



Consortium Member Agency Meeting
Thursday, March 13, 2008, 1:30 P.M. to 3:30 P.M.
Boise City Hall Council Chambers

AGENDA

- I. Consent Agenda (1:30 PM – 1:35 PM)**
- a. **Approval of the February 15, 2008 Meeting Notes (pg. 3-8)**
 - b. **Approval of Planning Works November 2007-February 2008 Billings (pg. 9-11)**
- II. Discussion Items**
- a. **Transportation and Land Use Integration (TLIP) update – Katey Levihn (1:35 – 1:50 PM)**
 Katey will provide a status on ACHD’s TLIP project.
 - b. **Adequate Public Facilities Ordinance Update - Michael Lauer (1:50 – 2:20 PM)**
 Michael Lauer will provide an update on the Adequate Public Facility Ordinance (APFO) status. A revised version has been distributed to the Steering and Technical Committee for their review at their March 13 meeting.
 - c. **Transportation Funding Committees/ Transit Ready Mixed Use Subcommittee – Kelli Fairless (2:20 – 2:30 PM) (pg. 12)**
 Kelli will give an update on the Transportation Funding Committees. A written update from Gloria Parkvold regarding the Transit Ready Mixed Use Subcommittee is attached for your information.
 - d. **Update of Open Space Subcommittee – Deanna Smith (2:30 – 2:45 PM)**
 Deanna will provide a verbal update on the activities. The Ada County Open Space Task Force website is located at:
<http://www.adaweb.net/departments/developmentservices/OPENSACETASKFORCE.asp>

Blueprint for Good Growth - c/o HDR Engineering, Inc. – 412 E. Parkcenter Blvd, Ste 100 - Boise, ID 83706
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e. **Update of Ag and Farm Sub Committee – Josie Erskine (2:45 – 3:00 PM) (pg. 13-14)**

The Consortium approved creation of this subcommittee at their February meeting. Josie will share observations from the March 6 subcommittee meeting. Notes from the meeting are attached.

III. **Informational Items (3:00 PM – 3:30 PM)**

a. **Funding Status Update (pg. 15-16)**

Upcoming Consortium Meetings

April 10, 2008 –Meridian Police Department – 1:30 – 3:30 PM



Consortium Member Agency Meeting
Friday, February 15, 2008 10:00 A.M. to 12:00 P.M.
 Ada County Courthouse – First Floor Hearing Room
MEETING MINUTES

I. Consent Agenda (10:00 AM – 10:05 AM)

- a. **Approval of the December 13, 2007 Meeting Notes (pg. 3-6)**
 The minutes were approved.

II. Discussion Items

- a. **Adequate Public Facilities Ordinance Update - Michael Lauer (10:05 – 10:30 AM) (pg. 7 - 30)**

Michael said the draft was presented to the Steering and Technical committee, and they had some suggestions. He said he will incorporate the modification into a new draft for review in March. Michael said the draft still has some gaps in it that he hopes the Steering and Technical committee members can help him fill in. He gave an overview of the document then began addressing specific areas.

One of the major issues with the draft was on page 19. Michael said he needed to complete provision d in Section 2.7. Appeals to ACHD Findings and Recommendations. This section allows for a land use agency to find contrary to ACHD's action on the application. Participants agreed that this section was necessary; Michael will add provisions for contrary findings and asked local jurisdictions for recommended verbiage. This section provides safeguards against unreasonableness. Evans asked whether ACHD can deny a plat. Michael responded that ACHD says they don't have the authority to deny a plat. This document doesn't change ACHD's authority.

He said he included proportionate share provisions in the draft to improve its defensibility.

Participants discussed opportunities when the Capital Improvement Plan projects are not constructed. Michael said that all parties are operating in good faith. In general, if parties are making an agreement to provide capacity, agencies have to take the information available and use it to the best of their ability. General discussion was that "If we fail, we get more congested streets. We will not fault applicants for our inability to provide funds."

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Next, the committee discussed alternative language for triggers, study areas, and level of service standards. Michael said they need to refine where TLIP and insert the TLIP deliverables into the APFO language. He stressed the importance of getting a constrained streets list so they can come up with options for those areas when there is a desired infill.

b. Transportation and Land Use Integration (TLIP) update – Katey Levihn (10:30 – 10:40 AM) (page 31)

Katey updated the committee on TLIP and discussed the schedule of upcoming meetings. They had already held a successful meeting with the Boise and Meridian. She said she can give copies of the presentation packet to participants; contact ACHD for information. The packet includes the livable street design.

She said there is much less disparity than she would have thought among the cities. There were a number of mobility corridors (meaning higher volume, higher speed, and have an opportunity to be widened) proposed, and the jurisdictions seem to agree on them.

After the meetings, she said ACHD asks cities for the future level of services. She agreed that the public and lawmakers need to be realistic about managing levels of service expectation. She said that everyone must remember that you can't get rid of congestion, you can only manage it. A certain amount of congestion is evidence of a thriving city.

III. Action Items

a. Request for Adoption of the Area of City Impact Modification Process Subcommittee - Anna Canning (10:40 – 11:00 AM) (pg. 32 - 35)

Anna shared the Steering committee's revisions from their February 14 meeting as follows:

- Final text suggested by the steering committee on the last page of the document is ... "cities will not annex beyond their 20-year area of city limit without the agreement of any affected adjoining city."
- City of Eagle had issues with the phrasing on page 4 regarding Annexation outside of Areas of Impact. They were the lone dissent.
- Other clarifications included adding a definition of "Area of City Impact" to boundary expansion in point 2 on the first page as well as addition of the word "that" in bullet 5.

Discussion occurred regarding changes to required mediation payment during dispute resolution. After discussion, the group approved the Area of City Impact Modification process as attached to these meeting minutes.

Ada County indicated they reserve the right to further review the document with their legal staff.

b. Request for Supplemental Contract for Continuing Project Coordination Services (11:00– 11:10 AM)

Karen offered to continue project coordination for an additional four months (through May 31, 2008) to bring the project to, or near to, completion. The chamber has pledged \$50,000 to date, \$16,362 of that has not been allocated.

After discussion, the group agreed to a supplemental contract with HDR for continuing project coordination services for \$6,300 per month for 2.5 months through April 15, 2008. Participants agreed that the additional monies for the extra 1.5 months through May 31, 2008 can be sought at upcoming meetings from participating jurisdictions.

c. Request for Creation of Agricultural and Farm Land Preservation Subcommittee – Josie Erskine (11:10 – 11:30 AM) (pg. 36 - 37)

Josie gave a brief presentation about agriculture and farm trends in the region. She noted that the large commodity crops are often less profitable and moving out of the immediate area. She spoke about her farm and how there is a huge difference between direct market and a large commodity crop.

Regional food systems are now addressed by the American Planning Association in its guidelines to communities about project planning. Cities need to look at food security and agriculture planning the same way they look at schools and transportation planning. Food security starts with agricultural land. Participants indicated that agricultural land preservation couldn't be addressed properly by the Ada County Open Space Task Force and it fell through the cracks.

After discussion, the committee approved the addition of an agricultural and farm land preservation subcommittee.

VI. Discussion Items

a. Update of Open Space Subcommittee – Deanna Smith (11:30 – 11:40 AM) (pages 38 - 51)

Held because of time.

b. Update from the Transit Ready/Mixed Use Compact Development Subcommittee – Gloria Parkvold (11:40 – 11:50 AM)

Held because of time.

III. Informational Items (11:50 AM - 12:00 PM)

a. Funding Status Update (pg. 52 - 53)

Held because of time.

Upcoming Consortium Meetings

March 13, 2008 – Boise City Hall – 1:30 – 3:30 PM

April 10, 2008 – Meridian Police Department – 1:30 – 3:30 PM

Blueprint for Good Growth

Committee: Consortium

Date: 2-15-2008

| Name | Contact Number | Representing |
|------------------|-------------------------------------|---------------------|
| John Evans | | Garden City |
| BECK MABUJINE | | Ada County |
| Fred TILMAN | | Ada County |
| Nate Mitchell | | STAR |
| PIETRE O'NEILL | | BOISE CHAMBER |
| Charles Rountree | | Meridian |
| Carol McKee | | ACHD |
| Elaine Clegg | | City of Boise |
| PHIL POMROY | | CITY OF EAGLE |
| Dave Pitter | | Boise |
| Karen Doherty | | BGG/HDR |
| Jane Kreller | | HDR |
| ANNA CANNING | | CITY OF MERIDIAN |
| PETE FRIEDMAN | | " |
| Patricia Nilsson | | Boise City |
| Dean Gunderson | 207-7944 | Ada County |
| Clay Erskine | 345-8003 | Peaceful Belly Farm |
| Josie Erskine | | Agriculture |
| Grayson HASSON | 340-9884 | KUMK |
| Mary May | 939-6263 | M3 Companies |
| NORM SEMANKO | | City of Eagle |
| Matt Soll | | COMPASS |
| Kelli Fairless | 846-8527 Valley Regional Transit | |
| PETE FRIEDMAN | 884-5533 | MERIDIAN |

Memo

To: Karen Doherty, BGG Project Coordinator
 From: Michael Lauer, AICP – Principal
 Date: March 6, 2008
 Re: January/February Invoice Support Materials

Planning Works contract for services for the APFO requires certain information to be submitted with the monthly invoices. This memo addresses those requirements for the October invoice and documents the work done for our outstanding invoice from December 2006.

- Dates and type of work performed, labor classification and length of time such work was performed is included in the timesheet spreadsheet that was attached to the invoice.
- Below is a summary of the tasks performed:

Current Work: In January and February, Planning Works:

- Completed an initial draft of the APFO.
- Began drafting the memoranda of understanding required to implement the APFO.
- Participated in the February meetings of the Steering/Technical Committees and the Consortium by teleconference

Budget Status Report February 15, 2008

| Task | Task Description | Total Budget | Amount Billed | Percent Complete | Percent Billed |
|------|------------------------|--------------|---------------|------------------|----------------|
| | Orientation and Data | | | | |
| 1 | Supplements | \$7,260 | \$6,897 | 95% | 95% |
| | Steering Committee | | | | |
| 2 | Workshop 1 | \$3,260 | \$3,260 | 100% | 100% |
| | Steering Committee | | | | |
| 3 | Workshop 2 | \$4,640 | \$4,640 | 100% | 100% |
| 4 | Consortium Workshop 1 | \$3,440 | \$3,440 | 100% | 100% |
| 5 | Focus Groups | \$3,960 | \$3,960 | 100% | 100% |
| | Level of Service | | | | |
| 6 | Standards | \$3,900 | \$3,510 | 90% | 90% |
| 7 | Initial Determinations | \$3,380 | \$3,042 | 90% | 90% |
| | Capital Improvements | | | | |
| 8 | Assessment | \$3,380 | \$2,704 | 80% | 80% |
| | Steering Committee | | | | |
| 9 | Workshop 3 | \$4,120 | \$4,120 | 100% | 100% |
| 10 | Consortium Workshop 2 | \$2,920 | \$2,920 | 100% | 100% |
| 11 | Public Workshop | \$2,920 | \$0 | | 0% |
| 12 | Final Synthesis Report | \$7,760 | \$5,249 | 70% | 68% |
| 13 | APFO Template | \$4,500 | \$3,600 | 80% | 80% |
| | Steering Committee | | | | |
| 14 | Workshop 4 | \$3,600 | \$0 | | 0% |
| 15 | Consortium Workshop 3 | \$2,400 | \$0 | | 0% |
| | Administrative | | | | |
| 16 | Procedures and Forms | \$6,300 | \$0 | | 0% |
| | Total Hours | | | | |
| | Costs | \$67,740 | \$47,342 | | 70% |

Blueprint for Good Growth, Inc.
Project Billing Summary
Planning Works

Invoice Summary as of February 15, 2007

| <i>Vendor</i> | <i>Invoice #</i> | <i>Service Date End</i> | <i>Invoice Amount</i> | <i>March 13 Recommended Pay</i> | <i>Unpaid Balance</i> | <i>Notes</i> |
|--|------------------|-------------------------|-----------------------|---|---------------------------|--------------------------------|
| Planning Works | 1494 | 7/31/2007 | \$4,650.35 | | \$0.00 | |
| Planning Works | 1502 | 8/31/2007 | \$9,677.50 | | \$0.00 | |
| Planning Works | 1511 | 9/30/2007 | \$11,920.40 | | \$0.00 | |
| Planning Works | 1529 | 10/31/2007 | \$7,681.60 | \$7,681.60 | \$7,681.60 | |
| Planning Works | 1546 | 11/30/2007 | \$900.00 | \$900.00 | \$900.00 | |
| Planning Works | 1568 | 1/15/2008 | \$2,043.25 | \$2,043.25 | \$2,043.25 | |
| Planning Works | 1589 | 2/15/2008 | \$10,468.75 | \$10,468.75 | \$10,468.75 | * Invoice not included in APFO |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total Recommended Approved as of 10/31/07 * | | | \$47,341.85 | \$21,093.60 | \$21,093.60 | |
| Total APFO Project Budget | | | \$ 67,740.00 | | | |
| Remaining Contract | | | \$ 20,398.15 | | | |

The TRMUCD Sub committee met and reviewed the timeline for upcoming CIM forums. Those in attendance were Mark Wasdahl, Dean Gunderson, Deanna Smith, Sherry McKibben and Gloria Parkvold. Input was given regarding the video developed for use in the forums for the General Public, Public Officials and Other Groups.

Developers received an electronic survey regarding perceived barriers to Transit Ready Development at the end of February. The survey will close March 14th. Results will be reviewed at a breakfast meeting at Boise City Hall Bonneville Room, March 21st, 8:30-9:30 a.m.

A verbal update/presentation on the survey results will be given at the April BGG meeting.

Thank you,

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Cell (208) 284-5624
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MEETING NOTES

DATE: MARCH 6, 2008

PREPARED BY: BRENT DANIELSON

SUBJECT: AGRICULTURAL / FARMLAND SUBCOMMITTEE MEETING NOTES

ATTENDEES: DEAN GUNDERSON, DIANA SANDERS, BRENT DANIELSON, JOSIE ERSKINE, CHERYL MCCORD, DON SONKE, DON JOHNSON, RUBY GERMAN, LINDA OSTOLASA, DR. DAVID HAYES, PAT BARCLAY, JANIE BURNS, DON OGAWA, SHELBY KERNS, ROSS DODGE, SUSAN ABDO, PAM SHELDON, PATRICIA NILSSON, DEANNA SMITH

Notes

- Introductions of meeting participants were made.
- Purpose of the Agricultural and Farmland Subcommittee.
 - Josey Erskine went over purpose of the subcommittee and her involvement with Blueprint for Good Growth.
 - There are no preconceived ideas about what the end product will look like.
 - Blueprint for Good Growth concludes in four (4) months.
 - There was discussion amongst the group that stakeholders need to be identified and that different types of agriculture use tend to occur near urbanized lands.
 - Josie also mentioned that she has had some resistance from developers and county commissioners.
 - Don Johnson mentioned that in 1998 that there was a Transfer Development Rights (TDR) bill that was in front of the Idaho State Legislature, but did not pass.
 - Patricia Nilsson briefly went over the prongs of how the County she worked for in Pennsylvania accomplished agriculture preservation.
 - Agriculture Development
 - Farmland Acquisition Bonding
 - Focusing on saving the best farmland
- What is Blueprint for Good Growth?
 - Patricia Nilsson briefly went over the purpose of Blueprint for Good Growth.
 - The focus is on transportation issues and the relationship to land use planning.
- Review of Proposed Work Program
 - The Work Program Draft is broken into five (5) different tasks.
 - Task 1 – Define agricultural categories.

- Task 2 – Inventory of farmland/ag industry by category
 - Task 3 – Identify opportunities for new food production
 - Task 4 – Develop draft policies
 - Task 5 – Develop draft action plan
- Dean Gunderson mentioned that there is currently no clear definition of what farmland is?
- Ross Dodge stated that when developing definitions that they need to be real and trackable.
- There was discussion amongst the group about the importance of public outreach.
- It was also discussed that there needs to be clear implementation strategies and tools. In addition, there needs to be viable economic incentives for landowners.
- Work Assignments
 - Define Agricultural categories: Josie Erskine, Shelby Kerns, Ross Dodge, Cheryl McCord, David Hayes, Don Johnson
 - Develop draft policies: Deanna Smith and Patricia Nilsson
- Miscellaneous
 - The sub-committee will meet on the 1st and 3rd Thursdays of the month from 10:00 A.M. to 12:00 P.M. in the Public Meeting Room at the Courthouse.
 - Pam Sheldon mentioned that it would be beneficial for those not in agricultural production to see what impacts affect those that are in agricultural production.

Action Tasks

1. Josie Erskine, Shelby Kerns, Ross Dodge, Cheryl McCord, David Hayes, and Don Johnson will work on defining agricultural categories.
2. Deanna Smith, Pam Sheldon and Patricia Nilsson will work on developing some draft policies.
3. Dean is going to put Pam Sheldon's suggestion of the impacts affecting agricultural producers on the next meeting agenda.



MEMORANDUM:

TO: Blueprint for Good Growth Consortium

FROM: Karen Doherty, P.E. – Project Coordinator

DATE: March 10, 2008

RE: **Funding Committee Status**

Action Requested:

For information only. This information provides you with a background on the funding status.

Background:

Non-Profit Status

The IRS has determined that BGG, Inc. is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to BGG, Inc. are deductible under section 170 of the Code Ruling effective December 23, 2004.

Funding Solicitation Status

The funding committee is actively soliciting additional funds from the remaining participating jurisdictions as outlined below.

| Jurisdiction | Request | Responsible Funding Member |
|---------------------|------------------|-----------------------------------|
| Kuna | \$ 20,000 | Bieter |
| Total | \$ 20,000 | |

Funding Status

Following is a summary of the total contributions to date.

| Name | Total | Notes |
|--|------------------|--|
| Ada County | \$ 210,000 | \$50k for Phase I and \$50k for Phase II; \$60k for Doherty. Addtl \$50k for Phase II in Aug 2006. |
| ACHD | 150,000 | \$122k for Phase I; \$28k for Phase II. |
| City of Boise | 150,000 | \$50k ea Phase I and II. Addtl \$50k for Phase II in June 2006. |
| ITD | 50,000 | |
| City of Meridian | 60,000 | \$30k each Phase I and II. Phase II pledged in July 2006. |
| US Environmental Protection Agency | 22,500 | |
| City of Eagle | 20,000 | \$20k Phase I. \$20k Phase II pledged in June 2006 pending all other contributions received. |
| City of Kuna | 20,000 | |
| City of Star | 20,000 | |
| City of Garden City | 10,000 | |
| COMPASS Yr End Sweep | 9,266 | Doherty supplemental. |
| Boise River Flood Control District #10 | 7,500 | |
| Hewlett Packard Boise Operations | 5,000 | Phase II |
| Tom Ryder | 1,500 | Additional \$500 contribution received June 2007 |
| North End Neighborhood Assn. | 300 | |
| Boise Chamber of Commerce | 50,000 | |
| Total Metro Contributions | \$786,066 | |

| Overall Financial Status | |
|--|-------------------|
| Total Contributions | \$ 786,066 |
| Phase I Payments (completed) | (\$ 405,000) |
| Phase II Payments (as of Oct 1, 2006 work completion) | (62,060) |
| Local Project Coordination Contract through April 15, 2008 * | (246,250) |
| Phase II Adequate Public Facilities Task Order | (67,740) |
| Planning Works services December 13, 2006, (pre-APF) Phase II work (completed) | (4,404) |
| Total Remaining Available Unallocated Funds for Phase II | \$ 612 |

*Consortium anticipated to approve additional 1 ½ months of project coordination time (through May 31, 2008) for \$9,450 based on additional fundraising to be done in Spring 2008.