

CHAPTER 1: VISION

1.1 VISION



Eagle is our **HOME**, we are a community that envisions our future as:

Healthy:	Optimistic:	Multi-faceted:	Economically Viable:
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LIVABLE: A highly livable City that successfully balances new growth with the rural and natural features that make our City unique.

TRANSPORTATION: A system of interconnected user-friendly roadways and pathways that balance the regional transportation needs with livability and the needs of the local user and non-motorized public.

ENVIRONMENTAL STEWARDSHIP: An environmentally aware community with distinctive policies for the foothills, the Boise River and the community at large.

ACTIVE COMMUNITY: A community focused on recreation, open space, and parks.

CHILDREN & FAMILIES: A community committed to its support of children and families.

DIVERSIFIED EMPLOYMENT: Provide diversified employment opportunities for all citizens.

HOUSING OPPORTUNITIES: Provide housing opportunities for all demographic groups.

ECONOMIC SUSTAINABILITY: A community focused on economic sustainability, the ability for the city to continue to fund, improve and support itself, including infrastructure and parks, without the use of building permit fees, impact fees and zoning fees.

MAINTAIN A RURAL AREA: A unique community that maintains a rural residential and agricultural area within the community. Establishing clear rural edge that we wish to maintain.

DIRECT GROWTH: Assign and direct growth into appropriate areas and densities as designated by this plan.

WELL- DESIGNED ACTIVITY CENTERS: Create nodes that benefit the community and help create meaningful places.

MULTI-GENERATIONAL: A multi-generational community planning for the needs of our citizens from youth to retirement.

STRONG ECONOMY: An economically strong and balanced community.

DISTINCT DOWNTOWN: A mixed use City center that includes both residential and commercial uses to provide a center for commerce, culture, and a social/citizen interaction. A true main street with small town charm.

BALANCED COMMUNITY: A community that balances residential and commercial growth and encourages mixed use activity centers.

LOCAL: Foster and support local business. Ensure significant non-residential land area to allow business to grow within the City.

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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.

Densities and development will be scaled and strategically located to meet the needs of the community and to protect the places we wish to preserve and enhance, like the Boise River and the Eagle Foothills. Eagle will not be Idaho’s metropolitan center, the City will not provide large-scale regional economic development; to become these things, the City of Eagle would lose its small town friendly character.

1.2 WHY WE PLAN

The City of Eagle’s comprehensive plan is a broad visionary document that is intended to express the community’s expectations to guide growth within the City and the City’s planning boundary in a predictable manner. The City’s planning boundary is quite large and expands beyond the currently adopted Ada County Area of City Impact (ACI).

The City’s planning boundary and ACI were expanded for the first time in 2004, to include the area west of Linder Road to State Highway 16, formerly known as the “Western Area”. In 2007, the City’s planning area was again expanded to include the Eagle Foothills, the area north of Homer Road and into Boise and Gem Counties. Unlike the Western Area, the City never formally expanded the ACI. Both the Western Area and Eagle Foothills planning boundary expansions were initiated at the request of land owners within the areas. In 2011, the City adopted the Downtown Eagle Subarea, a policy plan specific to the development of downtown Eagle. The

2017 Comprehensive Plan is a completely updated and reformatted plan, intended to bring all elements of the City’s plan consistent with current conditions and while restating the goals and visions of the City’s previous plans.

The City of Eagle has seen significant population growth since its incorporation in 1971, with the largest growth to date being in the pre-recession years of the early 2000’s. Though the Treasure Valley economy was hit hard by the recession, the City of Eagle’s population continued to grow at a modest 1.2% annual growth rate. Since 2010, the City’s population has grown at an annual average growth rate of over 4.25%.

As the City’s population grows, it is important to continue to keep a dialogue with our citizens and business owners about the community we are and the community we want to become. The comprehensive plan is the forum for these discussions.

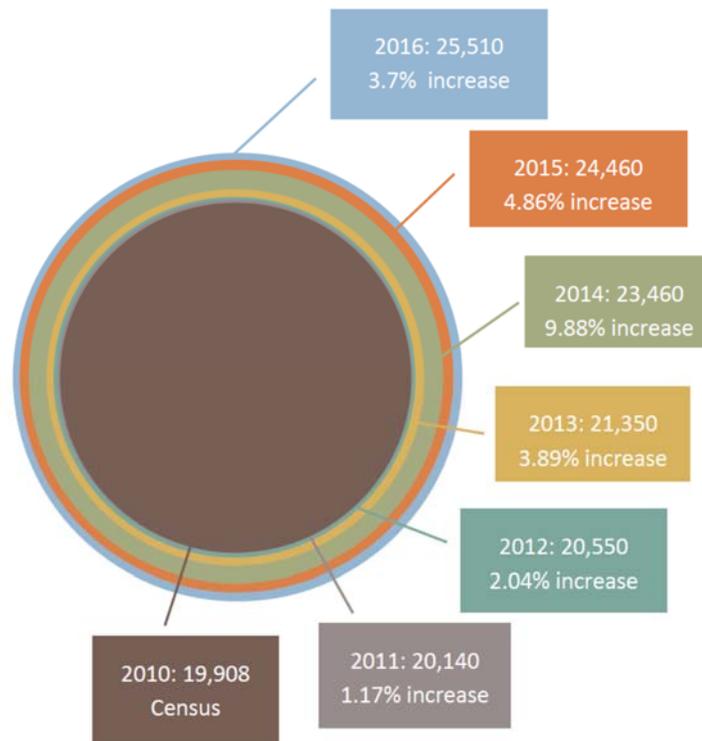


TABLE 1.1: 2010-2016 ANNUAL POPULATION AND GROWTH RATES

1.3 PLAN ORGANIZATION

The Comprehensive Plan is divided into chapters that generally correspond to the requirements of the Local Land Use Planning Act, Idaho Code Chapter §67-6508. It should be noted that the policies in the various chapters are interrelated and together create the City's overall policy framework for land use and development. The purpose of the Eagle Comprehensive Plan is to develop a set of guidelines that the City will use to promote the health, safety, and general welfare of the residents who live in the City of Eagle and its Area of City Impact (ACI). To achieve that purpose, the City of Eagle will strive:

1. To protect property rights and enhance property values.
2. To ensure that adequate public facilities and services are provided to the people at reasonable cost.
3. To ensure that the economy of the City of Eagle and its ACI is protected and enhanced.
4. To ensure that the important environmental features of the City and its ACI are protected and enhanced.
5. To encourage urban and urban-type development within the incorporated city.
6. To avoid undue concentration of population and overcrowding of rural lands.
7. To ensure that the development of land is commensurate with the physical characteristics of the land.
8. To protect life and property in areas subject to natural hazards and disasters.
9. To protect fish, wildlife, and recreation resources.
10. To encourage local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

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1.4 FUTURE LAND USE MAP

The City's comprehensive plan is comprised of two key components, the written policy plan and the future land use map. Both elements must be read in concert with each other. The written policy plan expresses the overall values of the community while the future land use map

expresses the preferred use of a specific piece of property if the land use policies are able to be met. More information on the future land use map is available in Chapter 6: Land Use of this document.

1:5 RELATIONSHIP TO EAGLE CITY CODE

Idaho Code §67-6511 states that "zoning districts shall be in accordance with the adopted plan." In general this means that zoning must be "in keeping" with the comprehensive plan if one exists. Further, the Eagle City Zoning, Subdivision, and Flood Control code requires consistency between the comprehensive plan and affected zones at the time of rezoning and development

approval. Additional zoning classifications and development standards may be needed to ensure the accurate implementation of this plan. City Zoning and Subdivision Standards are contained in Eagle City Code Chapter 8: Zoning, Eagle City Code Chapter 9: Subdivision, Eagle City Code Chapter 10: Flood Control, and Eagle City Code Chapter 11: Planned Developments.

1:6 RELATIONSHIP TO ADA COUNTY PLANNING

The goals and policies of this plan are intended to be applied within the City of Eagle sphere of influence or planning boundary. The plan's applicability depends on the entity implementing the plan. Within the City limits, or in cases where unincorporated Ada County is seeking annexation into the City limits, this plan shall be implemented and enforced by the City of Eagle. Within the negotiated Eagle Area of City Impact, this plan shall be implemented and enforced by Ada County. The City recognizes that the rural portions of the ACI will most likely never annex into the City. The City and County should work cooperatively to plan for the rural areas to

ensure there is shared goals and policies for development in this area. The City acknowledges that the county may not have all the tools and codes necessary to implement this plan and will, upon transmittal and review, recommend to the county which county codes and appropriate conditions should be implemented to best meet the intent of the Eagle Comprehensive Plan. It is the desire of the City of Eagle to have all urban development that occurs in the Area of City Impact be under the jurisdictional authority of the City and connected to municipal services.

1.7 MONITORING THE PLAN

The 2017 plan is intended to express the goals and policies of the City through 2040; however, the plan must be a living document open to community discussion, debate, and change as the social, economic, legislative, and fiscal values of the City, region, and state change.

The City should continue to engage with its citizens and various regional and state organizations to track and monitor value and policy shifts that should be reflected in the City's plan. At a minimum, the City should strive to conduct a community outreach and update effort every 10 years.

1.8 AMENDMENTS TO THE PLAN

From time to time, changing conditions will result in a need for comprehensive plan amendments. The Land Use Planning Act provides for amendment to the Comprehensive Plan. The City Council or any group or person may petition the City Planning and Zoning

Commission for a plan amendment at any time. On its own initiative, the City Planning and Zoning Commission may also originate an amendment to the Comprehensive Plan.

1.9 PUBLIC PARTICIPATION & PLAN DEVELOPMENT

Citizen involvement and support is very important. The public should be aware of and involved in the City's planning decisions. Based on public input, the Planning and Zoning Commission and City Council make their decisions. The City incorporates public input in its decisions to:

- Coordinate all local plans with the planning efforts of area cities;
- Review, monitor and update land uses within the Area of City Impact;
- Update all development regulatory ordinances;
- Provide information regarding environmental problems or hazardous areas to citizens;
- Review, monitor and analyze local and regional transportation systems;
- Support design review to promote quality land development;
- Investigate alternative financing approaches to reduce the tax burden and to provide quality public utilities and services.

In an effort to ensure that this plan reflects the goals, values, and vision of the citizens of Eagle, the city formed the Eagle Comprehensive Plan Steering Committee. The Committee was made up of three distinct groups who helped to guide and inform the planning process over an 18-month planning period. The Committee included:

1. Representatives of City committees, commissions, and boards including but not limited to the City Council, Planning and Zoning Commission, and Design Review Board.
2. General community members representing a cross-section of the community (business and property owners) with a vested interest in how the community develops that met the following criteria for appointment:
 - Geographic and Spatial Distribution: Representatives from throughout the City and comprehensive planning area (ideally one from each existing planning subarea);
 - Community Involvement: Individuals who, through current contacts, have the ability to share and interact with various community organizations and the citizenry at large;
 - Tenure, Length of Residency: Both long-term and newer residents, people who can bring a variety of perspectives on how the City is planned;
 - Connection to the Business Community: Connection to employers both within downtown and the City as a whole;
 - Youth: A student representative age 13 to 20 years old; and
 - Preference was given to members of the Comprehensive Plan Review Committee who wished to continue to work with the City on the Comprehensive Plan and provided a good understanding of the Comprehensive Plan Review Committee's recommendation.
3. Agencies that the City plans in cooperation with, including utility, facility and other entities who function under their own requirements and regulations within the City's planning boundary. These entities included but were not limited to, Ada County, the Ada County Highway District, Idaho Transportation Department Eagle Fire District, and the Eagle Urban Renewal Agency.