SUMMARY OF COMMUNITY CONVERSATIONS

ZONING CODE REWRITE

Community conversations
February 8, 2022
Central bench
Library! at Hillcrest

Attendance: 25

IN PERSON NOTES

DISCUSSION #1
- Balance residents’ needs with developers’ needs
  - Keep residents the top priority
  - Lines between residents and developers can be blurred so seek input from small developers, too
- Instead of “maintaining” quality of life we should be “improving”
- Improve community outreach and give the community more heads up about these meetings, also offer more varied meeting times

DISCUSSION #2
- We really need to consider our aquifer
- How does density improve quality of life?
- Not exceeding 75% of neighbor size is confusing – Page 11, Note 1 has confusing language
- How does this impact single family home neighborhoods where developers are infilling with apartment-style housing?
- Central bench is impacted by proximity to BSU
- Consider the design of the rear of buildings, encourage landscaping and windows
- Bullet 3 – additional setback, but they can still build L-O next to a single family home

DISCUSSION #3
- Post the study that finds that 41% of households have one car or less
  - That is not believable stat
- Should reduced parking really come before improved transit and bike lanes?
- Boats and RVs need parking, too
- Can we get partner agencies on board? Like ACHD
- What spurred or inspired the new maintenance enforcement code
- Page 129 – alerting neighbors – we should call that out more

DISCUSSION #4
- The specific examples are very helpful for residents to understand and visualize changes
- Are changes/skyrocketing prices pricing out small developers/ local developers/ owner-occupied housing?
- Ensuring homes are accessible to all – consider no stairs or ground floor bedrooms
- Storage units are not ideal in neighborhoods, can we restrict where they can be built?
- Morris Hill example – you should include vehicles in that picture. Cars are an issue, parking is an issue
- In favor of reduced parking to increase quality of life
• What percentage of houses have RVs
• Parking is different with student housing – tends to be more cars

Community conversations
February 16, 2022
West bench
Library! At Cole & Ustick

Attendance: 28

IN PERSON NOTES:

• West Bench is unique and desirable because of its mid-century style homes
• Collaboration is needed between zoning and public transportation
• Parking is an issue in West Bench
  o This change seems to benefit developers more than residents
  o Could the code adjust the minimum parking based on the # of bedrooms?
  o Unit on top of hill on Glenwood caused major parking issues
  o Questioning data behind the 41% statistic
  o Street parking rapidly decreases when density increases (driveways near each other)
  o Does maintenance code address abandoned vehicles?
  o Concerned about parking for apartments
  o Questions about parking and mailboxes being blocked
• Example image of development at Fairview & Mitchell is great
  o Residents want more walkability, which is needed in West Bench especially
  o Walkability attracts residents to the area
  o Younger generations prefer density and walkability
• We need better public transit

Community conversations
March 1, 2022
Southwest
West Junior High School library

Attendance: 34

IN PERSON NOTES

Discussion #1: Process
• Concern about the amount of housing needed for current growth
• Southwest values green space, pathways, and access to the outdoors
• Southwest needs better public transportation and access to amenities/services
• Balance growth with infrastructure and public transit
• Desire for neighborhoods with amenities like grocery stores, parks, shops, and services
  o More mixed use areas in Southwest would be good
- Bridge the gap between our livability goals and the zoning code
- Sometimes what is zoned is not what happens in practice
- What happens when vacant lots and open space gets rezoned?
  - i.e. dense residential development next to the school or industrial zone next to golf course

Discussion #2: Changes 1-4
- Density requirements are more difficult to visualize with the complicated formula
- Being able to predict how a property will be developed would be helpful
- What other cities have had success with similar Zoning Code changes?
- Density is incompatible with Southwest
- Wells are drying up in the Southwest
- Existing infrastructure will be overburdened by density
  - Do not want increased taxes for infrastructure upgrades/expansion
- New zoning code is good for developers, not good for existing properties/single family homes
- Need an assessment of the state of our current infrastructure
- Want better outreach about opportunities to give feedback (i.e. mailers)
- Concern about housing prices that are unattainable, and the lack of supply
- Density will help with transportation, access, open space, and increasing quality of life

Discussion #3: Changes 5-8
- How will design standard maintenance be monitored and enforced?
- Concern about the reduced parking requirements
  - The # of cards per household changes throughout different parts of the city
  - Some lower income areas have more cars

Discussion #4: Southwest Neighborhood
- Detached sidewalks are good, helpful for safety on high speed roads
- Are high density developments benefitting current residents?
  - Give flexibility to single family homes to become multi-family homes – good option for making housing affordable (like for multi-generational living)
  - Keep/allow minor land divisions
- The draw to the Southwest is the larger lot sizes
- Standards are a barrier for homeowners (not developers) developing their own property

Community conversations
March 9, 2022
Foothills
Hillside Junior High School library

Attendance: 38

IN PERSON NOTES

Discussion #1: Process
- What is the role/future of the foothills plan (part of the comprehensive plan
• How are we balancing preserving the foothills with the need for density and affordability
• What advice should we give neighbors who are concerned that density is a higher priority than preserving quality of life in Boise
• We should better align Blueprint Boise with the Zoning Code, to ensure Blueprint Boise isn’t a “throw away document”
• How does the Zoning Code impact HOA CC&R’s?

Discussion #2 & 3: Sections 1-8
• What other cities have used similar dimensional standards, and have they seen success?
• What does the shift from R1A to R1B look like in practice
• What happens to existing lots that are downsized/rezoned to a lot that can be subdivided
• Concerns about how infrastructure is impacted or strained by increased density
• Will Sycamore’s Agricultural Overlay remain?
• What will happen to someone’s irrigation access if property near them is developed?
• Appreciation for considering quality access & connectivity in neighborhoods
• Appreciation for design standards in zoning code
• Request to keep, and where possible, strengthen, the WUI/Firewise standards—including the ability to actually monitor and enforce these standards
• Quality of life is a shared concern across the city
• Concern over smaller lot sizes/setbacks
• Will ADU’s keep their current parking space minimums?
• Does the city regulate/track short term rentals and Airbnbs
• Can a conservation easement protect larger lot sizes?
• Environmental protection and protection of (existing) trees is important
• Will taxes go up for properties that are rezoned such that they could be used for du/triplexes?

Discussion #4: Foothills Neighborhood
• Gary Lane at Old Hill Road – what are the dimensions of that new development?
• The visual examples look good on main roads, but concerned about how they will look and impact neighborhood streets
• We need to limit sprawl but does a blanket zoning code across the entire city mean we risk losing Boise’s uniqueness and the diversity between different neighborhoods
  ○ The zoning code shouldn’t be homogenous since our neighborhoods have different needs
• Lighting is a particular issue for the terrain of the Foothills
• Single car garages don’t feel appropriate for large houses (I.e. 5 bedroom house)
• Public transportation also needs to be improved to alleviate Boise’s reliance on cars
• Is there a vision for the existing railroad infrastructure in Boise?
• Giving flexibility to developers is dangerous
• Is the city listening to the feedback of citizens, and how can citizens provide feedback in a way that makes an impact on these decisions?
Community conversations
March 9, 2022
Northwest
Riverglen Junior High

Attendance: 43

IN PERSON NOTES

PROCESS

• Explain the overlay?
• Too drastic of changes in neighborhoods that don’t have an overlay
• Substandard lots of record are a lost opportunity
• What is the difference between R1A and R1B
• Please keep the R1A
• To improve bike connectivity we need disconnected bike paths that aren’t on streets and don’t intersect with roads
• We need more pathways that connect the Northwest neighborhood
• New developments on Hill Road are at fire risk
• Add bike paths to canals

DISCUSSION #1

• Level of trust with the city is an all time low because what happens in practice doesn’t match the goals in Blueprint Boise
• Developing without infrastructure is a recipe for disaster
• Already seeing loss of what we value/treasure about Boise
• Don’t build apartments right next to single family homes
• Will schools get overcrowded by growth and increased density?
• Want more streetlights for safety
• Is the city relying on donated land to build more schools? Not a viable strategy
• Desire to maintain ability and power to negotiate development
• How do we preserve site specific, unique areas within the Northwest neighborhood
• Northwest neighborhood is geographically very large and diverse and includes a lot of rural/farming land

DISCUSSION #2

• How does reduced size actually create affordable housing?
• Define affordable housing?
• The “affordable” housing being built today is not affordable
• Northwest neighborhood association received a grant to preserve the historical significance of the area and the environmental value
  o Desire to not have ZCR impede those goals and that vision
• Sustainability and quality of life have different definitions to different people
• Areas of Northwest were forcibly annexed
• Read the wildland urban interface
• Lesson was learned from the 2017 fight to preserve affordable housing downtown – it is difficult to fight something that is zoned/planned correctly
• How does new development interface with water infrastructure, specifically surface irrigation
• Developers are currently hooking up water in a wasteful way – need policy
• Boise is a car centric city
• Need to improve transportation
• Question whether we need to provide affordable housing – the market will correct itself
• Affordable housing isn’t a priority
  o “If people can’t afford a home, they can move elsewhere”

_Zoning Code Rewrite Community Conversation_
_March 31, 2022_
_Southeast/Airport_
_Les Bois Junior High_

Attendance: 11

**IN PERSON NOTES**

**WHY**

• Maintains quality of life
  o What does quality of life mean to the ZCR team?
  o Differs from person to person
  o Trying to balance rural and urban living
    o Being mindful of areas and protecting/maintaining character
• Ordinance has weaknesses and needs updating
• How do we protect quality of life while also taking into account growth
• Consensus is challenging
• Is the goal to encourage growth?
  o If you don’t build they won’t come
  o Hard to recognize what Boise once was (open space)
• Boise is becoming Portland because of growth
  o Public transportation failed in Portland
  o Parking difficulties in Portland

**CHANGES 1-4**

• Transitional phase
  o Is there a calculation?
  o Where does manufactured housing go?
  o For height: what is calculation for manufactured homes? Residential and industrial regulation for height?
• Height should be highly considered
• Is there a calculation for how many people?
  o Is this all of Boise?
  o How are developers considered/involved in this process?
• Is there “master math” regarding all of these changes?
• Quality of life should be outcome of ZCR
• Are there guidelines/arbitrary limit that can be forecasted?
• Is there any consideration for “dorm type” housing?
• Encourage to re-read through the eyes of mal intent
• Duplex issue is easy to point out but there are also other issues
• Neighborhood protection standards are important to keep in mind
  o Height, elevation, light

**CHANGES 5-8**
• Ordinance is bringing predictability
  o Ordinance doesn’t consider behavior
• Builders are required to do things but don’t
  o No recourse
  o Requiring consistent character should be governed and a standard should be set
• Blueprint Boise isn’t being enforced
  o This is code enforcement not zoning ordinance
• Reducing setback going to be put as landfill standard?
  o Already developed will be redeveloped
• Is there another mechanism to consider/act on past events?
  o How do we improve our community in another way?
• Response of “how do we fix it” needs to be flexible
  o Hopes zoning code is flexible enough for unforeseen things
• More code enforcement is needed
• Is ZCR doing what Blueprint Boise set out to do initially?
  o Is Blueprint Boise still relevant in the ZCR efforts/decisions?
• What could happen?

Zoning Code Rewrite Community Conversation
April 6, 2022
North End/East End
Boise High Library

Attendance: 49
IN PERSON NOTES
WHY
• Where does protecting investments apply to the why?
• How do we plan for scaling up without knowing how many people will come to Boise?
  o What does the middle component look like?
• How are you considering historic preservation?
• How do these changes influence/account for the Climate Action plan?
• How do you measure quality of life and what that means to residents?

CHANGES 1-4
• Do sustainable building choices change requirements? Ex: solar panels, parking
• As lots get smaller, does hat include/increase density of R1C?
  o Are setback and common roads considered in the change?
• Are lot sizes going to be cut in half?
  o Preserve character of neighborhoods
• Multiuse buildings should be in the middle of the lot with parking all around it
• How do you make trade offs to prevent taking away another resident’s choices, abilities when it comes to sustainability and environmental resilience (ex: solar panels blocked by permanent shadow of taller buildings)
• Permanent shadows of skyscrapers were the reason for the very first zoning ordinance in the U.S. and is a serious issue, impacts quality of life

CHANGES 5-7
• Is there a case study of successful model from another city?
• Getting rid of cars is a fallacy – people need their cars, there is inadequate public transit, low income housing/lack of parking impacts neighborhoods
• Are you considering incentivizing subterranean parking?
• How will Valley Transit help with transportation and reduced parking?
• Response to feedback is not adequately displayed on the website
• On street parking is dangerous to kids/residents
• When will the city and ACHD take on responsibility for sidewalks, and not individual residents?

NORTH END/EAST END NEIGHBORHOOD
• What is the distinction between subdivided lot vs planned unit development proposals?
• Are rezoning maps confirmed or just proposed?
• Concerned about housing with historical value being torn down and replaced with multi unit housing that ruins character/neighborhood
• Transportation is an issue, why is Valley Transit not here?
• What is the process getting VRT involved?