



20 April 2021

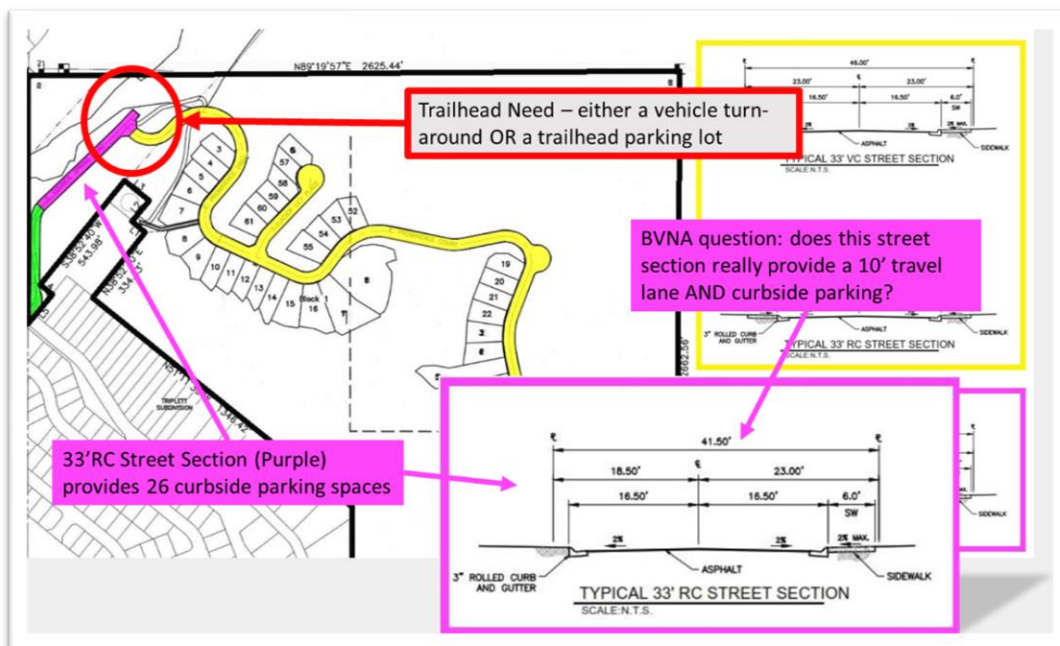
City of Boise Planning Analyst: Kevin Holmes  
Via email: [kholmes@cityofboise.org](mailto:kholmes@cityofboise.org) (208.608.7074)

Subject: Harris East Subdivision (SUB21-00009 & CFH21-00039)

The Barber Valley Neighborhood Association (BVNA) supports the Harris East applications and thanks the applicant for the time devoted to understanding our community concerns. We have spent an extensive amount of time listening to our neighbors in the adjacent Triplett Ranch and Spring Creek subdivisions and have communicated with the developer on a nearly weekly basis since the neighborhood meeting in January. We do acknowledge and thank Boise Hunter Homes for their commitment to open space conservation in the past. Mr. Hunter was involved with the Peace Valley Overlook Reserve (PVOR) campaign and his financial contribution to our grassroots fund raising was instrumental in securing PVOR as open space. This is even more consequential now, as we see that if the PVOR parcel had not been conserved by neighborhood and City action, it would have likely been developed in conjunction with Harris East, with the resulting loss of wildlife habitat and open space.

The Barber Valley NA Board position is that the referenced applications should be approved with the following conditions and considerations.

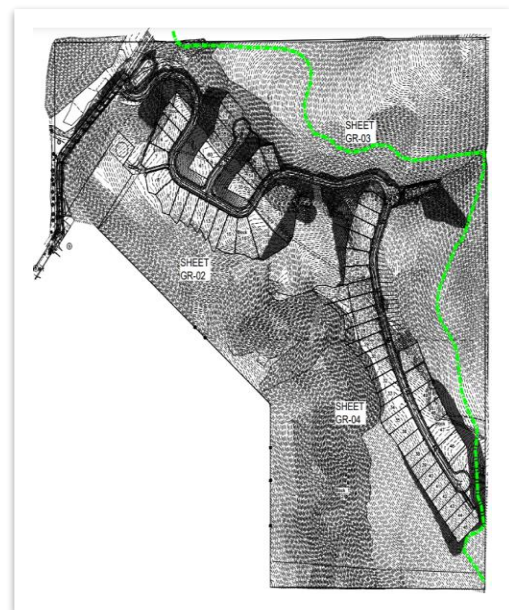
1. **Trailhead Parking.** We commend the applicant for the 26 curbside parking spaces which will increase parking capacity in the Homestead trailhead vicinity. However, the street section will require sharrows for bicyclists traveling to/from Ridge to Rivers trail #12 (Homestead). With parking on both sides of Council Springs to accommodate trailhead users, there will be no bicycle



lane in an area that attracts heavy bicycle use year-round. BVNA recommends the City condition the applicant to provide a dedicated trailhead parking facility in the area depicted in the graphic above. If this is not possible, a motor vehicle turn-around at the intersection of S. Council Springs

Road and E. Prominence Drive is warranted. We are concerned our future Harris East neighbors will endure turn-around traffic inadvertently going 'up the hill' to find a place to turn around and return to the curbside parking. This problem will only grow; the Ridge to Rivers partnership reports a nearly 300% increase in trail use in the past year which portends continued trailhead parking concerns. With no obvious opportunity to make a U-turn at the intersection of S. Council Springs and E. Prominence Drive, there is a clear need for the City to condition this application with additional ACHD right of way or a small parcel that will allow trailhead motor vehicle traffic to turn around (or park) rather than proceed up E. Prominence Drive and into the Harris East neighborhood.

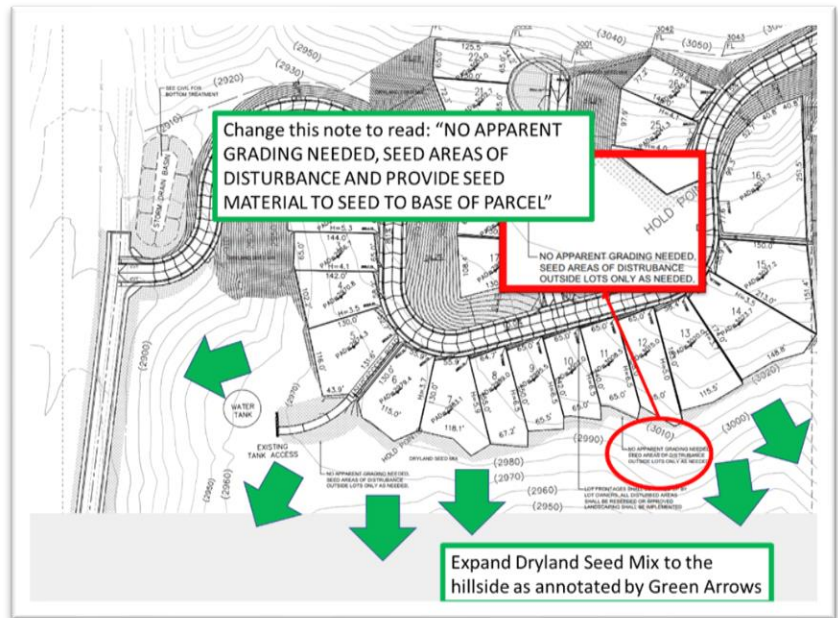
2. **Temporary Parking restrictions.** Adjacent neighbors are justly concerned about construction traffic on S. Council Springs Road. The existing street section appears to be 36' wide which supports 10' travel lanes and parking on both curbs. BVNA recommends conditioning this application with a temporary curbside parking restriction on one side of Council Springs Road (preferably the north/west side of the street). This parking restriction could be in effect for only work periods (Monday-Friday, 7am-7pm?).
  
3. **Peace Valley Overlook Trail Connection and Harris Ranch East Easement.** As noted earlier, BVNA organized and led the 2017 neighborhood volunteer effort to fund-raise the purchase cost of the 25-acre parcel just south of this proposed subdivision - now the Peace Valley Overlook Reserve. That effort led to a private purchase with assistance from the Idaho Shakespeare Festival, Idaho Foundation for Fish and Wildlife, and the City of Boise Clean Water and Open Space fund. Most of the purchase costs were borne by Barber Valley neighbors willing to stop development by donating to the campaign to purchase the available parcel; those neighbors and the community for generations in the future will greatly benefit from the applicant's intent to "create a trail connection to the reserve property that traverses through the subdivision and connects to the Homestead Trail near the northwest corner of the property." The applicant is understating that "this will provide a much-desired trail connection in this area". This will be an *outstanding* trail connection and we praise the applicant for their choice to provide a path through open space north of the subdivision, rather than routing PVOR trail users onto the Harris East sidewalks (proposed trail alignment in graphic to the right). However, there are many considerations for making this trail connection a reality and we reasonably expect the City to ask for conditions regarding details of the trail easement such as: (a) will the trail become a public easement with shared maintenance responsibilities with the City (Ridge to Rivers)?, (b) will the HOA and City collaborate on Firewise fuel reduction opportunities to possibly use the trail as a firebreak that protects the Boise River Wildlife Management Area?, (c) will the City or applicant construct the trail?, and (d) will trail use be dictated by the HOA/Applicant or the Ridge to Rivers partnership (e.g., hike/bike or ped only)? We request the Commission condition this application by addressing these and any other issues



if not already accounted for by the City Parks and Open Space staff (their input was not available at the time of our BVNA submission).

4. **Warm Springs/Council Springs Intersection Safety.** The ACHD staff report for this application was not available at the time of this writing. We did expect ACHD to collect new traffic counts after the current Warm Springs closure is complete on or around 22 April. ACHD also indicated they would conduct a sight distance analysis at the Council Springs/Warm Springs intersection. At the time of our submission, these details were not available. During peak traffic periods when East Junior High and Riverside Schools are busy, we expect intersection safety at Warm Springs and Council Springs may be adversely impacted and should be evaluated by ACHD.

5. **Hillside Restoration.** The applicant proposes to conduct restoration of disturbed soils in the excavation areas. BVNA requests expansion of the hillside restoration to the hillside areas NOT disturbed by the proposed earthwork. We request the Commission condition the applicant to restore the hillside below the developed areas. This will serve to mitigate wildfire risk by removing invasive species on the hillside that are a risk to the new neighbors in Harris East, as well as the existing homes in Spring Creek, Golden Dawn, Triplett Ranch, and River Heights. If this is not possible, BVNA requests the Commission condition the applicant to provide seed and vegetation materials to the Harris Ranch Wildlife Mitigation Association and permit volunteers to restore the hillside immediately above Triplett Ranch and below Harris East.



6. **Excavation and Rockfall Hazards.** During the excavation of the adjacent Harris North subdivision in 2015, there were rockfall events that affected the safety of homes in the Spring Creek subdivision. The City of Boise “raised geotechnical concerns with regard to the overall slope stability and the potential for rock toppling of the existing sandstone boulders that are strewn on the southern slope of the project”. A Rockfall Hazard Summary was presented to Boise Hunter Homes in the attached document from Strata, signed by Michael Woodworth, P.E., on 12 May 2015. The rockfalls events from 2015 at Harris North resulted in the construction of rockfall berms above the homes in the Spring Creek subdivision. **BVNA is concerned about the same risk to the homes in Triplett Ranch beneath the proposed Harris East excavations.** We’ve been assured at neighborhood meetings and during the 31 March Hillside Review hearing that these risks have been mitigated. The attached Strata report from 2015 states that “boulder sizes on the slope generally vary from approximately 1 foot diameter, up to 6 feet in diameter.” The Strata area of investigation was approximately 3500’ northwest of the investigation conducted by

Innovate Geotechnical (IGEO) for Boise Hunter Homes at the Harris East site in early 2021. The IGEO report states “while our analysis included up to 4-foot diameter boulders, we used the same model to evaluate boulders larger than those observed in the field”. There appears to be some inconsistency on how large the boulders may be in this area of the Boise Foothills, but IGEO clearly states that “rockfall mitigation strategies are not required for this site. However, if boulders larger than those observed during our field evaluation (greater than 4 feet in diameter) are observed during construction, a revised analysis should be performed, and associated rockfall mitigation strategies should be implemented.” BVNA expressed this concern at the 31 March hearing and expresses it again with the Commission: are ‘after-the-event’ actions more appropriate than preventive measures, especially when potential property damage is possible? Are the preventive measures identified by the applicant appropriate based on analysis of both engineering reports (2015 and 2021)? In BVNA’s estimation, the credibility of the IGEO report is damaged by the statement that “no evidence of historical landslide activity was observed during field evaluation and research; however, landslides are a common occurrence in the Boise foothills and have been documented near the proposed development”. Yes, landslides have been documented near the proposed development: during the campaign to purchase the Peace Valley Overlook Reserve, there were three separate minor landslides on the PVOR parcel in April 2017 (adjacent to Harris East) documented by the PVOR campaign committee, the realtor handling the parcel sale, and the previous PVOR parcel owner. BVNA merely asks the Commission to carefully assess the geotechnical reports and balance that against our neighbor’s safety.

7. **Storm Runoff.** Like the above situation, a spring 2018 flood event in Harris North alarmed the new neighbors in Harris North, as well as the neighbors at the base of the excavation. When BVNA inquired about the spring 2018 event, the City responded that “Public Works is aware of the event from this spring in Harris Ranch North. They said that any questions about the drainage event should be directed to ACHD since it’s related to drainage within the right-of-way.” Again, BVNA asks the commission to ensure the Harris East roadway engineering is appropriate and confirm that the 2018 flooding event in nearby Harris North was expected because the storm exceeded the engineering design factor.

With the conditions and understanding noted above and because this is an entitled project per SP01, BVNA supports the project.

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1. Applicant: Boise Hunter Homes, Todd Tucker, Planning and Entitlement Manager (via email [tucker@boisehunterhomes.com](mailto:tucker@boisehunterhomes.com) )
2. LeNir Ltd: Doug Fowler, President (via email [dfowler@lenirltd.com](mailto:dfowler@lenirltd.com) )
3. City of Boise Parks: Sara Arkle, Foothills and Open Space Superintendent (via email [sarkle@cityofboise.org](mailto:sarkle@cityofboise.org) )
4. ACHD: Christy Little, Development Services (via email [clittle@achdidaho.org](mailto:clittle@achdidaho.org) )

Attached (electronically): Strata Rockfall Hazard Summary (Revised) for Harris Ranch North Subdivision, dated 12 May 2015

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