



BCA BUILDING CONTRACTORS ASSOCIATION
OF SOUTHWESTERN IDAHO, INC.

"A Tradition of Building Excellence for Over 60 Years"

6206 N. Discovery Way, Suite A
Boise, Idaho 83713
(208) 377-3550
(208) 377-3553 fax
Website: www.bcaswi.org
E-mail: bca@heritagewifi.com



April 20, 2023

(via e-mail to zoningrewrite@cityofboise.org)

Planning and Zoning Commission
City of Boise
150 N. Capitol Blvd
Boise, Idaho 83702-5920

RE: Comments on new zoning code ordinance (ZOA23-00001 and CPA23-00001)

Dear Planning and Zoning Commissioners, City Staff, and Elected Officials,

The Building Contractors Association of Southwestern Idaho (BCASWI) appreciates the opportunity to provide comments on Boise's Zoning Code Rewrite. We commend the City and its Planning and Zoning Commission for the extraordinary effort in which it has engaged to tackling a complete rewrite of the zoning code – it is no small task.

Taken in its entirety, the BCASWI neither supports nor opposes the proposed plan. As written, we see both prospects for improvements and some proposed changes that could be problematic. We have collectively determined, as developers and home builders, however, that we will work within the parameters of the land use and permitting processes ultimately adopted by the City.

One of BCASWI concerns lies with the Assured Water Supply provisions found in section 11-04-010 of the draft document. These provisions are unprecedented, overly burdensome, incredibly expensive, and could have the effect of halting any new housing development within the City of Boise.

Specifically, as it relates to *Applicability of the Assured Water Supply* code (11-04-101.1.A and B.) to all previously undeveloped land or the creation/addition of five or more dwelling units is overly narrow in scope. To apply to *all* previously undeveloped land or five dwelling units is far too narrow and creates an unnecessary financial and logistical burden.

Under the heading of *Elements of Demonstrating Assured Water Supply* (11-04-010.4), the proposal dictates the applicant must provide proof of a water right permit issued by the Idaho Department of Water Resources or a hydrologic analysis demonstrating the physical availability of water supply. The applicant must also demonstrate the adequate delivery for a period of at least 50 years. As you are aware, builders and developers operating within the City of Boise

work closely with the Idaho Department of Water Resources and local canal companies on surface/irrigation water rights matters. We also work closely with the domestic water purveyors (predominantly Veolia Water in Boise) to ensure a supply of clean, safe drinking water. To insert the City of Boise into that regulatory environment seems an unnecessary additional layer and appears to be regulatory overreach.

We appreciate the City's concern about water supply and the potential effects of drought on that supply. We also appreciate and are actively engaged in water conservation efforts and planning to mitigate any future water supply challenges. We would direct you, however, to a May 2022 Treasure Valley water supply analysis conducted by Christian Petrich: *Treasure Valley Water – Supply Options to Meet Projected Municipal Demand*. The general conclusion of this report, taking into account projected population growth in the Valley, is that “there are sufficient viable options for meeting increased municipal water demand in the coming decades”.

The real goal of this policy is unclear given water availability is under the purview IDWR and the water provider. Depending on how this is interpreted, it could become overly burdensome and have a drastic impact on new housing development in the City of Boise. The effect of this policy will be increased sales prices of new homes as a result of the cost of meeting these requirements. At a time when Boise and the Treasure Valley is suffering from inflated home prices due to lack of supply, local jurisdictions should be exploring ways to reduce costs, not add to them.

The Building Contractors Association of Southwestern Idaho remains committed to helping Idahoans realize the dream of homeownership. Our members are working hard to meet today's housing demand to address the affordability challenges in the Boise area, and we commit to working with the City to accomplish our mutual goals.

For further discussion or questions, please contact the BCASWI Executive Officer Jamie Daniels at 208-377-3550 or our Government Affairs Adviser Ken Burgess at 208-861-2052.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cody Weight', with a stylized flourish at the end.

Cody Weight
President