summers



**Celine Acord**

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**From:** Andrea Tanner <andrea\_tanner@msn.com>  
**Sent:** Monday, April 24, 2017 12:58 PM  
**To:** Celine Acord  
**Subject:** Reference CAR17-00004/PUD00007 Barber Hill Vistas

Having lived in the Harris Ranch neighborhood for nearly 15 years, I have seen a lot of change - particularly in the last 5 years. I understand the draw of this area, so I am not surprised at the rapid growth and development we are currently experiencing, but I do miss the wide open spaces and rural feel. There have been many benefits to expansion and I have appreciated the improved infrastructure and dedicated park space that has been premeditated as part of a comprehensive plan. When I heard about the proposal for a massive new condominium complex in the middle of low density single family housing it felt like a tipping point had been reached. The toll this would take on the neighborhood is just too much. There should be limits to growth. Please consider the comprehensive plan and the impact this would have on Warm Springs Ave - which is already an unreliable connection. This sets an ugly precedent that could have even more significant impact on this area. I recognize the need for growth and development, but if it is done unchecked with disregard for local needs and acquiescence to out of town developers this will not benefit our neighborhood and the long term tax revenue potential for the City of Boise. Please oppose this zoning change request.

Reference CAR17-00004/PUD00007 Barber Hill Vistas.

Andrea Tanner  
3055 S Shortleaf Ave  
Boise, ID 83716  
208-409-4049

Kurt and Angie Wald  
4157 East Barber Dr.  
Boise, ID  
83716

*via email (cacord@cityofboise.org)*  
Celine Acord  
City of Boise Planning and Development Services  
150 N. Capitol Blvd.  
Boise, Idaho 83701

April 24, 2017

Subject: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)  
SB File No. 23150.7

Dear Celine:

My family is writing the City of Boise and commission to strongly request that the commission not allow the Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077) SB File No. 23150.7 request for a re-zoning of the subject parcel. We additionally request that the PUD be rejected as it does not meet the comprehensive plan requirements for barber Valley development. This proposal represents a precedent setting departure from the Comprehensive Plan, Blueprint Boise. This development is not compatible with the surrounding neighborhood of single family homes. The design does not incorporate any of the design guidelines for Harris Ranch and includes multiple covered car ports. Additionally, the current proposal violates the Clean Water Act and creates significant adverse impacts to the community and its federally protected resources. The existing infrastructure of Warms Springs Ave is not adequate to handle the estimated 1000 additional car trips / day the development would generate and this in turn is a danger to the well-being of the residents of the community. The request for rezone and the PUD can easily be found non-compliant with the required list of findings to make such approval.

Initially there are two inaccuracies in the Letter of Intent. The Letter of Intent from the applicant states that "input from the neighborhood meeting was used to create the current development design that is submitted with this application request." This is a false statement. The information presented at the neighborhood meeting was strongly opposed in the neighborhood meeting and not a single attribute was changed in response to the comments offered in the application submitted to the City of Boise.

The Letter of Intent also states that the applicant has coordinated with the US Army Corps of Engineers for wetland mitigation. That has not occurred. The applicant stated, when asked in the neighborhood meeting, that a wetland delineation has not be conducted. Therefore it is impossible for the USACE to advise the applicant on wetland mitigation when the USACE does not have a wetlands delineation (to identify presence or absence of wetland on the property) to base a conversation of mitigation on. Additionally the applicant was condescending,

confrontational and dismissive of many of the people seeking information and clarifications at the neighborhood meeting.

Boise's land use planning guidance documents, specifically Blueprint Boise, are vital to the livability of the community. Proper planning can spur economic stimulus, business retention and responsible property development. However, like most cities, Boise is facing a critical decisions when determining what types of growth should be done on limited developable land. Incongruent and incompatible development will reduce Boise's neighborhoods attractiveness, create adverse impacts, and be injurious to the well-being of its residents, tax base and livability. Ultimately high density development directly adjacent to the density patterns already established in SP01 and SP02 goes against the planning precedence already set by Harris Ranch. In fact Blueprint Boise mandates that SP01 and SP02 are to "guide future development in the Barber Valley." (Blueprint Boise, BV-14). Approving Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077) SB File No. 23150.7 and their request for a re-zoning will negatively impact the entire Harris Ranch Community. That is well evidenced by nearly 600 signatures on the petition against the re-zoning request and the overwhelming turnout against the project at the neighborhood meeting. The proposal is in direct conflict with the comprehensive planning standards established and those being carefully implemented in one of Boise premier residential developments. The commission has an opportunity to maintain consistency with the standards already established with the many years of hard work and visioning and deny the request for the re-zoning. Not doing so will set the stage for an unbuttoning of the standards in place and undermines the position of the commission to further enforce land use planning standards elsewhere in the community.

One of the key findings is that the project will have significant adverse effects to the surrounding community as well as waters and wetlands protected under the Clean Water Act. As stated above the property has wetlands and waters of the United States on it. Some of very high functional quality and are considered special aquatic sites by the USACE. No wetland delineation has been conducted as of the date of the application. A wetland delineation will be required to establish a baseline of what amounts and types of waters and wetlands exists on the property. The Clean Water Act Requires in section 404 b(1) that any impacts to Waters of the United States and or wetlands under the Jurisdiction of the US Army Corps of Engineers (which these clearly are) be first considered for complete avoidance. That is not an optional consideration. It is required by federal law to first avoid the wetlands if at all practicable. The USACE can only permit the Least Environmentally Damaging Practicable Alternative (LEDPA). Clearly many options exist that are the LEDPA besides the filling and excavation in the wetlands that exist on the property. The City of Boise in fact does not have the authority to condition the authorization of the re-zone and approval of the PUD by stating the applicant will need to comply with all state and federal permitting in the future. It is the duty of the City of Boise to seek further information from the applicant on this point. The City of Boise must request the applicant to conduct a wetland delineation, complete the mitigation sequencing requirements (aka the LEDPA analysis) outlined in the Clean Water Act and prove that this application is in fact the LEDPA. This needs to be concurred upon by the USACE prior to making a decision on the re-zone request and approval of the PUD. Not doing so and approving the re-zoning and PUD will constitute arbitrary and capricious decision and brings liability onto the City of Boise under the Clean Water Act.

The traffic analysis conducted for the project is fundamentally flawed. It does not consider the scenario of a Warm Springs Avenue road closure. Clearly the road was close for several months this winter and spring. The Ada County Highway District (ACHD) at one point was unsure if the road will be able to be kept open in perpetuity. A study is ongoing. This is a significant change in

conditions that has occurred since other recent development requests on a known and documented unstable land slide prone area. All future development in the area must consider the fact that this road will continue to experience prolonged temporary and perhaps permanent closer. We strongly request the commission require the applicant to conduct additional traffic analysis that specifically models a scenario for both prolonged temporary closure and permanent closure. This analysis will show that this additional traffic impact is not in the best interest of the community, places the lives of children and parents at risk in walking and biking to their mailboxes and is detrimental to the well-being of the residents. This condition is unsafe for residents that live there now and those that would be overloading the current roadway network. It is just not safe to have all that traffic forced on to a single point of egress in the event of a Warm Springs Road closure.

It is our strong recommendation that the applicant and the current proposal have not met the standard of care in prevention of significant adverse effects to the health, peace, comfort, or welfare of persons residing in the surrounding area. The proposal has un-mitigatable significant impacts to federally protected wetland and water resources and the request must be denied. Granting this rezoning will be materially detrimental to the public health, safety, or welfare, and will be injurious to my property, the other property owners, and the quiet enjoyment thereof. We made significant investments in this community and this proposal if allowed will have a permanent and detrimental impact to the values of my property. It has been determined, and reflected in the land use studies of various US cities, that rezoning in an area that has an already established development fabric negatively impacts property values adjacent to the rezoned development. Rezoning to a more dense density pattern immediately adjacent to less dense density patterns has a deleterious effect on the residential segments of the neighborhood, causing blight and down-grading property values.

Regards,



Kurt and Angie Wald



**Celine Acord**

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**From:** Dawn Hunter <hunterdawnr@gmail.com>  
**Sent:** Monday, April 24, 2017 6:26 PM  
**To:** Celine Acord  
**Subject:** Irresponsible Development

To: Planning and zoning Committee

We recently were informed about the possible zoning variance on Warm Springs in Harris Ranch. Before we purchased our home we were very diligent about looking at the master plan for Harris Ranch and the surrounding areas. Our understanding was that the area would not have high density apartments but maintain a neighborhood feel with low density, single family homes. I hope you will not waiver on this. Please don't start giving special treatment now it will only lead to future problems.

Thank you for taking the time to consider my voice.

Harris Ranch family homeowner

Dawn Hunter

**Celine Acord**

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**From:** Ingrid Brudenell <ibrudenell@icloud.com>  
**Sent:** Monday, April 24, 2017 9:40 PM  
**To:** Celine Acord  
**Subject:** Warm Springs Development

Dear Planning and Zoning Committee, I live in the East End of Boise and am very familiar with the Warm Springs area as a resident, hiker, biker and bird watcher. I am opposed to the proposed large apartment development on Warm Springs. My reasons are listed below: impact on wildlife, including bald eagles and herons, aquatic animals and fish, access to recreational areas, increased traffic and air pollution, impact on the wetlands which are needed to absorb water in high water years like this one. I urge you to negotiate with the developer for a different site and disapprove this zoning change. Let the developer find another site which does not require a zoning change. Thank you for your work but remember that we want a livable city with a healthy ecosystem not blocks filled with buildings in a former wet land! Please disapprove this proposed development. Dr. Ingrid Brudenell, 1305 E. State, Boise, 83712

Sent from my iPad

## Celine Acord

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**From:** johnnidaho@gmail.com on behalf of John Walchle <johnnidaho@live.com>  
**Sent:** Monday, April 24, 2017 11:27 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004/PUD00007

Please do not allow this development as a high-density apartment complex violates the Blue Print Boise (<http://pds.cityofboise.org/planning/comp/blueprint-boise/>).

Thank you,

John Walchle  
Barber Valley Resident

**Celine Acord**

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**From:** Thomas Huegerich <tom\_huegerich@hotmail.com>  
**Sent:** Tuesday, April 25, 2017 6:36 AM  
**To:** Celine Acord  
**Subject:** Not support high density Warm Springs

I'm writing to let you know I do NOT support the high density plan on E Warm Springs Road. I live at 4983 E Sawmill Way. Tom & Laurie Huegerich. Changing the master plan is a terrible idea and we do NOT support it.

Thanks for your time.

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**Celine Acord**

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**From:** Teresa Focarile <tfocarile@hotmail.com>  
**Sent:** Tuesday, April 25, 2017 8:11 AM  
**To:** Celine Acord  
**Subject:** Proposed apartments on Warm Springs

To the Planning and Zoning Staff,

Unfortunately, I will be unable to attend your May 8th meeting. This email is to demonstrate my opposition to proving a variance to an out of state developer for a high -density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

Teresa Focarile  
860-459-5704  
[tfocarile@hotmail.com](mailto:tfocarile@hotmail.com)

Cindy Montoto & Austin Grill  
1228 E Jefferson St.  
Boise, ID 83712

April 25<sup>th</sup>, 2017

Planning & Zoning Commission  
City of Boise – City Hall  
150 N Capitol Blvd, Boise, ID 83702

RE: CAR17- 00004 & PUD17-00007

Members of the Planning & Zoning Commission,

We are Austin Grill and Cindy Montoto; we live at 1228 E Jefferson Street Boise, ID 83712 located in Boise's East End Historic District and just two blocks north of Historic Warm Springs Ave. We have been residents of the East End for five years and there truly is no better place for us to raise our growing family.

Cindy is an active and involved member of our community, serving on the Board of Directors of the East End Neighborhood Association and the City of Boise's Historic Preservation Commission. With this letter, we are writing to you as a concerned neighbors and first time parents.

The development plan of 3555 E Warm Springs Ave was brought to our attention a few months ago and we would like to voice the concerns we have with it as it currently stands. The proposed three-story 126-unit apartment complex with 222 parking spaces sitting on a low density zone for single family homes leaves us uneasy. The Harris Ranch area is already highly concentrated and with very close setbacks between properties, it leaves neighbors (and those looking in) feeling claustrophobic and crammed. The area is already highly dense as is, any additional development will contribute to even more neighborhood/population density.

We have serious concerns with the amount of increased traffic, an estimated additional 1,000 daily trips, it would bring to Warm Springs Ave, off of which our home and neighborhood school, Roosevelt Elementary, are located. Speeding and distracted driving on Warm Springs are already issues our neighborhood faces and with two schools in close proximity, the idea of additional traffic very much alarms me and I'm sure is concerning to many others as well. While we understand that ParkCenter Blvd is an option to get to Harris Ranch, Warm Springs offers a more direct and faster route to access Downtown and is often preferred by East Boise residents over ParkCenter.

A subsequent concern is with the amount of increased enrollment this proposed development would have on our local schools. The new elementary school proposed in Harris Ranch will take years before its up and running while it's expected that Roosevelt, Adams, and

Riverside Elementary will be able to absorb additional student enrollment. These schools are already bursting at the seams and higher levels of enrollment directly impact teacher to student ratios which impacts quality of learning.

We wholeheartedly understand the growing need for developments in our city. We truly appreciate the desire to live in this area as Boise is an ideal place to live and raise a family. However, we neither support the rezoning of the 8.65 acre lot nor the development plan at this time. We strongly urge you to consider the major impacts these proposals have on our East End neighborhood and our neighborhood schools. We recommend that the developer utilize the lot as zoned for single family homes and re-approach the commission with a reflective development plan.

Thank you for your time and service to our city,

Cindy Montoto & Austin Grill

Joe and Celeste Miller  
 3620 E. Warm Springs Ave  
 Boise, Idaho 83716

[Ckmill2@gmail.com](mailto:Ckmill2@gmail.com)  
[deanjmiller@cableone.net](mailto:deanjmiller@cableone.net)  
 208.867.1246

April 25, 2017

Boise City Planning and Zoning Commission  
 Boise City Hall  
 Boise, Idaho 83701

*Via electronic mail*

RE: CAR17-00004, PUD 17-00007, Re-Zone to Construct 126 Unit Development—  
 This is the Wrong Place for the Proposed Space.

Ladies and Gentlemen:

We wrote earlier to encourage you to recommend to the Boise City Council the denial of a Re-zoning Application and PUD Permit sought by JKB Construction Management & Development, Inc. (JKB) for Barber Hills Vista, a 126 unit apartment complex on Warm Springs Avenue just across from the development site, "Privada," and sandwiched between the Western edge of Harris Ranch and the Eastern edge of Antelope Springs. We encourage the same recommendation for additional reasons.

The decision criteria in Boise Development Code §§11-03-04-3(7)(c) are: (1) compliance with Comprehensive Plan, (2) best interest of the public convenience and general welfare, and (3) maintain and preserve compatibility with surrounding zoning and development. The proposed development meets none of these criteria.

Criteria (1) and (3) are specific, and each is capable of objective measurement. The best interest criteria in section (7) (c)(ii) is less specific, but it must mean something in addition to the other two, or it would not be in the Code. So, in addition to findings of plan compliance and zoning compatibility (Secs (7)(c)(i and iii) there must be an additional "best interest" showing by the developer and a finding by you.



If Section (7)(c)(ii) said, “not adverse to the public convenience and general welfare” it would be a “no harm” standard. Instead, by adopting a best interest standard, Section (7)(c)(ii) requires a positive showing of improvement to the public convenience and general welfare.

Nothing about the proposed re-zone would result in an improvement to the public convenience and general welfare of Boise or the Barber Valley. It is incompatible with the surrounding neighborhoods, and it fails to adhere to the policies of the Boise Comprehensive Plan (as applied to areas not included in Specific Plans 01 or 02). Thus the requested re-zone singles out this parcel for a use that is inconsistent with all other uses surrounding it for the exclusive benefit of the developer and to the detriment of public convenience and general welfare.

### **1. Incompatibility Detracts from the Public Convenience & General Welfare**

This proposal is wholly incompatible with current development in the area, which consists of a smart mix of predominately single-family residential and light density multi-family dwellings, such as Harris Ranch townhomes located nearby on Park Center Blvd. The subject site is not zoned for nor does the Boise Comprehensive Plan envision the type of high-density, multi-family residential proposed by JKB on Warm Springs Ave. at the base of the foothills.

The Boise Comprehensive Plan sets policy for developing parcels in Barber Valley that are not governed by Specific Plans 01 or 02, such as the instant proposal. Policies include managing density from light at the base of the foothills to increasing density closer to Park Center Blvd., and specifically that apartment buildings be approved only on Park Center Blvd.

There exists no infrastructure to support the density of the proposed apartment complex. The city bus provides limited service to Barber Valley with one line running on Park Center Blvd. at 7 a.m. and one at 7 p.m. The proposed apartments are not situated close enough to the nearest bus stop to reasonably expect the residents to avail themselves of this limited service. No other form of public transportation exists for future apartment dwellers.

There is one entrance and one exit proposed for all of the residents of this complex – on a section of Warm Springs Ave that is in appallingly bad condition when it is open. Recent closures coupled with the fact that no long-term solution has been devised to ensure safe travel on the easternmost sections of Warm Springs further complicate the access issues for the site, especially considering the volume of traffic projected by ACHD to result from this project (830 car trips per day)!

The recent Tablerock Fire that burned the hillside right across Warm Springs from the proposed site, and the potential flooding of Park Center Blvd in coming months highlight the folly of this development proposal. No responsible official should

consider recommending approval of this proposal in the face of such known and predictable dangers to public health and safety (i.e. the general welfare) with a population bulge in a concentrated area as this re-zone request suggests. It could be considered arbitrary and capricious to do so.

We moved to the site of a former ranch for a reason – Barber Valley has been developing with sensitivities to its historically pastoral and recreational values. The incompatibility of the proposed development is perhaps best demonstrated by the most recent residential developments that would surround it. Developers of sites outside of but adjacent to Harris Ranch and the proposed site have sought and received approval of plans that are compatible with existing neighborhoods. Privada and Antelope Springs are prime examples of developers who sought zoning changes from commercial to single-family residential with plans for on-site amenities consistent with design elements of Harris Ranch housing (rear-entry garages, two-story maximum buildings, open space, high quality exterior materials, wildlife management, wetlands preservation, fire wise, etc). The site of the proposed complex (on the Deusmann Property) is adjacent to Harris Ranch homes and is surrounded by these two compatible developments, but it proposes NONE of the compatible features envisioned by the Comprehensive Plan that would enhance, rather than detract from values of Barber Valley. Another compatibility example is commercial development such as the “Ranch Market.” The developer of this convenience store on Park Center Blvd. endeavored to design it as a feature of the community rather than as an anomaly. Its design elements are compatible, and it drew no protest. Bown Crossing is another example of compatibility with a smart mix of uses that serve the public interest.

The Deusmann Property should only be developed by adhering to these examples of neighborhood compatibility. The developer describes the proposed apartments as “luxury” units. They are not meant to meet any social purpose such as low income housing, and the submitted elevations do not depict any aspect of luxury. Public sentiment expressed by neighbors establishes wide-spread public interest in *denial* of the subject PUD Permit and re-zone request.

## **2. Traffic Further Diminishes Public Convenience for Residents**

Since we first wrote, ACHD has rejected the developer’s Thompson traffic analysis. Neither ACHD nor the Thompson report addresses the impact of significantly increased traffic on the section of East Warm Springs Ave., where we reside. This .25 mile section of Warm Springs runs perpendicular to traditional Warm Springs Ave., and differs markedly from it. It is a short stretch that connects Park Center to traditional Warm Springs Ave. When Warm Springs is closed (as it has been twice recently for months) residents of Antelope Springs have no choice but to use the connector section of E. Warm Springs Ave to get to and from Park Center Blvd. to access downtown or all other businesses on Park Center. This same situation will exist for apartment residents in the proposed development. Adding 830 car trips per day to this quarter-mile residential stretch must factor into the equation for a



prudent analysis of “neighborhood” and compatibility with the surrounding area. We know of no other quarter-mile residential stretch facing or enduring such an assault on livability.

While the ACHD technical projections may support a conclusion that this short conduit street can “handle” the volume of traffic that will inevitably occur if this complex is approved, neither considers whether such an increase as the apartment density will generate is compatible with life on a residential street such as our quarter mile stretch of E. Warm Springs Ave. Other residential conduit streets in SE Boise, such as E. Boise Ave. and Bergesson St., are several miles long. The volume of traffic on the short street between Park Center and Warm Springs that residents will use to get to and from all of the commercial activity on Park Center could turn our street into a parking lot. This aspect of the proposal does not serve public convenience or the general welfare. Barber Hills Vista is simply the wrong place for the proposed space.

### 3. Illegal Spot Zoning

What we have said above leads to the possibility a court would find approval of the proposal to be an illegal spot zoning, which is generally defined as, “a change in zoning of a particular parcel or parcels that is out of character with the surrounding area and the comprehensive plan and is done for the benefit of the particular landowner rather than for the benefit of the community as a whole”. (*Idaho Land Use Handbook*, Givens Pursley LLP, 2017) The proposal certainly benefits the developer but results in zero benefit to the community as a whole.

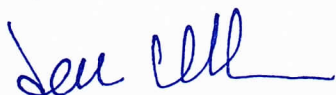
### Conclusion

Boise City Code 2-06-06, defining the duties of the P&Z Commission, requires the Commission to “promote such measures as may be advisable and beneficial for the promotion of the public health, interest, morals, safety, comfort and welfare of the inhabitants of the City.” The proposal fails all three Section 7 decision criteria. Therefore, faithful discharge of that duty requires the Commission to recommend disapproval.

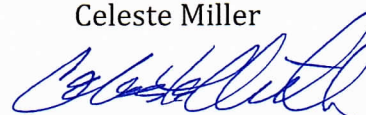
Thank you for considering our views. Feel free to contact us if additional information is desired.

Sincerely Yours,

Joe Miller



Celeste Miller



**Celine Acord**

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**From:** Jon Wright <jonsarawright@msn.com>  
**Sent:** Tuesday, April 25, 2017 2:21 PM  
**To:** Celine Acord  
**Subject:** Old Duesman Property

I am writing in regards to the proposed apartments on the Old Duesman Property. Building 120, two story apartments doesn't fit the motif of the neighborhood. The people who live in close proximity of the proposed apartments would be adversely affected. There would be more traffic that would impact the current road design. The wetlands to the southwest of the proposed apartment complex would be impacted with more people in area and would push wildlife out of the area.

When people purchased property in this area no one indicated we would have this many people here. This type of property doesn't fit the master plan of the Barber Valley.

In closing this area was designated as a wildlife mitigation area. By building a structure that would accommodate that many people could adversely affect the wildlife in this area and thus further harm an already fragile wildlife area.

Single family homes that fit into the surrounding layout would be acceptable; however, apartments don't fit into the surrounding layout.

Thank you,

Jon Wright



W. David Westergard  
E Parsnip Peak Drive  
Boise, ID 83706  
208-841-3053

April 9, 2017

Scot M. Ludwig  
Council Member, Boise City Council  
P.O. Box 500  
Boise, ID 83701-0500

**VIA EMAIL**

Re: Rezone Application CAR17-00004

Dear Councilman Ludwig,

I write regarding the rezone application CAR17-00004 submitted by Kevin Brunk for a proposed 126-unit apartment complex at 3555 E. Warm Springs Avenue. The proposed project is entirely inappropriate for the area and would be a jarring disruption to the carefully developed Harris Ranch master plan.

I have recently entered into a contract with Zach Evans, Inc. for the construction of a home in the Antelope Springs neighborhood which is immediately west of, and abuts, the proposed new apartment complex. Our neighborhood, and all of the contiguous neighborhoods, consists of single family homes on lots of sizes varying from approximately 1/8 acre to 1/2 acre. The construction of a large, 126-unit apartment complex on 8 acres (which includes wetlands) would dramatically change the established character of the neighborhood, negatively impact traffic patterns, and harm property values. A more appropriate development would consist of a reasonable number of single family homes on lots of sizes similar to those in the immediately adjacent neighborhoods as provided in the Harris Ranch master plan. Indeed, for the City of Boise to rezone the parcel and thereby permit construction of the new apartment complex would be a serious abuse of discretion; the City's "range of discretion" has been severely narrowed by its own prior regulations in Barber Valley/Harris Ranch area. Moreover, that the property in question has long been designated C1 is of little relevance given that the only prior "commercial activity" on this parcel was a bee keeping/honey making operation.

A number of multi-family structures are already part of the Harris Ranch master plan and are being built in the area across Warm Springs (to the south) and on the west side of the Park Center bridge. Those apartment structures will serve the need for multi-family dwellings in the area without disrupting the balance created by the long-established Harris Ranch master plan.

Mr. Brunk's application is flawed in several respects. The "traffic study" assumes that Warm Springs Avenue will be fully open. However, Warm Springs is currently closed to through traffic and it is often closed during winter weather. The traffic study was obviously carelessly conducted as it makes absurd assertions such as "the Parkcenter Blvd route had 40.9 mile of roadway at 35 mph." It is unclear what the writer has in mind, but Parkcenter Blvd is not remotely close to 40.9 miles long.

The traffic study also claims that traffic traveling to the east and south "would not use Warm Springs Avenue since that would be out of direction." This makes no sense, since the only access to the proposed apartment complex is on Warm Springs Avenue so that road will definitely be used by all traffic from this development. The obvious and safe assumption is that a significant portion of the traffic flowing from the apartment complex will turn left out of the parking lot, and go the shorter/easier distance to Adam's Elementary and downtown via Warm Springs Avenue. The unlikely alternative leaves a right-turn option out of the parking lot, a fight for space in the round-about at the junction of the new Warm Springs by-pass and Parkcenter Blvd with traffic flowing from the entire rest of Barber Valley, and joining the mass of traffic on the already overburdened Parkcenter Blvd.

This significant increase in traffic down Warm Springs Avenue directly violates the 1994 accord reached between Historic Warm Springs Association, Harris Ranch developer, Paul Wardle, and the City. That accord led to the delay of Harris Ranch development until additional bridges across the river were completed, and informed Boise City's insistence on the convoluted traffic pattern that disconnects Warm Springs Avenue from Parkcenter Boulevard on the east side of the new Parkcenter bridge (emergency vehicle access gate makes the connection, but access closed for normal traffic).

Mr. Brunk's application states that the developer worked cooperatively with neighbors to develop the plan. This is inconsistent with my observation. The developer's conduct at neighborhood meetings was dismissive and perfunctory. It was made clear at those meetings that the developer's purpose is to maximize profit and that the neighbors' concerns are viewed as mere obstacles for them to overcome. The developer's communications with the city support this conclusion, wherein the developer seeks the city's indulgence in overcoming the "sensitivity of some in this area" and dealing with "what we are up against out there."

Perhaps most troubling is that the rezoning application process is already tainted by a failure to follow legally required processes. As you can see from the first attached email, an associate planner for the city issued a written finding by email approving the requested rezone on January 13, 2017, apparently after a single meeting with the developer's representative and long before the required public process had begun. The planner states, "We reviewed your proposal at our team meeting yesterday and felt that the proposed R-2 zone was appropriate for the site." This failure to comply with public process earned the developer's enthusiastic praise: "The Boise planning depart [sic] is truly noble for such a quick finding." This violation of legal process is a serious issue that needs to be addressed and remedied. In my view, the only appropriate remedy is rejection of the requested rezone. In addition, the second attached message seems to show the lack of seriousness with which some in the planning department view citizen participation and concerns.

It is my hope that Planning and Development Services and the City Council will take resident concerns seriously and require the proposed development— if it is permitted at all —to be revised to consist of single family homes so that it is in harmony with the established character of the surrounding neighborhood and consistent with the Harris Ranch master plan that governs the adjacent area.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. David Westergard". The signature is stylized with a large, sweeping initial "W" and a long, horizontal stroke extending to the right.

W. David Westergard

April 25, 2017

Boise City Planning & Zoning  
Attention: Celine Acord

Boise City Planning and Zoning:

**Re: PUD17-00007, CAR17-00004 Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at 3555, 3503, 3507 E. Warm Springs Avenue, known as the "old Duesman Farm" property)**

I am writing in opposition to the rezoning request for the Old Duesman Farm property in the Harris Ranch area. There has already been tremendous growth in that part of Boise and all the traffic coming west into Boise has to either go down Warm Springs Blvd or Parkcenter. Both of those corridors already carry heavy traffic. Planning and Zoning is supposed to be the way that a city maintains a higher perspective on changes that will impact the citizens of Boise; positively and negatively.

There are no traffic lights or signals from the area in front of the Warm Spring Golf Course until you get to Walnut and Warm Springs. The flow of traffic makes it very difficult for residents on both sides of Warm Springs to make a left turn many times of day. Approving zoning changes that will permit another 222 spaces for cars on a parcel originally intended for 4 single family homes/acre will only exacerbate the problem. High density housing is important for a city but only in areas that can manage the exponential increase in traffic. Think of the impacts to traffic from the huge project already built on Parkcenter and The Fowler that is being built on Myrtle (with more buildings planned across the street to the East).

This type of project helps only the developer and the current land owner at the expense of all the surrounding neighbors and neighborhoods. It is our hope that P&Z will take a larger view of this proposed zoning change and will consider the permanent damage that will be done to the existing infrastructure and to the people who live in the surrounding areas.

The city has worked hard to develop and implement a growth and livability plan (Comprehensive Plan) that is intended to improve the quality of life for citizens of Boise. This plan asks for a variance that takes the city away from that plan. Infrastructure needs to be able to support new development. The increase in traffic and congestion city-wide speaks to the impact of our more recent growth and makes these types of decisions even more important. Please hold the line, focus on the criteria that applies to the current zoning for the property, and deny the developer's request. Let him build elsewhere, where there is space and the potential for roadways that can be developed to handle complexes of this size.

Regards  
Paula Benson  
1564 E Lenz Lane  
Boise, ID 83712  
paulainboise@gmail.com



**Celine Acord**

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**From:** Brittany Austin <baustin0723@gmail.com>  
**Sent:** Wednesday, April 26, 2017 8:06 AM  
**To:** Celine Acord  
**Subject:** CAR17-00004/PUD00007 Barber Hill Vistas

To Whom It May concern,

I am writing to state my opposition to building this new apartment complex in the higher end community of Harris Ranch with an overall master plan that does not include structures such as this. Allowing this high density type of building just once will open the door to much more of this type of housing with no ability to justify opposing those subsequent requests. The reason my husband and I purchased a home in this area was because we agreed to the overall master plan of the Harris Ranch community - we found it welcoming and in line with our values. We have chosen Southeast Boise due to the laid back nature of the area when comparing to areas like Meridian which is filled with people, traffic, and housing. We paid a premium to live in this area and in Harris Ranch because we believed in the future of the area, and saw it as a great place to live and a good and safe investment. Choosing to change the zoning and allow this type of building betrays the trust of all who have decided to invest in this area and will, in turn, push people away and drive property values in this high-demand area down. This facility will also be an eye sore, standing out from the overall look of the community. I find it offensive that someone would even request this type of change in an area like ours, let alone that you would actually consider this change. Please listen to the collective voice of those who will be directly impacted by this decision, and focus on more than just a bottom line dollar number. This type of community is what keeps Boise so attractive and nice to live in. As the greater Boise area continues to grow, we need to be certain that our city will protect our investments and our ability to actually enjoy our city. There are different likes and dislikes for living, different values, and the people of Southeast Boise chose the area to avoid the hustle and bustle of city feel, while still maintaining access to the great features of Boise and to downtown. Other areas would be more suited to this type of structure. Please help us maintain what we so love about our Boise home.

Sincerely,

Brittany Austin  
A Concerned Southeast Boise Homeowner

**Celine Acord**

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**From:** kebspangler@gmail.com  
**Sent:** Wednesday, April 26, 2017 11:43 AM  
**To:** Celine Acord  
**Subject:** PUD17-00007, CAR17-00004 Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at 3555, 3503, 3507 E. Warm Springs Avenue, known as the "old Duesman Farm" property)

Boise City Planning & Zoning

Attention: Celine Acord

**RE:** Opposition to rezoning from residential to high density for an apartment complex on Warm Springs Avenue

Boise City Planning and Zoning:

As a resident of a development whose only egress leading to downtown Boise and the Connector requires a left turn onto Warm Springs Ave, I am strongly opposed to any high-density development that would increase the traffic flow on Warm Springs Avenue. With the growth already occurring in the Harris Ranch area, traffic is such that it is very difficult to turn onto Warm Springs. Adding a large complex such as the one proposed would make a difficult situation nearly impossible. While the East Parkcenter bridge has diverted some of the traffic that would ordinarily travel Warm Springs, it has not made a significant difference, and the proposed complex is designed in such a way that use of the bridge would not be encouraged.

Personal inconvenience is certainly not the only consideration in opposing this request. Warm Springs is an historic district, not a thoroughfare to downtown Boise, and the integrity of this district should be maintained. The historic nature of Warm Springs has already been diminished by the amount of traffic traveling back and forth. The proposed complex is also not consistent with the surrounding neighborhood and would have a negative impact on the homeowners already in the area who purchased their homes with the expectation that the city's plan did not include such development.

The existing comprehensive plan does not allow for such high density housing in that area for good reason. Granting a variance for this development would likely set a precedent for similar projects in the future. Instead of allowing the development to proceed, opening the door for others, and causing serious traffic congestion and overload on the roads, solutions should be in place before a crisis occurs. A thorough study of the impact on the roads, traffic flows and the strain on local amenities needs to be completed before even considering such a proposal.

Please consider the potential detriment to existing residents of this area and say "no" to the request to rezone. Thank you.

Sincerely,

Kathy Spangler

332 S. Mobley Lane  
Boise, ID 83712

**Celine Acord**

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**From:** Mike Schmidt <mikeschmidt@q.com>  
**Sent:** Wednesday, April 26, 2017 2:10 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004/PUD00007 Barber Hill Vistas

I am contacting you to voice my displeasure at the proposed multiple dwellings proposed; i.e. Barber Hill Vistas.

I have two major concerns:

\* Master Plan for this area has this property as low density, single family homes. This designation was part of my family's decision to live in this part of Boise. Allowing this development to go forward is inconsistent with the character of our neighborhood.

\* If this development is approved, the extra traffic of up to 1,000 vehicle trips/day will make Warm Springs more congested and potentially less safe.

Thank you. Michael Schmidt



**Celine Acord**

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**From:** Cody Riddle  
**Sent:** Wednesday, April 26, 2017 3:10 PM  
**To:** Celine Acord  
**Subject:** FW: Barber hill Development CAR17-00004

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

From: Russ [mailto:rkite2000@yahoo.com]  
Sent: Wednesday, April 26, 2017 2:54 PM  
To: Cody Riddle <CRiddle@cityofboise.org>  
Subject: Barber hill Development CAR17-00004

>  
> I am writing to you today to voice my concern and opposition to the rezoning submission for the development of 126 apartment units off of Barber Drive.  
>  
> After sitting in 2 meetings with the developer hearing what they have to say and reviewing the plans I can not see how this development would possibly fit where the developer is proposing it.  
>  
> It is not well suited for the location in any way. The developer wants to build a large volume of single unit apartments in a small footprint, bordered by single family homes on 3 sides. There is not argument that backfill is needed in this location or that we need more units being build, there are hundreds of apartment units that are already being constructed within 1/2 mile of this location that will compete for the same tenants and it will disrupt the flow of the comprehensive plan.  
>  
> My home is located 300 yards form where this development is being proposed, I drive past the location every day and that level of density with 2 and 3 story apartments packed into those 8 acres is the opposite of what was intended in the comprehensive design plan. If the land is to be developed, fine, but it should be a reasonable development that is responsible and in tune with the single family homes this property borders.  
>  
> Thanks and I look forward to reading about your recommendations to the city council at the May 8th public hearing  
>  
> Thanks  
> Russ Kite  
>

**Celine Acord**

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**From:** M & R Ripple <ripplemr@cableone.net>  
**Sent:** Wednesday, April 26, 2017 4:01 PM  
**To:** Celine Acord  
**Subject:** "Old Duesman Farm". PUD17-00007, CAR17-00004. Rezone 3555, 3503, 3507 E Warm Springs Ave

Boise City Planning and Zoning,

We are writing to express our strong opposition to changing the zoning of the “old Duesman farm” from single family dwellings to a high-density apartment complex.

There was a reason to develop a comprehensive plan for the Harris Ranch and a lot of work and time went into that plan. The parcel in question should be developed using the current zoning, as single-family dwellings, similar to the surrounding, developed parcels. Our first reason to object to the proposed change is that an agreed-upon, comprehensive plan should be followed, otherwise it is just a meaningless document. To change it whenever it does not suit a developer, is to declare that the plan is just a farce, a window dressing to mislead the citizens of Boise. The current plan should never be changed just to accommodate a 126-units without studying the very negative impact this development will have on traffic on Warm Springs Avenue and the East End neighborhood.

The quality of life in East Boise is gradually being eroded by the ever-increasing traffic on Warm Springs Avenue. The impact of increasing traffic on Warm Springs is certainly a nuisance for the residents on Warm Springs, but it also has the same major impact on all the residents of East Boise. I understand that our dependence on cars will certainly not change soon and traffic will continue to increase as more building occurs in the Harris Ranch area. And I expect, the intersection of Broadway and Warm Springs will become a “nightmare” intersection with traffic backed up along the Avenue waiting for the traffic lights, similar to Front and Capital. This will be especially true when the St. Luke’s building program comes to fruition and Jefferson Street is blocked to traffic.

So, before the Planning and Zoning Committee even thinks about changing the current comprehensive plan with regard to Harris Ranch, there needs to be much more thought and planning given to current and future auto traffic on Warm Springs Avenue and its very negative affect on the East End neighborhood. Ada County Highway Commission, the East End Neighborhood Association, and the City of Boise all need to be involved in finding solutions for encouraging alternative ways to move to and from Harris Ranch.

Also, if high density housing is considered desirable for supporting more commercial development (shops, restaurants, bars, exercise rooms, etc.), then perhaps this type of housing needs to be next to the commercially zoned strips so that residents of Harris Ranch could walk or bike to these amenities.

Please ***do not agree*** to any change in the zoning of this parcel; put the interests of East Boise ahead of those of a developer.

Thank you,

Richard C. Ripple, Jr. and Martha R. Ripple  
 1515 Warm Springs Ave

**Celine Acord**

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**From:** Paul Dawson <pdawson@boisestate.edu>  
**Sent:** Thursday, April 27, 2017 12:59 AM  
**To:** Celine Acord  
**Subject:** Barber Valley Apartment Complex

Dear Celine,

On the Old Duesman Farm property

This development is completely inconsistent with the master plan for this area; it is a severe deviation from the current zoning for this property, and it will contribute to significant traffic and congestion problems--problems which have already have in the area.

Thanks,

--

Paul Dawson  
5180 E Forest Floor Ave.  
Boise, ID 83716

**Celine Acord**

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**From:** Stephanie Bender-Kitz <sbkitz@cableone.net>  
**Sent:** Wednesday, April 26, 2017 10:12 PM  
**To:** Celine Acord  
**Subject:** CAR17-00004/PUD00007 Barber Hill Vistas.

Dear Planning and Zoning Commission,

I write in opposition to the proposed rezoning of the property parcel CAR17-00004/PUD00007, Barber Hill Vistas on Warm Springs Avenue in East Boise. I am opposed for several reasons:

\*Rezoning this property is severely inconsistent with the single family nature of the surrounding properties. It is inconceivable how a multi story, high density dwelling will contribute to the quality of living for any resident in the area. It is conceivable how such a dwelling will decrease the quality of living of all residents in the area.

\*Quality of living will be decreased by increased traffic and insufficient roadways and in/out access of high volume traffic to this location

\*Inconsistency with the aim of sustainable, responsible growth in the Barber Valley.

Please do not approve the rezoning of this property.

Thank you for your time and consideration.

Sincerely,  
Stephanie Bender-Kitz  
5078 E. Stemwood St.  
Boise, ID 83716



**Celine Acord**

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**From:** abanner.spur@gmail.com  
**Sent:** Thursday, April 27, 2017 8:23 AM  
**To:** Celine Acord  
**Subject:** Apartments on Warm Springs

Hello,  
Regarding: 126 Unit Apartment Complex on E Warm Springs Ave.

As I understand it, out-of-state money wants to plunk-down a large apartment complex adjacent to the Barber Hills Nursery, between the Mesa and Harris Ranch.

NO. The proposed usage of "Apartment" is incongruous with the area it is proposed in. Apartments are best located nearer the City core, not in the eastern suburbs. DO NOT APPROVE REZONE.

IF we must allow multi-family dwellings on parcel, I am ultimately not opposed, but!, 126 is a number that needs to be cut down to something like 4-8. Town homes and/or row housing would minimize the traffic impact on WS Ave and blend in with the local Boise aesthetic.

See you 5/8 at the public mtg. Thanks!

Arron S. Banner  
2005 S Coloma Way  
Boise 83712

Sent from a mobile device

**Celine Acord**

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**From:** Phyllis Edmundson <edmundsonp@cableone.net>  
**Sent:** Thursday, April 27, 2017 8:35 AM  
**To:** Celine Acord  
**Subject:** Rezoning Request 3555 E. Warm Springs Avenue

April 27, 2017

To: Celine Acord, Associate Planner, City of Boise

From: Phyllis and Eldon Edmundson

Topic: Rezoning Request (PUD17-0007, CAR17-00004, 3555 E Warm Springs Avenue)

Thank you for the opportunity to comment on the above rezoning request. We believe the variance/rezoning should not be approved for a variety of reasons, but mainly:

- A 126 unit apartment complex is not consistent with the well-thought-out comprehensive plan for that area.
- Traffic from the proposed complex will increase the number of trips down Warm Springs Avenue to downtown Boise, expanding an already-unsafe volume of vehicle trips past Adams grade school, and through the city-designated Warm Springs Avenue and East End Historic districts to downtown Boise. The expectation that residents of this proposed development would use Park Center Boulevard does not make sense given the entrance/exit location of the complex. The increased traffic via E Warm Springs Avenue to get to Park Center Boulevard will create unsafe conditions for that street which is not designed for the amount of traffic it would receive.
- The City of Boise has invested considerable resources over many years in comprehensive planning that includes the East Valley development and others in the City with an expressed goal of protecting as much as possible existing neighbors and schools. Variances to that plan should not disregard the objectives of the comprehensive plan and/or support inappropriate density in areas that cannot support such growth without having significant negative impacts on existing neighborhoods from the East Boise traffic corridor.
- 

We urge you to continue to support the goals of the City's thoughtful comprehensive plan and promote the livability of our community for all of its residents by **disapproving this request for** a significant and potentially damaging variance/rezone.

Thank you for considering our concerns about the negative impacts of this rezoning.

Sincerely,

Phyllis and Eldon Edmundson  
 262 S Mobley Lane  
 Boise, ID 837112  
 email: [edmundsonp@cableone.net](mailto:edmundsonp@cableone.net)  
 Phone: 208-342-7733

**Celine Acord**

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**From:** Bill Hallyburton <bill.hallyburton@gmail.com>  
**Sent:** Thursday, April 27, 2017 11:01 AM  
**To:** Celine Acord  
**Subject:** Harris Ranch variance for multi-family apartments oposition

I own a town home just off Warm Springs Avenue in Warm Springs Hollow. I am not against higher density developments and in fact live in one. I am against putting high development in areas where jobs, shopping and care require transportation and infrastructure that is insufficient and with no plans to address. I can bus, walk and bike to town to work, play and shop. But it's getting difficult since Harris Ranch residents can't do any of these and in fact are now preventing my ability to move safely.

East end residents have a difficult time walking, biking or driving onto or across Warm Springs Avenue and this unplanned increase in automobile trips from Harris Ranch into Boise will compound the already existing problems.

It felt like a vacation when Warm Springs was closed this winter due to the unstable hillsides. Open again, it's back to heavy traffic from Harris Ranch as many who live there and want to get to downtown use Warm Springs rather than Park Center Boulevard. As Harris Ranch continues to build out we will see ever increasing amounts of traffic on Warm Springs Avenue and this complex's location just about assures the use of Warm Springs. These residents will have to work to get to Park Center Boulevard, which is not taking enough traffic as it is, why add to the problem by making it higher density. As needed stoplights and crosswalks are installed on Warm Springs (so the area maintains some semblance of walk-ability) traffic jams will increase and a miracle will be needed to get to or through the St Luke's area. During the rush hour periods traffic is backed up along Warm Springs Avenue or down Walnut all the way to Park Center Boulevard. Many of these cars are trying to get from or to Harris Ranch.

I don't know if these traffic issues can be addressed given the available travel routes but until there is a better plan a rezoning decision made that will increase the traffic on Warm Springs Avenue beyond the current development plan seems ridiculous!

Please leave the current zoning in place and say NO to this rezoning request!

Kind regards,

Bill Hallyburton

269 South Coston Lane

Boise Idaho

83712

**Celine Acord**

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**From:** Sue Moore <slynnmoore50@gmail.com>  
**Sent:** Thursday, April 27, 2017 11:53 AM  
**To:** Celine Acord  
**Subject:** Harris Ranch high density apartment complex

To Celine Acord,

I am very concerned about the proposed apartment complex at the corner of Barber and Warm Springs in Harris Ranch. My husband and I just moved to our dream house at Harris Ranch in February. We chose this area for a lifestyle that includes the greenbelt, hiking in the hills, enjoying the wildlife and ponds. I especially love the area by this proposed high density apartment complex. This is such a relaxing walk with my 3 year old granddaughter to hear the birds, watch the ducks in the ponds and enjoy the views of the mountains. Please do not approve this complex that would change the neighborhood lifestyle which is an environment we want to preserve! Thank you for listening to my thoughts on this issue.

Sue Moore  
2920 S. Shadywood Way  
Boise, ID 83716

Sent from my iPhone



**Celine Acord**

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**From:** Cori <cori\_dyson@hotmail.com>  
**Sent:** Thursday, April 27, 2017 1:48 PM  
**To:** Celine Acord  
**Subject:** Boise City PDS documents: CAR17-00004 / PUD17- 00007

Hi,

I live in the Barber Valley, though not close to this parcel that requested rezoning, 3555 E WARM SPRINGS AVE, rezoning from A-1 to R-2. I am alarmed that planning and zoning would consider rezoning this property for such high density. I understand that Idaho has a history of favoring personal property rights, but this change goes beyond the rights of the property owner. It is greed at the expense of every property that surrounds this property. The owner bought the property with the zoning designation of A-1. They are not entitled to a change to high density, just because that is the easiest way to make a profit. All of the property's neighbors made the decision to live there based on the Barber Valley Master plan, which did not include living next to a 120+ unit apartment building. Zoning should give the residence of Boise some assurance when they purchase, not the unease that is currently going on in Barber Valley, even though a Master Plan was in place. High density has a place in Barber Valley, but zoning should not be changed to put it in places that are inconsistent and incompatible.

Thank you for your time,

Cori Dyson  
4137 S River Basin Ave.  
Boise, ID 83716

**Celine Acord**

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**From:** Katy Bissell <ANTBOCK@msn.com>  
**Sent:** Thursday, April 27, 2017 3:22 PM  
**To:** Celine Acord  
**Subject:** Oppose Zone Change for Apartment Building on Warm Springs

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,  
Katy Bissell  
3244 E Boulder Heights Dr  
Boise, ID 83712  
208 965-4100

**Celine Acord**

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**From:** Harry Keller <hk.sierra@gmail.com>  
**Sent:** Thursday, April 27, 2017 3:55 PM  
**To:** Celine Acord  
**Subject:** Denial of CAR17-00004 and PUD17-00007

Celine Accord  
Associate Planner

Subject: Barber Hills Vistas CAR17-00004, PUD17-00007  
Subject Property: 3502, 3547, 3555 Warm Springs Boise ID 83716

We have lived at and worked on the location of what is now known as the Privada Estates Subdivision directly north of the subject property across Warm Springs Road for more than five years.

Together with the adjacent Antelope Springs Subdivision we all worked diligently to fully conform, enhance and improve upon the Master Plan for area Barber Valley Area.

A thorough review of available drawings does and will reveal numerous non-conformance of the proposed subdivision with the Master Plan (SP-01). The major item is that the proposed subdivision is vastly out of character with the single family housing on all three sides surrounding the subject property.

The Master Plan (SP-01) in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there.

We support denial of the rezone for Barber Hills Vistas CAR17-00004, PUD17-00007.

Sincerely,  
Harry, Lance & Anne Keller

**Celine Acord**

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**From:** Dan Winans <danielwinans@gmail.com>  
**Sent:** Thursday, April 27, 2017 4:11 PM  
**To:** Celine Acord  
**Subject:** Barber Vista Apartments

Hello, I am writing to voice my concern about the Barber Vista apartments. I am asking for the rezoning of this property not be allowed for many reasons.

The most important reason is safety. These apartments are not planned for and will add much more traffic to a congested area that will continue to grow and become more congested with the already planned expansion of homes in the area. There does not need to be 122 more apartments going in when it has already been zoned for much fewer homes. This will cause us to eventually close Warm Springs avenue and divert traffic into The Mesa, or call for a huge project which will be very much detrimental to the area.

There will be many apartments and multi dwelling units that are already approved for this area in SP01 and SP02. There is no reason not to have this land developed as it was planned to have additional homes like Privada and Antelope Springs.

These will hurt home values to the homes backing up to them as well as overall with the increased traffic.

Please consider these and all the other reasons people have given, thank you.

Dan Winans

**Celine Acord**

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**From:** Clinton Clark <kaukaclark@gmail.com>  
**Sent:** Thursday, April 27, 2017 5:02 PM  
**To:** Celine Acord  
**Subject:** Harris Ranch Over -building

I agree with the city planners who are denying high density apartment building permits in Harris Ranch communities. This is an inappropriate location for this plan and violates the "master plan " that we agreed to previously.  
Clinton Clark  
Harris Ranch Resident



**Celine Acord**

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**From:** Bissell, Crystal <bissellc@slhs.org>  
**Sent:** Thursday, April 27, 2017 5:12 PM  
**To:** Celine Acord  
**Subject:** Opposed to changing the Zone Request!

**Importance:** High

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,  
Crystal Bissell  
2180 S. Rockridge Wy  
Boise, ID 83712  
208 867-2113

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"This message is intended for the use of the person or entity to which it is addressed and may contain information that is confidential or privileged, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

## Celine Acord

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**From:** Thomas Pirtle <thomas.pirtle@gmail.com>  
**Sent:** Thursday, April 27, 2017 5:56 PM  
**To:** Celine Acord  
**Subject:** Oppose Zone Change for Apartment Building on Warm Springs

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,

Thomas Pirtle

2180 Rockridge Way

Boise, ID 83712

**Celine Acord**

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**From:** Kate Gmail <katenelsonhill@gmail.com>  
**Sent:** Friday, April 28, 2017 7:32 AM  
**To:** Celine Acord  
**Subject:** Old Duesman Fram property

Good morning,

My husband, Gordon and I live at the corner of Warm Springs and Timbersaw in Dallas Harris Ranch. We have lived in this community for four-years and purchased this particular lot its beautiful sunsets, views of the foothills from most windows in our home and the wildlife around the pounds. We enjoy living in DHR because of our diverse community of friends and neighbors.

Rezoning the old Duesman property for multi-unit housing is not the right fit for our neighborhood. The streets in our community will not support the proposed 1,000 car trips per day. This will increase car traffic, the safety of those cycling and walking, and most importantly enjoying our community. The original proposed plans of Harris Ranch are not coming to fruition, and making this zoning change only creates more inconsistency in the original community plans. We are no longer a community but a development of houses and traffic.

Gordon and I both grew up in Boise and we know how our community has changed through the years. Boise is where we choose to live and Harris Ranch is the community we have chosen as our home. We are depending on you as our community leaders to make a thoughtful decision that will impact our way-of-life for years to come. Please consider the safety and well-being of my community and neighbors.

Thank you,  
Kate Hill

3697 E. Timbersaw Drive  
Boise ID 83716  
t: 208.890.4528  
e: [katenelsonhill@gmail.com](mailto:katenelsonhill@gmail.com)

**Celine Acord**

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**From:** Crystal Bissell <lightcrys@gmail.com>  
**Sent:** Thursday, April 27, 2017 5:17 PM  
**To:** Celine Acord  
**Subject:** Opposed to changing the zoning for new apartments

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area. It's wrong to change the rules on the citizens who built and live there already. Please deny this change. 44 year resident of this area.

Carol Bissell  
3245 E Boulder Heights Dr  
Boise, ID 83712  
208 336 2313  
Sent from my iPhone

**Celine Acord**

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**From:** Shaila Djurovich <shaila@stanfordalumni.org>  
**Sent:** Friday, April 28, 2017 9:28 AM  
**To:** Celine Acord  
**Subject:** File # CAR17-00004

Ms. Acord,

I am writing to express my strong opposition to rezoning the Duseman ranch property for multi-family use. I believe this property should be subject to the Harris Ranch Plan and zoned for single-family use.

First, rezoning the property for multi-family use is not compatible with Harris Ranch Plan. Under the Harris Ranch Plan, the lots closest to the mountains and which are accessible only by Warm Springs and Barber Dr. (both of which are small roads with limited capacity) are designated for single family use. Multi-family use properties under the Harris Ranch Plan are situated along the largest traffic artery - Park Center. This well designed plan accommodates the higher volume of traffic generated by multi-family property by placing these lots adjacent to roadways that can accommodate this volume.

Although the Duseman ranch falls outside the Harris Ranch Plan, the rationale underlying the lot capacity designations apply to the Duseman Ranch. The additional number of cars resulting from a 126 unit apartment building is significant. This type of property belongs along Park Center and in the area designated for multi-family use under the Harris Ranch Plan.

Second, designating the Duseman Ranch for multi-family use is not compatible with the surrounding developments and zoning. All of the property surrounding the Duseman Ranch is designated for single-family use, as mandated by the Harris Ranch Plan. Placing an apartment complex in the area designated for single family homes – when all of the other multi-family use properties are located along the river and adjacent to Park Center – creates an inconsistent transition of property use and lot size.

Third, there is strong opposition in the community to rezoning this property. All of the property in the surrounding area are homes or condos. Homeowners bring a different level of commitment to the community and investment in their property than apartment dwellers. Homeowners have a vested interest in maintaining the quality of the community and their property values. Apartment buildings, however, are typically owned by an individual who does not reside in the community and whose incentives are different from the local homeowners.



Finally, the main rationale put forward in favor of rezoning this property is so that a small number of individuals can make a personal profit at the expense of the surrounding community. At the meetings the developer held to discuss this project, the justification offered for multi-family use was that the out-of-state owner had the property set at price that would only “pencil out” for use as an apartment complex. The city of Boise and its zoning department should be invested in protecting the existing homeowners in Harris Ranch, and not in ensuring that an out-of-state owner and a local developer are able to maximize their personal profit.

Boise is a beautiful city and Harris Ranch – as designed by the Harris Ranch Plan – is emerging as an attractive and growing community. Re-zoning the Duseman Ranch for multi-family use is not in-line with the vision set in the Harris Ranch Plan. This property should be zoned for single family use.

Sincerely,

Shaila and Matt Buckley

5173 E. Softwood Dr.

Boise, 83716

**Celine Acord**

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**From:** Bradley Howard <bradleyjhoward@aol.com>  
**Sent:** Friday, April 28, 2017 11:34 AM  
**To:** Celine Acord  
**Subject:** 3555 E. Warm Springs Ave. (CAR17-00004 / PUD17-00007)

To: City of Boise Planning and Zoning Commission

We are writing to express our objections to the proposed rezoning and development of the property at 3555 E. Warm Springs Ave. (CAR17-00004 / PUD17-00007). We live in the Antelope Springs Subdivision, located just west of this project, and have many concerns about this project and its impact on the area.

Our primary objection is that the rezoning and development plans are not compatible with the characteristics and guidelines of the surrounding community. Before moving into the neighborhood, we used Boise's Comprehensive Plan as a guideline for what to expect as the neighborhood grew - and I know several other people who did the same. The plan states that one of its goals is to provide a "predictable development pattern" to future growth. This project does not meet the goal of predictability, because the section on the Barber Valley Planning Area contains the following:

***BV-CNN 3.1: PROPERTIES OUTSIDE OF THE HARRIS RANCH AND BARBER VALLEY SPECIFIC PLANS***

*Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley.*

This proposed rezoning/development is not in line with the adjacent Harris Ranch neighborhood. Harris Ranch has lower density near the foothills, with increasing density moving towards Parkcenter Blvd., which makes good sense from traffic management and public transportation perspectives. Overlaying this property's outline onto the adjacent Harris Ranch neighborhood shows that this proposal has about 5X higher density. This is clearly **not** a case of using the Harris Ranch specific plan as a policy basis for development, and we strongly urge you to reject this rezoning application due to it being inconsistent with the published growth plans.

Thank you,

Brad & Elena Howard  
3462 E. Parsnip Peak Dr.  
Boise, ID 83716

April 27, 2017

City of Boise Planning and Zoning Commission  
150 North Capital Blvd  
Boise, Idaho 83702

**RE: PUD17-00007**

Dear Commissioners,

This letter is in regards to the proposed apartment complex located at 3555 Warm Springs. This letter is not in support or denial of the application but merely an observation of the housing diversity within the Barber Valley and Harris Ranch locations.

I personally live in the Barber Valley and find it a very special location within the City of Boise. We have great access to the foothills, greenbelt, wildlife, Boise River and Lucky Peak. With all these amenities it seems logical for people to want to build in this area. However, I have been noticing a growing trend, which is a lack of affordable housing within this area. As a resident and a land planner, I have been concerned to hear people comment that the Barber Valley area is being "gentrified." Not in the traditional sense where expensive homes prices drive out existing neighbors who can't afford the rising costs to live in the area. But the Barber Valley is being gentrified in a way, which only middle and upper class residents are able to live in this area, and this is what is concerning me.

The City of Boise, talks about housing and income diversity, this is seen throughout Blueprint Boise. I find it hard to comprehend a two-bedroom apartment unit proposed rent at \$1,700.00 will add any diversity or affordability for the Barber Valley, but will continue to perpetuate the current problem.

Please put some thought into the City of Boise's vision of mixed housing and income opportunities for all residents within the City, including the Barber Valley. Let's not let Harris Ranch and surrounding area turn into the elite community like the City of Eagle. Again this letter is an observation for not only this application but for all future applications that will be before you for this special area.

Thanks for your time and consideration,



Sabrina Durtschi, MCRP

April 28<sup>th</sup>, 2017

*(submitted via electronic mail)*

To: City of Boise Planning and Development Services  
150 N. Capitol Blvd  
Boise City Hall  
Boise, Idaho 83701

Attention: Celine Acord, Associate Planner

RE: **CAR17-00004, PUD17-00007**  
Re-Zone and PUD for 125-unit multi-family residential development

Dear Celine;

This letter is to **affirm our opposition** and to **recommend denial** of **CAR17-00004** and **PUD17-00007**, for the 125-unit residential development proposed on 3 parcels, located at 3503, 3507 and 3555 E. Warm Springs Avenue (subject property).

We have lived in the Harris Ranch area for 10 years, and own property at 3550 E. Warm Springs Avenue (directly north of the subject property). Beginning in 2005, we participated in the lengthy charrette process, along with other active East Boise and Barber Valley residents, the Harris family, Lenir Ltd, the City and ACHD, to develop plans and policies which culminated into what is now known as SP-01, officially adopted by the City in 2007 as an honored milestone, the 1<sup>st</sup> specific planned area development for the City of Boise.

As long-term invested residents of the area, we have witnessed on-going development of the Barber Valley for over the past 16 years, and can attest to how important it has been to execute according to a well-designed master plan that was put in place to provide predictable and high-quality land use development for the Barber Valley area.

The 125-unit apartment complex proposed on the subject property is considered a late in-fill project. The expectation is the developed density (currently zoned A-1) should be no greater than existing and surrounding residential density (Antelope Springs, Privada Estates, and Dallas Harris Estates). Though the subject property is technically not a part of SP-01 boundary (yet is directly adjacent to), it is essential that the same planning and policy doctrine apply to any proposed development, factoring in approved SP-01 land use designations. From the Harris Ranch (SP-01) Land Use Development Plan, it readily defines locations for 1,500 multi-family units planned in designated high-density multi-family land use areas along and near major traffic corridors (Parkcenter Blvd and the Warm Springs by-pass road). This concentrated density design, is not by accident, it is an excellent example in execution of Smart Growth principles, where concentrated multi-family housing is planned adjacent to major traffic corridors, areas of public services (bus routes), retail and commercial, all within very walkable access.

There are obvious fallacies with the applicant's Letter of Intent regarding:

- (1) meeting with the neighborhood and optional meetings with adjacent neighbors and community groups. The Letter of Intent states "the applicant has taken the responsible approach in considering

this proposed land use for the property by performing extensive public outreach with the surrounding property owners and community groups”. This is a false statement and an exaggeration. Public outreach was limited. The applicant and representatives met with neighbors (of which some had to contact the applicant’s representative to request a meeting, rather than the other way around), yet neither proactively solicited neighbor input nor factored in any meaningful and constructive feedback into the design plans. This is not a responsible approach and a waste of time and effort on behalf of the neighbors, who agreed to meet in the spirit of good intentions and good outcome.

- (2) The Letter of Intent also states, “holding neighborhood meetings in order to obtain input that was then used to create the current development design”. This is also a false statement and an exaggeration. The information presented at the required neighborhood meeting was met with strong and vociferous opposition, and not a single public suggestion resulted in a single change in the plans submitted to the City. In fact, during the meeting, the applicant and the representative development team were condescending and disingenuous, and dismissive of answering genuine questions from neighbors seeking clarification and information. The take-away experience from the neighborhood meeting was far from professional and left the neighborhood utterly frustrated and disenfranchised. This is not a great way to build neighborly trust and demonstrate a positive investment in the community which will be impacted by this development.

Our objections to the apartment proposal are lengthy and strenuous. To be brief, our objections can be distilled into 5 main points:

Incompatible with Surrounding Zoning – Violates current zoning and deviates from SP-01. The Apartments are completely out-of-sync with the surrounding single-family residential homes.

Undesirable Density - The R-2 density is too much for the proposed development (up to 14.5 du/acre) given the surrounding density context. Immediate surrounding density is equivalent to R-1B (4 du/acre) or less. The subject property should be developed to similar density.

Unaesthetic Design – Inappropriate and inconsistent with surrounding development. Conventional and monolithic apartment block design with metal carport awnings and exposed trash dumpsters are out-of-character within the vicinity area. SP-01 outlines strong architectural guidelines, with each and every proposed design reviewed by the Harris Ranch Design Review Board and granted approval, often times with red-lines and suggested changes to bring the design into guideline conformance.

Wetlands and Water Resources – In removal of the wetlands, the project will have significant adverse effects to the neighborhood. The property has wetlands and waters of the United States, and are protected under the Clean Water Act and are under the jurisdiction of the US Army Corp of Engineers. The first option is to avoid the wetlands. The applicant should be required to propose the Least Environmentally Damaging Practicable Alternative, rather than excavating and filling to build apartments on top of.

Traffic Analysis – is fundamentally flawed. Though the City does not factor traffic analysis into their decision, and directs all questions or comments about traffic/transportation issues to ACHD, this is a mistake. Due to the recent ACHD re-opening of Warm Springs Ave around the Mesa (on April 21<sup>st</sup>, 2017), it is strongly recommended that the submitted traffic study be revisited and factor in recent existing Idaho Transportation Department (ITD) traffic counts for Warm Springs Ave (2016 traffic counts prior-to-closure). The traffic study submitted did not factor this crucial data into the study. It is uncertain for how long Warm Springs (around the Mesa) will remain open, off-and-on closures will result in unpredictable traffic patterns. From the subject property, Warm Springs westbound is still the most direct (and fastest with no traffic signals) access to downtown Boise, along historic Warm Springs Ave.




The state's largest employer, St. Luke's Hospital (and its recent approved expansion), will choose to use this most direct route instead of Parkcenter, which is contradictory to submitted traffic study. If approved, the hardship will be burdened on all residents in the area, which will, without question, result in increased traffic along Warm Springs Avenue, including through the Barber Valley, Warm Springs Mesa, historic Warm Springs area and the Parkcenter boulevard corridor.

Summary - We propose the applicant and the proposal have not met the standard of care to prevent significant adverse effects of the community. The community recognizes the applicant is not a long-term stakeholder in the Barber Valley area. Up-zoning and government-sponsored access to easy financing of 4-unit and 8-unit apartment block prototypes should not drive the necessity to build this ill-conceived apartment project. The neighborhood is greatly concerned that individual apartment building within the project complex could easily be sold off to 8-10 investors looking to make a profit, and the project could easily end up being shortsightedly mismanaged for the long term to the greater detriment of the neighborhood. The presence of 125 apartments in an established high-quality, secure residential area will be detrimental to the quiet enjoyment of our property rights. As citizens, who have made a significant investment in our community, we will realize the permanent and detrimental impact on our property values, which will impact resale value and the tax base.

At its best, the applicant's proposal is irresponsible, ill-planned and lends no beneficial value to the immediate surrounding area. *Just because you can do something doesn't mean you should.* Residents who have purchased homes (and continue to purchase) in the area have relied on good planning policies set in place, as a decision to invest in our Community. In fact, should the apartment 'up-zone' and PUD be approved by City Council, it will erode public confidence, as our citizens clearly recognize a Council-level approval represents a grant in value solely to the property owner at the greater expense of the neighborhood, as the apartment proposal is seriously inconsistent with Comprehensive Plan goals and does not align specifically with SP-01 policies and goals or planned land use designations. Our City Council needs to stay committed to the policy and plans that they approved, and only deviate cautiously where it is proven absolutely necessary, or if there is a proven hardship for a property owner. In this case, there is no concrete hardship associated with the subject property.

We appreciate your consideration of the many concerns expressed, not just by us, but by many concerned citizens and neighbors in the area, and deny **CAR17-00004, PUD17-00007** (Re-Zone and PUD for 125-unit multi-family residential development) so Boise can remain one of the reasons why so many of us choose to live here, and so that Boise can remain one of the most livable cities in the U.S.

Regards,



Jeffrey and Leslie Wright  
2654 Mesa Verde Ct.  
Boise, ID 83712

**Celine Acord**

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**From:** Kelli Myers <kelli.myers@gmail.com>  
**Sent:** Friday, April 28, 2017 4:20 PM  
**To:** Celine Acord  
**Subject:** File # CAR17-00004

Ms. Acord-

I am writing to voice my objection to the re-zone application, #CAR17-00004. Rezoning this land parcel to allow for the 125 apt. complex is not compatible with the Harris Ranch Neighborhood master plan. While the land is not part of the HR plan, it is directly adjacent to it makes logical sense to incorporate the 8 acres into the master plan, or at least something that fits with the concept. The HR master plan, has the high density housing on the larger streets to accommodate the traffic. The HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area.

The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.

\*3-The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space."

Boise Mayor David H. Bieter; Boise City Council, Elaine Clegg, President

To:

**Boise Mayor, Boise City Council**

**Boise Planning and Zoning Commission**

**Planning & Development Services Director**

**Planning Division Director**

**Public Works**

Cc: ACHD Commissioners, Idaho Fish and Game, Army Corp of Engineers

**Re:** [PUD17-00007](#), [CAR17-00004](#) **Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at [Proposed Apartment Property](#) ), known as the "old Duesman Farm" property**

*In the spirit of making Boise the 'most livable city', We, the undersigned Neighbors and the Concerned East Boise Citizens Group, are submitting a petition in opposition of the rezone and proposed use of the subject property to build an apartment complex, which includes:*

[Detailed Apartment Site Plan](#) - (18) 2-story buildings, 24-hour access onsite management

*office, clubhouse, complex-wide lighting, and 222 parking spaces, metal carport awnings, limited guest/visitor parking (creating overflow issues), (12) commercial trash/recycle dumpsters and 4'-6' high wrought iron fencing along the southern property boundary. See [Detailed Apartment Elevations](#) .*





The proposal is not compatible with the **Comprehensive Plan** ( [BluePrint Boise](#) ), the **Barber Valley Specific Plan** goals outlined in the [Barber Valley Planning Area Policies](#) (**BV-CCN1, BV-CCN2, BV-CCN3, and BV-C1, BV-C2, BV-NC1**) and the **Specific Plan for Harris Ranch** ( [SP01](#) ), which state to 'use the adopted specific plans for Harris Ranch and Barber Valley as a policy basis for properties outside Harris Ranch and the Barber Valley' for the following reasons:

**Developer is requesting rezone from A-1 (1 unit/acre) to R-2 (14.5 units/acre)** - an out-of-context rezone to allow for a multi-family residential apartment complex in an incompatible residential area. Subject Property is surrounded on 3 sides by low density, single-family homes (equivalent zoning of R-1B).

**SP01 Master Plan** - by careful design, planned for high-density housing along the Park Center commuting corridor and Barber Station, not along E. Warm Springs Ave and Barber Road. **SP01** design has **1500 apartment units already planned and entitled** in its master plan. **SP02** also allows for high-density and multi-family apartments along the Park Center area. Clearly the 125 additional apartments are not needed!

**Adjacent developed subdivisions set an established precedence** - Antelope Springs and [Privada](#) , both came into the City with the very same grand-fathered legacy Commercial land use designation (when these properties operated small-time family businesses, in Ada County) as the “old Duesman Farm”. All 3 of these original parcels came into the City with the same land use designation. Both subdivisions were recently approved by City Council to equivalent zoning of R-1B (4 units/acre), and are very compatible with the surrounding development and zoning that aligns well with SP01.

**Outdated, Legacy Commercial land use designation** - is outdated for the property, given surrounding developed context. The designation for this property needs to be amended in the Comprehensive Plan. When SP01 and SP02 were adopted, the planned Commercial corridor relocated to a better, well-designed area with clustered high-density residential surrounding the corridor. The proposed apartment complex is not following the intent of aligning adjacent properties with SP01, and most importantly, is not the highest and best use of the property.

**830+ vehicle Apartment ingress/egress traffic** - with only one private-road access onto Warm Springs Avenue, a narrow, minor arterial, and is not designed for high-traffic volume or speeds (in front of proposed apartment complex. The estimated generated 830+ vehicle trips/day will increase traffic volume heading west onto **Historic Warm Springs**.

**Increased Warm Springs Traffic - More Developments Coming!** – More Traffic towards downtown and/or cause a nuisance level of traffic and pedestrians on the Warm Springs/Barber Road area, to the south and east. Historic Warm Springs will be inundated with an additional 830+ vehicle traffic from the proposed 125-unit Apartment Complex. Other new developments, recently approved **Warm Springs Village** (60+ more homes), **new phase El Paseo** (18+ more homes), and **future phases of El Paseo** (180+ more homes), plus other smaller developments in the works for the **Mesa Foothills**, will feed an alarming amount of traffic onto Historic Warm Springs!

**Increased Public Safety Concerns** - including, but not limited to, evacuating 225 vehicles in the event of natural or man-made disasters.

**Bi-directional traffic congestion on Warm Springs** - (fronting the 668 feet of the property), will increase public safety relative to school and retail access, pedestrian and recreational access, wildlife access and emergency services.

**No Connectivity Provisions** - proposed for access to the Boise Greenbelt, Ridge-to-Rivers, Harris Ranch property to the south, new proposed Albertsons or elementary schools. Not adhering to **Barber Valley Connectivity Goal BV-C2**. (*Note: A sidewalk along the north boundary of the property, pathways to Antelope Springs, or the Dallas Harris Estates mailcenter, does not constitute connectivity*).

**Animals Trapped within Perimeter Fencing** - Developer indicated they will provide fencing on 3 sides of the complex. There will be increased danger to wildlife (and humans) trapped by the boundary fencing, especially in a fire emergency. There is a higher potential for vehicle/deer collisions from the deer trekking thru Privada crossing Warm Springs Ave due to speeding traffic in this area.

**Small Wildlife Corridor** - The proposed 50' wide Wildlife Corridor (along west property boundary) nor the proposed complex open space, is not nearly enough open space for wildlife for the apartment building/vehicle density. There should be no pedestrian walking paths within wildlife corridors.

**Wetlands Destruction** - proposal includes elimination and "cover up" of existing wetlands utilizing the wetlands mitigation bank and compacted fill. Questionable fill already exists in the general southern area of the property. Using/purchasing extensive wetlands bank credit(s) will compromise the sensitive topography of the site. De-watering issues are concerning during excavation with heavy construction equipment trekking on saturated wetlands ground.

**Noise Pollution due to Long-Term Construction Life-Cycle** - Construction equipment containment onsite is also very concerning to the Neighbors due to the land-locked nature of the site, and the Harris Ranch ponds below.

**Construction Parking, Neighborhood-Overflow Parking** – Neighbors are wondering if all parking will be kept onsite, neighbors do not want contractor parking offsite, filtering thru the neighborhood, creating security concerns.

**Storm-Water Containment Onsite** – Due to the complex geometry of the site, and the natural sloped grade, how effective is the onsite containment, given the property is entirely land-locked, with no natural drainage access to the Boise River. The Harris Ranch ponds exist directly adjacent to the southern boundary of the property. Lots of apartment roof-tops and roadways create extensive run-off that is challenging to contain and disposed of onsite.

**Increased Night-time Light Pollution** - the design, development and dense apartment population will increase sky-glow and decreased night sky access, and negatively impact nocturnal environments. The project does not follow **BV Goal BV-CNN 1.2 (Protection of Night Skies)** nor is Dark-Sky compliant with a 24-hour onsite management office, vehicle traffic and complex parking lights.

In summary, the Community is not adverse to well-planned, responsible growth, and welcome development to the Barber Valley area, including this land parcel. We believe that all

development should be appropriate and compatible with the area plan and its immediate neighbors. In the previous Commercial use, the Duesman family used to operate a small honey bee farm and sell honey to neighbors. In this capacity, its Commercial use was never an issue, it fit in well with the neighborhood context, and received no complaints. A similar (like-kind) use would not be opposed, nor would the neighbors oppose to a change in use and development that is similar to the surrounding residential developments. We are adamantly opposed to a Rezone Application request to allow for the construction of a high-density residential apartment complex that is NOT appropriate or compatible with the area and creates many serious concerns that have not been properly addressed by the developer proposal.

Contrary to the [submitted letter of intent](#), though the developer held pre-application required meetings prior to submittal to P&Z with the nearby Neighborhood Associations, and adjacent property neighbors, the developer did not 'take the responsible approach' as stated in the letter. The developer did not work with the neighbors to come to some form of agreement or compromise, nor did the developer explicitly solicit or obtain input that was used to create the current design, nor factor in any meaningful density changes or concerns that were strongly voiced by the neighbors.

As one very successful, local Barber Valley developer recently quoted in the Idaho Statesman newspaper, *"You've got a sophisticated community there," "You've got to understand them. You've got to embrace them. You've got to be a good corporate citizen. You need to do all three"* - from [IdahoStatesman Link](#).

**We would like to see responsible single-family home ownership in this area. We strongly believe that if this rezone application is approved, it will set a negative land-grab precedence for remaining small acreage undeveloped Barber Valley parcels, as developers will continue to seize the same opportunity to build high-density apartments in areas where neither SP01 or SP02 planned for – and create high-density urban blight in an area that is known for its high-quality of live and natural beauty.**

As a Community, we are signing this petition, and will continue to voice our concerns to Planning and Zoning (refer to written testimonies [Set 1](#) and [Set 2](#)), but are fully aware that the final authority rests with you, the Mayor and City Council.

Thank you sincerely for your consideration.

**Barber Valley and East Boise Neighbors, ☐ Concerned East Boise Citizens Group**

EastBoiseConcernedCitizens@gmail.com

	<b>Name</b>	<b>From</b>	<b>Comments</b>
1.	Deborah David-Simonds	Boise, ID	I want to express my opinion as a taxpayer, Boise resident for 35 years and lover of wetlands and wild lands. I'm also a Nurse, and have grave concerns about medical and fire evacuations. Finally, I don't mind smart, responsible growth. I am a private property advocate. I DO MIND purposely changing the zoning of this 8 acres from low to high density. The only win is Michelle Martinez and the Developer
2.	Carolyn Ruby	Boise, ID	
3.	Andrea Tanner	Boise, ID	Traffic and congestion are already out of control. The rate of development in this area is too much too fast.
4.	CAPT. Barry C. Kelso	Boise, ID	We need more commercial, the hel with the developers and houses.
5.	Janet Satterwhite	Boise, ID	Residents rely on these long term planning documents to ensure the stability of their investment in their home and community. If Planning and Zoning and the City Council choose to ignore these documents and grant this rezone, we have to question the commitment, sincerity and integrity of this group to serve their constituents best interests as opposed to commercial tax dollars.
6.	Larry Satterwhite	Boise, ID	The development is incompatible with the surrounding single family homes,increases traffic on Warmsprings, and infringes on wetlands, wildlife.
7.	Pamela Joyce	Boise, ID	Our natural areas are dwindling. The buildings proposed are high density. We already have high density projects built in areas that used to be wetlands. I'm appalled. Our roads cannot handle the traffic. This situation deeply saddens me when I go into this area. Everything we loved about SEBoise is dwindling. The view of the foothills are being blocked by high rise buildings.the run off of all the pavement and roads are bad for our river. Please stop!!
8.	BOB MARSH	BOISE, ID	BOB MARSH
9.	Sarah Olsen-Smith	Boise, ID	
10.	Robert Beal	Boise, ID	
11.	Rachel Porter	Boise, ID	I enjoy watching the wildlife which resides in this area. The birds are breathtaking in the area and would clearly be displaced if the land was altered from the current habitat.



	<b>Name</b>	<b>From</b>	<b>Comments</b>
12.	Cody Porter	Boise, ID	My parents live next door to this lot. It would block their view and be a big eye sore.
13.	Stephanie Bowden	Boise, ID	1) the Ecosystem!!!! 2) Traffic
14.	Rahul kumar	hyderabad, India	
15.	Jane McKevitt	Boise, ID	Against high density housing in this area: overcrowded schools, evacuation issues, traffic, increased load on emergency services.
16.	rayna carrillo	boise, ID	Traffic is already a problem and the planners obviously could care less. Open spaces are fading fast....look at Bens Crow Inn. Thanks Dave Bieter...
17.	JoLyn Janecko	Boise, ID	High density housing is not at all compatible in this area.
18.	Terry Janecko	Boise, ID	Traffic and kids safety. This is a single family , residential area and the multi unit Apartment complex DOES NOT FIT. There should be continuity between the Harris Ranch planning requirements and the immediate surroundings.
19.	James Joyce	Boise, ID	Too many people and not enough schools, roads and businesses to support this many homes in the area.
20.	Judy T	Boise, ID	Okay I will say it, although my opinion seems to be definitely in the minority: I am bummed out about the destruction of such a beautiful area! Money talks, b.s. walks!
21.	Elliott Beaty	Boise, ID	
22.	Kellie Joyce	Boise, ID	
23.	Kim Welsh	Boise, ID	
24.	Stephen Leonard	Boise, ID	Southeast Boise is a wonderful place to live because it is clean, peaceful, with relatively little traffic, open natural areas, wildlife, and low crime. As greed-driven developers cram more and more high-density housing into our neighborhoods they are destroying the lifestyle that residents treasure. There is no place for developments like this, and it should be stopped before it starts.
25.	Barbara Hansen	Boise, ID	We are becoming overwhelmed with all of the building that is happening in and around our homes, and we can't even now keep up with street repairs. It is also a loss for the animals that are roaming freely. Why doesn't any one seem to care? It must be the almighty dollar, and the Contractors living no where near any of the new developments. I am against the high rise apartments that are being built, I don't care how much they rent for. Drug dealers etc. have alot of money and I have seen this happen before.
26.	Stephanie Mann	Boise, ID	traffic, schools, keeping SE Boise open for wildlife and not high density housing!
27.	Karen McPeak	Boise, ID	Improper zoning, too dense

	Name	From	Comments
28.	Jeannie Vandendries	Boise, ID	leave this space undeveloped. East Boise is becoming too densely populated
29.	Brian Vandendries	Boise, ID	Existing infrastructure will not support the sky ricketung growth occuring in the Barber Valley. If this project is approved the city ob Noise will be rewuiired to invest hugh amounts of tax dollars to fix the proplem. I will be watching closely to see which polaticians support this project so I can vite against them!
30.	Jeff Russell	Boise, ID	This land use is incredibly incompatible with this particular parcel of land.
31.	Jon Hendrickson	Boise, ID	
32.	Carolyn Corbett	Boise, ID	
33.	David Koleno	Boise, ID	
34.	Mihaela Bozdog	Boise, ID	
35.	Sharon Feeley	Boise, ID	I feel that the traffic study for this project was done before warm spring was closed. I also feel that the development doesn't fit with the surrounding land use of residential not high density.
36.	Ann Callanan	boise, ID	We need to protect the integrity of this area and be responsible with growth.
37.	Mary Slater	Boise, ID	An apartment complex with transitory residents is a complete misfit with the surrounding neighborhoods of single family homes. The increased traffic will be a measurable negative to the environment and quality of life on/around E. Warm Springs Avenue. The traffic study submitted by the developer can't be taken seriously--if the current residents choose Warm Springs Ave. over Park Center to commute to/from Boise, why predict that new residents would choose differently?!
38.	Lori Smith	Boise, ID	Concerned about increased road traffic that exist already.
39.	Teresa Focarile	Boise, ID	This area is ready getting crowded, more people will overwhelm the roads in these neighborhoods
40.	Peter Wachtell	Boise, ID	The increase of traffic on Warm springs is not addressed in this proposal and a rezoning ot allow for such high density on Warm Springs is not in keeping with development in the area.
41.	Kim Spears	Boise, ID	
42.	Leslie W	Boise, ID	125 Unit apartment proposal is incompatible with surrounding zoning and does not align with Boise Comp Plan or SP01, which City Council and Mayor approved in 2007, and uses as a benchmark policy for surrounding land parcels. If rezone to higher density is approved, it will set a negative tone of distrust with our leadership going forward with the Community, as it violates Barber Valley (continues on next page)

	Name	From	Comments
42.	Leslie W	Boise, ID	<i>(continued from previous page)</i> Planning Goals and Policies. This luxury apartment proposal is not about providing affordable housing. Rents are very high. \$1,700+.mo for 2 bed, more for 3 bed. Our Community should not have be burdened with the increased tax-base impact from the apartments, traffic, schools, roads, community infrastructure. The impact fees/tax burden should be placed entirely on the developer, as a cost of development. Increased historic Warm Springs traffic and impact has not been factored nor addressed. Over-crowded schools and closed Warm Springs has not been addressed.
43.	DeAnna Ruehl	Boise, ID	We do not have the road capacity for an apartment complex of this size.
44.	Christine Reid	Boise, ID	I live in the Mesa. The building has already been detrimental to our wildlife. The road is NOT equips for that amount of traffic. Property values will plummet!
45.	Debbie Wachtell	Boise, ID	Harris Ranch is becoming incredibly dense. Don't mind single family residence but apartments add too ,an trips.
46.	Mindy Luck	Boise, ID	Warm Springs Ave can not handle the traffic that this complex would bring. The wildlife and wetlands would be also affected. The surrounding houses would have to deal with the lights from the parking lot night lights. The noise and traffic this apartment complex would bring to our quiet and quaint neighborhood is absurd and outrageous! We don't want them here!!!!
47.	Sharon Cook	Boise, ID	I work at a school that many of the potential residents would attend and there simply isn't enough room!
48.	Melissa Calhoun	Boise, ID	
49.	Elizabeth Scoggin	Boise, ID	the traffic in east Boise has increased so much in the past five years as new construction continues to increase and yet Warm Springs avenue is either the most direct or the only route for some of these new dwellings and there are places that are fragile and also very narrow. Our home is on the corner of Walnut and Warm Springs and there are times when the traffic at this intersection is backed up to the bridge. Adding additional traffic would create chaos and more noise and thus, decrease our quality of life and property values for all of the east end home owners. We live here because we love so many things about east Boise and so let's not ruin it. Please!
50.	Kim Johnson	Boise, ID	
51.	Garrett Calhoun	Boise, ID	
52.	Amie Wilson	Boise, ID	Want some open space to remain near my home
53.	Treacy Liebich	Boise, ID	
54.	Stephanie May	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
55.	Toni Hardesty	Boise, ID	This proposed rezoning to higher density housing in this location is not compatible with the neighborhood. The additional amount of traffic that will come with this housing will be problem for these neighborhood streets, wildlife, pedestrians, and bicyclists.
56.	Rebecca Jauquet	Boise, ID	The proposed apartment is not part of a predictable pattern of growth in Boise. It will increase traffic on Warm Springs and devalue surrounding single family homes.
57.	James Slater	Boise, ID	
58.	Darla McRoberts	Boise, ID	
59.	Julie Pike	Boise, ID	
60.	Robin Gray	Bosie, ID	The relaxed, can't wait to be home feel has been replaced by to much traffic and people. there are no longer any open spaces and wildlife has been chased out.
61.	Brant Massman	Boise, ID	We do not want more development on East Warm Springs or anywhere out in the Harris Ranch area. The area does not need more housing we need to preserve the outdoor area for long term residents.
62.	Russ Kite	Boise, ID	This Is not compatible with the design and intent of the surrounding area. 126 units crammed between single family houses on 3 sides. There are already plenty of apartments being built in barber valley, this is not needed. It will bring down quality of life for those of us who live in close proximity and overwhelm Barber drive and warm springs with traffic.
63.	Kyle Mackey	Boise, ID	The high density complex is not compatible with the surrounding area. There is already a complex near completion along the river... another dense complex would be careless planning for the city and I oppose such a complex. Zone for single family homes only.
64.	Janet Willis	Boise, ID	Decrease our property value and area is already congested with traffic. Building in this part of southeast Boise has gotten outnof control.
65.	Cathy Crites	Boise, ID	This density does not line up with the surrounding neighborhoods. The traffic impact would be harmful to already stressed roads!
66.	Lyn Williams	Boise, ID	To much traffic, potential increase in noise, lack of privacy for existing homes, enough high density housing in the area. Can't we also just leave some open space for the wild life.
67.	Roy Williams	Boise, ID	
68.	Michael Hermes	Boise, ID	excessive traffic on warmsprings ave.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
69.	William Cole	Boise, ID	This large high density project will create additional excess traffic on Warm Springs, which will create safety issues on an already unsafe two lane, winding, landslide prone road. Additionally, the added congestion will cause an inconvenience to existing property owners and will negatively effect property values and property tax revenues.
70.	Holly Baker	Boise, ID	I don't want apartments near our home. It bring down property values, increase noise and traffic.
71.	William Cox	Boise, ID	The congestion that this will cause to not only warm springs but also the entire area will be detrimental. Warm Springs Ave cannot sustain the traffic it has now. The fact that the Warm Springs Ave has been closed for months because of potential rock slides should give some indication of the fact that this cannot support this type of project.
72.	Brian Crites	Boise, ID	
73.	Lisa Olberding	Boise, ID	
74.	James Patrick Focarile	Boise, ID	
75.	Laura Schulte	Boise, ID	
76.	Joan Thomas	Boise, ID	
77.	Bruce Andersen	Boise, ID	We already have too much through traffic on Warm Springs - this development will increase it further! Please vote against this zoning request
78.	DiAnn Bengoechea	Boise, ID	
79.	David Scott	Boise, ID	Out of proportion with rest of Harris Ranch. Too densely populated. Too much traffic on Warm Springs.
80.	Bonnie Krupp	Boise, ID	Increased traffic results in more noise from trucks, speeding cars as Warm Springs is straight shot. Destroys our neighborhood and we just become a thoroughfare
81.	Shelley H	Boise, ID	With Warm Springs Rd unstable and the long term future unknown, this will inevitably (would anyway) force further traffic into a neighborhood where kids play hide-and-seek and ride their bikes on the streets. I live and cross this property often when Warm Springs was open. It would be incredibly difficult to widen the road for the safe entrance and exit for the number of cars that would be coming and going in an 125 unit complex. I have been to the neighborhood meetings and believe they were there to present to say they presented and talked to the neighbors (I am in an adjoining neighborhood) but do not intend to listen to the feedback!
82.	Mark Liebich	Boise, ID	



	<b>Name</b>	<b>From</b>	<b>Comments</b>
83.	Lynn Russell	Boise, ID	This project is incompatible with the area. Traffic problems will be significant. There are many other problems with the project.
84.	Destinie Triplett	Boise, ID	
85.	Tara Russell	Boise, ID	It's a tremendous risk on a variety of levels - traffic bottlenecks, safety and security, decrease in wildlife in the area, inconsistency with past city planning, and far more. our quality of life will be greatly diminished.
86.	Dawn Templeton	Boise, ID	
87.	Justin Cooley	Boise, ID	The location is too sensitive for a large apartment building. Between the wildlife that uses it near the wetlands to the increase in traffic flow that will be caused by this rezoning request. This is not smart infill for Boise.
88.	Heidi Gillespie	Boise, ID	
89.	Mark Russell	Boise, ID	Does not align with nearby housing or wildlife setting.
90.	Jacqueline O'Rourke	Boise, ID	This is not an appropriate location for this complex. It was not zoned for that use, nor can the infrastructure support it. You haven't even fixed Warm Springs Road and you are considering the addition of that many more cars on the road? Bad idea.
91.	Kathy Mucher	Boise, ID	There is not the structure in place to handle this kind of development. It will negatively impact the current properties in the area.
92.	Chris Perkins	BOISE, ID	Traffic issues on warm springs ave in front of our home
93.	Lenka McDougall	Boise, ID	This was never part of any plans. Lot of people have spent countless hours designing this community, and it seem ludicrous that this is being even considered!
94.	Anna McHargue	Boise, ID	
95.	Heather Webster	Boise, ID	Our neighborhood cannot handle the volume of traffic this type of building will result in. We moved here so our kids could have a safe neighborhood to grow up in, and now we will have to worry about temporary residents who are not invested in our neighborhood increasing the traffic and congestion, and the safety. I am not again development in the area, this is just not an appropriate location for this type of development.
96.	Laura Russell	Boise, ID	I live in this neighborhood. I'm concerned with traffic, fire issues and quality of life for those living next to it
97.	Carolynne Joy	Boise, ID	I live in this area and we have do much quick growth in an area that is flooded and rocks falling that this will just create more destruction to our environment. Plus, "apartments" in a high end residential area brings down house value. Enough is enough!
98.	Rachel Richardson	Boise, ID	

	Name	From	Comments
99.	Curtis Goodnoe	Boise, ID	
100.	Kristin Gnojewski	Boise, ID	
101.	Kate Hill	Boise, ID	The additional traffic on my streets (Warm Spring & Timbersaw) will be dangerous to my family and my neighbors. Our streets were not planned for a multi family unit of this size.
102.	Tonya Stern-Walls	Boise, ID	I have 2 young children in the bsd, the schools are already over crowded in SE Boise and the new bond that has passed will only be a bandaid for an already stretched budget for more classrooms. The area these apartments are to be built is already too crowded due to the over development of this area. Traffic is absurd to date and will surely just increase on roadways that are not equipped to handle the flow. When is enough, enough? Boise is gradually become an unwelcoming city (less ability to use the wonderful surroundings) due to expanding and over crowding in our neighborhood! Adding yet another apartment building will only exacerbate these problems!
103.	Melissa Russell	Ketchum, ID	I have a lot family in Harris Ranch and visit often . I am currently considering property there. There are better ways to develop this property that will not affect views & traffic so adversely.
104.	Molly Richelderfer	Boise, ID	
105.	Cindie Kithcart	Boise, ID	
106.	Amy Kauchich	Boise, ID	The additional traffic & building in this already built out area will stress wildlife & increase congestion
107.	Kimberly Carlson	Boise, ID	Greed and political favor. This was not zoned for apartments. Keep it that way. Many families bought in this area because they were sold a neighborhood not just a home. This is not conducive to the plan sold.
108.	Charles Peterson	Boise, ID	There is too much congestion in this neighborhood already.
109.	Casey Siko	Boise, ID	This is getting ridiculous
110.	Rob Ruebel	Boise, ID	Roads not set up for the increase in population in this area. Schools already overcrowded, 34 students in my oldest sons 5th grade class. The small new elementary school in Harris Ranch won't be enough.
111.	Bob Kuber	Boise, ID	
112.	Fred Webster	Boise, ID	I live in the community of single family homes adjacent to this proposed complex. The traffic, light pollution and population density are completely incompatible with the surrounding area. As an 8 acre plot, it would be more than acceptable to build several homes, probably close to 30, on .25 acre sites, which would be in line with current construction and community patterns. The developer, it (continues on next page)

	Name	From	Comments
112.	Fred Webster	Boise, ID	<i>(continued from previous page)</i> would seem, is not looking to be a part of the community but to be wholly other than the community. Let the developer work to become a neighbor instead of a nuisance. Please do not let this pass!
113.	Sandra Andersen	Boise, ID	Traffic is absolutely horrible right now with the Harris Ranch development (when the Warm Springs access is open) and the drivers going east on Warm Springs to Harris Ranch think there is no speed limit on Warm Springs Avenue. It is a freeway to them. It is hard enough now to get out of our driveway with the existing traffic.
114.	Marie Hawkins	Boise, ID	heavy traffic area, loss of open space, nature destruction
115.	Donna Christensen	Boise, ID	Traffic already terrible in this area.
116.	Nirmala Sandhu	Boise, ID	We live on Barber Drive and the traffic is already bad with speeders. With Barber Hills North and this development the traffic count will increase making the road more dangerous. Also, this development does not fit into the Barber Valley Master Plan, will destroy the wetlands on the property, will increase light pollution and an overall bad fit for the property and immediate area.
117.	Cristina Kite	Boise, ID	
118.	Jane Seys	Boise, ID	I live in the area but not close enough to impact me personally. However, I do drive by that area regularly and and I feel it is too dense, too much traffic making it dangerous, but more importantly there are wetlands that need to be protected. Also, the other homes in this area are gorgeous and this will impact not only the value of their property but the beauty of the area.
119.	Per Christensen	BOISE, ID	This area should be used for smaller single family houses. The area is surrounded by houses. Having 125 units will increase traffic in an unacceptable way. The total lot size seems to support perhaps 25 homes. This is 100 too many.
120.	BENJAMIN SATTERWHITE	Boise, ID	I live next door to the proposed complex. When I bought my property, I was told that surrounding developments would adhere to the existing development plan. This complex puts high density rental property amid single family residences. It does not fit!
121.	Jeffrey Wolstenholme	Boise, ID	
122.	ELAINE RUSSELL	BOISE, ID	PROJECT IS NOT CONSISTENT WITH NEIGHBORHOOD.
123.	Lyn McCollum	Boise, ID	It is NOT compatible with BluePrint Boise, which is a valuable comprehensive plan for structuring Boise's growth.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
124.	Vicki Keen	Boise, ID	I have to drive out there frequently because two of my daughters and their families live in Harris Ranch. That area is already way too congested.
125.	Hannah Ball	Boise, ID	My concern is: is this a good product for the surrounding area? Is there a more appropriate product to reflect highest and best use. Will an apartment site produce too much traffic with out sufficient access
126.	David Jauquet	Boise, ID	This is not a predictable pattern of development for a neighborhood of single family homes. It will diminish quality of life and decrease the values for all surrounding properties.
127.	Kimberly Buxton	Boise, ID	Traffic issues that will be created on Warm Springs, density and lack of transition with surrounding neighborhood.
128.	Bryan Wewers	Boise, ID	
129.	Marilyn McAllister	Boise, ID	The proposal is inconsistent with valley planning. Wildlife corridors are being all but eliminated, especially N-S, or hills to the river. Traffic - ACHD does not appear to have a long term solution for Warm Springs Ave closures due to rock slides. Increased housing density puts more pressure on already overloaded Park Center Blvd. Lighting - Proposed surface parking will undoubtedly require lighting which directly affects neighbors.
130.	Lori Talboy	Boise, ID	Major traffic and concern for my family and neighbors. We need to slow the growth until the infrastructure can keep up.
131.	Gordon Hill	Boise, ID	
132.	Karolyn Crowley	Boise, ID	
133.	shannon richardson	boise, ID	Does not fit in with surrounding density Too much traffic potentially untidy, noisy neighbors
134.	Jim Buxton	Boise, ID	The proposed development density would be almost 5x greater than the three developments surrounding the subject parcel. Too far out of line with the immediate surrounding properties. Not an appropriate use for that land and would impact the neighboring properties negatively.
135.	Todd Bashaw	Boise, ID	
136.	Hans Mucher	Boise, ID	The Planning and Zoning commission seems to have little regard for quality of open space. Also a portion of this property is designated as federal wetlands and a multi-year environmental impact study should be ordered.
137.	Katherina Lask	Boise, ID	
138.	Allison Isaacson	Boise, ID	

	Name	From	Comments
139.	Erin Hutto	Boise, ID	The addition of the apartment complex will impact the Harris Ranch property value, traffic and the wetlands for wildlife that the Harris ranch homeowners pay for. This is irresponsible development. This land should only be available to build stand alone homes which match the other size/style/cost of surrounding homes.
140.	Kelly Jorschumb	Boise, ID	This particular project is not appropriate for the space, traffic, flow, or master plan of the valley.
141.	Erika Prosser	Boise, ID	That is such a small area. There is not enough space for that much traffic. There enough other apartment complexes going up very close by.
142.	Leah Wright	Boise, ID	Traffic increase/zoning
143.	Christopher Rossi	Boise, ID	We do not need to take away from the scenic view of our area by building high capacity apartments. Traffic increase will continue to be a problem. If you need to build, add more homes to the area not apartments
144.	Gina Persichini	Boise, ID	That small road cannot handle the added traffic with 100+ residents & their cars. A few homes, maybe, but not 100+ vehicles going in and out of that small place.
145.	Jason Kajkowski	Boise, ID	Makes zero sense for an apartment complex to be built here. Traffic, wildlife, wetlands concerns
146.	Melanie Parish	Boise, ID	Too many units for the location. Parking lot lighting would cause light pollution. I thought that this area was going to be protected for wildlife - building this many units right here is NOT good for local fauna.
147.	richard talboy	boise, ID	Do not approve this project! Warm Springs Ave is a neighborhood not a highway. This project will dump another 1,000 vehicles onto this historic avenue.
148.	Sara Kajkowski	Boise, ID	It affects the property around it and wetlands. This area should be planned intelligently!
149.	Megan Dannenfeldt	Boise, ID	The infrastructure -roadways are not sufficient for the area, the wetlands and wildlife migration issues that will arise, current zoning does not provide for these buildings and that was put in place based on studies and recommendations for the area.
150.	Siler McCraw	Boise, ID	This area is poorly designed for high density apartments. The traffic flowing through warm springs is already at a dangerous level, especially considering the mail house for Harris Ranch.
151.	Rebekah Ward	Boise, ID	It will generate 830 car trips per day on the residential street where I live. The area does not have infrastructure to support such high density.
152.	Celeste Miller	Boise, ID	
153.	Trish Obrien	Boise, ID	High density housing in that piece of land would be horrible for our area.



	Name	From	Comments
154.	Jeff Prosser	Boise, ID	
155.	Eric Pollard	Boise, ID	
156.	Greg McRoberts	Boise, ID	Not a fit for the surrounding area.
157.	Dylan Amundson	Boise, ID	Makes zero sense for an apartment complex to be built here. The infrastructure—roadways are not sufficient for the area, the wetlands and wildlife migration issues that will arise, current zoning does not provide for these buildings and that was put in place based on studies and recommendations for the area.
158.	Jen Larsen	Boise, ID	
159.	Andrew Schenk	Boise, ID	There is already one colossal apartment complex being built near Harris Ranch. This new project will compound traffic problems, and potentially decrease the property values of single family homes on both sides of this proposed project. It's the wrong project in the wrong place.
160.	Luke Moran	Boise, ID	
161.	Chelsea Porter	Boise, ID	
162.	Patrick Shannon	Boise, ID	Utter Madness! People make major life decisions and investments in where they live based on existing zoning laws and so called Comprehensive Planning. And then even to be presented with the attempt to rezone, with this density, for this property is absolutely repugnant.
163.	Annie Morley	Boise, ID	
164.	Deborah Simmons	Boise, ID	Protecting wildlife and natural habitats, livht polution, overcrowding and significant increase in traffic congestion and commute times
165.	Tony Sledzieski	Boise, ID	I am concerned that another high density development in this neighborhood will negatively impact the quality of life here.
166.	Matthew Boam	Boise, ID	
167.	Chelsi Baldwin	Boise, ID	
168.	Allison Thomas	Boise, ID	
169.	Justin Milander	Boise, ID	
170.	Stephanie Ballis	Boise, ID	To preserve the beauty and charm of Southeast Boise.
171.	Srivardhan Gowda	Boise, ID	I live in the area and would prefer it to be community with just houses
172.	Kimberlee Miller	Moorpark, CA	
173.	Shannon Wood	Boise, ID	The impact of a development of this density on traffic as well as wildlife and light pollution will be extremely detrimental to the valley.

	Name	From	Comments
174.	Dawn Estrella	Boise, ID	Opposition to this development is important to me because this complex does not fit in with the feel of the Barber Valley. Even more than that, I am concerned about the impact of this project on our other neighbors...the wildlife. This proposal does not do enough to mitigate wildlife concerns and fills in more wetland with pavement.
175.	Rachel Lalley	Boise, ID	Rezoning this area for high density apartments does not make sense for the increase in traffic, wildlife, and current residents. Please reconsider. This is a beautiful area with wonderful neighborhoods. I hate to see it decline due to overcrowding.
176.	Brandi Roberts	Boise, ID	
177.	Paula Teague	Boise, ID	Need to keep the population down. There are not enough space and roads to support this kinds of urban sprawl. The impacts on the wildlife would be devastating
178.	Kathryn Planansky	Boise, ID	Increased traffic flow. Apartments tend to attract transient residents. Would be excellent as single family homes with less impact on the surrounding area.
179.	Brittany Asher	Boise, ID	The east side was designed with a specific plan. This apartment complex is not the right mix based on this plan. While I support more mixed-income housing nearby, this particular plot of land is ill-suited due to the wildlife corridor and already congested traffic along historic Warm Springs. "Low-income" cannot be classified as \$1,600 a month, and is being used by the developer as a way to try and force an ill-fitting project into a desirable spot.
180.	Elana Story	Boise, ID	
181.	Carl Holmes	Boise, ID	
182.	Anita Wilder	Boise, ID	
183.	Melanie Ernst	Boise, ID	This proposed apartment complex is inappropriate for this lot which is in an area surrounded by single family homes. Its extrememly close proximity to many pre-existing homes will surely drive down their values and the value of the Privada development's lots and homes.
184.	Hevelyn Karcher	Boise, ID	Traffic, schools, community environment
185.	Tricia Shaughnessy	Boise, ID	
186.	Jamie Smith	Boise, ID	Not appropriate zoning for this parcel. Too much traffic with such dense housing. Changing the neighborhood feel.
187.	Elise Coyle	Boise, ID	
188.	Susan Keller	Boise, ID	Too much traffic for the area. Does not fit the character of the immediate neighborhood
189.	Stephanie Rutledge	Boise, ID	

	Name	From	Comments
190.	Michelle Myers	Boise, ID	Increase in traffic flow with congest the area. Parcel does not to be rezoned.
191.	Andrea Hill	Boise, ID	Although we have land, I do not believe we currently have what we need in this area to support the added growth this form of high-density housing creates. We are busing children to several different elementary schools and there is currently only one road option open right now to get people into downtown Boise. Let's not turn our part of town into an overbuilt area like Meridian or Eagle.
192.	Andrew Martinson	Boise, ID	
193.	John Regis	Boise, ID	This development is not conducive to the area that is made up of Single Family homes. There is already a 4 story monster down the road, that is enough. This area needs to start getting the commercial infrastructure in place to support this side of town.
194.	Stasi Bellomy	Boise, ID	The traffic the wildlife and too much light pollution. The reason people want this area is changing too rapidly. We don't want to be like meridian and have absolutely no zoning. We need to protect our open lands and help sustain our barber valley!
195.	Stacy Courtial	Boise, ID	
196.	Dianna Hand	Boise, ID	
197.	paul dawson	BOISE, ID	too much traffic and too many people
198.	Roy Aggarwal	Boise, ID	I understand that development is necessary, but too much high density housing will create too many people and too small of space and then the charm of the small town feel will get lost.
199.	Honglin Sun	Boise, ID	
200.	JASOn Morley	Boise, ID	
201.	Janelle Smith	Boise, ID	The potential for congestion, excess traffic and increased crime threatens to further erode the quality of life in thia area.
202.	Christopher Sallas	Boise, ID	
203.	Gordon Joseph Dewey	Boise, ID	I live in this neighborhood and feel this complex would have a negative impact on everyone who lives here
204.	J Ellen Maier-Zinn	Boise, ID	There are so many reasons, 1) the amount of traffic onto warm springs and E barber drive would increase dramatically, we have been urging ACHD to look at the speed limit or other options on E Barber that continues to fall on deaf ears, this would just amplify the problem. 2) aesthetically, these units would ruin the area. The monstrosity of apartments that is being added right by the bridge is a perfect case in point. It is a disgrace to the area. 3) the increase in traffic will also disrupt the wildlife even (continues on next page)

	Name	From	Comments
204.	J Ellen Maier-Zinn	Boise, ID	<i>(continued from previous page)</i> more, we are paying a premium for wildlife mitigation, yet the city is considering this?? Doesn't make sense
205.	Neil Argyle	Boise, ID	This is not in keeping with the original plan for the area. High occupant housing was supposed to stay on the other side of park center. Traffic, congestion, number of motorists, pollution will all increase. Current property values will decrease, especially for those that most closely border this area. The only person who comes out ahead is the developer. Period. While everyone else who lives in this community loses.
206.	Tisha Hansen	Boise, ID	Oversaturation of existing communities. Boise is allowing way too much growth without the appropriate infrastructure.
207.	Cathy Neilson	Boise, ID	Wrong site for a builder to build apartments. Changes the integrity of the neighborhood and home values for all who have just purchased new single family homes in the area. As well as, the traffic impact.
208.	Leslie McChristy	Boise, ID	There already to much traffic impact with ALL the other new builds. enough is enough
209.	Camilla Brown	Boise, ID	Traffic, traffic, traffic. On a road that during the last 4 years has been closed for several months during each of those years. Are there other people living in that area? Yes, but in a community that was developed after years of input and thought and planning to create a master plan for the area. Just because it is dirt doesn't mean it should be built on.
210.	Erik Q.	Boise, ID	
211.	Angela Levesque	Boise, ID	It's is marsh land. The light pollution and traffic increases are also a concern.
212.	Lahoma Turner	Boise, ID	I do not want this complex near us when there is one practically under water at Bown. This has a pond a wildlife that will be displaced with this.
213.	Lori Tindall	Boise, ID	It's places too much traffic in the area & is an impact on the wildlife.
214.	Sarah Brennan	Boise, ID	I don't think the original Harris Ranch plan is being followed. With all the new development along the river, and at the Parkcenter bridge, especially apartments there too... we don't need another 120 to impact the environment, or our quality of life on this suddenly over built neighborhood.
215.	Swapnil Lengade	Boise, ID	
216.	Via Surmelis	Boise, ID	
217.	JACK Baldwin	Boise, ID	
218.	Amber Carpenter	Boise, ID	
219.	Cori Dyson	Boise, ID	
220.	Nora Richardson	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
221.	Melanie Michaels	Boise, ID	Sustainability of this area in terms of resources and excessive traffic
222.	Patrick W	Boise, ID	Not part of original master plan.
223.	Patrick Mcchristy	Boise, ID	Come on....At some point it's like trying to put 10 gal's into a 5 gal bucket...Stop it
225.	Cassie Thompson	Boise, ID	
226.	Randy Thorn	Boise, ID	Traffic and inappropriate development for the area
227.	Laurie Hendrickson	Boise, ID	
228.	Akheil Jain	Boise, ID	
229.	Shawn Levesque	Boise, ID	Marsh land and too much additional traffic in the roads and area
230.	Megan McChristy	Boise, ID	
231.	Jamie Hutt	Boise, ID	All the obvious reasons. Prevent beautiful east Boise from over population.
232.	Mary Baer	Boise, ID	I live near by! Too much high density development already in the area!
233.	John Zinn	Boise, ID	Traffic
234.	Stephanie Trail	Boise, ID	Too much traffic congestion
235.	Priya Jain	Boise, ID	
236.	Meredith Lynch	Boise, ID	Too many people too close to my house.
237.	Shauna Jorschumb	Boise, ID	I'm directly affected by it
238.	Ethan Asher	Boise, ID	
239.	Vinayak Shamanna	Boise, ID	
240.	Sandy C.	Boise, ID	Wildlife mitigation, inappropriate density, doesn't meet the needs of the current demographic desiring to reside to this area.
241.	Lindsay Barnes	Boise, ID	
242.	Emily Rastegar	Boise, ID	Traffic, wildlife & wetland preservation, noise & light pollution
243.	Melissa Nielsen	Boise, ID	Wildlife in Harris Ranch is already changing and suffering. Traffic and congestion is going to be awful, particularly since they want to build on a road that is not consistetntly open. This is not a well thought out plan. It's just another developer maximizing profits at the expense of the environment and surrounding neighborhood. I hope the city will step in and represent the people rather than the deep pockets.



	Name	From	Comments
244.	Paul Schell	Boise, ID	Too many vehicles on single lanes of Warm Springs with no way to alleviate congestion. Additionally the roundabouts are already seeing speeding traffic from west-, east- and south- and northbound traffic at all hours - making pedestrian and bicycle crossing precarious. Additional homes still are being built in Harris Ranch and Harris Ranch North that will further overload the roads.
245.	Tara Leach	Bouse, ID	Way too much traffic for this area. It will be congested and lower the value of all of the homes around it.
246.	Lori Suess	Boise, ID	Huge amount of additional traffic on two lane Barber Drive.
247.	Jessica Perretta	Boise, ID	
248.	Emily Stoltz	Boise, ID	Boise's urban sprawl has gone on long enough. It's time to re-develop closer to the city center.
249.	Sarah Hodge	Boise, ID	It would look terrible and take away some views. Just because there is room doesnt mean you need to squeeze more people in
250.	Trish Raffel	RALEIGH, NC	
251.	Shaila Buckley	Boise, ID	The proposed apartments are not in conformity with the surrounding single-family homes, nor are they in conformity with the Harris Ranch development plan.
252.	Barry Raffel	RALEIGH, NC	
253.	Patrick Cusick	Boise, ID	This area is a key transit point for wildlife. Apartments would be better served closer to town and supported by public transportation.
254.	Marianne Sonntag	Biise, ID	Much day-to-day happiness depends on having green spaces to enjoy. Some truly special green spaces are extra rich in beauty and are full of life of diverse kinds, having grown in a particular niche for millions of years. Such spaces nourish mentally, physically, emotionally as the sounds, sights, and freshness of the area fill those of all ages, nationalities, economic or social standings. Great access to both downtown jobs and such beautiful green spaces along the river is the main reason we moved to Harris Ranch. But high density housing would bring hundreds more bodies and their dogs to an already crowded area. The green spaces along the river are already much changed by heavy traffic. High density housing would be a tragedy in the area. Such an increased traffic load for the trails, the river banks, and the few remaining "wild" areas around the trails, can barely support even the population density currently thrust upon it, much less hundreds more. Especially dangerous is the fact that many who live in high density housing do not feel the same responsibility and dedication to preserving the beauty and diversity of the surrounding land that long-term homeowners feel. The diversity of coyotes, herons, (continues on next page)

	Name	From	Comments
254.	Marianne Sonntag	Biise, ID	<p><i>(continued from previous page)</i></p> <p>sandpipers, warblers, woodpeckers, rabbits, beavers, sow-whet owls, screech owls, great horned owls, and the many hawks and falcons, only exist because there are many diverse small prey and some dwindling but still present hiding spaces. These treasures, once gone, cannot be replaced. It is my deepest prayer that our children's children will still be able to take walks along the river and be rejuvenated by the gentle peace found in a diverse green space. Please do not build apartment buildings or other structures along the river. Please develop housing and businesses away from vulnerable ecosystems like the areas surrounding the river, and the beautiful foothills. Please save the beauty for future generations. Why let a few extra dollars lure us away from preserving the very thing that could bring joy and peace to millions of people for generations to come?</p>
255.	Robert Rhodes	Boise, ID	
256.	Matthew Buckley	Boise, ID	Development is not in line with overall Harris Ranch master plan
257.	Amanda Macomb	Boise, ID	I have lived in Harris Ranch for 10 years and the traffic to and from downtown has gotten so congested. I don't think the roads in place can sustain more high-density housing.
258.	Stefanie Keen	Boise, ID	It's too much already!! How much high density housing do you think one area can handle?!?!?
259.	Markham Carol	Boise, ID	We are in a wildlife mitigation area, and supposed to be preserving the environment. More traffic and more construction is not beneficial for the wildlife. There are enough apartments in this area. The apartment will block more views in the area.
260.	malik griffin	Knightdale, NC	
261.	john mccauley	boise, ID	
262.	Kelli Myers	Boise, ID	
263.	Mitch Enderle	Boise, ID	
264.	Barb Silus	Boise, ID	This type of development does not fit the character of the neighborhood and would create additional congestion and traffic.
265.	Seth Neal	Boise, ID	
266.	Brandy Borders	Boise, ID	
267.	Kara Edwards	Boise, ID	This is not an appropriate use of this land. Please think of the SE community and do not build these apartments
268.	Barbara Morley	Boise, ID	Don't want multi family near
269.	Robb Q	Boise, ID	
270.	Robert G Wright	Boise, ID	This project is totally out of character for the neighborhood and is not part of the master plan

	Name	From	Comments
271.	Shari Wright	Boise, ID	The master plan is there for a reason . Let's be consistent and know where are neighborhoods are going
272.	Cassie Smith	Boise, ID	More traffic and people Is NOT why I moved to this neighborhood. It's out of character for the street and dangerous for the animals who share our space
273.	Mil DeSilva	Boise, ID	<p>As a concerned citizen in this community I am writing to you in regards of my objections to your proposed project. Your development project is simply going to a hinderance to the area.</p> <p>Traffic</p> <p>You're 126 unit at minimum would have an additional 126 vehicles trying to commute via warm springs a two lane road with neighborhood stop lights and a school zone. This would add a significant delay on commutes potentially making it worse than a I-84 traffic jam. In an event the traffic is backed up happens between the river and Mesa there is no safe way to revert back to park center as alternate route. If warm springs were to be closed again in future years like it has been Park Center would become a delayed commute as well.</p> <p>Crime</p> <p>Since it is an apartment complex you will be potentially adding 252 individuals to an area increasing the amount of potential crime and decreasing the safety of the area for the children and public. You're increase traffic is will increase the safety to the students at Adams Elementary.</p> <p>Wildlife</p> <p>The amount of deer in the area and the increase traffic flow are injuries and accidents waiting to happen.</p> <p>If your project is to pass, then I propose everyone in the surrounding area should be granted access to your clubhouse and open area.</p> <p>Thank you for taking the time to see our views. I hope the project of an apartment complex does not come to fruition. This property would be better served as flex population of hospitality area for residents to come engage in and leave. This area is not in need of more habitants.</p>
274.	Jamie Brown	Boise, ID	
275.	Stephanie Mackey	Boise, ID	Too much congestion, decrease in property values, not enough infrastructure for that many apartments, already high density apartments one mile away, problems with wet land species and apartments do not blend with the other structures in the area a break from the core plan.
276.	Nancy Guerrero	Boise, ID	
277.	Ann Sargent	Boise, ID	I live in this area and the location is not appropriate. Safety concerns with traffic and effect on wild life.

	Name	From	Comments
278.	Ali McLean	Boise, ID	There is an overbuilding happening in the East area. So many apartments and condos just being thrown up without transportation/traffic planning. We don't have the infrastructure yet!
279.	Sarah Scott-Scudder	Boise, ID	
280.	Ryan Kearney	Boise, ID	I live in the area.
281.	Diana Fuhrman	Boise, ID	there is already too much traffic, noise, light pollution in the neighborhood.
282.	Max Nielsen	Boise, ID	Let me guess - California or Utah. You haven't finished ruining your neighborhoods. See you in 50 years!
283.	Ryan Walker	Boise, ID	
284.	Andrea Pettitt	Boise, ID	This is a terrible idea to add to Harris Ranch. I think higher-density options are great, but this will be an eyesore and will detract from the character of the area. Plus, we should not add that kind of development until the new school is built. The schools in this area are already full!
285.	Drew Jansen	Boise, ID	Very wrong for the area. Already lots of higher density housing in the area with more houses and development already approved. Warm Springs (bound to fail eventually) and Park Center are already strained. Single family homes, or better yet a public neighborhood park are far more appropriate for the area. Stop the pillaging of the Barber Valley for a short term cash grab.
286.	Ron Slavick	Boise, ID	Parkcenter and warm springs would not support it.
287.	Kc Christine	Boise, ID	Traffic issues and there is already high density housing in the area.
288.	Ronald Slavick Sr	Boise, ID	To much traffic in the area now. We don't need high density complexes in that area.
289.	Kacey Duncan	Boise, ID	
290.	Patricia Farrell	Bouse, ID	I live in the area and I am concerned about the traffic impact on Warm Springs.
291.	Rhonda Heggen	Boise, ID	I support single family housing not apartments at this location. Traffic flow will be an issue here because of visibility and congestion. Warm Springs is closed frequently because of slides & other issues causing detours. The detours are already under stress & there is so much other growth planned around MaryAnne Williams Park.
292.	Jeff Hall	Boise, ID	
293.	Duston Scudder	Boise, ID	Too many homes in this area, with warm springs already bottleneck ed and in a state of disrepair, the addition of another 120 units plus Harris Ranch plus the new dish density housing going in on the west side of the Mesa, this (continues on next page)

	Name	From	Comments
293.	Duston Scudder	Boise, ID	<i>(continued from previous page)</i> is a terrible idea! If the warm. Springs Mesa Road was widened, hillside shored up and shotcrete applied to prevent erosion and rock slides, then there would be a better access to these proposed apartments, but that's not in the plans, so bag this idea and fix the Mesa roadway and make it safer before adding anymore traffic to this area.
294.	Katherine Grobe	Boise, ID	I have to cross warm springs every day to get my mail! I don't want this traffic!
295.	David Hand	Boise, ID	Inappropriate, poorly thought out design. Inconsistent with the development surrounding it. Just because code says you can, doesn't always have to mean you should!
296.	Brett Keffer	Boise, ID	There is no place for apartments in this area. There are already enough of them within a few hundred yards of this location. Adding additional apartments would overwhelm the area and over saturate a nice neighborhood and at the same time have a negative effect on the existing homes and community. Hopefully the greedy developer makes the smart decision and does not move forward with the proposed apartments.
297.	Maria Weeg	Boise, ID	
298.	Amber Daley	Boise, ID	
299.	Cay Nielsen	Boise, ID	Already enough apartments being built in that area. This area is zoned for single family which is more appropriate
300.	Dan Winans	Boise, ID	This road cannot allow to have that many more daily cars. There are over 1000 apartments planned for the area, this specific area has very little access compared to the other areas where high density is approved already. This are will cause traffic problems, and will in the end lead to the closure of Warm Springs. Please do not allow this to be approved. Thank you
301.	Sharon Hayworth	Garden City, ID	
302.	Amber Kirtley-Perez	Boise, ID	
303.	Mandy Winans	Boise, ID	I moved to east boise to get out of the high density over populated areas of town. We already have apartments being built off parkcenter and I don't want our area over populated with people and traffic.
304.	Zeb Perez	Boise, ID	Close to where I live and we have plenty of apartments in the area.
305.	Lindsey Peterson	Boise, ID	
306.	Tasha Sorrells	Boise, ID	There are not enough roads for the traffic this would bring. Not enough room in Elementary Schools. There has already been too much destruction to wildlife habitat this <i>(continues on next page)</i>



	Name	From	Comments
306.	Tasha Sorrells	Boise, ID	<i>(continued from previous page)</i> would significantly increase it with the added traffic. Be responsible. This is a beautiful area that can be developed beautifully...maybe single family homes with some space between them and nature areas.
307.	Cindy T	Boise, ID	
308.	Tara Lancaster	Boise, ID	Parkcenter is already very crowded at certain times of day, and Warm Springs is not stable enough to support any cars. There is nowhere for these cars to go but Parkcenter. This marshy area is also home to many species of animals. We need to leave this area as is.
309.	Holly Johnson	Boise, ID	
310.	erin darboven	Boise, ID	Increased traffic affecting wildlife and children.
311.	Kacee Oconnor	Boise, ID	This proposal seeks a change in Zoning that will negatively impact thw community by increasing thw density significantly. I request that the original remain in place.
312.	Aurelie Farreyrol	Machtum, Luxembourg	
313.	Sherr Matney	Boise, ID	There is already too much congestion in our area. Our roads are not going to be able to handle the traffic caused by the excessive growth that is happening in this area of town. Why should this be allowed as it is a deviation from the master plan? We need you protect our interests as we are the people living here.
314.	Rachel MURPHY	Boise, ID	We cannot support such high density development in our neighborhood. It will exacerbate terrific problems, destroy wildlife habitat, cause light pollution.
315.	Tomara Barda	Boise, ID	Traffic is already bad. Don't need mass housing.
316.	Richard Niece	Boise, ID	We do Not need any more building out here
317.	Kristy Strohm	Boise, ID	I am extremely opposed to more high density housing along warm springs and in Harris Ranch. The appeal of the area was the big open fields and the charm of the ranch. The remaining wildlife is all that is left. Do not turn every remaining square inch into high density living cubicals. Read the Lorax!
318.	Karolyn Sledzieski	Boise, ID	I am very concerned with the additional traffic and congestion this high density development will bring to my neighborhood. Single family homes are acceptable given the development plans that have been established for this community.
319.	Steve Smith	Boise, ID	Currently density in the area allready exceeds infrastrucure for the area. Several high density apartment complexes allready under construction. Uncontrolled development in this area will lower the standard of living. Subject site has has been a wildlife corridor from foothills to the river. <i>(continues on next page)</i>

	Name	From	Comments
319.	Steve Smith	Boise, ID	<i>(continued from previous page)</i> Further high density would eliminate this path for deer and other animals. Not apposed to development of the parcel just the density submitted. I think warm springs should link up to parkcenter at the bridge area if development of this is approved. Running traffic through that subdivision to connect warm springs to parkcenter is ridiculous.
320.	Eve-Marie Bergren	Boise, ID	WHAT ARE YOU DOING???? this is totally over-developed and there is NO WILDLIFE CORRIDOR
321.	Chelsea Brown	Boise, ID	
322.	Jacqueline Sigman	Boise, ID	
323.	Piper Kent	Boise, ID	
324.	Richard Simon	Boise, ID	
325.	cheryl Brass	BOISE, ID	
326.	Susan Bliss	Boise, ID	The developments along Warm Springs are destroying the habitat for so many species. I don't see how there will be any access to the river. We are destroying everything that makes that area unique and pristine!
327.	Sergei Kashirny	Boise, ID	
328.	Sue Moore	Boise, ID	
329.	Judith Keim	Boise, ID	I'm not opposed to development in general, but it needs to be done with recognition to its surroundings
330.	Sharon LaBarbera	Boise, ID	
331.	Anna Maderis	Boise, ID	I live in the area and have serious concerns about safety of both residents and wildlife in the area. Please see the letter I submitted to the city of Boise on April 8, 2017.
332.	Shaunna Tucker	Boise, ID	Saving space for wildlife is important ! There is enough developed land in that area!!
333.	Tabitha Epler	Boise, ID	
334.	Linda Kline	Boise, ID	
335.	Brooke Ramstad	Boise, ID	More apartments in an already saturated area is not appropriate.
336.	Tausha Grondahl	Boise, ID	
337.	Jeanne Dillion	Boise, ID	
338.	Brian Story	Boise, ID	
339.	Craig Harradine	Boise, ID	
340.	Grady Borders	Boise, ID	
341.	JAMES SORAN	BOISE, ID	This development is not compatible with the design guidelines for Harris Ranch and would negatively impact the neighborhood character of single family homes in Harris Ranch.

	Name	From	Comments
342.	Maureen Sykes	Boise, ID	Too much building and not enough resources
343.	Erin Brennan	Boise, ID	
344.	Kevin Kelly	Boise, ID	
345.	Jodee Kelly	Boise, ID	
346.	Adon Galindo	BOISE, ID	
347.	Chadd Cripe	Boise, ID	I live in the area. This project is incompatible with the surrounding development and would increase traffic on a road that has been closed for months (Warm Springs).
348.	Diane Langdon	Boise, ID	When we purchased our home, the decision was informed by several considerations with the plan for development as a key deciding factor for us. It pains us to learn that there is a chance that the plan may be jeopardized by this huge apartment complex that would adversely affect surrounding property values and traffic ... all for the financial gain of an individual developer from out-of-state. Truly disheartening to ponder the consequences for so many of us who call the Harris Ranch area home.
349.	William Dryden	Boise, ID	Incompatible with area zoned for single family housing; displacement of wetlands, possible additional 200 cars will be too much for E Warms Springs Ave, and the need for lighting a parking area for safety. Just too much!
350.	DeAnn Bodey	Boise, ID	
351.	Mary Hindson	Boise, ID	
352.	Kelly Victorine	Boise, ID	Apartment complexes do not belong in our area!
353.	Gina Day-Price	Boise, ID	Typical - area is zoned for one use. Then developer comes in and wants to get it changed. Unfortunately money talks, not good planning. Having lived in Boise since the 80s, I haven't liked the development of Harris Ranch, but at least it was single family homes/long term residents who are stable and care for the area. Apartment residents are temporary and don't care about the long term. This area is also important for wildlife.
354.	Barbara Forderhase	Boise, ID	
355.	Jerry Brady	Boise, ID	
356.	trena semanske	Boise, ID	This is an amazing place to live but if continued thoughtless irresponsible development continues it will be ruined for everyone!
357.	Thurman Haskell	Boise, ID	
358.	Kimberly Fall	Boise, ID	
359.	Rebecca Anderson	Boise, ID	The planning process needs to be mindful of the existing infrastructure and not bank on future infrastructure improvements. The current planning process seems to be creating an overpopulation of an area that doesn't have adequate resources to support a development like this.

	Name	From	Comments
360.	Laura King	Boise, ID	The development does not match neighboring areas (single family dwellings). The area does not support the high density.
361.	Cheryl Spoehr	Boise, ID	
362.	Theresa Smith	Boise, ID	This apartment complex would effect the wildlife mitigation program and cause un due excessive traffic in an already marganalized infrastructure.
363.	Peggy McClendon	Boise, ID	My main concern is the strain this would put on the infrastructure and the environment with increased traffic.
364.	Brenda Waters	Boise, ID	What was appealing about Harris Ranch area is getting ruined by development. So sad to see this. The river and wildlife are for all to enjoy and you are blocking it with too much development. Protect this beautiful area.
365.	Dana Rusin	Boise, ID	
366.	Sonya Greegor	Boise, ID	As a longtime resident of this area in Southeast Boise, I'm very disturbed by the development that I see in Harris Ranch. One need only look at the flooding that is occurring to realize that this is poorly planned and the loss of wildlife habitat is destructive.
367.	Gloria Totoricaguena	Boise, ID	This development does not follow the long range plans for this area, blocks marshes and wildlife movement and would crowd an already problematic Warm Springs Avenue traffic flow. This area is single family homes on already narrow single lane streets.
368.	Patricia Beal	Boise, ID	This is not part of the master plan. Warm Springs is not able to handle 1,000 extra tips per day. This also does not match the neighboring areas- single family dwellings.
369.	Michael Knickerbocker	Boise, ID	
370.	Peter Keim	Boise, ID	High-density development in an area improved predominantly with single-family homes is just plain wrong. The proposed development is inconsistent with the established Master Plan and should be stopped forthwith. The impact of increased traffic on already over-burdened roads is unacceptable.
371.	Dorcas Kantayya	Boise, ID	Traffic is already increasing greatly and construction presently within the plan is not even completed yet. Cannot imagine what a nightmare we will face with 126 apartments. This area is not zoned for apartments for a reason. Do not make an exception, especially for an out of Towner who does not understand the planned growth of Boise and Harris ranch. Warm springs is always closed during the winter which makes things worse. An apartment complex in a single family homes area is just plain ugly.
372.	Sean Burke	Boise, ID	
373.	Sandra Breuer	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
374.	robin r	boise, ID	We need to protect the wildlife in this part of Boise
375.	Gary Veasy	Boise, ID	<p>This proposal represents poor land planning and ignores zoning and planning regulations and the findings necessary for you to support it. This site is clearly a single family residential site, which I am in no way opposed to. Single family homes would be appropriate given the zoning context and land uses of the adjacent properties.</p> <p>I am not opposed to multi family residential properties when located on the right site. I understand that variances and rezonings are sometimes warranted and justifiable but this proposal is not. Approval of this proposal would negatively impact neighbors that purchased their property in anticipation of the construction of a project that meets the planning and land use regulations. I am not one of these neighbors but felt it was important to voice this concern so that a precedent is not established and the quality of their lives is not negatively impacted due to the scale and density of this proposal if approved.</p> <p>I urge you to reject this proposal and maintain the quality of this neighborhood.</p>
376.	Tim Lalley	Boise, ID	I do not support this high density development on Warm Springs. This will further clog the already congested roads with an additional 1000 care trips/day on narrow two lane roads. Warm Springs has been shut down for almost two months and closes frequently due to rock slides. Please know I will do everything in my power, including the power of my vote, to stop irresponsible development in Harris Ranch.
377.	Glen Carley	Boise, ID	Does not fit master plan for the area, and appears to be in wildlife/wetlands area.
378.	Karen Starling	Boise, ID	Too much over building for traffic. Enough already!
379.	Peter Wachtell	Boise, ID	We need to keep this development compatible with the other development in the area. We would set a dangerous precedent allowing anyone to change their zoning to high density to make a buck.
380.	Shelley Moore	Boise, ID	
381.	Katy Bissell	Boise, ID	
382.	Karen Thompson	Boise, ID	We need to keep some open space for wildlife and keep an open and clean area for outdoor enjoyment.
383.	Kari H	Boise, ID	
384.	Rich Nichols	Boise, ID	It has changed in the last 3 years, I used to enjoy watching the deer on my nightly ride.
386.	Genevieve Ysursa	Boise, ID	Traffic, Impaired view, crime,
387.	Joan Scofield	Boise, ID	
388.	Jennifer McQuet	Boise, ID	<p>Save the wildlife (quails, deer, coyotes, etc.)!!!</p> <p>Inappropriate project for the area.</p>



	Name	From	Comments
389.	Emily Swogger-Reaves	Boise, ID	
390.	Raylene Dodson	Boise, ID	I worry about the density of housing in this area and I especially worry about the traffic. I live off of Parkcenter and we have seen a dramatic increase in traffic noise and traffic in general.
391.	Pat Mills	Boise, ID	
392.	D Mallea	Boise, ID	
393.	Mark Krasovich	Boise, ID	Does not fit the master plan for the area. Nothing good about it.
394.	Joni Reget	Boise, ID	
395.	Douglas Herlocker	Boise, ID	We live on warm springs ave and this area is not suitable for this project and cannot handle the increased traffic. This project is wrong, greedy, and disrespectful to those who live and work here.
396.	Tanner Hein	Boise, ID	
397.	Sky Eckert	Boise, ID	
398.	Rosa Urrutia	Boise, ID	This development would completely destroy the aesthetic integrity of the current area. This can be seen with the apartments on Warm Springs near Warm Springs Estates And, the traffic volume increase is not acceptable.
399.	Sonja Deines	Boise, ID	It's not a good move for smart growth, quality of life, infrastructure impacts, or preserving wildlife. There are NO benefits to this type of development.
400.	Jordan Johnson	Boise, ID	I have grown up in SE Boise my entire life. This plan directly violates the ideals of this beautiful city. The concern I have for my community and how this will impact everything from roads to schools is one thing; the impact it has on the environment is another. Greed should not be the motivator to destroy an entire community. I strongly hope that this plan will be reconsidered so we can keep the integrity and beauty of SE Boise.
401.	Daniel Boss	Boise, ID	Maintain neighborhood zoning and alleviate congestion on already overloaded Warm Springs
402.	Kristin Prescott	Boise, ID	Harris Ranch is being developed in a Very irresponsible way! Every square inch does Not need to be developed! One of the very reasons I live I the East side of Boise is for the open space and to have wildlife around to enjoy. By building in this area, you are taking away habitat that is Vital to the deer population I the foothills. PLEASE STOP THIS DEVELOPMENT! THANK YOU!
403.	Doug LaMott	boise, ID	The development is already to dense out in the valley as it is.

	Name	From	Comments
404.	Jennifer Boss	Boise, ID	Keep from overcrowding a wildlife area with a very high density project along a congested corridor. Warm Springs is already a poor outlet for traffic, and this project would make a bad situation much worse along that road.
405.	Krista Boss	Boise, ID	
406.	Leah Boss	Boise, ID	Too much traffic on a very small stretch of road, and destruction of the family dwelling structure with young families. The developers paint a picture of the ideal tenants in this project, but it must be expected that among so many renters there surely will be some that will deviate from the family friendly nature of this small community of single family homes.
407.	Richard Cordero	Boise, ID	Preserve the integrity of the neighborhood and Boise.
408.	Keri Barnes	Boise, ID	Because I live next to this area and we cant absorb the traffic and the wildlife will be effected not to mention increased summer time madness with river traffic. We don't have the commercial space for the population in terms of food service, grocery, fuel and school space not to mention our property taxes are the highest in the county I can't imagine this will help with that.
409.	Lisa Hecht	Boise, ID	Harris Ranch/Barber Valley has already been inundated with more development and traffic than it can handle. Wildlife are losing corridors to the river, which this will exacerbate. I doubt the roads can manage another development of this magnitude. Also, we've recently had unstable ground in the nearby Mesa area, and this would add to the load and danger through development, as well as adding demand for services such as fire (remember the Mesa fire that burned just last summer)? This is a disaster!
410.	Jessica Connaughton	Boise, ID	Leave some piece of natural land for us and wildlife in SE Boise!
411.	Katherine Kerner	Boise, ID	This development will put too many vehicles on warm Springs. It's already crowded enough.
412.	Frances Bolt	Boise, ID	Traffic has already increased so much in Harris Ranch. I don't want the additional traffic and don't want to ruin the property values.
413.	Michael Myers	Boise, ID	The development is inconsistent with the surrounding neighborhoods (all single family lots). It violates the spirit of the adjacent Harris Ranch master plans. It will increase traffic unacceptably on narrow neighborhood roads. It will destroy federal wetlands. It ignores that there are several apartment complexes going up in nearby more appropriate locations on Park Center.
414.	Pam Schumacher	Boise, ID	
415.	Caroline Sobota	Boise, ID	I oppose this development

	Name	From	Comments
416.	Diane Barone	Boise, ID	We don't have the right two take away all their land we need to leave space for the animals.
417.	Diane Barone	Boise, ID	
418.	Jacki Mock	Boise, ID	The area is developing too rapidly. Not only is the wildlife being affected but the surrounding neighbors. Also the infrastructure and services currently cannot support it.
419.	Angie Wald	Boise, ID	The proposed changes do not follow the overall Barber Valley plan. The traffic and wetland impacts are too great with the high density of the proposed apartments. Warm Springs has been closed for months and may remain closed in the future due to landslide and slope instability leaving only one route for traffic Barber Valley residents.
420.	Jaime Whitman	Boise, ID	
421.	R Miller	Boise, ID	
422.	Luce Peterson	Boise, ID	
423.	John Jansen	Boise, ID	<p>1. The proposed development is incompatible with the area Master Plan for Harris Ranch. A 120+ multifamily development is inconsistent with the existing and planned character of this immediate residential area. The addition of a 120 unit apartment development would cause a massive, abrupt, unsightly, and incompatible housing-type transition.</p> <p>2. The proposed development will create public inconveniences and safety hazards. In 2014, ACHD counts east of Starview showed a 24-hour traffic count of just over 4000 vehicles/24 hours. So an apartment complex of 120+ units could reasonably be expected to increase traffic by at least 25%. Such an increase will further exacerbate an already difficult maintenance situation for an unstable roadway; additionally, this traffic level will endanger the residents of Harris Ranch who are required to cross Warm Springs to retrieve their mail from the mail kiosk on the west side of Warm Springs adjacent to the proposed development area; this massive traffic increase will also endanger children and pedestrians transiting from the Harris Ranch residences to the pond and greenbelt nature areas of Harris Ranch and Marianne Williams Park.</p> <p>3. The proposed development will affect existing natural areas required as part of the Harris Ranch Master Plan. A large multi-family development will impact the wetlands directly during the construction and on a long term and continuing basis throughout the life of the apartment complex. On a long-term basis, the security lighting, noise, and human activity directly coterminous with the wetlands area associated with such a large-scale concentrated development will affect the wildlife using the wetlands area. Large, paved parking areas will funnel a significantly</p> <p><i>(continues on next page)</i></p>

	Name	From	Comments
423.	John Jansen	Boise, ID	<p><i>(continued from previous page)</i></p> <p>increased volume of untreated contaminated water runoff to the wetlands and Boise River.</p> <p>4. The developer has ignored any meaningful interaction with affected neighborhoods. Only a single meeting with residents of the affected neighborhoods was held by the developer. At this meeting, the developer presented their proposed apartment plan. No input from the affected community was sought or taken at this meeting. The developers plan resulted solely from their concern for their welfare without regard to any community effects. The more proper approach is to consider the development of this tract of land as an integral part of the fabric of the overall area and its compatibility with existing uses and community values.</p>
424.	James Langdon	Boise, ID	
425.	Russ Berger	Boise, ID	
426.	Sandra Dawson	Boise, ID	<p>It is totally out of place in the neighbor. It would affect the wildlife area it would be next to in a negative way. It would add too much density in traffic patterns. It would negatively affect property values. It is just plain wrong to allow this type of development in this spot.</p>
427.	Pam Krier	Boise, ID	<p>This area is being overbuilt. Too much traffic and it's hurting our wildlife</p>
428.	Jim Valentine	Boise, ID	<p>We purchased in this area to get away from the dense devolvment. Multi housing is moving in on us. Let's not build it where it is not in the plan.</p>
429.	Angie Sebolt	Boise, ID	<p>I live in this neighborhood and do not want to see it filled with an apartment complex.</p>
430.	Stephanie Thuerer	Boise, ID	
431.	Nancy Rice	Boise, ID	<p>Parkcenter Blvd is already busy and cannot handle the additional traffic. This is too much growth in a small confined area.</p>
432.	Ryan Laity	Boise, ID	<p>I strongly advocate for sticking to the master plan in SE Boise, as this vision is what people had when they bought into this area. There's a reason we put so much effort into a master plan!</p>
433.	Lynda Gaber	Boise, ID	<p>Too many people, too much traffic. I want the animals to have a place</p>
434.	Michael Reineck	Boise, ID	<p>Affordable housing does not have to be cheap. This is.</p>
435.	Rose Baird	Boise, ID	<p>Too much density already, can we really not have ANY OPEN areas along the river? GREED, GREED</p>
436.	Lori Fisher	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
437.	Danielle Janes	Boise, ID	Too much traffic & development that may harm wildlife native to the area.
438.	Dawn Dotter	Boise, ID	This development goes against the master plan its irresponsible.
439.	Cindy Hamilton	Boise, ID	To dense of population.
440.	Mark Olberding	Boise, ID	
441.	Kristen Koenig	Boise, ID	This is a dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values. Warm Springs has been closed for months- it is no longer a reliable route to downtown.
442.	Nicole Roldan	Boise, ID	The traffic is already horrendous in the Harris Ranch area, we do not need more cars.
443.	Erin Liedtke	Boise, Ukraine	I grew up walking the green belt and playing in the little beaches. On summer day my friend and I went to our favorite spot to sit and our view was no longer trees, plants, and wildlife it was some sort ofFACTORY. This I want to share this beautiful area with my kids and now it's slowly being incredibly disrespected I mean this is Idaho we live her for the nature
444.	Daryl Pullen	Boise, ID	
445.	Kelli Lakey	Boise, ID	Please stop developing every bit of open land you can find!
446.	Krista Berumen	Boise, ID	I live in Harris Ranch and oppose this development. It harms the wildlife that call this area home and damages the character of the existing neighborhood.
447.	Kristi Ryan	Boise, ID	Park Center is quickly becoming traffic heavy and of course, Warm Springs Ave was NEVER intended to even handle the amount of current traffic we have. Because I have two kids that attend Adams Elementary, this also becomes a safety issue with the lack of appropriately placed crosswalks and stop lights.
448.	Lyndsay Gastelecutto	Boise, ID	Southeast Boise and East Boise is becoming over developed. The foothills and wildlife is what makes this area so great. Now they are putting in houses anywhere there is open land.
449.	Steven Moore	Boise, ID	This proposed high-density development is incompatible with the quiet residential setting that I recently moved to in Harris Ranch. Crowding, increased traffic, and ruining a nice adjacent walkway are not what I signed up here!
450.	Ben F	boise, ID	It ruins the characteristics of what Harris ranch is and has always been. Roads are overcrowded already! starting to hate this city with no place left to go
451.	Stella Kawamura	boise, ID	This is definitely an irresponsible act of the developers. With warm springs road being a high traffic road as it is,this is just cause more problems to southeast boise!



	Name	From	Comments
452.	Amy Kelly	Boise, ID	The development on the east side of Boise is out of control. The traffic is becoming unmanageable on Parkcenter, Warm Springs is always closed for some reason or another, the schools are packed, and those of us who already live here don't need another 200 Cars in one location especially right there.
453.	Amber Ruebel	Boise, ID	The traffic and development down warm Springs is horrendous. Let's try building a school before we put in any more residence into this area
454.	Cynthia Mignanelli	Boise, ID	The road was. It built to sustain the amount of traffic we have now let alone to add more cars. Keep east boise small and stop developing every tiny bit of space. People love the quality of life this city provides but by over filling you're ruining it for everyone.
455.	Tammy Gehrke	Boise, ID	The roads around the area can't handle the extra cars. Warm Sorings closes every winter and spring due to falling rocks. Also that area is a wetland and shouldn't be developed.
456.	Cammie Heffern	Boise, ID	We do not have the road system to handle the thousand plus cars this complex would bring. We also do not have the room in the schools in southeast Boise to house add morechildren. This area is meant for single-family residence not apartment complexes.I could keep going on and on and why this is a bad idea; property values, and deviating from the cities master plan, major inconsistency with the surrounding area and infrastructure . It jeopardizes the neighborhood character, jeopardizes wildlife
457.	Christena Coonce	Boise, ID	
458.	Eunyoung Choi	Boise, ID	
459.	Amy Weniger	Boise, ID	
460.	Brenda Lienke	boise, ID	Living on Barber drive I have already witnessed an influx of cars that speed down the road. With the building of Harris North and now the anticipation of apartments who will ensure the safety of the kids on a road that was never meant to be a predominant rode in a residential neighborhood. You build, we move!
461.	Kyunga Kim	Boise, ID	
462.	Stacy Sweeney	Boise, ID	
463.	Rachelle Wilkins	Boise, ID	
464.	Barbara Shah	Boise, ID	Much to much increase of traffic on Warm Springs Avenue. Master Plans are just that. Look up "Master" and stop trying to mess up the neighborhood. High-Density anything is never good. Developer should remain in his/her own territory (state). Wildlife will be affected negatively. So will my patience while driving on Warm Springs.
465.	Maggie Wilson	Boise, ID	Surface streets cannot support traffic now in this area.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
466.	Diane Knickerbocker	Boise, ID	It does not fit in with the Harris Ranch area.
467.	Jaclyn Schweigert	Boise, ID	
468.	Elancheren Durai	Boise, ID	
469.	Ronnebeth Golden	Boise, ID	
470.	Lynn Neil	Boise, ID	STOP THEM BEFORE IT EVEN BEGINS! The ParkCenter race way does not need one more car on it in the morning as it is already a nightmare to drive to work now that we have people from the school and the apartments making "U" turns and causing havoc. It is becoming extremely dangerous on ParkCenter as cars are speeding and jumping lanes just to reach downtown 30 seconds ahead of everyone else!
471.	Jeff W	Boise, ID	The Rezone & PUD proposal is irresponsible on behalf of the developer, who has no long-term investment in the area. The developer did not take the 'responsible' approach with the nieghbors(as suggested in their letter to P&Z) and the neighborhood association, did not solicit or incorporate any meaningful and valid feedback, it was simply a requirement exercise to 'check-the-box'. Very disappointed in the unprofessional approach taken. The 'upzoning' request should be reviewed very carefully by P&Z and the City Council and any variance granted very cautiously. The rezone should yield at least as much benefit as it takes away. At this point, it if is approved by P&Z and City Council, is is clearly a grant in value to the property owner at the larger expense of the neighborhood and the SP-01 ground work that is the density and design foundation for the area. The City is very proud of SP-01 plan, and it should be maintained as the blueprint for all development in the area to adhere to.
472.	Lindsay Mosqueda	Boise, ID	We need to try and perserve our city and not destroy more land and neighborhood streets. I live on 13th street in Hyde park which has been in my family since 1913. The traffic is unbelievable now and destroys part of the magic the north end holds.
473.	Todd McCulloch	Boise, ID	
474.	Heather Crist	Boise, ID	
475.	Jennifer Courcenet	boise, ID	
476.	Trisha Barnes	Boise, ID	This will increase traffic and lower property values of the homes nearby. It will also have a detrimental effect on the quality of life in the area. There was a reason for the original zoning and it should not be changed just because someone with money wants to change it in order to make more money.

	Name	From	Comments
477.	Jardine Kelly	Boise, ID	To much traffic already!! Stop the madness!
478.	anne flickinger	boise, ID	everyone else has said it. Out-of-state developer? Master Plan? That should be a no-brainer, why is it even being discussed. It's already a mess out here with the pat change in the traffic pattern and the bridge which certainly didn't'thelp anyone who lives here. It's bad enough that the city keeps caving in to St Lakes. Don't do it!
479.	Andrew Connolly	Boise, ID	Traffic on Warm Springs is congested enough already without the addition of high density residential developments.
480.	Jacquelyn Stafford-Fust	Boise, ID	Because it will increase traffic and it will increase the population and lastly it will take away from the beauty that Boise has to offer!! No apartments!!! And out of state developer should stay out of state and go build in his state!!!
481.	Irene Liberal	Boise, ID	The infrastructure on this side of town is not built for all the potential new traffic. You are taking away the beauty that Boise is known for. We are not in California. This is not a big city. Please do not try to make it into one by continuing all the building. Especially so close to the green belt. Preserve the beauty and what seemed like a respect for the river.
482.	Kristen Mouw	Meridian, ID	
483.	Gabriel Serna	Meridian, ID	
484.	Irene Gonzalez	Boise, ID	The additional traffic, the area is intended for single family use, increased building takes away from the beauty Boise offers and is harmful for wildlife migration.
485.	Madeline Huttash	Boise, ID	
486.	Caloub Huttash	Boise, ID	There's too much development, growth, and traffic already. We want to live in this area for the character, wildlife, and lifestyle. I can't believe all the growth already, in the 4+ years we've lived in Harris Ranch - it's already not the same place it used to be. We don't need anymore. Thank you to all those who have signed the petition.
487.	Tom Sells	Boise, ID	There will be too much traffic in the area, this is s single family area, too much building is taking away from the wildlife migration and the beauty of east Boise
488.	Lynaya Herberholz	Boise, ID	
489.	Mac MacEwan	Boise, ID	When you create a Master Plan -- follow it! The high density living in SE Boise has gotten out of control and creating too much traffic in the entire area. It is sad the Harris Ranch area has become a visual blight on the landscape with houses so crowded together you can literally see into each others homes with very little privacy. (continues on next page)

	Name	From	Comments
489.	Mac MacEwan	Boise, ID	<i>(continued from previous page)</i> Don't take away the charm of Boise by over-building with cheap, crowded, high-density buildings.
490.	Kristin Young	Boise, ID	
491.	Melanie Ahrens	Boise, ID	People are going on about the traffic. Yes that sucks, but what about the wild life. I can't even believe what is happening to this area. It makes me sick. Stop the madness. While your at it, stop all the foothills building. I hate what my city is turning into. Concerned native
492.	Matt Hutt	Boise, ID	
493.	Kathryn Duncan	Boise, ID	
494.	Jennifer Jensen	Boise, ID	This area is already over built. There are better locations for this high density complex that won't effect the already high traffic flow on historic Warm Springs. And that is the road that will be impacted the most.
495.	michael bailey	boise, ID	there is already significant development ongoing in the warm springs/parkcenter area which is straining the infrastructure and increasing traffic to a ridiculous level. there are already large apartment and town home complexes is various stages of development within 3-6 blocks of this proposed development
496.	Allison Toth	Boise, ID	
497.	Tyler Davis	Boise, ID	Too high density for that section of land. Better suited elsewhere. Need lower density. Plans need to include plenty of open land, landscaping, and amenities so residents aren't utilizing Harris Ranch amenities. Needs to be a substantial setback from roads. Need to be subject to same property tax rates as Harris Ranch residents. Thanks.
498.	Kanamarie Ball	Boise, ID	Warm springs road is something with history, we do not need to add new cheap apartments there..
499.	Kim Ronhovdee	Boise, ID	
500.	Lacey C	Boise, ID	I have 2 kids that attend Riverside Elementary and the traffic on Park Center is already getting very heavy. I don't want to see another 1,000 cars driving by the street they have to cross to get to school. Warm Springs isn't equipped to handle the extra traffic either, plus there's a grade school on that street as well. Not a good idea!
501.	Marcie Shaver	Boise, ID	
502.	JOHN ROEHRKASSW	BOISE, ID	An area currently zoned for low density, single family homes. The proposed development is an 18 building, three-story, 126-unit apartment complex with 222 parking spaces. Does not fit the location, we already have to much traffic in the area even if Warm springs Road gets fixed!

	Name	From	Comments
503.	Jennifer Rowlison	boise, ID	The additional traffic, light pollution, inconsistency with surrounding area.
504.	Heather Knutson	Boise, ID	Warm Springs is not an ideal location for a high density apartment complex. Harris Ranch has become congested area as it is, and further high density projects will only worsen matters. I have four young children and the traffic is becoming unsafe and worrisome. Any additional high density building structures will simply take away from our sweet neighborhood feel. Stop the chaos!
505.	Madeleine Rocklein	Boise, ID	I would like to preserve the character of the Warm Springs / Park Center area with low density and open spaces before it's too late.
506.	Philip Bartlett	Boise, ID	
507.	Eric Willinsky	Boise, ID	I enjoy hiking the foothills not fighting more traffic on a two way road. Preserving open areas for wild life near the river is more important than living near it.
508.	Mark Ballis	Boise, ID	
509.	Hans Lienke	Boise, ID	This will adversely affect the quality of life of all Harris ranch families.
510.	Janelle Oberbillig	Boise, ID	We need to stop the insanity of development in the East End!!! We already have to live with that monstrosity apartment building being built along the river. Enough is enough, especially since this would violate current zoning.
511.	Mike Knutson	Boise, ID	We need to stop this...this is a residential community and we already have traffic problems. We don't need more!
512.	Lynn Ranney	Boise, ID	
513.	Katherine Giuffre	Boise, ID	
514.	Catherine Kaplan	Boise, ID	There is too much development in that area as it is. Living off warm springs will be a nightmare for traffic. Let there be some non developed land. Yes, let it just sit there not earning money. I do not live in Harris ranch but I would imagine the home values would decrease as the drivability got hideous. There are plenty of wide open spaces around boise that could support such a plan. Not so sure there is even a real need for more apartments honestly.
515.	Victoria Green	Boise, ID	I live in this general area and it is really starting to get annoying. The houses are close nitted like they aren't even houses. Along with that it is ruining nature and wildlifes home
516.	Kate Eichenseer	Boise, ID	
517.	Jess Simonds	Boise, ID	Not an appropriate spot for apartments right in amongst the homes. Bad use of space.
518.	Nikkel Holmes	Boise, ID	
519.	Bavani Sathasivam	Boise, ID	Because I live in the area and I don't want to see an increased non-committed population.



	Name	From	Comments
520.	Hilary Rayhill	Boise, ID	I live on Warm Springs and it is already a freeway. Most folks east of us don't like Park Center Blvd. No thank you!
521.	Gayle Verschoor	Boise, ID	
522.	Robert Abiecunas	Boise, ID	People should be able to rely on an Approved Master Plan when they make their housing decisions (which happens to be one of their most significant investments in their lives). To dramatically change the Plan from low density single family homes to three story apartment complexes is not appropriate for our neighborhood. It will significantly increase traffic and congestion and not fit with the existing immediate homes that are on three sides of this proposed development. We live here not the out-of-state developer, my wife and I ask you not to allow this project.
523.	Tracy Foster	Boise, ID	
524.	Todd Broyles	Boise, ID	Adding high density housing without long term traffic solutions along warm springs would create excessive traffic. We live on this side of town to avoid Eagle Road. We need to be prudent to not turn parkcenter road into the next eagle road.
525.	Ally Daniels	Boise, ID	I worry about the impact to wildlife and already busy streets. There are already apartment options in the area. The density is too much for the development
526.	Alexandria Danilovitch	Boise, ID	I am so sick of you are ruining the view of our foothills by putting in crappy homes, especially an apartment complex! There is plenty of land in South Boise for you all to build on. There's no reason for you to build in the foothills were everybody likes to do recreation via walking, running, biking, ect., and you're already encroaching in on wildlife. Stop it!
527.	JoAnne Anderson	Boise, ID	
528.	doug havlina	boise, ID	The proposed structures are entirely out of sync with the current homes in the neighborhood. This plan deviates from the previously agreed to master plan
529.	Denise Baird	Boise, ID	The traffic on Warm Springs Avenue is already out of control - and it is reasonable to expect that the further development of single family homes which is already planned in Harris Ranch is only going to increase that traffic. To make a decision now to increase the density of that housing by adding this apartment complex in this spot is just irresponsible!
530.	HARRY KELLER	MERIDIAN, ID	Lived on and worked on what is now known as Privada Estates for more than 5 years. Proposed density will seriously overburden capacity for vehicle traffic at intersections at and on Warm Springs & Barber Drive Roads, and be vastly out of character with the single family housing on all sides of the area. (continues on next page)

	Name	From	Comments
530.	HARRY KELLER	MERIDIAN, ID	<i>(continued from previous page)</i> The Master Plan in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there.
531.	Amy Berry	Boise, ID	These are our hiking lands!
532.	Mary Lou & Dick Kinney	Boise, ID	
533.	Terri Merkley	Boise, ID	This requested variance is absolutely awful and violates every trust we the public have in our government officials. The roads from the Harris Ranch area cannot handle this additional traffic load, unless you find driving on a road like Eagle Road a pleasure.
534.	Justin Hacking	Boise, ID	
535.	Thomas Mendiola	Boise, ID	East Boise does not need increased traffic which comes with high density apartments. Boise City already approved a ridiculous apartment complex too close to the river at the Parkcenter bridge, which is currently being flooded.
536.	sharon bixby	boise, ID	This apartment plan is completely out of line with the existing plan and character of the neighborhood of single family homes and would be destructive to the natural environment and wildlife as well.
537.	Gwen Engle	Boise, ID	What seemed like a well thought out development is becoming a traffic and resource nightmare.
538.	Laura Simic	Boise, ID	The proposed development violates the city's master plan and current zoning. The proposed development will increase traffic, strain infrastructure, and damage neighborhood character and livability
539.	Britiney Slaughter	Boise, ID	Traffic, overcrowding
540.	Chris Cook	Boise, ID	For our kids and future of idaho
541.	Marylee Hale	Boise, ID	I have lived by Barber Park for 27 years and watched as the wetlands, pastures and wildlife habitat have disappeared. There is no good to come from adding an apartment complex to the mix. Traffic is already awful and the the number single family homes being built is enough pressure on the system, both nature and man made. Please do the responsible thing and turn down this request. I know real estate is all about the highest and best use, but this is neither.
542.	Michael Bixby	Boise, ID	This property is surrounded by single family homes, and also has 3 ponds and a walking trail on one side. It is most definitely not an appropriate place for a large apartment complex.
543.	Pam Leschak	Boise, ID	There is too much development along the greenbelt and its compromising the natural beauty and ecological stability of the corridor. Those developments are not setting aside <i>(continues on next page)</i>

	Name	From	Comments
543.	Pam Leschak	Boise, ID	<p><i>(continued from previous page)</i></p> <p>enough greenspace per structure, are adding more traffic to the existing thoroughfares and diminishing the quality of life for existing homes. They are also eliminating wildlife access to their only water source. Sometimes progress is not progress. Do we want uncontrolled growth in boise? Who benefits? Only the developer.</p>
544.	Dave Sizemore	Boise, ID	<p>Will it be common occurrence to buy land with the intent of re-zoning just to develop it for short term monetary gain? Do zoning designations mean anything at all?</p>
545.	Laura Gregg	Boise, ID	<p>Apartment tenants are not the demographic pop we want more of in this area. Aside from the already horrible traffic situation this would congest this area.</p>
546.	Steinar Hjelle	BOISE, ID	<p>I am opposed to the planned 126 apt. complex on Warm Springs and Barber rezoning and construction because:</p> <ul style="list-style-type: none"> <li>• It is not compatible with our Harris Ranch Neighborhood master plan and the 8 acres should be incorporated into the master plan. HR master plan, has the high density housing on the larger streets to accommodate the traffic. HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area.</li> <li>• The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.</li> <li>• The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space."</li> </ul> <p>I would recommend that the develop single family homes on the acreage that will not destroy wetlands, or use as a public park.</p>
547.	Diana Echeverria	Boise, ID	
548.	Rachel Kynaston	Boise, ID	I like wildlife
549.	Scott Gatzemeier	Boise, ID	<p>Additional traffic. Breaking from city's comprehensive master plan and inconsistency with surrounding homes. Dangerous precedent opening door for more irresponsible developments that impact my neighborhood and property value.</p>

	Name	From	Comments
550.	Brittany Austin	Boise, ID	I want to maintain the neighborhood as planned. That is why I bought a home in this area - I agreed to the master plan in place for the entire area and community and I would like to see that upheld.
551.	Kathleen Reineck	Boise, ID	
552.	Chris Coyle	Boise, ID	Not zoned for it.
553.	Janet Mollerup	Boise, ID	This development in not compatible with the surrounding SFR development. There is already a large apartment complex under construction at the base of the Park Center bridge. However, the traffic from that will feed directly onto ParkCenter and not impact the surrounding single family developments. The proposed apartments will add traffic to a two lane road and either direct traffic past a residential development or route it onto old Warm Springs which was terminated when the new bridge was built to limit the amount of traffic flowing down that street....past many historic single family residences. This is not consistent with the master plan and creates negative impacts for the people who have purchased homes in the area based upon the assurance that zoning would protect them from out-of-state "raiders."
554.	Leah Fleming	Boise, ID	This development is not consistent with the surrounding neighborhood, does not address traffic concerns onto historic Warm Springs and on East Warm Spring, is not responsible in terms of wild-life space, light pollution and run-off issues, and sets a negative precedent for future developments who would use a decision to permit this as support for ignoring the needs, development plans and existing infrastructure of the community in which the development is being built. The property rights of the owners of this land should be protected in a way that is environmentally respectful and consistent with the surrounding community, not in a way that infringes on the property rights of families who purchased in this neighborhood in good faith based upon the current master development plan and zoning.
555.	kellee adams	Boise, ID	
556.	Melanie Yamada-Anderson	Boise, ID	There will be too much traffic for the roads. They were not designed for this.
557.	Brian W	Boise, ID	We have enough new construction in the works..We moved to Harris Ranch for its aesthetics, wildlife , open space. The developer and Builders Tahoe Home and Boise Hunter said there wouldn't be any additional new construction which was a lie. That are building the Boulevard along with many other new sites ..Harris Ranch Harris is no longer the scenic destination as it was sold !! They are pushing out the Deer, ducks, geese, beavers and (continues on next page)

	Name	From	Comments
557.	Brian W	Boise, ID	<i>(continued from previous page)</i> all other wildlife that was part of the reason myself and countless others purchased and built homes in Harris Ranch. Right now Pantalon and Brightons new site directly adjacent to the river is flooded !!! The River water has over flowed and completely surrounding that site !!! In case anybody's paying attention !!!!
558.	Sarah Wilson	Boise, ID	No infrastructure to support the population, increase traffic, noise and lessen the view of the foothills.
559.	Joseph Lask	Boise, ID	To minimize the amount of traffic and an already stressed two lane road and to preserve the landscape of the foothills and protect from large buildings. Build for how it was zoned if you build at all
560.	Marshall Simmonds	Boise, ID	Not congruent with City's Comprehensive Plan and character of the Barber Valley and sets a dangerous precedent for future development.
561.	Matt Harris	Boise, ID	Does not comply with the City of Boise master development plan. Would increase density in a planned low density area.
562.	Lindsey Medley	Boise, ID	This development does not comply with the City of Boise master development plan.
563.	Grady Borders	Boise, ID	
564.	Ruben Navarrete	Boise, ID	Irresponsible development.
565.	Ronald Maitoza	Boise, ID	
566.	Nate Pierce	Boise, ID	Improper placement and use of this kind of housing.
567.	Darryl McLean	Boise, ID	
568.	Guy Livingston	Boise, ID	Way too high a density product and non compatible with the neighborhood and surrounding developed uses.
569.	James Reget	Boise, ID	
570.	Christopher Rowlison	Boise, ID	This development does not comply with the City of Boise master development plan.
571.	Kevin Leland	Boise, ID	Does not comply with master plan for the community. Traffic concerns. Way too large to blend in with such a beautiful surrounding area.
572.	Christina Leland	Boise, ID	This would be an eye soar, increase traffic too much and is nothing like the master plan that the city has for our community. I would feel that Boise really let our neighborhood down if this bill passes.
573.	Lydia Baird	Boise, ID	Increased traffic and deviation from master plan.
574.	Katherine Nice	Boise, ID	Deviates from master plan and intentions of the Harris Family. Too high a strain on the surrounding infrastructure. Concerned with the impact to the wetlands on the site.



	<b>Name</b>	<b>From</b>	<b>Comments</b>
575.	Tom Wolny	Boise, ID	The apt complex just doesn't fit was is already in place, either next to the adjoining properties and in the general area. As I see it, this plan came late to the dance and the complex shouldn't be allowed to spoil what is already in place.
576.	kimberly POPA	BOISE, ID	We purchased our home in Spring Creek last year because of the proposed vision of the neighborhood and Harris Ranch as a whole. We support low density housing and chose this unique community based upon this. I've always envisioned Harris Ranch with single family dwellings and in my mind high density housing radically transforms the vision of the Barber valley. High density housing will also impact our foothills by increasing the traffic to the already limited number of trails. How will that additional traffic also effect the WMA?
577.	Jeff Marquez	Boise, ID	
578.	William Spoehr	Boise, ID	Deviation from city master zoning plan that creates additional traffic and is out of character with the surrounding development. Further erodes natural area of Southeast Boise.
579.	Jessica Lamborn	Boise, ID	This area would become too congested under this scenario without adequate roads to support the growth.
580.	BARBARA WATERFIELD	Boise, ID	This development would add too many cars on Warm Springs Avenue. The area has seen too much development.
581.	William Fuhrman	Boise, ID	It is at odds with the current approved developed and to be developed properties in the area.
582.	Carolyn Levingston	Boise, ID	Creates inappropriate traffic and density issues for the area
583.	Barbara Schmidt	Biise, ID	I own a home in Harris ranch. We purchased with an understanding of a master plan that would be followed. Deviating from that plan violates the trust the homeowners have placed with the plan when they purchased their homes. The additional unplanned apartment population will overload the capacity of warm springs and reduce values of the surrounding homes
584.	Nikkel Holmes	Boise, ID	We don't need to keep cramming in unnecessary housing in an area that already has too many apaetments.
585.	Mark Flory	Boise, ID	
586.	Kari Baker	Boise, ID	There is enough building going on on this side of town, I don't think a high density apartment complex will enhance the surrounding neighborhoods.
587.	Alicia Bradshaw	Boise, ID	I am concerned about the increase in traffic, decrease in property value, and the strain on existing infrastructure with the increase of traffic and building.

	Name	From	Comments
588.	Leslie Vitagliano	Boise, ID	This is not what this area is zoned for. People who move to the Barber Valley do not want to look at apartment buildings and there are already too many going up. It would make the area congested for others living there and put that much more burden on the wildlife in the area. Please do not approve this apartment complex.
589.	Dorothy Hill	Boise, ID	We do not need any more large development types such as this multiple family complex in this valley. Our environment simply needs better protection from this. That's why it was not zoned for such development in the first place. Honor the original planning. The reasons for it are valid.
590.	Karla Stone	Boise, ID	This development would increase traffic and negatively impact this area of town.
591.	Jim Lance	Boise, ID	I have lived in Barberton for 21 years. Like other comments, the open fields, cattle grazing, and wildlife is missed. Development is supposedly progress, but the community should only be developed "In Accordance With" the original city master plan for this area. A high-density apartment complex certainly does not fit into that plan. It is surprising that such is even being considered!!
592.	Christine McCoy	Boise, ID	Single family only please!
593.	Kurt and Angie wald	boise, ID	In is incongruent with Blueprint Boise, an approved planning document by the City of Boise, and unpacks years worth of collaborative public outreach that was intended to set the development standards for this area. Approval of this plan is inconsistent with P and Z own policy.
594.	Denice Ruddle	Boise, ID	Single family homes only please.
595.	Catherine Broad	Boise, ID	Shoe-horning in a high-density apartment complex on this property will be a strain on roads in this area as well as the environment. Allowing this variance would be irresponsible and would allow greed to supplant good planning.
596.	Shauna Perry	Boise, ID	This proposal doesn't comply with the city of Boise's master plan for the area.
597.	Betty Movius	Boise, ID	
598.	Richard Steckler	Boise, ID	
599.	Jane S	Boise, ID	To put a high-density apartment complex on Warm Springs in Harris Ranch, an area currently zoned for low density, single family homes goes against the master plan ethics & proposal I'm aware of. The area with flooding & seasonal fires is not equipped to handle development of this type nor is it needed. The traffic increase is noticeable in the last 3 years as is the inadequate roads ( constant closures for repair). Right now condos at the bridge sit 65% unoccupied For 2 years.

	Name	From	Comments
600.	Patricia Cooney	Boise, ID	
601.	Judy Becker	Boise, ID	
602.	Martha McFarland	Boise, ID	This deviates from the master plan for the neighborhood and will add way too many cars to an already busy area.
603.	Patrick Mcchistry	Boise, ID	
604.	Kristi Doud	Boise, ID	
605.	Dawn Hunter	Boise, ID	This was not part of the original plan for the Harris Ranch properties. This is not the type of location for this type of building.
606.	Thomas Roberts	Boise, ID	
607.	Deanna Kline	Boise, ID	As an Urban Planner, I have witness the impact of urban sprawl and granting variances that deviate from the comprehensive plan and existing zoning codes. This property does not have an hardship that warrants the granting of such a variance. Please Do NOT approve for this variance request
608.	Ellie Chenery	Essex, United Kingdom	
609.	Sonny Wiersema	Boise, ID	
610.	Robin Carter	Boise, ID	Because we have LOST what we value!!! It is now all about supporting developers who are taking advantage of a need for housing BUT we will pay price. .. losing the beauty of why I moved to this area. Do NOT turn east Boise into densely populated apartment buildings. So sad that this area is losing what I moved here for!!!
611.	Daniel Lamborn	Boise, ID	This plan does not fit with the with existing layout of the area.
612.	William Brudenell	Boise, ID	There is too much car traffic already on Warm Springs Avenue; the community is single family homes and a large apartment complex is aesthetically incompatible.
613.	Eric Shaw	Boise, ID	
614.	John Walchle	Boise, ID	Come on Boise City, adhere to the master plan, not the greed of an out of state developer.
615.	Camilla Brown	Boise, ID	
616.	Nicole S	Boise, ID	Open green space, less traffic, small community feel are 3 of the many reasons that draw people to the southeast Boise lifestyle. This 125 unit complex takes away open green space and will add a large volume of traffic on to Warm Springs and Parkcenter streets. Our neighborhood cannot handle the volume of traffic.
617.	raleigh koritz	MINNEAPOLIS, MN	LOOKS LIKE A MESS!
618.	Leslie Stubbs	Boise, ID	This will harm the character of our neighborhood and strain infrastructure adding too much traffic.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
619.	Trina Spohr	Boise, ID	It seems to change current zoning and is not in line with overall neighborhood development. It would place increased stress on infrastructure.
620.	Sandra Thie	Boise, ID	
621.	Steve Doud	Boise, ID	The proposed high-density apartment complex is not compatible with the surrounding residential development consisting of single-family dwellings.
622.	Lindsay Erstad	Boise, ID	Too many housing complexes in an area not able to support the growth. And a housing complex just down the street
623.	NANCY ROEHRKASSE	Boise, ID	
624.	Lindsey Turner	Boise, ID	
625.	Shannon Marshall	Boise, ID	This variance harms the integrity of the the neighborhood by compromising the master plan and over taxing infrastructure. The additional car traffic would be down roads and on streets where homeowners have worked with the city for many years to keep traffic low to maintain community and livability. Please keep neighborhood integrity locally sourced and not set the precedent that developers can rezone against with will and existing structure of homeowners.
626.	David Wood	Boise, ID	I didn't build here to be surrounded by money-hungry builders who have the ear of the P&Z. I've attended meetings with P&Z and they wait until the attendance at the meetings is low... and then they approve he builder's plans. All you have t do is look a the horrendous complex at the ParkCenter bridge. They really only care about tax revenue and don't care about traffic and congestion. It's a loosing battle. They do as they damned well please.
627.	Jodee McDowell	Bigfork, MT	No, we do not want to destroy our beautiful old neighborhoods.
628.	Stephanie Killworth	Boise, ID	
629.	Craig H	Boise, ID	There does not seem to be adequate infrastructure/roads to handle denser development or further development. The quality of life and that which brought us to SE Boise will end. There is a large development above the valley that will, in its own right erode this. Open spaces please. There are many developed communities that you can reference and see how lifestyles change with overdevelopment. We don't want to be Orange County.
630.	Joe Turner	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
631.	Jane Young	Boise, ID	We have already seen an increase of speeding cars on Boise ave, a loss of wild life, and increased tagging of property. We don't need more high density planned communities. Harris Ranch was originally planned to be low density. That has already been changed.
632.	Lizabeth Clabaugh	Boise, ID	I don't believe that the infrastructure development is keeping up with the pace of housing development in the east side.
633.	Katie Rowe	Boise, ID	Increase in traffic on the only main artery to town for East End residents. Safety on the streets that are frequented by bikers, walkers, runners, and CHILDREN!!!!!!!!!!
634.	Sara Browne	Boise, ID	Rapid growth in the Harris Ranch area has stressed infrastructure, wildlife habitat and quality of life in SE/NE Boise. It's time to say no to high density! More open space is what this town and area treasures.
635.	Kristine Schellhaas	Boise, ID	No more traffic on Warm Springs!
636.	Nova Duft	Boise, ID	
637.	MELANIE MAGNAN	BOISE, ID	
638.	Margie Friend	Boise, ID	The traffic is heavy on Warm Springs. I live in Roosevelt Flats and often have long lines at Walnut and at Broadway. This complex would be detrimental to all the neighborhoods and add more danger for children at Adams. Do not change zoning.
639.	Valerie M	Boise, ID	Warm Springs already has more traffic than it can handle with the most recent additions of single family homes. It's difficult for the residents here to get to their own homes and it makes Warm Springs dangerous for all of the children that use the crosswalk for school due to impatient, inattentive, and reckless drivers.
640.	Aimee Shipman	Boise, ID	There is currently inadequate infrastructure to accommodate a development of this size. We live in the Roosevelt Flats/East End neighborhood and constantly wait to turn into Warm Springs. In addition to traffic considerations there is also concern with potential impacts to both Adams Elementary and Riverside Elementary which already share enrollment pressures from Harris Ranch.
641.	Megan Wongdock	Boise, ID	
642.	James Evans	Boise, ID	The traffic is already close to maximum for the amount of residents.If you ever go to the stop light at Warm Springs & Broadway you have to wait through 2-3 sets of lights just to get out.I know park center is supposed to take that traffic.But it doesn't they always end up using Warm Springs.So NO MORE high density housing.Stick new apartments towards Garden city area.



	Name	From	Comments
643.	Dale and Ramona Higer	Boise, ID	Adds more traffic to Warm Springs and is not combatable to existing single family use.
644.	larry fiorentino	boise, ID	
645.	Walt Appel	Boise, ID	I came here to Boiseeeee 4 years ago and loved the place and traffic. Already, it's becoming a disaster! I won't be around long enough to worry, but have a grandmonster who probably will. Such a shame to ruin a wonderful town!
646.	Melissa Pratt	Boise, ID	This will add too much traffic on Warm Springs. Build it over on Park Center where it is built for this. This change in zoning will have a negative impact on the Warm Springs Hustoric District historic district.
647.	Douglas Wong Dock	Boise, ID	As others have commented, traffic is already clogged along Warm Springs avenue at both Broadway and Walnut; increasing volume through this area will already exacerbate any already bad situation. The Parkcenter Bridge is beyond capacity between 4:30pm-6pm with cars backing up into the intersection. Adding more traffic with only 1 large entry and exit point is going to choke out the bridge. Condolences to anyone that paid the premium prices in Harris Ranch, this development will most assuredly have an definite negative impact upon you.
648.	Katie Gibson	Boise, ID	This is a horrible decision.
649.	Andrew Hahn	Boise, ID	
650.	Kym Pratt	Boise, ID	
651.	Jessica Ripple	Boise, ID	
652.	Jeremy Maxand	Boise, ID	While I believe this development as planned is unfit for this neighborhood, I am in support of rental housing for workers and families.
653.	Felicia Weston	Boise, ID	
654.	Mark Utting	Boise, ID	Higher density at this location will contribute more traffic to warm springs which is already too congested at times. A rezone should nt be slloved
656.	Susan Orme	Boise, ID	Traffic is already a problem. Why squeeze more homes or apartment building into an already crowded area. It used to be a pretty area...it no longer is. And where are the new roads to handle more cars. And then more traffic lights.
657.	Camille Cooper	Boise, ID	
658.	Lynn Rinehart	Boise, ID	It will add to the already very busy Warm Springs Ave.
659.	Joy Zaher	Boise, ID	I do not want more vehicles on Warm Springs.
660.	Dennis Rinehart	Boise, ID	I am opposes to additional 1,000 trips down Warm Springs Ave - a significant increase in traffic for East End neighborhoods

	Name	From	Comments
661.	Kevin Weigel	Boise, ID	Warm Springs cannot handle this kind of load.
662.	Toni Hicks	Boise, ID	
663.	Sarah Hietala	Boise, ID	This development is destroying habitat and would be and take away from the beauty of the area! The infrastructure doesn't support the growth in this area either. Bad decision!
664.	Jennifer Christiano	Boise, ID	Is this how Foghorn Clefhorn and her merry band of banksters on City Council plan to "save" our local environment? If this is "smart growth", I'dhate to see "dumb growth"!
665.	Raphael Streiff	Boise, ID	I am vexed by the ever increasing number of cars needing to use Warm Springs as an alternate means to get to Harris Ranch and beyond. It's bad enough that the once beautiful, Bucolic Barber Valley is filled with Greige Ticky Tacky, now we are considering adding a THOUSAND MORE car trips with only two ways in or out for a suburban apartment complex?! Silly P&Z, high density housing belongs in the downtown corridor, where people can easily walk & bike to stuff. Where there are more than two roads to rely on. THIS IS A HORRIBLE IDEA.
666.	patty capener	boise, ID	
667.	Sandra Franks	Boise, ID	While I appreciate the intent of this petition, the truth is none of our elected officials - from the mayor to the City Council members, ACHD, or P&Z people really care what anyone who lives in the East End or Harris Ranch thinks about this development. They demonstrated that when they allowed St. Luke's to take over Bannock, Jefferson and increase traffic to the point where it will choke Broadway even further.
668.	Cornel Bozdog	Boise, ID	
669.	Keith Harkless	Boise, ID	Warm Springs can't handle the extra traffic
670.	Chris Brady	Boise, ID	Do not allow a variation to the existing plan, which would set a dangerous precedent.
671.	Larry Bowling	Boise, ID	Not in compliance with master plan and zoning!
672.	Bill Keyser	Boise, ID	Original zoning prohibited type of project. Homeowners made purchase decisions based on current zoning. Plus, years ago the city re-designed Park Center and Warm Springs to re-route traffic to Park Center to avoid traffic on Warm Springs... this undoes the intent of that original road re-design by adding extra traffic to Warm Springs.
673.	Christina Rich	Boise, ID	
674.	Virgil Allbery	Boise, ID	Stop over building!
675.	Juta Geurtsen	Boise, ID	
676.	Debra Hodge	Boise, ID	
677.	Brandon Roper	Boise, ID	

	Name	From	Comments
678.	JoAnne Stringfield	Boise, ID	Traffic on Warm Springs is already too congested and dangerous for bikers and walkers. Warm Springs will be overwhelmed because the alternative routes are not convenient to the greater downtown, government, St. Lukes areas. Also the pressure on wildlife will make changes that cannot be reversed. There is a plan for a reason.
679.	Vicki Dimatteo	Boise, ID	We have seen extensive growth in the area and I feel that more HOV building will over stress existing access roads and green areas
680.	Diane Covell	Boise, ID	This development is not consistent with the city's master plan and most benefits out of area investors. Traffic would worsen in an already-strained area and neighborhood feel would be at risk. This jeopardizes my property value and lifestyle.
681.	Mary Beth Staben	Boise, ID	
682.	John magnan	Boise, ID	It is not appropriate for that area in terms of design and it adds too many people to a residential area.
683.	Kathy Stearns	Boise, ID	Very concerned about the additional traffic on Warm Springs that this would create, and the Broadway/Warm Springs intersection which is already a mess.
684.	Donna Kohlmaier	Boise, ID	This high density housing is not appropriate for this property, is not in accordance with the Master Plan, and the traffic on Warm Springs Ave has already increased to unsafe levels.
685.	Lowell Mannering	BOISE, ID	
686.	William Skillern	Boise, ID	The traffic is already out of control on Warm Springs Ave. I am concerned for the safety of all who live close to and use Warm Springs for walking and biking downtown.
687.	Laurie Appel	Boise, ID	
688.	Robert Adams	Boise, ID	I do not want the extra traffic load on Warm Springs Ave. shut down the mesa permanently and let the Harris ranchers used their bridge to get back and forth to downtown. That is what should have been done years ago before they started building Harris ranch town.
689.	Thomas Moore	Boise, ID	
690.	Sherrie Owen	Boise, ID	
691.	Sonja Locke	Boise, ID	It would ruin m.y neighborhood and cause safety concerns, reduce my property value.
692.	Gary Davis	BOISE, ID	Harris Ranch has already drastically increased the traffic through Warm Springs and Parkcenter. Warm Springs, in particular, is a road frequented by cyclists and pedestrians, including an elementary school. Further increases will only make the road increasingly dangerous for those children and other pedestrians and cyclists.
693.	Kate Cecchini Beaver	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
694.	Dianne H	Meridian, ID	Not compatible with the area; too much traffic already.
695.	Janelle Church	Garden Valley, ID	
696.	K. McIntyre	Boise, ID	The infrastructure will not continually support more and more density until the roads, etc. are widened, existing roads repaired, etc.
697.	Robert Vaughan	Boise, ID	
698.	Barbara Dawson	Boise, ID	The density is too high. Cramming 120 additional living units affects traffic and this sort of development flies in the face of city development plans. Additionally, this is one of the few areas that allows for wintering deer and elk to access the river. Save our eagles!
699.	Ruth Hicks	Boise, ID	The present street configurations of Warm Springs, Walnut and Park Center are stretched to the limit for safe use.
700.	John Gillespie	Boise, ID	In my humble opinion, Warm Springs is already too busy.
701.	Karla Escobedo	Boise, ID	A big apartment complex doesn't fit the neighborhood, and the increased traffic it will create cannot be supported by the current roads.
702.	JUDY FISHER	BOISE, ID	Would open the door to even more development. Our neighborhood is really special, we don't need the added traffic!
703.	Richard Ripple, Jr.	Boise, ID	The comprehensive plan should not be changed just because some developer wants it to be changed!!!! The increase in traffic is absolutely unjustifiable.
704.	Kathy Spangler	Boise, ID	Increased traffic on Warm Springs which is a detriment to the historic district and dangerous for current residents.
705.	Chrystal Colwell	Boise, ID	There is only one, two lane road that is used to access this area, and it's constantly closed. That forces all of the traffic through 20mph neighborhood roads (the road I live on, specifically). Forcing all traffic onto these roads inevitably causes safety issues for the neighborhoods. It's ludicrous to continue to add to this area's population before examining the current road issues and limitations.
706.	Maggie Merris	Boise, ID	
707.	Kathleen Anderson	Boise, ID	The in-fill building in this area has adversely affected the scenery we once loved. To further stack residential properties in this area instead of natural surroundings in unacceptable
708.	Alana Moore	Boise, ID	
709.	Annie Adams	Boise, ID	
710.	Jennifer Liberty	Boise, ID	Will create unacceptable traffic and safety issues.
711.	Pam Fabbri	Boise, ID	Too much Traffic on a narrow 2 lane road. Growth needs to dealt with responsibly. This does not fit the bill
712.	Paul Krumm	Boise, ID	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
713.	Joe Hawkins	Boise, ID	Too much traffic. Can hardly walk across Warm Springs as it is.
714.	Willford King	Boise, ID	We don't need more people clogging up the streets of Boise.
715.	Lance Keller	Meridian, ID	<p>"Have lived on and worked on what is now known as Privada Estates for more than 5 years. Proposed density will seriously overburden capacity for vehicle traffic at stop sign intersections at and on Warm Springs &amp; Barber Drive Roads, and be vastly out of character with the single family housing on all sides of the area.</p> <p>The Master Plan in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there."</p> <p>Why would anyone in a position of responsibility and concern for community character even initiate such a proposal in this area. Further, why would the City of Boise even seriously consider approving such a project proposal."</p> <p>This [pro]posal should be denied at the P&amp;Z level.</p>
716.	Jeffrey Wilhelm	Boise, ID	
717.	Evelyn Johnson	Boise, ID	<p>this development would mean:</p> <ul style="list-style-type: none"> <li>• Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure.</li> <li>• A dangerous precedent that opens the door to more inconsistent development that jeopardizes neighborhood character and harms property values.</li> <li>• An additional 1,000 trips on E. Warm Springs Ave.</li> </ul> <p>I think this is irresponsible.</p>
718.	Walter Uebelacker	Boise, ID	
719.	Dray Thompson	Boise, ID	Home value, aesthetics, safety/traffic
720.	Paul Cook	Boise, ID	Way too much traffic on Warm Springs already. Streets, utilities and schools can't handle the current density let alone another high density development.
721.	Nancy Spofford	Boise, ID	inappropriate zoning
722.	Bill Spofford	Boise, ID	Traffic congestion and lack of current infrastructure for proposed plan
723.	Nikele Wood	Boise, ID	I do not want my quality of line disrupted.
724.	Toby Epler	Boise, ID	
725.	Lesley March	BOISE, ID	
726.	Joe Pearson	Boise, ID	
727.	Sonny Andrick	Boise, ID	



	<b>Name</b>	<b>From</b>	<b>Comments</b>
728.	Heidi Marotz	Boise, ID	Traffic is already bumper to bumper at certain times throughout the day. A two lane road cannot possibly accommodate a high density development. - Heidi M
729.	Michael Shaughnessy	Boise, ID	This jeopardizes our neighborhood and quality of life. And it does not fit into the plan that has already been developed and approved. NO!
730.	Stephanie Bender-Kitz	Boise, ID	This development is completely inconsistent with the master plan for this area; it is a severe deviation from the current zoning for this property, and it will contribute to significant traffic and congestion problems--problems which have already grown with all the current development in the area.
731.	James Harrington	Boise, ID	School overcrowding
732.	Kenneth Petersen	Boise, ID	
733.	Darcy Aslett	Boise, ID	
734.	Peter Questad	Boise, ID	
735.	Saliesh Porter	Boise, ID	I oppose the proposed development. Warm Springs Ave and the East End neighborhoods cannot handle the significant increase in traffic the apartments would bring. This development is a deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure. A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values.
736.	Edward O'Brien	Boise, ID	TOO dense. We need some homes with MORE land around them. Too much building for infrastructure. We don't want more infrastructure, we want less building. You're ruining the open spaces we moved here to be near.
737.	Sean Cooney	BOISE, ID	
738.	Aidan Borders	Boise, ID	We live in this area and find that traffic is increasing and will continue to increase as the building continues. Adding that many units would substantially increase traffic. Also I don't believe the design fits with the area.
739.	Rachel Grenzebach	Boise, ID	
740.	Jill Andrick	Boise, ID	Too much density in an area that is already too packed with housing.
741.	Shannyn Flory	Boise, ID	
742.	Heather Cox	Boise, ID	It's irresponsible and not the right fit for this area.
743.	Steve Rusin	BOISE, ID	
744.	Bruce Boyles	Boise, ID	To much uncontrolled growth

	<b>Name</b>	<b>From</b>	<b>Comments</b>
745.	Billie Church	Boise, ID	It was not zoned for high density, it is not safe in an emergency like a fire with only one exit, it will cause too much traffic in that specific area, and it does not blend aesthetically with our area.
746.	Aimee Baerlocher	Boise, ID	This is not smart growth. Barber Valley is not set up for the drastic increase of traffic. The schools are not able to handle the drastic increase at this point. There is already a large apartment complex coming in that also does not fit the area.
747.	Ann Sabala	Boise, ID	Barber valley is my home. I see the adverse changes every day. We need to preserve what remains of the unique flavor of this valley and this proposal is exactly the opposite. I fear this will set a dangerous precedent and invite even more high density.
748.	Mark Hendrickson	Boise, ID	
749.	Shane Nelson	Boise, ID	It will have a negative impact for the near by residents. As well as increase traffic flow on an already overused road because of the other Harris Ranch developments.
750.	Richard Noble	Boise, ID	Safety of the residents walking and crossing our streets
751.	Joe L	Boise, ID	Infrastructure cannot keep pace with this unchecked development. Traffic is already snarled during commutes and the quality of life for our area is diminishing rapidly. It's too much.
752.	Julia Goodnoe	Boise, ID	This is was not in the plans when we signed on to being in Harris ranch. Also too much traffic and already a high density development in the area.
753.	Henry Wiebe	Boise, ID	Developers are causing quality of life to deteriorate , and that's why deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure shouldn't happen.
754.	gregory eaton	boise, ID	warm springs doesn't need this type of high density development
755.	Kristina Evans	Boise, ID	Because I live down the road and would like for our area to stay as it is.
756.	Stacy Burchfield	Boise, ID	
757.	Daniel Berumen	Boise, ID	
758.	Chuck Medley	Boise, ID	
759.	Cynthia Coates	Boise, ID	
760.	Deborah Dakins	Boise, ID	
761.	Trent reagan	Boise, ID	
762.	Tyler Doggett	Boise, ID	

	Name	From	Comments
763.	Christine Doran	Boise, ID	This is neither in the city's master plan nor in the Harris Ranch original plan for this area. Please do not approve this variance! This adversely affects Barber Valley AND the East End neighborhoods.
764.	Joannita Harkless	Boise, ID	Warm Springs Ave. a and its historic district cannot handle the increased traffic. The city's master plan was adopted to protect the livability of its neighborhoods and development should be consistent with that plan.
765.	Kelly Mckenna	Boise, ID	
766.	Brian Cresto	Boise, ID	Because I live here, traffic is already ridiculous. I also like looking at the river, not smashed in multi story apartments.
767.	Casey Steenhoven	Boise, ID	
768.	Michael Schmidt	Boise, ID	
769.	Angela Wilson	Boise, ID	
770.	Jennifer Jackson	Bouse, ID	
771.	Pete Stickney	Boise, ID	Too many people, too many cars for Warm Springs
772.	Liz C	Boise, ID	Warm Springs between Starview and Windsong is in poor condition as evidence by its multi-month closure this winter. Adding high density housing at that particular location is not appropriate given the road conditions.
773.	Laura Root	Boise, ID	I want to preserve ad much of the natural beauty as possible.
774.	Susan Littleton	Boise, ID	Do not believe this is the correct type of growth needed for this area
775.	Sarah DeSilva	Boise, ID	
776.	Jennifer Christensen	Boise, ID	The reason we moved to this part of town is for the less dense population and the open peaceful feeling around here. We don't want high rise apartments! !!!!!!!!
777.	Winston Yost	Boise, ID	The current road conditions do not support this planned development. Warm Springs road is dangerous because of the rock slides and is in need of rock removal and may be closed.
778.	Nancy Budge	Boise, ID	Traffic Congestion
779.	Gay Whitesides	Boise, ID	Roads incapable of handling all of this.
780.	Lynda Simmonds	Boise, ID	
781.	Doug Berg	Boise, ID	
782.	Jennifer Russell	Boise, ID	Apartments are not a thoughtful choice for this area. The negative impact of the existing heavy traffic and speeds are a major concern.

	Name	From	Comments
783.	Donna-Marie Hayes	Boise, ID	Would require rezoning from the original expectations when we purchased our property. Proposed development location is a bottleneck and higher density would be a mistake.
784.	Kathryn Harrington	Boise, ID	
785.	Deborah Hobdey	Boise, ID	The traffic on Warm Sorings and Parkcenter is already too heavy.
786.	Larisa Haytmanek	Boise, ID	High density apartment complex in beautiful ranch is not the right fit. Neighborhood is supposed to be walkable, family/kid safe. The amount of cars and traffic alone that the proposed development would bring completely changes the feel of our neighborhood.
787.	Lana Kuchta	Boise, ID	Rezoning alters the balanced growth of the original master plan and sets a precedent to continue to ignore the principles of managed growth in this area.
788.	Mary Eidson	Boise, ID	I don't think East Boise is designed to support this sort of population density. When we purchased property here we looked at the plans designed for the area and felt like we knew what we were getting into and now you are drastically changing those plans. We realize there are always unknowns but felt that the city would stay in reasonably close alignment with the areas proposed development plans. This does not seem a good fit. Also there is demand for single family homes which would fit into the original vision of East Valley. Thank you for your time and effort in reviewing this. I am sure pleasing all the parties involved is no easy task
789.	Robert Hayes	Boise, ID	The traffic pattern adjacent to the proposed development is a choke point and vehicular congestion would be made much worse by a high-density apartment complex. Additionally, it is hard to imagine that residents of single family homes abutting the proposed development would have bought there if they thought it would be re-zoned to allow for high-density, multi-family living units. -
790.	Amy Jones	Boise, ID	An apartment complex in the middle of a neighborhood is not in line with sustainable growth plans and puts strain on an already struggling infrastructure. The selected site is not zoned for this, nor should it be. An extra 1,000 trips per day right through a neighborhood is not appropriate. It's already difficult to cross Warm Springs as a pedestrian and biker and this exaserbates the issue beyond a tolerable level.
791.	Christy Lupien	Boise, ID	This will create additional traffic in an already clogged area with no additional relief and emergency services. In an emergency situation and evacuation, this would be (continues on next page)

	Name	From	Comments
791.	Christy Lupien	Boise, ID	<i>(continued from previous page)</i> disastrous! A good example is when Warm Springs Blvd was closed between Starview and Starcrest for 3 months this caused back-ups and delays just to get to work or school for many, much less in an emergency situation. Thank you.
792.	Mark Lovell	Bristol, United Kingdom	
793.	Brian McKeever	Boise, ID	Irresponsible and excessive development with little or no regard for infrastructure or environment. Please don't repeat the mistakes seen too often elsewhere.
794.	Elizabeth Burtner	Boise, ID	This adds traffic to an area which has a major road, Warm Springs, closed during winter. It is overdevelopment for this area and takes away important wildlife corridors.
795.	Kyan McKeever	Boise, ID	The greed and irresponsibility of developers and those that approve these plans is disgusting.
796.	Melinda Baker	Boise, ID	In the 6 years I've lived here they have already added many homes with very little yardage THEN the high rise , NO lot homes on Eckert but at least these were single family homes . we are a Home site community NOT a city center NO HIGH RISE APTS . That we are in a tight land usage is bad enough NO apartments! but it's to late I'm sure
797.	Garren Moore	Boise, ID	
798.	CASEY JONES	Boise, ID	
799.	Kristine Moriarty	Boise, ID	
800.	Todd lindsey	boise, ID	Traffic is already a problem. This development would open the door for like it in the future
801.	Justin Courtial	Boise, ID	Infrastructure investment is not keeping pace with development in east Boise. More needs to be done before huge developments like this go in to widen roads and deal with what will inevitably be traffic issues. additionally large complexes like this reduce property values and the areas overall appeal.
802.	Nadine York	Boise, ID	
803.	Michelle Crist-Aguiar	Boise, ID	This does not fit with the overall Harris Ranch plan & will decrease property values, not to mention the street congestion it will create.
804.	Chris Aslett	Boise, ID	This type of irresponsible development is ruining the character of area. Not to mention the strain on the already overloaded infrastructure.



	<b>Name</b>	<b>From</b>	<b>Comments</b>
805.	Anna Ellis	Boise, ID	Concerned that infrastructure and support facilities aren't keeping pace with the residential development. I also am concerned about losing the wildlife corridors in the barber valley.
806.	audrie b cudahy	boise, ID	
807.	Andrew Simmons	Boise, ID	Traffic and congestion, home values, effect on environment
808.	Robert Pleasure	Boise, ID	Opposed due to increase in traffic on Warm Spings Ave and that a high density apartment complex does not fit the current state of development in the area or the neighborhood.
809.	Lori Hurlbut	Boise, ID	It doesn't fit in this area, crowding, changing the current zoning and opening the door for future changes
810.	Jayne Davis	Boise, ID	
811.	Edith Alvarado	Bouse, ID	
812.	Cheryl Stickney	Boise, ID	
813.	Andrew Johnson	Boise, ID	A high density apartment complex does not fit with the character of the Barber Valley and does not fit with existing and planned transportation infrastructure. Warm Springs, Parkcenter and Eckert already have too much traffic and that traffic already goes far too fast. Further, Warm Springs east of Eckert comes almost to a standstill with current traffic loads from 7.20-7.45 everyday. I am opposed to a high density apartment complex in the valley.
814.	Tom Giles	Boiose, ID	This area is already going to be very dense with construction underway and this project would very significantly exacerbate the situation. Much too dense, excessive traffic, environmental concerns. adverse effect on the character of the neighborhood.
815.	Chris B	Boise, ID	The project would negatively impact traffic, local wetlands and water drainage in the area. The proposed development also differs from the original comprehensive plan which should afford area residents protections from developments like this.
816.	sarah jorgensen	Boise, ID	the whole this is over crowding an already over crowded and densely populated area.
817.	Heather Van Kempen	Boise, ID	This will affect traffic tremendously on Warm Springs.
818.	Jane Donnellan	Boise, ID	
819.	Casey Prange	Boise, ID	
820.	Patricia Guicheteau	Boise, ID	Much of the development in this area is taking place in established wetlands. The habitat in this area is very important for many animals. Isn't this wetland area protected.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
821.	Hadley Wagner	Boise, ID	Concern with increased traffic congestion at Warm Springs/Parkcenter intersection and ongoing Warm Springs Mesa road problems impact on traffic flow.
822.	richard toney	Boise, ID	
823.	Brian King	Boise, ID	This traffic will inevitably funnel down an old two lane historic street that will degrade the historic aspect of the WarmSprings neighborhood and decrease the safety of the neighboring Adams Elementary School. The only viable option to support this development would be closing off Warm Springs and funneling all apartment traffic down Park Center Blvd.
824.	Sarah Kearney	Boise, ID	
825.	Sara McClarin	Boise, ID	
826.	Tim Rollenhagen	Boise, ID	
827.	Luke McClarin	Boise, ID	This Type of development is not a good fit for this area of Boise. Adding more traffic on Warm Springs is not a good thing. Also a development this large in a wetlands area is very irresponsible. Light pollution, added traffic, not low income, just to name a few. We moved to this part of valley to enjoy the mountains, river, etc. adding high density apartments is not the right move for Barber Valley.
828.	Cynthia Lounsbury	Boise, ID	Wrong place for so many people. The impact on historic Warm Springs Avenue is counter to all planning. Honor the zoning and planning in place.
829.	Janice Stevenor Dale	Boise, ID	
830.	Tabitha Burgess	Boise, ID	I have been watching irresponsible development take over the Harris Ranch/Warm Springs area for the past five years. I am not anti-development, but this is ridiculous. The significant increase in traffic and the deviation from the city's master plan sets a dangerous precedent that will do more harm than good.
831.	Suzanne Cleghorn-Wells	Boise, ID	The proposed high-density complex is not a good fit for Warm Springs. The area is too congested and it doesn't fit with current development and planning. The development will negatively impact the area.
832.	Kari Schweitzer Prange	Boise, ID	The proposed development in the Barber valley does not fit the neighborhood environment. This area for many is a place where people can have space, still have the beauty of the foothills and farm land around. The amount of traffic congestion as well as influx of individuals would overcrowd area schools. We want to feel as if we live in a neighborhood, not a campus/big city.

	Name	From	Comments
833.	Kendall Koppenhafer	Boise, ID	<p>1) This was not in the original plan.</p> <p>2) This is in direct conflict with the development philosophy we all bought into as residents of the Barber Valley (open space, respect for nature, growth without becoming like the overly populated disaster that Meridian is).</p> <p>3) Just because you can build on every square inch of land for profit, doesn't mean you should. Show some restraint and respect for the valley or Boise will lose all that appealed to residents in the first place.</p>
834.	Jack Lupien	Boise, ID	
835.	Amanda Christensen	Boise, ID	
836.	Laura Jensi	Boise, ID	<p>My two major concerns are, first, the increased traffic flow. The size of Warm Springs Avenue and its curves will not tolerate more traffic and more pulling in-pulling out traffic without increased risk to all. Moreover, the unstable hillside frequently blocks use of Warm Springs Avenue for extended periods. My second concern is the disregard for the master plan for neighborhoods that citizens have bought into, literally and figuratively. Homeownership is the primary financial commitment for people young and old, and to have this lifetime commitment jeopardized by inconsistent city action is inexcusable.</p>
837.	William Sargent	Boise, ID	I am strongly in favor of the regulations currently, and don't want any deviation from the plan.
838.	Brandon Hume	Boise, ID	This would create too much additional traffic on warm springs.
839.	Balt Aguilar	Boise, ID	
840.	Susan Krueger	Boise, ID	<p>Are you kidding me? Warm Springs cannot handle this much added traffic let alone the road around the Mesa. Please be responsible and stop this from happening. Really. Do the right thing here. It's just a money hungry developer. Don't make us all pay daily for his gluttony.</p>
841.	Misty Klima	Boise, ID	I would like to see responsible sustainable growth in the Barber Valley and everywhere in Boise. Warm Springs requires enough maintenance with the current traffic.
842.	Nancy Ward	Boise, ID	<p>The level of traffic on Warm Springs is already too high. The east Parkcenter bridge was intended, in part, to relieve traffic on an historic street. It has failed to make much of an impact. If the apartment complex is approved there should be the provision that Warm Springs be made one way--either eastbound or westbound past the entrances to Warm Springs Mesa--which would require the use of the east Parkcenter bridge. Development is inevitable; however, it should be done with consideration to areas of the city that have historic importance.</p>
843.	Anne Overesch	Boise, ID	

	Name	From	Comments
844.	LEE LINDQUIST	Boise, ID	Bad fit for neighborhood as surrounding dwellings as well as Harris Ranch all single homes/town homes. Ugly covered parking as opposed to garaged parking around periphery that no amount of plantings will hide from neighborhood. Xcess traffic on Warm Springs.
845.	J. Reid	Boise, ID	Too dense. Impact on livability, infastructure, wildlife.
846.	Steven W. Dyer	Boise, ID	
847.	Cathy Welden	Boise, ID	We don't need another 'Eagle' on this side of town. Can you imagine what the traffic is going to be like?
848.	Jill Perl	Boise, ID	The traffic is already increased on Warm Springs beyond it's capacity. Imagine evacuating that number of residents if there was a fire. I don't think this is the Boise anyone imagined.
849.	Barbara Porter	Boise, ID	Jeopardize neighborhood character; too much traffic; inconsistent with current planning
850.	Kyle Schwab	Boise, ID	
851.	Scott Stolhand	Boise, ID	If the old Gate City Steel development at the bottom of Windsong goes in, that will be plenty of extra traffic going down Warm Springs without adding the additional trips that this apartment complex would bring. And that's just one reason to deny the rezone. There are so many other reasons...
852.	Gemma Utting	Boise, ID	Too much traffic on Warm Springs!
853.	Shaundra Olson	Boise, ID	
854.	Lindsie Bergevin	Boise, ID	I live off of Warm Springs and strongly believe that the increase of traffic from this development will negatively impact my neighborhood.
855.	Thomas Craig	Boise, ID	This area is not conducive to this type of residential building. The infrastructure was not developed to handle the traffic at this time.
856.	Erica McGinnis	Boise, ID	Increased traffic is a major concern, as is the difference between the proposed development and surrounding area.
857.	Sharon Neupert	Boise, ID	I have traveled warm springs for years on and off. That beautiful road can not handle the amount of traffic these apartments will bring. No
858.	Boyd Hawkins	Boise, ID	The existing infrastructure will not support the proposed development and the development does not fit within the Boise master plan.
859.	Colin Kitz	Boise, ID	The Harris Ranch area has been for the past decade plus a quiet family residential area, with not too many homes and a lot of open space, while remaining not busy or loud. This development will completely reverse all that.
860.	Valerie J. Loge	Boise, ID	I would like to see development that fits in w/ the adjacent neighborhoods. I would also like to see manageable traffic impacted. valerie loge

	Name	From	Comments
861.	Julie Hughes	Boise, ID	
862.	Dawn Micklitz	Boise, ID	Already tons of new growth in the area. Concerned about traffic.
863.	Alexandra Krueger	Provo, UT	
864.	Arron Banner	Boise, ID	
865.	Margy Leach	Boise, ID	
866.	Michelle Miles	Boise, ID	I used to live in Harris Ranch and my teenage daughter still drives the streets around the Harris Ranch area and I'm concerned about the impact the increase traffic will have on her and other young drivers in the area. I don't feel that just because there is open areas for building that they need to built on. It will also impact the local wildlife.
867.	Susan Burke	Boise, ID	Harris Ranch was promised as a well laid out community and bridges were built so that Warm Springs would not be impacted from traffic. There is no compelling reason to increase an already dense development with apartments that can only use Warm Springs as an access. High density is best for downtown with the use of public transportation.
868.	Gayla Millington	Boise, ID	The current infrastructure is not sufficient to sustain more development. Development in thiw area is clearly about the developers making aa much money as they can. Its despicable.
869.	virginia clark	boise, ID	Currently zoned for low density. It is not a good fit with high-end homes. Would increase traffic on warm springs. It is all ready crazy difficult to cross street just to get to M and W and to pull out on warm Springs.
870.	Kelli Johnson	Boise, ID	I grew up in that area and travel quite often as family still lives over there.
871.	Dan Millward	Boise, ID	This location would be a particularly poor location for high density housing. The rationale for diverting Warms Springs Avenue and making the connection to the Bown bridge into its current rather painful format was to discourage Harris Ranch traffic from taking Warm Springs Ave into town. Why put a bunch of housing at the nexus of this problem? Furthermore, during winters where Warm Springs Ave is closed off below the Mesa, these people will have to go over the Bown bridge, making traffic through the preceding roundabout even more of a pain.
872.	Suzi Bailey	Boise, ID	Warm springs Ave and surrounding streets cannot accommodate the added traffic for safety/noise/wildlife/children and sanity



	Name	From	Comments
873.	Tiffany Smith	Boise, ID	This was not zoned for this and it was approved without a public hearing. We need to get our public officials who are doing this out of office. Let's keep Boise a desirable place to live.
874.	Cherie Strong	Boise, ID	This is a beautiful area or it was before allowing all this development. They are taking away access to the river for the wildlife it is not good for the environment and the rock slides onto Warm Springs should speak volumes as to why we don't need any more development build natural development for green space a lovely park along the river. The traffic is not good for the environment all save Barber Valley and Warm Springs Ave!!!!
875.	Donald Brothers	Boise, ID	Too many apartments adding to congestion.
876.	April Dillion-Bialobrzewski	Boise, ID	Warm springs Ave and surrounding streets cannot accommodate the increased traffic. It is not consistent with current neighborhood design. Must have a public hearing.
877.	Judith Brothers	Boise, ID	
878.	Chris and Karen Meyer	Boise, ID	
879.	Heidi Nagel	Boise, ID	
880.	Jan Johns	Boise, ID	
881.	Sandra Heilberger	Nürnberg, Germany	
882.	Sarah Mallane	Boise, ID	Traffic, environment, wildlife protection
883.	Kent Ernest	Boise, ID	
884.	JOAN LINDQUIST	BOISE, ID	This development is all about the money! The apartments would not add any value to the already crowded Barber Valley, and unless Warm Springs is widened and improved we will have bumper to bumper traffic at peak hours. Our home values may be affected in a negative way. This development would set a precedent for more irresponsible developments in the future. I STRONGLY OPPOSE THIS PROJECT
885.	Kristina McDonald	Boise, ID	
886.	Matthew Austin	Boise, ID	The current infrastructure was not designed for this type of development or designed with the intent of expansion to handle the added volume from it. Warm Springs cannot not be expanded upon nor can Parkcenter when it reaches capacity. Has there been a third party traffic study on the affect that this type of development will cause? How does this type of development affect the cost of housing around it? The intent of the Barber Valley area was carefully considered and planned, if this rezoning is allowed the careful planning will be null and void and the area will be open to other developers trying to do the same thing.

	Name	From	Comments
887.	Clarice B	BOISE, ID	I believe that generally speaking high density is OK however this NOT the right location - there is no room to ever widen Warm Springs at this intersection and having so many more cars turning in and out is a traffic hazard. The fact that a beautiful property would be ruined and the wildlife corridor shrunk even more is just one more reason!
888.	Matthew Kohn	Boise, ID	
889.	Constance Capobianco	Boise, ID	
890.	Susan McClain	Boise, ID	Excessive traffic which is already bad. Elementary school is at capacity with no room to grow. Residents on Warm Springs already have a very difficult time getting their cars out on to Warm Springs. How about a park or common area instead of more bodies and cars?
891.	Scott DeWalt	Boise, ID	
892.	Sarah Berg	Boise, ID	
893.	Michael Wojcicki	Boise, ID	
894.	Michelle Ihmels	Boise, ID	This is not the appropriate housing density for this neighborhood. There is no room for that type of added traffic. It will destroy marsh lands.
895.	Kayla Miller	Boise, ID	
896.	Mark Nielsen	Boise, ID	1. The look and feel of this development does not fit with the surrounding homes. 2. The traffic increase will be felt by the entire community.
897.	Patricia Cole	Boise, ID	
898.	Laura Heller	Boise, ID	
899.	Teresa Wittry	Boise, ID	After 15 years of living in Harris Ranch area, I oppose what is clearly an attempt to maximize real estate profits over responsible development that takes into consideration a harmonious integration of wildlife habitats and residential development. Those developers who don't share the sensibilities that have made East Boise a great place to raise families should not be allowed to destabilize what is an already established, balanced community.
900.	Karen Solus	Boise, ID	
901.	Lance Solus	Boise, ID	
902.	Amber Pearson	Boise, ID	
903.	Matthew Olson	Boise, ID	The area in question was not zoned for the type of housing now being proposed. Less than 1/2 mile away a brand new 170+ apartment complex is in the process of being constructed. Infrastructure in the area is not sufficient to continually add more and more housing.

	Name	From	Comments
904.	Emily Rosenthal	Boise, ID	I have lived in this area for most of my life. It used to be such a quiet cute little area to live. Now it's blown up into an overlived area. Stop building.
905.	Jennifer Peterson	Boise, ID	We did not move to Harris Ranch to live in a high density neighborhood. We have had more than enough of 'urban' housing put in and it needs to stop before the reasons the valley is attractive no longer exist.
906.	Laurie Huegerich	Boise, ID	I drive Warm Springs every day and the traffic is already congested. We don't have the roads or the schools to support additional high-density housing in addition to that which is already being built locally.
907.	Margaret Woodward	Hebron, KY	I lived in Harris ranch for ten years and just moved July 2016. I also worked at Adams. This area has already passed road capacity for all the houses that have been built in the last five years. This is a special area. There are plenty of apartments on parkcenter.
908.	Clinton Clark	Boise, ID	It is already too congested and the roads cannot handle more traffic. It is more importantly NOT the plan that East Boise residents agreed to.
909.	Rodney Haars	Boise, ID	A high density apartment complex does not fit my idea of responsible, sustainable growth in Barber Valley, particularly given the current infrastructure in place.
910.	Robin Fisher	Boise, ID	
911.	Meg Forest	Boise, ID	With all the problems with Warm Springs falling rocks and road closures we do not need this many housing units added to the road situation.
912.	Martha Snodgrass	Boise, ID	
913.	D Keyser	Boise, ID	More Hi Density rezoning( Warm Springs, Barber, Harris Ranch and East Boise )is not planning. It is reacting to offers. No rezoning please- sets precedent that is repeating patterns of regrettable traffic, school room shortages, and stresses on open space that are unacceptable and cannot be undone.
914.	David Kaplan	Boise, ID	Improper burden on infrastructure, excess traffic, reduction of quality of living in East Boise.
915.	Andrew Scoggin	Boise, ID	
916.	Allan Fidler	Boise, ID	Please protect what little wet lands are left for the public to enjoy! And please show integrity by honoring your agreement to do so.
917.	Sherry McTigue	Boise, ID	
918.	Valerie King	Boise, ID	
919.	Colby Hansen	Boise, ID	Row houses don't belong by the river, blocking views from Warm Springs. The development encroaches on bald eagle habitat and limits access to the Greenbelt and Boise River.

	Name	From	Comments
920.	Glenn Jeffery	Boise, ID	
921.	Rhonda Hilburn	Boise, ID	More people will mean more traffic near my home near historic Warm Springs Avenue.
922.	John Perl	Boise, ID	This will add substantial volume to an overcapacity Warm Springs Ave. this is in addition to 60 new home on warm springs and Windsong. This is in addition to the already approved homes in the mesa. The is inexcusable given the volumes already present.
923.	Tami Hansen	Boise, ID	
924.	Crystal Wink	Boise, ID	
925.	Mary Hutcherson	Boise, ID	
926.	Natalie Moran	Boise, ID	
927.	Julie Ford	Boise, ID	
928.	Liam Neupert	Boise, ID	
929.	Joyce Grimes	Boise, ID	
930.	Dale Henderson	Boise, ID	This apartment does not fit with the surrounding single family neighborhoods. I strongly recommend not changing the zoning.
931.	Alison Pinney	Boise, ID	Currently this area has very little infrastructure to support the current growth. Elementary schools are busting at the seams to support current numbers and apartment renters are not paying property tax to support upgrades in schools or the building of new schools. The burden of support comes from the current homeowners. Apartments are not appropriate for this area.
932.	Sam King	Boise, ID	I'm unsure why this is even being considered. The comprehensive plan lays out the plan so let's just follow it and don't change the rules for people with money and connections.
933.	Cassie Haynes	Boise, ID	This is not appropriate housing for the area and will increase traffic that is already congested. It will also destroy what wet lands are currently left, I strongly oppose.
934.	Katie Brenner	boise, ID	Traffic congestion, conservation,
935.	Nicholas Smith	Boise, ID	Traffic concerns. The city has already been super pro density in the area. I don't think another multi-family unit is good for the traffic situation.
936.	Julia Mahaffey	Boise, ID	what is needed to rezone? what is needed to stop rezone. I doubt anyone living in this area wants high density and added traffic. our concerns were heard and addressed (sort of) when they rezoned for Harris Ranch. doesn't P and Z have to follow their own rules?
937.	Lindsay Shedd	Boise, ID	Completely unnecessary developement for an area that has already been too over-development. Clearly planned with \$\$\$ in mind instead of the community

	Name	From	Comments
938.	Bennett Christensen	Boise, ID	This is the completely wrong place for this building. It is way too big for the location and would be extremely obnoxious for current nearby residents.
939.	Trisha McCurdy	Boise, ID	This development compromises the integrity of the neighborhood character and is a negative to property values in the surrounding area. Infrastructure cannot handle the increased traffic this development would create.
940.	Kaylie Ward	Nampa, ID	
941.	Joseph Dannenfeldt	Boise, ID	This area was intentionally NOT zoned for the proposed purpose. There is absolutely no valid reason to rezone this property to satisfy a developer who wants to make a buck!
942.	Molly Kiesig	Boise, ID	Adding this type of property will compromise the quality of the Mesa and surrounding areas. In addition, the impact on wildlife will be negative. Traffic will increase and the qualities of the Mesa that we pay for will begin to diminish.
943.	Duree Westover	Boise, ID	Congestion
944.	Cay & Ron Marquart	Boise, ID	There will be too much traffic on Warms Springs Ave.
945.	Melanie Cormier	Boise, ID	
946.	Heather Copner	Boise, ID	Quality of life
947.	Jesse Waller	Boise, ID	
948.	Nathan Williams	Boise, ID	This proposed development does not match the area. And it is not worth trying to rezone the property for this type of development. And it will detract from the neighborhood.
949.	L. Geraghty	Boise, ID	Protect wildlife and quality of life and do not greenlight this project. We would support an *affordable* apartment complex for lower income people that included increased public transit. However this is clearly not a true mixed-use endeavor built to include different income levels but rather a cash cow for this developer that will compromise the best features of the area for residents and wildlife.
950.	Elaine Noot	Boise, ID	
951.	Daniel Sell	Boise, ID	After living in California for 5 years and seeing what they've done to their foothills and wilderness areas, I want to make sure Boise grows in a much smarter way.
952.	Shelly Clark	Boise, ID	The development in Barber Valley that early residents bought into has changed substantially from the master plan at the beginning of the development. The infrastructure of roads is inadequate for the current planned development under construction and drainage in the foothills has been altered due to Harris North and other developed sections. One has only to think of last summer's fire at Tablerock, the Mesa and our Neighborhood to know that emergency evacuation of all residents would be unlikely.



	Name	From	Comments
953.	Sally Brown	Boise, ID	Traffic patterns will be worse. Parents getting their children to school will be badly impacted.
954.	Anne Watson	Boise, ID	Residential neighborhood with inadequate road infrastructure.
955.	Peder Kopperud	Boise, ID	Traffic on warm springs will become a problem. Its already going to be bad.
956.	Allison Moran	Boise, ID	This deviates significantly from the master plan and was not vetted enough.
957.	Gregory Bergeson	Boise, ID	
958.	Kurt Porter	Boise, ID	
959.	Brittney Scigliano	Boise, ID	The impact on traffic and wildlife will be much too much for this area to handle.
960.	Brent Russell	Ketchum, ID	I am considering buying a home in Harris Ranch and that type of high density development degrades the single family homes.
961.	Annie Schwab	Boise, ID	Protect foothills and wildlife.
962.	Jodi Rodar	PELHAM, MA	
963.	Mary K Berg	Boise, ID	
964.	Brad Howard	Boise, ID	Not in line with the comprehensive plan, which was used as a guide by families moving into the area.
965.	Kali Edwards	Boise, ID	A large scale apartment right in the middle of a single family neighborhood sounds like improper use to me. Especially when it is in such close proximity.
966.	Catherine Henry	Boise, ID	
967.	David Regan	Boise, ID	
968.	Kevin Colleran	Boise, ID	Boise has become a city where it no longer its neighborhood values. It's sad that this petition is even necessary.....
969.	Makenzie Wachtell	boise, ID	Too big of a traffic burden on Warm Springs Avenue.
970.	Leanne Berg	Boise, ID	
971.	Patricia Englehorn	Boise, ID	
972.	Jody Chehey	Boise, ID	Traffic and wildlife.
973.	Tom Burns	Boise, ID	An apartment complex doesn't fit into our small neighborhoods.
974.	Karen McEntee	Boise, ID	I don't understand the mentality of our elected officials. They are not watching out for the residents of Boise but appear to be in partnership with big developers. The monstrosity that Brighton has built on the Boise River is a fine example of greed at it's best! Boise is a wonderful place to live but Dave Bieter and Elaine Clegg seem to have forgotten what Boise is all about. It's not about high (continues on next page)

	Name	From	Comments
974.	Karen McEntee	Boise, ID	<i>(continued from previous page)</i> density in an area that is highly unsuitable. Come on... Bieter and Clegg, you are old timers here, why ruin your home???
975.	Kris McEntee	Boise, ID	
976.	Dinu Mistry-Wolf	Boise, ID	
977.	Dale Alverson	Boise, ID	Increased traffic on Historical Warm Springs. Placement of High density units next to High End Residential will adversely effect values of adjacent Antelope Springs where home owners purchased with the understanding that subject property was zoned for Residential not multi family.
978.	JIE Yan	boise, ID	
979.	Brian Crook	Boise, ID	I feel the added density will detract from the neighboring areas and that the infrastructure will be overburdened. Please deny the rezone.
980.	Fang Liang	Boise, ID	An apartment complex doesn't fit into our small neighborhoods.
981.	Jian Li	Boise, ID	
982.	Mingtao Li	Boise, ID	Traffic, security, environment protection, and so on
983.	Mallesh R	Boise, ID	
984.	Yunfei Gao	Boise, ID	
985.	Barbara Wood	Boise, ID	The increase in traffic on Barber Dr and Warm Springs to Park Center since Warm Springs opened is substantial - and very fast. It can only become worse with this development.
986.	Lori Liberty	Boise, ID	I am a resident of the Warm Springs Mesa. The planned use for that site/property should remain as originally planned.
987.	Lucy Zhou	Boise, ID	Too many people than....,
988.	Yin Tan	boise, ID	
989.	Diane Johnson	Boise, ID	Not appropriate use of land. Zoned for low density housing.
990.	Anthony Gregg	Boise, ID	
991.	Jess B	Edmonton, Canada	
992.	Jim Black	Boise, ID	
993.	Matthew Punches	Boise, ID	Keep it for wildlife. Stop destroying all these great places due to greed driven developers.
994.	Nancy Lokmor	Boise, ID	This is just greed without any consideration for how it will impact the existing neighborhoods. In addition the fact that our roads barely support the current traffic. Warm Springs was closed for many months - there is clearly no money to support existing infrastructure. What happens when you add another 1000 trips a day?

	Name	From	Comments
995.	Ronald Coston	Boise, ID	
996.	Jeffrey Johnson	Boise, ID	Too high design for the area. Not zoned for that type of use.
997.	Patricia Morgan	Boise, ID	The current transportation infrastructure in the area was NOT established to handle this kind of traffic volume.
998.	Randy Morgan	Boise, ID	The current transportation infrastructure in the area was not built to handle this volume of traffic. This will be a disaster to the local traffic grid.
999.	Adam Christensen	Boise, ID	In the process of gaining both the support of the community and in following existing guidelines of development in this part of Boise, it is clear that the applying developer and his proposed plan takes little to no consideration of the affected residents and the existing city goals and policies. The proposed development brings with it an excessive amount of concerns to both the increased amount of traffic on Warm Springs and the adverse impact to the livability and natural integrity of the area. If this developer wants to move forward, he should make a significant effort to work cooperatively with the residents to find a solution satisfactory to all parties or abandon his plans
1,000.	Lixuan Floyd	Boise, ID	
1,001.	Michael Woodhouse	Boise, ID	This development is not congruent with the master plan and the existing neighborhood, and the additional traffic would make East Warm Springs Avenue an even more dangerous street to cross than it already is.
1,002.	Veronica Fletcher	Boise, ID	Increased traffic will greatly affect our daily life.
1,003.	Don Needs	Boise, ID	Too much traffic
1,004.	Kirsten Gustafson	Boise, ID	It will cause way too much congestion in the area. It doesn't fit in with surrounding environment.
1,005.	Heidi Knowles	Boise, ID	The increase in traffic and a deviation from the city's master plan are cause for concern with this requested development.
1,006.	Jayme Russell	Boise, ID	I oppose the building of any apartment complexes in the east end of Boise do to the problems that arise from the residence that usually subside in them. Also the traffic pattern would change so much causing big concerns for current family's to ride and walk the area. Way to large of development for this area.
1,007.	Phyllis Foxcroft	Boise, ID	Infrastructure is not in place to support this type of development
1,008.	Jen S	Boise, ID	
1,009.	Mary Soper	Boise, ID	
1,010.	Zhiyong Suo	Boise, ID	

Name	From	Comments
1,011. Eric Ramstad	Boise, ID	Enough already, Parkcenter and Warm Springs aren't suited to hold this much additional traffic.
1,012. Ellen Chang	Boise, ID	
1,013. Larry Crockett	Boise, ID	We are already experiencing very high density development in the area. The projects around Maryann Williams park seem to go on and on. Traffic on ParkCenter Boulevard is reaching extreme levels during rush hour and will continue to get worse as the current planed developments are completed. We do not need another high density development.