

From: [Tom Clarke](#)
To: [Planning-Zoning Staff](#)
Subject: Deny Falcon Townhome Development Plan
Date: Saturday, October 5, 2024 8:31:25 AM

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I strongly urge the Nampa city council to Deny the new proposed plan for the development of Falcon Townhomes at Lake Lowell and Middleton. The proposed plan is significantly different than the previously approved plan from 2006.

1. Entrance Exits

An exit into our community is a bad design for us, whereas the 2006 plan had two exits out to Lake Lowell. If another alternate exit is needed can't it be out to Middleton?

2. Parking

If an exit is approved into Copper River Basin, is there significant parking to keep cars from parking on our streets? If allowed I propose no parking signs / parking enforcement where cars parked near Tualatin River are subject to towing.

3. Property Line

New proposal shortens the distance of fence line to building from 18 feet to 5 feet.

4. Irrigation

My understanding is that irrigation design will be to pull off of our subdivision's irrigation line. I already suffer from low irrigation pressure. If more homes are added this could possibly affect watering my lawn/plants more than it is currently.

Thank you for considering my concerns and I hope you consider denying the current plan for Falcon Townhomes.

Tom Clarke - resident
11430 W Cumberland River Dr.

From: [BeckyD](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Townhome Development Public Hearing
Date: Monday, October 7, 2024 12:17:45 PM

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I'm a concerned homeowner writing in regard to the Falcon Townhome Development that is scheduled to have an appeal reviewed at the public hearing tonight (10/7/2024). Unfortunately I will not be able to attend the hearing in person but felt it important to voice my concerns. I live in the Copper River Neighborhood on Laramie River Ave and fear this development as currently planned has the potential to negatively impact the value of my home as well as create potential access issues via the planned emergency access road at W Tualatin River St.

It appears the latest plans for this development have reduced setbacks at the rear yards of the property, backing the Copper River Subdivision, from the minimum 15' as stated by the City of Nampa Zoning ordinance 10-8-5.A for both RS and RD zones to only 5'. This is a substantial difference from what was allowed within the approved development agreement in 2006 as well as a substantial difference from the setbacks allowed within the existing RS6 zone where the Copper River Neighborhood is located. This reduced setback negatively impacts the privacy of the homes directly abutting the development and thus lowers their resale value as well as comparable properties within the surrounding area. At an absolute minimum, this development should be required to maintain the 15' minimum setback requirement for a standard buildable lot as was approved in the 2006 agreement matching the setback requirements and level of privacy already set within the existing adjacent neighborhoods. This adjustment could help to offset the potential negative impact to property values this development poses.

Additionally I have concerns regarding the currently planned emergency access road. Guest parking within the Falcon Development is only being provided to meet the bare minimum requirements. I see that the fire department has required that no parking signs be installed at the emergency access road but, what additional measures will be taken to ensure that this access road doesn't become additional parking the moment someone in the neighborhood hosts a party and the minimal guest parking is filled? Most people will ignore simple signs assuming that they will never be policed or enforced. Without some form of physical barrier operable by the fire department it seems emergency access at this location would be rendered useless and a hazard to potentially both neighborhoods. Also allowing free access between the dissimilar property types for the general public is not in the best interest of any party involved as it will create an influx of traffic trying to avoid the busy intersection at Middleton and Lake Lowell. These streets are clearly not designed to handle the level of traffic that a free access connection road could create. I hope these points are taken into consideration and thoroughly vetted for the betterment of all the parties involved. Thank you for your time.

Sincerely,
Becky Dail

From: [Lindsay Graviet](#)
To: pzall@cityofnampa.com; [Planning-Zoning Staff](#)
Subject: DENY the FALCOM TOWNHOME DEVELOPMENT
Date: Monday, October 7, 2024 11:15:46 AM

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Hello,

I am writing to express my concerns regarding the approval of the Falcon Townhome Development on Lake Lowell Avenue. I believe this project does not substantially conform to the 2006 Development Agreement, and I urge the zoning office to reconsider its approval.

Key concerns include:

Privacy: The townhomes are planned to be built less than 10 feet from our community fence line, severely impacting residents' privacy.

Increased Traffic: The development's exits, particularly the one onto Tualatin River St., will bring increased traffic through our community, posing safety risks to children and residents.

Parking Shortage: The plan significantly reduces parking availability, which could lead to overflow parking in our community.

Architectural Compatibility: The proposed building design is incompatible with the surrounding neighborhood and may negatively impact property values.

Infrastructure Strain: The development plans to utilize our irrigation water and sewer systems, raising concerns about their impact on our infrastructure.

Drainage Issues: There are concerns that drainage from the townhomes will affect neighboring backyards.

I respectfully request your attention to these concerns and urge a reevaluation of this development's approval.

Thank you for your consideration.

Sincerely,
Lindsay Graviet
Copper River Basin Resident

From: [Josh Greaves](#)
To: pzall@cityofnampa.com; [Planning-Zoning Staff](#)
Subject: DENY the FALCOM TOWNHOME DEVELOPMENT
Date: Monday, October 7, 2024 11:35:42 AM

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Drainage Issues: There are concerns that drainage from the townhomes will affect neighboring backyards.

I respectfully request your attention to these concerns and urge a reevaluation of this development's approval.

Thank you for your consideration.

Sincerely,
Joshua Greaves
Copper River Basin Resident

From: [Sabrina Kaechele](#)
To: [Planning-Zoning Staff](#)
Subject: Deny the Falcon Townhome Project (14 Signators)
Date: Sunday, October 6, 2024 10:11:25 PM

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To Whom It May Concern,

My neighbors and I are all concerned about the Falcon Townhome Development. My husband and I just moved to this beautiful neighborhood (Copper River Basin) a couple months ago, and we have been truly blessed to live in a safe place where our two little kids can play out front with our neighbors' children nearly every day.

Even now, however, constant vigilance is required due to the traffic that is already going through our street every day. We are so grateful to those drivers who slow down and look out for children, but there are many who do not exercise any caution at all and endanger the lives of our kids.

The Falcon Townhome Development will surely only worsen matters. Increased traffic from townhome residents who will have access to an exit that cuts right through our community will only make our little suburban street more dangerous and may even reduce the amount of time our children are able to play outside building skills and bonds together.

In a world where childrens' mental health is already negatively impacted by far too much time inside and in front of screens, we urge the City Council not to make playing out front with friends prohibitively dangerous for our kids.

An additional concern for my family and others in our community is the lack of sufficient parking available for townhome residents. Too few parking spaces will inevitably result in townhome residents parking in Copper River Basin clogging up our community's streets. Furthermore, the increased number of cars on the street will make an attractive target for those who seek to break into vehicles and steal personal property contained therein.

Finally, as a young mom, one of my primary concerns is keeping my children away from strangers about whom I know nothing and who may pose a threat to my children or my family. Moving into a suburban community is typically a family's best available option for ensuring that our children are surrounded primarily by other families and likeminded individuals who value safety, security, and respect for the private property of our neighbors. By allowing the building of these townhomes so close to our neighborhood and giving the residents thereof access to our community, the Planning and Zoning Commission has essentially invited - without our permission - a large group of people into our community that may not share the values of safety, security, and respect for the property of others that we as a suburban subdivision generally do. My family has no interest in increasing the number of strangers with whom our children may come into contact because doing so increases the likelihood that harm may come to them.

So many people who enter public service with good intentions to make neighborhoods better, kinder, and fairer see only the two sides of the debate in front of them - should we or shouldn't we allow these townhomes to be built. But I urge you to ask another question, to look at the issue from another angle - what if this townhome were being built next to YOUR community? What if this was a problem with which you, yourself as a homeowner, neighbor, and possibly parent would have to deal? How would you address it then? As someone directly affected by your decision, I would appreciate hearing the answer to that question.

My husband and I worked very hard for a very long time to purchase a home in this neighborhood and we looked forward to the safety and security provided by our little slice of the American dream. Please help us protect what we've worked so hard to achieve and stop this little piece of Nampa from becoming what we fled when we came here!

These are the names/"signatures" of other Copper River Basin residents who agree with the sentiments expressed above and would like their opinion on this matter recognized by the Council.

Trish Ciccoianni
Paul Ciccoianni
Brittany Gonzalez
Michael Gonzalez
Yuki Sanada
Jason Sanada
Kim Daniel
Greg Daniel
Shanelle Beck
Tayson Beck
Korbin Merrill
Callie Merrill

Thank you for your consideration,
Matthew and Sabrina Kaechele
Copper River Basin Residents

From: [Erica Loera](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Townhome Development
Date: Monday, October 7, 2024 12:28:22 PM

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Infrastructure Strain: The development plans to utilize our irrigation water and sewer systems, raising concerns about their impact on our infrastructure.

Drainage Issues: There are concerns that drainage from the townhomes will affect neighboring backyards.

I respectfully request your attention to these concerns and urge a reevaluation of this development's approval.

Thank you for your consideration.

Sincerely,
Erica Loera
Copper River Basin Resident

[Sent from Yahoo Mail for iPhone](#)

From: [Dana Miller](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Townhomes proposal
Date: Monday, October 7, 2024 7:31:45 AM

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Dear City Council members,

I am writing to request that you deny the appeal for this development. We live in Carriage Hill North, and will be impacted by this proposed development. It is not compatible with surrounding neighborhoods, will dramatically impact traffic and congestion on Lake Lowell and our neighborhood.

We live on Carriage Hill Way, and traffic will greatly increase on that road, as residents from proposed development will travel through our neighborhood to avoid congestion at Lake Lowell/Middleton intersection.

Please carefully consider the impact that this development will have on our neighborhoods.

Thank you

Dana & Warren Miller

From: [Janet Owen](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon townhomes
Date: Sunday, October 6, 2024 2:14:24 PM

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Please DENY this town home development. It will impact traffic and vital services.

Thank you
Janet Owen

From: [Janet Richardson](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Crest Project
Date: Sunday, October 6, 2024 3:53:07 PM

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As long time residents in the Carriage Hill community, we are asking you to reconsider the 2 story development. We feel it will be a detriment to our property values, safety and traffic concerns which are all suffering due to the increase of housing and development.

Thank you,
Jim and Jan Richardson

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Linda Severs](#)
To: [Planning-Zoning Staff](#)
Subject: Falcons Townhomes
Date: Sunday, October 6, 2024 10:43:32 PM

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This group of townhomes will be too close to the fences and homes in Copper River Basin, and will be creating extra traffic in our neighborhood. There are many children living in close proximity of where these townhomes will be located. Also, at this time, the property is listed for sale on the local MLS!

This project will not be an attractive asset to the area.

From: [Mila](#)
To: [Planning-Zoning Staff](#)
Subject: I am in opposition to the Falcon Townhomes
Date: Monday, October 7, 2024 11:11:40 AM

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Hello,

Please do not allow this builder to go forward with his plans. They are not compatible with the surrounding communities. He has shown little care or interest in working with the surrounding communities to make this area appealing and better for all.

Please vote NO on his proposal.

Thank you,

Mila Stevanovic

Sent from my iPhone

From: [Amber Vincent](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Townhome Development
Date: Sunday, October 6, 2024 8:39:26 PM

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Hello,

I am writing because my husband and I are firmly against this housing development coming in behind our loop in Copper River Basin.

Developments have continuously been denied because they do not confirm with an agreement from 2006.

However, it is my understanding that there was a time limit to develop the property in order for that agreement to be valid today.

In any regard, this development does not mesh with the existing demographic of housing, not to mention the added traffic that will come exclusive to my loop! With that brings people parking in our loop, added foot traffic, and the potential for increased crime and vandalism.

We love our little community and would hate to see the landscape change to something that's not conducive to what had been built and established.

Not to mention that our demographic doesn't support multi family housing.

For all of these reasons and more, I urge the city council to deny the building approvals for this development.

Thank you for your time.

Sincerely,

Seth and Amber Vincent
13217 S Laramie River Ave.

From: [Andrea C](#)
To: [Planning-Zoning Staff](#)
Subject: Falcon Townhome Development-Public Hearing Concern
Date: Monday, October 7, 2024 9:39:11 AM

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To whom it may concern,

On behalf of my husband, children, and fellow Copper River Basin Subdivision residents, we strongly urge you to reconsider your plans for the Falcon Townhome development. My family and I currently reside on Wind River Ave, which is directly affected by this construction.

My husband and I purchased our home in Copper River Basin back in February of 2023. We intentionally sought out this part of town due to the clean, low-crime, esthetically pleasing look and feel of the area. We liked that there were clean well-maintained subdivisions all around us, many of high value, being close to the golf course. We also liked that there were no apartments, condos, or townhomes around us.

As you are well aware, the Treasure Valley has had an influx in low-income, apartments, townhomes, and condos. Not only are these dwellings typically not the most esthetically pleasing, but they also seem to attract not the best crowd. As a mother of seven kids, the later concerns me. Being on Wind River, the street that will connect into the townhome complex, I am greatly concerned about the traffic flow of people cutting through our neighborhood to get to the townhomes. Currently we have a large population of children in our neighborhood and have a problem with our own Copper River Basin residents speeding. These townhomes will only contribute to this problem.

The other issue with the townhomes, are the residents that they attract. Typically, rental homes and apartments draw a crowd that typically isn't invested in the property. There is no pride of ownership. Not only that, but the low monthly rent will attract a crowd that doesn't belong in this area, bringing in the possibility of shady behavior (drugs, prostitution, unruly young adults) - it's no secret. In the Copper River Basin community, as well as the surrounding subdivision communities, we take pride in the ownership of our homes. As you continue south on Middleton Road, toward the golf course on to Lake Lowell, the value of homes increases as you venture into the luxury home subdivisions.

We strongly urge whoever makes these decisions to please rethink these plans. We realize this all comes down to money, as these townhomes will favor the city of Nampa as well as the Falcon Townhome company. How about we focus on making

our area of Nampa more enjoyable to live in.

Thank You,

Andrea Worthington