



Technical and Steering Committee Meeting
Thursday, December 14, 2006 8:30 A.M. to 11:00 A.M.
 Meridian Police Department First Floor Conference Room

AGENDA

- I. **Consent Agenda**
 - a. **Approval of the November 2 Meeting Notes (pg.3-7) (8:30-8:35 A.M.)**

- II. **Informational Items**
 - a. **Second Intergovernmental Agreement Status (8:35-8:45 A.M.)**
 Jurisdictions reviewed the BGG Second Intergovernmental Agreement and determined that more specificity is necessary regarding Phase II work products, schedule, and BGG committee involvement. The second Intergovernmental Agreement will not be adopted at this time. Further review of the Phase II items are anticipated in Spring 2007 with adoption of a revised Intergovernmental Agreement to follow in 2007. *This agenda item provides 10 minutes of discussion if necessary by the Committee. Detailed discussion of the Phase II items will occur in Item IV.a.*

- III. **Action Items**
 - a. **Area of City Impact Process Status (8:45-9:00 A.M.)**
 Ada County and the six cities are at a critical point in the Area of City Impact Process update. The parties still need to resolve several key issues and should review the impact of legislation proposed by the Idaho Association of Cities and Counties on Area of Impact. Services of a third-party, independent specialist have been suggested to facilitate consensus building on this issue. Matthew McKinney and Merik Hobin from the Consensus Building Institute, Inc. have been recommended to provide these services. Daily rates for Matthew are \$1,500 and \$1,100 for Merik.

Actions requested by the Technical/Steering Committee as follows:

- 1) **Recommendation to the Consortium of a process for review of Idaho Association of Cities/Counties legislation concerning Area of City Impact Revision Process.**
- 2) **Recommendation as to whether a third-party consensus builder to assist in resolving the outstanding issues within the Ada County area should be included in Spring 2007 work.**

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IV. Discussion Items

a. Phase II Expectations (9:00-11:15 A.M.)

Discussion about Phase II work products, consultant involvement, schedule, and BGG committee involvement will occur. Outcomes of this discussion will be a brief update to the Consortium on December 14 and authorization of interviews with each jurisdiction to be performed by Doherty & Associates to confirm each jurisdiction's Phase II expectations. A revised project scope will be developed based on these discussions for confirmation by the Technical/Steering Committee and Consortium in Spring 2007.

b. 2007 Meeting Schedule (11:15-11:25 A.M.)

The tentative schedule for the Steering Committee is to meet on the first Thursday of every month from 10:00 A.M. to Noon. The Consortium will also continue to meet on the first Thursday from 1:30 P.M. to 3:30 P.M. Following are tentative meeting dates for 2007. The Committee is asked to confirm these dates or provide alternatives if they feel there should be separation between the Technical/Steering Committee meetings and the Consortium meetings.

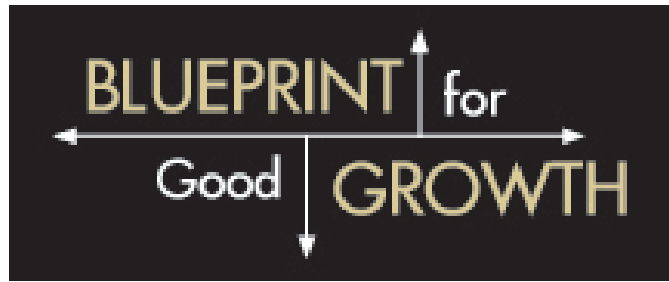
January 11, 2007 (moved to second Thursday due to the holidays)
 February 1, 2007
 March 1, 2007
 April 5, 2007
 May 3, 2007
 June 7, 2007
 July 12, 2007 (moved to second Thursday due to July 4 holiday)
 August 2, 2007
 September 6, 2007
 October 4, 2007
 November 1, 2007
 December 6, 2007

The locations are yet to be determined and will be announced closer to the meeting dates.

V. Other Information

a. BGG Celebration at BSU Lookout Room (11:25-11:30 A.M.)

The celebration will be held on December 14 from 6:00 PM to 8:00 PM at the Lookout Room in the BSU Student Union Building. Hors d' Oeuvres will be served. Parking is available at the visitors' lot immediately east of the Student Union Building.



Countywide Land Use and Transportation Guide Plan Meeting Minutes

**Technical and Steering Committee Meeting – ACHD Auditorium
Thursday, November 2, 2006 10:00 A.M. – 12:00 P.M.**

Attendees: See attached

1. Status Report/Area of Impact Process

Dr. Robert Freilich summarized status on the Area of Impact process recommendations. Initial recommendations were provided to the Consortium for their October meeting. Comments had been received from the Cities via joint report, Ada County, and ACHD.

Dr. Freilich reviewed the current process for Area of Impact modifications, including the process for mediation in the case of dispute. Next, he reviewed his memorandum included in the meeting packet regarding the Area of Impact issues. That memorandum included summaries of recommendations by the jurisdictions that he has received to date.

Tricia Nilsson summarized the joint City recommendations including the following steps: 1) identification of 20-year Area of City Impact Expansion Boundary, 2) completion of subarea plan, and 3) adoption of the subarea plan(s) and amended Area of City Impact ordinance. Tricia noted that the BGG Tiers Map plays a role in this process and should be reviewed at the next meeting.

Discussion occurred regarding BGG's role in sufficiency reviews; no recommendation resulted.

Anna Canning noted that the Cities are asking for a boundary modification Title 9 text change for annexation commitment which will then be followed by the subarea plans. County Zoning would still apply during the subarea plan creation process but the County will commit to denying RUT 5 acre zoning within the 20-year Area of City Impact Expansion Boundary. Dean Gunderson agreed.

Attendees generally agreed that the subarea plans should be created with involvement from the City, County, ACHD, ITD, Valley Regional Transit, and should include ample time for public involvement. Upon acceptance of the

subarea plan, the County would no longer be involved with individual annexations since they participated in the subarea plan process.

Cities suggested the agriculture protection plan recommendation be solidified by Ada County in the current Comprehensive Plan Update.

Dean Gunderson broached the topic of Planned Communities within the Areas of Impact. He questioned if Cities are supportive of Ada County lifting the self-imposed ban against Planned Communities within the Areas of Impact. City representatives indicated this needed to be negotiated with each City but essentially Areas of Impact should be developed to urban densities. Dr. Freilich suggested requiring developers to fund subarea plans for Planned Communities. The City would perform the subarea plan independent of the developer but the cost for the plan would be reimbursed by the developer. Clustering of development within Areas of Impact was suggested to assist future infrastructure connectivity.

Peter O'Neill asked about a cumulative review of boundary changes. He suggested that process be done in a coordinated manner so that the collective effects of the modifications could be studied. Dr. Freilich suggested each City would be performing their boundary adjustments at the same time so this review could be done within the BGG process.

Charles Trainor stressed that the transportation entities are all challenged with the cumulative impacts of growth in Ada County. He expressed concern about infrastructure funding; Dr. Freilich noted that the subarea plan approval process must include Capital Facility studies. Attendees also noted that utilities should be involved in this process and have more buy-in than just the current will-serve commitment letter.

Deanna Smith indicated the proposed process is missing the requirement for Cities to focus on inward growth. She recommended that the capacity analysis for internal growth occur concurrently with a subarea plan. She suggested the Cities should commit to a percentage of growth within their existing boundaries.

David Turnbull and Gary Allen expressed reservations about providing recommendations to the Consortium at this time. Both noted that there was little time to review the processes prior to today's meeting. Attendees agreed that the information presented to the Consortium would be an "update" of today's discussion.

A schedule for modification of the recommendations was announced as follows:

Nov 16 – all comments on current draft due back to Dr. Freilich. This includes a revised joint submittal from the Cities/County with more details about the process based on discussions today.

Nov 28 – new draft of Area of Impact process from Dr. Freilich is sent to Steering/Technical committee for their review. Attendees requested a summary of the “modifications” to the current recommendations be included in the new draft.

Dec 14 – Steering/Technical committee reviews new Area of Impact expansion process and takes action regarding recommendation of adoption of Area of Impact to the Consortium for their Dec 14 afternoon meeting. Map of recommended “boundaries” is also provided by the Cities for review at this meeting.

Dec 14– Consortium reviews new Area of Impact process and takes action.

2. **North Ada County Land Use and Transportation Coordination**

Don Kostelec provided background on the issue and expressed that planning numbers from jurisdictions are necessary before ACHD can proceed with their planning efforts. Kelli Fairless expressed that transit needs to be included in this planning effort as well.

Attendees generally agreed that the subarea planning efforts proposed for the Area of Impact Expansion process would provide ACHD with the appropriate planning numbers. Dr. Freilich will provide this status update to the Consortium.

3. **Interlocal Agreement Outline**

Kelli Fairless noted that transit needed to be included in the Interlocal Agreement and provided written specific comments.

4. **Next Steps**

Karen Doherty indicated the next joint meeting of the Steering/Technical Committee will be held on December 14 most likely in the morning. Specific time and location will be distributed when it is finalized. The “Thank You” event for the Steering and Technical Committees will be held on December 14 from 6:00 PM to 8:00 PM at the BSU Lookout Room.

The meeting was adjourned at 12:00 PM.

Blueprint for Good Growth

Committee: Steering/Technical

Date: Nov. 2, 2006

| Name | Contact Number | Representing |
|------------------------|-----------------|--|
| Karen Doherty | 336-0420 | B66/Doherty & Assoc |
| Katey Zerhn | 387-6109 | ACHD |
| Gary Allen | 388-1200 | Neighborhoods/Levens Persley |
| Christy Richardson | 472-2924 | Garden City |
| ROBERT H. FREILICH | 213-683-6314 | CONSULTANT |
| Patricia Nilsson | 384-3842 | Boise City |
| Eric Shannon | 334-8301 | Idaho Transportation Dept. |
| Sue Sullivan | 334-8955 | Idaho Transp. Dept |
| DON KOSTELER | 387-6234 | ACHD |
| PIETRE O'NEILL | 333-2401 | GBCC |
| Nicholas Davis Spencer | 939-0827 | Eagle |
| Clay Carley | 345-7852 | ECON DEV |
| Kent McCarthy | 388-2565 | Idaho Power |
| Kathleen M. Lacey | 384-3835 | City of Boise |
| Charles Trainor | 855-2558 | COMPASS |
| Ruby German | 922-4550 | Agriculture |
| Russ DANE | 867-8184 | ASSOC. REACTORS |
| Deanna Smith | 344-2261 | Idaho Fruit Growth |
| ANNA CANNING | 884-5533 | MERIDIAN |
| Quentin Knipe | 387-4263 | ULI Idaho |
| DAVID TURNBULL | 378-4000 | BRIGHTON CORPORATION COMMERCIAL DEVELOPER REP |
| GERRY ARMSTRONG | 287-7922 | ADA COUNTY |
| Dean Gunderson | 287-7944 | Ada County |
| Kelli Fairless | 846-8547 x 4212 | Valley Regional Transit |

