March 2021 Membership Meeting

Virtual Meeting – 11 March 2021

Barber Pool Conservation Area
Photo Courtesy of Idaho Foundation for Parks and Lands
Monthly Meeting Agenda – 11 March 2021

• Current Development Activity
  • Harris East (Council Springs Road)
  • Harris Commons Apartments (5165 E. Warm Springs Avenue)
  • Hermosa Hills (2350 S. Pheasant Lane)

• ACHD Budget Input: Warm Springs Avenue

Board Attendance
Present: Mooney, Moore, Veasy, Crowley, Hallam, Nice, Santillan, Stark, Swain
Absent: Vincent
Development Overview

It’s Springtime and it’s getting busy!!
Development

Harris East

Gary Veasy, BVNA Director
Harris East Update

• Boise Hunter Homes (BHH) made a subdivision and Foothills/Hillside application for city review on February 22
• City review ongoing - no other agency input has been received, such as ACHD
• P&Z hearing TBD - anticipated in early May
• Application appears to be consistent with materials presented at the BHH neighborhood meeting - 59 buildable lots
Harris East Update

Links to project submittals

**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
• 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
Sample Exterior Elevations
Sample Exterior Elevations
PHOTO SIMULATION – VIEW A
PHOTO SIMULATION – VIEW B
Proposed ROW Improvements

Parking both sides
Sidewalks both sides

Parking both sides
Sidewalk one side (east)

No parking
Sidewalk one side (east)
Concept trail location shown in green, typical

Peace Valley Overlook
To Homestead Trail Connection
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
Keeping in mind that Harris East is anticipated to meet SP01 guidelines, develop an approach to address TRHOA concerns, where BVNA is aligned with those concerns.

**Triplett Ranch HOA Concerns**

1. **Safety impacts regarding construction activities:** Our residents have experience in dealing with construction activities around this neighborhood. During construction of Triplett Ranch Phase 2 there were 18 new homes installed with no new roadways. The gravel fire access road (connecting Harris North) construction occurred later. During both of these projects, construction safety concerns and their impacts were substantial including speeding heavy equipment, commercial vehicles, and dirt hauler trucks, near-misses with pedestrians near the Homestead Trail trailhead, substantial mud and other debris left behind for days and weeks at a time. With 59 homes and the accompanying infrastructure (for now), we fear the scale and duration of this project will exacerbate these problems previously experienced. We request transparent communication to the affected homeowner and neighbor associations. We also request robust traffic management, housekeeping, and street sanitation plans all properly executed.

2. **Construction traffic impacting existing traffic flows:** BHH acknowledged they had not considered the pedestrian, bicycle, and vehicle traffic that we experience on Council Spring Road and the Homestead Trailhead. This is a very popular destination trailhead that we happily and carefully accommodate as we drive through in and out every day. We slowly maneuver through a narrowed pathway with cars tightly parked on both sides of the road while many visitors are parking and leaving. We fear the construction and commercial traffic will be less than accommodating and will experience frequent near-miss incidents. It would only be a matter of time before a serious accident occurs.

3. **Care of hillside during and after construction:** There is a perceived risk of construction related erosion, settling, and hillside disturbance with potential dislodged rocks and earth that could create serious life safety threats to the residents below. It was apparent that BHH has not considered these impacts or were unable/unwilling to communicate how they would deal with this issue over the course of the construction period. We want BHH to communicate the construction safety plan and ensure it complies with regulatory and customary requirements and protects our residents. BHH should also be required to restore disturbed and adjacent grounds to reduce the future risk of hillside erosion, settling, and disturbances, and reduce the spread of invasive plant species and noxious weeds.

**Tentative Approach**

BVNA to coordinate a meeting with Triplett Ranch HOA and BHH to address solutions.

See above - similar concern and solution.

BVNA to coordinate a meeting with Triplett Ranch HOA and BHH to address solutions.
4. **Increased fire risk, mitigation & emergency response**: With the addition of 59 new families to the wildland-urban interface in our neighborhood, fire risk will increase for all residents in the area. More human habitation means a higher possibility of fires started by fireworks, cigarettes, sparks from trailer hitches, and other human error, as well as more tinder for fires in the form of wooden decorations, pillows, benches, and other flammable items. BHH reported at the neighborhood meeting that the Boise Fire Department had only approved 59 of the homes in Harris East instead of the originally slated 178. This indicates to us that the area is sensitive in terms of fire risk, and increased habitation in the area during and after construction will put houses and other structures in the area at increased risk for fire damage. BHH should take steps to limit the reach of any fire that is started in Harris East so that it will not spread down the hill toward Triplett Ranch. Increased traffic flow during construction will also limit the ability of emergency personnel to respond to any fires, and a plan should be established to allow for this situation.

5. **School capacity considerations**: Many of the residents of our neighborhood have young children that will soon be entering an over-crowded public school system. It is our understanding that the surrounding schools are currently over capacity, and that the new school construction meant to relieve some of this is being delayed. Adding another neighborhood with many more school age children will worsen this problem. We believe there is leverage to delay Harris East construction until school infrastructure has been improved (new elementary school complete). We also believe there is leverage with Boise School District to encourage the State of Idaho to reprioritize the new school project. Per the Office of the Governor press release in October 2020, “Idaho is on track for a $530 million surplus in the current fiscal year, approximately 10-times what was expected prior to the pandemic. If it holds, it will be the largest surplus in state history.” This surplus continues to grow. We feel this project should be a high priority for the state and governor to get back on track before continuing to pack in more residents.

6. **Traffic concerns**: Our residents want to understand what traffic studies have occurred or must occur in the future to support this project. The primary concern is the intersection of S Council Spring Road and E Warm Springs Avenue. Particularly during the school year in the mornings and afternoons this intersection is very congested with eastbound cars backing up beyond the Warm Springs Avenue and S Eckert Road intersection. Near-misses are common here with vehicles trying to cross this traffic. Construction and commercial vehicles during construction, followed by the added permanent vehicle loading, will severely increase this problem. BHH did communicate their estimated additional vehicle trips per day this road will see, but construction traffic did not seem to be considered. We believe that ACHD should be consulted for a traffic study with possible mitigating solutions at Council Springs and Warm Springs.

Entitlements *are* in place for 178 homes. Firewise will be implemented (unlike most HOAs adjacent to the foothills).

This restriction has been suggested and considered on other projects and rejected as SP01 does not have a vehicle for requiring this. BVNA continues to push for the school’s construction start.

BVNA has already contacted ACHD to determine if a traffic assessment can/will be performed prior to city approval.
BVNA does not feel that sight lines will pose a problem based on the updated sight line study and distances between homes.

BVNA will consult with Sara Arkle and attempt to facilitate a meeting with the city, BHH, BVNA, and Triplett Ranch.

Discussion item with F&G and BHH. BVNA would anticipate that wildlife would continue to access this section of the foothills like they do in other foothill developments.
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
June 2018 BVNA Testimony - Excerpts

However.....we do have some concerns and requests

1. Wildlife/Wildfire Considerations
2. Recreational Connectivity

BVNA will emphasize both themes this evening
We will emphasize them again next week when you review the Finis Terra application
Neighborhood requests to the Commission

- A future public path/trail easement shall be codified to support a recreational path from the floor of the Barber Valley to connect with future trails adjacent to this parcel as defined by the City Parks and Recreation department (Ridge to Rivers). This path would be constructed and maintained by the City of Boise in the Ridge to Rivers network.

- Participation in a compatible wildlife mitigation fund similar to the Harris Ranch Wildlife Mitigation Association.

- Participation in a wildfire mitigation plan to ensure future residents maintain their properties in accordance with Boise Fire Department Wildland Urban Interface guidance.

- Final plat approval for sidewalks on BOTH sides of the interior private cul-de-sac roads.
June 2018 BVNA Testimony - Excerpts

“TRAIL EXTENSION DEPENDENT UPON APPROVAL OF ADJACENT PROPERTY OWNERS”

“WALKING PATH”

trail Ends?

Lot 11 Parking? A-1/DA?
Development

Harris Commons Apartments
5165 E. Warm Springs Avenue
John Mooney, BVNA Director
5165 E WARM SPRINGS AVE
Harris Commons Apartments

• 2-story, 6 units apartment building – approved by the Harris Ranch Design Review Board in November 2020
  • In compliance with SP-01
• Apartment Unit Configuration
  • First Floor: Apt 1: 929 SF, Apt 2: 1041 SF, Apt 3: 1070 SF (all 2BR)
    • Apts 4 and 5 2BR, Apt 6 3BR
    • Applicant: Chad Olsen
Harris Commons Apartment Elevations
Transportation

Rob Stark, BVNA Director
- https://achd.maps.arcgis.com/apps/webappviewer/index.html?id=2de7a5bc4fe842fab9020b4647343ebf
- Warm Springs Avenue closed until 9 April
Harris Ranch Master Association

Developers Update: March 2021

Millbrook Way Opening

The newly constructed S Millbrook Way between E Warm Springs Ave and E Parkcenter Blvd (highlighted in red) is mostly completed. This connection will be open before the end of March 2021.
ACHD Project Request

- ACHD District 1 Commissioner (Jim Hansen) asked BVNA for capital project budget options in the Barber Valley
- We will submit a Community Program Project Request to ACHD
- 3 Methods
  1. Partner Agencies: we have submitted our request previously to the City of Boise
  2. Community Programs Application: we will submit this project (if approved by the BVNA Board)
  3. Outreach to ACHD Commission: we were approached by Commissioner Hansen
WSA Corridor Project
ACHD Community Programs Request 12 March 2021

• Background:
  • WSA was engineered to support high speed motor vehicle traffic (State Hwy 21)
  • Now serves as a minor residential arterial
  • Road design is incompatible with the large number of pedestrian, bicycle, and wildlife crossings.

• Request Phased Project to rehabilitate WSA from Eckert Road to Highway 21
  1. Determine if the Federal Capital Maintenance scheduled in 2021 is warranted
  2. Install enhanced pedestrian crossings (E. Skybar St and S. Maynard Ave)
  3. Conduct a Corridor Study to recommend changes that will serve to lower motor vehicle speeds and improve crossing safety.
Miscellaneous Topics
• Village Green/Town Center feedback
  • Please start thinking about and providing your input (board@bvnaboise.org) for the Village Green
  • Formal public outreach is planned by the developer later this year; they currently are working with local land planners discussing possibilities for the town center.
  • BVNA is advocating to include our public input in their early development planning for the Village Green

• HR Elementary update
Announcements

• Boise Police Annual Report is now interactive – at this link:

• The Idaho Community Foundation launched an effort to foster inclusion and inspire neighborliness in local communities. Project Neighborly will ignite efforts by awarding small grants (up to $5,000 each) to support inspiring, actionable, relevant projects and activities that develop a sense of community and promote neighborliness in Ada and Canyon counties.
  - Questions? Email grants@idahocf.org or call (208)342-3535- ext. 21
  - https://www.idahocf.org/community-impact/project-neighborly-idaho?srctid=1&erid=467695&trid=31a63d40-e321-4c2a-91d3-c7092de8c1f2

• The City is going through a zoning re-write (if you hadn’t heard). It doesn’t affect much of our neighborhood because our development is predominately dictated by the two Specific Plans (Harris Ranch and Barber Valley). Please review the information at this link and participate in the City’s Zoning Survey:
That’s All Folks!
Work Session
New Business

- ACHD Community Programs Request to Commissioner Hansen
  - 12 March Deadline
  - Board Approved the WSA Corridor Community Programs Request
Old Business - OPEN

• “Business Associate” program? – Hank OPEN
  • Note from The STIL (8 Dec): Hi John, at your convenience, let's talk about how we can become a business associate of BVNA or what that might look like, even if it's including our store info (hours, ordering, pint delivery) on your website just to get the ball rolling. Thank you again for your time and consideration!
    • Rachel Sell, Relationship Manager (& Owner's Wife, so an Owner too ;)
    • January request from Saltzer Health for ‘advertising’ opportunities

• Internal Project: SP-02 review to determine if we should request an amendment? Anyone? CLOSED – Board voted to not pursue this effort

• Switchback – off-season plans OPEN
  • LeNir may coordinate for electrical connections to assist with the neighbor complaints regarding generator noise

• HR Elementary and High Rhodes Coordination OPEN
Old Business - CLOSED

- Upcoming Grant Cycle (January 2021) – Hank CLOSED
- 2021 BVNA Board Officers CLOSED
  - Need to vote on new officers IAW bylaws (retained current officers: Mooney, Moore, Veasy, Vincent)
- Vacant seat CLOSED
  - Board voted to delay discussion until new board was selected
  - Dave’s vacancy is a “Class II position” (ends in even years): in this case January 2022
  - Nathan Hallam & Eric Dickelman both volunteered to serve
    - Hallam offered/accepted vacancy on 5 March
- Canals Connect Communities Coalition CLOSED (conditional support)
  - You are receiving this email because your NA signed on to a letter of support for City of Boise's Urban Pathway Master Plan. The plan was approved in October, and the city has begun work with the consultant agency and steering committee, so we can expect to hear more about upcoming outreach opportunities soon!
    - Do we have your NA's permission to share your support on our website? If so, please send me a JPG of your logo so we can add you to the website.