Monthly Meeting Agenda – 8 April 2021

• Current Development Activity
  • Harris East (Council Springs Road)
  • Hermosa Hills (2350 S. Pheasant Lane)
  • Boulder Heights Development Agreement (Starview Drive improvements)

• Parks and Trails
  • Bowler Park (Surprise Valley)
  • Intermountain Bird Observatory – Diane Moore Nature Center

• Neighborhood Signage Update
Meeting Summary

- All board members in attendance; 10-15 neighbors also in attendance via Microsoft Teams
- Board voted to remain neutral on the Starview Drive issue
  - Warm Springs Mesa NA opposes the applicant’s proposed modification of the Development Agreement
  - WSMNA states “There is a practical and innovative solution to the challenges that M3 is faced with; however, it will be more expensive than their new cost-saving proposal.”
    - BVNA is unaware of the “innovative solution” WSMNA refers to and will inquire with the City, developer, and WSMNA leadership to gain more awareness of the possibilities
- Board voted to inquire with the Veteran’s Park NA regarding concerns that they are not receiving appropriate recognition and access to government officials – we speculate the issue is relocation of a homeless shelter, but will inquire to determine the details. ACTION: John Mooney
Meeting Summary, continued

- Board voted to gather more information regarding Director and Officer insurance – based on the recent issues in other NAs (especially the North End NA). ACTION: Hank Vincent

- Board voted to further discussion and information gathering to establish a BVNA business associate program. ACTION: Courtney Santillan, Larry Crowley, and Hank Vincent.

Development

Harris East

Gary Veasy, BVNA Director
• Foothills are entitled for 350 lots
• Harris North = 172 lots
• Harris East = 59 lots proposed
• Total foothill development proposed = 231 lots
• Development = 66% of entitlement
Harris East Update

• Please see previous BVNA meeting minutes for additional slides/information (new info in red)

• Boise Hunter Homes (BHH) made a subdivision and Foothills/Hillside application for city review on 22 Feb

• City review ongoing - no other agency input has been received, such as ACHD (ACHD report due in ~2 weeks)

• Application appears to be consistent with materials presented at the BHH neighborhood meeting - 59 buildable lots (limited by single access point)
Harris East Update

• Foothill/Hillside Permit Public Work Session held 3/31
  • City, Developer and Consultants, BVNA, Neighbors attended
• Developer has agreed to conduct a meeting with concerned neighbors to address their concerns - date TBD
• Planning & Zoning (P&Z) hearing to take place May 3 at 6:30pm.
  • Written and verbal testimony is highly encouraged. Written testimony should be received by the planner, Kevin Holmes (kholmes@cityofboise.org) NLT 4/20 to be included in commissioner packages.
• Staff report and recommendation will be posted approximately 5 days prior to hearing (links on next page). Hearing date reminder now posted on BVNA website under Projects & Hearings
Harris East Update

Links to project submittals, drawings, and documents

Foothills/Hillside: https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?
Module=Planning&TabName=Planning&capID1=21CAP&capID2=00000&capID3=006AV&agencyCode=BOISE

Subdivision: https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?
Module=Planning&TabName=Planning&capID1=21CAP&capID2=00000&capID3=006AW&agencyCode=BOISE

Harris East
59 buildable lots
Anticipating the city requiring additional views and detail to validate views and suggesting the use of story poles to indicate roof height
Proposed ROW Improvements

Parking both sides
Sidewalks both sides

Parking both sides
Sidewalk one side (east)

No parking
Sidewalk one side (east)
Peace Valley Overlook To Homestead Trail Connection

Concept trail location shown in green, typical

Exact alignment / location being addressed by the city’s foothills staff to achieve sustainable maintenance of trail
Parking at Trailhead

Parallel Street Parking

- 26 stalls proposed
- ACHD’s Policy Manual (7207.3.9) does not allow parking within 75 feet of an intersection
- 23’ parking stalls per city ordinance
Foothills Work Session  

### Grading Information

<table>
<thead>
<tr>
<th></th>
<th>Harris Ranch North</th>
<th>Harris Ranch East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Lots</td>
<td>173</td>
<td>59</td>
</tr>
<tr>
<td>Cubic Yards of Material</td>
<td>1,600,000</td>
<td>510,000</td>
</tr>
<tr>
<td>Max Pad Cut Depth</td>
<td>53 feet</td>
<td>37 feet</td>
</tr>
<tr>
<td>Max Pad Fill Depth</td>
<td>59 feet</td>
<td>67 feet</td>
</tr>
<tr>
<td>Soil Type</td>
<td>Predominately Sandy Clay with Gravel with Claystone encountered at deeper depths</td>
<td>Predominately Sandy Clay with Gravel with Claystone encountered at deeper depths</td>
</tr>
<tr>
<td>Geologic Unit</td>
<td>TSS (Terteling Springs Formation)</td>
<td>TSS (Terteling Springs Formation)</td>
</tr>
<tr>
<td>Typical Lot Grading</td>
<td>1% from rear yard to the street</td>
<td>1% from rear yard to the street</td>
</tr>
<tr>
<td>Lot Drainage</td>
<td>All roof and yard drains are piped to a private storm drainage system</td>
<td>All roof and yard drains are piped to a private storm drainage system</td>
</tr>
</tbody>
</table>

**OF NOTE:**  
0 YDS OF SOIL IMPORTED OR EXPORTED - THE SITE “BALANCES”
The off-site drainage will be collected in a rip-rap lined open channel on the east and north sides of the property, then discharged into the creek on the west side of Council Springs Road.

- There are 3 watersheds that drain towards the property.
- The eastern watershed is 13 acres and produces 9-cfs in the 100-year event, the open channel in this area will be 8' wide and 1' deep.
- The northeastern watershed is 183 acres and produces 92-cfs in the 100-year event, the open channel in this area will be 16’ wide and 3’ deep.
- The northern watershed is 39 acres and produces 33-cfs, the open channel in this area will remain 16’ wide and 3’ deep.

The on-site drainage will be collected in a combination of public and private storm drain system.

- All roof and yard runoff will be collected in a private storm drain system and discharged into one of two retention basins on the property.
- The street runoff will be collected in a public storm drain system and be discharged into one of two retention basins on the property.
- The upper basin requires 23,000 cubic feet of storage and 26,000 cubic feet is provided.
- The lower basin requires 25,000 cubic feet of storage and 32,000 cubic feet is provided.

All storm drain systems will be designed per the City of Boise requirements, the peak storage volumes will be based on the 100-year, 1-hour design storm event.
Foothills Work Session

HARRIS EAST

DRAINAGE DESCRIPTION

BOISE HUNTER

HOMES
Development

Hermosa Hills (previously known as Pheasant Heights)

2350 S. Pheasant Lane

John Mooney, BVNA Director
Hermosa Hills
Hermosa Hills

- Previously approved subdivision and annexation in 2018
  - Subdivision approval has lapsed – Hillside review is still valid

- New owner – Marquis Development
  - Application submitted to develop the subdivision as originally approved
  - 12 April Planning and Zoning Committee public hearing
  - Developer: Chomo Santana (Teal Point Custom Homes, Lake Oswego, OR)
    - [https://www.tealpointcustomhomes.com/](https://www.tealpointcustomhomes.com/)
    - Also new neighbor/homeowner in Privada Estates
Preliminary Plat
BVNA Supports Hermosa Hills Application

- Written testimony submitted 5 April with BVNA recommendations
- All BVNA recommendations were incorporated in the City’s Project Report:
  - Language around *Lot 11 trail/parks access* is a condition of approval and will be added to the plat and a separately recorded easement.
  - *Lot 11 street access*: After looking at this again, the wording of this note on the Preliminary plat really needs to be phrased differently altogether. Rather than identifying the lots “shall” take access to Barber Dr, I’ll have it switched up with the Final Plat to identify which lots “shall not”, Lot 11 will not be included in that, **thereby leaving the possibility open for a future parking area**.
  - *Wildland Urban Interface (WUI) Fire Safety Plan*: I’ll have these specific changes made when we do a full review of the CC&Rs with the Final Plat. Great suggestions!
  - *Harris Ranch Wildlife Mitigation Association*: This is a condition of approval. I’ve also attached a copy for that DA for BVNA’s records.
- Verbal testimony an option for 12 April hearing – signup to testify here:
Development

Boulder Heights (Starview Drive improvements)

Warm Springs Mesa

John Mooney, BVNA Director
Starview Drive Improvements

• Developer (M3) is requesting a modification to the Development Agreement
  • Starview Drive widening and realignment (CAR21-00008)

• The proposed modification was informed by engineering studies and December neighborhood meeting (BVNA attended):
  • BVNA has been involved to ensure our concerns about a bike/ped connection to the Barber Valley is incorporated in the roadway improvements
  • M3 proposes to construct a truss-wall system that would allow for a bike/ped on the uphill portion of Starview.

• Proposal will be presented in a public hearing at ACHD on 28 April
  • Followed by City of Boise PZC hearing 10 May

• Warm Springs Mesa NA website link (all documents available):
  • https://www.warmspringsmesa.org/resources/starview-project-resources-for-wsm-residents/
Warm Springs Mesa NA Position

• WSMNA does not support the proposed modifications to the 2018 Development Agreement (DA) between M3 Companies (M3) and the City of Boise for Roadway Improvements to Starview Drive.
  • It was apparent in that presentation that construction of the required improvements to Starview were complex due to geotechnical constraints.
  • It was also apparent M3 considered the cost to construct adequate and/or suitable improvements as a barrier to comply with the DA.
  • WSMNA requests the agencies and M3 to explore alternative solutions to provide the roadway improvements in accordance with the DA.
  • WSMNA believes the agencies and M3 can collaborate and find an innovative solution to meet the requirements of the DA. We respectfully request that the City of Boise and ACHD reject M3’s revised proposal which reduces their obligation to all of us and is not in our mutual best interest. There is a practical and innovative solution to the challenges that M3 is faced with; however, it will be more expensive than their new cost-saving proposal.
Developer Position

• Starview is a narrow road with steep grades. It is not a road that is or ever will be friendly for small bikes or wheelchairs due to its topography. It has always been programmed for improvement, but those improvements will not change the basic foothills, grading, global stability, and erosion challenges of this road.

• The developer put up a financial surety that will ensure the 2018 requirements if the DA is not modified. In the meantime, we are asking the City and ACHD to revisit the engineering and long-term maintenance involved in the current condition (does it make sense from a long-term, public-maintenance perspective)
  • This proposed DA modification application comes not from a cost-saving perspective, but from a common-sense approach.

• While we appreciate the general need for pedestrian improvements, the location and geotechnical makeup of Starview Drive make widening from 20 to 36 feet not only infeasible but not in the public interest.
Proposed Truss-Wall System

- Eliminates the need to excavate the current roadway and the risk of destabilizing the existing road.
Parks and Trails

Steve Moore, BVNA Vice President
Peace Valley Overlook Reserve

Several interpretative signs are currently being designed by the city for placement along the trails (history, wildlife, geology, etc.)
Barber Park Update
Master Park Site Plan (MSP) Modification & Application

Description: An administrative modification to an approved master site plan at Barber Park to replace degraded hardscape materials with new pathways meeting ADA accessibility standards to increase safety and pedestrian circulation. The modification will also provide pathway linkages between the event center, parking area, river launch, Boise River Greenbelt, forest loop, and fishing pier. In addition, it will replace the fishing pier that was removed due to flood damage in 2017 and the existing forest loop pathway surface along with two (2) pedestrian bridges.

Barber Park Construction is now in progress.
Bowler Park in Construction

- Located W of Surprise Valley and next to Columbia Village
- 25 years in planning
- 6 acres with large play field (and playground)
- Off-leash **dog park** and “Shy dog area”
- Skate plaza
- Restrooms
- Bocce Ball
- Misting water feature
- Disc golf course
- Walking paths within natural sagebrush
- Firewise and pollinator gardens

(Park named for Bruce Bowler – noted Idaho conservationist: IDF&G establishment; Hells Cyn; White Clouds protection)
Dog Park!!!!
Alta Harris Park Status

- The same as in October 2020.
- Boise Parks and Recreation has been working toward construction of Alta Harris Park. The budget for construction was set at $1.96 million.

  Includes:
  - $600,000 contribution from the Harris Family
  - $160,000 contribution from the Southwest Idaho Soccer League (SISL)
  - The balance coming from development impact fees.

- Alta Harris Park out to bid in July 2020. This phase included turf, irrigation, trees, parking lot construction, restroom and pathway build out.
- Bids came in much, much higher than anticipated. The construction environment that we find ourselves in is one that our team has never experienced. The lowest bid for the project was $3 million and no additional funding has been identified to makeup the deficiency.
- As such, all bids for the project were rejected and the construction is being put on hold.
- In 2021, the City of Boise will be updating development impact fees and the costs associated with projects in the capital plan.

The capital plan is on a ten-year planning cycle and is updated every five years. Alta Harris Park project will be revisited through this process in 2021.
Boise Pathways Master Plan Underway

- BVNA has expressed support in making more path connections, possibly including pathways along canals
- Currently conducting public outreach
- Study to define project priorities; Review plan by August 2021
- Visit City website to participate in questionnaire and interactive map comments

https://boisepathwaysplan.altago.site/
Transportation

Rob Stark, BVNA Director
1. Warm Springs “bypass”  
   - Closed until 9 April: Roadway & Pedestrian Improvements
2. Wise Way  
   - Closed until 15 July: Roadway & Pedestrian Improvements
3. Warm Springs & Parkcenter to Pheasant Tail Way  
   - Lane Restrictions (flaggers) 12-19 April: Underground Work
4. Warm Springs Eckert to Greybull  
   - Closed until 22 April: Underground Work
Roadword in the Area (RITA)

• If you have traffic questions – e.g., ACHD signage and detour and project details, please reference this ACHD interactive map. Good tool for your commuting reference as well:
  • [https://www.achdidaho.org/Departments/PR/Rita.aspx](https://www.achdidaho.org/Departments/PR/Rita.aspx)
Roadway input and comments – ACHD TellUs

• This often gets swift reaction from ACHD: contact ACHD TellUs from their homepage (“contact us”) and fill out the form.

• Oftentimes, address our ACHD District 1 Commissioner directly to ensure the issue is forwarded directly to our elected commissioner (Jim Hansen):
  • https://www.achdidaho.org/AboutACHD/contactUs.aspx

• Recent Example: River Heights neighbor was concerned about the cut-through traffic in his neighborhood based on the April closure of Warm Springs between Signal Rock and Spotted Horse:
  • 9am: submitted TellUs asking for help calming traffic
  • 1045am: Commissioner Hansen emails the ACHD director to ask for temporary traffic calming. Rob – what’s the status – did they do anything?
Another TellUs Example

- Eckert Road at the Ranch Market – Harris Crossing entry/exit
  - Safety concerns with busy Greenbelt traffic crossing in and out of the Ranch Market and the neighborhood
  - Suggestion to improve signage in that area and consider bike/ped crossing improvements for Eckert Road
Intermountain Bird Observatory
Diane Moore Nature Center

Boise River Side Channel Re-Water

Rob Stark, BVNA Director
Diane Moore Nature Center/IBO

The channel that will be re-watered has been surveyed and marked, you can see the stakes and ribbons in the area under Highway 21 bridge.

IBO is offering a site tour on April 27th at 5:30 PM. RSVP if interested by April 23rd at https://forms.gle/9aCMGb9ywwFzW8uZA
There are naming opportunities for things such as park benches, net lines and wildlife viewing blinds. More information and donations can be made at: https://www.boisestate.edu/ibo/river/

Just a reminder to all that this is a dogs on leash area and fires are not allowed.
SIDE CHANNEL INLET LOCATION
VIEW OF SIDE CHANNEL LOCATION FROM GREENBELT
PROPOSED SIDE CHANNEL ALIGNMENT
PROJECT UPDATES:

- CURRENTLY FINALIZING DESIGN

- HAVE CONDUCTED WETLAND DELINEATION AND HYDRAULIC ANALYSIS

- CURRENTLY FINALIZING POST-CONSTRUCTION RE-VEGETATION PLAN

- CURRENTLY SUBMITTING PERMITS: (WATER RIGHTS, BOISE CITY RIVER SYSTEMS PERMIT, ADA COUNTY FLOODPLAIN PERMIT, ADA COUNTY PARKS, BUREAU OF RECLAMATION, ARMY CORPS OF ENGINEERS, MANY OTHERS)

- CONSTRUCTION TARGET DATES:
  * FALL 2021 BEGIN CLEARING VEGETATION
  * WINTER 2021-2022 EXCAVATION AND GRADING
  * SPRING 2022 RE-VEGETATION

- MUST HAVE ALL PERMITTING IN PLACE

- WILL BE A CHALLENGE TO STAY ON SCHEDULE
Miscellaneous Topics
2021 Grant $2,100 – Greenbelt ped/bike signage

11 signs approved at 5 locations along edges of Marianne Williams Park
Greenbelt Signage

Sign Locations
- Going North out of the park
- Both sides of E Barber DR
- Going E or W from Park
- To Barber Park & points East
- Three signs - E, W, into park
Project Neighborly – Barber Valley Youth

- Idaho Community Foundation Grant Submission
  - Submitted 1 April – selections announced 30 Apr

- BVNA submission “Barber Valley Youth”
  - Create a BV Youth advisory committee to develop, plan, and implement local projects and events for BV residents
  - Launch in May (if selected) with call for youth volunteers (age 12-19) facilitated by BVNA adult volunteer leaders
  - How it will benefit the community: As the Barber Valley continues to grow and develop, it is imperative that we engage with the youth in our community and provide positive experiences and growth opportunities. The BVNA board recognizes the importance of developing future leaders and the best place to start is within our own community.
  - What will happen: As a youth driven program, we will work closely with the group to plan events (volunteer, neighborhood clean up, social events) to engage our youth and connect them to the community where they live and play. Potential approaches will include participation badges and ideally this group of young leaders will engage as consultants to the BVNA board on issues that impact youth. Other ideas include working with the residents of the senior centers on creating life stories or other types of events. A trail clean up event is another example of an opportunity.
Volunteer Opportunities with the City

- Current Opportunities – application and details at this link:
  - [https://app.betterimpact.com/PublicEnterprise/2a2fdaa1-32e5-4ef4-8eef-3cae02a41ce7#ResultAnchor](https://app.betterimpact.com/PublicEnterprise/2a2fdaa1-32e5-4ef4-8eef-3cae02a41ce7#ResultAnchor)

- Caring for Parks
  - Boise Park service project (examples): Park Spruce Ups, Site Amenity Construction and Maintenance (Benches, Picnic Tables, etc.), Trash & Debris Removal, Tree Mulching and Wrapping, Playground Maintenance

- Adopt-A-Park - Adopting groups commit to maintaining their park for a renewable one-year term.
  - Participants help eradicate graffiti, pick up litter, fill dog bag dispensers, paint and repair site amenities, rake leaves, spread bark mulch around trees and planting beds, and more. Recognition by the City with signage in the park and on each park’s web page on the City of Boise’s web site.

- Community Science Programs - Parks, Monarchs & Milkweeds
  - Due to a marked decrease in population, the monarch butterfly is garnering nationwide support with conservation efforts. June orientation - volunteers will receive their monitoring assignment and training on how to monitor their site for monarch activity. Monitoring equipment will be provided and must be returned at the completion of the migration period.

- Firewise Gardening Assistant – assist with maintaining Firewise demonstration areas (weeding, dead-heading, planting, thinning, raking)
  - The purpose is educational outreach to build community awareness of proper landscaping in wildfire prone areas.

- Wildfire Mitigation Assistants - assist with various wildfire mitigation projects
  - Examples: project documentation, data gathering, conducting individual home wildfire safety assessments for homeowners, door-hanger and literature drops, building community awareness, attending public education events and writing community assessments for new Firewise USA sites.
  - The purpose of this volunteer position is to build community awareness of the threat of wildfire and to assist with multi-agency mitigation projects.

- And more...check out the link above.
Announcements

• Trailhead Reminder: Lock It, Hide It, Keep It (Boise Police Department reminder)
  • In the last month, BPD has responded to multiple vehicle burglaries in parking lots at trailheads and golf courses. Some vehicles were locked; in others, the suspects broke into the vehicle to remove the items. We encourage you to not leave your wallet or purse behind in your vehicle. Report any suspicious activity immediately to police at 208-377-6790 (suspicious) or 911 (urgent).

• Addressing Homelessness in Our Community
  • How is the City addressing homelessness? First engagement opportunity is 14 April from 9:30 – 11:30am
  • Mayor McLean will host a virtual discussion around a community-wide approach to homelessness in Ada County. The first half of the event will be dedicated to a panel discussion with the Mayor, Boise Police Chief, and City of Boise homelessness experts, to share individual and collective work in addressing homelessness in Ada County.
    • The panel discussion will be broadcast live on YouTube, there is no limit on number of participants: https://youtu.be/W6xWulsv1p0
  • The second half of the event will be reserved for break-out sessions facilitated by subject matter experts. Please note that break-out sessions are limited to 25 people.
    • Interested community members can register here: https://www.eventbrite.com/e/addressing-homelessness-in-our-community-tickets-148083229927