BOISE CITY OPEN SPACE AND CLEAN WATER ADVISORY COMMITTEE
REGULAR MONTHLY MEETING AGENDA
THURSDAY, JUNE 4, 2020
4:00 P.M.

Location:
Virtual Meeting

To watch the virtual meeting, please visit: www.cityofboise.org/virtual-meetings

I. CALL TO ORDER

II. ATTENDANCE

A. Roll Call 4:00 p.m.

B. Welcome – Committee Member Bix Firer 4:00 p.m.

III. NEW BUSINESS

A. Minutes – March 5, 2020 4:05 p.m.

B. City of Boise COVID-19 Update 4:10 p.m.

C. Improvement Project Application – Townhomes on the Ave 4:20 p.m.

D. Committee Updates 4:30 p.m.

E. Executive Session: 1) Pursuant to Idaho Code §74-206(c) to acquire an interest in real property which is not owned by a public agency, and Idaho Code §74-206(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. 4:35 p.m.

IV. ADJOURNMENT

Pursuant to Idaho Code Section 74-204(4), all items on the Agenda marked with an asterisk * are action items that require a vote. Identifying an item as an action item on the Agenda does not require that a vote be taken. All Consent Agenda items will be enacted by one motion, unless a Committee Member or citizen requests the item be removed from the Consent Agenda and considered in the normal sequence of business.
OPEN SPACE AND CLEAN WATER ADVISORY COMMITTEE SUMMARY REPORT

Please find enclosed the descriptive information supporting your agenda topics for this meeting. The meeting is anticipated to last about an hour & 15 minutes and will take place virtually: www.cityofboise.org/virtual-meetings.

NEW BUSINESS AGENDA ITEMS

A. MINUTES – MARCH 5, 2020 – Requested by Doug Holloway, Director (See Item III. A. on the agenda)

RECOMMENDATION: The Department requests that the Committee recommend approval of the March 5, 2020 Open Space and Clean Water Advisory Committee Minutes, Exhibit A, to Boise City Council.

B. CITY OF BOISE COVID-19 UPDATE – Requested by Sara Arkle, Foothills and Open Space Superintendent (See Item III. B. on the agenda)

Director Holloway and Superintendent Arkle will provide an update on the city’s response to coronavirus (COVID-19) and how virtual meetings will suit the committee.

RECOMMENDATION: No motion necessary. This is an information item only.

C. IMPROVEMENT PROJECT APPLICATION – TOWNHOMES ON THE AVE – Requested by Sara Arkle, Foothills and Open Space Superintendent (See Item III. C. on the agenda)

Boise Parks and Recreation received a Boise Open Space and Clean Water Improvement Project Application from Townhomes on the Ave, with a request to map the floodplain of Cottonwood Creek, Exhibit B.

The project is located at Logan St & Avenue H, near the old armory building. Developer Mike Baughman is applying for the levy funds in order to accurately map the Cottonwood Gulch Floodplain. An accurate mapping would reduce the floodplain requirements and insurance costs.
for the neighborhood and surrounding city properties. The applicant requests up to $27,500 to fund the floodplain study and associated FEMA fees. City Engineer Jason Taylor provided a staff review and recommendation for the committee’s consideration, Exhibit C.

At this time, the committee should review the Open Space and Clean Water Improvement Project Application and discuss questions, comments or concerns. A formal recommendation to City Council will be made at a later meeting.

**RECOMMENDATION:** No motion necessary. This is an information item only.

**D. COMMITTEE UPDATES** – Requested by Sara Arkle, Foothills and Open Space Superintendent (See Item III. D. on the agenda)

Department leadership will update the committee on necessary topics.

**RECOMMENDATION:** No motion necessary. This is an information item only.
The Boise City Open Space and Clean Water Advisory Committee (Committee) met Thursday, March 5, 2020 at the Jim Hall Foothills Learning Center. Boise City Members Present: Doug Holloway and Sara Arkle (Boise Parks and Recreation); Rob Lockward (Boise City Legal); Chloe Sallabanks (Clerk).

I. CALL TO ORDER:

Committee Chair Katy Peterson called the meeting to order at 4:00 p.m.

II. ATTENDANCE:

A. Roll Call

Present: Michelle Meyers, Katy Peterson, Peter Pengilly, Jeremy Maxand and Scott Raeber

Absent: Brooke Green, Kathryn Elliott, Stacey Donohue and Matt Cryer

Committee Member Maxand was present via conference call.

III. IN THE MATTER OF NEW BUSINESS

A. Minutes - February 6, 2020

MOTION: Committee moved to recommend approval of the February 6, 2020 Open Space and Clean Water Advisory Committee Minutes to Boise City Council.

RESULT: APPROVED

MOVER: M. Meyers
SECOND: P. Pengilly
AYES: UNANIMOUS
ABSENT: B. Green, K. Elliott, S. Donohue and M. Cryer

B. Committee Action Review: 2016 - 2020

Summary: Superintendent Arkle provided an overview of the tasks and actions the Committee had accomplished since its formation in 2016. The Committee had formed a community engagement process surrounding the levy ballot language and created the improvement project application package.

Between 2017 and 2020, 952 acres were acquired and protected using levy funds. These properties included the Stack Rock expansion, Peace Valley Overlook Reserve, Hillside to Hollow expansions, Pierce Park Farms, LLC property, and a Hill Rd & Duncan Ln acquisition.
The Committee had reviewed 10 improvement project applications throughout its tenure, and recommended funding for three of them. These approved project applications included the Daylighting of Cottonwood Creek, trail development at the Intermountain Bird Observatory, and Idaho’s first wildlife overpass project.

No motion necessary as the item was informational.

C. Committee Updates

Committee Member Maxand was ending his term on the Committee and expressed his gratitude and honor of being a four-year committee member. Mayor McLean and City Councilmembers would appoint a new member to the Committee.

The Warm Springs Golf Course parking lot expansion project had broken ground and was on track to be completed by April.

There had been an uptick in encampment issues throughout the Boise Foothills. The encampment areas spanned both private property and trailhead locations. City parks (which include open space reserves) are open from sunrise to sunset and overnight camping is prohibited. Director Holloway expanded that the Boise River Greenbelt was also experiencing an increase in encampment activity. City enforcement officers would continue to work on education surrounding camping.

Multiple foothills restoration projects were scheduled to start in the spring, and seasonal crew members were being hired. Heavy maintenance work was required on many trails, especially areas that were damaged due to high trail use in muddy conditions.

D. Executive Session

**MOTION:** Pursuant to Idaho Code §74-206(c) to acquire an interest in real property which is not owned by a public agency, and Idaho Code §74-206(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**RESULT:** ENTER EXECUTIVE SESSION

**MOVER:** S. Raeber

**SECONDER:** P. Pengilly

**ROLL CALL:** Michelle Meyers, Katy Peterson, Peter Pengilly, Jeremy Maxand and Scott Raeber

**ABSENT:** Brooke Green, Kathryn Elliott, Stacey Donohue and Matt Cryer

**RESULT:** EXIT EXECUTIVE SESSION

**MOVER:** S. Raeber

**SECONDER:** K. Peterson
ROLL CALL:  Michelle Meyers, Katy Peterson, Peter Pengilly, Jeremy Maxand and Scott Raeber
ABSENT:  Brooke Green, Kathryn Elliott, Stacey Donohue and Matt Cryer

V. IN THE MATTER OF ADJOURNMENT:

There being no further business before the Committee, the meeting adjourned at 4:50 p.m.

RESULT:  APPROVED
MOVER:  J. Maxand
SECOND:  K. Peterson
AYES:  Unanimous
ABSENT:  B. Green, K. Elliott, S. Donohue and M. Cryer

______________________________________________
Katy Peterson, Chair
PROCESS
Creating a foundation for transparency and community engagement

• Reviewed relevant community planning efforts to understand conservation goals for Foothills and River open space and natural areas.
• Created an improvement project application packet using identified conservation goals.
• Created an assessment process grounded in transparency and community conservation criteria.
• Continuing education opportunities focused on the Boise River, wildlife issues, land management challenges, and growth trends that affect open space and trails.
• Consistent committee tenure.
ACQUISITIONS

952 acres protected 2017-2020

• AR Boise – Stack Rock expansion: 840 acres purchased for $420,000
• Ramaker Property - Peace Valley Overlook Reserve: 25 acres purchased for $100,120
• Lancaster Property – Hillside to Hollow Expansion: 3 acres donated by developer to allow/preserve neighborhood trail connectivity
• Healthwise Property – Hillside to Hollow Expansion: 8 acres purchased for $435,000
• Walther Property – Pierce Park Farms LLC: 74 acres donated by landowner for wildlife habitat protection
• Viper Investments – Hill Road/Duncan Lane: 3 acres purchased for $357,000
IMPROVEMENT PROJECTS

Reviewed 10 Project Proposals 2017-2019

2017 – Implemented process to assess and recommend the funding two out of 8 project proposals. Council agreed with Committee recommendations to fund the Daylighting of Cottonwood Creek and trail development at the Intermountain Bird Observatory properties.

2018 – Reviewed 2 projects and recommended funding for one. Council agreed and approved recommendation to assist with funding for Idaho’s first wildlife overpass project.

2019 – No improvement projects proposals were submitted. Foothills and Open Space team is working with Ada County and other partners to identify projects for proposal in 2020.
How can we make 2020-2023 valuable to you and our community?
Improvement Project Application - Townhomes on the Ave

Exhibit B
Boise Open Space and Clean Water Improvement
Project Application Form

Section 1: Contact Information

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Townhomes on the Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Project Contact</td>
<td>Mike Baughman</td>
</tr>
<tr>
<td>Street Address</td>
<td>709 N Santa Paula Place</td>
</tr>
<tr>
<td>City ST ZIP Code</td>
<td>Boise, Idaho 83712</td>
</tr>
<tr>
<td>Phone</td>
<td>208-272-0251</td>
</tr>
<tr>
<td>E-Mail Address</td>
<td><a href="mailto:mikebaughman@gmail.com">mikebaughman@gmail.com</a></td>
</tr>
</tbody>
</table>

Section 2: Conservation Criteria

According to the Boise City Code 2-23-06, the City seeks to achieve conservation goals through the implementation of improvement projects in areas such as the Boise River and the Boise Foothills. These conservation goals include protecting and conserving clean water and drinking water, safeguarding critical wildlife habitat, protecting critical open space, preserving native plant species and enhancing trails and recreational opportunities. Criteria categories have been defined by these goals as set forth by the Open Space and Clean Water levy fund and by City approved plans for the enhancement of Boise’s natural amenities. Check each category that applies to the project proposal.

- [X] Critical Open Space
- [ ] Habitat Restoration
- [ ] Connectivity
- [ ] Wildfire Mitigation
- [ ] Clean Water
- [X] Community Engagement/ Partnerships

Section 3: Project Description

Using the Conservation Criteria Guide, please provide a clear and concise overview of the proposed project.

We own property at the North East corner of the intersection of East Logan Street and North Avenue H. Our property is shown as being inside the "AO" flood area on the FEMA flood insurance map. We contracted with a local engineering firm to perform a preliminary flood study of Cottonwood Gulch Floodplain to determine if we could eliminate the need for flood insurance. The results of this preliminary flood study indicate our property as well as several adjacent properties could actually be outside the affects of a flood event of Cottonwood Gulch. Adjacent properties that could benefit from this include the Armory, Boise Fire Station #1, Laurel Park Apartments, Shaw Mountain Heights Apartments, Shaw Mountain of Cascadia assisted living facility, and several private residences. We are seeking funding to perform a detailed flood study that would support a Letter of Map Revision (LOMR) to FEMA. We are also requesting funding for the application fee associated with the LOMR. This could remove the requirement for flood insurance, potentially increase property values (and property tax revenues to the city).
Section 4: Meeting the City’s Goals

Please explain how this project will meet each of the conservation goals highlighted in Section 2.

Critical Open Space: This study would improve the city's understanding of potential flood dynamics and how they might affect city property including Fort Boise Park, the new dog park, the new bike park.

Community Engagement/Partnerships: Funding this study would create a sense of community for those currently saddled with flood insurance costs with the hopes of removing that burden for themselves and some of their neighbors.

This is a further investment in our open space to better understand the flood dynamics and consider their possible affects on the open space and neighboring properties.

Section 5: Project Readiness

Please answer the following three (3) questions regarding project readiness. 1) Has any work been done to prepare this project for implementation? 2) How would you like the City to spend levy funds to enhance the proposed project? 3) Is the proposed project part of an ongoing or phased improvement to the Boise River or open spaces?

1. A preliminary flood study has been complete. It shows encouraging results that would indicate many properties currently in the "AO" flood zone may be outside the actual flood zone.

2. We request that funding be made available to fund a detailed flood study of Cottonwood Gulch floodplain. We also request funding for the application fee associated with the LOMR processing.

3. This study is an investment in the current open space to provide better understanding of the potential flood event in the area.
Section 6: Budget

Please provide a budget overview for this project. Include levy funds requested, any matching funds (including any grants, government funding, or other funding sources), and “in-kind” opportunities that have been identified for this project.

We are requesting the city fund the detailed flood study of Cottonwood Gulch Floodplain. Cost estimate is $15,000 to $20,000. We are also requesting that the city fund the FEMA application fee for the LOMR which is approximately $7,500.

Section 7: Reporting Requirements

All levy funds spent are subject an annual audit. The Boise City Open Space and Clean Water Advisory Committee will prepare annual reports detailing the expenditures, projects and activities that support the City’s conservation goals. Describe how your organization will provide updates and reports to the committee and how success and implementation efforts will be measured and recorded.

This detailed flood study could be completed in 2020. The LOMR application could also be completed within 2020. We will be providing study updates and final study results to the city for review.

Section 8: Supporting Documents

Please provide the following documents requested to support this application:

1) Location Map – Identify the location of your project on a map. You may create a map using Google Earth Maps or other programs including the City of Boise GIS program at: http://gis.cityofboise.org/boisemap/.
2) Contact information for those authorized to submit receipts/invoices to the City.
3) Any other supporting documentation important for your application (an example could include a more detailed budget.)
4) Include project partner letters of support.

Section 9: Mayor & Council Approval

Proposed projects are subject to ultimate approval by the Mayor and City Council. Any levy funds committed to a selected project must comply with the City’s purchasing and procurement requirements. Such requirements include, but are not limited to, those set forth in Idaho Code, Title 67, Chapter 28, Boise City Code and the City’s Business Operations Manual. All levy funds must be spent solely on the benefits and goals listed above, and not administrative costs.
Staff Review & Recommendation - Improvement Project Application Townhomes on the Ave Exhibit C
MEMO

TO: Boise City Open Space and Clean Water Advisory Committee Members
FROM: Jason Taylor, P.E., C.F.M., City of Boise Engineer
CC: Doug Holloway, Director, Parks and Recreation
    Sara Arkle, Superintendent, Foothills and Open Space
    Abigail Germaine, Boise City Legal
DATE: 5/27/2020
RE: Staff Review and Recommendation for Improvement Project Application – Townhomes on the Ave – Logan St & Avenue H

OVERVIEW OF PROJECT
The project is located at Logan St & Avenue H, near the old armory building. The developer Mike Baughman is applying for this grant in order to accurately map the Cottonwood Gulch floodplain. This accurate mapping would reduce the floodplain requirements and insurance costs for the neighborhood and surrounding city properties.

FUNDING CONSIDERATIONS
The applicant is asking for the grant to fund the entire flood study and application fees. As this study will help the entire area and the city to understand the risk associated with the area, I believe the total costs listed are appropriate. A more extensive detailed breakdown of costs should be provided unless the applicant is willing to bear any unknown costs at their expense.

CONSERVATION CONSIDERATIONS
As this gulch is a known flood hazard for the city of Boise this flood study would benefit not only the taxpayers but also the surrounding neighborhood. The flood maps and flood study have not been revisited by FEMA from over 20 years and do not include the Cottonwood Flume or the flood ponds (Bike Skills Park and Off Leash Dog Park).

PLANNING CONSIDERATIONS
This application would help Public Works and PDS as it related to accurate mapping of our floodplain and management of the gulch. There would also be significant cost savings to the general public and city owned assets as accurately mapping the floodplain would likely allow property owners to drop flood insurance on homes and commercial properties in the area.
MAINTENANCE/MANAGEMENT CONSIDERATIONS
There would not be any continued maintenance or operation costs associated with this type of project. This would be more of a correction to existing mapping that is incorrect and would actually help the general public and management/maintenance of the reserve open space and parks.

STAFF RECOMMENDATION
As the Floodplain Manager for the city of Boise I feel that this project is long overdue and will not only help the city protect this critical open space but will also help us understand our future operation and maintenance of the Cottonwood gulch and pond area. The data provided will let us know which areas are likely to flood first and what impacts that would have for park closures, repairs, revegetation, etc.

All funding should be held with the city until the LOMR has been approved and issued by FEMA. This way the taxpayers are not out any money if the project is rejected by FEMA or withdrawn by the applicant. All design, engineering, and modeling will be performed by the developer’s design team.