



Steering Committee Meeting

Thursday, April 20, 1-5 pm

ACHD Auditorium

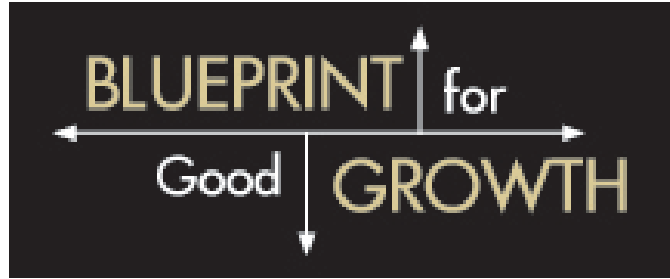
AGENDA

Please Bring Your Copy of the BGG Draft

You can download the latest draft from:

www.ourplanningworks.com/client_documents/blueprint

- I. **Agenda Changes and Additions**
- II. **Consent Agenda**
 - a. Approval of the March 9, 2006 Meeting Minutes (pg. 2)
- III. **Information/Discussion**
 - a. Update on 4/6/06 Consortium Discussion/Directives (pg. 6 -- note: that Consortium Responses to Steering Committee recommendations have been added in highlighted)
- IV. **Action Items**
 - a. Voting Issue: If neither the primary or alternate Steering Committee Member can be present, can the organization designate a separate alternative
 - b. Open Space Update and related policy discussion (presentation to be provided by County staff at meeting)
 - c. Planned Community Monitoring Policy (see Item III.a. support materials).
 - d. Finalize Policies
 - i. Growth Management Policies
 - ii. Natural Resource Policies
 - iii. Transportation Policies
 - iv. Utilities Policies
 - v. Public Schools Policies
- V. **Steering Committee Role in Phase II**



Countywide Land Use and Transportation Guide Plan Meeting Minutes

**Steering Committee Meeting – Ada County Courthouse
Thursday, March 9, 2006 8:30 A.M. – 12:30 P.M.**

Attendees: See attached

1. **Roll Call**
See attached attendee listing.
2. **Consent Agenda**
Approved Consent agenda.
3. **Information and Discussion – Status of correspondence to the Ada County Commissioners regarding Planned Communities**
The correspondence to the Commissioners has been included in their March 9 meeting packet. Michael will frame the presentation of the letter to the Commissioners in a manner that reminds them of the BGG activities so the correspondence is highlighted as a gentle reminder and not a reprimand.
4. **Information and Discussion – Communities in Motion Update**
Community Choices was endorsed in December 2005. The staff is currently working on crafting policies to monitor development. The Public Hearing process will be occurring in mid-April through mid-May; adoption is likely in July.
5. **Information and Discussion – Draft Plan Review**
The attendees discussed the voting process and decided to inform the Consortium of the vote tallies instead of stating that items simply passed or failed. Dissenting opinions can be submitted in writing.

Michael reminded Steering Committee members that “example” photos are due to him by March 31. Descriptions and locations should be included with the photos.

Note: The following is an excerpt from Michael Lauer's report to the April 6 Consortium regarding the March 9 Steering Committee.

March 9 Steering Committee Recommendations

- **Rural Tier Development:** Rural tier development should be limited to five percent of the total number of lots created county-wide (see revised policies GM-22). [*Note that two committee members dissented based on the opinion that the five percent should include platting Planned Communities*] The vote tally was 17 affirmative, 4 negative, 1 abstain, and 17 absent.
- **Planned Communities:**
 - Planned communities should be encouraged in cities and their areas of impact and allowed in other areas subject to the BGG plan policies. (see Policy GM-26)
 - Annexation agreements should be required for any planned community that falls within and area of impact, abutting an area of impact or within (insert distance) of an existing city's corporate boundaries. (see Policy GM-26)
 - Prior to approval, local governments should ensure that a planned community is consistent with the County's or applicable city's Comprehensive Plan, the Long Range Transportation Plan, Valley Regional Transit Plan and the ACHD 20-Year CIP. (see policy GM-28.2)
 - If the total number of lots created within the rural tier and within planned communities located outside cities and their areas of impact exceeds 10% of the total lots created in the county in any given year, BGG participants will re-evaluate growth management policies and their implementation to identify the reasons for the shift and appropriate responses to direct growth back into existing communities. (see new policy GM-28.4)
- **Transit Corridors:** Modify policy GM-32 to encourage or require densities of at least 8 dwelling units per acre near activity centers and potential transit stops within identified transit corridors. [*Note: local planners felt that it would not be feasible to achieve gross densities of 8 dwellings per acre throughout all identified transit corridors, particularly in conjunction with require open spaces.*]
- **Open Space:** The Committee will revisit the issue of open space following completion of the current County study and the presentation of those findings by the County. (see policies GM-28 and OS-2)
- **Consistency:** While no formal vote was taken, the most Committee members felt that the success of the BGG relies on consistent actions by member jurisdictions. After endorsing the Consortium's recommendation for a hearing examiner to review evidence and make

a consistency finding, the Committee acknowledged that the BGG is voluntary and that the examiner's findings should be considered by the local decision-making body, but should not limit local decision-making authority.

The meeting was adjourned at 12:30 P.M.

Blueprint for Good Growth

Committee: Steering

Date: 3/8/06

Name	Contact Number	Representing
Karen Doherty	336-0420	BGG/Doherty & Assoc, Inc
GERRY ARMSTRONG	287-7922	ADA COUNTY
PETE FRIEDMAN	287-7943	ADA COUNTY
Kelli Fairless	846-8547	Valley Regional Transit
Deanna Smith	344-2261	Idaho Smart Growth
Kathleen M. Hacey	384-3835	City of Boise
Charles Trainor	855-2558	COMPASS
DON KOSTELER FOR K. LOVITT	387-6234	AChD
Eric Shannon	334-8301	ITD
Jack McLeod	853-1732	BRFC DIST. 10
STEVE SWEET	342-0091	BRFC #10
WENDEL BIGHAM	855-4504	MERIDIAN SCHOOL DIST
DICK ARMSTRONG	331-7339	BlueCross
ANNK CANNING	884-5533	MERIDIAN
DIANE KUSHLAN	433-9352	GARDEN CITY
Steve Price	587-6112	AChD
Michael Lauer	913-381-7852	Planning Works
Ruby German	922-4550	agriculture
Clay Carley	345-7852	Econ Dev
Nichol Baird Spencer	939-0227	City of Eagle
MIKE WARDLE	939-0343	SunCo
PETER S O'NEILL	333-2401	ECON. DEV.
Andy Brunelle	334-1770	Conservation
RAE STARK	472-5225	Chambers
GARY ALLEN	388-1200	Neighborhoods

Memo



To: Blueprint for Good Growth Consortium
From: Michael Lauer, AICP
Date: April 17, 2006
Re: Status Report from Steering Committee

This memorandum summarizes recent input from the Blueprint for Good Growth (BGG) Consortium, lists the latest recommendations of the BGG Steering Committee, highlights the direction required by the Steering Committee and lists the next steps in the process of completing phases 1 and 2 of the BGG.

Consortium Direction

At the March 9 meeting, some Consortium members expressed reservations about the direction provided by the Blueprint for Good Growth Steering Committee. There appears to be a split between members who seek collaborative strategies to resolve the regional growth issues and those who seek recommendations for autonomous actions that would result in more responsible growth. Dr. Freilich has sent a letter to each member jurisdiction requesting clarification of the issues that we hope to resolve through the BGG. We plan to discuss the resulting lists of issues at the next Consortium meeting on April 6.

Given the uncertainty about the direction that the Consortium will provide at that meeting, planned focus group and Steering Committee meetings that were originally scheduled for April 6 and 7 have been cancelled. We will resume meeting with the Steering Committee on April 20, after we have received clear direction from the Consortium on the following issues:

- **Should developments of regional impact¹ (DRI) be reviewed for consistency with adopted transportation plans?**
 - Steering Committee Recommendation: Yes.
 - Consortium Response: There was considerable debate about this point, with general support that applications should be reviewed for consistency with transportation plans. One issue of concern was that by creating a more thorough review process for large scale development, local governments would encourage more fragmented decision-making.
- **Who should review DRIs for consistency?**
 - Steering Committee Recommendation: An independent hearing examiner.
 - Consortium Response: There was strong consensus that each local government should retain its autonomy in making the consistency determinations.
- **What effect should the hearing examiner's findings have on local decision-makers?**
 - Steering Committee Recommendation: The recommendation should be advisory. The Committee has not discussed responses to local actions that ignore consistency findings.
 - Consortium Response: See previous comments

¹ Developments of Regional Impact are tentatively defined as changes in areas of impact, planned communities and any action that would allow an increase in intensity that exceeds a specified number of dwellings or non-residential square feet. Thresholds would differ based on proximity to designated arterial streets.

- **Should development outside cities and areas of impact be limited?**
 - Steering Committee Recommendation: The Rural Tier should not capture more than 5% of newly platted lots. If the combination of development in the Rural Tier and Planned Communities exceeds 10% of newly platted lots in any year, BGG policies and local implementing regulations should be re-evaluated and adjusted to promote greater infill.
 - Consortium Response: There was some concern that this represented too great a percentage of development, but there was no clear direction provided to change or support the Steering Committee recommendation.

March 9 Steering Committee Recommendations

- **Voting on Steering Committee Recommendations:** The Steering Committee opted to make its decisions based on a simple majority of the quorum in attendance.
- **Rural Tier Development:** Rural tier development should be limited to five percent of the total number of lots created county-wide (see revised policy GM-22). [*Note that two Steering Committee members dissented based on the opinion that the five percent should include platting Planned Communities*]
 - **GM-22:** *Limit development in the rural tier to an average of five percent of projected county-wide population growth within any three-year period, exclusive of development approved within a planned community. This limitation should be based on new lot creation and, if applications for new lots reaches the five percent allocation, subdivision action shall be deferred until the following year in accordance with adopted County standards.*
- **Planned Communities:**
 - Planned communities should be encouraged in cities and their areas of impact and allowed in other areas subject to the BGG plan policies. (see Policy GM-26)
 - Annexation agreements should be required for any planned community that falls within and area of impact, abutting an area of impact or within (insert distance) of an existing city's corporate boundaries. (see Policy GM-26)
 - **GM-26:** *For planned communities located within an area of impact, abutting an area of impact or located within miles of a city's corporate boundaries, require an annexation agreement as a condition of project approval.*
 - Prior to approval, local governments should ensure that a planned community is consistent with the County's or applicable city's Comprehensive Plan, the Long Range Transportation Plan, Valley Regional Transit Plan and the ACHD 20-Year CIP. (see policy GM-28.2)
 - **GM-28.2:** *Prior to approval of a planned community, ensure that the development is consistent with the County's comprehensive plan, the BGG tier map, the Long-Range Transportation Plan and the ACHD 20-Year CIP.*
 - New policy **GM-29.4:** *If the total number of lots created within the rural tier and within planned communities located outside cities and their areas of impact exceeds 10% of the total lots created within the county in any given year, BGG participants will re-evaluate growth management policies and their implementation to identify the reasons for the shift and appropriate responses to direct growth back into existing communities.*
- **Transit Corridors:** Modify policy GM-32 to encourage or require densities of at least 8 dwelling units per acre near activity centers and potential transit stops within identified transit corridors. [*Note: local planners felt that it would not be feasible to achieve gross densities of 8 dwellings per acre throughout all identified transit corridors, particularly in conjunction with require open spaces.*]
 - **GM-32:** *To support the provision of efficient and convenient transit service, cities should encourage or require minimum gross densities of at least 8 dwelling units per*

acre near activity centers and potential transit stops within identified bus transit corridors. Where stable neighborhoods or natural resources inhibit the compatible establishment of higher densities, seek to obtain transit supportive densities and designs in mixed use activity centers in other areas along the corridors.

- **Open Space:** The Committee will revisit the issue of open space following completion of the current County study and the presentation of those findings by the County. (see policies GM-28 and OS-2)
 - GM-29.3:** *Require the preservation of at least 50% of the gross acreage of the property for open space. The County may establish standards to allow the applicant to meet the need for up to half the required open space through the conservation of off-site high priority open space areas.*
 - OS-2:** *Establish context-sensitive minimum open space requirements for all non-industrial development projects based on the following general guidelines:*
 - *Activity centers and transit corridors – no minimum percentage, but establish plazas and other public spaces.*
 - *Cities and Areas of Impact:*
 - *Residential projects: 20 percent open space, including land dedicated for public uses, but excluding street rights-of-way.*
 - *Non-residential and mixed-use projects: 15 percent open space, including plazas and other public gathering spaces.*
 - *Rural Areas: a minimum of 50 percent open space for conservation subdivisions.*
 - *Planned Communities: 50 percent open space (see policy GM-29).*
- **Consistency:** While no formal vote was taken, the most Committee members felt that the success of the BGG relies on consistent actions by member jurisdictions. After endorsing the Consortium's recommendation for a hearing examiner to review evidence and make a consistency finding, the Committee acknowledged that the BGG is voluntary and that the examiner's findings should be considered by the local decision-making body, but should not limit local decision-making authority.

No Consortium member expressed reservations about any of these policies, except as noted in the previous section. However, the Consortium strongly supported the development of adequate public facility requirements for schools and requested additional materials on the impacts of implementing this policy.

Next Steps

The Steering Committee anticipates completing its review of the draft BGG plan at the April 20th meeting, with the expectation that it will make final recommendations on the Plan to the Consortium at its May meeting. While the Committee finalizes its policy recommendations, the Consultant team will continue drafting plan amendments, code language and other elements of Phase 2.