



**TO:** ADA COUNTY PLANNING AND ZONING COMMISSION

**DATE:** June 4, 2015

**STAFF:** Megan Basham, Associate Planner, AICP  
Kristy Heller, Associate Planner

**PROJECT NO.:** 200600069 DA – I (2015 Avimor Periodic Evaluation)

**APPLICANT:** Avimor Partners, LLC  
18454 N. McLeod Way  
Boise, ID 83714

**OWNER:** First American Title Insurance Company  
P.O. Box 1360  
Caldwell, ID 83606

**AGENT:** Dan Richter  
18454 N. McLeod Way  
Boise, ID 83714

### SUMMARY

This is a 2-year Periodic Evaluation and Review of the Avimor Planned Community. This review is being conducted to determine if Avimor is developing in conformance with the Avimor Specific Plan and to satisfy code requirements. The review is based on the 11 objectives contained in the Avimor Specific Plan and a review of the Development Agreement. Avimor is located within portions of Sections 7, 8, 17, 18, and 19, T.5N., R.2E.

Existing structures that have been constructed in Avimor include detached single-family dwellings, a real estate sales center, a wastewater treatment facility, and telecommunications equipment building and tower. One hundred eighty-four (184) residential building permits have been issued, to-date. Forty-two (42) residential building permits were issued in 2014, and approximately 32 have been issued in 2015. In addition, numerous trails and parks have been developed in Avimor that are frequently utilized by the public.

The development of Avimor is behind the phasing plan for the community due to adverse economic conditions resulting from the recession. Avimor is envisioned to be developed into eight (8) phases. The following table indicates the phasing and infrastructure schedule.

**Table 1: Avimor Phasing and Infrastructure Schedule**

<b>Phase</b>	<b>Uses</b>	<b>Begin/End (1)</b>	<b>Infrastructure/Services Completed</b>
1	255 SF Units Mixed-Use Village Center	2006/2008  2006/2015	<ul style="list-style-type: none"> <li>- Signalized Highway 55 Intersection</li> <li>- Backbone utilities (water, sewer, electric power, natural gas, and communications) and street system</li> <li>- Interim two-bay fire facility</li> <li>- Recreation/community center (Building A) and office/retail Building B</li> <li>- 12,000 feet of pathways and trails with trailheads, including a connection to Dry Creek Valley via Broken Horn Road</li> <li>- 4.5 acres of improved open space</li> </ul>
2	77 SF Units	2007/2009	<ul style="list-style-type: none"> <li>- Extension of utilities and streets</li> <li>- Office/retail/commercial, continued</li> <li>- Un-signalized Highway 55 intersection (north access)</li> <li>- 6,500 feet of pathways &amp; trails with trailheads</li> </ul>
3	155 SF Units	2008/2010	<ul style="list-style-type: none"> <li>- Utility extensions from backbone system</li> <li>- Office/retail/commercial, continued</li> <li>- 10,700 feet of pathways &amp; trails with trailheads</li> <li>- 3.55 acres of improved open space</li> </ul>
4	30 SF Units  60 MF Units	2009/2011	<ul style="list-style-type: none"> <li>- Utility extensions from backbone system</li> <li>- Office/retail/commercial, continued</li> <li>- 2,000 feet of pathways &amp; trails with trailheads</li> <li>- 4.6 acres of improved open space</li> </ul>
5	51 SF Units	2010/2012	<ul style="list-style-type: none"> <li>- Utility extensions from backbone system</li> <li>- Office/retail/commercial, continued</li> <li>- Public school constructed</li> <li>- 7,300 feet of pathways &amp; trails with trailheads</li> </ul>
6	13 SF Units	2010/2012	<ul style="list-style-type: none"> <li>- Utility extensions from backbone system</li> <li>- Office/retail/commercial, continued</li> <li>- 7.35 acres of improved open space (includes school fields)</li> </ul>
7	22 SF Units	2011/2012	<ul style="list-style-type: none"> <li>- Utility extensions from backbone system</li> <li>- Office/retail/commercial, continued</li> </ul>

			- 4,100 feet of pathways & trails with trailheads
8	21 SF Units	2011/2012	- Utility extensions from backbone system - Office/retail/commercial, continued - 9,550 feet of pathways & trails with trailhead
<b>Totals</b>	<b>684 Units</b>	<b>2006/2012</b>	<b>52,150 LF pathways &amp; trails; 20 acres improved open space</b>

Based upon the Phasing and Infrastructure Schedule in Table 1, Avimor was initially anticipating back in 2005 that by 2013 the project would be close to build out. There have only been three (3) final plats approved by the Board with the final plat for Avimor Subdivision #3 being approved recently by the Board on September 19, 2013 and Phase 4 is scheduled to go in front of the Board on May 26, 2015. Phases 2 and 3 have been smaller phases that what was initially anticipated. At this point in time the backbone utilities have been constructed to serve the current phases of Avimor along with 9,248 linear feet of trails and 11.22 acres of improved open space.

The developers of Avimor received approval from the Board to form a Community Infrastructure District in February 2015. Improvements to be completed with through this district include water and sewer facilities, road improvements, parks, drainage, public safety facilities and public recreational facilities. The estimated cost of the community infrastructures is approximately \$124,000,000.

The developers of Avimor have also submitted a comprehensive plan amendment application to amend the Avimor Specific Plan to revise the Land Use Map, make miscellaneous revisions to the Chapter 13: Design Guidelines; miscellaneous revisions to the Wildlife Mitigation Plan (WMP) and the addition of the Avimor Recreation Plan to the WMP. The land use map is being updated to reflect the actual location of the Foothills Heritage Park and the relocation of the proposed school site. There is also a text amendment to streamline the process for a community event. Events open to the public and/or over 300 attendees are required to notify Ada County Development Services at least 10 days prior and provide letters from Eagle Fire, Ada County Sheriff's Office, Central District Health and ACHD of their respective approval. A zoning certificate will be required for these events in lieu of going through the master site plan application process. Events smaller than 300 or for Avimor residents only, no approval is required.

The Director finds that the Avimor Planned Community has been developed in substantial conformance to its plans and development agreement with the exception of the phasing plan. Due to the economic circumstances of the past and a delay in the development while the development was being sold to Avimor Partners, LLC, the director recommends that no additional action take place at this point in time.

## STATEMENT OF PURPOSE

The periodic evaluation is a requirement through Condition of Approval #12 of the Avimor Planned Community. The purpose of the periodic evaluation is to monitor the development of Avimor and report to the Commission and the Board every two years after the recordation of the first final plat in the planned community as to the progress and anticipated long-term viability of the planned community and analysis of compliance to the Avimor Specific Plan. The periodic evaluation consists of the Director consulting with the applicant and property owners within the planned community prior to preparing the report. In the event that the Board determines, based on reliable information and evidence contained in the Director's report and the recommendation of the Commission, that the planned community has not developed in substantial accord with the specific plan or has caused undue adverse economic impacts on affected municipalities or other agencies and/or districts, the board may initiate hearings to investigate such matters and may, at the conclusion of such hearings, adopt changes to the specific plan to mitigate such undue adverse economic impacts.

## SUMMARY OF RESIDENT SURVEY

Staff consulted with the developer and sent out a resident survey to property owners and residents in Avimor. The survey questions relate to each goal within the Avimor Specific Plan. Respondents could respond with Strongly Agree, Agree, Don't Know/No Opinion, Disagree, Strongly Disagree. The respondents could also leave comments under each question. The questions were the same as 2013 survey. This year, staff mailed out a letter and worked with Avimor to distribute the survey via email, which generated a much better response rate. Staff notified 145 residents and property owners of the survey and received 61 responses. The majority of the results were positive. The responses to each question are listed below as well as any comments received.

## ANALYSIS OF COMPLIANCE WITH THE AVIMOR SPECIFIC PLAN

Below is a summary of how the planned community complies with each goal outlined in the Avimor Specific Plan.

**Goal #1: COMMUNITY: Avimor will strengthen the concept of community by bringing people together for social, cultural, economic, intellectual, spiritual and leisure purposes in the village, neighborhoods, streets, public spaces and institutions.**

The Avimor Planned Community continues to strengthen the concept of community as stated in its goal by holding numerous events throughout the year. Many of the events take advantage of the foothill trails within the community through biking events and trail runs/walks as well as wildlife observation. Some of the events that have been held at Avimor since 2011 include:

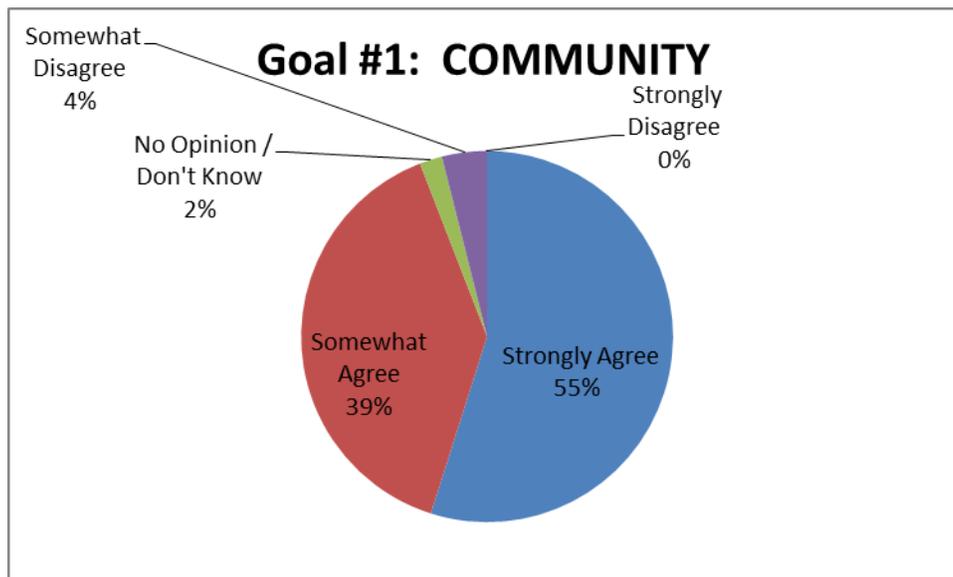
- Monthly bird walks
- Avimor Recreation Group – bike, trail running/walking
- Annual Coyote Classic mountain bike race

- Evenings at Avimor concert series
- Halloween hayride for the residents
- Avimor Kid's Duathlon was held in October 2014

Avimor also takes advantage of the digital age with a website and a Facebook page to keep members of the community and the public updated on events taking place within the community. The Facebook page provides a variety links to educate the community about safety issues (trail, first aid, fire, etc); trail information and proper maintenance; wildlife; Avimor community events; regional events; parenting tips and more.

The community center is now open and has a meeting space, exercise room, a small catering kitchen and restrooms. It holds several events throughout the year.

In addition, Avimor has also been designed to promote economic purposes with its Village Center that will offer retail and office uses.



**Survey Comments:**

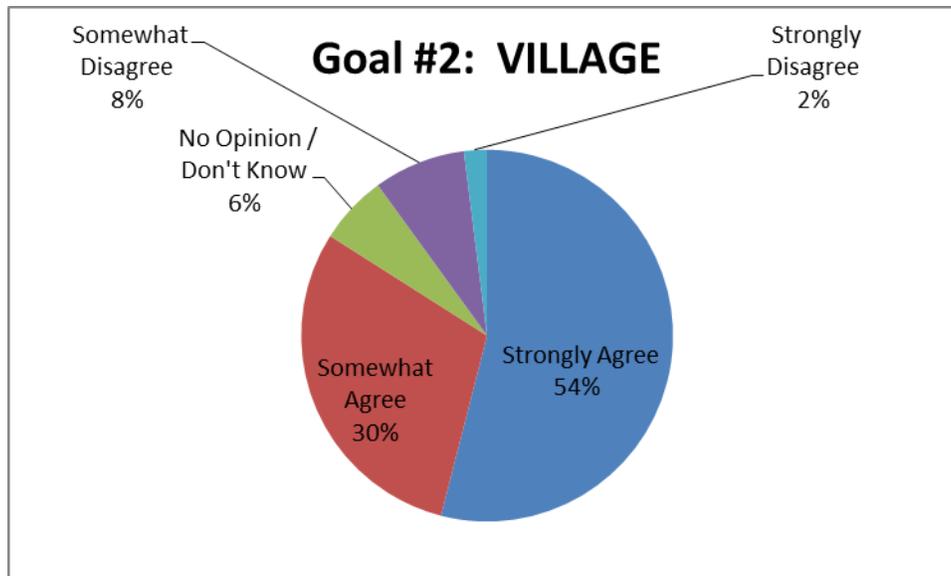
- Possibly work on the cultural, intellectual, and spiritual purposes.
- Social activities have increased significantly over the last 3.5 years that we have lived here. Only know of a few activities thus far- not spiritual, cultural or economic, so can't strongly agree as of yet- but very pleased with increased community activity
- No spiritual
- We could use a cafe, restaurant, cafeteria.
- We like meet and greet events
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- Avimor seems to try and get the residents to socialize often with a great network via email to communicate.

- Could be a little more effort in these areas; seems the only/biggest effort is in expanding the size of community and the social, cultural, leisure etc suffer
- Have seen some cracks in sidewalks already. I'm not originally from Idaho, so it must be the four seasons climate. Expanding, contracting etc.
- The community goals were what attracted us to Avimor in 2012 and we believe those goals have been and are being steadily worked toward. One of the family members of the original property owners is still on the Board of Directors and the leadership of Avimor are supporting their original goals for the property. We had a neighborhood watch meeting with the Sheriff's dept. a couple weeks ago and there has been NO reported crime out here.
- Avimor is only interested in selling homes. The original infrastructure of the village is not well maintained. All focus is on growth to sell more homes.
- The Kremains are tireless in their pursuit of making the a reality.

**Goal #2: VILLAGE: Avimor will be an intimate village, providing residents a sense of place, identity, and security.**

Avimor has been designed as an intimate village consisting of a variety of neighborhoods. These neighborhoods are connected to each other through a series of trails and walkways. A village center has been designed to be the primary public realm or heart of the community and will function as the place where residents and the general public can gather and interact with each other. The village center has been designed along a traditional main street (Avimor Drive) that is connected to adjacent residential neighborhoods, trails, and walkways. The village center plan includes a significant mix of commercial, employment, recreational and housing uses, which will develop as the community matures. This main street will provide residents a sense of place and identity, as it is a unique feature of the community and will be a place that provides needed services and resident interaction.

The buildings within the village center will need to be designed to comply with the Avimor Planned Community Design Guidelines. These guidelines will help to create buildings that fit in with the overall design theme of Avimor, which will further enhance Avimor's unique identity and sense of place. The mixture of housing uses within the village center will help to augment security by providing "eyes on the street" and enhancing a 7-day a week activity in the area as there will be a presence of people in the village center at all times.



Survey Comments:

- Not much of a village yet.
- Getting too big to be intimate. There are always construction vehicles all around the community. They come in and out on the community- they crowd the roads. This morning I had to wait 5 mins to even be able to pass down the road because the construction workers were parked on both sides of the street. I feel they are inconsiderate of the residents time and space. Even residents park on the roads. It's definitely NOT an intimate, secure community.
- Feel very safe in our neighborhood. Do wish there were more mutt mitt /poop bag stations around Avimor, specifically at town lake and near trail heads on Golden Ridge/mcQuarrie
- Great Neighbors all around.
- As more people move in the challenge grows to meet and know people but the choices are more.
- Walkability is a great asset.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- The village and community could be more of a sense of place if they spruced the common areas up. As busy as Avimor is, as many houses that they build and for what they charge for HOAs, the entrance and other general foothill areas around the streets need work. After the building of houses slow down, then sense of security should go up.
- They continue to work on this. At this point the development is still in the building phase.
- Community building is very nice, social rooms, gym; pool is to small last year and we have 40 more homes now, and building in progress for about 20 more, and selling 80 more lots to built on ASAP
- Looking forward to a fueling station and grocery stores closer by so I don't have to go into Eagle or Meridian all the time. But I love to go into Boise. It's only about 11 miles from Avimor. That's a really big deal to me, to be so close to an international city!
- See above.

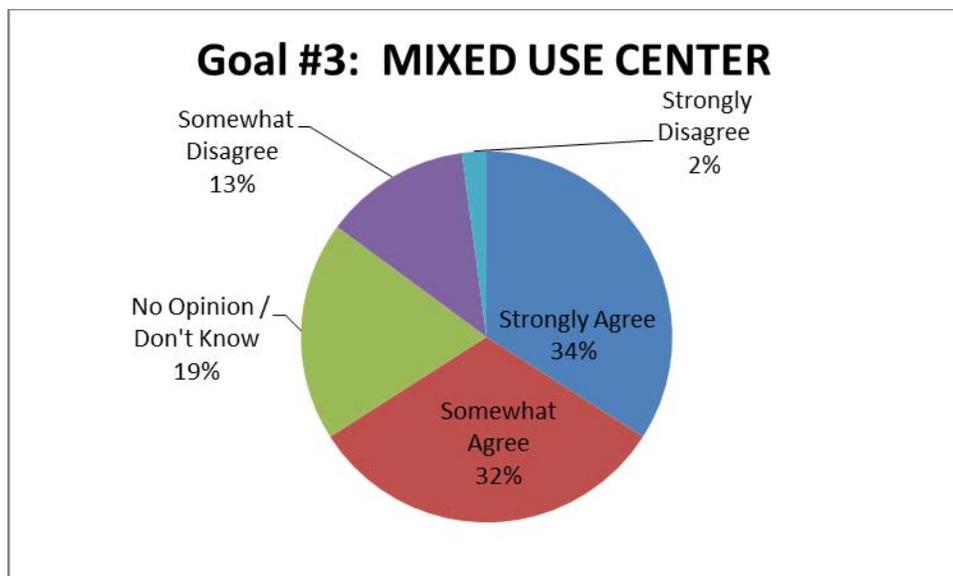
- Same as above

**Goal #3: MIXED USE CENTER: Avimor will concentrate commercial, civic, and a variety of residential uses in an urban pattern around distinctive public spaces and focal civic buildings.**

The village center will also be the mixed use center for Avimor. It is envisioned to be the primary public realm of Avimor, a place where residents and the general public can gather and interact with each other. The specific plan depicts that the village center will include a community center, approximately 75,000 square feet of mixed use retail and office space, optional live/work or second-story housing over office/retail, attached single-family dwellings or multi-family dwellings, a fire station, a church and developed open space.

To encourage public gatherings, the village center design includes a public square adjacent to the community recreation center. This will provide a key civic focus for the village center and may include aesthetic elements such as landscaping, water features, public art and architectural features. Secondary patios/plazas may also contain sitting areas adjacent to retail or commercial buildings and sidewalks with views to and from the street. It is anticipated that as the community gets more rooftops that the village center will expand as the population to support it increases.

Progress on the village center has been slow, but it is moving forward. The community pool has been open for a couple of years for the residents to enjoy. The community center is now open.



Survey Comments:

- Not there yet.
- Consider adding retail services to the Community Center i.e. convenience store, deli, etc.
- Working on it, but need to see more focal civic buildings. So far, great!
- Nothing on the commercial side yet.
- I think the potential is there for this, but still needs development
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- What the hell are these questions? Seriously, it would help if you phrased these where the homeowners could actually give you an educated response!
- Still too few residents for much commercial. The new community center has been well done and well maintained.
- There is commercial land available to purchase and have been told there will be commercial offerings in the future.
- It's already behind the community growth
- It is in the plans, too early to see it yet.
- There will be something for everybody in this community. It's good to appeal to all age groups and income levels.
- As the neighborhood grows and can support commercial enterprise it will encourage us to support them and not have to drive to the Boise area for all our needs.
- The focus is and will always be to sell more and more homes.
- Seen it tried before in a much more populated area in Cary NC where I owned a home. It doesn't work.

**Goal #4: DENSITY: Avimor will be developed at the highest density possible while maintaining village scale ambiance in order to minimize land consumption and provide transit and infrastructure efficiency.**

Avimor is designed to offer a mix of housing types on a variety of lot sizes. Avimor is designed to concentrate the majority of housing units in or near the village core, while preserving 510 acres (approximately 61%) as natural open space. The compact village allows the majority of the residents to be within a 10 minute walk to the village center. The design also allows for efficiency of infrastructure, reducing the amount of materials used in the construction and maintenance of the infrastructure.

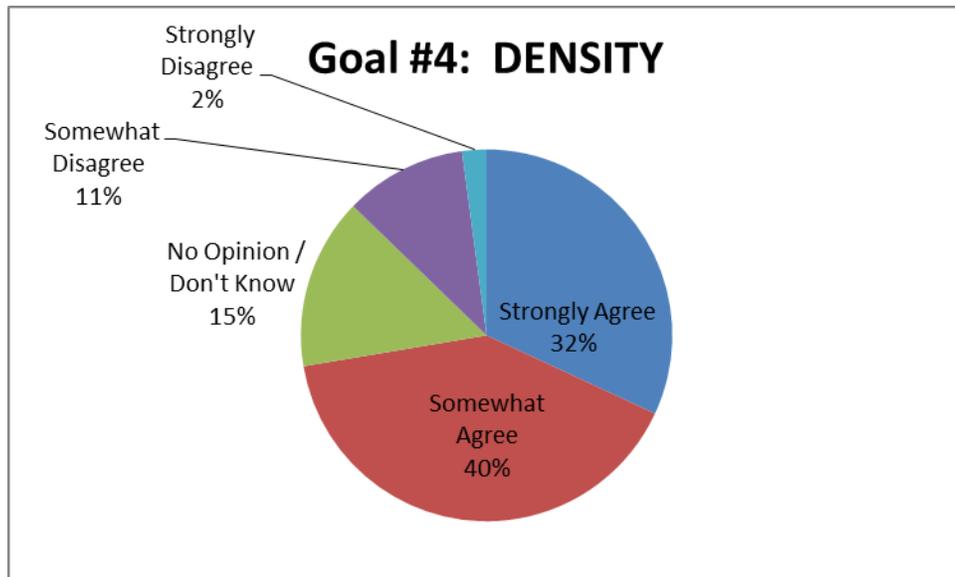
Phase #1, Phase #2 (only one platted lot), and Phase #3 of the Avimor Planned Community have been platted. The final plat for Phase #4 was submitted in April of 2015 and should be recorded this year.

Phase #1 consists of 221 residential lots, eight (8) mixed use lots, four (4) community service lots, and 16 common lots of village and foothill open space. The majority of residential lots in Phase #1 were designated as Village Residential, with two (2) pockets of Foothills Residential lots platted in the southeast portion of Phase #1.

Phase #3 consists of 43 residential lots and two (2) common lots of foothill open space. The residential lots in Phase #3 consist of 17 Village Residential lots and 26 Foothill Residential lots.

Phase #4, when recorded, will consist of 83 residential lots and 11 common lots. The residential lots in Phase #4 will consist of 71 Village Residential lots and 12 Foothills Residential lots.

The Village Residential lots have a minimum lot size of 1,500 square feet for attached dwellings and 3,500 square feet for detached structures. The Foothills Residential designation has a minimum lot size of 9,000 square feet. The number of residential building permits issued for the Avimor Planned Community is increasing with a total of 184 residential building permits issued. There were 42 residential building permits issued in 2014. To date in 2015, approximately 32 residential permits have been issued.



Survey Comments:

- To be seen.
- Please refer to previous comments regarding Avimor being an intimate setting.
- That statement makes it sound like we will be crammed in like sardines!
- Hard to say for sure with all of the construction going on
- Getting more crowded at the center.
- This is way over my head for thinking
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- Avimor shouldn't build further into the foothills. The trails get ruined, and the ambience of living in the foothills is gone.
- Phase one village has small lots but lots of community land and offerings for the residents.

- Most often to dense
- This is the desert, so land must be used wisely, with water conservation a top priority.
- We think it's a good balance with huge areas of trails and non-developed areas.
- Road maintenance currently is on the decline. More traffic from residents and trail visitors alike will make this place a living hell.

**Goal #5 OPEN SPACE: Avimor will feature an open space system that protects sensitive areas, preserves riparian habitat, and brings nature into the community with a network of trails and amenities that expands recreational opportunities for the community and the public.**

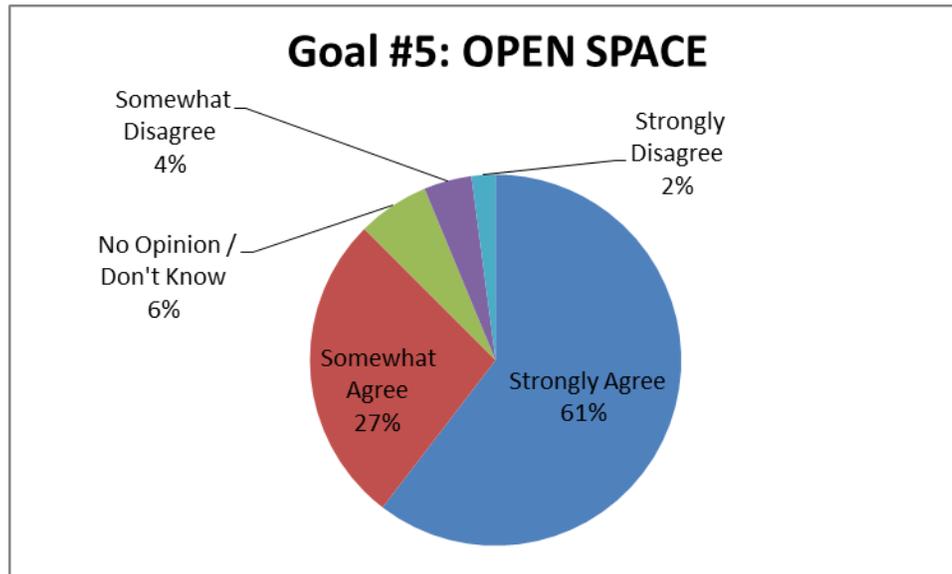
Open space is a key element in the design of the Avimor Planned Community. The community has been designed so that all residences will be adjacent to, or within a couple of blocks of a park, open space (developed or natural) or a trail. Along with access to open spaces, Avimor is proactive about teaching its residents about living in such close proximity to nature. The Avimor Stewardship Organization (ASO) provides a copy of the “Avimor Homeowner’s Guide to Living with Wildlife” to every homeowner in the community. The guide educates residents on practices that protect the integrity and value of wildlife and their natural habitats.

In addition to the education opportunities available to the public and residents described in Goal #1, the Avimor Recreation Group (ARG) was established. The ARG has been developed as an advisory board to the Avimor Stewardship Organization and is responsible for trail development and maintenance guidelines and implementation. As a result, the ARG has been working with two user groups to clean up and improve existing trails and has regularly organized trail maintenance and .

In their efforts to preserve habitat, Avimor continues to monitor and restore, where necessary, the wetland and vegetative habitats. A wetland monitoring report was completed in January of 2013 and will continue to be monitored and adjusted as necessary. Noxious weeds continue to be addressed through spraying and biological controls. Avimor has also designated approximately 400 acres as a permanent conservation easement. In 2010, the Ada Soil and Water Conservation District established a vegetative inventory baseline of the area. A vegetative inventory was conducted in 2014. The vegetative inventory will be conducted once every three (3) years to be better able to determine trends of the vegetative species. The next inventory is scheduled for 2017.

To date, Avimor has completed a total of seven parks that contain an amphitheater, soccer field, baseball diamond, tennis court, basketball court, 2 large playgrounds, and a large pond for catch-and-release fishing. The 12,000 sq.ft. Community Center was completed in 2014. The Community Center contains an indoor heated swimming pool, fitness center, Ada County Library Annex, expandable meeting rooms, patio areas, and staging kitchen.

The Avimor Recreational Group (ARG) continues to host a variety of community involvement activities within the community. The ARG regularly schedules biking and hiking outings, bird walks, and wine-tasting tours. Avimor was host to several valley wide events that included the Coyote Classic Mountain Bike Race in May of 2015 and the Avimor Kids Duathlon in October of 2014. They will also host both the Boise Dirty Dash as well as the Idaho High School Mountain Biking championship in 2015.



Survey Comments:

- New houses being built are getting too close to the trails.
- We need some rules or cautions about night time trail use. The wildlife needs some privacy.
- Agree about open space, however several existing trails have been torn down/ disappeared with pending construction
- Development has increased more than what was explained.
- Need dog poop bag dispensers in every green space.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- How do you protect sensitive areas when you bulldoze hillsides down? Avimor is worried about bird habitat and they've got machinery buzzing from dawn til dusk. The network of trails are slim. There are even fewer now that they have gone further into the foothills. Open space is great if they actually abide by it. Horses come and go through the trails, yet this subdivision is not a equarian community. They've ruined several trails by using them in muddy conditions as well as the bikes. I wish that most of these trails were closed to the public or at least some type of fee to use them. We've found human feces, toilet paper, paper towels with feces on the trails. Most likely not one of the residents.
- Best open space planning and implementation I have ever seen associated with a residential community.
- As long as the public behaves themselves and respects Avimor. But it's good to welcome the public instead of shutting them out as in the private gated communities where only the

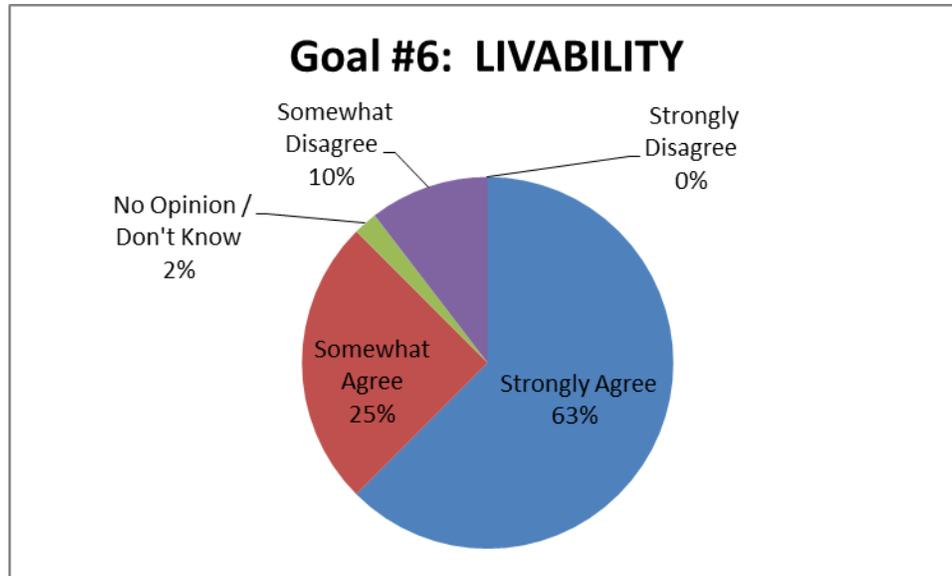
haves live.

- Although somewhat true, more and more traffic from public that don't pick up after themselves or their pets and horses is growing tremendously. Avimor does not help maintain the open spaces and asks the residents to do it and pay for it.
- The new phase is all you need to see. There is a cul de sac with no more than 5 lots that tore into the beauty of Spring Valley. Bike trails are great, but we are at a point where enough is enough.
- I am concerned about a plan I saw that allows development/housing along Spring Creek-- around trails 9, 9a, and 5. I do not think that area should be developed for houses, roads, etc. That area is a vital riparian area and should not be disturbed beyond the trails for pedestrian use.

**Goal #6: LIVABILITY: Avimor's community facilities, streets, walks, pathways, trails, and residential and mixed-use buildings will foster community interaction.**

Avimor's community facilities, streets, walks, pathways, trails, and residential and mixed-use buildings foster community interaction in a number of ways. A mixed-use village center has been planned for Avimor. When constructed the village center will be a place where residents and the general public can gather and interact with each other. The village center will have numerous attractions to draw in the community. These attractions include a community recreation center, a public square, and approximately 75,000 square feet of mixed-use retail and office space. The village center has been designed to be pedestrian friendly providing opportunities for residents to see other residents as they go from place to place in the village center. The community recreation center is open and includes a swimming pool, a fitness area, and meeting rooms.

Trails, walks, and pathways foster community interaction by providing connections between the different neighborhoods within the community allowing for residents to interact with residents of other neighborhoods. A number of trails have already been developed such as a fully improved paved pathway along Spring Valley Creek, a trail connection to the historic Broken Horn Road, and numerous trails within the foothills. In addition, a number of community facilities have been constructed in the community such as the Avimor Foothills Heritage Park, which includes an athletic field, basketball court, a town lake and village green, and neighborhood parks and walks.



Survey Comments:

- Too soon to know.
- Not at present time. I don't want to walk around construction, have to jump over boards laying on the sidewalks, and have to look at ugly dump trucks in my neighborhood. Maybe when construction is finished (if it ever is) there will be a higher likelihood of this happening.
- Waiting for shops and other buildings.
- I wish I could get up to the high country above the homes without hiking or mountain biking, those activities are behind me now for health reasons.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- Horses should not be allowed on the trails. It creates hostility and frustration due to the damage of trails and very large piles of manure on the trails.
- We thoroughly enjoy living here.
- This area is very dark at night and could use much better lighting on sidewalks and street areas.
- Well, if you live at Avimor and you're lonely it's your own fault!
- See above

**Goal #7: DIVERSITY: Avimor will establish a heritage of diversity with a variety of housing types, styles, sizes, and prices and a reasonable balance of jobs.**

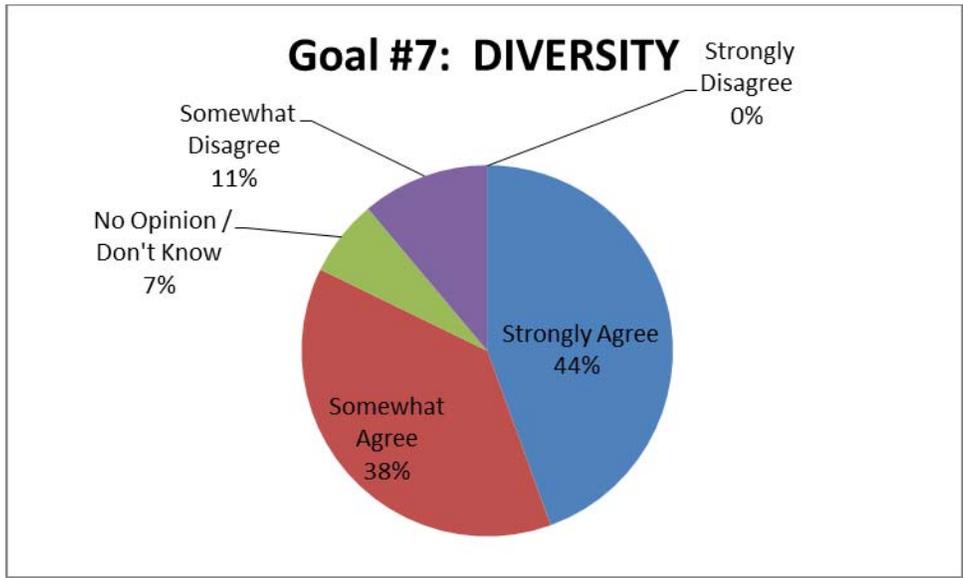
Avimor has been designed to establish a heritage of diversity with a variety of housing types, styles, sizes, and prices by having a range of residential options to a mixed-use village center with up to 75,000 square feet of mixed-use retail and office space. The range of residential options proposed in Avimor include 153 (45' x 110') village residential lots, 160 (60' x 120') village residential lots, 132 (75' x 125') village

residential lots, 179 foothills residential lots, and 60 village center multi-family or attached townhomes, lofts, live/work, apartment, condo units.

The first phase of Avimor (Avimor Subdivision No. 1) has been final platted with 249 lots comprised of 221 residential lots, eight (8) village mixed use lots, four (4) community service lots, and 16 common lots. Subsequent phases that have final platted include Avimor Subdivision No. 2 with one (1) common lot and Avimor Subdivision No. 3 with 43 residential lots and two (2) common lots. Avimor Subdivision No. 4 final plat has been submitted with 83 residential lots and eleven (11) common lots and is anticipated to be recorded this year.

There are a variety of architectural styles featured in the community. The primary architectural themes are Craftsman/Bungalow, English Revival, Mountain Victorian, Spanish Colonial, Traditional/Colonial, Prairie, Tuscan, English Country, Mountain Contemporary, and True Spanish Architecture. Most of the floorplans have three (3) different building elevations to choose from.

Although, at this time there is not a wide availability of jobs it is anticipated that more jobs will be available in Avimor as the community grows and matures. The Village Center has been designed to provide for a number of economic purposes, which will provide a reasonable number of jobs. The Village Center is anticipated to develop as more residents move into Avimor.



**Survey Comments:**

- Most houses are the same design.
- Don't know about jobs
- Don't see jobs except landscaping and construction. Nothing sustainable.
- I think they are doing a good job of trying, but the market (buyers) ultimately dictate this. The high end diversity has not caught on. Majority of buyers are in the middle class.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a

more informed answer.

- Jobs for residents or jobs for construction workers? As of now, Avimor doesn't have any promising employment opportunities for residents.
- Jobs may come in the future with commercial growth.
- Sounds good, I don't want to live where all the houses look the same. I like the idea of residents being able to work from home. That is good if they have families. It's good that you can live in a neighborhood like this and you don't have to be rich.
- The concept is fine. The current infrastructure of common areas, roads, rec center, and buildings will be overwhelmed when 10K+ homes are built in a short period of time.
- Don't see the jobs anytime soon.
- Variety of housing, yes. Jobs??

**Goal #8: SUSTAINABILITY: Avimor will develop the foundation of a sustainable community by preserving the core ecosystem; adopting green building and development practices to sustain biodiversity and natural resources; encouraging water conservation and reuse of treated water resources to supplement irrigation of public open space, common areas and parks; creating a safe and healthy community; and providing for a flourishing local economy.**

Avimor has developed a foundation of a sustainable community through the adoption of design guidelines in the Avimor Specific Plan and the provision of natural and developed open space along with emergency services being provided by the Eagle Fire District, Ada County Sheriff's Office and Ada County Emergency Medical Services.

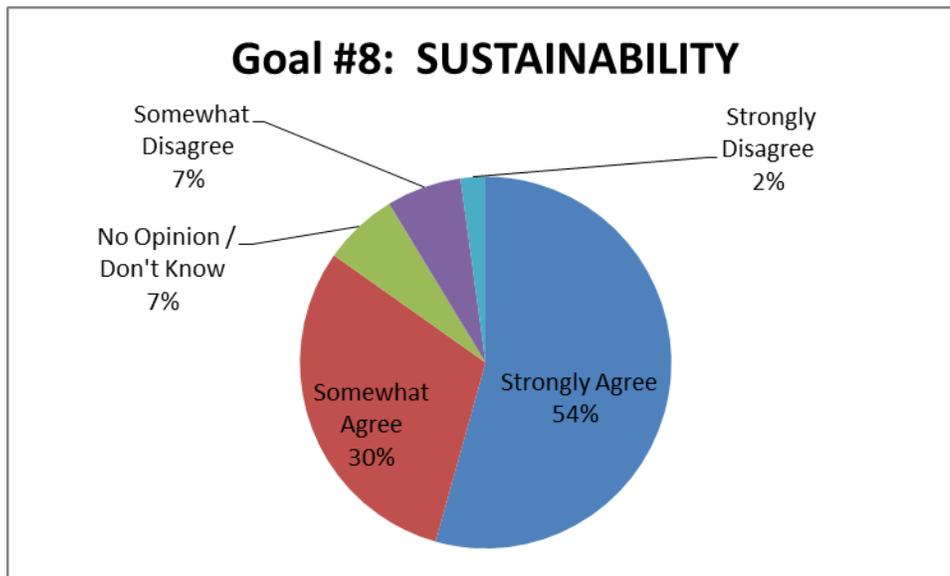
Design guidelines have been developed to help preserve the core ecosystem through the adoption of green building and development practices to sustain biodiversity and natural resources. Numerous water conservation measures have been implemented at Avimor. Buildings are being built with low water use plumbing fixtures and recirculating pumps for hot water delivery. Effluent from the wastewater treatment plant will be reused for open space and common area irrigation. Landscaping has been limited to primarily low water use or xeric plant material and is enforced through covenants, deed restrictions, and permitted plant lists. Turf has been limited in private yard landscaping. Energy conservation measures are also being implemented at Avimor. These measures include achieving energy reductions in all buildings through implementing Energy Star certification for home construction; adopting appropriate LEED principles for non-residential buildings; and implementing best practices for residential construction where appropriate.

A healthy community has been developed at Avimor through the provision of trails and recreation facilities in the community. The trails and recreation facilities provide the opportunity for an active and healthy lifestyle. In the first phase there is a fully improved paved pathway along Spring Valley Creek and numerous trails within the foothills. A number of recreational facilities have already been developed including the

Avimor Heritage Park, which includes an athletic field, a town lake and village green, and neighborhood parks and walkways.

Avimor has developed into a safe community through the provision of emergency services. The Eagle Fire District provides fire protection. The Ada County Sheriff's Office provides police protection. The Ada County Emergency Medical Services provides emergency medical response.

Avimor has also been designed to provide for a flourishing local economy through the design of a mixed-use village center, which will provide up to 75,000 square feet of mixed-use retail and office space. The Village Center is anticipated to develop as more residents move into Avimor.



#### Survey Comments:

- Again, rule about night time trail use.
- No irrigation water as promised.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- How do these practices provide a flourishing local economy? ONE person runs the waste treatment center. All other employees are NON-residents, except a select few.
- All of the above appear to be very important to the Avimor developers.
- Sustainable says it all! There's no point to this community if it's not.
- see above
- Not sure about Green Building. Lots of homes have carpet. I guess to keep cost down. This can't be good for environment. Don't even know if you can recycle carpet. Then yearly lots of chemicals are used to clean it. Then I see most have Granite counters. Has anyone even seen what this does to the earth?
- Yes to green building/ecosystem. I think that all homes should have access to the reclaimed/reused water for watering lawns. Watering lawns with drinking water is

extremely wasteful.

**Goal #9: INFRASTRUCTURE: Avimor will provide the roadways, water, and wastewater systems, drainage facilities and irrigation systems necessary to serve the community independent of other regional infrastructure systems.**

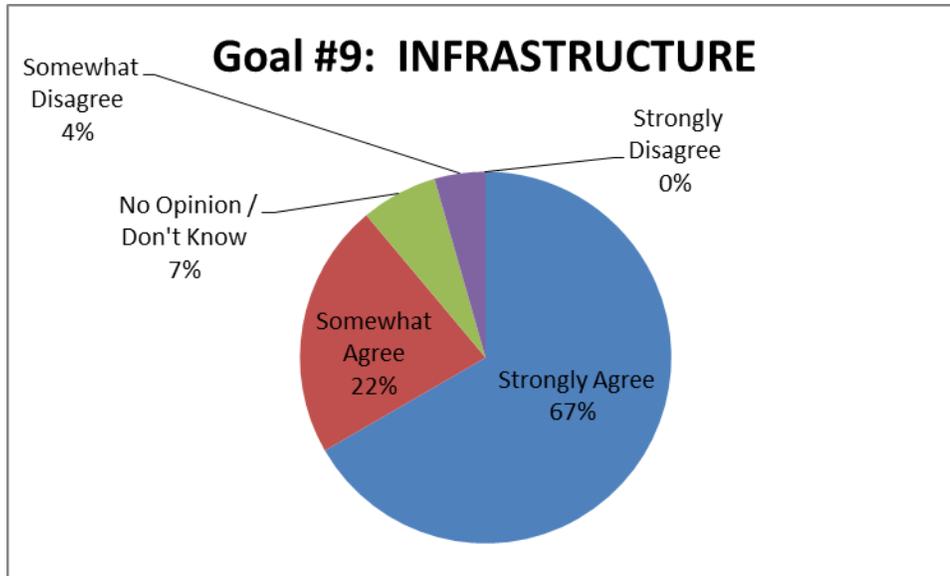
Avimor has provided the necessary infrastructure systems including roadways, water, and wastewater systems, drainage facilities and irrigation systems to the community that are independent of other regional infrastructure systems.

Roadways for the developed phases of the community were constructed under the supervision and inspected by the Ada County Highway District (ACHD). ACHD has accepted them for ownership and maintenance. Storm drainage facilities have been incorporated into the roadway system. The Idaho Transportation Department (ITD) and Avimor have been working together to determine required highway improvements for the build out of the remainder of the Avimor planned community. ITD has agreed to allow signalization of the Avimor Drive and State Highway 55 intersection as the interim step towards a future grade separated interchange at this location, if and when warranted. ITD has stated that once 30% of the development is complete, Avimor shall conduct traffic counts at the intersection of Avimor Drive and State Highway 55 every six months and provide the data to ITD and ACHD and review the need for a signal each spring. ITD is also planning on conducting an independent analysis of the various existing studies in order to create an improvement plan for State Highway 55. This plan will be the foundation for determination of proportionate share of necessary improvements to accommodate proposed growth in the area.

The potable water system was constructed under the supervision and inspected by United Water Idaho. The system has been accepted by United Water Idaho for ownership and maintenance. The current system includes a water storage reservoir to serve the community and a distribution system that services the residences and businesses of Avimor. The Wastewater Reclamation Facility is online and operating.

Individual residences within the community use potable water for irrigation. Treated effluent from the wastewater treatment plant will provide irrigation for common areas. There have been efforts to reduce the amount of water used for irrigation. For instance, landscaping has been limited to primarily low water use or xeric plant material and is enforced through covenants, deed restrictions, and permitted plant lists. Turf has been limited in private yard landscaping.

The developers of Avimor received approval from the Board to form a Community Infrastructure District in February 2015. Improvements to be completed with through this district include water and sewer facilities, road improvements, parks, drainage, public safety facilities and public recreational facilities. The estimated cost of the community infrastructures is approximately \$124,000,000.



Survey Comments:

- The drainage facilities are terrible. Idaho isn't known for rain and when it rains here in Avimor, all the drains are backed up. Nearly every time we get a rainfall, the roads have large puddles that take several hours if not days to drain. Several residents have had drainage issues in their yards and homes.
- The roads are all well done and the wastewater system is state of the art with expandability built into the original design.
- It is good to be as independent as possible. You don't want to get into disputes with Eagle, Meridian or Boise over resources, and the cost to maintain them. My concern is what will it ultimately cost the residents of Avimor to do this on our own. Businesses need to locate here quick for the revenue as long as their taxes are reasonable so they don't squak.
- Never! See above

**Goal #10: COMMUNITY SERVICES: Avimor will assure community safety and security in concert with the Eagle Fire District, Ada County Sheriff and Ada County Emergency Medical Services; and will facilitate education of the community's children through planning and coordination with school district, and by providing sites for elementary schools.**

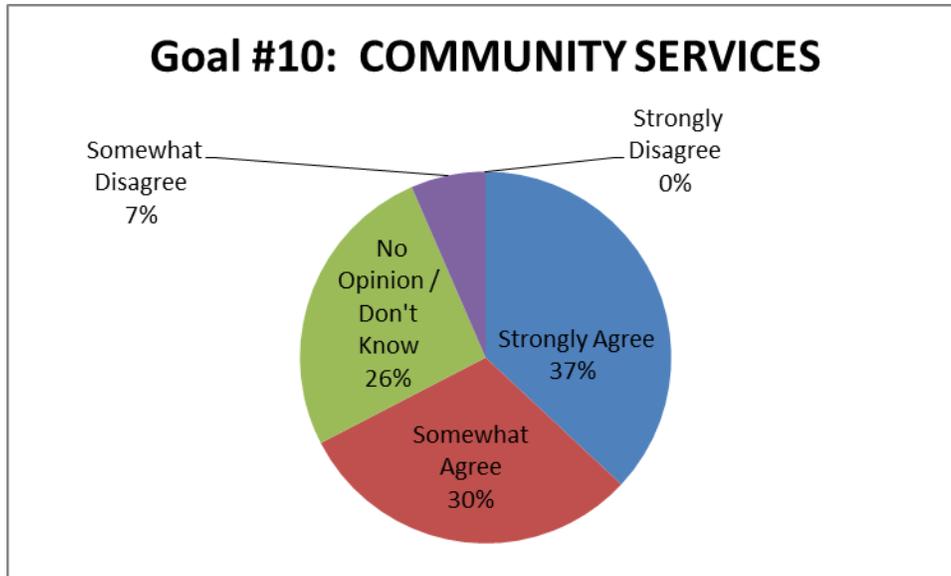
Avimor has assured community safety and security in concert with the Eagle Fire District, Ada County Sheriff, and the Ada County Emergency Medical Services. Avimor has made arrangements with the Ada County Sheriff's office for the Sheriff's Office to bill Avimor quarterly \$310.87 per residential unit upon issuance of the building permits. Avimor has coordinated with Ada County Emergency Medical Services (EMS). Avimor and the Eagle Fire District have also been in discussion regarding fire protection in Avimor.

For the developed phases of Avimor the Eagle Fire District has approved the location of fire hydrants, verified that a fire flow test met or exceeded the required water requirements. Staff contacted the Eagle Fire District to see if they felt that Avimor was assuring community safety and security in concert with them. Division Chief Scott Buck of the Eagle Fire District responded in Exhibit #5 that they believe that Avimor is working to assure safety and security within the community. The fire district and Avimor are working together to plan for the construction of a fire station and the timing of that construction. The district does not see the need to construct a fire station at this time. The response time to Avimor from Station 2 located at Floating Feather Road and Highway 55 is still 10 minutes. Chief Buck believes that there has been approximately 10-12 calls in the Avimor area since the last periodic evaluation in 2013.

Ada County Emergency Medical serves Avimor. The closest EMS station to Avimor is at State Street and Highway 55 and response time from the station to Avimor is eleven (11) minutes. The response time from the next closest EMS station is an additional five (5) minutes.

The Ada County Sheriff's Office has provided a table (Exhibit #4) for the number of incidents that have occurred in Avimor during the last four (4) years. The projected response time in 2015 is 11-12 minutes. The Sheriff's Office commented that Avimor's community safety and security needs are being met by the North Division patrol and investigate teams. Most calls are traffic related and deputies conduct security checks in the area.

Avimor has facilitated education of the community's children through planning and coordination with the Meridian School District and to provide a site for an elementary school north of the Village Center near Spring Valley Creek. Avimor is also committed to assist financially in the cost of acquiring a secondary school site south of the community, with Avimor's participation proportional to the attendance generated by their development. There has been coordination with Avimor and the Meridian School District to move the previous school site between the two (2) forks of Spring Valley Creek to a new site on the west side of Spring Valley Creek. The school district is amendable to the relocation of the school site. In mid-2009, Avimor met with school district officials to discuss the new school site and the school district was acceptable to the new school site.



Survey Comments:

- No schools yet.
- Have not seen any of this.
- Currently longer than 8 minutes to get services
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- I assume all of this is going on. The proximity to St Lukes Medical Center on State St is great.
- Security OK; school district I don't know
- For Avimor residents with families that sounds good. I'm glad I don't live in a cul de sac. Thank goodness they will be able to walk to school. Would not want school busses going up and down the streets here.
- Have not seen a school yet, but I am hoping we don't ever see one. It seems to be more of a retirement community and a school is unnecessary.
- Other than Sheriff services, nothing else appears to be a concern.

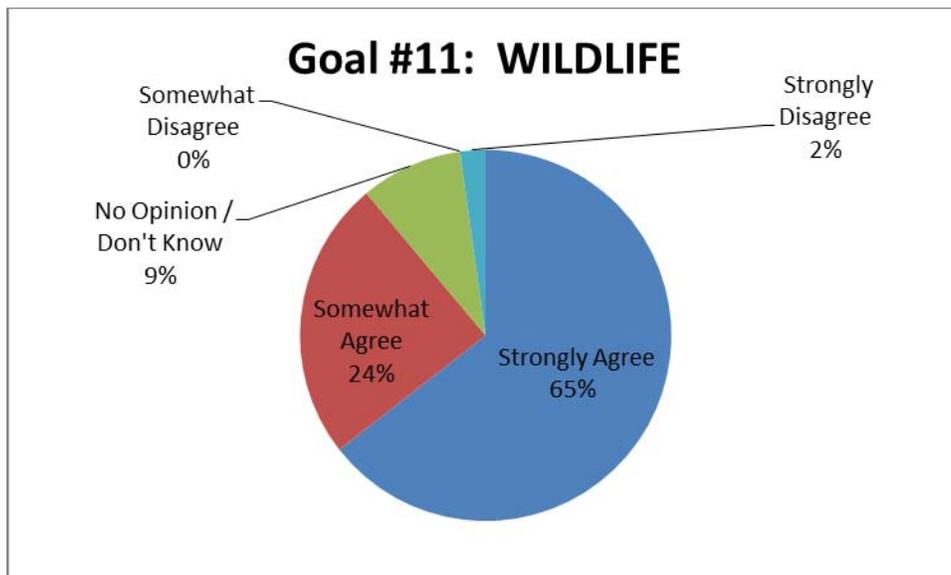
**Goal #11: WILDLIFE: Avimor will minimize impacts to wildlife by preserving native vegetation in delineated wetland riparian corridors and natural open space to the greatest extent feasible; will require wildlife-friendly fencing, clustering of homes in habitat areas, and maximizing open space.**

Avimor has minimized impacts to wildlife by preserving native vegetation in delineated wetland riparian corridors and natural open space to the greatest extent feasible. Through the clustering of homes, several hundred acres of natural open space remains, including an approximately 400 acre conservation easement area. This area is managed in conjunction with the Ada Soil and Water Conservation District. An additional 100

acres has been added to the conservation easement on the Boise County side, bringing the total area up to 500 acres.

As part of the preservation effort, the Avimor Conservation Director is required to submit a progress report on the Wildlife Mitigation Plan. Components of the plan consist of vegetation trend monitoring, restoration monitoring, invasive and noxious weed abatement and wildlife monitoring. The Conservation Director presents a progress summary to the Conservation Advisory Committee, who is made up of representatives from the Idaho Department of Fish and Game, the Bureau of Land Management, Ada County Development Services, President of the Avimor HOA, Ada Soil Water and Conservation Service, the Developer, and the Conservation Director. The WMP review was recently approved in January 2105. The WMP was revised to include updates to the fire plan and the Avimor Recreation Plan was added as an appendix. These updates are included in the comprehensive plan amendment application, currently in process.

The Conservation Director continues to monitor the big game winter habitat; manage noxious weeds; monitor vegetation and restoration efforts and provide outreach to the residents. One of the current projects includes restoration of big game and migratory bird habitat on 100 acres south and east of the Avimor development. Another opportunity for educational outreach occurred after a bear was trapped near the Avimor entrance. Following the incident, the Conservation Director worked with the Idaho Fish and Game on a living with wildlife presentation to the residents. Other public outreach efforts include the monthly bird walks, Avimor Recreation Group, Facebook page and the Avimor Stewardship website page.



**Survey Comments:**

- I hope new homes don't interfere with the trails and open space.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a

more informed answer.

- Seriously reconsider the allowance of horses. They shouldn't use these trails in a subdivision!
- Need more of the neighbors to comply with the planning and rules outlined in the Avimor wildlife plan.
- When wildlife comes near they call Sherriff or wildlife to chase or remove them
- I moved to Avimor to enjoy the trails and the wildlife so sounds good to me.
- Addressing the previously discussed usage of trails without proper care for cleanliness and removal of feces is not a priority and will ruin the eco system in Avimor.
- Same comment as above- housing/developing should not happen along Spring Creek-around trails 9, 9a, and 5. This area is vital to wildlife.

#### General Survey Comments:

- I appreciate this survey. It's premature for a lot of the questions, but please continue using it.
- Avimor is a wonderful place to come home to. We love living here. We appreciate all of the community involvement and help organizing events from the Avimor staff. For the most part, the ongoing construction has not been a nuisance- which says a lot, because there are trucks and tractors all around us. If I could make any comment, it would be to just remind residents and contractors to please slow down in the neighborhood- 35-45mph down McQuarrie is too fast.
- You are doing a great job. Look forward to seeing what the future brings in Avimor!
- Very surprised and disappointed with the serious building code violations on my lot. Very surprised and disappointed with the strong resistance experienced so far in getting code violations corrected. These property defects were not disclosed at the time of purchase. This experience causes doubt about any promises being kept in the future. (Ex: The lot floods with standing water after significant rain. It does not drain for a week or more. Code says 5% grade required.)
- Overall, avimor is a nice community for the Treasure Valley and should be given due consideration form Ada County Development services.
- I would like for the Avimor plan to be disseminated to make me aware so I can give a more informed answer.
- Overall, Avimor is a great place to live. However, the hype that the management gives is just that, mostly hype. All of the board members do not live in Avimor. Besides them stating they have a monetary interest, what other interests do they have? Attending the community meetings and talking with residents, we have nearly zero say in what types of changes or amendments can be made. For example, I've spoken with numerous residents against the installation of a gas station up front. It hasn't been built, no one has purchased the land, yet we've been told that there is no say to get the location changed or denied. Yet, we, the residents do not want a gas station right at the opening of our beloved, safe, subdivision. All sorts of transients will be coming through and not caring about our neighborhood like we do. And, that's with the board members as well. Sure, they have an interest in this place, but not like we do, not even close. We live here, we raise our children and our animals here. We make memories and spend most of our time here. They do not. That is a very big difference and the residents should have more of a say on what goes on

in their own neighborhood. It should be mandatory that several residents be on the board and none of them can have any relation or employment with Avimor except for being a resident. The HOAs are very lax. They follow some and not others. They gave a parking ticket out. WTF?! Yet, a good 50% of residents leave their trash cans out, in the open. Some houses are in such dire need of a good yard cleaning and weed pulling it looks like the houses are abandoned.

- Exceptional community.
- Overall my wife and I are very happy with our decision to live at Avimore. We don't even mind the new construction that is occurring in our back yard .
- Avimor is a great newer community that seems to be on track with providing a lot of recreational and social experiences. Our only wish is the lack of lighting in the entire area and the safety concerns this may bring children in the neighborhood since we are directly off major highway.
- Its good area, but definitely needs to improve amenities as community grows and more tolerant to wildlife incursions
- To bad the club house doesn't have a sauna or a whirlpool, but the salt water pool is great.
- We love living at Avimor and would do it again in a heartbeat!
- MONEY is the priority NOT a carefully executed plan that covers ALL the issues AS it grows.

### **RECOMMENDATION**

The Director finds that the Avimor Planned Community is being developed in accordance with the Avimor Specific Plan, except for the phasing plan and has demonstrated good faith compliance with the executed Development Agreement. Staff and the Commission recommend that no action take place due to past economic conditions.

**ORDER**

Based upon the Avimor Resident Survey, Avimor User Group Survey, and Analysis of Compliance with the Avimor Specific Plan, and the Commission recommends approval of Project #200600069 DA-I (2015 Avimor Periodic Evaluation and Review) to the Board of Ada County Commissioners.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
John Seidl, Chairperson  
Ada County Planning and Zoning  
Commission

ATTEST:

\_\_\_\_\_  
Mark Perfect, Secretary

## **EXHIBITS**

1. Master Application submitted March 24, 2015 – 2 pages
2. Applicant's Detailed Letter submitted March 24, 2015 – 1 page
3. Ada County Submittal Letter dated April 2, 2015 – 1 page
4. Avimor Policing Incident Report dated January 12, 2015 – 1 page
5. Email from Scott Buck dated April 16, 2015 – 2 pages
6. Resident Survey Email and Letter dated April 17, 2015 – 3 pages
7. 2015 Avimor Resident Survey – 9 pages
8. E-mail from Brent Danielson dated April 23, 2015 – 2 pages
9. 200600069 CPA-N, 2014 WMP Annual Review Staff Report dated January 21, 2015 – 6 pages



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- MASTER SITE PLAN\*
- NONCONFORMING USE EXPANSION
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- SIGN PLAN
- TEMPORARY USE\*

*Request for Periodic Evaluation 2015*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

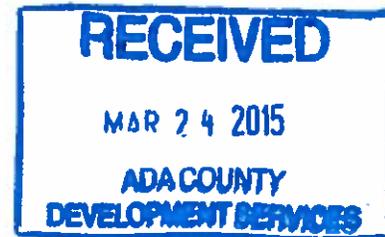
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

Section: 18 Township: 5N Range: 2E Total Acres: 830<sup>±</sup>  
 Subdivision Name: Avimor Subdivision Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 18400 Horseshoe Bend Rd City: Boise  
 Tax Parcel Number(s): \_\_\_\_\_  
 Existing Zoning: PC Proposed Zoning: \_\_\_\_\_ Area of City Impact: None Overlay \_\_\_\_\_  
 District(s): Avimor PC + WAFT



### OFFICE USE ONLY

Project #: <u>200600069-DA-I</u>	Planning Fees/GIS: <u>350.00</u>	Engineering Fees:
Received By: <u>BA</u> Date: <u>3/24/15</u> Stamped <input checked="" type="checkbox"/>		

<b>APPLICANT/AGENT: (Please print)</b>		<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>	
Name: <u>Roberta Stewart for Avimor Partners LLC</u>		Name: _____	
Address: <u>18454 N. McLeod Way</u>		Address: _____	
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83714</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>939-0343</u> Fax: <u>939-9972</u>		Telephone: _____ Fax: _____	
Email: <u>roberta5@avimor.com</u>		Email: _____	
I certify this information is correct to the best of my knowledge.		<b>ENGINEER / SURVEYOR if applicable: (Please Print)</b>	
 <u>3/19/2015</u>		Name: _____	
		Address: _____	
		City: _____ State: _____ Zip: _____	
		Telephone: _____ Fax: _____	
		Email: _____	
Signature: (Applicant) _____		Date _____	

<b>OWNER (S) OF RECORD: (Please Print)</b>		<b>OWNER (S) OF RECORD: (Please Print)</b>	
Name: <u>First American Title Ins. Co.</u>		Name: _____	
Address: <u>Trovee</u>		Address: _____	
City: _____ State: _____ Zip: _____		City: _____ State: _____ Zip: _____	
Telephone: _____		Telephone: _____	
Fax: _____		Fax: _____	
Email: _____		Email: _____	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
<u>See Affidavit of Legal Interest</u>		_____	
Signature: All Owner (s) of Record _____		Signature: All Owner (s) of Record _____	
Date _____		Date _____	

**ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)**

**If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.**





March 19, 2015

Mr. Brent Danielson  
Ada County Development Services  
200 W. Front Street  
Boise, ID 83702

Re: Request for Periodic Evaluation

Dear Brent:

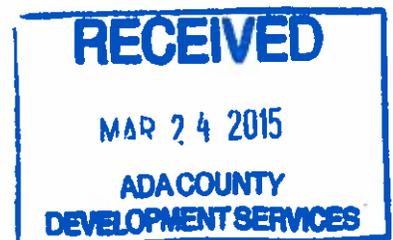
As you know, the First Amendment to the Development Agreement between Ada County and Avimor Partners requires that we submit a Request for Periodic Evaluation every two years in March. We hereby make that request. Submitted with this letter is a completed Master Application and check for \$350.00.

Thank you for your kind assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberta Stewart".

Roberta Stewart  
Avimor Planned Community





**Megan M. Leatherman, MCRP**  
Director

**Ada County Courthouse**  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

**Department Divisions**  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

**Ada County Commissioners**  
*Jim Tibbs, First District*  
*Rick Yzaguirre, Second District*  
*David L. Case, Third District*

ADA COUNTY  
Development Services Department

April 2, 2015

Roberta Stewart  
18454 North McLeod Way  
Boise, ID 83714

RE: File #200600069 DA-I, Avimor 2015 Periodic Review

Dear Ms. Stewart;

This is to notify you that the periodic review has been scheduled to be presented to the Ada County Planning and Zoning Commission on **June 4, 2015**. This meeting will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7944 or at [mbasham@adaweb.net](mailto:mbasham@adaweb.net)

Sincerely,

A handwritten signature in black ink that reads "Megan Basham".

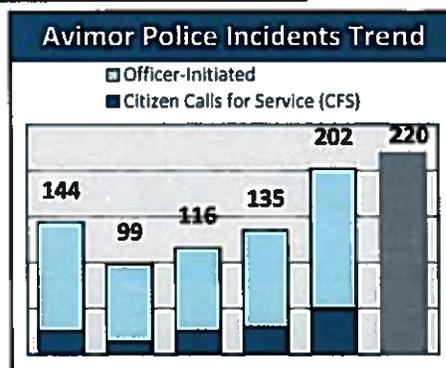
Megan Basham, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

### Avimor Subdivision Policing Incidents 2010-2014

Total Police Incidents	2010	2011	2012	2013	2014	2015 Projected
Citizen Calls for Service (CFS)	26	14	26	30	50	60
Officer-Initiated	118	85	90	105	152	160
<b>Total =</b>	<b>144</b>	<b>99</b>	<b>116</b>	<b>135</b>	<b>202</b>	<b>220</b>
Response to a residence	14	5	14	9	28	
Response to a street, highway or general subdivision area	130	94	102	126	174	
Response by Eagle Police	9	8	10	12	17	
% of total incidents	6%	8%	9%	9%	8%	



*Avimor is currently in ACSO's North Division jurisdiction for patrol and criminal investigations, although Eagle Police respond to 8-9% incidents annually. Most citizen calls for services are traffic-related and deputies have sufficient time to conduct security checks in the neighborhood. Total policing incidents have increased over the past four years and are expected to continue trending upwards as the community grows.*



Citizen Calls for Service	2010	2011	2012	2013	2014	2015 Projected
High priority code 3 (# calls)	1	3	1	1	0	1-3
Average Response Time (min:sec)	07:56	12:20	16:20	08:01	-	11-12 min
Average Time on Call (hr:min)	1:10	1:08	5:16	2:51	-	2 hours
Medium priority (# calls)	24	7	18	24	43	50
Average Time on Call (hr:min)	0:27	0:49	0:39	0:30	0:23	30 min
Low priority (# calls)	1	4	7	5	7	10
Average Time on Call (hr:min)	0:28	0:46	1:44	1:03	0:35	1 hour

Top Call Types in 2014			
Citizen Calls for Service	# (% of total)	Officer-Initiated	# (% of total)
Attempt to locate reckless driver	9 (18%)	Construction site security check	67 (44%)
Suspicious vehicle	8 (16%)	Security/property check	50 (33%)
Disabled vehicle	6 (12%)	Traffic stop	14 (9%)
Vehicle crash (non injury)	4 (8%)	Directed or extra patrol	7 (5%)
Attempt to locate drunk driver	3 (6%)	Suspicious vehicle	5 (3%)
Loose/dead/injured animal	3 (6%)	Disabled vehicle	4 (3%)
<i>Average Time on Call = 40 min</i>		<i>Average Time on Call = 20 min</i>	

## Megan Basham

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**From:** Scott Buck <sbuck@eaglefire.org>  
**Sent:** Thursday, April 16, 2015 9:00 AM  
**To:** Megan Basham  
**Subject:** RE: 2105 Avimor Periodic Evaluation

Megan,

Avimor has entered into a development agreement with the Eagle Fire District. The agreement outlines the timing of construction, equipping and staffing of fire department facilities within Avimor. The fire department does not see the need to construct a fire station within Avimor at this time. The nearest fire station is still Fire Station # 2 on Floating Feather Road. The response time from that location is 8 to 10 minutes.

There have been approximately 10-12 calls for service since 2013.

Please contact me if you have any questions.

Scott Buck  
Deputy Fire Marshal  
Eagle Fire Department  
O 208-939-6463  
C 208-914-8294



---

**From:** Megan Basham [<mailto:mbasham@adaweb.net>]  
**Sent:** Tuesday, April 14, 2015 1:00 PM  
**To:** Scott Buck; Kurt McClenny  
**Subject:** 2105 Avimor Periodic Evaluation

Scott and/or Kurt-

Our department is in the process of conducting a periodic evaluation of the Avimor Planned Community. This evaluation takes place every two (2) years. The purpose of the periodic evaluation is to determine if Avimor is developing in conformance with the Avimor Specific Plan. During the last periodic evaluation your department was a great help to us in providing information about how Avimor was complying with Goal #10: COMMUNITY SERVICES: *Avimor will assure community safety and security in concert with the Eagle Fire District, Ada County Sheriff and Ada County Emergency Medical Services; and will facilitate education of the community's children through planning and coordination with school district, and by providing sites for elementary schools.*

Our department would like to know from the Fire District's perspective if Avimor is assuring community safety and security in concert with your department.

During the 2013 periodic evaluation, it was stated that the fire district did not see a need at that time for a fire station within Avimor. Is this still the case? Is the nearest fire station still located at Floating Feather and Highway 55? Is the response time still approximately 10 minutes?

Has there been any incidents in or near Avimor in which the District has responded since the 2013 periodic evaluation (June 2013)?

Thank you for your assistance on this matter. Please let me know if you have any questions or if there is anything else that you think would be pertinent to include in this periodic evaluation.

Sincerely,



**Megan Basham, AICP**  
***Associate Planner***  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7944 *office*  
(208) 287-7909 *fax*

## Megan Basham

---

**From:** Mick Beam <mickb=avimor.com@mail70.atl91.mcsv.net> on behalf of Mick Beam <mickb@avimor.com>  
**Sent:** Friday, April 17, 2015 4:03 PM  
**To:** Megan Basham  
**Subject:** Avimor Planned Community Survey

Ada County Survey

[View this email in your browser](#)



**Megan Basham, AICP**  
*Associate Planner*

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
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April 17, 2015

Dear Avimor Resident and/or Property Owner:

The Ada County Development Services Department is conducting a periodic evaluation of the Avimor Planned Community as per Condition of Approval #12 of Avimor's Development Requirements. As a resident and/or property owner in Avimor, you are encouraged to provide feedback to Ada County as to whether Avimor is meeting the requirements of the Avimor Specific Plan.

Your input is extremely important and we ask that you take a few minutes to answer a thirteen (13) question survey that will better help us evaluate the success of the Avimor Planned Community. You may take the survey by using the following web address and login information:

<https://survey.adacounty.id.gov/TakeSurvey.aspx?SurveyID=8IKK6641>

You may also request a hardcopy of the survey by Megan Basham at (208) 287-7944 or [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

The online survey closes on May 8, 2015 please submit your responses by that

time. Your answers will remain anonymous and the results will be included in the staff report presented to the Ada County Planning and Zoning Commission and the Board of Ada County Commissioners.

If you have any questions regarding this survey or about the Avimor Specific Plan, please feel free to contact me at the number or email address listed above.

Sincerely,

**Megan Basham, AICP**  
**Associate Planner**  
**Ada County Development Services**

Avimor  
18815 N Streams Edge Way  
Boise ID 83714  
(208) 939-5360

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Avimor · 18454 No. McLeod Way · Boise, ID 83714 · USA





ADA COUNTY  
Development Services Department

Megan M. Leatherman, MCRP  
Director

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Department Divisions  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

Ada County Commissioners  
Jim Tibbs, First District  
Rick Yzaguirre, Second District  
David L. Case, Third District

April 17, 2015

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Your input is extremely important and we ask that you take a few minutes to answer a thirteen (13) question survey that will better help us evaluate the success of the Avimor Planned Community. You may take the survey by using the following web address and login information:

Insert website link:

<https://survey.adacounty.id.gov/TakeSurvey.aspx?SurveyID=81KK6641>

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If you have any questions regarding this survey or about the Avimor Specific Plan, please feel free to contact me at the number or email address listed above.

Sincerely,

A handwritten signature in black ink that reads "Megan Basham".

Megan Basham, AICP  
Associate Planner  
Ada County Development Services



# 2015 AVIMOR RESIDENT SURVEY

## 2015 Avimor Resident Survey

Note: You are currently in preview mode and your responses are being saved. You should be sure to delete your entries before collecting real responses and analyzing your data.

Dear Avimor Resident and/or Property Owner:

Thank you for taking the time to fill out the 2015 Avimor Resident Survey. This survey is a component of the periodic evaluation of the Avimor Planned Community, which takes place every two (2) years. As a resident and/or property owner in Avimor this survey is your opportunity to provide Ada County feedback as to whether Avimor is meeting the requirements of the Avimor Specific Plan.

Your input is extremely important and we ask that you take a few minutes to answer a thirteen (13) question survey that will help us to better evaluate the success of the Avimor Planned Community.

Below is a link to the vision statement, community goal, objectives and policies for the Avimor Planned Community.

Your answers will remain anonymous and the results will be included in the staff report presented to the Ada County Planning and Zoning Commission and the Board of Ada County Commissioners.

If you have any questions regarding this survey or about the Avimor Specific Plan, please feel free to contact Megan Basham at 287-7944 or via e-mail at [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

[Avimor Vision Statement](#)

Next	Cancel
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# 2015 AVIMOR RESIDENT SURVEY

2015 Avimor Resident Survey

Page 2 of 4

Please select the reponse that best applies.

- I own property within Avimor.
- I rent property within Avimor.

I have lived in Avimor for:

- 0 - 11 months
- 12 - 23 months
- 24 - 35 months
- 36 months or more

Please tell us how you feel Avimor is meeting the following goals.

**COMMUNITY:** Avimor will strengthen the concept of community by bringing people together for social, cultural, economic, intellectual, spiritual and leisure purposes in the village, neighborhoods, streets, public spaces and institutions.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Community Goal Comments

**VILLAGE:** Avimor will be an intimate village, providing residents a sense of place, identity, and security.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

### Village Goal Comments



# 2015 AVIMOR RESIDENT SURVEY

2015 Avimor Resident Survey

Page 3 of 4

**MIXED USE CENTER:** Avimor will concentrate commercial, civic, and a variety of residential uses in an urban pattern around distinctive public spaces and focal civic buildings.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Mixed Use Center Goal Comments

**DENSITY:** Avimor will be developed at the highest density possible while maintaining village scale ambiance in order to minimize land consumption and provide transit and infrastructure efficiency.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Density Goal Comments

**OPEN SPACE:** Avimor will feature an open space system that protects sensitive areas, preserves riparian habitat, and brings nature into the community with a network of trails and amenities that expands recreational opportunities for the community and the public.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know

- Somewhat Disagree
- Strongly Disagree

Open Space Goal Comments

**LIVABILITY:** Avimor's community facilities, streets, walks, pathways, trails, and residential and mixed-use buildings will foster community interaction.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Livability Goal Comments

<b>Back</b>	<b>Next</b>	<b>Cancel</b>
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## 2015 AVIMOR RESIDENT SURVEY

2015 Avimor Resident Survey

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**DIVERSITY:** Avimor will establish a heritage of diversity with a variety of housing types, styles, sizes, and prices and a reasonable balance of jobs.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Diversity Goal Comments

**SUSTAINABILITY:** Avimor will develop the foundation of a sustainable community by preserving the core ecosystem; adopting green building and development practices to sustain biodiversity and natural resources; encouraging water conservation and reuse of treated water resources to supplement irrigation of public open space, common areas and parks; creating a safe and healthy community; and providing for a flourishing local economy.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

Sustainability Goal Comments

**INFRASTRUCTURE:** Avimor will provide the roadways, water, and wastewater systems, drainage facilities and irrigation systems necessary to serve the community independent of other regional infrastructure systems.

- Strongly Agree
- Somewhat Agree

- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

#### Infrastructure Goal Comments

**COMMUNITY SERVICES:** Avimor will assure community safety and security in concert with the Eagle Fire District, Ada County Sheriff and Ada County Emergency Medical Services; and will facilitate education of the community's children through planning and coordination with school district, and by providing sites for elementary schools.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

#### Community Services Goal Comments

**WILDLIFE:** Avimor will minimize impacts to wildlife by preserving native vegetation in delineated wetland riparian corridors and natural open space to the greatest extent feasible; will require wildlife-friendly fencing, clustering of homes in habitat areas, and maximizing open space.

- Strongly Agree
- Somewhat Agree
- No Opinion/ Don't Know
- Somewhat Disagree
- Strongly Disagree

#### Wildlife Goal Comments

#### General Comments:





## 2015 AVIMOR RESIDENT SURVEY

Thank you for taking the time to complete this survey.

If you have any questions regarding this survey or about the Avimor Specific Plan, please feel free to contact Megan Basham at 287-7944 or via e-mail at [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

Ada County Development Services

Close

## Megan Basham

---

**From:** Brent Danielson  
**Sent:** Thursday, April 23, 2015 9:34 AM  
**To:** Megan Basham  
**Subject:** RE: Avimor Periodic Review

Megan,

Below are major Avimor development applications that I am familiar with that have taken place since the last Periodic Evaluation. I didn't list any applications for items such as property boundary adjustments, events, or other administrative reviews.

**Project #200700014-S (Avimor Subdivision No. 3 Final Plat)** – A final plat consisting of 43 residential lots and two (2) common lots.

**Project #201400078 CPA-ZOA** - A comprehensive plan amendment to the Avimor Specific Plan to revise the Land Use District Map; miscellaneous revisions to Chapter 13 Design Guidelines; and miscellaneous revisions to the Avimor Wildlife Mitigation Plan and addition of a Recreation Plan as an appendix to the Wildlife Mitigation Plan. A zoning ordinance text amendment for Avimor to revise Table 8-3I-2 by revising the Land Use District Map; amending Table 8-3I-3 to allow "Recreational area, play field and facilities, including school fields" as a principal permitted use in the Foothills Open Space and Village Open Space Land Use Districts; adding a process for reviewing community events in Section 8-3I-3.

The Comprehensive Plan Amendment modified Avimor's Land Use District as the Village Open Space and Community Service Land Use Districts were revised to reflect the installation of the Foothills Heritage Park and the relocation of the Avimor school site.

The design guidelines in Chapter 13 of Avimor's Specific Plan (Comp Plan) were revised to increase the maximum allowable height of retaining walls from four (4) feet to six (6) feet due to extreme grades in the foothills. A reference in the design guidelines to Foothills Residential Lots setbacks were updated to match what the setbacks actually are in the Zoning Ordinance along with a street name reference to match the actual street name. In addition, a minor change to guidelines relating to skylights and holiday blinking lights better suited to implement Avimor's vision.

Minor revisions were made to the Avimor Wildlife Mitigation Plan (WMP) to incorporate a Recreation Plan as an appendix to the WMP. The Recreation Plan describes the existing and future planning guidelines for the Avimor Planned Community Trail System. The plan outlines the location and connectivity of recreational trails on Avimor property; use designations associated with user safety and wildlife habitat management; and trail maintenance/sustainability guidelines.

The zoning ordinance text amendment amended Section 8-3I-3 to modify the land use district map to reflect the land use district map that was modified in the Avimor Specific Plan. Table 8-3I-3 was amended to allow "Recreational area, play field and facilities, including school fields" as a principal permitted use in the Foothills Open Space Land Use District and Village Open Space Land Use District. The zoning ordinance text amendment added a process for reviewing community events and determined what types of community events needed to be reviewed in Section 8-3I-3. It was determined that events with a small number of participants or just exclusive to residents of Avimor will not substantially affect the public health, safety, and welfare due to the minimal impact it would have on traffic and parking. The ordinance requires for events that (1) are open to the public and/or persons who are not residents of Avimor and (2) have an expected attendance of 300 people or more to adhere to the following procedure: Notify Avimor residents of the upcoming event by posting a notice in the Community Center and sending an electronic notice via email or website

portal indicating the date, time, and nature of the event. The notice will be given at least ten (10) days before the event, Avimor will submit to Ada County Development Services letters from the Eagle Fire Protection District, Ada County Sheriff's Office, Central District Health Department, and the Ada County Highway District setting forth their respective approval of the event and then obtaining a zoning certificate upon the submittal of the approval letters. For all smaller events, even those open to the public or non-residents, no approval is required.

**201500040-CID** – The formation of the Avimor Community Infrastructure District No. 1.



**Brent Danielson, AICP**  
*Associate Planner*  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7913 *office*  
(208) 287-7909 *fax*

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**From:** Megan Basham  
**Sent:** Wednesday, April 22, 2015 3:04 PM  
**To:** Brent Danielson  
**Subject:** Avimor Periodic Review

Hi Brent-

As part of the periodic review process, could you please give a brief explanation of the development applications you are familiar with that have been submitted in the last two years (i.e, any subdivisions, comp plan amendments, etc.). Thanks,

Megan



**Megan Basham, AICP**  
*Associate Planner*  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7944 *office*  
(208) 287-7909 *fax*



**DATE:** January 21, 2015  
**STAFF:** Brent Danielson & Brent Moore, Associate Planners  
**PROJECT NO.:** 200600069 CPA-N (Avimor 2014 Annual WMP Review)  
**APPLICANT:** Avimor Partners, LLC  
18454 N. McLeod Way  
Boise, ID 83714  
**OWNER:** First American Title Insurance Company  
9465 W. Emerald #260  
Boise, ID 83704  
**AGENT:** Roberta Stewart  
18454 N. McLeod Way  
Boise, ID 83714

### **SUMMARY**

This is the 2014 Annual Wildlife Mitigation Plan Review for the Avimor Planned Community. This review is being conducted to determine if the Avimor Planned Community is being developed and managed in a consistent manner as outlined in the adopted Avimor Wildlife Mitigation Plan. The Wildlife Mitigation Plan is implemented, managed, and monitored by the Conservation Director. The Conservation Director reports monitoring data results and enhancement progress once a year to the Avimor Conservation Advisory Committee and develops an annual progress report for Ada County Development Services. The Conservation Advisory Committee meets once a year to review the monitoring data and the overall progress of the mitigation and make recommendations to the Conservation Director for changes in management direction or alteration of the WMP. This committee is made up of seven (7) representatives from the Idaho Department of Fish and Game (IDFG), Bureau of Land Management (BLM), Ada County Development Services, President of the Avimor Home Owners Association, Ada Soil and Water Conservation Service, the Developer, and the Conservation Director.

Components of the Avimor Wildlife Mitigation Plan consist of vegetation trend monitoring, restoration monitoring, invasive and noxious weed abatement, and wildlife monitoring.

### **CONSERVATION ADVISORY COMMITTEE MEETING NOTES**

The Conservation Advisory Committee Meeting was held on October 27, 2014. Meeting attendees included Dan Richter of Avimor, Paul Woods of Ada Soil and Water

Conservation District, Rick Ward of Idaho Department of Fish and Game, Larry with the Bureau of Land Management (BLM), Brent Danielson of Ada County Development Services, and Conservation Director Charlie Baun.

Charlie Baun gave a brief summary of his report. They have been great blue herons and osprey at the pond by the construction office. Charlie mentioned that in 2015 the first homes will be doing their five (5) year firewise renewal audit. Charlie went over some proposed changes to the Avimor Fire Plan by adding the following language: "Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers, are not permitted for use on any units within the Avimor development. Special events sponsored or organized by Avimor are exempt from this requirement. Only gas, propane, or non-ember emitting fuels are allowed. Indoor fireplaces must be gas, or have industry standard spark/ember screens installed by a licensed professional and approved by the Avimor Design Board." There was also another proposed change to the fire plan in regards to fireworks. "The use of fireworks will comply with all County Ordinances. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season. Exemptions to these prohibitions must be obtained from the County, if a County Ordinance is in effect or from the Avimor Stewardship Organization if the County Ordinance is not in effect." Charlie also proposed some changes to the Avimor Recreation Plan. These changes included defining motorized vehicles as "any mode of transportation that uses a fuel driven engine or electric motor to move." Also, the makeup of the Avimor Trail Board by allowing additional members to be added to expand the technical capabilities of the Avimor Trail Board and having the ability to ask members other than the Avimor Stewardship Organization. The Advisory Committee voted in favor of the proposed changes to the Avimor Fire Plan and Avimor Recreation Plan.

## **ANALYSIS OF COMPLIANCE WITH THE AVIMOR WILDLIFE MITIGATION PLAN**

Below is a summary of how the Avimor Planned Community complies with the Wildlife Mitigation Plan:

### **VEGETATION TREND MONITORING:**

Vegetation trend monitoring consists of wetland monitoring and upland monitoring. Wetland monitoring consists of utilizing photos and selective transects. The Avimor Planned Community complies with the wetland monitoring component of the plan as the Avimor Conservation Director worked with the Army Corp of Engineers in 2013 to amend their 404 permit. The amendment was needed to address existing deficiencies associated with mitigation sites 3, 10, 13, and 14 and to address plans to relocate the existing Burnt Car Draw channel. In 2014, Avimor continued development of wetland areas: 12, 14, and 15.

The Ada Soil and Water Conservation District presented a vegetation monitoring report for the conservation easement that they hold for Avimor. The District monitors the

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conservation easement every four (4) years. In 2010, a baseline vegetative plot analysis was done for the easement. The monitoring plots within the conservation easement are classified as either riparian, shrub, grass, or invasive. The percent of native bunch grasses from 2010 to 2014 went from 68% to 55% for riparian plot 1, 7% to 5% for riparian plot 2, and 8% to 17% for riparian plot 3. The percent of shrub species from 2010 to 2014 went from 3% to 4% for shrub plot 1, stayed the same for shrub plot 2 at 0%, and went from 6% to 8% for shrub plot 3. The percent of native bunch grasses from 2010 to 2014 went from 15% to 23% for grass plot 1, 34% to 29% for grass plot 2, and from 55% to 69% for grass plot 3. The percent of native bunch grasses stayed the same at 1% for invasive plot 1, went from 1% to 2% for invasive plot 2, and 8% to 6% for invasive plot 3. The percent of invasive grass species went from approximately 40% to approximately 33% for invasive plot 1, approximately 52% to approximately 29% for invasive plot 2, and approximately 54% to 42% for invasive plot 3.

#### **RESTORATION MONITORING:**

Of the 345 Poplar/Cottonwood hybrid trees planted in 2008 and the additional 200 trees planted in 2010 between North Park and the treatment facility, 35 are now maturing (20' or more in height). The Army Corps has approved the use of poplar trees here.

The planting protocol for the rush skeleton weed control and bitterbrush restoration project has been updated and is roughly 80-90% effective. It was found that the mechanical control had the best results, herbicide had limited results and the seed and plantings were a failure. In the future only drill seed will be used.

An additional 200 plants were placed in Wetland area 13 adjacent to Heritage Park. To date there are eight (8) trees maturing (5-35' in height). There were 235 bare root trees (cottonwood, service berry, willow, and snowberry) planted in wetland area 15 in the spring of 2013 and approximately 30% (70 plants) are still alive.

Broadcast seeding on the hill slope associated with phase 3 (5.5 acres) was completed in fall of 2013 and the rehabilitation seeding for phase 4 was completed in the fall of 2014.

#### **INVASIVE AND NOXIOUS WEED ABATEMENT:**

Three area-wide applications of 2-4D (March, April, and May) were used to control poison hemlock, white-top, hound's tongue, perennial pepper weed, Canada thistle, and scotch thistle in the riparian corridor encompassing 27 acres. The Army Corp identified poison hemlock as an issue. A biological control (defoliating hemlock moth) will not be used as a control measure based upon feedback from the BLM. Avimor will continue to work with the BLM on biological control projects.

The upland and plot control program was continued this year. Development areas (plots) are treated twice a year (fall and spring) with Pendulum, and spot sprayed with 2-4D and Round-Up as needed. Species of concern in development areas are Russian thistle, mustards, Kochia, and annual sunflower. Upland control is done by spot spraying with 2-4D and Round-Up as needed. Species of concern in the upland areas are perennial

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pepper weed and puncture vine. There were 123 acres sprayed and an eradication and monitoring program initiated.

Avimor also coordinated with Ada County to spray two (2) acres of Scotch Thistle.

#### **WILDLIFE MONITORING:**

Wildlife monitoring consists of monitoring big game species (elk and deer), upland game birds (pheasant, quail and partridge) and Special Status Species (inland trout, bull trout, leopard frog, woodhouse toad, long-billed curlew and mountain quail). For big game mortality there were thirteen (13) observations on Highway 55 since the last report on November 2, 2013. Anecdotal information continues to show that the mortality hot spots are primarily around the Shadow Valley Golf Course and Dry Creek. Ground-based big game inventories were conducted in December 2013, January 2014, and February 2014. Big game winter use in and around Avimor was minimal in 2013/2014 due to a light snow year and extended inversions. Only 22 individuals (4 elk and 18 mule deer) were observed during the inventories. Nearly daily observations were made of mule deer in the southern portion of the Avimor. There were no wolf observations in the winter of 2013/2014.

The Avimor Bird Walks are still occurring on the second Saturday of the month. It is the second highest rated Idaho Site and the sixth highest rated site nationally by the National Audubon Society. Raptor populations, primarily kestrel have been increasing slightly and there have been greater than normal short-eared owl and Swainson's hawk observations. Great blue heron and osprey observations have gone up each of the last three (3) years.

Avimor has recently implemented a feral cat trapping program. The residents have been educated on impacts associated with domestic and feral cats and aware of the potential for domestic cats to be trapped and taken to the Humane Society if not adequately tagged with an auditory device.

#### **OTHER**

The Avimor Recreation Plan was adopted in 2014 as an appendix to the Avimor Wildlife Mitigation Plan. In regards to recreation, new gates were installed to better manage access (motorized and non-motorized) and livestock on private Avimor lands. Three (3) mountain bike races occurred in Avimor. Avimor has been meeting with BLM, Idaho Department of Fish and Game, Ada County, and partnering user groups to address land use and recreation resources such as regional recreation planning, maintenance agreements, and trail issues.

National Firewise recertification for 2014 was completed. A new interactive Firewise database has been developed to track lots, landscape plan reviews, and home audits. Avimor is currently coordinating with the Boise Fire Department and RC&D for 2015 fuels and restoration projects and they are also looking at integrating with BLM fuels

projects. The annual Firewise education meeting was held in conjunction with the March 26, 2014 HOA meeting.

It should be noted that the Advisory Committee did vote in favor of the Conservation Director's proposed changes to the Avimor Wildlife Mitigation Plan. Specifically changes to two of the appendices in the WMP (Avimor Fire Plan and Avimor Recreation Plan). The Conservation Director proposed the following change to the Avimor Fire Plan by adding the following language: "Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers, are not permitted for use on any units within the Avimor development. Special events sponsored or organized by Avimor are exempt from this requirement. Only gas, propane, or non-ember emitting fuels are allowed. Indoor fireplaces must be gas, or have industry standard spark/ember screens installed by a licensed professional and approved by the Avimor Design Board." There was also another proposed change to the fire plan in regards to fireworks. "The use of fireworks will comply with all County Ordinances. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season. Exemptions to these prohibitions must be obtained from the County, if a County Ordinance is in effect or from the Avimor Stewardship Organization if the County Ordinance is not in effect." The Conservation Director also proposed some changes to the Avimor Recreation Plan. These changes included defining motorized vehicles as "any mode of transportation that uses a fuel driven engine or electric motor to move." Also, the makeup of the Avimor Trail Board by allowing additional members to be added to expand the technical capabilities of the Avimor Trail Board and having the ability to ask members other than the Avimor Stewardship Organization. The Advisory Committee voted in favor of the proposed changes to the Avimor Fire Plan and Avimor Recreation Plan. The proposed changes to the Avimor Fire Plan and Avimor Recreation Plan will need to be included in a comprehensive plan amendment, which will ultimately need to be approved by the Board of Ada County Commissioners.

## CONCLUSION

The Director finds that the Avimor Planned Community is being developed and managed in a consistent manner as outlined in the adopted Avimor Wildlife Mitigation Plan.

**ORDER**

Based upon the Analysis of Compliance with the Avimor Wildlife Mitigation Plan, the Director approves Project #200600069 CPA-N.

DATED this 21<sup>st</sup> day of January, 2015.

By: Brent Danielson  
Brent Danielson, Associate Planner  
Ada County Development Services