March Meeting Summary

• Meeting began at 6:30pm in the Mill District clubhouse with approximately 50 neighbors in attendance. 7 BVNA Board members were present (Steve Moore, Heather Stegner, Celeste Miller, Jeff Steele, John Mooney, Phil Carrillo, Brandy Wilson) and 3 were absent (Leslie Wright, Dan Winans, Sabrina Durtschi).

• Aspen Valley Senior Living: there were plenty of neighbor questions for the owner, Mr. Scott Jenkins, and he offered detailed explanation of the assisted living facility which will be comprised of 50 assisted living units combined with 16 memory care unit. The business model for Aspen Valley Senior Living is month-to-month which is a complimentary business model to the larger Terraces facility. The Terraces is the existing senior living facility in the valley and two additional facilities are in the final planning and execution phases, Aspen Valley, and Veranda at Barber Station. Mr. Jenkins stated that he trusts the demographic data and does not believe this constitutes ‘too much’ senior living in our neighborhood.

• 2350 S. Pheasant Lane: the applicant (Natalie Hernandez) submitted an application on 13 March to rezone from A-1 to R-1B and develop 17 single family homes on the 17.33 acre parcel. CAR details regarding the rezone are at this link. SUB details regarding the subdivision are at this link. The applicant’s representative (Mark Butler) will present the Pheasant Lane Estates project at the 12 April BVNA meeting.

• Finis Terra: Mr. Phil Carrillo (BVNA Board) discussed the series of meetings with the developers’ representative, Mr. Bob Taunton. We expect this project to be submitted to City Planning and Development services before the 27 March cutoff date. Neighbor concerns remain based on the lack of information regarding what the preliminary plat will look like, as well as unresolved questions regarding the new street configuration, wildlife passage, Dark Skies, and housing density.

• Final Topics: Transportation, Barber Valley Path, and Parks were short discussions after the previous Finis Terra topic engaged many lines of discussion.
Barber Valley NA Meeting Agenda
8 March 2018 ~ Mill District Clubhouse

• Aspen Valley Senior Living Community - Scott Jenkins (owner)
• Pheasant Lane Status – John Mooney, BVNA Board
• Finis Terra Status - Phil Carrillo, BVNA Board
• Transportation – Celeste Miller, BVNA Board
• Barber Valley Path - Brandy Wilson, BVNA Board
• Parks – John Mooney, BVNA Board
• Board Issues
  • Wayfinding Contract Status
  • BVNA Welcome Letter
  • Strategy: Finis Terra & Pheasant Lane applications
Aspen Valley Senior Living

4455 E. Warm Springs Avenue
LOT 02 BLK 02 BARBER JUNCTION SUBDIVISION
Scott Jenkins, Owner, Barber Valley Neighbor
Aspen Valley Senior Living

- Specific Plan 01
- Building Permit submitted 6 March
- 33’ high (single story), 48,000sf facility, 66 units
- City Planner: Carl Westfall
Pheasant Lane Status

John Mooney, BVNA Board
2350 S. Pheasant Lane

Series of Developer-Led “Charettes” conducted in November
Status – what BVNA knows

- Property was sold to new clients with intent to submit a development application to the City before the next cutoff date (27 March – PZC hearings either 7 or 14 May)
- Current activity on the parcel is engineering perk testing that the previous owner would not permit before the sale was final
- Trail Connectivity: City-proposed trail alignment provided to owners on 23 January
- Privada (west) setbacks: ongoing discussions
Finis Terra Status

NOTE: next meeting 22 March

.....please share that we are making good progress and we are committed to a BVNA charette meeting on March 22. We are on schedule to submit by the March 27th cutoff.”

Phil Carrillo, BVNA Board
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!).
Transportation

Celeste Miller, BVNA Board
Barber Valley Trails & Paths
Brandy Wilson, BVNA Board
Parks

John Mooney, BVNA Board
4 Significant “Park Projects” Ongoing

- Alta Harris
- Sue Howell
- Intermountain Bird Observatory
- Maynard? (aka Ramaker)
17 January Open House

Alta Harris Park Open House

- Widespread support for the plan as presented
- Comments to relocate the parking lot
  - Can’t locate it in the Idaho Power corridor
  - Locating it internal to the park will eat up valuable green space
  - City submitting the plan to the Parks Commission for approval in April
  - Property transfer in progress
  - Possible construction ‘green up’ in FY 19
- First phase DOES NOT include amenities; not in current capital plans
  - Amenities will likely come after 2025
Sue Howell Park Proposal

- City Council annexed parcels on 30 January
- Donor has hired Stack Rock Landscape Architecture group to look at preliminary design options, availability of utilities, and needs for both the parks department and the Intermountain Bird Observatory
Conceptual Master Plan
Intermountain Bird Observatory - BSU

• 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
• Foothills Parcel Steering Committee will be formed later this month
• Loan re-payment is on track and payoff should be this year
Board Business

• BVNA Welcome Letter

• Strategy – Finis Terra
  • Wildlife Corridor or Wildlife Mitigation Fund?
  • Setbacks
  • Barber Valley Path
  • Teresa and Brian alignment – access issues
  • Density closer to existing (Brian vice East Valley)
  • Collaboration with City (Sue Howell and IBO)

• Strategy – Pheasant Lane
  • Trail connectivity
  • Setbacks and Barber Road frontage