



Neighbors Shaping Ammon's Future (NSAF) Newsletter

STOP WRONGFUL REZONING AND ENCOURAGE SMART GROWTH WITH COMMUNITY-BASED PLANNING

Wednesday, March 23, 2022

"ETHICS IS KNOWING THE DIFFERENCE BETWEEN WHAT YOU HAVE THE RIGHT TO DO AND WHAT IS THE RIGHT THING TO DO." - Potter Stewart, Supreme Court Justice retired in 1981.

Neighbors Shaping Ammon's Future (NSAF), believes the City altered the comprehensive plan and zoning ordinances to indulge developers which now have sacrifice the best interest for the community. Careful review of the City's actions, meetings and voting reveals this hidden agenda.

The City is no stranger of changing ordinances in favor of developers. In the summer of 2020 local residents were able to stop a wrongful rezoning called the Rocking R Subdivision. The residents used the Idaho Code, the comprehensive plan and zoning ordinances as tools to oppose. However, the next month the City changed the ordinance allowing the City to have "sole discretion." This then allowed for the rezoning. (You can find more information on the changed ordinance by reading the City of Ammon Annexation Procedures Chapter 1 title 11.)

This new ordinance stops the assurance of proper rezoning, and protection of the local landowners surrounding an annexation for the future.

In the fall of 2021 the City amended the comprehensive plan and zoning ordinances. These dramatic changes removed the safety-net the citizen requested when the 2018 comprehensive plan was first established. The plan now allows developments like the one between 21st and 1st street to build 3,000+ (nicknamed- Flagship Homes).

The Flagship Homes development will allow roughly a population of 9,315 to 12,070 to live in one square mile. To compare, it will be "150% the population density of San Francisco" (Opposing letter from the 11-17-2021 Planning and Zoning Meeting).

Other impacts of the development:

- The average household has 2-3 carsⁱ. This means traffic on First Street and 21st will increase by 6,210-9,315 cars.

- 33 % of household in Ammon have children under the age of 18ⁱⁱ. This means our schools will need to accommodate 3,074 more students.
- According to Aquasana; "Idaho ... has an average [drinking] water usage per person of 151-200 gallons per day" This means 1,923,000 gallons more will be taken from the East Snake River Plain Aquifer **each day**.

"We never know the worth of water till the well is dry." - Thomas Fuller.

UNLESS WE STEP IN NOW AND REDIRECT ACTIONS OF THE MAYOR, AND COUNCIL MEMBERS WE WILL BE LIVING WITH REPERCUSSIONS FOR DECADES.

Our next chance to change the leadership in the City of Ammon is in November of 2023. It will be a unique situation because there will be 4 seats up for elections. It is vital we fill those positions with citizens that are **comprehensive** advocate for the community's best interest instead of the developers. However, it might be too late.

Unless we step in NOW, stop and redirect the actions of the Mayor, and Council members we will be living with repercussions for decades. The Neighbors Shaping Ammon's Future (NSAF) believes there are several effective interventions. However, it requires people – lots of people to stand up and help.

THE NSAF EFFORTS TO GET THE COMMUNITY INVOLVEED.

The Neighbors Shaping Ammon's Future (NSAF) started an aggressive campaign in February of 2022. The website was update, and many posts were added to Facebook. As of 3/21/2022 over 500 people have visited our website. We had around 6,000 reviews on Facebook. However, we are still in need of volunteers. Contact us today to help Coordinator@ammonlife.com

IT WILL TAKE HUNDREDS OF CITIZEN WORKING TOGETHER TO MAKE A DIFFERENCE.

Just like it takes a village to raise a healthy-productive child, it will take hundreds of citizen working together to make a difference.

● Be Aware ● Spread The Word ● Act & Make A Difference

NEIGHBORS SHAPING AMMON'S FUTURE ● www.AmmonLIFE.com

We as a community we must change our approach to influence the City's leadership. It has been proven by their past actions that they are not influenced at public meetings, and change the comprehensive plan and ordinances to support our position.

POSSIBLE 60 YEAR FORECAST FOR FLAGSHIP HOMES AND THE COMMUNITY OF AMMON

Quick facts: Annexed acreage: 590.06; Dwelling units: Townhomes 498 units, small lot homes 1,848 units and larger lots 796; Location: 1 square mile between 1st street and 21st Street, in Ammon, Idaho

Present Day Issues

- Overcrowded schools and increases in school levies continue.
- Drought conditions affect cost of living, jobs, and lifestyle.ⁱⁱⁱ
- Water and sewer Infrastructures are underdeveloped, in need of repair, underfunded and rates increase continually.
- Increase in car accidents and fatalities increase with population. Rush hour traffic is daily events in most resident's lives.
- In 2035^{iv} - 1st Street, 25th East (Hitt) to Ammon road is widening to 5 lanes. Ammon to 45th East (Crowley) widened to 3 lanes. The rural "feel" is gone along with farmland, open spaces and peaceful environments.
- Families that can begin to move away. Homes on larger lots are bought by developers, rezoned to fit many small homes and the City now suffers from overdevelopment.



Year 2042

- City of Ammon is land locked. It can't attract major investors.
- The majority of dwelling types in the City is on extremely small lots or share walls. Home/landlords owners do not invest in repairs of their homes, and buildings start to look worn^v.
- The City of Ammon's average household income decrease. Bonds and levies rarely pass when voted on so funding for schools, roads, water, trash and sewer is not available.
- Poverty, crime, air and noise pollution increase significantly.
- Schools expansion is hampered by lack of land and funds. Number of students per classroom reaches the highest in the state. While numbers of graduating students decline rapidly. The schools participate in "split sessions" also known as double shift schools are used to deal with overcrowding and safety issues.^{vi}
- Expensive water must be purchased from surrounding communities to meet the drink water needs of the large dense population.
- The landfills are full, and trash must be transported to other areas.^{vii}
- Taxes and cost of living reach unsustainable levels for most community members.



Year 2062^{viii}

- A majority of the population's income is below the poverty line/ threshold.
- Homes and facilities are neglected and soon abandoned as people leave the city.^{ix}
- Homeless numbers increase and use abandoned homes and facilities to live in.
- The City has no funds to improve Infrastructures. Sewer and water lines break daily throughout the city leaving many without service for weeks. Services like trash and snow removal are canceled. Littering and graffiti covers most public properties.
- Crime, violent crime and murders are the highest in the state.
- Parks are filled with gangs, violence and are unsafe for community members.
- Schools are underfunded, in need of repair, and short staffed.
- Teachers are unwilling to work in poor conditions with lack of supplies, good wages, and high rates of violence from the students.



ⁱ Data USA: Idaho (<https://datausa.io/profile/geo/idaho#:~:text=In%202019%2C%20the%20median%20property,was%202%20cars%20per%20household>)

ⁱⁱ United States Census Bureau (An official website of the United States government)

ⁱⁱⁱ <https://www.ncdc.noaa.gov/news/drought-monitoring-economic-environmental-and-social-impacts#:~:text=Examples%20of%20drought%20impacts%20on,substantial%20increase%20in%20wildfire%20risk.>

^{iv} <https://www.bmpo.org/2040-long-range-transportation-plan>

^v <https://econofact.org/how-do-low-income-families-spend-their-money>

^{vi} The Advantages & Disadvantages of Double Shift Schools by LORI GARRETT-HATFIELD

^{vii} LANDFILLS: WE'RE RUNNING OUT OF SPACE by Ryan Deer

^{viii} Forecast mirrors that of Detroit, Michigan when it became overdeveloped

^{ix} <https://www.healthypeople.gov/2020/topics-objectives/topic/social-determinants-health/interventions-resources/quality-of-housing>

Neighbors Shaping Ammon's Future (NSAF)

This letter is from a community organization called Neighbors Shaping Ammon's Future (NSAF). Our organization is **NOT** anti-growth. The NSFA wants to stop wrongful rezoning and encourage smart-analytical urban growth. We want Community-based Planning. This allows local resident and businesses to have a voice to address serious concerns they have with everything from housing needs to traffic. In order to reach our goals we need Citizen Power. Please visit www.AmmonLIFE.com to learn more.

