



ADA COUNTY

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July 23, 2008

Leslie Nona
P.O. Box 1532
Eagle, ID 83616

Dear Ms. Nona:

Thank you for your email dated July 9, 2008, in which you express your support for a Central Foothills Sub Area Plan for the north Ada County foothills. The Dry Creek Rural Neighborhood Association is to be commended for its involvement in Ada County planning and open space preservation issues.

Ada County Planning and Zoning Administrator Jay Gibbons has kept us informed of the discussions he's had with you and members of your neighborhood association regarding the Central Foothills Sub Area Plan mentioned in your letter dated February 28, 2008. Presently, Ada County has not budgeted funds for a Central Foothills Sub Area Plan, but as Mr. Gibbons expressed in one of your conversations with him, we would be more than happy to help coordinate such an effort should the Dry Creek Rural Neighborhood Association decide to pledge adequate financial support to the project.

As you know, Ada County was the first to initiate a sub area plan in the foothills several years ago, at a time when large tracts of privately owned foothills property still remained within the County's planning jurisdiction. But as large property owners began to negotiate with the City of Eagle and requested annexation into Eagle city limits it appeared much of the property we were studying would no longer fall within the County's planning jurisdiction; therefore, rendering the sub area plan useless. I think you would agree that spending money to plan an area that we would have no control over would not be a prudent way to spend Ada County taxpayer dollars, which is why we agreed to share our foothills data with Eagle as they prepared their own plan for that area.

You have expressed your concerns about projects currently proposed for the central foothills region. We must remind you that planned community developers with proposed projects in your area were fully vested in the planned community application process prior to the end of the 2006 calendar year – a time when the County's North Foothills Sub Area Planning process was still ongoing. Regardless whether a sub area plan is in place or not, these projects, by law, must be reviewed in accordance with ordinances in place and on the books at the time the application became vested.

As we look to the future, we must consider how much land is available for potential development within the central foothills region. Excluding the proposed planned community projects currently vested, an analysis of the remaining privately held property would suggest amassing enough privately owned land to facilitate large-scale development which would be extremely difficult. As you know, planned communities require a minimum of 640 acres. Additionally, we must also consider the topography of the area in question. The steep terrain found within the central foothills region would greatly complicate any future plan for large-scale development in the area.

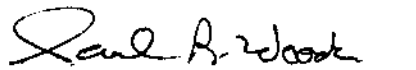
In an effort to concentrate future development into areas of city impact, Ada County recently repealed its Non-Farm Subdivision ordinance forcing this type of development (medium to large-sized communities not qualifying as a planned community) into a city's area of impact where adequate public facilities are available. Ada County is the first planning agency to adopt the provisions outlined by the Blue Print for Good Growth process and we feel implementing the Blue Print recommendations will help ensure future development is directly tied to the nearby city's ability to support the needed public services.

In conclusion, we again thank you for your continued interest and involvement in Ada County's planning and development process. Jay Gibbons and his planning staff would be happy to participate in any future analysis of your area should the Dry Creek Neighborhood Association choose to fund a more detailed plan specific to your area.

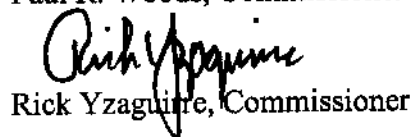
Sincerely,



Fred Tilman, Chairman



Paul R. Woods, Commissioner



Rick Yzaguirre, Commissioner