

| Question Details | #  | Question   | Answer(s)   |
|------------------|----|--|---|
|                  | 1  | Has the meeting started?   | Has not started yet   |
|                  | 2  | do you have to annex to get a smaller park?  | In order to allocate any funding for a park, it must be annexed into city limits we just started. hope you hear it now.   |
|                  | 3  | Where is audio?  | We do not know that. There are still many steps, this meeting is just the first.  |
|                  | 4  | How soon would it be before developer starts?  | No question   |
|                  | 5  | Hi Mary Pary!!! :-)  | We are live now   |
|                  | 6  | no audio or video yet?   | We are live   |
|                  | 7  | I do not hear anything!!!  | We are on. Can you see and hear the presentation?   |
|                  | 8  | There is no video or audio.  | No question   |
|                  | 9  | Maple Ridge Estates present  | live answered   |
|                  | 10 | Has the city previously attempted to annex land in this area?  |   |
|                  | 11 | Previously they did not want houses here because it is in the flighline from the airport. Why the change?  | live answered   |
|                  | 12 | Is the land they what to swap for geologically unsound for the developer to build?   | The land has not been publicly identified   |
|                  | 13 | Is there enough land at the park location to build a golf course?  | We do not project the need for an additional golf course at this time   |
|                  | 14 | WHY EVEN DISCUSS THIS IF WE ALL SAY "NO"   | n/a   |
|                  | 15 | Is this a hearing or is it a done deal?  | This is a neighborhood meeting to inform neighbors of the annexation and map amendment applications, there still needs to be a Planning and Zoning Meeting as well as City Council.   |
|                  | 16 | How would the city know in 1993, 1997 or 1998 that this property would be annexed?   | It was included in the City's area of impact prior to 1993  |
|                  | 17 | can we get some volleyball courts in the park since there are none in South Boise? Thanks!   | can we get some volleyball courts in the park since there are none in South Boise? Thanks!  |
|                  | 18 | Jennifer, you are sharing the speaker slides, not the presentation view  | No question   |
|                  |    | We don't need any more development. We were told that we would have a park and the city has not held   |   |
|                  | 19 | up to that promise.  | No question   |
|                  | 20 | So if the City has nothing to do with this them why are they involved?   | live answered   |
|                  | 21 | Can you share the full presentation screen? We are seeing the presenters screen.   | n/a   |
|                  |    | Is the Mayor and Ccity Council aware of the testimoney given approximately 35 years ago regarding the city's request to trade land with BLM for foothills property in the north in return for the city givng blm land  |   |
|                  | 22 | to the abirds of prey project?   | live answered   |
|                  | 23 | DO WE HAVE ANY SAY   | Public input will be taken at public hearings on the applications and the property surplus hearing  |
|                  | 24 | Was there legal notice of this meeting?  | We notified neighbors within 500 feet of the proposed annexed properties as required by city code.  |
|                  | 25 | So we have paid for this and now you want to basically screw us and just trade it off to a land developer.   | No question   |
|                  | 26 | Has the city already made a decision to annex?   | The City Council must approve the annexation at a public hearing  |
|                  |    | I'm nott opposed to annexation, since that's required to build the park. What I want to understand is how a land swap can occur. The Real Estate Purchase and Sale Agreement from late 1997/early 1998 item 6F prohibits city parks from using the property for anything other than a park. Resolution 14250 was approved by the mayor and council in 12/17/1996 is a Declaration of Restrictive Covenants (included in the purchase and sale agreement) states that there will be no residential development on the property. Section 4 of this |   |
|                  | 27 | document states the property must be used in perpetuity as open space.   | The Mayor and Council can modify covenants by a resolution that removes the covenants   |
|                  | 28 | Please no to the "Compact". Leave it as a park   | No question   |
|                  | 29 | So you mean more homes?  | live answered   |
|                  |    | What kind of housing would be built on park property? Would it be single family homes (not the best use of   |   |
|                  | 30 | space), townhomes, row houses, apartments, etc?  | Those details are not available at this time  |
|                  | 31 | Why are we just hearing about this now?  | We are required to notify our neighbors prior to submitting application for annexation. There will be future public hearings on this matter when the application is submitted   |
|                  | 32 | When is the planning and zoning meeting scheduled for?   | Will be scheduled for August 9th.   |
|                  | 33 | How do we stop the city from taking away valuable green space we desperately need in south Boise.  | All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.  |
|                  | 34 | Why has Parks and Recreation decided to present this proposal?   | live answered   |
|                  | 35 | What about the Pearl Jensen Park? Waiting for that as well for decades...  | A link for the Pearl Jensen site can be found here: <a href="https://www.cityofboise.org/departments/parks-and-recreation/park-sites/southwest-boise/pearl-jensen-park-site/">https://www.cityofboise.org/departments/parks-and-recreation/park-sites/southwest-boise/pearl-jensen-park-site/</a> . Like the Murgoitio, although a master plan has been created for the site, no capital funds have been allocated for future development because it is currently situated outside city limits. |
|                  | 36 | Would the land swap protect the land in the foothills (keeping it wild) if the trade takes place?  | Yes   |

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| <p>Your director publicly &amp; specifically addressed residential development in the area and removing the park.</p> <p>37 Why are we ignoring the land swap and development of this land?</p>   | live answered   |
| <p>38 How do we protest this decision? We do not want the swap and do want the park that was planned.</p>   | live answered   |
| <p>Please understand that there is much growth already in our area. Boise &amp; Ada County have not prepared for this areas growth and we do not have the road system for the additional traffic either. There is already new housing going in at Lake Hazel and Cole. Please save this property for a community park and enhance our community by giving something to us that we all benefit form. More housing will create more issues that this area is not prepared for. Roads, schools.</p> <p>39 this area is not prepared for. Roads, schools.</p> | All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.  |
| <p>40 What Marian Herz said!</p>  | No question   |
| <p>41 Is there a plan to widen Maple Grove from Victory to Amity before a large subdivision is built?</p>   | ACHD would decide that in the future.   |
| <p>42 Keep the covenants please.</p>  | No question   |
| <p>43 Then what is the point of a covenant if you can do what you want?</p>   | Covenants can be changed or removed   |
| <p>44 So is City Council planning to remove the covants?</p>  | live answered   |
| <p>45 why not reimbursement of market value to the airport?<br/>So wait if Boise breaks the covenants it reverts to the Boise municipal airport.....owned by the city of Boise?</p>   | The airport will be reimbursed the difference between the value when they purchsed it and when it was transferred to park and rec.  |
| <p>46 What is the point of the covenants?</p>   | live answered   |
| <p>47 Still the wrong mode for presentation</p>   | No question   |
| <p>48 Where do the reimbursement funds come from? Who pays?</p>   | live answered   |
| <p>49 Should real estate profesionals be aware this park (and related covenants) could be removed?</p>  | live answered   |
| <p>50 Many residents near the property are in the city limits and have been paying parks taxes.<br/>Does this park have to have "greenup"? Could it be kept as open space with pathways or have another or</p>  | No question   |
| <p>51 new vision for the park applied?</p>  | live answered   |
| <p>52 If not in the capital plans, then why was there a 20+ year plan to create a park?</p>   | Parks are master planned to understand what amenities can be achieved on site.  |
| <p>53 WHY DID YOU PURCHASE IT &amp; AGREE TO THE COVENANTS IF YOU "NEVER" WERE GOING TO GRTEEN IT UP<br/>Use stormwater to help green up the area. We live in a desert and should have adaptive measures that are</p>   | live answered   |
| <p>54 reflective.<br/>If there was never a plan for the park by the city, why was there a master plan for the park posted on the</p>  | Boise parks are designed to treat and sequester stormwater  |
| <p>55 city website for years now?<br/>So what aobut the parks that are in the county, who covers those costs? Why can't we get this set as a</p>  | live answered   |
| <p>56 Regional park?<br/>If the city owns the property they have respective jurisdiction, no different that a county building being located in the city, it's not city property. Therefore, if you own the property you can have the tax base pay</p>   | Ada County Parks and Waterways manages County parks, like Barber Park   |
| <p>57 for it. it's within statute.</p>  | live answered   |
| <p>58 Those parks are jokes. What happened to having at least 5.66 acres per 1000 ppl?<br/>If you have to annex it to trade it away to develop it, why not annex it to build the park committed long</p>  | The 2012 Boise Parks and Recreation comprehensive plan proposed a population-based LOS of 5.6 acres of developed park land per 1000 citizens.   |
| <p>59 ago?</p>  | live answered   |
| <p>60 How do we protest this decision? We do not want the swap and do want the park that was planned.</p>   | email to <a href="mailto:bpr@cityofboise.org">bpr@cityofboise.org</a>   |
| <p>The area is not prepared to support the high density housing. Roads, schools, etc. Along with the fact the SW area does not have any signicant "green area." If cost is an issue, why not propose a tax bill to actually inquire if the residents would financially support this? Also Molenaar park does not have the fields or play</p>  |   |
| <p>61 park areas that was orginally proposed for this area. Please....listen to the residents.</p>  | live answered   |
| <p>62 Pearl Jensen Park?<br/>All the other parks being mentioned are all north of the freeway. This would be the first one south of the</p>   | A link for the Pearl Jensen site can be found here: <a href="https://www.cityofboise.org/departments/parks-and-recreation/park-sites/southwest-boise/pearl-jensen-park-site/">https://www.cityofboise.org/departments/parks-and-recreation/park-sites/southwest-boise/pearl-jensen-park-site/</a> . Like the Murgoitio, although a master plan has been created for the site, no capital funds have been allocated for future development because it is currently situated outside city limits. |
| <p>63 freeway.</p>  | Peppermint Park and Molennar Park are both situated south of the I-84 corridor.   |
| <p>64 Why doesn't the developer just go out and buy land?</p>   | live answered   |
| <p>65 Kent Smith, Molenaar Park is south of the freeway.</p>  | No question   |
| <p>66 Between Overland and Victory</p>  | No question   |
| <p>67 So is this a land swap meeting or an annexation meeting? Who's the applicant?<br/>Those parks are small and our population is huge in SW compared to the North End. We may not be city</p>  | The Parks Department will be submitting an annexation application at the end of this month. It will go to P&Z and then to City Council when hearings are set  |
| <p>68 limits but we vote as if we are.</p>  | No question   |

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| Were the improvements suddenly approved for Molenaar, knowing the city was going to do a land swap<br>69 down the road?   | live answered  |
| So what type of housing would be build? Low cost? High density? How does this really help the housing<br>70 shortage? Seems like you just want to trade it off.   | live answered  |
| 71 From 160 acres to 7 acres is a joke. That is 4% of the original size.  | No question  |
| 72 IF MOLENAR IS 20 THEN 7 IS A PIDDLE IN THE BUCKET.   | No question  |
| 73 What about the Wildlife that is already there?   | live answered  |
| 74 Why can't the desert be developed? Why build on the absolute last green and beautiful open space?  | There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future.   |
| 75 This is all a JOKE   | No question  |
| The City claims to be committed to "Preserving the rural nature of SW Boise" this "compact" zoning does<br>76 not meet that promise. How do you explain this conflict.  | Preserving the rural nature of the SW area does not prohibit clustering compact development in areas where it can be supported by existing infrastructure.   |
| 77 HOW DO YOU JUST GET TO REMOVE RESOLUTIONS  | The same elected body that passes a resolution may also amend, modify or rescind it.   |
| What about fencing around Molenaar Park? Will impact fees cover complete fencing around the park, or<br>78 are you expecting homeowners who surround the park to provide the fencing?   | We do not fence open park property   |
| The current infrastructure to support a subdivision of this size. We are bursting at the seams. How will the<br>79 city widen the roads, add sidewalks and ensure SAFE commuter paths (auto and pedestrian)?  | live answered  |
| 80 Isn't a substitute park proposed for another area? Why not use that area for housing?  | There is no substitute park. One aspect of the land swap proposal is to build a 7 acre neighborhood park on the site   |
| 81 Not a question, But 7 acres is an embarrassment.   | No question  |
| Why have the neighborhoods above the canal never been included in annexing plans? Wouldn't that help<br>82 with supporting the original plans for the park?   | live answered  |
| The Boise City P & R stated to channel 7 news that there were now sufficient sports fields in the city. It was<br>just a few years ago that Lacrosse folks were petitioning the city for more Lacrosse fields...are there now<br>sufficient Lacrosse fields? It is noted there were no Lacrosse fields built on Chuck McDeavitt Park as<br>83 planned.  | live answered  |
| Was the original price low because the land was represented to be in the flight path, so the Airport bought<br>84 the land to avoid development?  | live answered  |
| Amity Road DOES NOT go through to Maple Grove. If you build more homes in this area you have essentially<br>made it even worse for those of us who live in this are traffic wise to move in and out of this area. What is<br>85 the proposal for this to be fixed? Desert is not necessarily an option because that goes backwards<br>How long has the developer owned the Foot hills properly? | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.  |
| 86 Why doesn't the developer build on Foot Hills property   | live answered  |
| 87 Is the land swamp pertaining to the Quail Ridge area?  | The foothills parcels have not been publicly identified  |
| how can new housing be guaranteed at a lower than median price? wouldn't it be sold for market value and<br>88 the highest bidder? Is the builder proposing actual affordable housing?  | live answered  |
| We want the regional park here. It will help balance out a very lopsided scenario where everyone pays and<br>the North End gets the lion's share of the benefits. A regional park investment here would be a great move<br>89 to help balance the equation.   | live answered  |
| 90 HOW CAN WE STOP THE ANNEXATION   | Boise Parks will submit the application for Planning and Zoning for consideration in August  |
| Before you consider adding more dwellings, the infrastructure needs to right sized to accommodate all the<br>91 associated cars. It is sad to hear that the only way the canal could be connected is with the land swap.  | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.  |
| 92 City council decides? So there will not be a ballot amendment?   | live answered  |
| 93 We need a skate park in the area. the nearest one to SW Boise is in Kuna...7 miles away.   | Thank you for your suggestion  |
| 94 For reference, Shoshone park is about 6-7 acres...   | For reference, Shoshone park is about 6-7 acres...   |
| 95 Will the public be able to give testimony hen this comes before P & Z or City Council  | yes  |
| 96 How's the weather on Corey Barton's Boat?  | not sure   |
| the airport purchased the land due to safety and being beneath the runway approaches. More planes<br>taking off and landing than ever. So now, lets park more houses beneath the area that the airport wanted<br>to lie fallow? So now you wish to lower median housing stock prices... that means the cheapest houses<br>97 that can be built at the highest density...                        | The City has only been approached about the idea. There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future. |
| 98 Why aren't you treating this as one project since you wouldn't be doing one without the other?   | live answered  |
| 99 who is the developer????   | Harris Family  |
| 100 So you used tax payer funds to buy the land. But you cannot use tax money to develop it for a park?   | live answered  |
| Using multiple emails just makes it more difficult for the average Joe to keep up where to send everything.   |  |
| 101 Your team should be the ones to forward the emails where they need to go.   | no question  |

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| 102 if everything has a price, how do we preserve open space   | live answered   |
| 103 THE 1998 SAID NO HOUSING, WRONG OF YOU TO FLIP YOUR AGREEMENT<br>So you will not include all of the comments received so far in the packet for annexation and land map   | live answered   |
| 104 ammendment? Some comments will not be part of the record for this first step?<br>where is the land located that is proposing to be swapped and what would be the plan or intentions for that   | all comments will be included in application materials  |
| 105 land   | That information is not available at this time.   |
| 106 Where is the foothills parcel and who is the developer?  | The developer has been identified as the Harris Family  |
| 107 Is there a map of the proposed development?<br>Will only the Boise School District property and Murguito park area be annexed? Or were further areas   | Not yet   |
| 108 included in the annexation?<br>Based on the tone of the slides, is this meeting just a formality? Or is this already a done deal that doesn't  | live answered   |
| 109 have an option for protest and gathering community support?  | live answered   |
| 110 What is the plan for the swapped area?<br>What about the promise to provide needed parks and recreational facilities for citizens in the growing areas   | live answered   |
| 111 of southwest Boise?  | live answered   |
| 112 What are the proposed traffic counts on S Cole and Maple Grove Road after development?   | live answered   |
| 113 What is the comparison of parks between North end and east end compared to SW area   | live answered   |
| 114 We want the park! No land swap. We want the park in this space!  | No question   |
| Shouldn't this activity be put on hold until we have a new slate of council persons elected from districts rather than at large whereby the southwest is guaranteed to have representation. Over the last many years   | There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future.  |
| 115 only ne coouncil person ahs come from south of the boise river   |   |
| 116 Are there any plans to mitigate the loss of this park space toward additional park space in sw boise?  | The proposed land swap includes a fully built out 7 acre park   |
| 117 Who is the developer?<br>What does the city propose to do about the existing water issues,i.e. wells going dry, due to over-building in  | Harris Family   |
| 118 existing building projects?  | live answered   |
| 119 How will water be issued to new subdivision? well, city water  | City services would support any new development   |
| 120 How will this affect Maple Grove school which I think is already at full capacity.   | Impacts to schools are evaluated during the development review process  |
| 121 Does "houses below the median price" mean replacing a would-be park with cheap houses?   | No  |
| 1. There was a plan to develop this space into a park. Why did that never happen?<br>2. There is no open space or parks in this neighborhood so why not use this site?<br>3. There are plans and projects underway to build houses in this area now, how do you justify more development here.<br>4. Our children have nowhere to play that they can walk or bike to and your view is there are parks in Meridian they can use, really? How does driving to parks 10 to 15 miles away support you zero carbon goals? |   |
| 122 5. Then there is the school and admin buildings, please explain why we don't need these facilities.  | live answered   |
| 123 When will we find out more about the land the city will recieve for this swap?<br>So you wish to lower the median housing stock.... That means garbage housing that will be a slum in ten  | In the coming weeks.  |
| 124 years. Fuck you very much  | No question   |
| 125 so do the adajenct property owners really have any say in this<br><br>You mentioned that the city does not develop parks that are not within the city boundary. On the other hand, you are proposing to annex the land in to the city. It seems like the city would rather develop more park area in the foothills rather than wait for the southwest area of Boise's impact area to be annexed.   | All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.  |
| 126 Where would future parks go in the southwest area if/when it is annexed into the city?   | live answered   |
| 127 Who's the developer?   | Harris Family   |
| 128 Who's the developer inquiring?   | Harris Family   |
| 129 Are you guys concerned about increased traffic and congestion on Cole and Maple Grove?   | If any residential development on the site is to occur, a traffic impact study would be required by ACHD  |
| 130 Why is there the minimum acre park?  | The City has no minimum acreage requirement for a neighborhood park<br>All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August. There will be future opportunities for community members to attend and provide testimony for consideration to public decision makers. |
| 131 Has a project like this ever been able to be cancelled by the community it affects?  | No question   |
| 132 yes  |   |
| 133 Is there already a study done on the impacts of traffic to an area that is already overwhelmed?  | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.   |
| 134 Exactly how many Homes and or Apartments are you talking???  | That level of detail is not available at this time  |
| 135 Will you be holding another meeting for people unable to attend the internet meeting?  | there will be the P & Z meeting as well as City Council. This meeting is also being recorded.   |

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| 136 How many homes do they want to build?<br>Why does the city always provide service and preservation for the North end, but treats the  | That level of detail is not available at this time  |
| 137 south/southwest end like red-headed step children?  | The city treats residents within the City Limits equally  |
| 138 Can we have details on where the foothills land is? How much land and etc?  | That information is not available at this time.   |
| 139 Sleazy developers making deals with sleazy local officials, sounds like the treasure valley alright!<br>re. Clyde Milbourne (You) 06:08 PM<br>Why has Parks and Recreation decided to present this proposal?  | No question   |
| 140 What I was getting at is "What is in it for the city and its residents"?  | live answered   |
| 141 What foothills land is specifically being considered in this swap?<br>With the growing TV, driving to our only regional parks grows by day due to traffic congestion. This regional park is desperately needed and there are plenty of Boise residents right near this park. Molenaar park, as you said is NOT a regional park. With all of our foundations and philanthropy in the valley, can't the city  | That information is not available at this time.   |
| 142 consider other means to fund the park?  | live answered   |
| 143 Would developers consider a park that is greater than 7 acres and is the best place to submit comments to the email under the land swap slide regarding ideas for what the community would like that park to have? what preparations are being done for the additional traffic in the area? Has the developer agreed to help  | Please submit comments to <a href="mailto:bpr@cityofboise.org">bpr@cityofboise.org</a>  |
| 144 with the costs of road improvements?  | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.   |
| 145 Please put the email address in the chat box-thanks<br>How can we be sure any park would not be controlled by the homeowners in the area, excluding the rest of   | <a href="mailto:jtomlinson@cityofboise.org">jtomlinson@cityofboise.org</a>  |
| 146 the public?   | The City would require the land to be deeded to Parks and Recreation and we would own and maintain the park.  |
| 147 How many homes does the developer propose to build on the property?<br>who are the decision makers? could it be community gardens, pollinator gardens, native plant restoration?<br>what is the underlying motive for development? could it be a smaller project instead of all or none? thanks   | That information is not available at this time.   |
| 148 for your presentation<br>how is the land not protected in the north end right now? I'm sure there are other ways to protect North   | City Council are the decision makers. We will include your comments in our application materials  |
| 149 end assets without taking something from the south<br>Will the city give details as to what the city will get in exchange for the land swap such as how many acres,   | The foothills parcels have not been publicly identified   |
| 150 specific locations, etc.?   | When we have more information, we will release it.  |
| 151 what does the land swap entail?   | No agreements have been reached at this time  |
| 152 Will we be able to get a copy of any of this presentation or the information provided in it?  | yes it will be on our website.  |
| 153 will the home being built be low income homes?  | That level of detail is not available at this time.   |
| 154 we need parks in SW Boise, currently there is a disappointed amount of parks in North Boise   | No question   |
| 155 Jennifer, Do you personally support this proposal?  | City staff are initiating the annexation and comprehensive plan map amendment application process   |
| 156 What gives the City the right to remove covenants ? Normally covenants cannot be removed.<br>The land swap helps those to the North, but does nothing to help the south end of the Treasure Valley.   | The covenant was placed between two city departments. The city can amend covenants through resolution   |
| 157 What is being done to support the South end of the Valley?  | live answered   |
| 158 is there anything we can do to make the original park happen?   | live answered   |
| 159 This is great to know that the land in the foothills would be protected! I would rather have the foothills kept wild and beautiful than have a park 1.5 miles closer to my house than Molenaar Park. I support this land swap, especially since the housing would be (if I heard right) below the median price. Swap it!<br>With the loss of this designated park space, are there any promises or changes in the park proposal north of Lake Hazel between 5 mile and maple grove? This too was promised, and apparently can easily be | No question   |
| 160 removed.<br>If you implement this land swap, how do you plan ensure access and suitable land for public parks and open space the dozen or so square miles of land in the southwest Boise that are in the Boise impact area, but not   | The Wrigley site is not annexed yet either. It is leased to a farm operation and no plans or considerations have changed for this site                        |
| 161 yet annexed?  | live answered   |
| 162 Why does the council not want to keep it as open space?   | The City Council is evaluating all avenues for addressing our housing crisis.   |
| 163 would the entire murgoitio property be homes ? or would there be a possibility for a smaller size park ?  | live answered   |
| 164 Will individuals have an opportunity to oppose breaking the covenants?<br>why can't you annex us and in exchange give us the park? Once we're annexed then we'll be valid taxpayers   | live answered   |
| 165 and you can start working on it by your own logic.<br>What criteria was used to determine a few significantly smaller parks are a better choice than the open   | live answered   |
| 166 space concept intended in 1997?   | The city is exploring all possible options to address the housing shortage and this is one proposal   |
| 167 How would the traffic be accommodated with the increased housing?<br>Why does this property have to be developed? Is this going to be another grouping of high density housing  | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.   |
| 168 and no improvement on infrastructure?   | High density housing is located in areas designated as mixed use, activity centers, or downtown, this proposal is not for high density housing                |
| 169 Why a land swap; why not auction off the property per the Idaho Statutes?   | <a href="https://boisedev.com/news/2021/06/24/murgoitio-park-mclean-clegg-boise/">https://boisedev.com/news/2021/06/24/murgoitio-park-mclean-clegg-boise/</a> |

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| 170 | There are a lot of disappointed families around here with this proposal. We have been waiting for this park. SW Boise has only 1% of Boise park space but 21 % of population... SW Boise has always been neglected  | No question   |
| 171 | when it comes to parks and infrastructure.<br>It was public? so they should have known and we should sue half the realtors in boise. The park map was on  | No question   |
| 172 | the seller's kitchen table when I made an offer on this house.  | The Master Plan was created with public input in 1997.  |
| 173 | THEN JUST LEAVE IT AS FARMLAND<br>Just sounds like big money talking so a developer can make huge money. Lets face it that it is really a done deal already. Where is the the land swap property located. When will we know who the developer is and  | No question   |
| 174 | why is it so hush hush?<br>If this will be a regional park, why is the size (7 acres) more in the local park size? Is there an option for a   | Harris Ranch is the developer. There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future. |
| 175 | larger park area?   | A 7 acre park would be considered more of a neighborhood park. No agreement has been reached and elected officials would need to consider a separate action for any land trades that may occur in the future.   |
| 176 | Please stop answering the same questions on repeat<br>this is starting to sound like subsidized housing is going to be proposed for the site. Not exactly what I want   | No question   |
| 177 | for a neighbor.   | No question   |
| 178 | Does any of city council live in this area? If they did they would know how important this park is.   | No current Council members identify as a resident in the SW area  |
| 179 | It was never in a capital plan, yet the proposed park plans were on the website until recently?<br>Does city planning have a ratio of park acres to population relative to the area of the parks placement in the   | The masterplan is on the website  |
| 180 | city?   | Yes   |
| 181 | We already have a traffic issue and that's not under control also CBH is already building 2500 homes on Cole and Lake Hazel. We need a decent park on our side of town! Lived here since 1989   | No question   |
| 182 | Please answer - TRAFFIC if you do this land swap<br><br>Amity Road DOES NOT go through to Maple Grove. If you build more homes in this area you have essentially made it even worse for those of us who live in this are traffic wise to move in and out of this area. What is the proposal for this to be fixed? Desert is not necessarily an option because that goes backwards | If any residential development on the site is to occur, a traffic impact study would be required by ACHD.   |
| 183 | Why did you remove all the original information for this future park from the City website?   | live answered   |
| 184 | can there be a middle ground met, so we annex it but then sell half and keep the rest for a park.   | live answered   |
| 185 | If it was never slated to be developed then why were plans developed and circulated?<br>when my family sold this land, they were told it was due to the noise complaints from airplanes. are those  | The property was masterplanned to understand what amenities could go on the site. That plan was never included in any capital plan because of the question of annexation of the southwest   |
| 186 | complaints still a concern?   | The land is located in airport influence area a and development is not restricted.  |
| 187 | Agreed with Kent.<br>Then why were plans drawn up originally? Could donations and volunteers be employed to make it what it   | No question   |
| 188 | was originally designed for.  | The current cost estimate for greening up the site is over \$30 million   |
| 189 | I have documents that contradict what you have said. Who do I share these with?<br>you do have people within the city limits about a mile south that would use it. the city is starting to  | email them to <a href="mailto:jtomlinson@cityofboise.org">jtomlinson@cityofboise.org</a>  |
| 190 | surround that area  | No question   |
| 191 | But at some point we will be annexed, so long term this area will be in the City.<br>SO YOU ONLY WANT TO ANNEX WHAT YOU CAN SELL BUT NOT ALL OF OUR RESIDNECES SO WE CAN  | No question   |
| 192 | CONTRIBUTE<br>If the park is not built and homes are built instead, Would the 7 acre park include a large pond? The neighbors in the area are having problems with wells drying up, due to irrigation being delivered in pipes.<br>The park with ponds with water from the canal would be beneficial to existing homes in the area due to   | No question   |
| 193 | recharging the aquifers.  | If the swap is to occur in the future a plan for the 7 acre park would be developed. Pondering could be considered.   |
| 194 | Has the City considered turning it into park space similar the foothills and North End? There is no access to something as vast in this area and it would seem such a park would provide more to this end of the city instead of increasing density with the short-sighted thought of "housing shortage".   | Parks are developed in all parts of town.   |
| 195 | The Syringa development is in the city limits. South Cole and Lake Hazel.   | Correct   |
| 196 | why is ACHD currently surveying Maple Grove Rd  | Maple Grove is currently being widened.   |
| 197 | Was ACHD aware of this when cole road was updated and can the road handle increased traffic?<br>The surrouding neighborhoods must be annexed to support the funding of the park. Is the city willing to   | This is a recent proposal consideration. ACHD was not aware of this when they planned to widen Cole Road.   |
| 198 | attempt annexing the SW area again?   | The city routinely evaluates annexation of the Area of Impact   |
| 199 | So the city never planned on an annex of south boise areas?   | The city routinely evaluates annexation of the Area of Impact   |
| 200 | Molenaar is a much smaller area and is not a replacement for this park.   | No question   |

|  |  |
|--|--|
| Shouldn't the business of Parks and Recreation be developing and expanding the park system, not giving 201 potential park sites away?  | The business of Parks and Recreation is maintaining parks throughout the City of Boise and providing recreational opportunities for children and adults  |
| We really want a park and do not want homes. Is the 30 million estimate a worst case scenario? Can we 202 look at more affordable options where the greenery and the open space is preserved?  | The cost estimate is based on our most recent bids greening up parks   |
| 203 When did this idea first come about? When did the developer approach the city?   | unknown  |
| 204 What is the proposed density by the developer.   | unknown at this time   |
| Back in the 90's there were plans to develop and make little league fields and materials were being donated 205 - what happened to those plans   | Those plans never came to fruition   |
| 206 why does the city build fire stations outside of the city limits, and sewer/water but won't support a park?  | Fire stations located outside of city limits are operated through a joint agreement with the Whitney District. Sewer was extended due to septic failures and groundwater contamination   |
| Parks are only allowed within the City. Murgoito Park is proposed to be annexed for residential development. Why not annex it for 207 acre park....for who? Not for those outside the development.   | The site must be annexed regardless of what future plans take shape. No private properties are a part of this annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.  |
| 208 Who is the developer, and what type of housing are they proposing?   | Harris Family  |
| Once the land is annexed then it would fall under the funding of Boise tax payers then it could be developed as a park. So why change the covenances and usage? Also you've had a plan on the develop the property so 209 now you're say they didn't plan it for a park?   | We had a masterplan however no funding was ever identified in our Capital Plan   |
| 210 There are a lot of birds and groundhogs on the farmland  | No question  |
| 211 Is this the way Boise wants to annex this area ?   | We are applying to annex city property and school district property only at this time. We are required to notify our neighbors prior to submitting application for annexation and comprehensive plan map amendment to the Planning and Zoning Commission. There will be future public hearings on this matter once the application is submitted. |
| 212 Come visit the site sometime and observe that there is in fact wildlife there, please.   | No question  |
| Regional parks serve more than the immediate neighbors. There are plenty of city residents nearby who are 213 not served by parks, and many more coming in the new developments in the area.   | No question  |
| 214 You don't want to build a park because of annexations but will accept taxes from the annexed properties? How can you expect us to consent to future taxes and annexation in the proposed Boise impact area when you're currently selling/trading the only publicly owned land available for city amenities in the southwest 215 Boise area?  | Properties that are in city limits pay city taxes that fund city services.   |
| In Idaho forced annexation is legal. It doesnt matter if the SW opposed it or not. If the city wanted to 216 annex they could. The city has forced annexation in the past.   | No question  |
| 217 Give us or park and you can annex us.  | No question  |
| Boise is not just about the foothills-what about providing opportunities to southwest Boise residents and 218 keep the land for the park?!   | A 7 acre park is included in the proposed land swap  |
| 1) Changing the land use to a residential use where the New York canal is in a fill section is not a good idea. 2)At buildout conditions and assuming the annexation in southwest area, how does the park land area per resident compare with other areas in Boise and does it meet the current goals of Boise Parks. 3) Boise has allowed high density in the area of Maple Grove and Lake Hazel. There is need for a large regional park in 219 this area. | Comments will be submitted with the applications for annexation and map amendment  |
| 220 Birds of Prey is HUGE here, as the Wildlife Birds of Prey is right here down the road!!!   | No question  |
| 221 A lot of I don't have the answers when you knew the major topics of the Zoom meeting?  | The topic of the meeting was annexation and land use map amendment, not the details of a land swap   |
| 222 Why propose to build on the last green and beautiful open space that we have?  | The City Council is evaluating all avenues for addressing our housing crisis.  |
| Clyde Milbourne 06:24 PM   |  |
| Jennifer, Do you personally support this proposal?   |  |
| 223 I do not support this  | City staff are initiating the annexation and comprehensive plan map amendment application process  |
| 224 There are lots of animals/wildlife on the site.  | No question  |
| 225 So the park would 4%of what it was supposed to be? A whole 7 acres...  | n/a  |
| What quality of development will be built? We'd like to know the details prior the annexation hearing.   |  |
| 226 When will we know who the developer will be?   | Harris Ranch is the developer  |
| 227 110% AGAINST the proposal!   | No question  |
| Is there going to be any public forum where the 'voices' of the citizens in SW area can actually be heard, and 228 provided with answers vs a digital Q&A forum?   | The applications will be before the Planning and Zoning Commission and City Council. If the land swap moves forward there will be a surplus public hearing   |
| NO CURRENT PARKS NEEDS ARE TAKING INTO CONSIDERATION THE HUGE GROWTH AND PARK NEEDS OF 229 THE VERY NEAR FUTURE  | No question  |
| 230 What is actually the land swap if the city doesn't get other property located some where else in the Valley?   | The proposal is to trade foothills land for this site  |
| Please check what is geologically wrong with the developers property in the Foothills; why would they not 231 build there?   | unknown  |

|  |   |
|--|---|
| 232 <a href="https://peregrinefund.org/visit">https://peregrinefund.org/visit</a>  | No question   |
| 233 Will there be a public vote on this eventually?<br>Will there be future discussion on this where the residents can vote on a variety of use options? Why has   | There will be no public vote however there will be public hearings where testimony is taken   |
| 234 this proposal begun in the first place?  | Yes, there will be opportunities for input. The developer approached the city with the proposal.  |
| 235 Has there been any<br>In general, How large is a region that would be taxed for a regional park<br>specifically , what percentage/portion of the Murgiotio taxable region is currently within City limits? Is there  | No question   |
| 236 any timeline for annexing the remaining portion?   | Regional parks serve the entire city. There is no timeline for annexation of the southwest. The only part of the southwest in City limits is north of Victory   |
| 237 How can we get a conversation started about SW Boise joining city limits?<br>If current needs are being met for sports fields, why is there no plan to include future sports park needs  | The city periodically reviews annexation of the southwest but has never moved forward with it.  |
| 238 when the discussion centers around increasing density?   | Fields needs are currently met and we can accomdate growth within our existing field spaces   |
| 239 LAND IS A NOMINAL COST IN CONSTRUCTION THESE DAYS  | No question   |
| 240 Will the below market value hurt the value of our current properties?<br>The city council is charged to meet the needs of ALL the residents of Boise-not just north enders--what   | There is no market analysis   |
| 241 about giving SW residents a park?<br>Is there going to be any public forum where the 'voices' of the citizens in SW area can actually be heard, and  | Southwest residents located north of Victory in the city limits are served by parks   |
| 242 provided with answers vs a digital Q&A forum?<br>If this is annexed then any housing development will lead to a need for more schools as the existing schools<br>would not be able to accommodate the volume of homes being shoehorned in to this location and no                                  | You will be able to comment at Planning and Zoning and City Council.  |
| 243 school capacity or proposed future schools for Boise School Districts.<br>A comment rather than a question: I realize you are asking just to annex this property, but the City wants to<br>annex the property for the sole purpose of swapping it. Therefore, the details of the land swap is very | No question   |
| 244 important when making a decision be for or against annexation.   | No question   |
| 245 Is the Foothills property currently within City Limits or will the area need to be annexed?  | The foothills parcels have not been publicly identified   |
| 246 Why are there many more parks on the northside ... a decided inequity exists.  | Park locations are largely dependent on development patterns  |
| 247 Why is this happening before the council gets elected by districts   | The annexation process takes several months. We must begin the process of annexation to begin the discussion about the future of this site.   |
| 248 What is Boise's future plans of annexation of South/Southwest Boise? Do those plans include parks?<br>You do know there is already pathway along the canal that is already used by the public? This won't gain   | The city periodically reviews annexation of the southwest but has never moved forward with it.  |
| 249 anything and will take away everytying<br>With the previously approved 2,000 homes approved on S. Cole, is the pathway to annex SW Boise   | The pathway along the New York canal includes city land that is intended as a public pathway.   |
| 250 stronger?  | There are a number of different options for annexation of the southwest   |
| 251 What are the canal pathways actually and who does it bebefit?<br>Are there any studies done on how it will impact existing property values if a subdivision and not a park is  | The pathway along the New York canal includes city land that is intended as a public pathway.   |
| 252 the likely outcome now?  | No economic impact studies to neighboring properties has been performed.  |
| 253 Why are you not disclosing the developer?  | Harris Family   |
| 254 Why not annex this area defined and develop the park<br>You've stated that the last time annexation was looked at for this SW areas was 15 years ago. Why can't we   | We intend to annex the city and school district properties and if a future land swap occurs, a park would be included in any future development of the land.  |
| 255 look at annexation again now?  | Annexation is looked at internally by the city every few years  |
| 256 Could the park be developed in stages, as funding allows?  | No impact fees have ever been collected for this site. Funding is largely out of reach at this point<br>The current lease agreement for Murgoitio requires an annual fee of \$160 to be paid to the city along with full management/care of the property (including water rights, ditches,<br>weeds/pest management, etc). \$160 * 25 years = \$4000. |
| 257 how much money has been collected from leasing it to farm for the last 25+ years?<br>It seems like the only person to benefit is the developer. If this is built within a subdivision it could be<br>restricted to other areas? Why can't we reach a compromise?                                   | There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action<br>for any land trades that may occur in the future.   |
| 258 The north and east side has many areas already   | Murio Farms has not submitted an application for annexation yet, so we don't have details of the proposal. We don't have the square footage of all of the homes in locale, so we<br>can't get a precise number  |
| 259 what are the estimated impact fees from Locale and Murio Farms development   |   |
| 260 Does canal connectivity give the city a path to be able to annex other property with canal frontage?   | Not necessarily. State code says that cities cannot chose an annexation path only by a shoestring or strip of land  |
| 261 But you have plenty of funding for other parks on the other end of town...   | no question   |
| 262 What about targeted donations to make it a park, like you've done with other parks?<br>So the legislature's stoppage of the impact fees we've always requested is part of the reason we can't afford   | The proposed land swap will include a fully built out 7 acre park   |
| 263 to keep this as a park?  | The city has never collected impact fees for this parcel  |
| 264 Agree with Karen.<br><br>Why couldn't you create a nature reserve type of area, simple pathways and let nature/wildlife take it over?  | No question   |
| 265 Seems a lot cheaper option and the south end dwellers could enjoy it.  | The proposal before the city is for a proposed land swap, the city does not have funding to build out the park  |
| 266 Call it a formality like it is...  | No question   |



Comment for record, no response needed: The city should either annex the space then build the park as intended, or leave it as is. Even now the farmed open space is of greater value than housing. There is no shortage of land for developers outside of Boise or Ada county, so it seems this is a plan to grow the city's 267 population rather than creating housing opportunities in the area.

If the parks north of the freeway serve all of Treasure Valley, why not annex the property to develop the 268 park so you have something south of the freeway for the entire Treasure Valley?

I was trying to piggy back on the comment about roadways, but I can't find it. Anyone who lives out here (or even drives out here) knows Southbound Maple Grove cannot reasonably handle another high density housing project. putting sidewalks in is not sufficient as it doesn't reduce the number of vehicles on an 269 already too busy road. Our roadways are at least 10 years behind our growth.

If there are not enough impact fees to develop the current park property, would the swapped property be 270 developed? I

271 Would the city be considering annexation at this time if they didn't have any offer from the developer?

272 why does the city not understand that there is a huge difference between 160 acres and a 7 acre park.

273 You won't green up but you will sell and build up!

We have been looking forward to this park for years. Please do not put in more houses that the 274 infrastructure can not handle.

275 Less parks for more people makes no sense!

276 why is this up to the city council when ITS NOT in the CITY LIMITS?

277 I live in the southwest and I'm in city limits! This is unbelievable

You didnt have impact fees to purchase it. Sounds like Boise made a mistake. Sounds like the city should 278 uphold their end of the bargain. Policy does not trump statute.

But you are going to sell it off but you say you don't control it, sounds pretty shady, can you explain how the 279 this works?

Well the city shouldn't receive any taxes from the annexed areas if they won't green up or work on 280 infrastructure.

Why can't the land be left "un-greened" up? We don't green-up the foothills but they are too far from me (I 281 am in city limits) to go to easily and often.

282 The term used was compact housing ... what is that? details?

283 What 7 acres... lol y'all are funny

Vicky McIntyre Can you share those documents with citizens as well? m.lawford@lawfordmedia.com I 284 will help you share them.

285 Why are you the only person representing Parks & Recreations. Seems like the Director should be present.

We watched on the website the end of auction, it clearly showed the "winner"... why can we not know who 286 the winner is in the instance?

Who are you swapping if your main problem is that we have not been annexed, then why not have try to do 287 that in recent years?

You keep referring to the southwest being out of the city so you can't compare but this part of the southwest 288 would be part of the city after annexation. It would not be equal after annexation.

There are a huge number of people in SW Boise who are inside the city limits and paying for the fees, but 289 those people seem to be ignored.

Would City Council listen to our protests as we are outside of city limits? This has happened before with the 290 Lake Hazel/Cole development where we were told we didn't live in the city limits so our votes didn't matter.

291 Can speak to anything?

292 If you don't set up parks in the County, who does? Why can't we discuss the land with them?

Are they not annexing the people along with the land because they don't want all of these angry people to 293 vote in the next city election? I have a feeling they will take the park, or try, and then we will see

annexation in the future.

294 if you are still looking for more land why not develop what you already own

All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.

All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August. There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land swap that may occur in the future.

If any residential development on the site is to occur, a traffic impact study would be required by ACHD.

The foothills parcels have not been publicly identified but if traded for the Murgoitio parcel, the foothills land would be preserved as open space.

yes

We do understand the difference.

No question

No question

No question

The city owns the land. It must be annexed to be considered for any future development or change in use.

No question

All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August.

No sale has been proposed, a land swap has been proposed. The land swap agreement is not included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future.

No question

The city is exploring all possible options to address the housing shortage and this is one proposal

An example of compact housing is homes on smaller lots, townhouses or attached homes.

No question

No question for the city

There are several park staff that are working on this application to annex. We felt 1 point of contact would be better/easier for the public to identify and contact about this proposal.

No auction has taken place. No property has exchanged hands. There is no land swap agreement included with this annexation and comprehensive plan map amendment application. Elected officials would need to consider a separate action for any land trades that may occur in the future.

This proposed application is to annex school district and city properties. The city periodically reviews annexation of the southwest but has not moved forward with it

No question

No question

All public comments for this meeting will be included in the annexation and comprehensive plan map amendment application to be submitted on June 29th for consideration by the Planning & Zoning Commission in August. There will be future opportunities for community members to attend and provide testimony for consideration by public decision makers

No specific question

Ada County Parks and Waterways manages County parks... like Barber Park and the Fairgrounds

No private property is included in this annexation application. Only the city and school district properties are being considered.

The city owns 3 parcels of 'undeveloped' land in the Southwest planning area. Murgoitio, Pearl Jensen and Wrigley sites are all currently situated outside of city limits.

You say the southwest is outside of the city limits. But please note that Many living within the city limits and near this planned park would utilize it rather than driving across town rather than contributing to the 295 traffic and people congestion on those popular areas across town

No question

296 It's a given that the city will annex south of Victory in time,so why keep using that as an excuse?

Annexation of the southwest is periodically reviewed internally by the city.

Pearl Jensen Park site was partially donated over 20 years ago in SW Boise with the promise to make it a 297 park. What's the future of this?

A link for the Pearl Jensen site can be found here: <https://www.cityofboise.org/departments/parks-and-recreation/park-sites/southwest-boise/pearl-jensen-park-site/>. Like the Murgotio, although a master plan has been created for the site, no capital funds have been allocated for future development because it is currently situated outside city limits.

IF THE FARMLAND HAS IRRIGATION THEN THE PROPERTY CAN BE A NATURAL PRESERVE DEVELOPEMENT 298 WITH THE SAME WATER

No question

People'a water wells have already dried up from new development dropping the water table, how are you 299 proposing to remedy that?

New development within city limits must hook up to municipal water sources instead of drilling new wells.

You keep saying that you can't build the park because they're aren't enough people that want be annexed into the city. You also said that the last time people were asked about it was 20 years ago. The demographics of the area (especially south of Amity) have changed drastically in the last 10 years. Why 300 can't they asked for anexation again before doing the land swap? 20 years was a LONG time ago. how did 33 million get estimated? seems exaggerated to me. the place has great soil on it now. looks pretty green to me. we dont need anything fancy. certainly dont need homes and more traffic. I'd rather it stay the 301 way it is than develop.

The city periodically reviews annexation of the southwest but has never moved forward with it.

The estimate is based on recent park construction projects

302 Will a person have to interfere with subdivisions to access the park proposed.

The park proposed with the potential land swap would be a public park accessible to anyone who wishes to use it. They need not live in the subdivision to use it.

303 Is it our fault that the city hasn't annexed this land in 26 years?

<https://boisedev.com/news/2021/06/24/murgoitio-park-mclean-clegg-boise/>

304 Marisa.... You are CORRECT....

No question

305 why are you dismissing my questions?

Inflammatory language is dismissed

306 How many acres is the developer wanting to swap for this park?

Those details are not available at this time

Can you explain how the city planned a park and published a map but apparently had no intention of 307 creating a park since it wasnt yet annexed?

The masterplan was developed however the parcel was never placed in a capital plan so no impact fees were ever collected to pay for construction.

Am I correct in assuming that the only reason annexation is being considered is so that a swap could then 308 be arranged with this developer?

Annexation must occur before anything can be done with the parcel

So you can green up any park that's not on the city limits. Is the city planing on moving the city limits 309 between now and 3 years?

We do not allocate any capital funding to a park property that is not in city limits. If annexation of the school district and Murgotio properties are approved, the city limit lines would be expanded.

Can you futher describe what the canal connectivity means? SW Boise has no pedestrian and biking paths and this is the last significant parcel of land (besides the desert) to provide somewhere for people to 310 walk/run/ride without being on the streets?

Any residential development of the property would require the developer create 'off-street' pedestrian and bicycle trails throughout the subdivision.

If the developer builds homes, where will these kids go to school? The district is selling off their parcels. 7 311 acres is not near equitable. We would probably rather keep it a farm if nothing else.

Boise School District reviews plats for impact to schools

How do you propose to support schooling for all of these new homes if we already have a deficit in student 312 to teacher ratios and school population? What school can support all of this housing?

The school district has planned for future growth in this area as well as other parts of the district.

I think annexation is a given. So that is not the question most are asking. Its more about what happens with 313 the land.

City Council makes the decision

314 what property in the foothills is being traded and what will happen with that land if the city acquires it?

The foothills property has not been identified yet, but if traded, the foothills land would be preserved for open space.

315 If the land is used for housing, will those homes have access to canal water?

Those details are not available at this time

We don't have a shortage of housing, we have an affordability crisis. Stop pushing the industry-pushed fallacy that building more \*unaffordable\* supply will lower prices in an inelastic market, ie just "building more" only increases speculative pressure on housing.

316 KEEP THE PARK!!!!

No question

You have repeatedly stated that the city has a policy to not green up areas that are not annexed into the city. Policies can change, can't they? The SW Boise area needs open space much more than more homes and traffic. A 7 acre park surrounded by hundreds of homes will not serve the area, just the surrounding 317 home owners.

The city does not develop parks outside of city limits. We rely on property taxes to fund ongoing maintenance and operations

318 This presentation is TYPICAL of how SW Boise residents are treated... very dismissively ...

No question

319 So all of the park parcels are 10 acres or less?

No, however most neighborhood parks are typically less than 10 acres

Wells are running dry in this area and aquifers are being blocked by concrete and cement and taking away 320 watered areas. This will directly cause more wells to be dried up. what will be done to mitigate this?

Any new residential development at this site would be serviced by city/municipal water instead of drilling new wells.

Why can't all the money being spent on the parks in north Boise be saved or put into a similar park system in south Boise? Just by annexing the south into Boise the tax base would be there to help accomodate a  
321 park there just as nice as the greenbelt.

I am not understanding it WILL be in the city when annexed and was in the long term plans until recently so why not green it up? Will the land swap in the foothills not be "greened" up. One side of the foothill can  
322 not have neighborhoods either.

So you used tax payer money to buy all these parcels but refuse to maintain them because you do not  
323 collect impact fees?

This park is needed for this area. How much land needs to be annexed. The whole of SW Boise, or just the  
324 area near the park? There are many people who live in the city that want this park as well.

325 if you are looking for more land why not use what you own now

326 You really think these home will be affordable? For whom?

327 Is there a reason you cannot answer the foothills question?

328 what is to ensure future park sites aren't swapped at a later date like this land being considered?

Will you repeat the email address that we need to write to if we are opposed to the land swap? We want  
329 the park!

330 Why doesn't the city build up the North End. I'm sure you have land there too.

331 So if the area is designated as a "compact" area, could apartments be put on the property?

Can the current area be annexed into the city limits due to its promixity to the junior high and continue with  
332 its intended purpose?

333 Affordable - does that mean lower income or subsidised?

334 Thank you for holding this meeting to keep us informed.

335 If the swap is not approved would the city still annex and create a park?

The median house price is now over \$400,000. Below median price doesn't necessarily mean affordable.

336 How will this land swap help the housing problems?

So the bottom line is that the north end didn't want low income high density housing, so taking our last  
337 beautiful open space is the remedy?

338 Has an environmental study been done?

Funny, you keep saying affordable housing, but there is a new housing going in or slated to be going in  
339 between Cole & Orchard at Lake Hazel. All along Lake Hazle for that matter.

340 Why here?? Cause you don't want "affordable" housing by you bringing down your property value...

341 If you put in affordable housing will you insure there is public transportation to this area?

342 What happens when the housing boom dries up and we're sick with unsellable homes?

343 Will the 7 acre park have ponds that will recharge the aquifer that is dwindling in the area?

Where is the support for this coming from then? Just the City trying to pat themselves on their back for  
344 "providing affordable housing"?

So you say you will do development but in the same breath you say you don't do anything in the county.

Doesn't make alot of sense to the average Joe. If you won't develop this area but have plans to develop  
other areas seems like you just want to get rid of this parcel since it is close to City limits and will bring a  
345 premium to the City in the swap.

This area should be a park to serve the residents of the southwest area. We should not have to drive to  
Simplot or Ann Morrison for our children to play soccer. We should be able to enjoy a beautiful area where  
346 residents can walk or drive within reason.

347 is the estimate of 35 million to green up the park available for review?

348 Why not sell it to the county so they could develop and manage the original intended purpose?

349 Are any of the proposed housing going to be apartment complexes?

350 Why didn't the Parks Department engage with the community before making this decision?

Please do not trade a short term monetary gain for a long term investment in our community. Boise is going  
351 to conitnue to grow and the areas in SW Boise will eventaully be annexed. This seems very short sighted.

What is the Comprehensive Plan designation the city is going to request as well as the zoning? I believe you  
352 said Compact and R-1C, is that correct?

353 what do you class as low income housing

The location and arrangement of neighborhood and community parks are designed to best serve Boise residents and its area of impact when those areas are annexed. This application would seek to only annex school district and city property. No private lands are being annexed with this application.

The masterplan is not the same as a capital plan. The parcel was never included in any capital plan so no impact fees were collected for it. In regards to foothills land proposed for the swap, it would be left in its current state for conservation.

Currently, the parcel is leased to a farming operation to ensure the land is maintained and used according to its current zoning designation within Ada County.

Thank you for you comments. This application would seek to only annex school district and city property. No private lands are being annexed with this application.

The Parks Department is not looking to acquire any property with this annexation application.

HUD defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income.

The foothills property has not been identified yet, but if traded, the foothills land would be preserved for open space.

The location and arrangement of neighborhood and community parks are designed to best serve Boise residents and its area of impact when those areas are annexed. This application would seek to only annex school district and the Murgoitio site.

Yes, bpr@cityofboise.org

The North End neighborhood is well served by existing city parks and access to the Ridge to Rivers trail system.

Compact is a designation that means detached single-family homes are predominant but a variety of housing types including duplexes, triplexes, townhomes, apartments and condominiums could be allowed.

No, the city does not have the funding to construct the park in its current configuration

HUD defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income.

Thank you for attending.

If the swap is not approved the parcel will still be annexed. The park will not be developed as outlined in the masterplan

The city is exploring all possible options to address the housing shortage and this is one proposal

No

An Environmental study was done when the city purchased the property in 1992, but not since that time

No question

The city is exploring all possible options to address the housing shortage and this is one proposal

The city works closely with Valley Regional Transit on route planning

At this time, there is a shortage of housing stock availabilty which is driving rapid increases in home prices.

If the swap is to occur in the future a plan for the 7 acre park would be developed. Pondering could be considered.

No agreements have been approved or reached at this time. The Planning and Zoning Commission will consider the annexation request at a public hearing in early August.

No question

No question

Based on the current construction environment and Boise Parks and Recreation's most recent expenditures for landscape installation bids, costs are over \$200k per acre to install new pumps, lines, sprinkler systems, sod, trees, shrubbery and a parking lot. This does not include public restrooms, water fountains, pathways, playgrounds or any other amenities.

We could surplus it and sell it to the highest bidder but am not sure where Ada County stands

These details are not available at this time

No decisions have been made. The annexation application will be submitted to Planning and Zoning on June 29th. A public hearing will be set once the application is submitted.

No question

The comprehensive plan map amendment request would be for a 'compact' designation. We are requesting A-1 zoning so that if the land swap is approved, the developer can rezone it to a zone that will accomdate their plans details on proposed housing is not known at this time

Could you please break down to the lowest common denominator as to how to voice our opinion? Who do we contact, where do we send our concerns?

354 we contact, where do we send our concerns?

355 Why not leave the area alone and continue to farm it?

356 If you wanted us to participate, why the minimum notice which only mentioned the annexation?

357 why are you dismissing me

you mention the southwest is not in the city limits but actually a great deal of south of overland is in the city. The area off of south Cole and Lake Hazel with thousands of dwellings and business is slated to all be in the city. Why add more foothills land when the only way it is accessible for those south of the river is to drive to the foothills and search for parking. before hiking. time for land south of overland for multi use

358 Why does Boise purchase properties outside of the city limits with expectations to develop them as parks similar to the Murgoitio property but then decide to use differently? What commitments can we get from Boise that they'll follow through?

359 But you can spend over 100 million to develop the white water park! Not everyone likes water! Some of us want trails to walk or ride horse

360 Why can you not tell us who the developer is and where the land is in the North End?

361 Will this land be annexed once the housing is built?

362 Why is the city of Boise required to provide affordable housing? What is the City actually receiving from developer (???)

363 The City will have the impact fees from Locale and Murio Farms. These fees can be applied to Murgoitio Park.

364 has the city considered developing the park in phases utilizing funding they have now and continue to expand in the future?

365 You keep saying that it will create affordable house but also mention that housing will be sell at market value so how is that affordable?

366 If we can go put grass on it will you all just leave the park alone? I'm sure everyone will chip in and we can score donations.

367 Thank you Jennifer Hall

368 If you don't have the money to develop the regional park why not just wait until we do have the funds?

369 Anything is possible with solid public support.

370 So the parks won't fence parks but they will gladly over water and ruin my fence...

371 Sign the petition to Save Murgoitio Park from Development;  
[https://docs.google.com/forms/d/e/1FAIpQLSfqN7-kEya8gxf8BM3qvwj8QqFnB8a9oe4Z\\_ngkW9UQBXYfYA/viewform](https://docs.google.com/forms/d/e/1FAIpQLSfqN7-kEya8gxf8BM3qvwj8QqFnB8a9oe4Z_ngkW9UQBXYfYA/viewform)

Is there currently discussion around alternate proposals... for example a 80 acre residential development and 80 acre park vs 153/7 acre residential/park split. alternatively keeping the 160 acre park, but develop in stages so the \$30M+ funding is spread across multiple years/decades.

372 I have observed extraordinary effort and ingenious approaches by the city to continuously expand recreation in the foothills, near a significant amount of existing recreation opportunities. I request a similar vision and commitment by our city leaders to create a unique, large and diverse regional recreation area more accessible to the portion of our populace that lives far from the north side opportunities. This is an opportunity that should not be lost.

373 How do we have representation in city council if we live outside city limits? Why would the city council listen to us, even though this project directly impacts us? I feel we have no voice.

374 WHY WOULD WE WANT TO BE ANNEXED AND THEN YOU FOLKS JUST DO WHAT EVER YOU WANT

375 our beautiful state is turnig into a cement jungle

376 What about air quality issue? Projects like this kick up a lot of air born contaminants.

377 Super early in the process seems to be the response for many questions, seems that more transparency and knowledge of the history

378 - It seems that statement we couldn't greenup before it was annexed,so city wants to annex it now - it could be annexed and developed as a park now.

379 7 acres park vs 160 acre recreation complex is not comparable.

What neighbors will be notified when the hearing is?

These neighborhood parks, such as the Peppermint park, are in subdivisions. The residents in the subdivisions do not allow people who do not live in the subdivision to utilize the park. So it is concerning that the city states we have access to parks but in reality we do not.

you may email [jtomlinson@cityofboise.org](mailto:jtomlinson@cityofboise.org) and we will be sure to include all comments.

The city is considering all options for addressing our critical housing shortage

We are required to notify our neighbors prior to submitting application for annexation and comprehensive plan map amendment to the Planning and Zoning Commission. There will be future public hearings on this matter once the application is submitted.

Incendiary comments are dismissed as they are not questions

Comments will be submitted with the applications for annexation and map amendment

These decisions were made in the 1990's and were never acted upon. Without funding, we are considering options for addressing our critical housing shortage

The whitewater park did not cost 100 million

Harris Family

We intend to submit an application to annex this month. It will take several months to work through that process

<https://boisedev.com/news/2021/06/24/murgoitio-park-mclean-clegg-boise/>

No question

Yes, however without a greater annexation discussion of the entire southwest the city will not green up the property at this time.

Below market value is the term that was used.

No, the city will not consider that as it still requires maintenance and operations funding and we need additional property tax revenue to support that

No question

It has never been included in a capital plan

No question

No question

There has been limited discussion around alternate proposals. The \$30 million is for phase 1 greenup of the park and does not include any amenities

No question

Public input will be taken at public hearings on the applications and the property surplus hearing

Not sure how to answer that one

No question

Air quality is regulated through DEQ

Neighbors within 500 feet of the site will recieved a mailed notifications, all email addresses that have submitted comments and registered for this meeting will receive notification

Public parks are available and accessible to any citizen. Subdivision residents and other private parties are not allowed to prevent use of public parks by anyone.

|   |  |
|---|--|
| <p>Boise is about to annex this land for development but won't consider annexing it for the park that was<br/>380 planned over 20 years ago?? Why not???</p>  | <p>It has never been included in a capital plan, no impact fees have been collected for it and the city will not annex it to build it without annexing the rest of the southwest</p> |
| <p>Why does the city need to swap this land? I understand that city cannot green it because it is not annexed<br/>by city and the cost is high, why not leave it the way it is and later when city starts annexing rest of SW and<br/>have the funds the build the park as it was planned. We really need a nice park in this area and we can wait<br/>381 a little longer when we have waited for the last 30 years.</p> | <p>The city is considering all options for addressing our critical housing shortage</p>  |
| <p>382 Yes Debra .... seems like a raw deal for us residents.<br/>YOU CANNOT JUST CREATE "AFFORDABILITY"! IT WILL BE SOLD AT MARKET RATE LIKE ANYWHERE ELSE! IT'S<br/>JUST A "POLITE" TERM FOR COMPACT AND CHEAP HOUSING THAT NOBODY OUT THERE ACTUALLY WANTS<br/>383 NEAR THEM!</p>  | <p>No question</p>   |
| <p>Boise created the AOI through their comprehensive plan. The county approved of it. However the City<br/>384 needs to take responsibility for what they helped create and keep their promises.</p>  | <p>No question</p>   |
| <p>I invite all committee members to come take a drive around: Overland/Cole/Lake Hazel/Maple<br/>Grove/5Mile/Cloverdale especially around 4 to 6 pm...since none of them live even close to this area. They<br/>385 have no idea how much build up has happened. We need the green space!</p>  | <p>No question</p>   |
| <p>Maybe the city could consider developing the park in phases utilizing funding they have now and continuing<br/>386 to expand in the future. We want the park!</p>  | <p>No question</p>   |
| <p>It seems that while many of us our not in the City ... the City Council has a great deal of power over our<br/>387 community and our quality of life ... this needs to change.</p>   | <p>No question</p>   |
| <p>388 Why does this have to be swapped now, it's been farmed for thirty years; why the rush?</p>   | <p>The city is considering all options for addressing our critical housing shortage</p>  |
| <p>389 <a href="https://www.change.org/p/boise-residents-save-murgotio-park-from-development">https://www.change.org/p/boise-residents-save-murgotio-park-from-development</a><br/>How could you possibly revise the plans you will submit to counsel in 11 days? Don't you already know more<br/>390 than you are telling us?</p>  | <p>No question</p> <p>Applications will be submitted as presented with the addition of public comment</p>  |
| <p>391 So, it sounds like you are saying it would be too expensive to annex SW Boise now, so we really have no say.</p>   | <p>The city periodically reviews annexation of the southwest but has never moved forward with it.</p>  |
| <p>what does this land swap actually provide for the residents that have lived in the southwest with the idea<br/>they would have a Regional Park in this location and promised by a depiction that has been in place for<br/>392 many years , showed at many Neighborhod mtgs by developers to give support to their projects ?</p>  | <p>The proposal provides off street pathways and a neighborhood park</p>   |
| <p>The city has been successfully annexing large parts of the area. All land between Cole and Maple Grove<br/>393 South of Lake Hazel will be annexed in a few months</p>   | <p>No question</p>   |
| <p>Can we who live in the impact be considered part of the Boise impact area instead of the evil stepchildren of<br/>394 the Cory and the county.</p>   | <p>The city periodically reviews annexation of the southwest but has never moved forward with it.</p>  |
| <p>395 If this is annexed, the neighbors still get no voice, because we don't get to vote with the City of Boise<br/>You said infrastructure will increase with density, yet sw boise has exploded, and we do not see any<br/>396 road/infrastructure increase?</p>   | <p>No question</p> <p>Impacts to the transportation system are evaluated at the platting stage in partnership with ACHD</p>  |
| <p>Part of the consideration for not annexing more of the southwest area was the cost of police protection,<br/>397 lighting, sewer, and other services which are common to the city residents.</p>   | <p>No question</p>   |
| <p>398 Thank-you for hosting this meeting.<br/>If you put in more housing, won't you need more schools? Taking from the school district doesn't seem like<br/>399 a wise solution.</p>  | <p>You are welcome.</p> <p>The school district is/has planned for future growth in this area.</p>  |
| <p>400 You're swapping 160 acres for 43 acres? Seriously?</p>   | <p>The acreage of the foothills property has not been made available at this time</p>  |
| <p>can the property be turned over to the County for park development or retention as undeveloped open<br/>401 space? The Southwest area can't support any more high density housing. jWells are going dry.</p>   | <p>We could surplus it and sell it to the highest bidder but am not sure where Ada County stands</p>   |
| <p>402 We want green.. no further housing. No swapping!<br/>Looking at selling the school property or actually building a park?</p>   | <p>No question</p>   |
| <p>403 Also, I can't believe you got left alone for this call. Props for handling it well.</p>  | <p>This meeting is to discuss the annexation of both the school district and city property.</p>  |
| <p>404 DOES THE CITY TAKE INTO ACCOUNT THE 2,000 HOMES GOING ON SOUTH COLE</p>  | <p>Yes, those properties were annexed prior to development</p>   |
| <p>So you'll annex the Northern end of the Treasure Valley since the high-end home are being built there but<br/>the south end of the Treasure Valley are not as high end so the City decides to just swap the property for a<br/>405 better area that will help the high-end homeowners. Doesn't seem equitable to me.</p>   | <p>No question</p>   |
| <p>Why was not this communicated better? I know the only people getting notification were within a certain<br/>area while it will affect everyone in the Indian Lakes area and across Cole from Indian Lakes and from Cole<br/>406 to Maple grove</p>   | <p>We followed the required notification procedures as outlined for annexation and map amendment applications.</p>   |

|  |  |
|--|--|
| I couldn't vote in the city council election. I don't have representation. But now the Boise city council is   | No question  |
| 407 making the decision to change plans for land outside of city limits, in my backyard.   | No question  |
| 408 Development would not be fast enough, ACHD would have to make improvement first.   | No question  |
| 409 What EXACTLY is "COMPACT" zoning and what does it allow.   | Compact is a land use designation that allows medium density residential and a range of housing types including single-family, townhomes duplexes and apartments   |
| 410 How does trading this 160 acres for 43 acres in the foothills seem equitable???  | We aren't trading 160 acres for 43 acres   |
| It seems clear that the people attending want this to be annexed for the purposes of a regional park and not for housing. Has there been any effort to solicit donors for the extra funds needed to make it a regional park, |  |
| 411 perhaps in exchange for naming rights?   | No   |
| there are 5000 homes that will be built south of the property over the next 20 years that have already been  |  |
| 412 annexed into the city limits, how does this not support their being a park there?  | A neighborhood park is planned for the Syringa Development and other new large scale developments are reviewed for park system impacts.  |
| 413 '@Brandy: How does trading this 160 acres for 43 acres in the foothills seem equitable???  | We aren't trading 160 acres for 43 acres   |
| 414 Please answer above  | No question  |
| there are thousands of residents in southwest boise against this plan. what can we do to get the city to keep  |  |
| 415 its original promise for this park? emailing concerns doesnt do anything. what are our options?  | Attending hearings and testifying before City Council  |
| 416 Then why did you have a master plan developed and share it on your website   | The masterplan was developed however the parcel was never placed in a capital plan so no impact fees were ever collected to pay for construction.  |
| 417 Why are you not allowed to tell us about who the developer is and about land that is to be swapped?  | The developer is Harris Ranch  |
| 418 Why hasn't the developer and location of the land swap been disclosed???   | The developer is Harris Ranch  |
| What kind of equity is there between park land allotment in the other parts of the greater Boise area and  |  |
| 419 our SW section?  | The southwest located within the city limits is served by parks in a similar fashion as the rest of the city   |
| 420 HAVE ALL DEVELOPERS BUILDING IN OUR AREA PAY A FEE TO DEVELOPE/GREENUP THIS AREA   | No question  |
| 421 Will we be able to speak live at the public hearing?   | Yes  |
| 422 It's not out for a vote cause you know we would vote for a park  | No question  |
| 423 If the land is currently being watered by canal water why would a "green" park require city water services?  | Our policy is to utilize irrigation water rights wherever they are available for park development  |
| 424 How about city developing the park in a phased approach?   | Our current cost estimate for \$30-35 million is the first phase   |
| We need to support our neighborhood associations, which do have status before the city council. South  |  |
| 425 Cole Neighborhood Association and Southwest Ada County Alliance.   | No question  |
| 426 Has the danger from New York Canal breach been addressed for high density housing?   | We are not aware of any danger from the New York Canal   |
| I hope you have enough room at the hearings for locals wanting to express their concerns? Will all wanting   |  |
| 427 to be able to attend?  | yes  |
| You do realize the legal ramifications of everyone involved in selling property in the area that sold with the   |  |
| 428 promise of this park, right?   | No question  |
| 429 That's a lot of people that live in that section that you are screwing over  | No question  |
| I have lived here for 15 years and have never received any notification about annexation. I would love to  |  |
| 430 officially be part of the city, and have been waiting for it. what is that process - how does it start?  | The city periodically reviews annexation of the southwest but has never moved forward with it.   |
| 431 Not true. Syringa valley is in the city, as well as other new development.   | No question  |
| 432 Are there any regional parks on the south side of I-84?  | live answered  |
| 433 We already have soccer fields at molenaar! You and the mayor don't support baseball. A true tragedy.   | No question  |
| Most of us dont understand why the Southwest Boise does not deserve a Regional Park as the rest of the   |  |
| city has several already when we have already provided a great deal of housing and impact fees for other   |  |
| 434 city parks   | No question  |
| What about this opportunity for a park! This is park is an important part to our end of towns urban  |  |
| 435 development!   | No question  |
| It takes at least 25 minutes for our family to drive through traffic to get to another regional park. Is that  |  |
| 436 equitable?   | Regional parks serve the entire city. There is no service level for regional parks other than citywide   |
| What parks do we currently have in West side of town that are comparable to the Parks such as Marrienne  |  |
| 437 Williams Park, the Ester Simplot Park, Caatherine Albertson Park, Julia Davis Park?  | The west side of Boise has a number of neighborhood parks and regional parks including Charles McDevitt Youth Sports Complex, Hyatt Hidden Lakes Reserve, and many neighborhood parks.   |
| Private neighborhood parks do no support those of who are in the city limits but in 50 year old subdivisions   |  |
| 438 with no parks.   | No question  |
| 439 There is plenty of land space in Boise ... why not just have the builder target those ... why take a park away?  | No agreement has been reached yet. This application only seeks to annex the city and school district properies and amend the comprehansive plan map. There will be future opportunities for community members to attend public hearings and provide testimony for consideration to City Council. |
| 440 subdivision parks are for children to play on a jungle gym. We want more than that   | No question  |
| What guarantee is there by the developer to ensure that this park will not be for residents of the developed   |  |
| 441 area only?   | Any public park would be deeded to Boise Parks and Recreation to own and maintain. That ensures public access.   |

|     |  |   |
|-----|--|---|
| 442 | When you say a 7 acre "neighborhood" park, does that mean tht only the residents in that development/neighborhood can utilize it... will it be open to the public to use?  | It will be open to the public   |
| 443 | Would the low income housing be restricted to home-owners only, no airbnb, and no out of state REIT owners?  | Those details are not available at this time  |
| 444 | Boise parks and rec - we need local parks in this area. A comment were made that sports complexes were not needed here. We have always had to travel miles for our children to compete in sports. It seems like the rich areas have more city support!   | No question   |
| 445 | I know the costs to developt the regional park are high, but has the City considered, as the City of Meridian does, the establishment of public/private partnerships in building parks to lower the buildout costs?  | live answered   |
| 446 | The developer just doesn't want the hate and that's why they've asked to remain private  | Harris Family   |
| 447 | The developer wants to remain private, yet it's a public hearing.  | This is not a public hearing. It is a neighborhood meeting that is required of us prior to submitting application   |
| 448 | Would the city consider other amenities at this site instead of housing? Indoor sports complex, a swimming pool, or a boys and girls club?   | The city would consider proposals that furthers the goals and objectives set by leadership.   |
| 449 | The way she mumbles the questions and answers are not professional and not clear. This can not be the way to satisfy the residents who will be negatively impacted by the city's decisions. This is purely disrespectful to the residents in SW Boise.   | No question   |
| 450 | What power do residents outside of Boise city limits have to effect any change aside from voicing their concerns via email and during meetings?  | Public testimony will be taken by City Council regarding the applications and the proposed land swap  |
| 451 | If SW Boise is in the area of impact to be annexed and we are seeing encroachment circling around this area, it seems like poor planning to not plan for adequate open space and parks that a development on this property would result in.  | No question   |
| 452 | How do we "reach a compromise" on this proposal we can't see before June 29?   | The city is considering all options for addressing our critical housing shortage, no decision has been made   |
| 453 | Clearly, this topic has brought up a lot of public opinion. It sounds like the city should get new and more recent data on what the people of SW Boise want to do in terms of being out of city limits. If Parks and Recs wants to sell this land, there will always be a buyer. Why can't the city get new data and feedback and talk to the community to see if the people want to get annexed in? And then make decisions on selling it to a developer? | No sale has been proposed. A land swap has. The city periodically reviews annexation of the southwest however has never moved forward with it.                      |
| 454 | For the record, the standard 300-foot or 500-foot distance to notify neighbors for any city change is crazy for large developments or large tracts of land that will affect people in the 2 miles near those properties.   | No question   |
| 455 | Sell the land to the county?   | We could surplus it and sell it to the highest bidder but am not sure where Ada County stands   |
| 456 | I was at the meeting at Amity Elementary school when it was announced the land was purchased for a park. A question asked was " What will the park be named". Answer was " Write us a check for \$1,000,000 and we will name it after you".  | No question   |
| 457 | Why can't there be a compromise. Make half the land a park and half housing?   | The city is exploring all possible options to address the housing shortage and this is one proposal   |
| 458 | Please be specific about what COMPACT zoning means ....  | Detached single-family homes are predominant but a variety of housing types including duplexes, triplexes, townhomes, apartments and condominiums could be allowed. |
| 459 | How much do naming rights of parks go for these days?  | We have an adopted naming policy that outlines dollar amounts for park naming   |
| 460 | Why not swap for something in the same area instead of 10 miles across town?   | The city is considering all proposals for addressing our critical housing shortage  |
| 461 | Jennifer, you've done a nice job. Thank you  | Thank you.  |
| 462 | are you holding a meeting for people unable to attend this internet meeting?   | This meeting is the first step in the application process.  |
| 463 | It seems our Parks & Rec Dept. is more concerned about "low cost housing" and packing more housing into our neighborhood than it is about parks.   | No question   |
| 464 | Sure sounds like an excuse   | No question   |
| 465 | This is a real waste of my time.. It is 1 hour of my time I will never get back.   | No question   |
| 466 | why can't impact fees be used from Locale and the other proposed master plan to help pay for this park?  | The city is collecting impact fees from Syringa and Locale developments as these lands have been annexed.   |
| 467 | is the buidler Toll Brothers?  | Harris Ranch  |
| 468 | I don't understand why we hear the answer that there is no plan to annex the land to create the park, yet there is a plan to annex the land to develop it. Sounds like semantics. How do we push to get the city to annex the land for finishing the park.   | If anything is to become of this site, it must be annexed first   |
| 469 | Will the recording and presentation be posted?   | Yes it will be on our website. <a href="http://cityofboise.org/parks">cityofboise.org/parks</a> search for murgoitio  |
| 470 | Will the presentation be posted somewhere for the people that were late or could not attend  | yes on our website at <a href="http://cityofboise.org/parks">cityofboise.org/parks</a>  |
| 471 | Will additional city utilities be brought out to accommodate the development (city water, etc.).   | Any development must bring the utilities to service it  |
| 472 | It seems this meeting started a long time ago, not the 7pm time. i also see it is being recorded. Where will we be able to see this from the beginning?  | The meeting began at 6 pm. It is available on our website   |
| 473 | Why does the Southwest need to have all the high density compact housing for the city? We have Syringa and Locale. Why more? What will it do to our house valuation?   | high density housing is located in areas designated as mixed use, activity centers, or downtown.  |
| 474 | If the swap goes thru, will the new development be annexed into the city?  | The site needs to be annexed first before anything can be done  |

|   |   |
|---|---|
| 475 a 20 acre Mollinar park compared to this 160 acre park are night and day if we are to believe that is all the park we need in the south   | No question   |
| 476 molanar park is dog crapp every where you walk  | No question   |
| 477 But you have funding for other projects... you don't have to green it up now. It can be 5,10,15 years down the road   | No question   |
| 478 You keep stating you don't have the funding to green it up, but didn't the Simplot and Albertsons foundations award millions for those parks?   | The Simplots and Albertsons contributed to the funding of those parks   |
| 479 What price range is the developer targeting for these new homes?  | live answered   |
| 480 Thaank you for your explanations and efforts  | thank you!  |
| 481 You don't have the funding to "green it up"? How does that work? That can be reevaluated if deemed necessary! Birds, environment, humans all need GREEN AND OPEN SPACE!   | Greening-up a park amounts to landscape design plans and the costs of construction of irrigation infrastructure, installation and establishment of sod, trees, providing paved pathways and accessible restrooms.   |
| 482 Jennifer, we do appreciate your work here to answer as many questions as you can. so if it can be annexed for the development, why not annex it and go thru with the plans to develop it into a park? There have been thousands of homes built in sw boise.   | thank you!  |
| 483 How many houses are planned to be built in the 153 acres? How did the 7 acres of park being decided? why not split in 50/50?  | The city does not have the funding to develop the park as outlined in the masterplan. This proposal will provide a neighborhood public park   |
| 484 Thank you Jennifer .. Tough job handled well!   | The number of units isn't available at this time. 7 acres is the size of a standard neighborhood serving park for residents within 1/2 mile of the site thanks clyde!   |
| 486 The New York Canal if breached floods from down canal and up canal, has this been looked at?  | Not at this point   |
| 487 I am curious about what the Murgoitio family thinks of this land swap, since we have been told for more than 22 years that THIS would be a 160 acre park.   | No question   |
| 488 Currently the land being discussed is zoned R2 in the county, which limits it it a maximum of two dwelling units per acre. What is the zoning going to be if/when it is annexed? What is the proposed density?  | Compact is the land use designation that is being proposed. The property would be annexed with A-1 zoning and then if the land swap goes through the developer would rezone it to accomodate the number of units they proposed.   |
| 489 You say that not but you'll do the same thing with the school district property and it will become housing We have lived here since 1992 but moved to Boise in 2004. We were told a park was going to be built. The birds of prey is very close to this area. The wild life that live here have lost their habitat to search for food. I have never been asked to anex our housing. | The school district currently has a call for proposals for the vacant 15 acres that front on Victory. Their proposals are due in July.  |
| 490 I'm sure other places would consider donating for a park as well, like Albertsons and Simplot. Why not consider a fundraiser to keep the park?  | No question   |
| 491 There are plenty of great parks and reserves in the Boise area that are not fully "greened," particularly in the foothills. Hopefully there will be due diligence completed on more cost effective park layouts with that full acreage.   | The park will not be built according to the masterplan and any park development is contingent on a greater discussion of annexation in the southwest  |
| 492 If it is swapped, why would it be zoned compact? That zoning does not follow the zoning for the area?   | No question   |
| 493 When plans for implementation of the Murgoitio park have been in place for over 20 years it is unfair to solicit and compare an estimate for greenup of the space when construction costs are nearly at an all time high. What is the estimate for construction of the park based on historical data?   | A Comprehensive plan map amendment is proposed for the compact designation.   |
| 494 Sell to the county with the covenant attached   | Historical data ranges from \$15 million and up   |
| 495 Many of us already pay services to the City of Boise through our taxes. Maybe once those services improve....   | No question   |
| 496 We live adjacent to this property and been told we can use the school district property if we don't have a park. Well. There's only very limited time and facilities that neighbors can access because of school schedules and restrictions.  | No question   |
| 497 There seems to be a lot of land in the north side of town that could be built up  | No question   |
| 498 Really? I didn't know there was a shortage of land. Technically speaking this landing isn't in Boise yet either so sad that you would not look to the future and keep this property for open space. when you annexed North West Boise. No additional services were provided.  | It is being proposed for annexation   |
| 499 Just keep the property!!  | No question   |
| 500 How will residents be notified of any upcoming hearings on this topic?  | Properties located within 500 feet of the site will get a mailing. We will also post notifications on the website and the site will be posted with signage about any hearing dates in the future. Additionally we are creating an email list of everyone who is on this meeting and everyone who has submitted comments |
| 501 Thank you for the information.  | thank you.  |
| 502 Jennifer- thanks for your work on this  | thank you for attending   |
| 503 Those parks cover the west, but there is absolutely nothing that comes close to comparison in the south.  | No question   |
| 504 you may want to hold the hearing at an event center as many people will want to be there in person.   | No question   |



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| <p>We also have no representation when it comes to voting in the City of Boise elections, which means we</p> <p>506 have no voice</p> <p>507 Molenaar is clearly in the 20 stage plan</p> <p>508 Thank you Jennifer. Your efforts are appreciated!</p> <p>509 Why doesn't the devloper just build homes in the foothills?</p> <p>510 Thank you for working through this with us. This is a large meeting to handle on your own.</p> <p>511 Thank you for your work Jennifer.</p> <p>512 Is the \$ 33 million green up for the entire park? If yes, why cannot it be done in phases?<br/>Is the foothills property buildable, and will the city support building low income housing in the foothills</p> <p>513 location?<br/>Would it be possible to "green" it by giving it some use access? Like a dirt parking lot with low improvement</p> <p>514 trails for some recreation access (i.e. foothills trails).<br/>Phased development of the park..... start with 40 acres being greened up with the impact fees you have now. Continue to lease the remaining land for farming and add acreage to the park over time as funding</p> <p>515 grows and more development surrounding the site occurs.</p> <p>516 What is the newspaper of record?</p> <p>517 What is the option for trails in this area? Along canals?</p> <p>518 what will happen to the murgoitio family and farm?<br/>Thank you for organizing this meeting. We hope you listen to the SW community and convey the message</p> <p>519 to the city council that we need a park in this area not more housing.<br/>#MakeBOISEGreatAgain!</p> <p>520 More development is antithetical to our values</p> <p>521 WHY are there NOT discussions for ALTERNATE proposals?</p> <p>522 Will the slides from this meeting be available on the website?</p> <p>523 Can this be stopped ?</p> <p>524 Can you also notify us via Next Door app?<br/>Low income/subsidized housing in this area with start a downward spiral of the surrounding area. Property</p> <p>525 values will go down and crime rates will go up.</p> <p>526 Thank you for your thoughtful responses to all these questions!</p> <p>527 Thank you.</p> <p>528 Have a good evening.<br/>Every other annexation in the area had detailed development plans at the time of annexation. You should</p> <p>529 wait on annexation until those details can be made public.</p> <p>530 Thank you :)<br/>Why is the City responsible for changing the Covenants and Restrictions when the land is in the County?</p> <p>531 What will the impact be on existing property values?</p> <p>532 Thank you Jennifer.</p> <p>533 Whose fault is that that the property remained vacant for so long? Where was government support?</p> <p>534 If you want to create a city for everyone, why does the city continue to remove simirural areas.</p> <p>535 This park was approved in the 90s yet you refuse to address the 90s?</p> | <p>No question<br/>Molenaar amenities are currently being constructed.<br/>thanks!<br/>We do not have those details at this time<br/>thanks!<br/>thanks!<br/>Yes, that is the current estimate for the 'green-up' phase of the entire park. We phase parks construction into two phases, greenup and amenities</p> <p>The location of the foothills property is not available at this time</p> <p>All comments for this meeting will be included in our application materials for this annexation.</p> <p>No question<br/>Idaho Statesman<br/>Yes, South Boise Loop Trail along NY Canal<br/>This site is leased to the Murgiotio's, not aware of their plans for their other landholdings</p> <p>No question</p> <p>No question</p> <p>This is the proposal that the city has before it. No other proposals have been brought to the city.</p> <p>yes it will as well as the presentation recording<br/>City Council is the decision making body for this project.<br/>Yes</p> <p>No question<br/>Thanks for attending<br/>Thanks for attending<br/>Thanks for attending</p> <p>No question<br/>Thanks for attending<br/>Regardless of whether the land is in city limits, it is owned by the city. The City Council approved the original Covenants and Restrictions, so the same entity can modify/remove them.<br/>Thanks for attending</p> <p>That city has owned the land for many years. The site is not 'vacant' but rather being leased to a farming operation at a cost savings, as the lessee manages weeds/pests, ditches and irrigation water, other costs and maintenance activities that would normally be required when land is left fallow and not used for any purposes.</p> <p>Regardless of size, a park will be provided with the proposed swap.</p> <p>The masterplan was development in the 90's however the property was never included in any capital plan, so no funding has been set aside for development</p> |
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