



31 March 2022

Via email to: [LMclean@cityofboise.org](mailto:LMclean@cityofboise.org) & [EClegg@cityofboise.org](mailto:EClegg@cityofboise.org)

Cc: [dgarlick@cityofboise.org](mailto:dgarlick@cityofboise.org), [tblack@cityofboise.org](mailto:tblack@cityofboise.org), [tkeane@cityofboise.org](mailto:tkeane@cityofboise.org),  
[dholloway@cityofboise.org](mailto:dholloway@cityofboise.org), [Board@BVNABoise.org](mailto:Board@BVNABoise.org)

**Re: Comp Plan Text Amendment / CPA21-00006 / Park Planning Areas Action Status**

**Mayor McLean and Council President Clegg,**

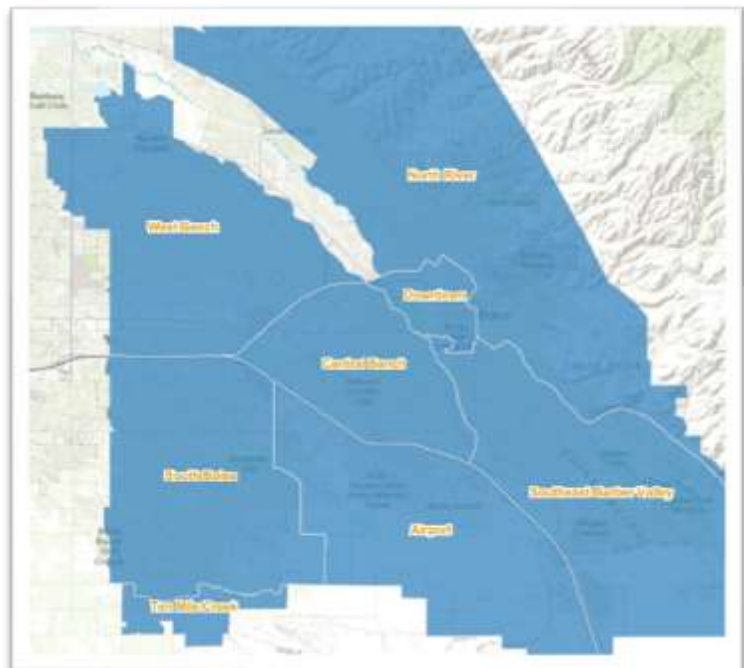
Thank you for considering our testimony before City Council on 1 March 2022 and our concerns about the park planning process and delays in the construction of the Alta Harris Park. We were encouraged that you recognized the problems we identified in the park planning maps and your subsequent motion (from Council President Clegg) to *“direct staff to immediately begin exploring a process to look at the Foothill neighborhoods in the Barber Valley and determine if they can be moved into the Southeast Planning Area and report back to Council with a way forward.”*

**We respectfully request:**

- **A text amendment to the Comprehensive Plan to redraw the North River Park Planning Area**
- **Transfer already-paid impact fees from Harris North parcels to the Southeast Planning Area**
- **More information on how the Alta Harris park conveyance and budget issues will impact our neighborhood.**

**1. Redraw the North River Park Planning Area Boundary as it relates to the Barber Valley.**

We were a bit dismayed to discover that the Harris North and future Harris East Barber Valley neighborhoods are not currently mapped in the Southeast Planning Area. As you can see from the park planning map below, the North River planning area encompasses many neighborhoods ‘north of’ the Boise River, but the inclusion of the foothills above the Barber Valley is a mapping error that has effectively led to the loss of impact fees from the Harris North neighborhood going to the North River planning area. Our understanding of Idaho Statute 67-8204 (Development Impact Fees) is that impact fees must be earmarked to fund growth related capital improvements to benefit those who pay the impact fees. If Harris North impact fees fund future parks in the North River planning area, we respectfully submit that is a very generous legal interpretation of the statute and certainly not the ‘spirit’ of the legislation. However, **we believe this can be resolved by merely**



**accounting for the already-paid Harris North impact fees and transferring them back to the Southeast/Barber Valley Planning area ledger.** We also dispute the council discussion inferring the North River planning area should be reviewed to determine if other 'foothills neighborhoods' have a similar impact fee inequity. As the map clearly shows, all the other 'north of the river' neighborhood associations are effectively all within the North River planning area and this mapping problem we've identified adversely impacts only the Southeast/BV planning area.

- a. We recognize the immense load on your already stressed planning staffs, but we respectfully request that this planning error be remedied soon. Most importantly, we are hopeful that your staff can determine the level of impact fee funding that was generated by the Harris North development and return that impact fee funding to the Southeast/Barber Valley planning area. We would suggest a new boundary line that ensures all future development in the foothills above the Barber Valley and adjacent to the Boise River Wildlife Management Area be identified as in the Southeast/Barber Valley planning area.
2. **Development of the Alta Harris park is critical to providing public green spaces for the new residents that will be moving into large high density housing projects already platted in the Harris Ranch Town Center (SP-01).** Those rental unit residents will have great access to the limited Boise River WMA trails (Homestead trail), but the closest 'active' City park (Baggley) will be a 35-minute walk – well outside the City's stated goal.
3. Please devote City staff resources to remedy this park planning oversight. The Barber Valley is another fast-growing area of the City which is generating substantial impact fees and we wish to see the Harris North impact fees "returned" to the Southeast/Barber Valley Planning area and go towards the funding of the Alta Harris park. We would obviously greatly appreciate notice when this issue comes back to City Council for action. In the event your parks planning staff determines that future Alta Harris park amenities must be phased due to budget and construction costs we would greatly appreciate the opportunity to express the neighborhood assessment of the priority of the planned amenities.

Respectfully,



Barber Valley Neighborhood Association Board

*Officers*

John Mooney Jr, President  
Rob Stark, Vice President  
Gary Veasy, Secretary  
Katie Swain, Treasurer

*Directors*

Larry Crowley  
John Hall  
Nathan Hallam  
Zach Piepmeyer  
Courtney Santillan  
Roy Tweedle