

**CANDIDATE NAMES:**

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**Sandra McDavid:** Attorney and University Professor in the areas of Law, Information Technology and Business Strategy. I have both a JD and an MBA degree and have overseen a staff of 45. I passed the real estate license exam in Missouri and was associated briefly with a major nationwide realtor. I have spoken at both Eagle City Council and Planning and Zoning Commission hearings against concerns over school overcrowding, inadequate infrastructure and lack of open space. I was a member of Idaho Power's Citizens Advisory Committee when the company was contemplating the placement of power lines through residential areas. I was previously on the board of the Boise Chapter of the National Association of Women's Business Owners.

**Al Shoushtarian:** Partner in an investment company and has a Masters Degree in City and Regional Planning. I have 20 years of experience and work as a consultant reviewing and analyzing Comprehensive Plans for cities in different parts of the world. I have been involved in Eagle city issues and have expressed my technical point of view regarding the future of Eagle in city council meetings, in the media, and in the Eagle and Boise Chambers of Commerce.

**Michael Huffaker:** Attorney for 13 years and 10 years of running my own practice. I have Continuing Legal Education credits in land use law. I have been involved in small real estate development projects in the Treasure Valley and have spoken at both Eagle City Council and Planning and Zoning hearings.

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1. Why are you a candidate for this office?

**We are seeking these positions in order to preserve Eagle. This is the Eagle of a few years ago, where home values were increasing, our schools were not over capacity, our traffic was not congested, there was plenty of water for everyone and we were assured of open space and a healthy community. We are not against growth in the Eagle area. We do believe that growth should be managed in a way that will preserve the quality of life in Eagle. All of us have been approached by members of the Eagle community and asked to run for these offices, as our vision is shared by a great many people.**

2. In your opinion, what are the three most critical issues facing the City at the present time? Which is most important to you?

**The three most critical issues facing Eagle are**

- **Infrastructure:** whether our streets, schools, fire and police protection, libraries, water supply, sewage facility, etc. are sufficient to accommodate exponential growth;
- **Budget:** whether our finances are sufficient to accommodate a growing city, and
- **Comprehensive Plan:** We need consistent, reliable and predictable comprehensive planning.

3. What steps would you take to address these issues while in office?

**We need to work together as a community to address these issues. This means continuing discussions with ACHD, the Idaho Department of Transportation, Ada County, our neighboring cities, developers and an open ear to the voice of the residents of Eagle.**

4. What do you think causes growth? How should growth be planned and paid for?

**Market conditions play a role in our growth. We experienced a surge of opportunistic development during the last two years and now are experiencing a market correction with an oversupply of homes on the market. Eagle's comprehensive plan for the large tracts of undeveloped land to our west and north should be reviewed, and an emphasis put on quality, not quantity. We need to set our focus back on the Eagle heritage of open spaces and preserve the water, air and natural places that enhance our quality of life.**

**Growth can be planned by creating a well conceived, forward looking comprehensive plan and following it in our development decisions.**

5. What is your opinion of development impact fees used to fund parks and transportation?

**Development impact fees should be used to provide services for the developments; this means roads, water treatment, sewers, schools and parks. We should work towards assessing a fee that is reasonable, yet covers the cost of these additional services, and we should work with the organizations responsible for providing those services to ensure that our impact fees go to providing the services to that development. Developers should work with the City to ensure their developments contain adequate open space which adheres to the vision of the City of Eagle.**

6. What are our biggest transportation challenges locally? Regionally? How would you address these challenges if elected?

**Our biggest local problems are the arterials of Beacon Light and Floating Feather between Highway 16 and 55, Highway 44 during the evening rush hour and traffic on Eagle road as it flows from Chinden to Downtown Eagle. A regional solution is an expansion of Highway 16 to Interstate I-84 and expanding the width of Highway 44 west of Park all the way to Middleton. While we have no immediate control over these improvements we would work with our state representatives to make these projects a state priority. As a primary goal we would work toward adding sidewalks and bike paths to our most highly traveled streets such as Floating Feather and Beacon Light.**

7. What do you believe the role of neighborhood groups should be?

**Neighborhood groups should have a voice in planning and zoning decisions. These are the people who are living in our community, who have invested their time and money into their homes and neighborhoods, and who have helped our city become a desirable place in which to live.**

8. Creating workforce and affordable housing is becoming increasingly difficult. What steps can the City take to increase the availability of workforce and affordable housing? How will it be paid for? What incentives will you offer?

**Our businesses are being affected negatively by the lack of affordable and employee housing around our business districts. An immediate priority would be to increase the public transportation availability to and from our City. We could then focus on a long term solution of providing multiple family housing units near our downtown core and business districts.**

9. Do you support inclusionary zoning as a funding mechanism for workforce housing?

**Inclusionary zoning requires developers to set aside a certain amount of low and middle income housing options in their developments. Idaho attempted to promote this concept with a planned unit development statute, however Eagle has historically not met the spirit of the definition when classifying a development as a PUD and awarding it a higher than zoned density with no true mix of housing units. The implementation of inclusionary zoning should be approached with caution, with sensitivity to the locality paying for it and the population benefiting from it. Rather than force developers to include workforce housing in neighborhoods in which such housing may be inconsistent with existing property uses, the comprehensive plan should provide for areas in which workforce housing is appropriate and expected.**

10. What are your thoughts on the current development application process? Do you see any means to reducing the application time period?

**Eagle's application process needs to be more efficient and based on objective standards and planned zoning. We would encourage additional dialogue between neighborhood groups and developers in an effort to reach a reasonable compromise prior to official city meetings.**

11. What are your thoughts regarding the impact of environmental regulations on private property rights and housing affordability?

**There should be a reasoned balance between costs and benefits. Extremism on either side results in a loss for everyone.**

12. Do you support or oppose local option sales taxes?

**We are against raising the taxes in our City.**

13. What, if any, modifications to the property tax system would you suggest?

**There should be a cap on the amount our property taxes can be raised in any one year, with a reassessment of value only when the property is sold, exchanged, rezoned or remodeled. Raising the taxes based upon the housing market in any particular year is irresponsible and has negative effects on several groups of people, including the elderly and those on fixed incomes.**

14. In recent years, many state legislative initiatives have been proposed under the banner of “smart growth”. While such proposals may have a laudable intent, many believe that some of the proposals would increase the cost of housing, reduce consumer choice, dictate statewide standards, and decrease local control over planning. What are your thoughts on this complex issue? If you believe government plays a role in growth management, at what level (i.e., local state or federal) and in what ways should government be involved?

**It is irresponsible to make land use decisions in the City of Eagle without a broader perspective on how those decisions will affect the rest of the Treasure Valley. At the same time, each city is unique and some of the ideas and suggestions from all organizations do not apply. Government decisions should remain at the city level. Ideally a city would work with organizations like Smart Growth and incorporate the suggestions that apply to the city. It was a mistake for the city to withdraw from the Blue Print for Good Growth which is a working group of representatives from ACHD, Idaho Department of Transportation, Ada county and our neighboring cities. Government agencies should be a guide working in tandem with public support of the concept.**

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15. As time goes on we tend to get nostalgic and look at various properties as having certain “significance” and should be protected. Municipalities often use “historic” and/or “landmark” designations for these purposes. How do you feel about broad historic preservation policies? If supportive, would your view change if a property owner did not want his home classified as “historic” or a “landmark”?

**Broad historic preservation policies are admirable when they protect historic architecture, however, they can run awry with overzealous historic preservation efforts. Both the property owner and the community should benefit from the designation. No property owner should be forced to designate his or her property as a historical landmark.**

16. There is currently a call for more accountability in City spending. What, if anything, can the City do to encourage more transparency in department budgets to help ensure accountability?

**The City expenditures by department should be maintained meticulously and reports made available regularly to the public.**

17. What makes you the best choice for voters?

**We believe that we would bring the most balanced approach to accommodating the competing interests of future growth with the concerns of existing Eagle residents, with the goal of maintaining Eagle’s high quality of life.**

18. What is your perception of ACAR and its role in the community?

**We understand that real estate transactions are a major contributor to our local economy and realtors are a vital part of our community. We rely on our real estate professionals to promote the benefits of living in the City of Eagle while facilitating the professional and ethical handling of real estate transactions. Their input is essential in assessing how our city decisions affect our real estate market and our community as a whole.**