



# Eagle is HOME

## Comprehensive Plan Steering Committee

### Committee Summary: June 21, 2016

Committee was called to order at 4:03pm. Staff introduced the new members Bill Arnold, Eagle Arts Commission and Christian Housel, West Ada School District. Committee members introduced themselves.

Staff provided an overview of the upcoming Eagle Fun Days public outreach. The Committee asked questions about who the target audience is and how we are engaging parents versus kids. A signup sheet was passed around for volunteers to help on July 8<sup>th</sup> between 5:30 PM and 9:00PM. There was a request for talking points about the process and comprehensive plan for volunteers.

Staff gave an update on the outreach via the Eagle is HOME Facebook Page. To date the page has reached over 1,300 people. The City will continue to post updates, information and events to the page. .

Committee began review of Chapter 2: Property Rights.

Discussion focused on the chapter being a requirement of the State Constitution and the Local land Use Planning Act. The Committee requested a copy of the Idaho Attorney General's Takings Checklist.

<http://www.ag.idaho.gov/publications/legalManuals/RegulatoryTakings.pdf>

Committee discussed the process of amending the plan and the requirement for the City to hear all applications presented to the City in an appropriate manner. Amendments to the plan require public hearings before both the planning and zoning commission and the City Council.

Committee members expressed that many of their neighbors feel that the City will do whatever a developer asks for and that there is no formal process. The discussion continued that the plan is a living document and is changed based on circumstance and request but that is the importance of a solid public process/outreach as we move forward and provides validity and support to the plan as drafted.

Committee by consensus approved Chapter 2.

Committee began review of Chapter 3: Population & Growth.

Staff provided the committee an overview of recent growth within the city (2000-2016). The committee asked questions about building permits and recent growth of the community in the past couple of years. Significant time was spent discussing the role of the growth rate within the plan (4.5%) versus a higher growth rate (8%) that more closely reflects the growth rate in the early 2000's. The volatility of growth rates was discussed including economic factors and the fact that as a city grows the % of growth get smaller even if the number of permits remains unchanged year to year. The Committee reviewed the COMPASS population forecasts since 2010. The Committee discussed the difference in the City population forecast and COMPASS' regional control total and population allocation. Committee asked for information on jobs/Housing balance and comparison of growth to other regions and cities. By consensus the committee agreed that the 4.5% annual average population growth rate was a reasonable planning tool and requested a discussion of volatility of the numbers be added to the chapter.

Committee by consensus approved Chapter 3.

Committee began review of the second draft of Chapter 1: Overview.

Staff provided an overview of the Chapter and the changes made based on the comments received. The Most significant discussion was of the Committee had significant discussion about the HOME acronym and the broad vision statements below them. With minor edits and wordsmithing the committee agreed that the changes were good and consistent with their expectations. Committee asked for additional amendments to reflect the need for residential in downtown Eagle, the inclusion of “Mixed use” within activity centers, and a clarification of “directing growth Inward”. Concern was expressed that the plan was limiting annexation and development of land.

Staff agreed to make a few edits to better address the direction of the committee. The committee completed a review of the remaining sections of the chapter with limited comment.

Committee adjourned at 5:39pm.

**NEXT MEETING: July 19, 2016 at 4:00pm at Eagle City Hall.**