

✓ Men. Ack  
sent 10/24/05

✓ To A.V.

✓ To Comms  
JH

RECEIVED  
FILED



2005 OCT 21 PM 2:22

IDAHO PUBLIC  
UTILITIES COMMISSION

**JACK H. STUART**  
**HARDWOOD FLOORS SINCE 1947**  
Consulting \* Inspections \* Failure Analysis  
246 So. Neskowin Way, Eagle, ID 83616  
Tel (208)938-9296 Cell (208)850-7407 Fax (208)938-6357

October 19, 2005

Idaho Public Utilities Commission  
472 W. Washington Street  
Boise, Idaho 83702

RE: Eagle Water Co. Application for Rate Increase

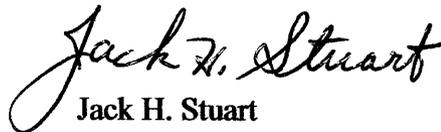
Ladies & Gentlemen,

Information has reached me that Eagle Water Co. wants to increase their rates to cover the cost of increasing the water pressure in a certain subdivision. In my opinion, this is grossly unfair to other water customers. The customers in the subject subdivision should pay for the cost of increasing their water pressure.

The rapid growth of subdivisions in Treasure Valley is placing a great strain on our infrastructure, causing great expense to accommodate them. Some method should be employed to cause the new developments to pay for the increased cost caused by their development. This cost should not fall upon those who were previously here, and already paid for infrastructure to serve them. It is bad enough that rapid growth is destroying the peace and tranquility of our valley. Making us pay for our own destruction is an insult. Enclosed copies of two of my previous letters explain my position in more detail.

I respectfully urge you to do your duty to protect the citizens of Treasure Valley.

Sincerely,

  
Jack H. Stuart

cc: Eagle Water Co.

**JACK H. STUART**  
**HARDWOOD FLOORS SINCE 1947**  
Consulting \* Inspections \* Failure Analysis  
246 So. Neskowin Way, Eagle, ID 83616  
Tel (208)938-9296 Cell (208)850-7407 Fax (208)938-9794

Tuesday, November 16, 2004

Mayor Nancy Merrill  
City of Eagle  
310 East State Street  
Eagle, Idaho 83616

Dear Ms. Merrill,

My compliments to you on the Town Hall Meeting held last night in the Library. It was well attended revealing much community interest, and leadership interested in the views of the community. Those in attendance were very civilized with no rancor or name-calling. Having moved here from California in April, 2003, I am favorably impressed with Idaho in general and Eagle in particular. I married a local lady, Miriam Flanagan, who has lived here 5 years, and she recommended Eagle highly. I am impressed with your low tax rate, and good planning. Most of the speakers last night expressed a desire to preserve the small town atmosphere of Eagle. However, this will be very difficult with the tremendous pressure of overwhelming growth that is rapidly developing. The owners of acreage want to sell to the developers at the highest price they can get. The developers want to squeeze all the value they can out of the property. The existing residents (who voted you into office) want to preserve the small rural town. Also don't underestimate the desire (conscious or unconscious) of city employees who favor growth which will increase their responsibilities and pay (empire building).

May I respectfully remind you that your first duty is to the existing residents of Eagle. Growth is not sacred. Slow growth can be good, but rapid growth can cause many problems and turmoil.. Slow growth allows time to finance infrastructure and accommodate growth in many ways. The existing residents have already paid for the existing infrastructure ( schools, roads, fire stations, water, sewer, etc.). They should not be required to pay for new or increased infrastructure to accommodate new development. New development or construction should be required to pay impact fees to pay for the additional load they will put on the community. This will raise the cost of new construction, but it is only fair that they pay their share. It is the only way to protect the existing residents from the cost of growth. Also it may slow the explosion of growth. Your opposition to impact fees will come from the developers and the Chamber of Commerce. Local businessmen want a continual increase in customers. Resisting this continual pressure for growth will require wisdom and courage from our elected leaders.

Please resist the pressure to increase density of population. When I lived in the San Francisco Bay area I saw how increased density can destroy a community. In the

early 60's when density was becoming a challenge, the American Institute of Architects commissioned a study on what happens when density is increased. They found that every adverse factor in the human condition increases in direct proportion to the increase in density - crime, taxes, congestion, traffic, accidents, pollution, corruption, health problems both mental and physical, divorce, juvenile delinquency, teenage pregnancy, unwed mothers, lawyers, increased cost of living, etc. Some developers and businessmen may make some extra money by increasing density, but the rest of us will suffer. The local government may increase their tax base, but they will spend all the increased revenue and more on coping with the problems caused by increased density. When the leaders of my small town in California pointed out the benefits of growth, I told them if they could show me a larger city that had a lower tax rate I would support their growth plan. Of course, they couldn't. As cities grow, so do taxes.

Being new in Eagle, I felt I was not qualified to speak at the meeting. So I took this opportunity to express my feelings gained from many years of experience in community affairs.. From the attached biography you can see I have been active in politics and community affairs in the past, and would like to help my new community any way I can. Eagle is a lovely community, and I would like to help preserve it.

Sincerely,

Jack H. Stuart

**JACK H. STUART**  
**HARDWOOD FLOORS SINCE 1947**  
Consulting \* Inspections \* Failure Analysis  
246 So. Neskowin Way, Eagle, ID 83616  
Tel (208)938-9296 Cell (208)850-7407 Fax (208)938-9794

JACK H. STUART, born 1926, Santa Barbara, CA (4<sup>th</sup> generation CA native), married to Barbara since 1947 (she died Sept. 2000), 4 daughters, 11 grandchildren, 5 great grandchildren.

*MARRIED MIRIAM FLANAGAN, MAY 2004*

OCCUPATION: Floor Contractor, in Redwood City, CA, 1947 - 1972. Employed as many as 65 floorlayers at one time, completing 25 jobs per day. General Contractor and Developer in Cloverdale, CA, 1973 - 1976, built 7 homes and a commercial bldg, then returned to floor work in Cloverdale, CA. Retired in 1992. Started four successful floor companies. Inspected flooring mills in five states and three foreign countries. Consulting on wood floors since 1987.

**VOLUNTEER ACTIVITIES:**

**Professional:**

- \* Peninsula Hardwood Floor Contractors Association, Secretary, 1959
- \* Floor Covering Association, Central Coast Counties, President 1970  
Selected and hired association administrator. Negotiated union labor contract.  
Persuaded 34 members to serve on boards and committees.
- \* National Wood Flooring Association, served on founding Board of Directors 1987 - 1980,  
Chairman-Floor of the Year contest, Chairman-Professional Wood Floor Inspectors.
- \* North Coast Builders Exchange, member 1973 - 1990
- \* Construction Specification Institute, member 1985 - 1990
- \* California Contractors State License Board, Expert Witness 1988 - 1990

**Community and Civic:**

- \* U.S. Navy, 1944 to 1946 (WW II), Motor Machinist Mate 3C, Pacific Theater
- \* Citizens Committee for a State College in Redwood City, CA, 1966, as Chairman, organized 30 community leaders, persuaded State to purchase 400 acre college site in Redwood City.
- \* Radio Station KABL "Citizen of the Day", May 2, 1967
- \* Governor Reagan's Committee on Government Efficiency, 1967. As a member studied and published a report on maintenance and repair of CA State buildings.
- \* Toured Rhodesia and Southern Africa for three weeks in 1967. Presented 31 slide-illustrated lectures covering 1250 people.
- \* School Board Candidate, 1969. Organized 50 volunteers, raised \$11,000 in pledges. Only spent \$1,500. Lost to incumbent by 50 votes.
- \* Explorer Scout Advisor, 1965 - 1971, rafted 17 teenage boys down the Salmon River in Idaho.
- \* L. D .S. Church: fulfilled various responsible positions since baptism in 1958 at age 32.
- \* Chambers of Commerce: Boards of Directors and Chairman of various committees.
- \* American Legion since 1946. Life member, Post Commander, 1990 - 1992.
- \* Cloverdale American Legion Gun Club: Founder and First President, 1986.  
Recruited 130 members in first 6 months.
- \* Veterans of Foreign Wars, Life member.
- \* National Rifle Association, Life member
- \* Woodworth Family Association and Reunion committee, President 1994 -96.  
300 people attended 2000 reunion in Stockton, CA
- \* Delivered Patrick Henry's "Liberty or Death" speech in colonial costume over 40 times to crowds as large as 4,000, always receiving a standing ovation.

(OVER)

**JACK H. STUART**  
**HARDWOOD FLOORS SINCE 1947**  
Consulting \* Inspections \* Failure Analysis  
246 So. Neskowin Way, Eagle, ID 83616  
Tel (208)938-9296 Cell (208)850-7407 Fax (208)938-6357

Sept. 7, 2005

Letters Editor  
The Idaho Statesman  
Box 40  
Boise, ID 83707

Via FAX (208)377-6449

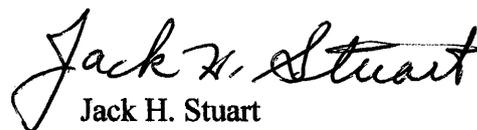
This is a response to Hal Bunderson's "Reader's View" regarding property taxes in today's paper. Most of his solutions deal with the symptoms instead of the cause, except his suggestion for a "Growth Pays for Growth Act". Politicians, bureaucrats, businessmen, and developers love growth. They anticipate increased tax revenue from the development. They ignore the fact that increased expenditures will be far more than increased revenue. In addition to the cost of increasing infrastructure, add the cost of every negative aspect of life that increases in direct proportion to increase in population, such as crime, taxes, traffic, disease, congestion, pollution, divorce, welfare, mental health, etc., etc. (according to AIA study in 1960). Can you find any city or county larger than ours with a lower tax rate than ours?

The opposition to growth comes from taxpayers who must pay for increased infrastructure, roads, schools, water and sewer, fire, law enforcement, welfare, etc. and live with negative aspects described above. This problem is specially unpleasant to old timers who paid for existing infrastructure, but now must pay for increased infrastructure that they wouldn't need without the development.

My solution would be a substantial impact fee on all building permits, designed to cover the cost of increased infrastructure caused by development. The supporters of growth would strongly oppose this, claiming it would increase the cost of new buildings. I claim it would solve two problems: 1. It would pay for new infrastructure, and 2. It would slow the growth to a manageable rate. Slow growth can be beneficial, but rapid growth, such as we have, can be overwhelming. I lived in the San Francisco Bay area for 50 years, and witnessed the destruction of a beautiful area, and greatly increased taxes caused by rapid uncontrolled growth.

Another solution for old timers living on fixed income, who cannot afford the increase in property taxes, would be governor Reagan's solution: The State would pay the taxes (or the increase) for those who qualified. This would become a lien on the property, payable upon the death of the owner. Legal details would include equity in the property, age of owner, etc.

Now you have another "Reader's View". Thanks for listening.

  
Jack H. Stuart

✓ Ken Beck  
sent 10/24/05

✓ To AV.

✓ To Commis  
FH

October 5, 2005

RECEIVED  
FIELD



2005 OCT 21 AM 8:13

IDAHO PUBLIC  
UTILITIES COMMISSION

Commission Secretary  
Idaho Public Utilities Commission  
P.O. Box 83720,  
Boise, ID 83720-0074

I wish to submit comments on Case No. EAG-W-05-2.

I am a resident of Eagle Springs subdivision and experienced severe reduction in water pressure during the summer. Although the situation has improved since the replacement of the 8-inch mainline with the larger 12-inch mainline, I am concerned that the improvement will only be temporary. I believe that when the large number of customers in the Shadow Ridge subdivision are added to the water system, we will again experience pressure reduction, due to the difference in elevation. It is also quite likely that future developments along Hill Road and Horseshoe Bend Road will exacerbate this problem.

I am also very concerned about the proposal for Option 2. I believe the additional booster for Big Springs Boulevard is essential to ensure adequate water pressure, EVEN IF Option 1 or 3 is approved. However, it is not appropriate to assess that cost to just the 51 customers in Eagle Springs. When Eagle Water committed to providing water service to Eagle Springs, the Engineering staff knew the number and type of homes that were planned in this area. They also knew of the elevation difference. It is obvious that the project was improperly engineered and planned. The engineers/planners further contributed to the potential for pressure problems by installing only one branch from the main line to be shared by two homes. I understand that Eagle Water installed all water service in the subdivision in this manner. It is inappropriate and unfair to penalize the 51 homeowners for the failure of Eagle Water to properly plan and engineer this project. The cost of corrective action (additional booster pump) should be paid by the entity that caused the problem—Eagle Water.

I will appreciate your careful consideration of my concerns in these matters.

\_\_\_\_\_  
Signature *Spacy Bulw*

\_\_\_\_\_  
Name (Printed) *Spacy Bulw*

\_\_\_\_\_  
Address *9898 W Big Springs Blvd  
Boise, ID 83714*