Barber Valley NA Meeting Agenda
8 February 2018 ~ Mill District Clubhouse

• Dallas Harris Estates Community Improvement District
  • Doug Fowler, Barber Valley Development Co.
• Finis Terra (south Barber Valley) Status
  • Bob Taunton, Taunton Group LLC
• Barber Hill Vistas Status/Lessons: Leslie Wright, BVNA Board
• Pheasant Lane Status: Leslie Wright, BVNA Board
• Wolf Tree Square Status: Leslie Wright, BVNA Board
• Parks (Sue Howell, Alta Harris, & IBO Application): Sabrina Durtschi, BVNA Board
• Transportation: Kay Nice, Transportation Committee
  • Neighborhood Investment Program (sign request): Heather Stegner, BVNA Board
• Board Issues
  • Officer Selection
Harris Ranch Community Infrastructure District (CID)

Doug Fowler, Barber Valley Development Company, LLC
Special Assessment Bond Overview

- SA Bond was issued in June of 2011
- The amount of the bond was $3,920,000
- Purchaser was Nuveen
- CID authorized 24 cents/sq. ft. assessment
- To be fully refinanced in 2021
Fire Station
The facility opened on July 21, 2012
$439,646.26
Greenbelt

The project completed in May 2012

$568,395
Warm Springs Right-of-Way

3.04 Ac of Right-of-Way that was deeded to ACHD on May 25, 2011.

$1,502,827.20
Warm Springs Right-Of-Way
8.47 AC of Right-Of-Way was deeded to ACHD on September 23, 2011
$1,105,560
Projects Refunded Past & Future

- **Deflection Berm** - 5.26 acres were dedicated to Ada County for the construction of the New Greenbelt and to relinquish ownership of the old Greenbelt along Warm Springs Ave.

- **2007 Wetlands** - Harris Family Limited Partnership placed 10 acres of wetlands in a conservation easement, on November 28, 2007, for the construction of the East Parkcenter Bridge.

- **2011 Wetlands** - In September 2011 the Harris Family placed 8.26 acres in a conservation easement to mitigate the removal of wetlands within the district for residential development.

- **Wetland Improvements** - In 2014 the US Army Corps of Engineers required additional plantings within the 2011 wetlands to bring the wetlands into compliance.

- **Storm Water Ponds** - In the process of development of the 1st phase of Harris Ranch it was required that we construct ACHD controlled storm water ponds to control the surface water runoff from the development.

- **Warm Springs By-Pass** - This is for the design and construction of the bypass which will serve as the main circuitous route around the Harris Ranch development.

- **Road Coming off the Bridge and First Roundabout** - Harris Ranch constructed the continuation of the 4 lanes coming off the Parkcenter Bridge and the Roundabout located at Warm Springs and Warm Springs Intersection.

- **Warm Springs Improvements** - Harris Ranch constructed Warm Springs Ave. from the 1st Roundabout to Honeycomb Ave. This construction includes 2 12’ travel lanes, 6’ bike lanes, landscape medians, and 2 roundabouts.

- **Alta Harris Park (Land)** - As part of the SP 01 uses there is a 20 acre park that is to be developed by the City of Boise for the use of the public. This is for the sale of the land to the CID for dedication to the City of Boise.
Projects to be approved and funded

- **Idaho Power Step Down Transformers** - In the process of development Harris Ranch was required to purchase several Step down Transformers from Idaho Power to obtain power for the development. These step down transformers are not part of the individual residential phase power.

- **Wise Way Power Line Removal** - In order to develop a portion of property within the benefit district power lines running from Old Eckert Road to Pre-Cote needed to be removed and power poles removed.

- **Pen Canal Piping** - The Penitentiary Canal historically has flowed within an open ditch within Harris Ranch. To prepare property within the District for development this canal was relocated and piped to contain the flows.

- **Irrigation Well** - In 2014 Harris Ranch drilled an additional well in order to continue to irrigate the properties within the district.

- **Sediment Basins** - The construction of sediment basins were required to be constructed to continue to develop residential property north of Warm Springs Ave. These Basins are needed to prevent sediment from coming down from the foothills into the development.

- **Warm Springs Creek Re-alignment** – In order to fulfill our obligations with Army Corps of Engineers Harris Family must re-align the creek.

- **Village Green along the Bypass** – This is for the development of a 4.39 acre parcel for the use of the District and the Public as open space.

- **2’ Gap** – In the process of developing the Greenbelt Spur along Eckert Road it was brought to our attention that there was a 2’ “gap” that was needed in order to develop the Greenbelt. Harris Ranch expended the cost to obtain this property in order for the City to develop the Spur.
### Tax Districts

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Total Levy: 0.019058579

Note: The current year levies are estimated using the previous year; they will be updated when the districts set them in October.

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### Taxes, Certifications, and Fees

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The listed tax charge is for the full annual charge and may not reflect any certifications, special assessments, adjustments, or circuit breaker amounts. Taxes are based on parcel valuation, minus any exemptions, then multiplied by the levies.

*Interest accrues daily on delinquencies. Please call the Ada County Treasurer’s office at (208) 287-6800 for the total amount due with interest calculated to date of payment.

For Tax inquires please contact the Treasurer at (208) 287-6800.
Finis Terra

Bob Taunton, Taunton Group LLC
The Barber Valley Neighborhood Association is continuing to coordinate with the developer who has announced a third neighborhood meeting. The development team expects to have to have enough progress completed on the studies and design to have a good conversation next Thursday. As always, we’re looking for neighbors to provide well informed and respectful input and perspectives for the development team to consider. Please continue to develop your thoughts and inputs regarding the issues that should drive development planning for this parcel (e.g. housing density and design, traffic and intersection treatments, wildlife corridors, lighting, many more!).
10 January Finis Terra Charrette #1

• 12-15 neighbors attended (including 4 BVNA Board members)
• Developer Team is led by Mr. Bob Taunton
  • Developer is Mr. Lee Gientke
  • Initial Coordination has been conducted on-site with IDFG and ACHD
  • Initial geo-technical work was delayed due to weather
• Hillside Considerations
  • City Engineer (Jason Taylor) has begun to coordinate with the development team
  • City will conduct a geo-technical review when the application is submitted
    • City will also coordinate for a third-party engineering peer review of their report
• BVNA facilitated a government agency planning meeting on 18 January
  • ACHD, City Planners, City Parks, City Arts and History, IDFG, BVNA
• Next Charrette is 15 February here at the Mill District Clubhouse
18 January Finis Terra Meeting

City Hall – Meeting Summary from Brandy Wilson, BVNA Board

• Status of parcel planning effort:
  • Developer hopes to conduct the next meeting with more site information and a few “concept plans” (not plats, but more ideas for different types of development with the benefits and tradeoffs of each)
  • City Planners encouraged the use of a PUD so that we can have more options for clustering development and leaving open space for wildlife.
  • The Geotechnical study will significantly shape the development

• Infrastructure:
  • A lift station will be needed for this property; possibility of it accommodating the existing neighborhood as well.
  • Drainage detention ponds will be needed: possible adjacent to WSA at base of hill

• Transportation:
  • ACHD is unwilling to give up any ROW for the development. ROW in this area is 98 feet.
  • Access to the subdivision will be from Teresa drive. The entry and parking for the new park will be directly across from Teresa drive.
  • ACHD does not want a roundabout, 4-way stop, or signal at this location. The plan is, and I quote, "we will put in stop signs from Teresa and the park, and then consider other alternatives when it fails." There could be a crosswalk as it would be an intersection, but that's about it.
  • Pedestrian crossing: when the park is developed, a crosswalk "could" be provided, but there would be no signals, alerts, or anything "because it will just be a regular intersection with two stop signs, so nothing further would be needed."
18 January Finis Terra Meeting Slide 2

City Hall – Meeting Summary from Brandy Wilson, BVNA Board

• Sidewalks/Trails:
  • ACHD is reluctant to approve sidewalk without all the curb/gutter/drainage improvements from Highland Valley to Finis Terra/Teresa. However, the developer would be welcome to provide asphalt pathway (similar to what crosses Penitentiary Canal between Shakespeare Way and Maynard Avenue) if he would like. That is fine with ACHD, as it does not necessitate drainage improvements along the roadway. That would also accomplish a sidewalk-like objective for the neighborhood.
  • A firebreak/WUI will need to be provided at the rear of Finis Terra. IDFG is supportive of a continuation of the Barber Valley path.

• Wildlife:
  • "More is better" for wildlife corridors and escape routes. Particularly with the development of the park, many deer will hang out in the new "green" space and it will be necessary for them to have several "escape routes" back up into the hills.
  • IDFG would love to put in a wildlife underpass or detection technology at either the deep gulch between the subject parcel and Highland Valley, or at Maynard. She is hoping to direct the SP02 funds towards such an effort.
  • The developer intends to follow the procedure for SP02 wildlife mitigation funding. However, he is also open to the concept of "fronting" some of that cash into a wildlife structure that could be installed now with the subdivision, if IDFG were able to articulate how such a thing could happen.
  • IDFG asked the City Parks department to consider a seasonal closure of the new park, but that might be difficult to accommodate given that the Greenbelt is adjacent.

• Gateway concept:
  • ACHD isn’t in favor of medians or anything else. They might consider something like that incorporated into turn lanes, but would have to see it before considering one way or the other. They wouldn't require that as part of this development; however, Parks is interested in seeing how they can collaborate with the development team on what might work best for everyone. Idaho Bird Observatory will be a heavy user of the park, and they need space in the entry configuration and parking lot to accommodate school buses dropping off students. The entry and parking, therefore, will likely be larger than is typical for a neighborhood park where the primary access is expected to be walking or biking.
  • The suggestion was made for some kind of "gateway arch" that wouldn't impact the road at all
Barber Hill Vistas

Leslie Wright, BVNA Board
Pheasant Lane Status

Leslie Wright, BVNA Board
2350 S. Pheasant Lane

Series of Developer-Led “Charettes” conducted in November
Background
• Current owner (VanDanielson) is complicating the application.
• New owners are compiling all application materials that will be submitted AFTER the property is purchased (estimate on or before 1 March); vice the typical contingent offer awaiting City approvals.
• The March applications are due NLT Tuesday, 27 March which would results in PZC hearing on either 7 or 14 May 2018.
Wolf Tree Square

Leslie Wright, BVNA Board
Wolf Tree Square

- PZC recommended approval to City Council on 16 January
- Development proposal complies with SP-01
Wolf Tree Square
Parks

Sabrina Durtschi, BVNA Board
• 6’ gravel pathways: 37,770 sq. ft. x $1.00/sq. ft. = $37,770.00
• Boardwalks: 575 lineal feet x $700/ft. = $402,500.00
• Total Requested Levy Funds: $440,270.00
Intermountain Bird Observatory Project

Overview

• Undeveloped riparian property owned by Boise State in the Boise River Floodplain along Warm Springs Avenue, at the upstream end of Barber Pool, just downstream from Diversion Dam.
  • Properties total over 20 acres; located on the north/east side of the river, near the state Highway 21 Bridge.
  • BSU vision includes native habitat restoration, controlled human access and use through development of an interpretive trail system, boardwalks and wildlife viewing structures, and development of a year-round environmental education and outreach program that works closely with local partners and schools.

• Specific objectives include:

  1. **Restoration of both uplands and riparian habitats** including deepening and re-watering of an historic side channel, improvement of riparian habitat, restoration of shrub steppe uplands, and creation of pollinator gardens.

  2. **Creation of designated human access points** and development of interpretive trails and boardwalks that avoid and protect critical habitat areas and maintain integrity of the site as high-quality wildlife habitat, while allowing controlled human use of an important open space.

  3. **Development of year-round environmental education** and outreach programs that highlight community partnerships, educate the community about the functions and values of the Boise River, foster an appreciation of native habitat, open space, and connectivity, and create a sense of place, community, and stewardship among participants.
Background

*IBO submission to Open Space and Clean Water Committee*

- Integrated approach in a critical open space that is connected to but outside of the Boise Foothills.
  - Newly-proposed Boise City park (Sue Howell Park) will be located directly adjacent to these properties, allowing for a unique situation where complimentary land uses can occur simultaneously in the same location, enhancing connectivity between urban areas and high-quality, natural, and functional open space.

- Requested support for funding available through the Open Space and Clean Water Committee (OSCWC)
Emphasized Objectives

• Create a sense of place by providing a location where people can enjoy nature and become aware of the many benefits of functioning, intact ecosystems.

• We (the neighbors) are the messengers and stewards!
  • Citizens will foster a stewardship ethic and sense of community by restoring native systems and assisting with scientific research
  • *We will be challenged to educate the next generation of community members about the importance of natural open spaces to both wildlife and people*
  • Protecting, enhancing, and promoting this important linkage from the Foothills to the Boise River will certainly increase its ecological benefits, but will also have huge positive economic benefits to surrounding properties, neighborhoods, and the city as a whole.
    • *The Barber Valley is UNIQUE: a ‘master-planned’ community sandwiched between two HUGE public investments in wildlife and habitat preservation: Boise River Wildlife Management Area and Barber Pool Conservation Area. We MUST be the primary cheerleaders and ‘educators’ for our new neighbors and visitors to our valley.*
City Staff Response - Summary

• This project is located adjacent to property that will be donated to the City of Boise for development of the future Sue Howell Park.
  • Fundraising for Sue Howell park will occur in the next year and BPR has been working with the Intermountain Bird Observatory to coordinate development of both parcels in order to achieve efficiencies and reduce duplication of efforts.

• Recommendation to City Council:
  • Staff recommends full funding for this project.
    • Timing of the development fits into the larger development plan for the adjacent city owned parcels.
    • This project will have a catalytic effect for preservation and protection of the riparian habitat and a wildlife corridor from Hammer Flats down to the Boise River.
    • It is the last opportunity for preservation of this linkage in the Barber Valley (note: which is why our BVNA engagement on the Finis Terra development is critical as well).
    • Staff recommends funding the project fully and not in a phased approach because controlled access points, maintained walking trails, and boardwalks over wetlands are essential for protecting the existing resources and preventing further environmental damage.
Alta Harris Park
Open House

Library! At Bown Crossing
5:30 – 7pm, 17 January
Sue Howell Park Proposal

- Annexation of parcels near Highway 21 and Warm Springs Avenue for future park development (CAR17-00023)
- 30 January City Council hearing to decide annexation request
  - PZC Recommended Annexation
  - BVNA Supports Annexation
  - Public comments open until 26 January
Proposed Park Concept – Sue Howell Park

- Boise City Planning and Zoning Commission recommended approval of the annexation of approximately 52 acres located at 7099 E. Warm Springs Avenue with a zoning designation of A-1 (Open Lands, Park)
  - 7 parcels under separate ownership.

- Reason for the Decision
  - Consistent with the standards of the Development Code
  - Does not constitute leap-frog development
  - Within City Area of Impact and Sewer Planning
  - Adjacent to previously annexed properties
  - Currently designated “Parks/Open Space” and “Large Lot/Rural” which is consistent with the requested A-1 zone. The site is currently zoned RUT (Rural-Urban Transition) in Ada County.
Sue Howell
Park
Surrounding Land Use
Transportation
Kay Nice, BVNA Transportation Committee
Heather Stegner, BVNA Board Treasurer
Neighborhood Investment Program Application
Barber Valley Signs
Neighborhood Investment Program
BVNA submission for 2018 – signage

• Tri-pod signs at the four primary entrances to the neighborhood:
  • 1) Parkcenter Bridge, 2) Eckert Bridge, 3) Warm Springs and the 1st roundabout after Parkcenter, and 4) Eckert and Warm Springs.
    • Suggestion: we may want 5 signs: 3 bridge entrances (Parkcenter, Eckert, Hwy 21) plus 2 major intersections (Fire Station roundabout – for traffic entering from around the Mesa + Eckert/WSA intersection @ the Ranch Market).

• Committee would form to dentify themes for our neighborhood, and work with a graphic designer to design the signs.
  • Additionally, we would like to create sign toppers for the stop signs around the neighborhood perimeter to identify the boundaries. The graphic designer would also assist with the final design of the sign toppers.

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Board Business

• BVNA Board Officer positions
• Mini-Grant submission status: Heather
• Annual Report submitted 25 January
• BVNA Welcome Letter