



Consortium Member Agency Meeting

Thursday, September 6, 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 August 2, 2007 Meeting Notes (pg. 3-6)
 - b. Approval of Planning Works July Invoice (pg. 7-9)

- II. **Action Items (1:35 PM – 1:45 PM)**
 - a. **Consortium Membership**
A general discussion regarding Consortium Membership will be held.

 - b. **Supplemental Contract for Continuing Project Coordination Services (pg. 10-11)**
Refer to Attachment.

- III. **Discussion Items**
 - a. **Adequate Public Facilities Update - Michael Lauer (1:45 PM – 2:25 PM) (pg. 12)**
 1. Michael Lauer will provide a status report on Adequate Public Facility Ordinance (APFO) development as follows:
 - a. Accomplishments
 - b. Next Steps
 - c. Key Decision Points
 2. Review successful approaches to APFOs for transportation facilities

 - b. **Update from the Area of City Impact Modification Process Subcommittee - Anna Canning (2:25 – 2:55 PM) (pg. 13 - 19)**
Anna Canning will provide an update and minor modifications to the document that is attached for your information.

 - c. **Update from the Public Outreach Subcommittee - Bob Taunton (2:55 – 3:05 PM)**
Bob will provide a verbal update on the Subcommittee's activities and feedback from recent presentations.

 - d. **Update from the Transit Ready/Mixed Use Compact Development Subcommittee – Kelli Fairless (3:05 – 3:10 PM)**
A verbal update will be given by Kelli Fairless on the subcommittee's progress.

 - e. **Update of Open Space Subcommittee – Deanna Smith (3:10 – 3:15 PM)**
A verbal update will be given by Deanna Smith on progress of the Ada County Open Space Task Force.

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www.blueprintforgoodgrowth.com*

- IV. **Informational Items** (3:15-3:30 P.M.)
- a. **Project Coordinator's Report** (pg. 20 - 21)
 - b. **Funding Status Update** (pg. 22 - 23)

Upcoming Consortium Meetings

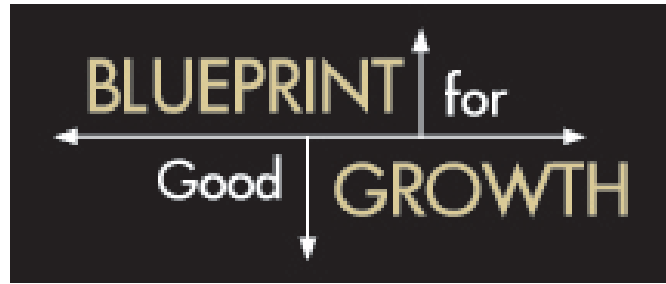
October 10, 2007, 1:30 – 3:30 P.M., Meridian Police Department
November 1, 2007, 1:30 – 3:30 P.M., ACHD Auditorium
December 6, 2007, 1:30 – 3:30 P.M., ACHD Auditorium

Blueprint for Good Growth

Committee: Consortium

Date: 08/02/07

Name	Contact Number	Representing
John Evans	472-2927	Garden City
ELAINE CLEGG	333-8066	CITY OF BOISE
Scott Gurnsey	334-8303	ITD
Nancy Merrill	489-8790	Eagle
Paul Woods	287-7000	Ada County
Reck Yearbume	287-9000	Ada County
Fred TILMAN	287-7000	Ada County
Tommy Kuehn	888-4433	Meridian
Rebecca Arnold	841-2530	ACHA
Nathan Mitchell	941-2688	STAR
Carol McKee	333-8534	ACHA
Dave Butler	384-4422	Boise
Kenn Doherty	336-0420	B66
Bob Tammiten	401-5565	ULI
ANNA GANNING	884-5533	MERIDIAN
Dave Jones	334-8300	ITD
Matt Still	855-2558	COMPASS
Garry Robbins	949-1698	M3
Jane Suggs	342-6941	JBS Enterprises LLC
GERRY ARSTRONG	695-2008	HUBBLE HOMES
Tom Chubb	334-8901	ITD
Richard Cook	287-7903	Ada County
Kathleen M. Harey	384-3835	City of Boise
Sandra Piper	336-2420	BGG



Consortium Member Agency Meeting

Meeting Minutes

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

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

Mayor Bieter called the meeting to order at 1:30 P.M.

I. CONSENT AGENDA

Approval of the July 12, 2007 Meeting Notes

Approval of Planning Works Outstanding invoices for Q1 and Q2 2007 services

Approval of Steering Committee Appointment

Consent agenda approved.

II. Consortium Member Appointment

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 was suggested by the Chamber as its designated representative; Peter has been a member of the BGG Steering Committee as an Economic Development/Chamber representative since its inception in Fall 2004.

Mayor Bieter indicated that he felt the Chamber needed to provide funding for Blueprint as all Consortium members have provided a financial contribution to the project. He suggested a minimum contribution of \$50,000.

Discussion occurred regarding addition of another member of the Consortium. Several members agreed that funding should be provided by the Chamber. Mayor de Weerd reminded members that Blueprint has been seeking the Chamber's input throughout this process. No official action was taken. Mayor Bieter will have further discussions with the Chamber regarding their funding intention and will bring this item back to the Consortium if a contribution is feasible.

III.a. Adequate Public Facilities

Michael Lauer provided an update on Adequate Public Facility (APF) status. He is meeting with member agencies during his current visit to Ada County to gather necessary background data for the APF ordinances.

Lauer noted that several items are needed for APF implementation:

- 1) Variable LOS standards through ACHD's TLIP process;
- 2) A reliable, accurate transportation model. COMPASS is working to reconcile Community Choices scenario with actual developments; and
- 3) A monitoring system to track demands from development that are approved but not yet built. COMPASS is collecting this information, but there is no system yet to model the projected demands from the approved pipeline.

Lauer stressed that APF is not an ideal growth management technique; it is rather a surge protector for consequences due to unanticipated growth. He reiterated that APFs cannot create a growth moratorium if zoning is in place for a proposed development. Lauer noted that a two to five year "waiting period" is appropriate if zoning exists.

ULI Idaho has expressed to Lauer the desire to participate in the APF process through a peer review. Mayor Merrill suggested that ULI be involved in the APF creation and work "side by side" with Lauer instead of in a reactionary capacity.

Karen Doherty provided an update to the Consortium about the Steering/Technical Committee's discussion about funding earlier this day. Discussion occurred about the lack of available funding for transportation improvements in Ada County. After extended discussion, a motion was made by the Steering/Technical Committee to "Recommend immediate creation of a Steering Subcommittee to identify all potential funding mechanisms as an adjunct to the APF implementation tool. Membership shall be broad-based and at a minimum consist of ACHD, ITD, and Valley Regional Transit. This subcommittee shall be complimentary to the other subcommittees and not in-lieu of other Phase II implementation tools. The committee shall coordinate with the existing funding exploration groups to harmonize awareness about funding deficiencies related to APF implementation." The motion approved with 2 nays. The objection was that a subcommittee would duplicate existing efforts

The Consortium directed the Steering/Technical Committee to seek membership on existing transportation funding committees rather than creating a new BGG subcommittee. Committee members will be asked to provide input on their existing committee memberships and utilization of those relationships to further explore new funding opportunities for transportation infrastructure.

III.b. Area of City Impact Modification Process Subcommittee Update

Anna Canning indicated the subcommittee has collected edits from many sources. These edits allowed the subcommittee to evaluate the overall process and improve some procedural elements that were flawed in the original drafts. Anna indicated that the transportation agencies will be included in the modifications process as well; they were not specifically addressed in the original draft but this was an oversight that has been corrected. The group will be sending a new draft out for subcommittee review in the next few weeks.

Canning thought the September draft of the new process would be the very close to the final one for review by the Steering Committee.

III.c. Public Outreach Subcommittee Update

Karen Doherty provided a verbal update on Public Outreach Subcommittee. She discussed the message mapping exercise which has been occurring as part of the Public Outreach Subcommittee work. Message mapping is based on three major themes:

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

The subcommittee is currently updating the Speaker's Bureau presentation which can be used by Steering and Technical Committee members to inform their constituents about the Blueprint process.

III.d. Transit Ready/Mixed Use Compact Development Subcommittee

Karen 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.

III.e. Transit Ready/Mixed Use Compact Development Subcommittee Update

The committee is currently developing content for workshops to be held in Fall 2007. Valley Regional Transit and COMPASS are taking the lead on this work. The seminars will be used to identify barriers to transit ready development in the Treasure Valley. These barriers will be presented to Planning and Zoning Commissions and Councils with recommendations of methods to overcome the obstacles. A draft list of seminar discussion topics was distributed and participants were asked to return input to Karen Doherty.

III.f. Open Space Subcommittee

Karen Doherty gave an update on the Ada County Open Space Task Force.

A list of possible tools that can be used in Open Space preservation has been created. These have been sent to Boise City and Ada County legal staff to identify what is currently possible under Idaho Statutes. Deanna Smith sits on this Task Force representing BGG.

IV.a. Project Coordinator's Report and Funding Status Update

Karen Doherty summarized the past month's events. A new member orientation meeting was held for the new members of the Steering and Technical Committees.

Mayor Bieter suggested that the Consortium members continue to identify new funding opportunities for Phase II of Blueprint.

The meeting was adjourned at 2:40.

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

Invoice Summary as of 7/31/07

<i>Vendor</i>	<i>Invoice #</i>	<i>Service Date End</i>	<i>Invoice Amount</i>	<i>Sept 6 Recommended Pay</i>	<i>Unpaid Balance</i>	<i>Notes</i>
Planning Works	1494	7/31/2007	\$4,650.35	\$4,650.35		
				\$4,650.35		(1)
Total Recommended Approved as of 9/06/07			\$4,650.35	\$4,650.35	\$0.00	
Total Project Budget			\$ 67,740.00			
Remaining Contract			\$ 63,089.65			

Notes:
(1) Approval for Recommended Payment will be sought by Consortium on Sept 6, 2007

Memo

To: Karen Doherty, BGG Project Coordinator
From: Michael Lauer, AICP – Principal
Date: August 20, 2007
Re: July 31 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 July 31, 2007 invoice.

- Dates and type of work performed, labor classification and length of time such work was performed. This information is included in the timesheet spreadsheet that was attached to the invoice.
- Monthly status reports with the invoice that will include a text summary of work performed, including detail of project meetings and communications with individual member organizations. This information is supplied below:

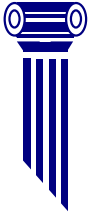
In July, Planning Works:

- Incurred travel expenses for the July 31-August 3 visit to Ada County.
- Prepared information request forms and surveys for service providers to use in support of the APFO interviews described in Task 1.
- Downloaded and began reviewing capital plans, comprehensive plans and development codes for provisions supporting the APFO pursuant to Task 1.
- Prepared support materials for the Task 2 Steering Committee meeting and a Consortium meeting that is not included in the scope of services.
- Coordinated with your firm to develop a schedule for the service provider meetings.
- Coordinated with ULI representatives to arrange for an informal discussion about the roles that ULI can play in supporting the Blueprint for Good Growth.

On the following page is the budget status for July 31, 2007:

Budget Status as of July 31, 2007

Task	Task Description	Total Budget	Amount Billed	Percent Complete	Percent Billed
1	Orientation and Data Supplements	\$7,260	\$2,450	40%	34%
2	Steering Committee Workshop 1	\$3,260	\$2,200	80%	67%
3	Steering Committee Workshop 2	\$4,640			0%
4	Consortium Workshop 1	\$3,440			0%
5	Focus Groups	\$3,960			0%
6	Level of Service Standards	\$3,900			0%
7	Initial Determinations	\$3,380			0%
8	Capital Improvements Assessment	\$3,380			0%
9	Steering Committee Workshop 3	\$4,120			0%
10	Consortium Workshop 2	\$2,920			0%
11	Public Workshop	\$7,080			0%
12	Final Synthesis Report	\$3,600			0%
13	APFO Template	\$4,500			0%
14	Steering Committee Workshop 4	\$3,600			0%
15	Consortium Workshop 3	\$2,400			0%
16	Administrative Procedures and Forms	\$6,300			0%
	Total Hours				
	Costs	\$67,740	\$4,650		7%



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August 30, 2007

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Ada County Commissioners
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Boise, Idaho 83702

John S. Franden, President
Ada County Highway District
3775 Adams Street
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Mayor Dave Bieter
City of Boise
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Mayor Nancy Merrill
City of Eagle
P.O. Box 1520
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Mayor John Evans
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

Mayor Scott Dowdy
City of Kuna
231 Kay Avenue
Kuna, Idaho 83634

Mayor Tammy deWeerd
City of Meridian
33 E. Idaho
Meridian, Idaho 83642

Mayor Nathan Mitchell
City of Star
P.O. Box 130
Star, Idaho 83669

District Engineer Scott Gurnsey
Idaho Transportation Department
P.O. Box 8028
Boise, Idaho 83707

Subject: Contract Supplemental for Project Coordination Services for Blueprint for Good Growth, Inc.

Dear Blueprint for Good Growth Member Agencies:

It has been our pleasure to serve the Blueprint for Good Growth participants since October 2004 as the local project coordinator. The accomplishments that the Consortium, Steering, and Technical Committees have made thus far are commendable; the groups have kept the best interests of Ada County intact as they have made decisions concerning our future. You have successfully laid groundwork to tackle the challenges produced by our unprecedented growth.

The member agencies of the Consortium are currently beginning the implementation phase of Blueprint for Good Growth. In June 2007, the Consortium extended our contract for two additional months through August 2007 with the intent to continue additional contract extensions as funding became available. Our services as project coordinator are duration driven; therefore, we have carefully examined the project's time requirements and our anticipated costs for these services. We have

Blueprint for Good Growth Member Agencies
August 30, 2007
Page 2

enjoyed our work with the project and offer to continue these efforts until the project is finished. Our firm prides itself on providing excellent client service and we commit to the participants of Blueprint for Good Growth to finish the project coordination activities through at least December 31, 2007 and longer if the Consortium deems necessary.

We will perform additional services through the calendar year end of 2007 at the existing contract value at \$6,000 per month. This letter proposes a supplement to our Agreement dated April 14, 2005, for project coordination services. The lump sum amount is based on one Consortium meeting per month and one joint Technical/Steering Committee meeting per month. It also includes project coordination efforts at an additional estimated effort of 35 hours per month. Please note that this proposal is based on our current project activities and time commitments; we are willing to discuss other options for fees based on modified time commitments. All other provisions of the original Agreement remain in effect.

Please contact me if you have any questions regarding our proposal. We look forward to continuing our working relationship through the completion of this pioneering project.

Sincerely,

A handwritten signature in blue ink that reads "Karen Doherty, President/Treasurer". The signature is written in a cursive style.

Karen Doherty, President/Treasurer
Doherty & Associates, Inc.



Memo

To: Blueprint for Good Growth Consortium
 From: Michael Lauer, AICP
 Date: September 3, 2007
 Re: September 6 APFO Status Report

Status Report.

On September 6, I will be completing initial discussions of key APFO regulatory policy issues with the BGG Steering/Technical Committee. Following this meeting, Planning Works will

1. Secure additional capital improvements program data and complete the draft Synthesis Report
2. Provide draft ordinance language based on the attached APFO outline that reflects the committee's recommendations. Prior to completion of the initial draft for the November meeting, we will need to incorporate recommended level of service standards for the street system being generated through the TLIP project.
3. Draft the Interlocal Agreement outlines required to implement adequate public facilities requirements for streets and highways. A draft outline, which will highlight outstanding policy decisions, will be reviewed by the Steering/Technical Committee at its October meeting.

At the September 6 Consortium workshop, I will provide additional information about direction provided by the Steering/Technical meeting at their morning workshop.

APFO for Street Systems

At the September 6 workshop, I will present examples from Florida and Maryland of successful APFOs by various jurisdictions, highlighting:

1. Factors used to evaluate success
2. Successful strategies to avoid unintended consequences
3. Future initiatives to improve ordinance effectiveness

AREA OF CITY IMPACT EXPANSION PROCESS

Introduction

Ada County and its six cities have grappled with expansions of areas of city impact over the past four years in the face of tremendous growth pressures. Current provisions in the Local Land Use Planning Act have proved inadequate in defining the purpose and function of an area of city impact boundary, bogging down what had historically been straightforward renegotiations between Ada County Commissioners and city leaders.

The successful implementation of Blueprint for Good Growth requires a straightforward, equitable process for defining areas of impact. During 2007, a subcommittee of city and county planners met to create a process that would fulfill a mutual desire to create a process that:

1. Relies on city provision of adequate public facilities in keeping with the commitment to the Blueprint for Good Growth;
2. Requires subarea planning before a boundary expansion is approved;
3. Includes substantive public involvement in the development of a subarea plan;
4. Relies on objective standards to guide the County approval process.

1. Establishment of a Planning Boundary

- a. Goal: Delineation of planning areas outside currently adopted areas of impact where sub area planning is desired and/or necessary by a city. A sub area plan can be an addendum or amendment to the existing city comprehensive plan or an independent plan.
- b. Purpose: This boundary is created solely for the purposes of developing sub area plans and to establish communication protocols among the city, adjacent cities, and Ada County regarding development activity during the sub area planning process.
- c. Process: Since property rights are not affected by establishing the planning boundary, the boundary will be created through a Memorandum of Understanding among Ada County and the affected city. The Memorandum of Understanding will include the following provisions:
 - i. Establish the planning boundary.
 - ii. Define the roles and responsibilities of the requesting city, the county, and other cities adjacent to or overlapping the planning boundary.
 - iii. Establish referral area for mutual notice of county and city rezone, land division, or conditional use applications of other city, county, or ACHD planning activities within the planning boundary. The planning area shall serve as a referral area. All county applications shall be transmitted to the appropriate city or cities for comment and review until a formal area of impact agreement takes effect after the completion of the sub area plan and/or the referral area is deemed unnecessary by the requesting city or cities and the county.
 - iv. Periodic review of sub area planning process and planning boundary.
 - v. Set a term of the Memorandum of Understanding.

- vi. Set a deadline for the requesting city to distribute and seek review of sub area plan timeline, scope of work, and public participation plan. The public participation plan shall be incorporated by reference and shall become part of the Memorandum of Understanding once finalized by the city.
- d. Guidelines and/or Criteria:
 - i. There are not specified criteria regarding the sufficiency of a particular planning boundary, but generally they respect natural or man-made features, landforms, major transportation corridors, infrastructure constraints, and jurisdictional boundaries.
 - ii. The planning boundary shall include, at a minimum, area to accommodate twenty years of growth for the city.
 - iii. The planning boundary may include a portion of an existing planning boundary proposed by another city. Such city (or cities) shall be invited to participate in any subsequent sub area planning process proposed by the city.
 - iv. Proposed planning boundaries are shown on Appendix A.

2. Sub Area Plan Scope of Work and Process

- a. Goal: Sub area plans that express the vision of the community after consideration of the needs and vision of affected cities and/or the county.
- b. Purpose: The purpose of this section is to provide criteria related on how to conduct the sub area planning process.
- c. Process:
 - i. Each city, as part of the sub are planning process, shall first develop a scope of work, timeline, and public participation plan for the sub area planning effort.
 - ii. The city shall invite the county, affected neighboring cities, transportation agencies, and any other service providers that have overlapping areas of impact, referral areas, or planning area boundaries, to be stakeholders in the planning process and allow these stakeholders to review the plan timeline, scope of work, and public participation plan.
 - iii. The city shall take comments (requested modifications) and make necessary changes to accommodate such comments.
 - 1. Where there are conflicting suggestions, the city shall make note and accommodate the majority of the stakeholders.
 - 2. Where the city disagrees with a requested modification, the city shall make note of such objections and specifically note the reason for the objection.
 - iv. The city and county staffs shall schedule a joint workshop with property owners and affected Residents. At this workshop, the requesting city and county staffs will:
 - 1. Describe the purpose of the meeting only in reference to area of city impact boundary, not land uses.
 - 2. Explain the implications of being included or excluded from the city's area of city impact.

3. Summarize the process thus far.
 4. Solicit comments on the proposed area of city impact boundary, the conceptual future land use map, and other issues related to the implementation of the proposed plan.
 5. The Joint Workshop shall be included as part of the city's public participation plan.
- d. Guidelines and/or Criteria:
- i. Sub area plans may include all or part of the planning area defined in Section 1. If the city decides to complete a sub area plan for only a part of the planning area, the city shall revise the Memorandum of Understanding to include a timeline for the completion of the sub area planning process for the balance of the planning area.
 - ii. The city shall serve as the lead planning agency for the sub area planning process, notwithstanding the public engagement and involvement plan as set forth in the Memorandum of Understanding.
 - iii. The sub area plan shall address the 14 elements, including agricultural land uses, required under Idaho Code by specific discussion or by reference to an existing plan.
 - iv. The sub area plan shall include a fiscal component (e.g., adequate public facilities).
 - v. The sub area plan shall be consistent with adopted regional plans, including but not limited to, Communities in Motion, Blueprint for Good Growth, County Parks and Waterways Open Space Plan, Ridge to Rivers, and other local or regional open space, pathways, trails, bikeway, air quality or transportation plans.

3. Area of City Impact Expansion Submittal and Hearing Process

- a. Goal: Predictable and timely review and adoption of area of city impact expansion requests and associated sub area plans by the Board of County Commissioners. The goal is also to shorten the lag time between the two governing units regarding adoption of the sub area plans. Long delays create uncertainty for property owners, invite criticisms of inefficient government bureaucracy, and create a feeling of mistrust in the community members involved in the planning efforts.
- b. Purpose: To establish a process that allows the county to participate early in the sub area plan process so that when the expansion request is formally submitted, the county can quickly evaluate the adequacy of area of city impact expansion requests.
- c. Process:
 - i. The city shall have one year following the joint workshop (see Section 2) to submit a formal request for and area of city impact expansion. Such request shall include:
 1. Map of existing city limits;
 2. Map of existing area of city impact;
 3. Map of approved planning area boundary (see Section 1);
 4. Map of proposed area of city impact;

5. Map of the proposed future land use map with the proposed area of city impact boundary;
6. Map of the proposed urban service planning area;
7. Map of constrained lands with brief text explanation of such constraints.
8. Land Use Analysis depicting a matrix (see Figure 1) of the current and future mix of land uses within the existing city limits, the existing area of city impact and the proposed area of city impact. This analysis shall be consistent with the documented sub area plan (see Section 2) and shall include at a minimum:
 - a. The acreage of vacant developable land (as determined by the requesting city) by land use designation.
 - b. The acres of underdeveloped land (as determined by the requesting city) by land use designation available for urban infill.
 - c. The acres of constrained land (as determined by the requesting city) by land use designation.
 - d. The future land use categories adopted for the existing comprehensive plan and the proposed sub area plan (if different).
9. Growth Trends Analysis as provided by COMPASS or the requesting city. If the requesting city is not proposing to use COMPASS projections:
 - a. The city shall demonstrate, through building permit trends and/or platting activity that different projections are appropriate.
 - b. The city shall also demonstrate the relative consistency of this historical trend date with the community's comprehensive plan.
10. Long Range Capital Facilities Plan that has a 20-year horizon broken down in 5-year increments.
 - a. The requesting city shall document how the new facilities proposed in the sub area plan shall be phased (including time increments) to ensure that new facilities shall meet any adopted adequate public facilities ordinance.
 - b. The city shall also document needed changes to the five-year capital facility plans required to serve at least XX% of the development potential in the proposed area of city impact.
 - c. If the city does not provide the water, sewer, transportation, storm water, or public safety services, the city shall obtain a letter from such providers indicating sufficient capacity and the ability to fund and provide capital improvements consistent with the five-year capital facilities plan.
11. Intergovernmental Agreement on the specific implementation guidelines and/or standards that the county would apply to

developments proposed within an area of city impact or within overlapping areas of city impact.

- a. The County currently ratifies such agreements within Title 9 of the Ada County Code. The requesting city and county may wish to consider an intergovernmental agreement in lieu of a Title 9 agreement.
 - b. Each area of city impact expansion shall require a concurrent intergovernmental agreement and/or amendment to their existing Title 9 Agreement for the purpose of detailing how the County will review development applications within their area of city impact. This city shall draft the initial agreement based on a template provided by the county and shall include but not be limited to:
 - i. Adopting all or portions of county sub area plans.
 - ii. Adopting all or portions of the city's comprehensive plan.
 - iii. Adopting all or portions of the city's zoning and/or subdivision code.
 - iv. Adopting all or portions of the city's design guidelines and/or standards.
 - v. Developing new zoning ordinance standards through the use of overlay districts.
 - c. The intergovernmental agreement and/or Title 9 amendment shall address the following:
 - i. Reference to an adopted city ordinance that prohibits the city from annexing any land outside its area of city impact, or extending any municipal services into a neighboring city's area of city impact (unless such extensions are part of an existing contractual agreement between the affected cities and/or service providers.)
 - ii. The proposed frequency of modifications to future area of city impact adjustments. Either party may initiate such modifications.
 - iii. The process and conditions that would justify an exigency consideration to adjust the area of city impact prior to the proposed frequency. For example a public/ private partnership that advances the infrastructure forward.
- ii. County Review of Area of City Impact Amendment Negotiation Request.
 1. Idaho Code 67-6526 and Idaho Code 55-5222 shall apply.
 2. Within seven days of submittal, county shall notify the requesting city of any missing items listed in 4cii above. The purpose is to determine if the county has a complete application. Subsequent submittals by the requesting city shall also be reviewed within

- seven days. The county shall notify the requesting city in writing of the date the application is deemed complete.
3. After the application is deemed complete, county shall schedule a joint meeting between the city council, mayor, and county commissioners.
 - a. The purpose of the joint meeting shall be to discuss the proposed intergovernmental agreement and any potential issues related to processing the necessary comprehensive plan and/or zoning ordinance text and/or map amendments. Potential issues shall include but not be limited to:
 - i. Did the city follow the agreed-upon scope of work, timeline, and public participation plan for the sub area planning effort? If no, has the city adequately informed the county, adjoining local governments, and affected service providers within the land identified in the sub area plan and the proposed area of city impact?
 - ii. Does the proposed area of city impact expansion avoid creating islands, corridors, or irregular boundaries, unless these areas are designated or reserved for open space or regional facilities?
 - b. The meeting may be waived with agreement by both parties.
 4. The county, within 30 days of the date which the city's area of city impact formal request is deemed complete, shall notify the requesting city of the hearing date with the Ada County Planning and Zoning Commission consistent with Idaho Code 67-6509. Such meeting shall occur no later than six months from date the application was deemed complete. ¶
 5. Following a recommendation by the Ada County Planning and Zoning Commission, county staff shall schedule the sub area plan and intergovernmental agreement with the Ada County Board of County Commissioners. Such meeting shall occur no later than 30 days from date of the recommendation of the Planning Commission on the sub area plan.
 6. Following adoption of an intergovernmental agreement, the Ada County Development Services staff shall schedule any necessary text or map amendments for the next available hearing with the Ada County Planning and Zoning Commission to occur no later than six months from adoption of the agreement.

iii. Dispute resolution?

Figure 1: Example of Land Use Analysis Matrix

Land Use Designation	Vacant Land (in acres)			Underdeveloped Land (in acres)			Constrained Land (in acres)			Total
	City Limits	AOCI	Expansion	City Limits	AOCI	Expansion	City Limits	AOCI	Expansion	
Very Low Residential										
Low Residential										
Medium Residential										
High Residential										
Mixed Employment										
Office										
Mixed Use Commercial										
Mixed Use Residential										
Commercial										
Industrial										
Public/Quasi-Public										
Total Acres										
% of Total										



MEMORANDUM:

TO: Blueprint for Good Growth Consortium

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

DATE: August 30, 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 8/31/07

**Actual Consultant Hours Spent to Date as
of 8/24/07**

<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	1415.50	\$ 158,069.67
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	131.50	\$ 7,379.97
1350	10/31/2005	\$ 4,716.91	Davidson	1.50	\$ 80.90
1360	11/28/2005	\$ 4,716.91	Total	2257.90	\$ 204,377.35
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		\$ 1,194.63
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	Total Spent to Date		\$ 206,948.77
1643	7/31/2007	\$ 6,000.00			
1668	8/31/2007	\$ 6,000.00			
Total Invoiced to date		\$ 202,500.00			
Total Initial Budget Through May 31, 2006		\$ 69,500.00			
Extra Services Through May 31, 2006		\$ 45,000.00			
Total Budget Through May 31, 2006		\$ 114,500.00			
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			
Remaining Contract		\$ -			

Direct Expenses as of 8/24/07

Admin 2004	\$	5.05
Meetings 2004	\$	23.50
Admin 2005		
Meetings 2005		
Admin 2006	\$	275.14
Meetings 2006	\$	1,073.10
Admin 2007		
Meetings 2007	\$	1,194.63
Total	\$	2,571.42



MEMORANDUM:

TO: Blueprint for Good Growth Consortium
FROM: Karen Doherty, P.E. – Project Coordinator
DATE: August 30, 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.

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

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.

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	
Total Contributions	\$736,066	

Overall Financial Status	
Total Contributions	\$ 736,066
Phase I Payments (completed)	(\$ 405,000)
Phase II Payments (as of Oct 1, 2006 work completion)	(62,060)
Local Project Coordination Contract through August 31, 2007	(206,500)
Phase II Adequate Public Facilities Task Order	(67,740)
Local project coordination contract Sept – Dec 07 (4 Months)	(24,000)
Planning Works services Jan 18 – April 24, 2007 (pre-APF) Phase II work	(10,727)
Total Remaining Funds for Phase II	\$ (39,961)