

THE CITY OF  
*Eagle*  
Comprehensive  
Plan

Presented to the Eagle City Council  
October 24, 2017



Eagle is **HOME**

# What is (& isn't) a Comprehensive Plan?

- Guide for what the City wants to look like in 2040;
- Measure for the City when reviewing development applications;
- Does not give anyone a right to change the current use of a property;
- It isn't set in stone (can be amended as needed);



# What is the Eagle is **HOME** Plan?

The Eagle is **HOME** plan is the result of a nearly 3-year long (two Council) review and update of the City's Comprehensive Land Use Plan.

- 2015 City-wide review of the existing plan *(lead by previous Mayor & CC)*  
Resulted in an outline & scope of work for the update
- 2016-2017 Approved Scope of Work and Deliverables to Review & Re-Write of the Plan *(lead by current Mayor & CC)*  
Resulted in the Draft plan currently being considered



# Why now?

\*First full review of City's plan since 1999:  
Smaller sub-area plans included:

*Western Area in 2004*

*Foothills in 2007*

*Downtown in 2011*

\*Brings all sections current with current  
growth/population

\*Educate & engage the citizenry of long-  
range plans and goals

\*Establish policies that support both urban  
and rural development

*Why Plan?*

**Eagle is HOME**

**130%** The City of Eagle's  
Forecasted 2040  
population is ....

**67,705**

**6.5** On average,  
since 2000, ...

**2,620** In the  
1980  
Census  
Eagle  
had  
CITIZENS!

**EAGLE IS HOME**

HEALTHY, OPTIMISTIC, MULTI-FACETED, & ECONOMICALLY VIABLE

People move to  
Eagle each DAY!

Instagram #EagleisHOME



# Public Participation

<b>Eagle is HOME Outreach</b>	<b>Direct Contact</b>	<b>Indirect Contact</b>
Review Committee Mailing (July 2015)		15,500
Review Committee Engagement (July 2015)	358	
2016 Eagle Fun Days	200	
Transportation Mailing (August 2016)		15,500
Transportation Open House (August 30, 2016)	85	
Avimor Duathlon (October 1, 2016)	75	
Economic Development Mailing (January 2017)		15,500
Economic Development Open House (February 15, 2017)	112	
Development & Diversity Mailing (March 2017)		15,500
Development & Diversity Open House (April 12, 2017)	109	
Plan Release P&Z Mailing (August 2017)		17,300
Eagle Saturday Market (September 2016)	122	
Eagle Chamber Events (August 2016 & January 2017)	68	
Facebook	2,463	12,099
Instagram	155	
Online Survey & Review of Chapters	165	
<b>Total:</b>	<b>3,912</b> <b>15% of Citizens</b>	<b>91,399</b>
	<b>Goal: 2,600</b>	<b>10% of Citizens</b>



# Direct Mail Postcards

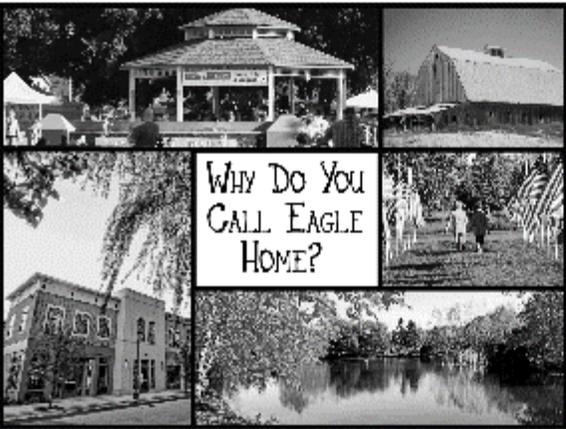
**THE CITY OF EAGLE**  
 WANTS TO KNOW...  
 "Why do you call Eagle Home?"  
**Thursday, September 17, 2015**  
**5:00 - 7:00pm - Eagle City Hall**

The City is currently reviewing our long range land use plan and wants to hear from you:

What do we do well?  
 What do we need to work on?  
 What do you want to see?

ONE HOUR OF YOUR TIME WILL HELP GUIDE OUR COMMUNITY'S FUTURE!  
 MORE INFO: [WWW.CITYOFEAGLE.ORG](http://WWW.CITYOFEAGLE.ORG) OR CALL THE CITY OF EAGLE PLANNING DEPARTMENT AT 989-777-3333

**August 2015**



**Eagle**  
 is  
**HOME**

# Development & Diversity

Balanced Healthy Growth

**March 2017**



**August 2017**

Eagle can't help but be...  
**Optimistic!**

**Eagle**  
 is  
**HOME**



**Eagle is... Economically Viable**

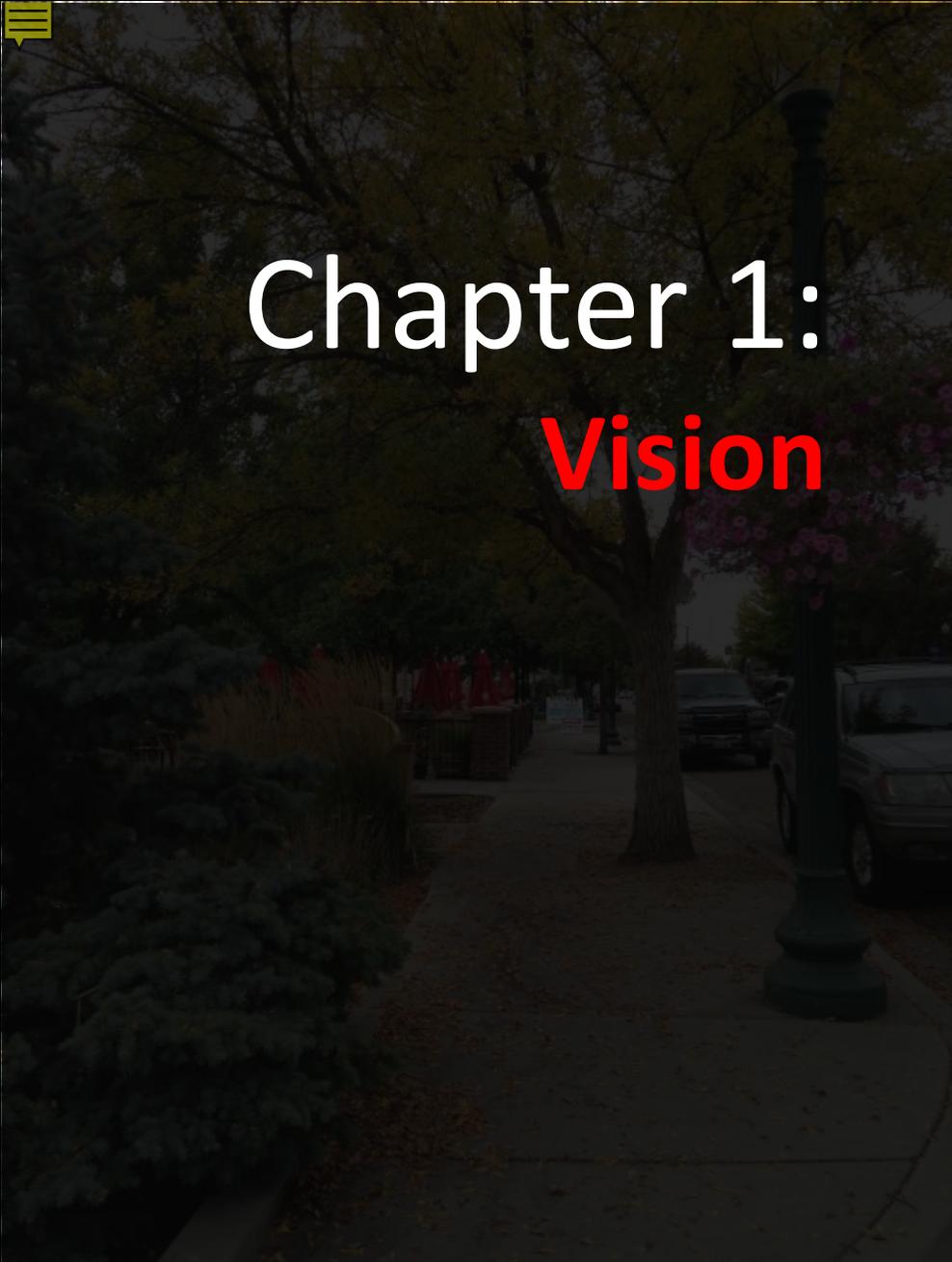
**January 2017**

**Eagle**  
 is  
**HOME**



Eagle is **HOME**





# Chapter 1: Vision

Eagle will continue to grow as the  
Treasure Valley grows, but...

*Eagle's growth will be a unique  
balance of environmentally  
sensitive urban and rural  
development.*



Urban development will be directed to our downtown, central city, and “activity centers” along regionally significant transportation and transit corridors...

*The City will work cooperatively with land owners and Ada County to plan for and preserve a rural planning area in which large lot residential and agricultural uses continue to be the focus.*



The City will balance development with environmental stewardship along the Boise River and in the Eagle Foothills...

*Growth within Eagle will enhance our quality of life while welcoming new development, citizens, and businesses who share our vision.*



# Chapter 2:

## Property Rights

### No significant Changes

- **US Constitution:**

*Fifth Amendment's Takings Clause, which states that "private property [shall not] be taken for public use, without just compensation."*

- **Idaho Constitution:**

*Article I, Section 1 of the Idaho Constitution guarantees inalienable rights, including possessing and protecting property.*

- **Idaho Code:**

*Idaho Code 67-6509: "The purpose of this act shall be to promote the health, safety and general welfare of the people of the state of Idaho ... (a) To protect property rights while making accommodations for other necessary types of development."*

- **Eagle Comprehensive Plan:**

*Page 7, Section 2.1: "Private property rights encompass not only the right to develop, invest, achieve and profit from property, but also the right to hold and enjoy property."*



# Chapter 3: Population, Growth, & Housing

- Complete update.
- Combination of Population Chapter 3 with Housing Chapter 10.
- Track historic and recent population growth, established a plan growth rate of 4.5% annually.
- Expanded the discussion of demographics, household income, average rents, and commute wages.

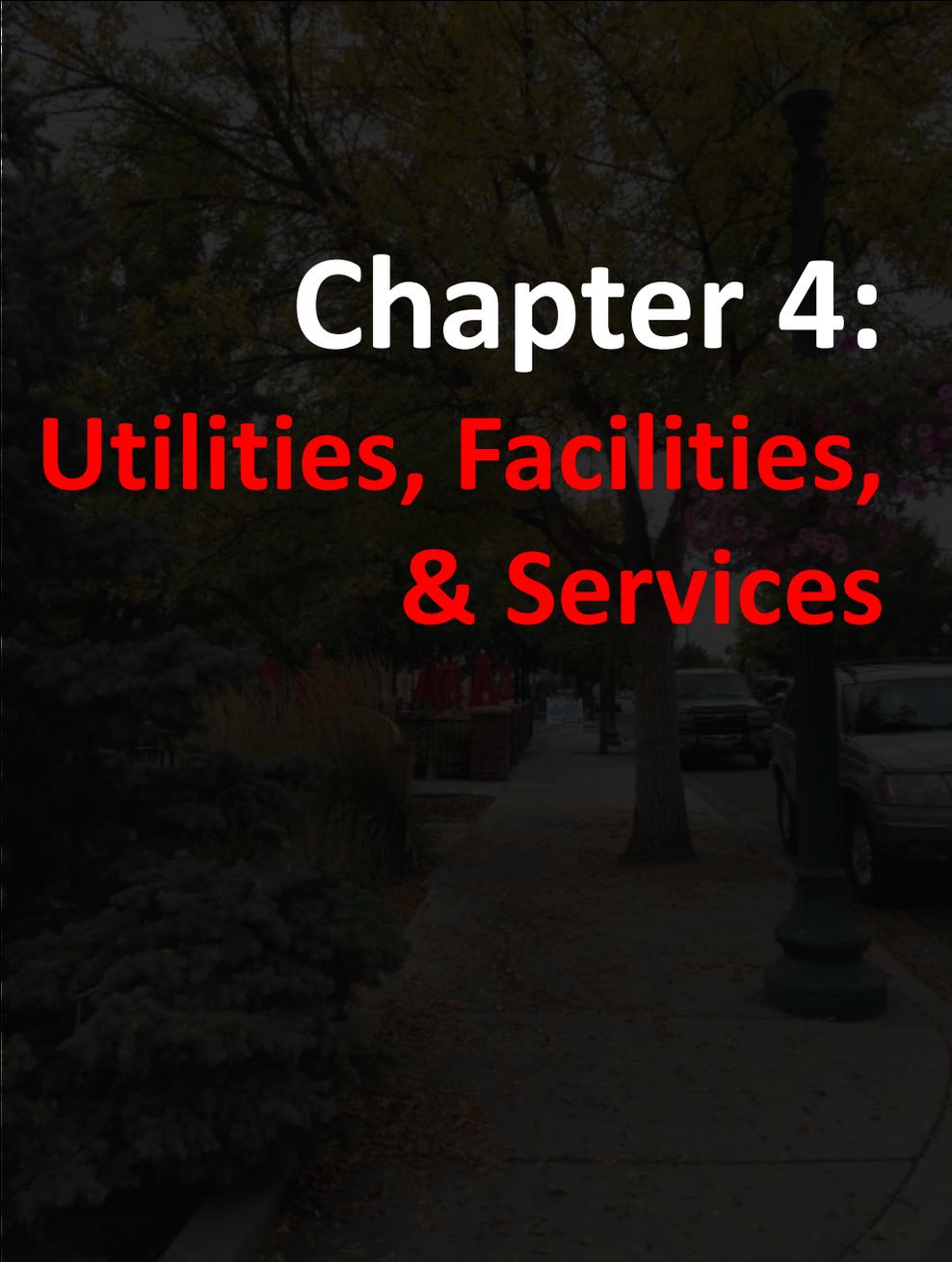
# Population & Growth



## Historic Population

Year	Population	%Change
1971	2,260	
1980	2,620	16%
1990	3,327	27%
2000	11,085	233%
2010	19,908	80%
2017	26,930	35%





# Chapter 4:

## Utilities, Facilities, & Services

No significant Changes

Re-write/update of policies by each  
co-planning jurisdiction.

# Chapter 5: Economic Development

- Completely new chapter. Contracted out.
- Partnered with URA to fund re-write.
- Increased analysis of how Eagle compares to the Treasure Valley, State, & Country.
- Narrowed vision for 5 key Industries.
- Focus on transitioning from a bedroom community to a independent city.
- Discussion on employee recruitment and commuting.
- Discussion of importance of preserving land for employment.

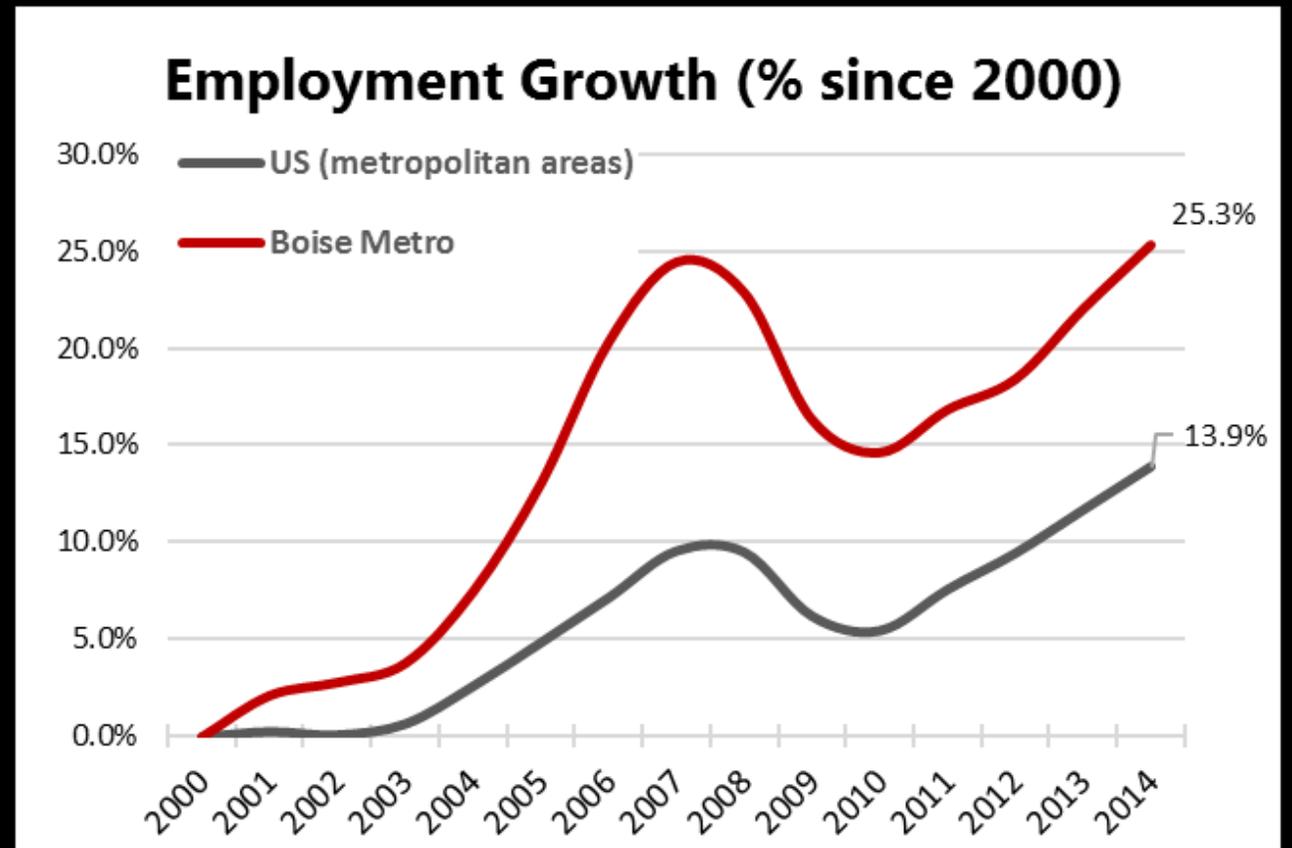


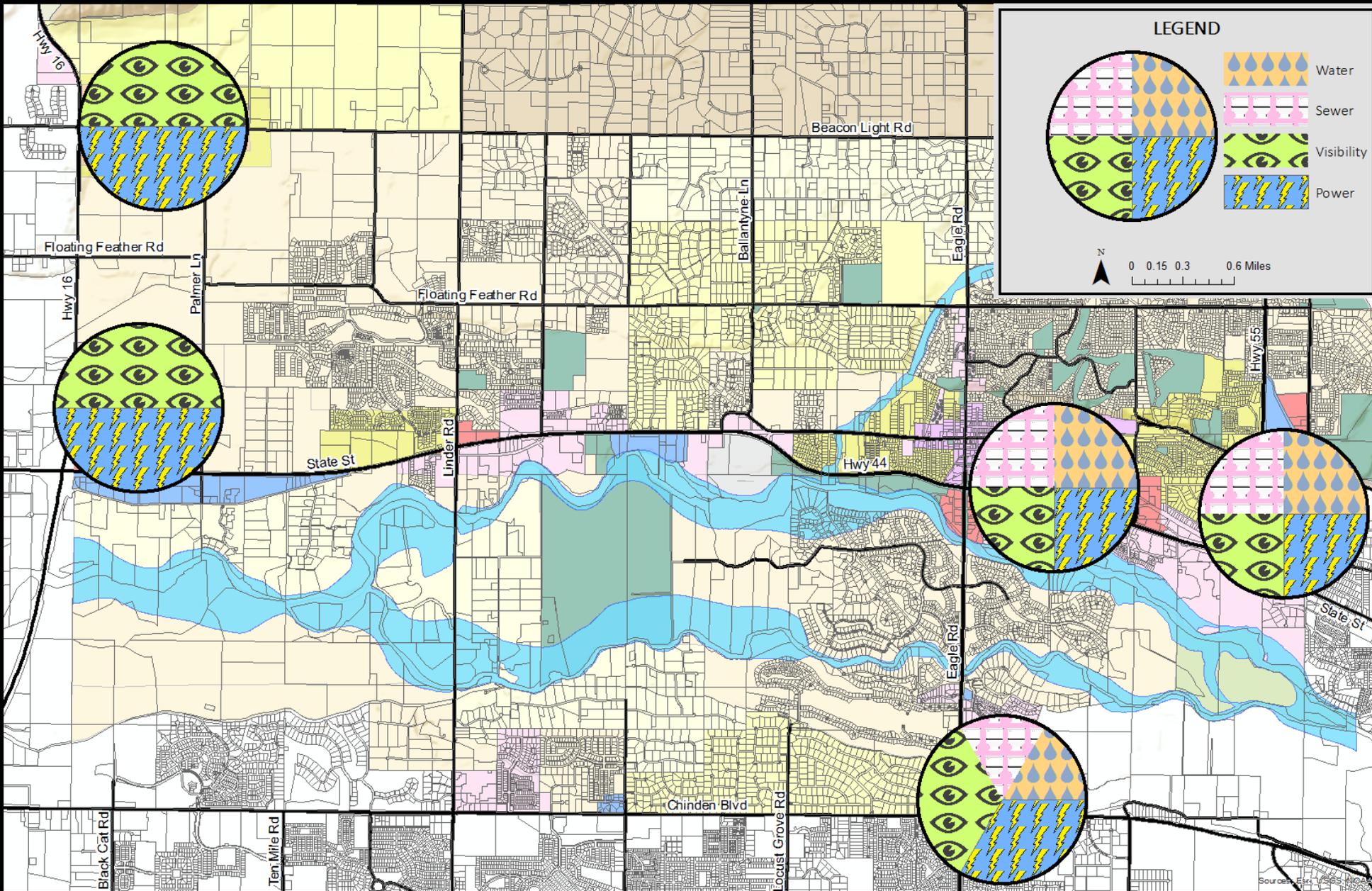
# Employment

The following five (5) primary employment sectors should be the focus for future economic development and job growth within Eagle:

- Technology
- Light / Custom Manufacturing
- Recreational Technology
- Boutique / Specialty Food Processing
- Corporate / Back Office

“As Eagle grows, so does the need to adjust land planning to accommodate that growth. In the year 2000, almost 90% of the City’s planning area was designated for residential development.”





# Primary Employment Locations

Eagle is HOME



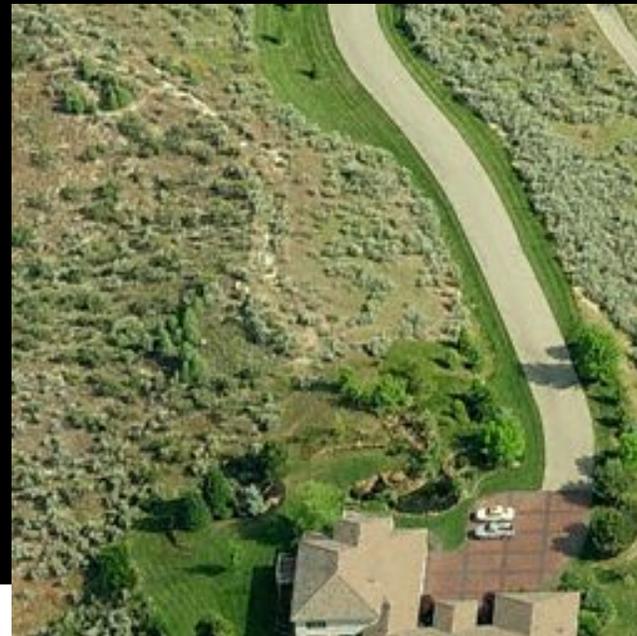
# Chapter 6:

## Land Use

- Changes to land use designations/Future Land Use Map
- Planning area text was expanded to provide better direction in floodplains to encourage clustering, formalized river access and habitat protection.
- Increased focus on constraints-based planning for the protection of floodplain/ways, habitat area, and hillside in excess of 20% city-wide, not just the foothills.
- Integration of the Downtown Eagle Planning Area into the text of the plan.
- Reducing a decreasing density adjacent to the Village Center
- New “Rural Planning Area” to establish polices supporting agriculture, equestrian and rural lifestyles. With limited amenities (i.e. parks & school) in this area and the limited expectation of annexation.

# Changes in Land Use Designations

- 2015 public involvement changed the definition of “Rural”:
  - 1-2 Acre lots as developed in Eagle were not preserved as rural, more suburban large lot.
  - Rural is 5+ acres in size

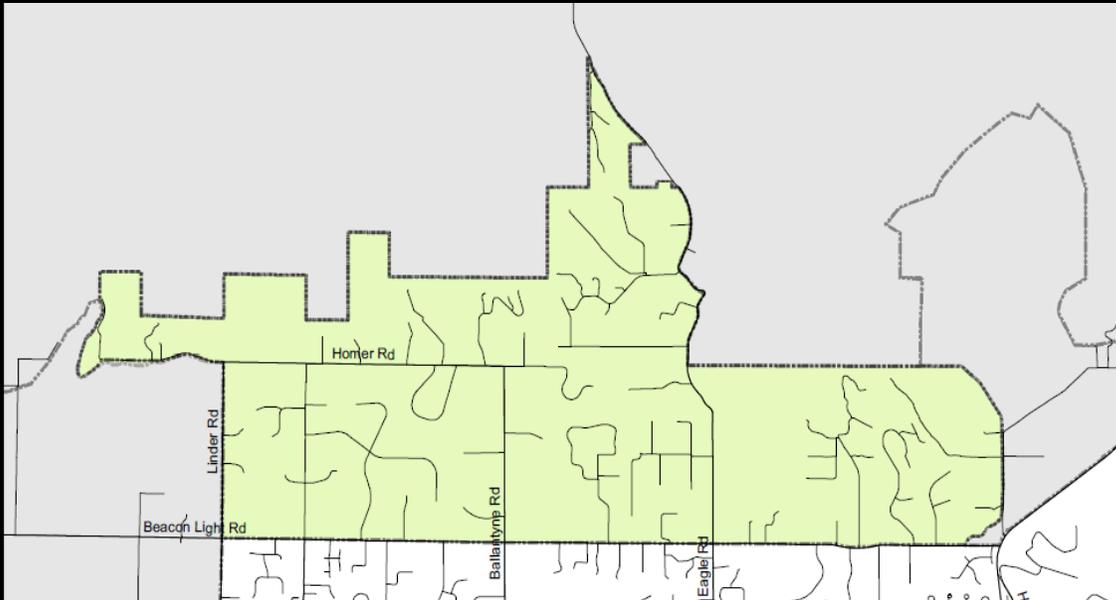


# New Land Use Designations

- Agricultural/Rural - 1 unit per 5+ acres
- Estate Residential – 1 unit per 2 to 5 acres
- Large Lot – 1 unit per 1 to 2 acres
- Neighborhood – 2 to 4 units per acre
- Compact – 4 to 8 units per acre
- High Density – 8 to 20 units per acre
- Residential Transition – Changed to an Overlay (new based designations assigned)
- Foothills Residential – 1 unit per 2 acres unconstrained
- Professional Office/Business Park – Combined
- Regional Open Space Overlay – Expanded to Foothills & Floodplains



# New Rural Planning Area



During the 2015 outreach the City was asked to formalize the area that would be preserved for “Rural” uses in the plan.

Identify an area within the City’s plan where large lot, rural, and agricultural uses are enhanced and preserved. This area may also include vineyards, wineries (including wine crushing facilities, tasting rooms, and event facilities), stables, riding arena, and active agriculture.

## “Rural”:

- 5 to 10 acres lots
- Not amenity based (no sewer, water, schools)
- Located away from good and services
- Encourage the keeping/training of animals and raising of crops
- Do not normally include manicured yards, sidewalks, bike paths, or planned park and recreation facilities.

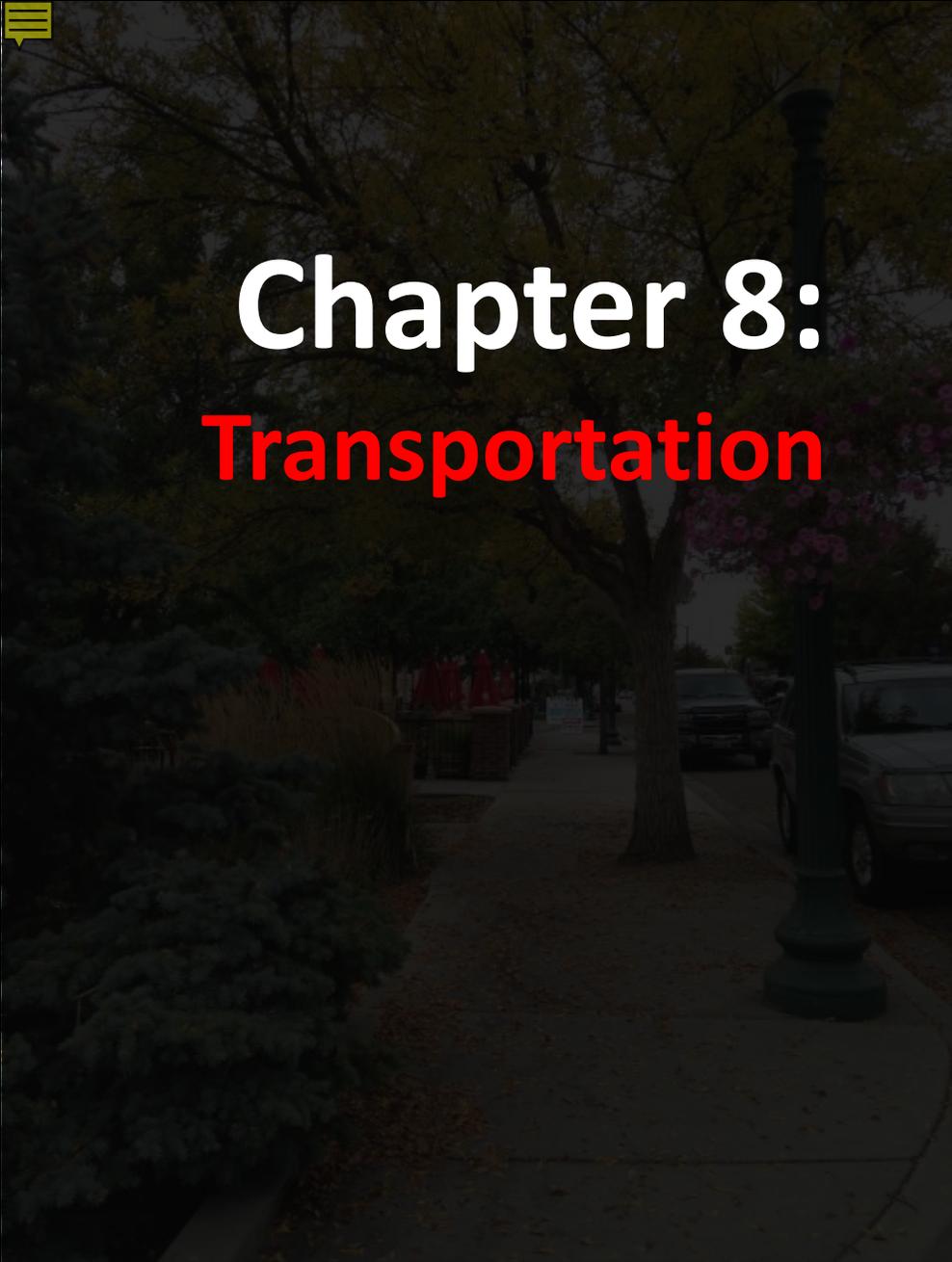


# Chapter 7:

## Natural Features, Hazard Areas, & Special Sites

- Combination of Chapter 7: Natural Resources & Hazard Areas and Chapter 11: Special Areas & Sites from the 2015 Plan.
- Mostly a re-organization.
- Inclusion of the Eagle American Viticulture Area (AVA).
- Better cross-referencing to other chapters and policies.
- Expansion of polices pertaining to wildlife and habitat delineation at the time of development & long-term funding of habitat/open space.





# Chapter 8:

## Transportation

- Completely new chapter. Contracted out.
- Focus on:
  - Increased connectivity
    - North/South & East/West
    - Look for opportunities to connect local roads through development & redevelopment
  - Providing walking & bicycling networks
    - Standardizing on street facilities
    - Identifying opportunities for off street network
  - Increase public transit options along the SH-44 Corridor
- Establishes a prioritization review process for ACHD & ITD projects
- Mapping of Future Roadway Network

# Chapter 9: Parks, Recreation & Open Space

- Regrouping of open space policies from Chapter 9: Parks and Recreation and Chapter 6: Land Use
- Establishes a difference between Parks & Open Space
- Recognizes establishment of Park & Recreation Department and planning that is being completed
- Bring Level of Service and impact fee standards current
- Identifies importance of floodplain/floodway in open space and habitat planning
- Mapping of existing and future park facilities, trails, and open space areas.

# Chapter 10:

## Community Design

- Focuses on preservation of habitat areas within the floodplain and the balancing of recreational development and habitat preservation.
- Encourages the updating of the Eagle Architecture and Site Design Book to better focus/limit architectural styles to those that are compatible to a specific location within the City.
- Encourages the preservation and adaptive reuse of rural/agricultural structures in the development process.
- New map of identified scenic corridors and gateways within the city.



# Chapter 11: Implementation

- Expanded explanation of how the comprehensive plan works with City code and the entitlement process.
- Formalization of the process to amend and update the plan.
- Revisions to the standards used to evaluate a request from a party to amendment to the plan.
- Establishes a policy as to when the City should update the plan with a minimum of every 10 years to ensure goals and policies are consistent with the community's expectations.
- Inclusion of the Implementation Matrix.

# Planning Partners:

## City Committees, Commissions & Boards:

Planning & Zoning

Design Review

Parks, Pathways, and Recreation

Historic Preservation

Arts Commission

Library Board

Transportation Commission

Eagle Police

## Co-Jurisdiction Partners:

Ada County

Ada County Highway District

COMPASS

Eagle Fire

Eagle Sewer District

Idaho Power

Idaho Transportation Department

Valley Regional Transit

West Ada School District

Eagle Urban Renewal

## Special Interest Groups:

Boise Valley Economic Partnership, Boise River Enhancement Network, & Eagle Chamber

