

North Ada County Foothills Association

One voice. One goal. One plan.

April 05, 2009

To all NACFA members and supporters,

It's been awhile since I've touched base and there are several things I'd like to make you aware of:

- ✚ Website
- ✚ BLM/Eagle Park Plan Open House – 04/09/09
- ✚ M3 Eagle Water Right Application Protest Update
- ✚ Ada County Planned Community Ordinance Changes
- ✚ Western Planning Area Threats – 5/14/09
- ✚ ESTech Corridor

Read on for the details ...

Website:

The NAFA website has **finally** been updated! Changes are still in the works but for now, we have at least updated some basic information and our contact list.

BLM/Eagle Park Plan Open House:

On Thursday, **April 9th, Eagle City will hold an open house at Eagle City Hall from 4:30 – 7:00** to get community reaction to Eagle's "park acquisition & improvement plan" for the City to take ownership of the 2000 acres of BLM land east of SH16 and north of Beacon Light Road.

It's extremely important to both foothills residents and City taxpayers (who will bear the cost of park improvements and maintenance) that maximum public input be provided to the City on this issue. If you can make only one meeting in the next six months, this is the one to attend...and make sure you tell all your friends an acquaintances about it and urge them to attend as well. The last plan presented contemplated \$6 million of improvements to these 2000 acres and their dissection by two roads to serve the M3 development.

A email from City planner (Nicole Baird Spencer) states:

>>I know many of you have been wondering what the City of Eagle has been up to since the 2006/2007 Foothill Sub-area Plan. Attached is a public notice for the City's Park acquisition & development plan for the ~2,000 acres of BLM land just north of Homer Road that the City has made an R&PP application to the BLM to acquire. We would welcome your participation and any comment you have on the proposed plan. (Please note: Materials will not be available for review on-line until April 10, 2009). Public Comment is open until April 23, 2009.<<

The public notice mentioned above can be viewed at:

http://www.cityofeagle.org/index.asp?Type=B_BASIC&SEC={AC820D7D-28EF-4BEE-94CC-399A58E7D492}

M3 Eagle Water Right Application Protest Update:

The protest of the M3 Eagle water rights application filed in November 2006 finally goes to hearing this month. The hearing is open to the public and will be held on **April 15, 16, 22, 23, 24 and May 4th & 5th** at the Idaho Department of Water Resources, 322 E. Front Street, Boise. We have already seen what can happen when water is over allocated as in the Eastern Snake River Plain and are not willing to let that happen here without a fight. **We encourage all those who are interested to attend the hearing on any of the above dates to demonstrate the wide community concern about the impact on our wells of withdrawals of up to 15 million gallons/day by M3.**

We enormously appreciate the contributions made to date by many of you in support of the protest effort. For those of you who have not contributed, please consider doing so now. A contribution of even \$50 from the many individual well owners would help finance what's been an incredibly expensive effort. Checks, made payable to NACFA with memo annotation of "water", should be sent to NACFA treasurer Larry Sandusky at 7602 Canyon Drive, Meridian, ID 83646-5202.

Please see the website for some new links pertaining to this effort:

http://www.nacfa.net/html/water_matters.html

Ada County Planned Community Ordinance Changes:

Ada County has been holding neighborhood workshops, gathering input on proposed changes to their PC ordinance. This is still an important process for us to be involved in because the assumption that Eagle city will control development in the foothills dissipates with every developer/development that goes belly up. Land that is not annexed into Eagle is still under the jurisdiction of the County. Thus, we need to ensure the updated ordinance addresses our issues and concerns. **The cutoff date for comments is 4/10/09.**

The draft can be found on our website at http://www.nacfa.net/html/updates_alerts.html

You can send comments or concerns to Brent Danielson at bdanielson@adaweb.net (287-7913) or Megan Rush mrush@adaweb.net (287-5715).

ESTech Corridor:

There have been many conflicting reports on exactly what this proposal is and how it will impact Eagle. We have had an informal meeting with some ESTech reps to try and understand the concept and the area involved. We have been told it is just a “corridor” along the highways, yet the Eagle City Council recently passed Resolution 09-08 which is a, “Resolution of the City of Eagle recognizing and supporting the establishment and goals of the “eagle star technical (ESTech) corridor” and goes on to state the boundaries as follows:

WHEREAS, the ESTech Corridor is currently planned to comprise the following boundaries:

- Ada County/Canyon County boundary line to the west;
- Ada County/Gem County line road to the north;
- Chinden Boulevard to the south; and
- Five Mile Road Extended to the North/South section of Highway 55, to the east.

This is something we will be keeping our eye on and thankfully a NACFA Steering committee member (Lynn Purvis) has volunteered to attend ESTech meetings (as a NACFA rep) to keep us informed.

Western Planning Area Threats:

- Ada County Hearing on Linder/Hartley application:
An even higher-density project than Flack/Carlock is being considered right next door at Linder/Hartley. The “Hartley Lane” project is proposed at 937 units on 367 acres at densities of up to 4-8 units/acre. The developer has delayed the hearing before the County on this project many times. The latest schedule, according to County planning, calls for a County P&Z hearing on **May 14, 2009**, pending resolution of outstanding fire protection issues. We’ll keep you posted on this application, which will further transform the western area into the Eagle version of Meridian.
- Eagle’s Flack/Carlock (Terra View):
In December 2008, the Eagle Council split (Councilmen Huffaker and Shoustarian opposed) on City annexation of the 300-acre Flack/Carlock parcel at Beacon Light Road and SH16, with Mayor Bandy casting the tie-breaking vote in favor of annexation. Though the details of the development are not yet specified, we strongly opposed it because of its ***profound impact on the western area, signaling a shift from open space and large lots to high-density residential combined with commercial fronting on Beacon Light Road.***

The developer gained conceptual approval for a total of 700+ units and commercial, as follows:

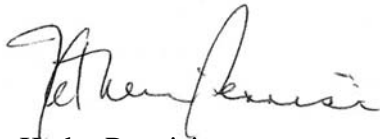
- 314 single family units (largest lot, at north edge of site adjacent to open space, is .4 acre (17,000 sq ft))
- 192 apartments
- 144 condos/townhouses
- 78 attached residences designated for “active adults”

- .29 acres "high turnover" restaurant
- .875 acres office
- 5.8 acres neighborhood shopping
- 21.7 acres open space/park

Traffic on to Beacon Light Road generated by the development alone is 18,000+ vehicles/day.

So, as of today, that's the latest. If you can attend any of these meetings (especially the BLM park open house) it would be greatly appreciated. For those of you that can't make it, by all means, voice your concerns by sending an email or letter to the governing agency. It is well worth your time to get involved!

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Pennisi". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Kathy Pennisi
Chair
North Ada County Foothills Association