

June 20, 2021

Boise City Council via City of Boise Planning: Kevin Holmes
via email: kholmes@cityofboise.org (208.608.7074)



Subject: Harris East subdivision application SUB21-00009

Mayor McLean and Boise City Council,

The Barber Valley Neighborhood Association (BVNA) has been working with Boise Hunter Homes (BHH) since December 2020 to understand and evaluate their development proposal for Harris East. We have also been in contact with your planning staff and have presented project updates to our neighbors at monthly meetings since January. We provided written and verbal testimony to P&Z in support of the project with suggested conditions that addressed concerns we had about the project at that time.

BVNA has continued to be in contact with the developer. Some of our previous concerns were satisfied by responses by the staff or developer at the P&Z hearing and some have been determined to be impractical. However, as of this date we continue to have several concerns.

To be clear, *BVNA supports the application* as it is in compliance with SP01 but urges the project be conditioned to address the following concerns.

1. Trailhead Parking Access

BVNA has expressed concern about trail users driving to the location and circulating through the neighborhood to access the on-street parking on the downhill (west) side of Council Springs. We recommended that the street design allow a turn-around movement (below) the residences to avoid unnecessary traffic into and through the new neighborhood. We have been told by BHH that they are willing to provide a turnaround but we are unaware of a proposed solution. We think this is imperative for our future neighbors and we are looking out for their interests.

2. Headlight/Privacy Impacts on 4 Council Springs Neighbors

BVNA previously testified that this impact must be addressed. P&Z agreed and conditioned the project to require BHH to address and mitigate these impacts. While we believe there have been ongoing negotiations and solutions proposed, we have not been involved, therefore, we request Council impose a condition and approve a specific design solution as a part of the action you take on this application.

3. Hillside Restoration – Noxious and Invasive Weeds

BVNA previously requested that the P&Z Commission condition this application with a requirement for BHH to collaborate with the adjoining Triplett Ranch HOA (TRHOA) as well as the Harris Ranch Wildlife Mitigation Association. The TRHOA is restoring the hillside above their homes (and beneath Harris Ranch East) to reduce wildfire risk at their expense. We believe BHH should be required to restore the portions of their property above Triplett and below the Harris East homes to restore the hillside to native vegetation. Otherwise, TRHOA's efforts will be for naught. This would be in addition to the required code requirements of revegetating the disturbed excavations. As we learned in the 2016 Table Rock fire, Harris North was a "firebreak" for much of the Barber Valley and we hope that we can continue to improve Firewise efforts in foothills developments by expanding the requirements of developers to not only revegetate, but improve/restore their parcel for the benefit of the greater community.

With the above items addressed as outlined, we support the project and appreciate your consideration of our concerns.

Barber Valley Neighborhood Association Board

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Barber Valley NA Testimony (SUB21-00009)

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