



**Consortium Member Agency Meeting**  
**Thursday, August 2, 2007 1:30 P.M. to 3:30 P.M.**  
Ada County Highway District Auditorium

**AGENDA**

- I. **Consent Agenda (1:30 PM – 1:35 PM)**
  - a. Approval of the July 12, 2007 Meeting Notes (pg. 3-6)
  - b. Approval of Planning Works Outstanding invoices for Q1 and Q2 2007 services (pg. 7)
  - c. Approval of Steering Committee Appointment (pg. 8)
  
- II. **Action Items (1:35 PM – 1:40 PM)**
  - a. **Consortium Member Appointment (pg. 9)**  
Refer to Attachment.
  
- III. **Discussion Items**
  - a. **Adequate Public Facilities – Michael Lauer (1:40 – 3:00 PM) (pg. 10)**  
Refer to Attachment.
  
  - b. **Update from the Area of City Impact Modification Process Subcommittee - (3:00 – 3:05 PM)**  
A verbal update of the Committee's progress will be given.
  
  - c. **Update from the Public Outreach Subcommittee (3:05 – 3:10 PM)**  
A member of this subcommittee will provide an update on the public outreach activities.
  
  - d. **Update from the Transit Ready/Mixed Use Compact Development Subcommittee – Karen Doherty (3:10 – 3:15 PM)**  
A verbal update will be given by Karen Doherty on the subcommittee's progress.
  
  - e. **Update of Open Space Subcommittee (3:15 – 3:20 PM)**  
A verbal update will be given on progress of the Ada County Open Space Task Force. The Ada County Open Space Task Force website is located at  
<http://www.adaweb.net/departments/developmentservices/OPENSACETASKFORCE.asp>

- IV. **Informational Items** (3:20-3:30 PM)
- a. **Project Coordinator's Report** (pg. 11-12)
  - b. **Funding Status Update** (pg. 13-14)

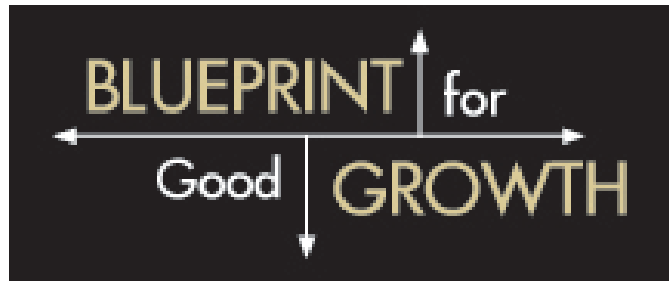
**Upcoming Consortium Meetings**

September 6, 2007, 1:30 – 3:30 P.M., ACHD Auditorium

October 4, 2007, 1:30 – 3:30 P.M., ACHD Auditorium

November 1, 2007, 1:30 – 3:30 P.M., ACHD Auditorium

December 6, 2007, 1:30 – 3:30 P.M., ACHD Auditorium



## ***Consortium Member Agency Meeting***

### **Meeting Minutes**

**Consortium Meeting – Ada County Highway District Auditorium  
Thursday, July 12, 2007 1:30 P.M. to 3:30 P.M.**

**Attendees:** *(See attached sign-in sheet)*

Mayor Bieter called the meeting to order at 1:40 P.M.

#### **I. CONSENT AGENDA**

##### **Approval of the June 7, 2007 Meeting Notes**

Consent agenda approved.

##### **Ila. Area of City Impact Modification Process Subcommittee**

Patricia Nilsson summarized the status of the Area of City Impact Modification subcommittee. Draft process is included in the Consortium packet and was discussed extensively during the Steering/Technical Committee this morning. During her report, Tricia asked the jurisdictions to continue review of the draft; current modifications are due to Karen Doherty by July 18. The process draft will be modified and discussed again at the August 2 meeting. She noted that a Phase II toolbox could be created to “house” the Implementation tools. Mayor de Weerd indicated that each jurisdiction will need to take the process back to their respective elected officials to garner support. Further discussion occurred regarding treating overlapping areas. Tricia pointed that overlapping is allowed.

Nichoel Baird-Spencer clarified that this process is a way to clearly define items needed by the County, and although this is a voluntary process, it is a better collaborative tool than we have had previously. In case that one of the Cities doesn't want to participate, Tricia noted that the incentive is that the competing request is less viable at the County. For instance, if City A participates and City B does not, City A's request is more viable at the County because they have engaged the County and provided more background information regarding their need for Area of Impact expansion. Tricia also suggested that the Steering and Technical Committee discussion suggested that agricultural uses should be explored as part of the sub-area plan, including the supporting framework of ditches and canals.

Tricia also clarified that both the County and its Cities can create plans within this process. The County subarea plans would be functional plans such as Open Spaces and Trails where the City plans would be an urbanized planning process.

Furthermore, public involvement was discussed. A public participation plan is necessary as part of the MOU as well as a several joint meetings. Tricia also suggested that the schedule will be modified such that the Cities have one year following City adoption for final amendment. This is different than the one year after joint workshop as noted in the documents.

Discussion occurred regarding the voluntary nature of the process and the ultimate process if this MOU is not followed. Attendees agreed it is in the best interest of Ada County and its Cities to follow this voluntary process. Karen will ask Michael Lauer to lead a discussion during the August Consortium meeting to discuss both the voluntary nature of Area of City Impact modifications and Adequate Public Facilities ordinances. She will also ask Michael to address downstream effects of development and existing deficiencies relating to transportation Adequate Public Facilities.

### **Iib. Public Outreach Subcommittee**

Mayors Evans and de Weerd provided feedback from the Boise Metro Chamber presentation on July 12. The Chamber is interested in providing leadership as a partner with the Consortium member agencies as a Consortium member. The Chamber leadership suggests that Blueprint needs a private champion to assist in gathering momentum to the process. Consortium members were favorable to adding the Boise Metro Chamber to the Consortium.

Patricia Nilsson talked about the message mapping exercise which has been occurring as part of the Public Outreach Subcommittee work. She pointed that message needs to relate to emotional issues. Tricia invited the Consortium for comments on three major themes:

- (1) Cooperation
- (2) Quality of Life
- (3) Commitment

The Consortium agreed with the key themes as presented and concurred with the suggestion to simplify the language in the public outreach presentations.

### **Iic. Transit Ready/Mixed Use Compact Development Subcommittee**

Kelli Fairless provided an update on the Transit Ready subcommittee's progress. Key points of this update are:

- i) Include financial institutions in the transit ready forums;
- ii) Development community wants plans that indicate where the transit is planned; and
- iii) Include identification of barriers at the transit ready forums.

The group continues to meet to further plan the outreach forums.

### **Iid. Open Space Subcommittee**

Karen Doherty gave an update on the Ada County Open Space Task Force. Two subcommittees have been formed: One subcommittee is focusing on mapping. It is aggregating all Open Space related maps. Existing resources should be provided to Deanna Smith.

The Tools/Public Relations subcommittee is the second subcommittee created by the Task Force. A "laundry" list of possible tools that can be used in Open Space preservation has been created regardless of existing laws. These have been sent to Boise City and Ada County legal staff to identify what is currently possible under Idaho Statutes. Following this review, the Committee will target recommendations of actions that are possible within existing statutes or with minimal modifications.

### **IIIa. Project Coordinator's Report**

Karen Doherty summarized upcoming events. Michael Lauer will hold the first service provider meetings in August. He will be conducting eleven meetings between August 1 and 3 in Ada County. He will conduct a workshop with the Consortium at their next meeting to discuss issues. The Level of Service Standards work is expected to begin in September based on information provided by the ACHD Transportation and Land Use Integration project schedule.

Karen announced that Gerald Hunter, President and Executive Director of the Idaho Housing and Finance Association, has agreed to participate on the Steering Committee to represent Affordable Housing interests. His formal nomination will be on the August agenda.

### **IIIb. Funding Status Update**

A \$500 contribution was received from Tom Ryder in June 2007.

Establishment of need for continued coordination and public coordination was highlighted.

The meeting was adjourned at 3:00.

# Blueprint for Good Growth

Committee: Consortium

Date: 07/12/07

Name	Contact Number	Representing
Scott GUNSEY	334-8303	ITD
Kelli Fairless	846-8547	Valley Regional Transit
Matt Still	855-2558 ext 241	COMPASS
PHIL BRANDY	409-5801	CITY OF EAGLE
Stan Bastian	939-8272	City of Eagle
Jim Tibbs	384-4410	Boise City
Fred TILMAN	287-2000	Ada County
Carol McKee	333-9534	ACTHD
Tammy Muelken	888-4433	Meridian
John Evans	472-2927	Garden City
Quinn Fitter	384-4422	Boise
Karen Robert	336-0420	B66
Richard Cook	287-1903	ACDS
Patricia Nilsson	384-3842	City of Boise
Michael Paul Spencer	939-0227	City of Eagle
Mary Shaw Taylor	955-1636	City of STAR
GARY ARMSTRONG	695-2008	HUBBLE HOMES
Robert Simison	888-4433	Meridian



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium

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

**DATE:** July 27, 2007

**RE:** Payment for Planning Works Q1 and Q2 Services

**Action Requested:** Authorization to pay outstanding balance of \$10,726.53 for Planning Works (Michael Lauer) services rendered between January 18, 2007 through April 24, 2007.

**Background:** Michael Lauer provided services to the BGG Steering and Consortium between January and April 2007. These services included three trips to Ada County to provide background on Adequate Public Facilities ordinances. These services were provided as support to BGG and are not included as part of the Adequate Public Facilities task order, therefore payment should be made separate from the Task Order.



## MEMORANDUM

**TO:** Blueprint for Good Growth Consortium

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

**DATE:** July 27, 2007

**RE:** **Vacant Position on the Steering Committee**

**ACTION REQUESTED:**

Approval of the following Steering Committee appointment pending confirmation at the August 2 joint Steering/Technical meeting.

**BACKGROUND:**

The vacancies on the Steering Committee have been discussed at the previous meetings. The following nominations have been made. Confirmation of these nominations by the joint Steering and Technical Committees is sought at the August 2 meeting.

Affordable Housing (1 vacancy)

- Gerald Hunter, President and Executive Director of the Idaho Housing and Finance Association.





**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium

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

**DATE:** July 27, 2007

**RE:** Consortium Member Appointment

**Action Requested:** Motion to add Peter O’Neill as a Director of Blueprint for Good Growth, Inc. representing the Boise Metro Chamber of Commerce.

**Background:** The Boise Metro Chamber of Commerce seeks a seat on the Blueprint for Good Growth (BGG) Consortium to provide support and leadership from the business community. The Chamber’s members voiced a continued need to be involved with the BGG project at the Annual Leadership conference in April 2007 and reiterated this recommendation at their Board meeting on July 12, 2007. Peter O’Neill has been a member of the BGG Steering Committee as an Economic Development/Chamber representative since its inception in Fall 2004.

The BGG Consortium discussed this addition at their July 12 Consortium meeting with favorable recommendation. If approved, Karen Doherty will amend the bylaws accordingly.

# Memo



To: Blueprint for Good Growth Consortium  
From: Michael Lauer, AICP  
Date: July 23, 2007  
Re: August 2 Steering Committee APF Policy Issues

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On August 1-3, I will be conducting stakeholder interviews to describe the process of developing adequate public facility (APF) requirements, highlight the key implications of those requirements and to solicit direction on key policy issues that need to be resolved prior to implementation of APF in accordance with the Blueprint for Good Growth. The Steering/Technical Committee will focus on the following issues at their meeting

1. **What, if any areas that should be exempt from testing adequacy?**
2. **What demands from approved, but unbuilt development should be counted against existing capacity?**
3. **How much growth should be reserved for external demands?**
4. **To which developments should APF requirements be applied?**
5. **How should “capacity” be defined?**
6. **When should adequacy be measured?**
7. **When should capacity be committed/reserved?**
8. **For how long should capacity be reserved?**
9. **What options should be available for mitigation?**
10. **Who should approve mitigation?**
11. **When should mitigation take place?**
12. **What should the cost basis for mitigation be?**
13. **How should mitigation relate to impact fees?**
14. **Should applicants “own” excess capacity provided through a mitigation agreement?**
15. **Who should monitor demands and capacity?**

Following the three days of discussions, Planning Works will draft a synthesis report, which will form the basis for the APF requirements for each local government.



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** July 27, 2007  
**RE:** Local Project Coordinator Report

The attached billing summary is for your information only.

**Blueprint for Good Growth, Inc.  
Project Billing Summary  
by Doherty & Associates, Inc.  
for Project Coordination Services**

**Invoice Summary as of 7/31/07**

**Actual Consultant Hours Spent to Date as  
of 7/27/07**

<i>Invoice #</i>	<i>Date</i>	<i>Amount</i>	<i>Name</i>	<i>Hours</i>	<i>Total</i>
1240	12/31/2004	\$ 7,058.82	Doherty	1383.50	\$ 154,365.94
1249	1/31/2005	\$ 3,529.41	Carroll	81.50	\$ 7,238.23
1254	3/9/2005	\$ 3,529.41	Slupe	449.75	\$ 19,929.35
1270	4/1/2005	\$ 3,529.41	Melander	23.00	\$ 851.29
1276	5/2/2005	\$ 3,529.41	Piepmeyer	60.65	\$ 4,446.78
1297	5/31/2005	\$ 3,529.41	Nemec	57.50	\$ 3,965.01
1312	6/30/2005	\$ 3,529.41	Brosious	3.00	\$ 89.16
1319	7/31/2005	\$ 3,529.41	Miller	1.00	\$ 79.88
1331	8/30/2005	\$ 3,529.41	Hackett	33.00	\$ 2,247.11
1340	10/3/2005	\$ 3,529.41	Tipuric	108.00	\$ 6,061.12
1350	10/31/2005	\$ 4,716.91	<b>Total</b>	<b>2200.90</b>	<b>\$ 199,273.87</b>
1360	11/28/2005	\$ 4,716.91			
1372	12/30/2005	\$ 4,716.91			
1383	1/30/2006	\$ 4,716.91			
1391	2/27/2006	\$ 4,716.91			
1399	4/3/2006	\$ 4,716.91	Admin 2004		\$ 5.05
1408	5/1/2006	\$ 1,187.50	Meetings 2004		\$ 23.50
1422	5/31/2006	\$ 1,187.53	Admin 2005		
1438	6/9/2006	\$ 45,000.00	Meetings 2005		
1439	6/30/2006	\$ 5,714.29	Admin 2006		\$ 275.14
1449	7/31/2006	\$ 5,714.29	Meetings 2006		\$ 1,073.10
1463	8/28/2006	\$ 5,714.29	Admin 2007		
1480	10/2/2006	\$ 5,714.29	Meetings 2007		\$ 1,180.13
1498	10/30/2006	\$ 5,714.29			
1507	11/27/2006	\$ 5,714.29			
1521	12/29/2006	\$ 5,714.26			
1537	1/29/2007	\$ 6,000.00			
1549	2/26/2007	\$ 6,000.00			
1566	4/2/2007	\$ 6,000.00			
1578	4/30/2007	\$ 6,000.00			
1609	5/30/2007	\$ 6,000.00			
1635	7/5/2007	\$ 6,000.00	<b>Total Spent to Date</b>		<b>\$ 201,830.79</b>
1643	7/31/2007	\$ 6,000.00			
<b>Total Invoiced to date</b>		<b>\$ 196,500.00</b>			
Total Initial Budget Through May 31, 2006		\$ 69,500.00			
Extra Services Through May 31, 2006		\$ 45,000.00			
<b>Total Budget Through May 31, 2006</b>		<b>\$ 114,500.00</b>			
Project Coordination June 1 - December 31, 2006		\$ 40,000.00			
Project Coordination January 1 - June 30, 2007		\$ 36,000.00			
Project Coordination July 1 - August 31, 2007		\$ 12,000.00			
<b>Remaining Contract</b>		<b>\$ 6,000.00</b>			

**Direct Expenses as of 7/27/07**



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** July 27, 2007  
**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.

<b>Jurisdiction</b>	<b>Request</b>	<b>Responsible Funding Member</b>
Kuna	\$ 20,000	Bieter
<b>Total</b>	<b>\$ 20,000</b>	

Mayor Bieter and Mayor Merrill are working to establish meetings with Idaho Power, Blue Cross, Blue Shield, Simplot, and Intermountain Gas. Mayor Bieter and Commissioner Franden will be meeting with United Water (Greg Wyatt).

## Funding Status

Following is a summary of the total contributions to date.

<b>Name</b>	<b>Total</b>	<b>Notes</b>
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	
<b>Total Contributions</b>	<b>\$736,066</b>	