

BIG SKY NEIGHBORHOOD PLAN

Goals, Objectives and Policies



Boise, Idaho — September 2004



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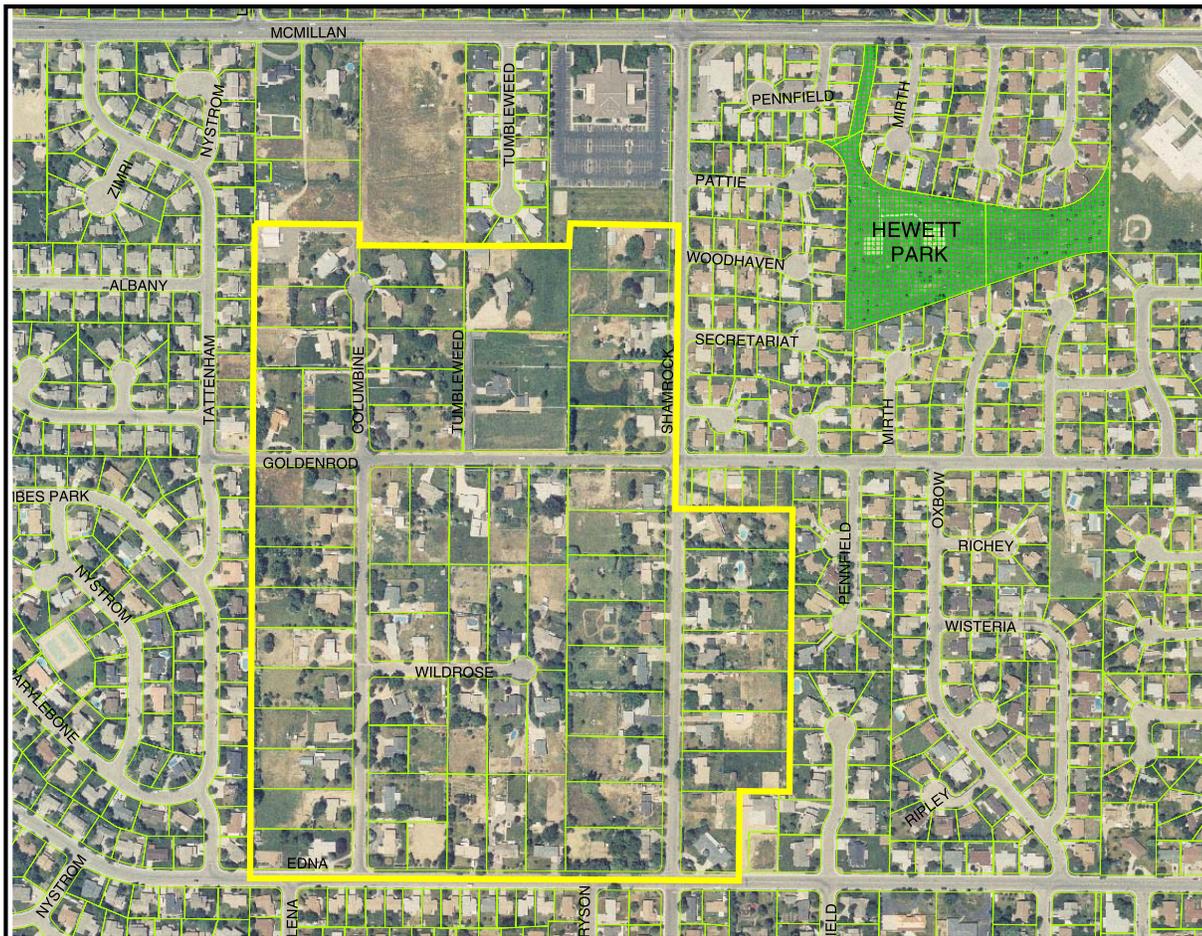
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Big Sky Neighborhood Plan Aerial

Legend	
	Big Sky Neighborhood Boundary
	Parcels
	Parks



CHAPTER 1

INTRODUCTION

BIG SKY NEIGHBORHOOD PLAN - GOALS AND POLICIES

1.0 INTRODUCTION

The Big Sky Neighborhood was established in the 1970's and is located in West Boise.

The neighborhood is a sparsely-developed area nestled within the urban environment of Boise. Residents of the Big Sky neighborhood enjoy large lots where they play, grow gardens, trees, and flowers. The neighborhood provides a sense of privacy and a feeling of safety; a quiet, green area in which to live and walk. It provides a contrast to conventional © and subdivisions surrounding the neighborhood; good neighbors; room for wild and domestic animals; low incidence of crime; and a location with rural characteristics and advantages in the vicinity of many major Boise employers and businesses.

The neighborhood benefits from many mature trees, a proliferation of fruit trees and vegetable gardens, a wide variety of pets and livestock, and residents who have chosen this lifestyle.

At the heart of our community is an irrigation system that interconnects every lot. An annual “ditch party”, a neighborhood volunteer effort to protect water and safety standards, is held each spring.

In June of 2004, Big Sky and Eagleson's Ustick residents were encouraged by Boise City Council to generate a neighborhood plan that would establish an achievable, protected vision of the neighborhood's future land use.

A Big Sky Neighborhood Plan Subcommittee consisting of seven residents was formed to work with Boise City Planning and Development Services Department (PDS). Surveys were distributed to 66 property owners. Fifty surveys were returned to the subcommittee, a response rate of 76%. The Big Sky Neighborhood Plan (BSNP) was written specifically in response to the neighborhood survey results. Review and input from the discussion draft was incorporated into the Big Sky Neighborhood Plan before adoption by the neighborhood. The Big Sky neighborhood reviewed and discussed the draft plan and eventually adopted it.



Llamas graze in a pasture along Goldenrod.



Vegetable gardens are well tended.

Upon approval by the Boise City Council, the Big Sky Neighborhood Plan will become part of the Boise City Comprehensive Plan.

The Big Sky Neighborhood Plan (BSNP) will recommend and promote specific city policies that will maintain, protect, and enhance land use and livability in the Big Sky neighborhood and surrounding area.

1.1 MISSION STATEMENT

Preserve the large lots and open character of the Big Sky Neighborhood to retain the rural personality of this unique location, while encouraging increased agrarian rights.

1.2 BIG SKY NEIGHBORHOOD PLAN FUNCTION

The Big Sky Neighborhood Plan will act as a long-term comprehensive guide for Boise City land use policies for the Big Sky neighborhood. It will provide a vision for the neighborhood's land use, and reflects the wishes of the property owners.

The plan will also:

- Assist the Boise City Planning and Development Services Department and Boise City Council in establishing and promoting long-range land use policies that will strengthen the Big Sky neighborhood
- Guide public agencies and the development community in designing and funding projects that are consistent with Big Sky overlay policies
- Suggest parameters for zoning ordinance amendments concerning the Big Sky neighborhood

The Big Sky Neighborhood Plan consists of three sections:

1. Introduction
2. Vision, Goals, and Policies
3. Big Sky Neighborhood Background and Supporting Information

1.3 PLAN HORIZON, MONITORING AND UPDATE

The Big Sky Neighborhood Plan is designed to set long-term neighborhood goals and to guide policy over a 20-year period. See Action Plan Chart in Appendix B.

Because planning is a continuous process, it is important to review the plan annually. An annual report will be presented to the Big Sky Neighborhood residents by the neighborhood organization. It will include an implementation assessment of the Big Sky Neighborhood Plan.

1.4 RELATIONSHIP TO OTHER PLANS

The Boise City Comprehensive Plan establishes and defines a course of growth for the City as a whole. Once adopted by Boise City, the BSNP will be incorporated by reference into the Boise City Comprehensive Plan and guide decisions by the city and private parties. The BSNP is tailored to protect the interests of both property owners and the city.

One of the goals of the Boise City Comprehensive Plan is to strengthen existing fully-developed neighborhoods, and to promote neighborhood planning that allows property owners to set goals and policies to guide land use decisions in the neighborhood.

1.5 PUBLIC PARTICIPATION

Following is a brief history of the development of the Big Sky Neighborhood Plan. Opportunities were provided for Big Sky property owners to comment on and provide input into the plan.

June 16, 2004: Property owners of the Big Sky and Eagleson's Ustick subdivisions met and agreed to pursue a neighborhood plan and district overlay zone. A subcommittee of seven residents was formed to work with the Boise City Planning and Development Services Department to create the plan.

June 24, 2004: Big Sky Neighborhood Plan Subcommittee members met with Lance Evans, Neighborhood Planner from the Boise City Planning Department. Discussion centered on the process for developing the BSNP, the area boundaries, the basic issues concerning the neighborhood, and the neighborhood survey.

June 30, 2004: A neighborhood survey with cover letter was mailed to 66 property owners. The cover

letter included a schedule of upcoming meetings concerning the BSNP.

July 7, 2004: Neighborhood survey results were tabulated and comments recorded. BSNP subcommittee met with Lance Evans to review the survey results. Missions, visions, goals and policies based on the survey results were drafted. History and public services elements of the proposed BSNP were reviewed.

July 8, 2004: A formal notice of date, time, and place for BSNP review, and request for comments, were mailed to BSNP property owners.

July 13, 2004: The BSNP discussion draft was available for comment at a neighborhood meeting.

July 20, 2004: Final neighborhood BSNP was available for review, comment, and approval. Lance Evans answered questions.

July 27, 2004: The Big Sky Neighborhood Plan submitted to Boise City Planning and Development Services Department for the adoption process.

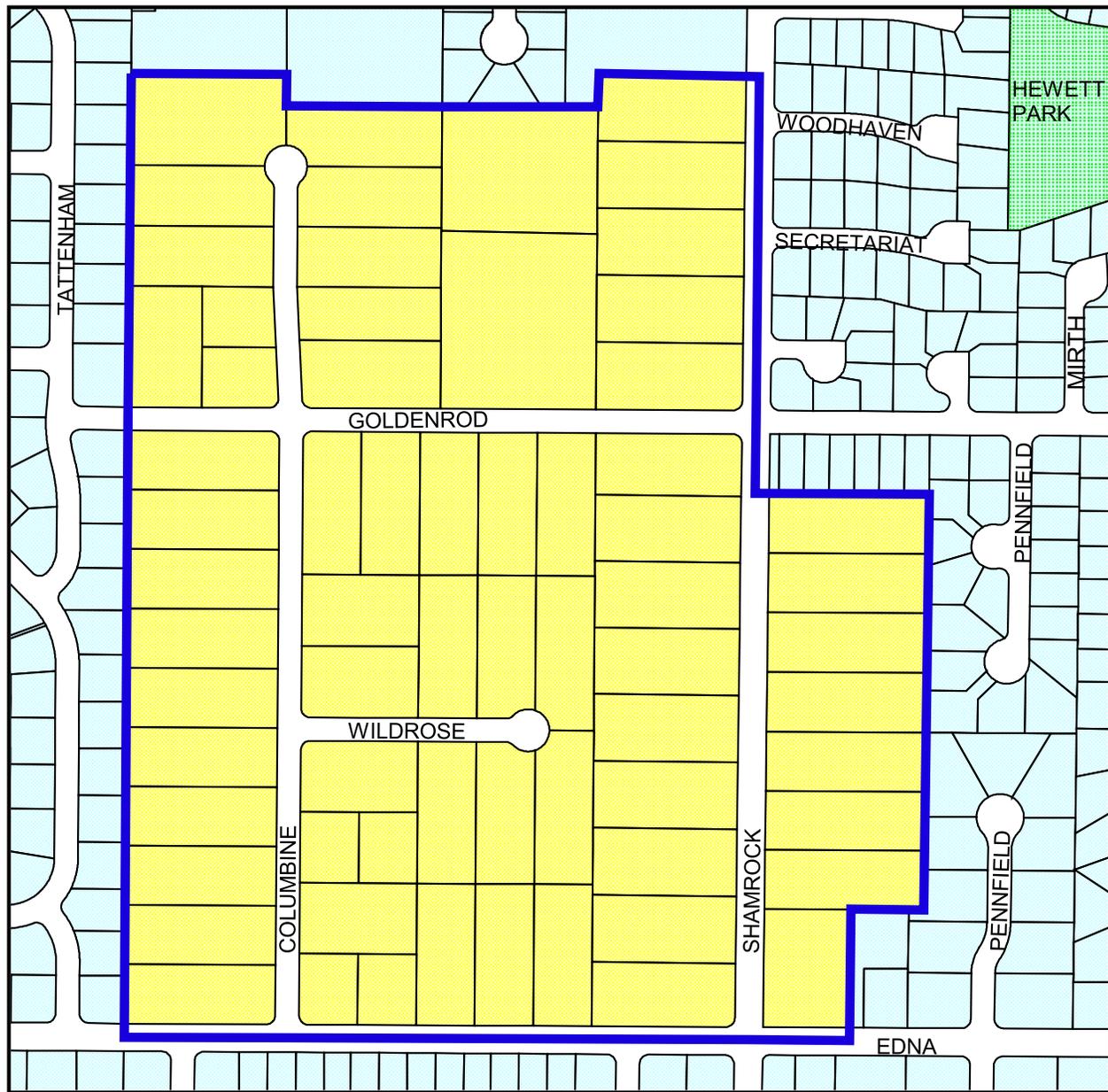


Lance Evans, City Planner, met with the neighborhood during the final plan review and approval.

Big Sky Planning Area

Legend

-  Big Sky Neighborhood Boundary
-  Parks
-  Parcels



CHAPTER 2

VISION, GOALS, AND POLICIES

BIG SKY NEIGHBORHOOD PLAN - GOALS AND POLICIES

The Big Sky Neighborhood Plan sets forth a shared vision for the neighborhood's future, defines goals to further that vision, and suggests policies that need to be implemented to achieve those goals.

2.1 VISION

Residents of the Big Sky Neighborhood have a clear, strongly held vision for aspects of their neighborhood that are defined or affected by public policy. It falls mostly into two areas: a vision for effective land use planning and a vision for effective provision of City services to residents of our neighborhood.

Effective Neighborhood Land Use Planning

Neighborhood residents are vitally interested in establishing zoning and land use guidelines that will help preserve the neighborhood's unique character and diversity. Characteristics for preservation of the neighborhood include:

- Mature trees and landscaping
- Setbacks and density in harmony with established lots and housing
- Single-family detached housing
- Large lots with space for relaxation, work, and recreation
- A high level of personal commitment from owners to maintain their properties

- Ownership and maintenance of diverse domestic animal species
- Quiet, peaceful environment
- Safety and low-crime rates.

Residents want zoning and land-use policies that will encourage re-investment in the neighborhood, and promote the stability and livability that makes the neighborhood an attractive place to live.

Effective Provision of Public Services

As residents of Boise City, Big Sky neighbors support policies that will ensure efficient and prompt provision of City services such as municipal sewer, trash disposal, fire protection, and police protection. They are interested in issues such as traffic mitigation and accessibility within the neighborhood, irrigation rights, and maintaining water depth levels in residents' wells. They are concerned about school classroom enrollment overcrowding in their area.

2.2 LAND USE GOALS AND POLICIES

GOAL

POLICIES

- | | |
|---|--|
| <p>1. Preserve the low density/rural character of Big Sky Neighborhood.</p> | <p>1.1 Seek to amend the <i>Boise Comprehensive Plan</i> Land Use Map to Estate Density 2 (two units per acre) for the Big Sky planning area.</p> <p>1.2 Seek to support a rezone to R1-A.</p> <p>1.3 Seek to establish dwelling unit setbacks to match the standards of existing homes, and to maintain open spaces. Require that the front door face the street.</p> <p>1.4 Seek to modify the agricultural use standards and procedures to encourage increased rights to keep and maintain animals.</p> <p>1.5 Seek to amend the <i>Zoning Ordinance</i> to include an Agricultural Overlay District, which would permit livestock as an allowed use in the Big Sky Neighborhood.</p> <p>1.6 Support the creation of an overlay zoning district that further regulates duplexes and accessory dwelling units to maintain the design standards and open rural atmosphere.</p> <p>1.7 Maintain shared irrigation ditches, the neighborhood ditch system, and water rights.</p> <p>1.8 Maintain stable water table levels by excluding new private wells except those drilled to replace existing private wells.</p> <p>1.9 Planned developments should be required to provide adequate municipal services prior to occupancy of the building.</p> |
|---|--|

Land Use goals and policies
(continued)

GOAL**POLICIES**

2. Ensure a safe environment

2.1. Propose traffic calming road designs and/or signage to slow traffic on Goldenrod and Shamrock Streets. Such street designs might include bulb-outs and chokers.

2.2. Develop and maintain a Neighborhood Watch Program.

3. Increase neighborhood pride

3.1 Encourage residents to participate in a Big Sky Neighborhood Clean-up Day;

3.2 Big Sky neighbors should start a neighborhood program similar to “Paint the Town” to help maintain dwellings in disrepair;

3.3 Request neighborhood reinvestment funds from Boise City and Ada County Highway District’s Neighborhood Enhancement Program for specific improvement projects.

2.3 CONSISTENCY WITH THE COMPREHENSIVE PLAN

This plan was based on the following goals, policies and objectives of the *Boise Comprehensive Plan* and should be consistent with them.

Section 2.14 Objective 1: Support efforts of the school districts to ensure that adequate school sites are provided and that the intended capacity of schools is not exceeded.

Section 6.1 Objective 5: Maintain safe and comfortable neighborhoods by minimizing speeding and cut through traffic.

Section 7.1 Objective 2: Provide residents of Boise City and the City's Area of Impact the opportunity to seek housing in a neighborhood of their choice,

Section 7.2 Objective 1 ... encourages the development of form and character of its district, the preservation of its neighborhoods ...

Section 7.2 Objective 3: Provide for the protection of character and the enhancement of services in existing residential neighborhoods.

Section 7.3 Goal: Give all citizens the opportunity to participate in shaping the future of their neighborhoods.

Section 7.3 Objective 1: Develop neighborhood plans for all appropriate areas of the City to reflect the values of each neighborhood, with consideration for local conditions, history, neighborhood character and needs.

Section 8.0 Goal: ... provide for a diverse mixture of lifestyles and atmospheres and a sense of place that varies throughout the different areas of the City.

CHAPTER 3 BACKGROUND and SUPPORTING INFORMATION

BIG SKY NEIGHBORHOOD PLAN - GOALS AND POLICIES

3.0 BACKGROUND

The Big Sky Neighborhood was established in the 1970’s and is located in West Boise. It remains a sparsely-developed area nestled within the urban environment of Boise. Residents of the Big Sky neighborhood enjoy large lots where they play, grow gardens, trees, and flowers. The neighborhood provides a sense of privacy and a feeling of safety; a quiet, green area to live and walk in; diversity from crowded subdivisions surrounding the neighborhood; good neighbors; room for wild and domestic animals; low crime rates; and a location with rural characteristics and advantages close to many major Boise employers and businesses.

Big Sky Neighborhood residents agree that space, rural-like atmosphere, and peaceful environment are the key qualities of their lifestyle. More than 90 percent of property owners wish to retain large lots, single-family residences, low density, and large setbacks.

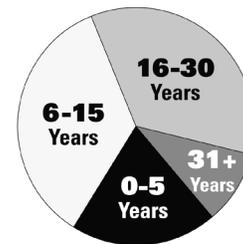
Duration of Ownership

There is very little turnover of property ownership in the Big Sky neighborhood. The neighborhood survey indicated that approximately 81% of property owners have owned their properties for more than five years.

3.1 DEMOGRAPHICS

Residents of the Big Sky neighborhood range in age from 93 years to 3 months. They are great-grandparents, grandparents, parents, and children. They are Veterans, cancer survivors, PTO members, home-schoolers, Eagle Scouts, bow hunters, outdoor sports enthusiasts, gardeners, musicians, and stargazers. They are widows, single-parents, soccer moms, bachelors, animal lovers, and animal haters. Some are “Save the Cross” supporters; others are members of the ACLU. They respect one another’s uniqueness and property.

Duration of Ownership	% of Total
0-5 years.....	20%
6-15 years.....	35%
16-30 years.....	35%
31+ years.....	10%



3.2 TRANSPORTATION

Proximity to Services

The Big Sky Neighborhood is approximately one mile from business services such as grocery stores, dry cleaners, mailing services, drug stores, video rentals, veterinarians, doctors, bakeries, hairdressers and gas stations. At nearly any time of the day, there are pedestrians, bicyclists, skateboarders, joggers, dog and/or child walkers in the area between Big Sky Subdivision and business services. Elementary and high schools are approximately one mile away; junior high is approximately 2 miles away. Several churches are within a one-mile radius of the neighborhood. Bus service is currently available on Edna Street.

Traffic Flow and Volume

The Big Sky Neighborhood is bordered on the south by West Edna Street. It is a collector, connecting to Cloverdale Road on the west and Five Mile Road on the east. The north-south streets, Shamrock, also a collector, and Columbine (local), provide local access to McMillan, Edna and Ustick. The street widths easily accommodate two-way traffic, with ample room for safe pedestrian passage. The BSNP area is bisected, east-to-west, by Goldenrod Avenue. Although classified as local,

this street provides a fairly direct link between Five Mile and Cloverdale roads. This is a heavily used route when Centennial High School is in session. Boise Bus service is currently available on the Chinden/Cloverdale route along Edna.

Traffic flows at prudent speeds down Columbine and Wild Rose Court. Speeding is increasing on Goldenrod and Shamrock Streets.

Pedestrian Safety

There are concerns for pedestrian safety on both Goldenrod and Shamrock through traffic, that tends to move faster than the 20 mile per hour speed limits on both roads. Additionally, there are deaf residents on Shamrock who would benefit from having traffic move at slower speeds.

Foot traffic from non-residents is increasing as density increases in areas around the neighborhood. Neighbors with pets taking leisurely strolls through the neighborhood are a welcome and common sight.

In the interior of the Big Sky Neighborhood, traffic moves relatively slowly. Although activity in this area ranges from children walking to school to grandparents riding bikes, there is not much complaint about a lack of pedestrian safety in the Columbine and Wild Rose Court cul-de-sacs.

Traffic Counts

STREET	LOCATION	DAY/ COMMENT	DATE	COUNT	DIRECTION	AM PEAK	PM PEAK
Edna St.							
	E/O Cloverdale Rd	Tuesday, Approach & total	2/24/04	1,873	EB	55	108
					WB	136	88
	E/O Five Mile Rd	Wednesday, Approach & total	12/10/03	2,670	EB	46	166
					WB	141	129
	E/O Shamrock St	Tuesday, Approach & total	8/12/03	2,797	EB	105	126
					WB	69	147
	W/O Cloverdale Rd	Tuesday, ITD Count	6/26/01	482	EB	17	20
					WB	17	24
Shamrock							
	N/O Fairview Ave	Tuesday, ITD Count	12/2/03	1,358	N/A		
	N/O Edna St	Tuesday, ITD Count	8/12/03	1,188	N/A		
	N/O McMillian Rd	Wednesday, Approach & total	5/1/02	904	NB	2	34
					SB	15	38
	S/O Edna St	Tuesday, ITD Count	8/12/03	1,095	N/A		
Goldenrod Ave							
	W/O Cloverdale Rd	Tuesday, Approach & total	1/8/02	349	EB	23	11
					WB	8	16
Five Mile Rd							
	N/O Ustick Rd	Wednesday, Approach & total	9/10/03	17,358	NB	406	884
					SB	656	748
	S/O Ustick Rd	Wednesday, Approach & total	9/10/03	17,369	NB	415	896
					SB	609	650
Cloverdale Rd							
	N/O Ustick Rd	Thursday, Approach & total	6/20/02	15,181	NB	382	706
					SB	483	621
	S/O Ustick	Thursday, Approach & total	6/20/2002	13,356	NB	311	682
					SB	433	531
McMillan Rd							
	E/O Shamrock St	Wednesday, Approach & total	5/1/02	13,806	EB	507	696
					WB	716	901
	W/O Shamrock Ave	Tuesday, Approach & total	4/30/02	13,716	EB	159	580
					WB	286	641
Ustick Rd							
	E/O Five Mile Rd	Wednesday, Approach & total	9/10/03	16,975	EB	671	689
					WB	372	897
	W/O Five Mile Rd	Wednesday, Approach & total	9/10/03	17,908	EB	709	708
					WB	415	1007

3.3 COMMUNITY SPIRIT

Neighbors share a sense of community that transcends housing types and values. Neighbors tend each others' kids, gardens, and animals. Crime levels are low because neighbors watch out for each other. Some streets have Christmas cookie exchanges, others barbecues. An annual potluck is enjoyed by all attendees.

The Big Sky Neighborhood is part of the West Valley Neighborhood Association. Many property owners are members of the West Valley Neighborhood Association. The association has been very helpful in providing input, guidance, and support.

More than 90 percent of Big Sky Neighborhood property owners are committed to joining a Neighborhood Watch Group.



Irrigation ditches connect the neighboring lots.

3.4 LAND USE INVENTORY

The Big Sky Neighborhood Planning area is made up of 67 acres and land use is residential in nature. It supports a total of 64 dwelling units, an average residential density of .96 units per acre. Ninety-eight percent of the dwellings are owner-occupied. All dwelling units are detached single-family homes.

Most homes are set back at least 40 feet from the street, and all homes face either the street or a private road. The lack of curbs and sidewalks, as well as 20 foot side yard setbacks, increases the perception of a rural atmosphere. Large established trees, bushes, shrubs, and flowers enhance neighborhood lots. These factors create a pleasant rural-like environment valued by residents of the Big Sky and surrounding neighborhoods.

The neighborhood hosts a variety of agrarian land-uses, housing, vegetable and flower gardens, orchards, avian habitat, pasture, play areas, and an assortment of outbuildings. Twenty-five percent of property owners in Big Sky Neighborhood currently keep and maintain animals other than dogs and cats. Fifty-nine percent of property owners, however, are interested in keeping and maintaining farm animals in the future.

At the heart of the neighborhood is an irrigation system that interconnects every lot. An annual "ditch party," a neighborhood volunteer effort to protect water and safety standards, is held each spring.

Approximately 70 percent of residents use more than 70 percent of their acreage for gardening, landscaping, pasture, orchard, entertaining, hobbies, and outbuildings. Enjoyment of open space is part of the lifestyle and reflects the original design and intent of the subdivision Codes, Covenants, and Restrictions.

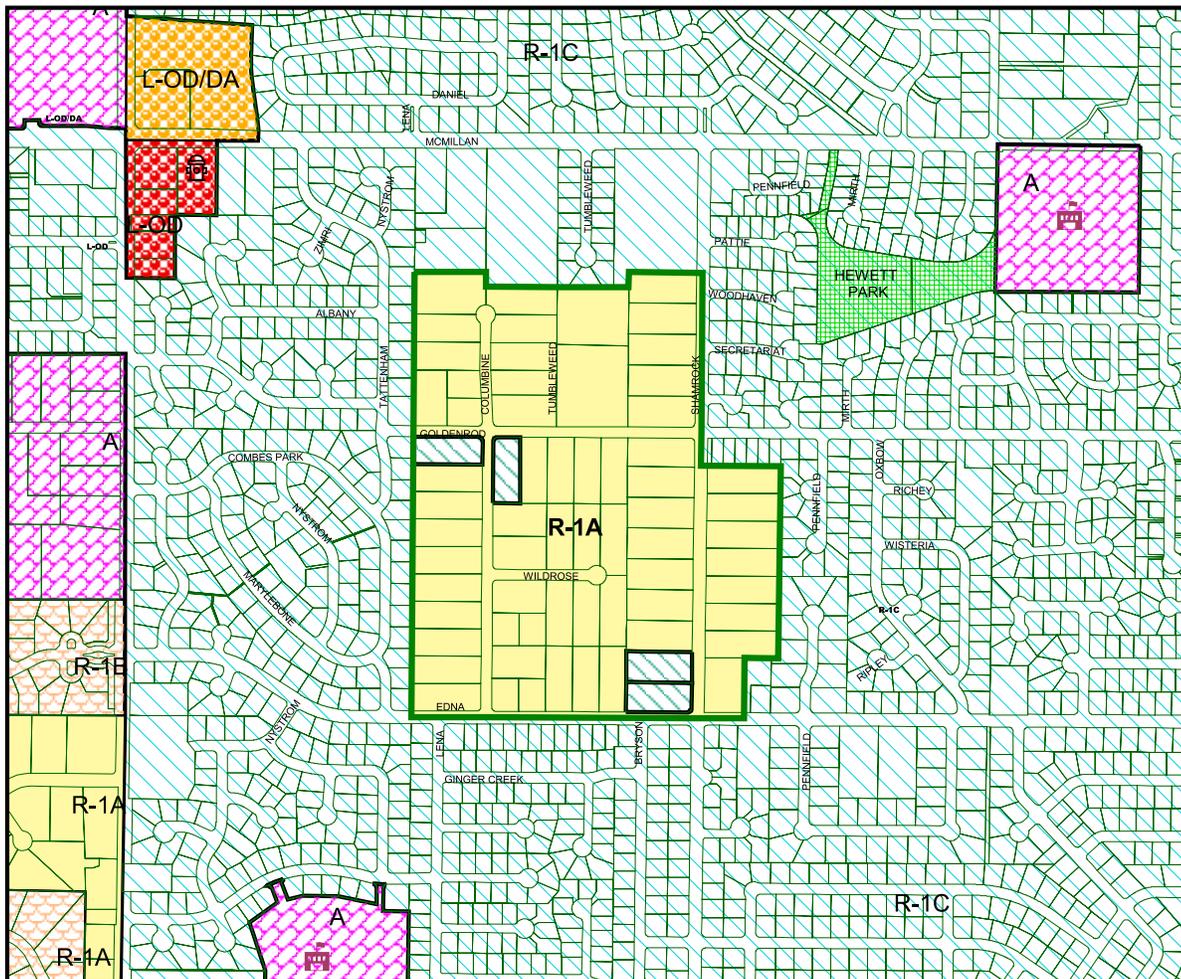
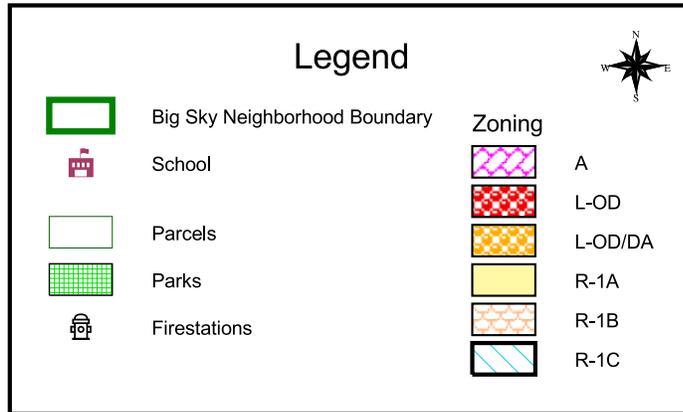
Many of the homes and lots remain as they were originally developed. Some homes have been enlarged; a number of properties have a shop and/or additional garage facilities. More than a few yards resemble small parks. The average house size in the neighborhood is 2580 square feet, and the average property value is \$182,000. For most residents, their Big Sky property is a large portion of their assets.

Most property owners are long-term residents. They have raised their families here, and are providing a rich environment for their grandchildren. Younger families are moving into the neighborhood as property becomes available.



Large setbacks, mature trees and the lack of curbs and sidewalks increase the perception of a rural-like environment that is valued by the residents of Big Sky and surrounding neighborhoods.

Big Sky Neighborhood Plan Zoning



3.5 ZONING

When the Big Sky Subdivision was originally developed in Ada County, it was zoned with a designation of R1 (density of one dwelling per acre). In 1995, the Big Sky neighborhood area was annexed into the City of Boise and re-zoned R1-C, with a greatly increased density of eight dwelling units per acre.

In 2004, two new developments were proposed for the Big Sky Subdivision. These developments compelled Big Sky neighbors to pursue a rezone overlay to R1-A, and propose a long-term strategy for planning in the neighborhood.

3.6 HISTORY OF THE BIG SKY NEIGHBORHOOD

In 1971, the Sky Line Corporation began the development of the Big Sky and Eagleson's Ustick subdivisions. In the first phase of development, Shamrock Street was built with access to Five Mile Road from Edna Street.

On Thanksgiving 1971, Lyle Stockinger moved his family into the first house in the Big Sky Subdivision. He and his wife raised their family in that house and still live there today.

Over the next few months, Edna was extended, and Columbine Street, Wild Rose Court, and Goldenrod Avenue were built, allowing for the development of Phase Two of the project.

In Phase Three, Columbine was extended past Goldenrod, and Shamrock was extended to McMillan Road. In all three phases, development

of each one-acre lot required drilling a well and providing a septic system.

Surrounded by farms, the subdivision had a rural flavor. Residents enjoyed watching and hunting the wild pheasants and ducks that frequently fed in the neighboring fields. The large lots provided the owners the opportunity to raise grazing animals, including cattle, horses, and a donkey. Other animals such as chickens, sheep, goats, and llamas helped enhanced the rural atmosphere.

By the early 1980's the Big Sky and Eagleson's Ustick neighborhood was a largely developed island of mostly one-acre lots in a sea of much denser housing. The entire area surrounding the neighborhood changed from "rural" to "city" in ten years. Coincidentally, Hewlett-Packard became one of Boise's largest employers and Big Sky Subdivision was one of only a few acre-lot areas within a few minutes of H.P. either by car or bike.

The Big Sky Neighborhood enjoyed a low-density zoning designation of R1 (one unit/acre) in Ada County. It was annexed into Boise City in 1995.

The neighborhood comprised approximately eight percent of the land annexed at that time and was annexed in a package with mobile home parks and "starter home" subdivisions that were zoned R8 (eight units per acre). No special notice of the Big Sky neighborhood's unique zoning was taken by the Boise City council at the time of annexation, so the Big Sky was annexed in with the surrounding areas and brought into the city with a zoning of R1-C (eight units per acre). Perhaps as a reflection of Big Sky's insulation, residents of the Big Sky subdivision were not aware of the zoning changes until 2004.

3.7 PUBLIC SERVICES

Domestic Water

The majority of the homes in the Big Sky Neighborhood are serviced by private domestic wells. United Water lines exist on Edna Street from Shamrock Avenue to Tattenham Avenue. They also exist on Goldenrod Street from Shamrock Avenue to Tattenham Avenue, and on Shamrock between Goldenrod and McMillan only.

Fire Protection

The Big Sky Neighborhood is served by Boise City Fire Station #10, located at the corner of McMillan and Cloverdale. The Boise City Fire Department strives to maintain a four-minute response time to any incident, with response sites ideally within a 1.5 mile driving distance from the nearest fire station. The Big Sky Neighborhood is within these “fire coverage” parameters.

Fire Hydrant spacing in the neighborhood exceeds the standard of 500 feet for detached single-family homes. There is adequate flow to existing hydrants. There are no fire hydrants accessible to Wild Rose Court or Columbine cul-de-sac. However, tender trucks from Fire Station #21 can provide coverage to the furthest dwellings. The travel distance for the

tender trucks would obviously increase response times to some homes.

Sewer and Trash Services

Boise City sewer is available to all neighborhood residents, but some residents continue to use individual septic systems. Boise City trash collection and recycling is available to residents.

Public Schools

The Big Sky Neighborhood is in the Meridian School District (Joint District 2). Meridian School District has experienced phenomenal enrollment growth the last ten years. The intended capacity of the neighborhood schools has already been exceeded. For the 2003-2004 school year, Frontier Elementary had a capacity of 564 students and an enrollment of 620 students. McMillan Elementary had a capacity of 468 and an enrollment of 493 students. Lowell Scott Middle School had a capacity of 1200 students and an enrollment of 1305 students. Centennial High School had a capacity of 1800 students and an enrollment of 1876 students.

There is no doubt that additional residential growth in this area would have an adverse impact on the overcrowded situation in the neighborhood schools.

Appendix A:

**Big Sky Neighborhood Plan Survey
July 2004**

How long have you been a property owner in the Big Sky or Eagleson-Ustick Subdivision?

0-5 Years	6-15 Years	16-30 Years	31+ Years
20%	35%	35%	10%

Did you purchase your home with the intention of someday dividing the property into parcels smaller than an acre?

Yes	No	N/A
8%	92%	

No: I did not purchase the home with the intent to subdivide, but I may decide to do so in the future.

Yes: Maybe in half for our kids

Currently Big Sky and Eagleson-Ustick Subdivisions are zoned R-1C, allowing 8 homes per lot. Are you considering subdividing your property?

Yes	No	N/A
10%	90%	

No: Not presently

Yes: Maybe for our kids

If a neighbor within 300 feet of your property requested a zoning variance to subdivide his/her property, would you agree?

Yes	No	N/A
16%	80%	4%

Corner lots which meet covenant process requirements might be OK
 But only if it is for one per half acre and the house is of comparable size and quality
 Maybe
 No: Probably not at present, but it would depend on the subdivision plan.
 Yes: Upon condition that they maintain 25 feet setbacks from property boundaries on each side and install sidewalks.

Do you support construction of duplexes in the Big Sky and Eagleson-Ustick Subdivisions?

Yes	No	N/A
6%	92%	2%

Doesn't really bother us

Do you favor the addition of sidewalks in a long-range plan?

Yes	No	N/A
46%	52%	2%

NO
 Well, in some places it might be good ...
 Sooner is better

Would you join a Neighborhood Watch group?

Yes	No	N/A
92%	4%	4%

Don't know what that would entail – we already look out for each other
 Depending on the hours involved

What percentage of your property is used for gardening, landscaping, pasture, orchard, hobbies, entertaining and buildings?

Less than 50%	50%-59%	60%-69%	70%-79%	80%-89%	90%-100%	N/A
4%	17%	2%	14%	10%	45%	8%

Do you currently maintain animals on your property (other than dogs and cats)?

Yes	No	N/A
25%	73%	2%

I raise birds.

Would you like to maintain animals on your property (other than dogs and cats) in the future?

Yes	No	N/A
59%	37%	4%

It was grandfathered in when this area was annexed
 Maybe

What are the top three qualities of your neighborhood?

Responses (multiple responses allowed)

- 39 Large lots and/or space
- 31 Quiet and/or peaceful
- 12 Friendly and/or good neighbors
- 4 Mature trees
- 31 Rural atmosphere; “country feeling”
- 9 Wildlife (ducks, quail, pheasants, raccoons, squirrels)
- 5 Animals (horses, cows, llamas, chickens, pets)
- 9 Low traffic flow
- 10 Close proximity to schools, shopping and services

Comments:

- Low traffic flow: I wish.
- It’s hard to choose.
- All of the above.
- Raccoons need to be trapped and removed from the area

What are the special features of your private property?

- Large lot in the city limits
- Space between us & neighbors
- Privacy – less congestion – “elbow room”
- Large park-like yard with large garden spot, fruit trees, berry patch, water garden and room for more

Question	Response	Number of comments
What are the special features of your private property?		
	Large Lots/Open Space/Rural Character	17
	Gardens/Fruit Trees	14
	Park/Play place for children	9
	Mature Trees	7
	Privacy	6
	Shop	6
	Wildlife	6
	Good place to raise children	4
	Horses and livestock	4
	Safe, peaceful environment	4
	Irrigation water rights	3
	View	2
	Barn	1
	Home design	1
	Well water	1
What challenges and/or issues do you feel our neighborhood faces now and in the future?		
	Development - challenges listed within the development category:	
	Unwanted development	21
	Loss of property value	4
	Loss of quality of life	2
	Children in street	1
	Crowded schools	1
	Individual property rights	1
	Loss of neighborhood feeling	1
	Violation of CC&R's	1

	Increased density	15
	Neglect of property	9
	Traffic Problems, sidewalks, underground utilities desired	9
	Loss of Rural atmosphere	7
	Higher crime	2
Why did you choose to live in this neighborhood?		
	Large lots	22
	Rural character/open space	15
	Close to city, work	11
	Raise children to work and play	9
	Privacy/distance from neighbors	8
	Close to schools	7
	Unique area, great place to live	7
	Garden area, ability to grow food, fruit	5
	Good friendly neighbors	5
	Protected from development by CC&R's	5
	Room for livestock, horses, bird hobby	5
	Shop, ability to have home office	3
	Mature trees	2
	Quiet	2
	Safe place	2
	Wildlife	2
	Irrigation water	1
	Well water	1
	West Boise progressive character	1

Appendix B: Action Chart for Big Sky Neighborhood

ACTION CHART FOR BIG SKY NEIGHBORHOOD						
#	Actions	Adopted With plan	On-Going	Next 5 yrs.	6 to 20 yrs.	Implementers Advocates
PROGRAMS						
1	Maintain contact with West Valley Neighborhood Association.		X			BSN
2	Utilize Boise City's Operation Speed Watch program.		X			BSN
3	Host initial Neighborhood Watch meetings for each street.			X		BSN, BC
4	Big Sky Neighborhood Plan annual review and report to neighborhood.					
PROJECTS						
5	Investigate designs and/or signage to slow traffic on Goldenrod and Shamrock.			X		BSN, BC, ACHD
6	Draft a zoning ordinance amendment which would explore acceptable ways to relax the agricultural use standards and procedures.			X		BSN, BC
NEW REGULATIONS						
7	Amend the Boise City Comprehensive Land Use Map to Estate Density (2 units/acre).	X				BC
8	In accordance with #6 above, amend the zoning ordinance by creating an Agricultural Overlay District, which relaxes the agricultural use standards and procedures. Apply the Agricultural Overlay District to the Big Sky Neighborhood.			X		BC
LAND USE APPLICATION REVIEW POLICIES						
9	Require the applicant of any planned development to provide adequate services prior to occupancy of the building. Notable deficiencies exist in current service levels.			X		BCPZ
10	Require new homes within the Big Sky Neighborhood to have setbacks the same as existing homes.			X		BCPZ

*ACHD = Ada County Highway District, BCPZ = Boise City Planning and Development Services Department, BSN = Big Sky Neighborhood, BC = Boise City

