



Consortium Committee Meeting
Friday, September 9, 2011, 1:30 P.M. to 3:30 P.M.
COMPASS, Conference Room
800 S. Industry Way, Suite 100
Meridian, Idaho

AGENDA

I. Consent Agenda

Page 2 *A. Approve February 10, 2011, Consortium Meeting Minutes

II. Action Items

Page 5 * A. Review Lot Inventory Process and Needs – MaryAnn Waldinger

B. Consider Incorporating BGG Tasks into Sustainability Plan and
Communities in Motion – Matt Stoll

C. Consider FY2012 Steering Committee Tasks – Matt Stoll

III. Other

A. Next Steering and Consortium Meeting Dates

- Steering Committee – November 3, 2011
- Consortium – December 8, 2011

IV. Adjournment

* Attachments

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CONSORTIUM COMMITTEE MEETING
Thursday, February 10, 2011, 1:30 P.M. to 3:30 P.M.
COMPASS, Conference Room
800 S. Industry Way, Suite 100
Meridian, Idaho

MINUTES

Attendees: Dave Bieter, Mayor, City of Boise, **President**
 Nancy Brecks, COMPASS
 Tammy de Weerd, Mayor, City of Meridian
 Sally Goodell, Ada County Highway District
 Scott Gurnsey, Idaho Transportation Department
 Justin Lucas, Ada County Highway District
 Carol McKee, Ada County Highway District, **Vice President**
 Nate Mitchell, Mayor, City of Star, **Secretary**
 Patricia Nilsson, City of Boise
 Jim Reynolds, Mayor, City of Eagle
 Matt Stoll, COMPASS
 Charles Trainor, COMPASS
 MaryAnn Waldinger, COMPASS

I. Consent Agenda
a. Approve March 11, 2010, Meeting Minutes

Carol McKee moved and Nate Mitchell seconded approval of the Consent Agenda as presented. Motion passed unanimously.

II. Action Items
a. Election of Consortium Officers

Tammy de Weerd moved and Nate Mitchell seconded to continue with the current slate of officers: Dave Bieter, President; Carol McKee, Vice President; Nate Mitchell, Secretary; and John Evans, Treasurer. Motion passed unanimously.

- b. Approve 2011 Consortium Meeting Dates**
- June 9, 2011, at COMPASS from 1:30 pm - 3:30 pm
 - September 8, 2011, at COMPASS from 1:30 pm - 3:30 pm
 - December 8, 2011, at COMPASS from 1:30 pm - 3:30 pm

Carol McKee moved and Tammy de Weerd seconded approval of the 2011 Consortium meeting dates as presented. Motion passed unanimously.

c. Review of Cumulative Impact Analysis

Justin Lucas stated that the question to the Consortium is what level of cumulative development analysis does the Consortium want staff to undertake for development review? Justin reviewed three proposed options developed by the Steering Committee for Consortium consideration. The following options have different levels of detail and require different amounts of staff work. Each option described below has two elements, traffic analysis and demographic analysis:

- **Option 1: New Traffic Impact Study (TIS) Policy (Adopted August 2009)**
Use ACHD's new TIS Policy for cumulative impacts reporting. ACHD's new policy significantly increases the area for cumulative impacts analysis (area of influence). The TIS uses demographics in the 20 year transportation plan plus any known developments (underway or un-built), plus the proposed development. Demographics are prepared independently for each development application (no countywide ongoing tracking). Traffic volumes and Levels of Service are estimated from this information.
- **Option 2: New TIS Policy + Countywide Demographic Tracking**
Use ACHD's new TIS Policy to estimate cumulative impacts for traffic (same as Option 1). COMPASS would prepare estimate of jobs and housing for existing and approved developments county wide (committed development), and would compare cumulative jobs and housing, including the proposed development, to the demographics used to plan the transportation system (*Communities in Motion*).
- **Option 3: Countywide Tracking and Reporting for All Development**
ACHD would undertake county wide tracking and reporting of traffic impacts from existing, approved un-built and proposed developments. COMPASS would estimate jobs and housing countywide as described in Option 2.

The Steering Committee recommends Option 2: New TIS Policy + Countywide demographic tracking.

Justin stated the next question for the Consortium is should COMPASS direct staff resources to prepare demographics analysis for review of comprehensive plan changes. COMPASS would prepare an analysis of proposed comprehensive plan changes, specifically, changes to future land use maps, comparing the changed demographics (jobs and households) to those used to prepare the transportation plan. Justin reviewed three proposed options developed by the Steering Committee for Consortium consideration:

- **Option A: Super Lite**
COMPASS would compare the approved demographics for the horizon year to the demographics estimated for the proposed change. There would be no analysis of what has already been built or approved but un-built.
- **Option B: Lite**
COMPASS would compare demographics and traffic volumes from the approved transportation plan to demographics and traffic volumes for built, plus approved un-built, plus proposed change and report on traffic impacts for segments only.
- **Option C: Full**
COMPASS would compare demographics and traffic volumes from the approved transportation plan to demographics and traffic volumes for built, plus approved un-built, plus proposed change and report on traffic impacts for segments and intersections.

The Steering Committee recommends Option B: Lite, which works with Option 2 of the cumulative development for development review.

After discussion, **Carol McKee moved and Nate Mitchell seconded approval for staff to move forward with cumulative development analysis Option 2 and demographics analysis for review of comprehensive plan changes Option B as presented, and explore what the tipping point would be before moving to Option 3/Option C. Motion passed unanimously.**

d. Discuss Direction on Next Steps for BGG Steering Committee

Matt Stoll reviewed next steps for the Steering Committee:

- Meet with the cities of Nampa and Caldwell to discuss how they do cumulative impact analysis, with the goal of having a presentation to the Consortium regarding their process.
- Develop pilot program with COMPASS, ACHD and the City of Meridian for the cumulative impact analysis process.
- Explore how to create an exchange values program for pedestrian/bike facilities or transit investments that the land use jurisdiction can require the developer to put into place.
- Explore triggers for moving into the 3/C options.

III. Other Items

None.

IV. Adjournment

Nate Mitchell moved and Tammy de Weerd seconded adjournment at 3:05 pm. Motion passed unanimously.

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MEMORANDUM

ITEM II-A

TO: Blueprint for Good Growth Consortium
FROM: MaryAnn Waldinger, Principal Planner
DATE: September 2, 2011
RE: Review Lot Inventory Process and Needs

ACTION REQUESTED:

Review lot inventory process and address data quality needs.

BACKGROUND:

In 2009, COMPASS staff began working with Ada County parcel data and preliminary plat files to develop "committed lot inventory" for use in cumulative impact analysis.

In 2011, over two months and more than 120 hours were spent on cleaning up the preliminary plat file due to the poor quality of the data provided.

The 2010 preliminary plat file maintained by the Ada County Assessor's office included the following 207 active subdivisions consisting of 13,013 buildable lots. After jurisdiction review and clean up by COMPASS staff the final 2010 preliminary plat file contained the following:

- 96 subs were still active (net difference of 50%)
- 42 subs had expired or withdrawn
- 25 subs were missing (9 added to file)
- 41 subs had been final
- 22 subs had other issues
- 8 subs were annexed into cities
- 10,933 buildable lots (net difference of 16%)

STATUS:

In order to improve the data quality and remedy the issues with the preliminary plat data, the cities need to review their internal processes and how information is or is not shared with the Ada County Assessor's office.

COMPASS staff has followed up with Ada County Development Services and City of Meridian.

In spring 2011, Ada County Development Services noted issues with preliminary plats in the 2010 file and implemented a system that generates an email when subdivisions expire. If a subdivision is withdrawn, staff sends an email to the Assessor's office.

As directed at the February 2011 Consortium meeting, COMPASS began working on a pilot program for the cumulative impact analysis process with the City of Meridian.

COMPASS has worked on developing a lot inventory method to quantify "committed" demographics since early 2009 and will continue to do so. Starting in FY2012, the COMPASS Unified Work Plan Budget has staff resources allocated to this task given the usefulness of the data for general planning purposes, development reviews and ACHD's traffic impact studies.

Additional detailed information on the preliminary plat file and process will be presented at the meeting.

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