



Technical Committee Meeting
Thursday, September 14, 2006
1:00 P.M. to 3:00 P.M.
Boise City Hall Foothills Room (first floor)

AGENDA

- 1. *Status Report***
- 2. *Adequate Public Facilities Presentation and Discussion***
- 3. *Outline of Implementation Toolbox***
- 4. *Open Space Discussion***
- 5. *Next Steps***

Adequate Public Facilities & Concurrency

Michael Lauer, AICP



What is APF/Concurrency?

- A requirement that:
 - specified public facilities and services
 - in defined areas
 - are available
 - at the adopted level of service (LOS) standard
 - at the time that the impacts of development will be felt
 - so that adopted levels of service are maintained

APF/Concurrency are NOT

- rezonings (or downzoning) of property
- exaction/dedication requirements
- impact fees
- moratoria

Implementation Considerations

- Statutory requirements
- Areas of applicability
- Public facilities included
- LOS standards
- Current & projected capacities
- Types of applicable development
- Timing of determination
- Effect of failure to meet LOS
- Allocating/monitoring capacity

Areas of Applicability

- One size does not fit all
- Areas may include
 - Tiers with distinct LOS
 - Exempt areas
 - Multiple jurisdictions
- Areas should be consistent with growth management goals
- Areas should consider the relative per unit cost of service

Facility Criteria

- Essential Facilities
- Measurable Levels of Services
- Development/Demand Linkage
- Fiscal Commitment to Provide Capacity

Sample Facilities

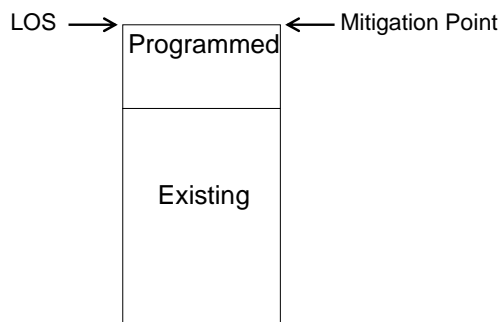
- Roads (traffic)
- Sanitary sewer
- Potable water
- Schools
- Stormwater
- Fire
- Parks and recreation



Level of Service Standards must be:

- Explicitly defined
- Measurable
- Supported by the Plan
- Supported by Capital Facilities Plans

Current & Projected Capacities



Applicable Development

- Any that generates demand for targeted facilities
- Possible exemptions
 - Service area exemptions
 - Uses that don't generate demands
 - De minimis
 - Essential uses

Timing of Determination

- Check statutes
- If early, then
 - Commitments made before significant investment
 - Predictability of availability - greater
 - Predictability of mitigation - greater
 - Tracking commitments – more critical
 - Timing of demand – less certain
- If later, then capacity is more likely to lag behind demand

Effect of Failure to Meet LOS

- Wait (how long?)
- Reduce demand
- Provide capacity through development agreement

Allocating/Monitoring Capacity

- How much capacity should be allocated to approved/exempt development?
- How long should capacity be reserved?
- Can that capacity be used by others?
- Who monitors and updates demands?
- Can capacity credits be transferred?

Potential Unintended Consequences to Avoid

- Reducing Levels of Service
- Discouraging Infill/Redevelopment
- Destroying Neighborhoods
- Eliminating Mode Choices
- Encouraging Sprawl
- Bankrupting General Fund

Closing Thoughts from the Trenches

- Start with the comprehensive plan
- Look for funding alternatives
- Get the numbers right and establish refinement process
- Make sure decision-makers know the impacts
