



North Ada County Foothills Association

One voice. One goal. One plan.

Update—Eagle Plan and Hearing Status

May 16, 2007

Hi all,

First, the matter at hand: the hearing schedule. Then, some positive news...but you have to wade through the hearing stiff first...

Meeting/hearing agendas seem to change daily. Last week we announced that the Monday, 5/14 P&Z hearing on the draft Foothills plan would be postponed, but that the Thursday, 5/17 hearing on M3's development agreement looked to be still on. Well, on Monday, the **P&Z Commission** decided to hold the **Foothills plan hearing on Thursday, 5/17 (start time 6 p.m.)** and move the M3 matter to some future date—possibly to be announced at this Thursday meeting. Yes this is only a couple days notice; No, this is NOT ADEQUATE NOTICE to citizens.

Nonetheless, I urge you to attend this hearing if you can. It is where Eagle's general plans for our foothills will be unveiled; a *good turnout* will help demonstrate to Eagle that many folks are watching carefully. We are not planning to mount a long session of testimony here (see below). I will address general issues, including the changing agendas, and request that the hearing remain open.

I realize that the process with Eagle has a sort of "agenda of the moment" flavor to it. There's little or nothing we can do to influence that, I suspect, although I tend to urge that we all sort of take a breath and settle down. Our strategy for both the P&Z Commission and the City Council is to pick one hearing date for each and ask that everyone, their entire family, their 10 nearest neighbors, dogs, horses, cats, birds...everyone show up at these selected hearings. At these hearings we will coordinate at least core NACFA testimony; but everyone who feels strongly about the future of these foothills and the future of Eagle should testify...stand up and be heard.

We'll keep on top of things as best we can and announce the target hearing dates as soon as we know them. In the meantime, I ask that you bear with this, check your email regularly to stay current and, most of all, **do not let these circumstances wear you down. We're having an impact (see the good stuff below).** Let's keep our eyes on the prize (and on Eagle). The prize is preservation of a North Foothills that retains the elements we all

...citizens helping to create a sustainable vision for the future of Ada County's Northern Foothills...

cherish. We need to persevere to make sure the development bulldozers are kept at least somewhat under control.

Now for some positive news. We found out yesterday that, as of 5/9/07, **Eagle has reduced the base density shown in the North Foothills draft**, specifically:

- **In the Ada County portion** (between Hwys 16 and 55, Homer to the Ada County line)
 - Original Eagle draft: 17,800 homes at base density, 20,000+ with density bonuses
 - New Eagle draft: 12,500 homes at base density (**a 30% reduction**), no calculation yet of # with bonuses
 - County Sub-Area Plan draft: 10,000 homes, no mention of bonuses but provisions for revision (the latter fact still makes us uncomfortable and will be addressed further)
- **In the full Eagle Foothills planning area** (Ada County plus Suncor lands in Gem and Boise Counties)
 - Original Eagle draft: 24,200 homes at base density, ~28,000 with density bonuses
 - New Eagle draft: 20,500 homes at base density (**a 20% reduction**), no calculation yet of # with bonuses
 - No County equivalent

This is definitely **heading in the right direction**. We still need to see traffic studies and road plans, find out what happened to the density bonuses, understand tax impacts, and get several other questions answered before we can say that we are approaching the ballpark...but I guess our voice is being heard somehow, somewhere.

As always, my gratitude for your continuing help.

JP

p.s. To the recent anonymous contributor: Thank you tons!! You just increased our ability to pay for media, mailings, etc. by over a third. (Note: To everyone in or watching NACFA, that was not a back-handed call for funds...it was simply the right thing to do...we will be ringing the dues bell soon enough).