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CITY OF EAGLE

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CITY OF EAGLE IMPLEMENTATION POLICY FOR GOOD GROWTH DEVELOPMENT

The City of Eagle (the City) recognizes, supports, and is an active participant with the Ada County Highway District (ACHD) in their efforts to bring transportation and land use planning together to analyze the impacts of development on infrastructure and establish long-range policies for good growth.

The City recognizes the importance of establishing growth policies that support mass-transit and reduce the extraneous demand on tax and impact fee funded infrastructure by encouraging growth to occur at appropriate densities and locations along major regional transportation routes.

The City believes it is essential for each community within a region to establish, promote, and foster their own unique character and sense of place that is a reflection of the values and views of its residents.

The City's Soaring 2025 Plan, adopted on September 14, 2004, is the result of extensive citizen, land owner, agency and developer cooperation and was designed to establish several activity centers/nodes that provide for a mixture of employment, recreation, housing and convenience uses within close proximity to regional transportation corridors. These activity centers are designed and scaled to encourage "live, work and play" environments within the Eagle area that promote pedestrian circulation while decreasing vehicle trips to the distant existing employment and shopping centers.

The intent of the Eagle Soaring 2025 Plan is to provide mixed use activity centers that are supported by higher residential densities that decrease as they radiate out into traditional residential-only areas. The Soaring 2025 Plan encourages the transition of densities within a project to promote higher densities along regional transportation facilities and within activity centers such as State Highway 20/26, State Highway 44, and Park & Ride facilities. The Soaring 2025 Comprehensive Plan looks to promote the sustainability of the City over the next 20 years by shifting land use patterns from strictly residential designations, over 87% residential in the 2000 Comprehensive, to a more balanced mix of uses, 75% residential, 12% mixed use, 8% commercial, industrial and business/technical.

The City of Eagle recognizes that the comprehensive plan is to serve as a "guide" under Idaho Code §67-65 and does not ensure its implementation. The City believes current zoning, development and design standards contained in Eagle City Code Titles 8 & 9

provide appropriate and well established implementation tools to ensure that all development within the City is orderly, context sensitive, and embodies the values and views of our community.

During the Blueprint for Good Growth planning process the City of Eagle is committed to promoting open communication between the City and ACHD and implementing the Eagle Comprehensive Plans to guide development that supports mass-transit and reduce the extraneous demand on tax and impact fee funded infrastructure.



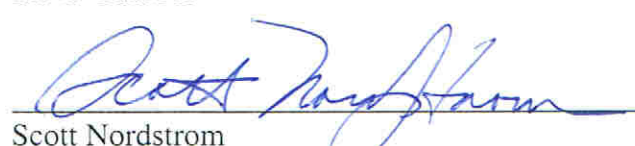
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Stan Bastian, Council President



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