



April 25, 2022

City of Eagle
Attn: William Vaughn and Morgan Bessaw
660 E. Civic Lane
Eagle, ID 83616

Re: Narrative in Support of Avimor Development’s Applications for Annexation, Initial Zoning, and Zoning Code Amendment

Dear Planning Staff, Planning and Zoning Commission, Mayor, and City Council:

Avimor Development is pleased to present applications for annexation, initial zoning, and a zoning code amendment to facilitate the Avimor planned development project, a mixed-use development on approximately 18,000 acres (the “**Avimor Planned Development**” or “**Project**”). The Avimor Planned Development has been thoughtfully designed to carry out the City’s goals and objectives set forth in the Comprehensive Plan. The Project will achieve the City’s Comprehensive Plan goals by providing a mix of needed housing types, thousands of acres of active and passive public open space, and commercial opportunities to foster economic development with the City and to serve our community.

Over the past year, Avimor Development has held public open houses throughout the City to discuss the Project and answer the public’s questions. We have also participated in a series of public meetings with the City to discuss the Project and solicit feedback from the Mayor and City Council. We have considered all of the comments and input from the public and the City in preparing our applications and development plan.

Property Overview

The Avimor Planned Development is located north of the City core. The Project includes approximately 18,000 acres as shown on the Avimor Master Land Use Map in *Figure 1* (the “**Property**”). Access to the Property is primarily via State Highway 55, which bisects the Property. The Property is located in Ada County, Boise County, and Gem County. Portions of the Property have already been developed or are currently being developed. These areas are developed pursuant to existing planned community approvals from Ada County and Boise County.

All of the Property is designated on the City’s Future Land Use Map (“FLUM”) as Foothills Residential. The FLUM also places a Village/Community Center node on the Property. Exhibit A is an excerpt of the City’s FLUM showing the general location of the Property.

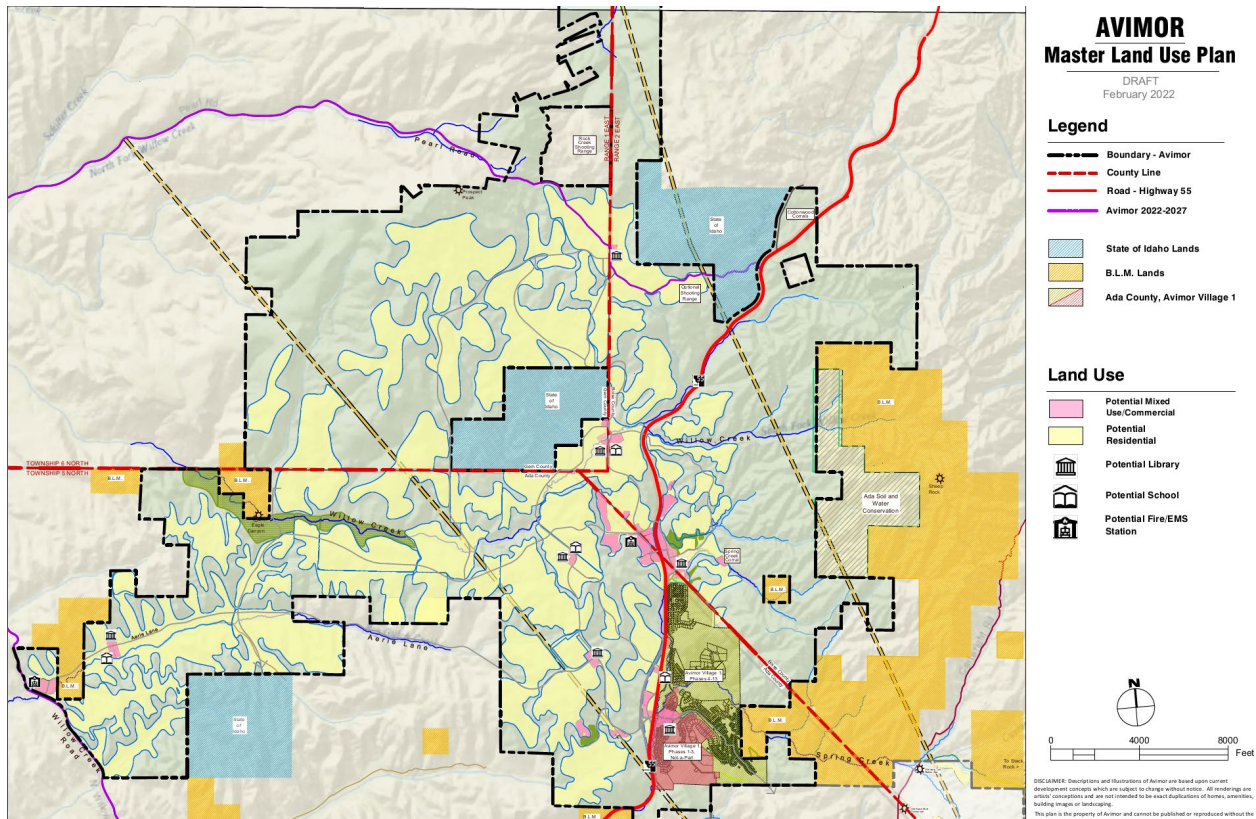


Figure 1 - Avimor Future Land Use Map

Annexation

We are requesting annexation of the Property with an initial zoning designation of Mixed Use with the Avimor Planned Development overlay district. The Property is annexable under Idaho law and the City Code because it is currently contiguous to the Eagle city limits on its southwestern border near the intersection of Willow Creek Road and Aerie Lane. Annexation in this case supports the orderly development of the City per the Comprehensive Plan and FLUM as further detailed below.

With annexation, Avimor is proposing a Development Agreement with the City as a condition of approval to ensure the Property is developed in accordance with the City’s approvals and as presented in our application materials.

Initial Zoning and Zoning Code Amendment

Our application seeks Mixed-Use base zoning with the Avimor Planned Development overlay district on the Property. With the annexation application we are also requesting a zoning code text amendment to codify the Avimor Planned Development overlay district zoning

ordinance, a specific overlay zoning ordinance to facilitate the Project (the “**Avimor PD Ordinance**”).

The Mixed-Use base zoning requested is appropriate for land designated as Foothills Residential pursuant to the City’s Comprehensive Plan.¹ Mixed-Use base zoning is also supported by the Village/Community Center node on the Property, which encourages the mix-use type development proposed with this Project.

The Avimor PD Ordinance overlay makes the Project unique. Like the City’s project-specific overlay ordinance for the Spring Valley development, the Avimor PD Ordinance creates project specific development standards that recognize the history and topography of the Property, while still implementing the City’s Comprehensive Plan goals and objectives. These standards are detailed in the Avimor PD Ordinance. The Avimor PD Ordinance controls density, design, and land uses within the Project.

The Project will also be governed by the Avimor Master Land Use Plan shown in *Figure 1* above. The Master Land Use Plan acts as a guide for future development of the Property. We anticipate the Project will take 30 -40 years to complete, depending on market forces. At full build out, the Project will include roughly 9,000 homes and approximately 860,000 square feet of local retail and commercial uses. The annexation and zoning applications we are submitting are only the first step in the development of the Project. As specific phases are planned and ready for development, future applications for subdivision and design review will come before the City, in accordance with the Avimor PD Ordinance and Development Agreement.

The Development Agreement and the Avimor PD Ordinance ensure the Project will be developed in conformity with the Comprehensive Plan. Within the Foothills Residential land use designation, the Comprehensive Plan encourages a combination of uses to balance residential, nonresidential, and open space “to create unique hamlets of development that place urban development within the natural environment without overcrowding or significantly altering the natural features.”² This is precisely what the Avimor PD Ordinance does and what the Avimor Master Land Use Plan shows. The Project is designed, and the Avimor PD Ordinance requires, residential hamlets with bike and pedestrian connectivity and large open spaces throughout to fulfill our vision for the Property and the City’s Comprehensive Plan goals for the foothills. The Project also recognizes the FLUM’s Village/Community Center node on the Property. The Comprehensive Plan provides that Village/Community Center nodes are “intended to serve as mixed use centers for goods, services and employment for areas that are removed from downtown Eagle.”³ The Project and the Future Land Use Map is in conformity with the Village/Community Center node and designates this area for mixed-use commercial that will provide our community with retail, commercial, and employment opportunities.

Annexation and Mixed-Use base zoning are also proper because adequate public facilities exist, or are expected to be provided, to serve the Project as it grows and develops. For several

¹ Comprehensive Plan Figure 6.8 Zoning Compatibility Matrix.

² Comprehensive Plan at p. 66.

³ Comprehensive Plan at p. 66.

years Avimor Development has worked closely with service providers, agencies, and local governments to make sure the Project will be adequately served with all necessary services. For example, Avimor Development recently worked with the City to negotiate a Water Service Agreement to extend City water service to the Property. Avimor will provide adequate water rights and build out the necessary infrastructure and then dedicate the system to the City. In addition, we have arranged for and coordinated sewer, fire, police, emergency medical, library, and school services for future residents within our community. Given the size of the Property we have committed to donating land to many of these service providers when needed. We anticipate the details of these donations will be provided to the City in forthcoming comment letters recognizing the Project can be adequately served and detailing the mitigation efforts Avimor Development has agreed to undertake to ensure the Project is not a burden on the City or existing tax payers.

Our Economic Impact Study submitted in support of the Project demonstrates the Project will be self-sufficient with respect to the provision of services and utilities, and the Project will provide tax revenue and utility fees that will be a net positive to the City.

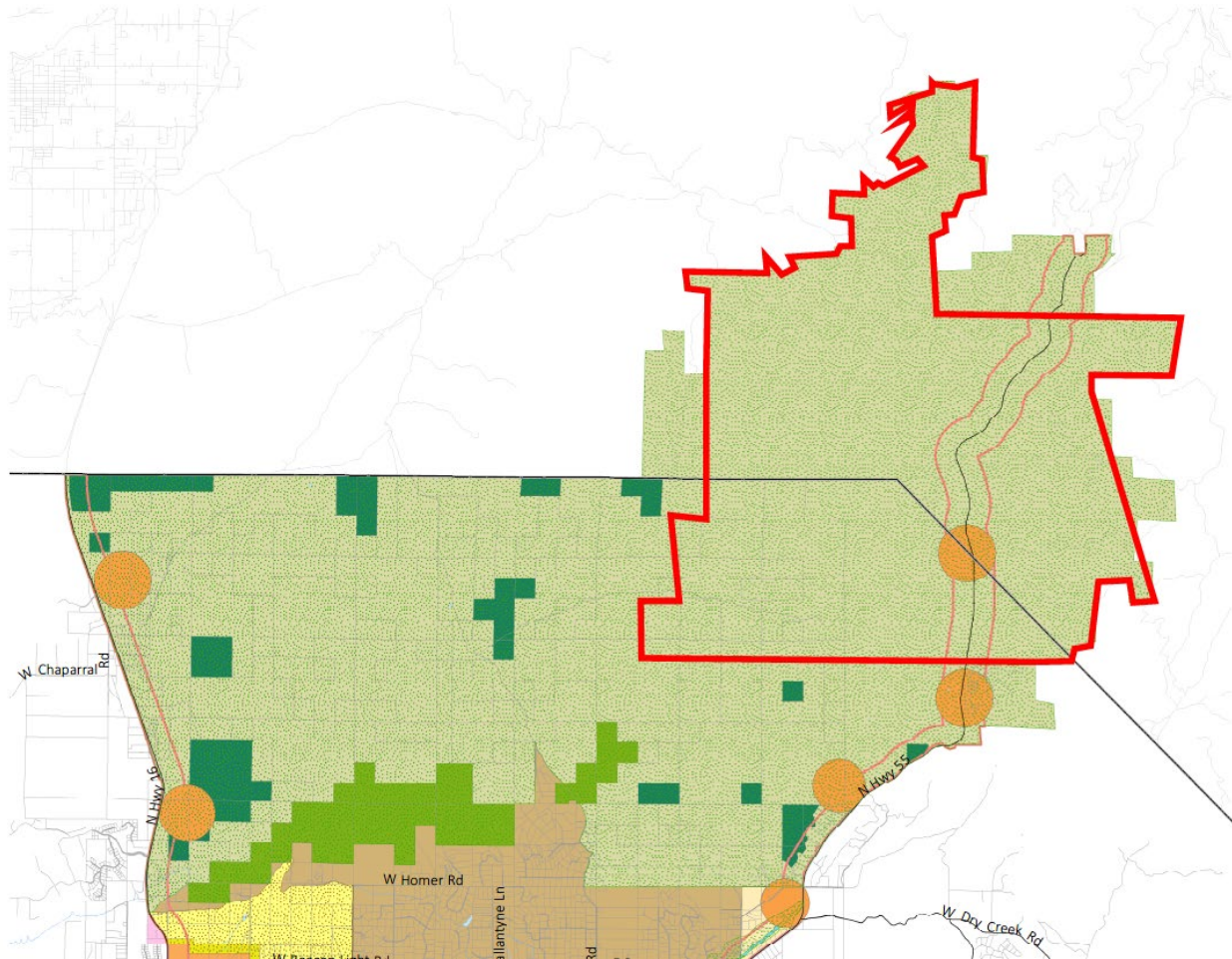
Conclusion

Avimor Development has a demonstrated track record of developing and constructing a unique and high-quality residential community with vast public open spaces and commercial opportunities for our residents. We look forward to incorporating our successful development into the City and growing with the City for years to come. We believe the Project is in compliance with and furthers the City's Comprehensive Plan goals and objectives and that the Project will offer housing and recreation opportunities for both current and future residents of the City of Eagle. Thank you for your time in considering the attached applications. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

Dan Richter

Exhibit A – City of Eagle FLUM



REGIONAL OPENSOURCE OVERLAY	PROFESSIONAL OFFICE/BUSINESS PARK	MIXED USE
TRANSITION OVERLAY	FOOTHILLS RESIDENTIAL	DOWNTOWN
COMMUNITY CENTER	AGRICULTURE/RURAL	VILLAGE/COMMUNITY CENTER
SCENIC CORRIDOR	ESTATE RESIDENTIAL	COMMERCIAL
FLOODWAY	LARGE LOT	INDUSTRIAL
	NEIGHBORHOOD	PUBLIC/SEMI-PUBLIC
	COMPACT	BLM PARK
	INFILL/HIGH DENSITY	EAGLE ISLAND SPECIAL USE AREA



FUTURE LAND USE

MAP
6.1