

General Meeting - Hillside JHS Cafeteria - January 25, 2007 - 7:00 p.m.

We had an overview of the Idaho Coalition for Sustainable Communities (IDCSC) – www.idcsc.org

Paul introduced Leslie Nona & Joanne Pence. He referred to a Statesman editorial about the population in Ada County doubling in 20 years. There are currently 26 Planned Communities (PC) in progress for Ada County. The IDCSC was recently formed for Neighborhood Associations, Homeowners Associations, or any concerned citizens to band together and support each other.

Joanne Pence told the situation of her neighboring ranch of 1400 acres becoming the PC of Dry Creek Ranch. It was zoned at 1 home per 10 acres or more. However, with PCs, all zoning is discarded. Now they are looking at 4300 homes and 43,000 vehicle trips per day.

Leslie Nona described how all the PCs planned for the foothills will funnel down and use existing roads. These arterial roads will all need to be upgraded. The roundabout planned for 36th St and Hill Rd probably will not be able to handle the traffic load before it is even built. It will take hundreds of thousands of dollars to upgrade all these roads. Their Neighborhood Association (Dry Creek Rural Neighborhood Association – DCRNA) decided to band together with Save The Plateau, North Ada County Neighborhood Association (in Eagle), Idaho Conservation League, and others to create IDCSC. They did a traffic study that was presented to the Governor, Idaho Transportation Department, ACHD, and others. The traffic study is highly regarded and can be viewed at www.idcsc.org.

PCs need 640 acres to qualify. The area behind us is less than 640 acres but the developers buy up as much surrounding area as possible and get to 640 acres. It can happen here.

Water, after traffic, is another big issue for PCs. SW Ada County will be under heavy development pressure soon.

We should demand infrastructure for the PCs is in place prior to development.

The Hidden Springs firehouse is still un-manned.

EMT services are too far away.

The hospitals are over capacity already.

Road widths need to be widened.

More air quality issues and alerts. We all have to breathe the same air in the valley.

The housing prices are far above the median home prices and affordability.

The Cliffs/Hammer Flats development is planning to have their own sewer treatment facility and the discharge will flow into the Boise River after it is treated.

The public still pays for the necessary schools and the PC developer usually donates just the land for elementary and junior high schools.

Many developers are coming here because the development rules are less strict than in Arizona or California.

The goal of IDCSC is reasonable, responsible development.

Michelle Cooper, CFNA's Liaison to IDCSC talked about how IDCSC gave her encouragement to testify. After attending several Ada County meetings she was very angry at what she saw happening. The public was not being heard. The meetings were being attended by 60-90% developers. She spoke on her nursing experience and the noticeable air/lung issues, distance of EMT services, hospital capacity. The P&Z Commissioners seemed to hear her.

There is an Ada County Comprehensive Plan hearing on Feb 8th at the County Courthouse at 6pm. The more people present the better. Please testify or show support by attending. The draft plans are viewable on the Ada County web site.

There were several Q&A's which have been noted above.

The CFNA took a vote on support of IDCSC. The vote was unanimous, 28 in favor.

Update on Kastera property and Foothills Acquisition Committee

Included on the agenda is a copy of a letter exchange Paul had with Wayne Forrey of Kastera.

They are still working with the city on possible land exchanges and acquisitions.

We know they are distracted by several of their other projects: Shadow Valley golf course PC and another PC in the Eagle foothills.

Sarah Wiltz and Julianne Russell have contacted Tim Breuer and requested he meet and/or contact Kastera to find out where things stand. They also want to meet with James Hall, Boise City Parks and Rec. director.

3. CFNA Committees

Would CFNA be interested in an upcoming foothills cleanup day in May – 23 voted in favor, the rest abstained. The foothills clean-up event is coordinated with David Gordon, Ridge to Rivers Director, and the Boise City Parks and Rec. department. More details will follow on the up-coming event.

Public Relations Committee – Chris Cooper showed the new logo design. He also discussed other items they are working on or planning to work on: potential yard sign designs, the petition form, posters/flyers to post in area businesses and the trailhead boxes, the web site, sound bites on traffic, business cards, and other media plan items.

The petition that is being passed around would be used to present to the city if/when Kastera applies to develop the land behind us.

Paul mentioned a Channel 6 program that aired in the fall of 2006 on foothills development that happened in Northern California. Randy Eardley is looking into obtaining a copy of this. It is felt that we could learn from this.

4. New business and other issues

Boise City code enforcement – Michael Garner (he covers our area for the Mayor's Office)

They are a complaint driven agency

There are only 5 code enforcement officers city-wide

Update (Brittany Apartments and other information) – The owners, NW Equities/Glazer, are local owners. The burned out building that happened in the summer of 2006 is still structurally sound but is an eye-sore for the neighborhood. Mike can take complaints on dead cars, trash, and some other issues but not health code violations. Nor does he have authority to enter the apartments. The tickets are only \$300. We should pressure the city to increase the fines to \$1000. The owner is usually the recipient of the ticket although this is not absolute. We need to consider, as a community, what would happen to the residents if the apartments were to be shut down.

CFNA should contact the owner to address some of our concerns.

Upcoming Activities:

- COMPASS open house on valley transportation plans – Feb. 24th anytime 10 to 5 p.m.
Best Western Vista Inn at the Airport—Conference Center, 2645 Airport Way

- Boise City library survey -

http://www.boisepubliclibrary.org/News_and_Events/Branches

- Ada County Comp. Plan testimony, planned communities – Feb. 8 – 6 p.m. - Ada
County Courthouse

5. Our CFNA annual meeting will be scheduled sometime before March 31, 2007. The annual meeting is a very important meeting that is required by our by-laws to happen during first quarter of the year and will include the election of officers plus other items. The exact date and location is still to be determined. Please attend and consider running for an office. Our By-laws require us to have at least three Board members.