



North Ada County Foothills Association

One voice. One goal. One plan.

March 6, 2007

Mr. Jay Gibbons, Deputy Planning & Zoning Administrator
Mr. Jerry Armstrong, Development Services Director
Ada County Planning & Zoning Commission
Ada County Board of Commissioners

Re: North Foothills Sub-Area Plan Recommended Revisions, February 20, 2007

Dear Ada County Staff and Decision-Makers:

Please accept this letter as NACFA's commentary on the County's second round of Recommended Revisions to the Draft North Foothills Sub-Area Plan (dated February 20, 2007).

Overall, we very much appreciate the obvious attention by the County to our comments and requests regarding the first (January 30, 2007) set of recommended revisions to the Sub Area Plan. We see clearly that most of our concerns have been seriously considered and have been responded to. Of particular note are the County's responses to our comments about [1] preserving the rural character of this planning area, and [2] reigning in the "escape clause" (amendment statements). These changes reflect. We thank you for continuing your commitment to responding to public concerns and priorities for this area.

As progress is made toward finalizing this Sub-Area Plan, we do have two remaining concerns.

This first is not new; it is simply our continuing conviction that more detailed planning is, at minimum, highly desirable and perhaps even necessary to resolve some of the conflicts we know exist regarding the Plan's development intensity recommendations. We have written enough about this matter in the past and thus will simply let the matter rest with this re-iteration.

Our second area of remaining concern surrounds the current state of recommendations for Intensity Area D. We have now done a quick and generalized review of aerial photography for this area and our concerns have

grown regarding the recommended increase in development intensity for Area D (from 600-800 units in the original draft plan to 2,070 units currently).

The following table summarizes the findings of our review.

Generalized Analysis of Area D Recommendations

Total Acres Within Area D:	6900
Open space target acreage (40%):*	2760
"Developable" acreage (60%):	4140
Already developed (NACFA estimates)	
Acres	1800
Dwelling units	340
Average existing density	1 unit per 5.3 acres
Remaining "developable"	
Acres	2340
Dwelling units—per draft plan**	1730
Average density of new development	1 unit per 1.35 acres

* 40% open space target used in this review, per Table 3 of Plan revision. Text of Plan revisions indicates "constrained" acreage to be 45%; Table 2 of Plan revisions indicates that constrained acreage is 35%?

** Plan revisions specify a 2,070 dwelling unit development increment for Area D. Per 2/20/07 clarification, this total includes existing units; thus, remaining development potential is: 2,070 total - 340 existing = 1730.

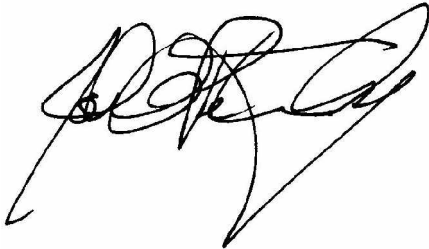
As the Sub-Area plan indicates, Area D "is adjacent to existing low density, rural residential neighborhoods (5 - 40 acre lot sizes)". Area D also hosts the majority of existing development within the boundaries of the North Foothills planning area; and this existing development is also characterized by large lot, rural residential patterns (as shown on the above table). Thus, concerns for compatibility of future development with existing neighborhoods (both within and adjacent to the planning area) is most acute in Area D.

As we have said from the outset, one of our fundamental objectives as an Association is to protect existing rural neighborhoods from becoming collateral damage in the face of new development. In this quest, we believe that introducing development of ~1 unit per acre (or one unit per 1.5 acres) density adjacent to and/or surrounding existing 5+ acre lot, rural neighborhoods is unacceptable. Unless our analysis of current Area D provisions is fundamentally flawed, it seems that the Plan (we assume unintentionally) is setting the stage for precisely these kinds of conflicts.

We therefore again request a review of Area D from the standpoint of land use compatibility and/or specific locations/parcels proposed for development of various densities.

Thank you for your continuing attention to our concerns. We remain ready to work with the County as needed to resolve any remaining conflicts or difficulties in evolving a workable, specific long term vision for the North Ada County Foothills.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Petrovsky', with a stylized, cursive script.

John Petrovsky
Chairman