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NEWS RELEASE – For Immediate Release  
For more information, contact Steve Stuebner, 484-0295

### Eagle City Council approves M3 Eagle development plan

EAGLE, Idaho – The Eagle City Council approved a 44-page pre-annexation and development agreement with The M3 Companies Tuesday night that allows the developer to move forward with detailed planning for M3 Eagle, a 6,005-acre master-planned community in the North Eagle Foothills.

The pre-annexation and development agreement allows a maximum of 7,153 homes, 254 acres of commercial, office and employment uses, and a minimum of 2,402 acres of open space, or 40% of the project area. M3 also committed to provide initial funding for police and fire protection facilities, equipment, personnel and operations, and it will donate land for public schools.

“We have gone through a tremendous amount of public hearings, analysis and re-analysis,” said Eagle City Councilman Stan Bastian, who made the motion to approve the agreement. “I think we have crafted a document that will benefit the community and provide a positive economic impact for our community.”

M3 Partner Bill Brownlee, who led the effort to approve the agreement on behalf of M3 Eagle, said he was gratified with the 4-0 unanimous vote by the City Council at about 9 p.m. Tuesday night.

“It’s awesome,” Brownlee said. “We’ve been working on this for a long time – through 36 public hearings over 20 months. We’re very excited to move forward.”

The next steps in the process will be for M3 to come back to the City with a habitat mitigation plan, grading standards, and PUD standards in the next three months or so, Brownlee said, and to begin detailed planning for the first phase of the project while it works with a myriad of public agencies on roadway, water and utility issues. M3 will also be working on renaming the project from M3 Eagle, a temporary planning name, to a name that reflects the vision and unique setting of the community.

“The development agreement gives us the authority to move ahead with detailed planning,” Brownlee said. “It’s the basis upon which we’re going to move forward.”