



**Consortium Member Agency Meeting**  
**Thursday, May 15, 2008, 1:30 P.M. to 3:30 P.M.**  
**Meridian Police Department**

**AGENDA**

- I. **Consent Agenda (1:30 PM – 1:35 PM)**
  - a. **Approval of the April 10, 2008 Meeting Notes (pages 3-10)**
  - b. **Approval of Planning Works - April 2008 Billings (page 11-13)**
  
- II. **Discussion Items**
  - a. **Transportation and Land Use Integration (TLIP) update – ACHD (1:35 – 1:50 PM)**  
ACHD will provide a status on ACHD's TLIP project.
  - b. **Blueprint for Good Growth Implementation (1:50 – 2:20 PM)**  
The Consortium will engage in discussion about the future of Blueprint for Good Growth, including implementation and monitoring needs.
  - c. **Public Outreach – Karen Doherty (2:20 – 2:35 PM)**  
The group will be asked to provide input about a public outreach activity this summer. The intent of the activity is to celebrate the BGG successes and introduce the Adequate Public Facility Ordinance to the public.
  - d. **Transit Ready Mixed Use Subcommittee – Kelli Fairless (2:35 – 2:40 PM)**  
Kelli will give an update on the Transit Ready Mixed Use Subcommittee.
  - e. **Update of Open Space Subcommittee – Deanna Smith (2:40 – 3:00 PM)**  
Deanna will discuss the recommendations of the Open Space Subcommittee.
  - f. **Agriculture/Farm Land Preservation – Josie Erskine (3:00 PM – 3:10 PM) (pages 14-21)**  
Josie will present the subcommittee's recommendations to the Consortium. The policy is attached.
  - g. **Funding Committee Status (3:10 PM – 3:30 PM) (pages 22-23)**  
A summary is attached.

**Blueprint for Good Growth - c/o HDR Engineering, Inc. – 412 E. Parkcenter Blvd, Ste 100 - Boise, ID 83706**  
**Business (208) 387-7075 - Fax (208) 387-7100 – Email Karen.Doherty@hdrinc.com**  
**[www.blueprintforgoodgrowth.com](http://www.blueprintforgoodgrowth.com)**

**FOR INFORMATIONAL PURPOSES – FOLLOWING IS MICHAEL LAUER’S PROPOSED  
APFO Schedule**

- May 16            Products for review  
                    Revised APFO for Transportation APFO  
                    Revised ILA for Transportation APFO  
                    Sample application forms and procedures  
                    Revised synthesis report  
                    Sample APFO provisions for water, sewer, fire, school  
                    Sample Comp Plan Language for APF  
                    Supplemental memo on implementation needs
- May 30            Comments due to Planning Works
- June 12           Final consortium/committee meetings

Adoption process – timing contingent on:

1. refinement of COMPASS transportation model
2. modeling of Community Choice/Trend for 2015
3. adoption of TLIP street typologies and variable levels of service
4. adoption of interlocal agreements and APFOs

**Upcoming Consortium Meetings**

June 12, 2008 –Meridian Police Department – 1:30 – 3:30 PM

# Blueprint for Good Growth

Committee: Consortium

Date: 4-10-08

Name	Contact Number	Representing
Fred TILGEMAN		Ada County
Al Shoushtarian		Eagle
Jack YZABUJINE		Ada County
Carol McKee		ACHD
PETE O'NEILL	333-2401	BOISE CHAMBER
Nate Mitchell	941-2688	STAR
Phil Brandy	514-6248	EAGLE
Paul Woods	287-7000	Ada County
ELAINE CLEGG		CITY OF BOISE
John Evans		Garden City
Timmy deWeerd		Meridian
Michael Lauer		Planning Works
Gabe Puck		Boise
Laura M. Mahoney	387-7075	BOG/HDR
Benjamin Davenport	384-1800	Evans Keane
Nicholas Baird Sporer	939-0227	City of Eagle
Mark Tate	939-6263	M3
JoAnn Butler	388-1000	M3
Pete Friedman	884-5533	MERIDIAN
Patricia Nilsson	384-3842	Boise City
Charles Trainor	855-2558	COMPASS
Chris Danley	387-6202	ACHD
SPARKVOLD	642 8547	VRT
Joe Kunz	377-3550	BCASWI





**Consortium Member Agency Meeting**  
**Thursday, April 10, 2008, 1:30 P.M. to 3:30 P.M.**  
**Meridian Police Department**

**Meeting Minutes**

**I. Consent Agenda (1:30 PM – 1:35 PM)**

**a. Approval of the March 13, 2008 Meeting Notes (pg. 3-6)**

Minutes approved without discussion.

**b. Approval of Planning Works -March 2008 Billings (pg. 7-9)**

Billing approved without discussion.

**II. Action Items**

**a. Election of BGG officers (1:35 PM – 1:45 PM)**

Blueprint for Good Growth, Inc. elected new officers. The slate included Mayor David Bieter, President; Commissioner Carol McKee, Vice-President; Mayor Nathan Mitchell, Secretary; and Mayor Phil Brady, Treasurer. The motion passed.

**b. Extension of Program Coordination for HDR Engineering, Inc. (1:45 PM– 1:50 PM)**

The contract for project coordination expires on April 15, 2008. The Consortium's intent was to extend the contract through finalization of the Adequate Public Facilities Ordinance, but didn't have the financial availability to do that at their January 2008 meeting. Therefore the contract was extended through April 15 commiserate with funding availability. Karen requested extension of the contract through June 30, 2008, a 2.5 month extension for \$15,750. This extension takes the Consortium through the APFO template creation. Discussion was held regarding funding. Mayor Bandy said he will meet with the Eagle City Council to secure the funding of their \$20,000 pledge. The motion passed contingent on receipt of Eagle's funding.

**III. Discussion Items**

**a. Transportation and Land Use Integration (TLIP) update – Chris Danley (1:50 PM– 2:00 PM)**

Chris provided a status on ACHD's TLIP project. Chris explained the products are coming out soon and will go through an internal review at ACHD and then an external review with each land use jurisdiction. The public involvement portion will follow the external review. He is seeking ideas to help facilitate public outreach to help the public get interested in TLIP.

Currently, ACHD is trying to create an ACHD traffic model that can be utilized. That model may be ready in August. ACHD is creating an implementation strategy so they can create a more definitive timeline. Chris said they are trying to make sure they are comfortable with the plan before they take it to the public for comment.

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**b. Adequate Public Facilities Ordinance Update - Michael Lauer (2:00 PM – 2:55 PM) (pg. 10-51)**

Michael Lauer led a discussion on the Adequate Public Facility Ordinance (APFO). He presented a PowerPoint presentation (attached). He gave an update of where the APFO process is and provided feedback from the developer and legal staff meetings which were held on April 9.

Michael indicated his contract will end about six months before the Consortium is ready to adopt an APFO since the APFO requires information from TLIP on levels of service and constrained corridors. Michael will present the APFO template to the Consortium in June and that will finish his deliverable requirements. He offered to review the final document once TLIP was incorporated.

Michael indicated that the Steering Committee queried if the Consortium can implement parts of the APFO and not enact the entire APFO unless the communities become comfortable with the plan. Michael volunteered to put together a list of what they are doing in conjunction with developing the APFO to show all the positive results that have come out of the process. Michael suggested that without the requirement of having to meet the level of service, the rest of the implementation measures were rendered meaningless.

He asked whether they should have the public meeting in June about the APFO. Michael said he could provide information about how APFOs have been implemented in other locations so the public can learn more about the process. Mayor Bieter asked Michael if he would be willing to wait on the APFO public involvement until the communities are closer to the adoption phase. Michael indicated he would be willing to come back this fall to assist with the APFO specific open house.

**c. Transit Ready Mixed Use Subcommittee – Charles Trainor (2:55 PM– 3:00 PM)**

Charles indicated that COMPASS has been working to develop an implementation guide for developers; Valley Regional Transit (VRT) is assisting with the rollout of this effort. A survey was conducted recently with over 100 developers to identify transit ready and mixed use development barriers. He indicated that the overwhelming majority of developers who responded to the survey feel the approval process is unpredictable and there are powerful financial, market, and political barriers as well.

In a group meeting following the survey, selected survey respondents generated some possible solutions to these barriers. VRT will use those suggestions to generate a report to share with selected groups. VRT will use this information when they meet with neighborhood groups, financial institutions and planning and zoning commissions and in final discussions with local officials. Charles said the over-arching goal is education about transit ready and mixed use development barriers.

The conclusion of this discussion involved small subgroups of the Steering/Technical Group discussing barriers. Gloria distributed a handout showing the top barriers that developers face. The BGG attendees broke up into groups and discussed solutions to the barriers. After meeting for five minutes, the BGG participants finished their subgroup discussions and Gloria gathered the written recommendations. She will incorporate the BGG feedback into the barriers report.

**d. Update of Open Space Subcommittee (3:00 PM – 3:05 PM)**

A verbal update on the activities was provided. The final draft should be ready in the next few days; the deadline for production is the end of April. Then they will move forward into the public involvement phase.

**e. Update of Ag and Farm Sub Committee – Josie Erskine (3:05 PM– 3:15 PM) (pg. 52)**

Josie provided a verbal update on the subcommittee status. The subcommittee has created working definitions. She explained the working definition of farmland and agriculture operations. Brief discussion was held regarding the mapping criteria tools of 1) Lands that qualify for Ada County Agricultural Exemption; 2) Farmland 5 acres or more; 3) Tillable ground and dry grazing; and 4) Best soils.

**f. Creation of MOU for Area of City Impact Process (3:15 PM – 3:25 PM)**

Karen asked the consortium how they would like to move forward in the process of memorializing the Area of City Impact Modification process. After some discussion, the Consortium agreed to have the Steering Committee draft an MOU to memorialize the future planning maps and conflict resolution.

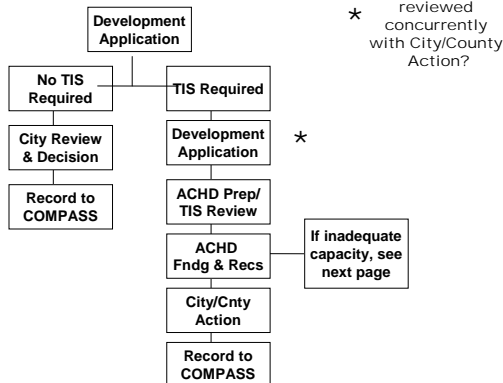
### Agenda

- Status Report
- Comments from Attorney's/Developers
- Next Steps

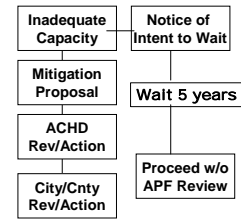
### Status Report

- Draft APFO and Agreement Templates prepared – graphics, examples and other edits to be added in April
- Forms/manuals and plan language to be drafted in May
- Presentation of final templates in June
- Missing pieces include:
  - Variable levels of service
  - Revised TIS thresholds and submittal requirements and review procedures
  - Development monitoring system
  - Agreement to participate

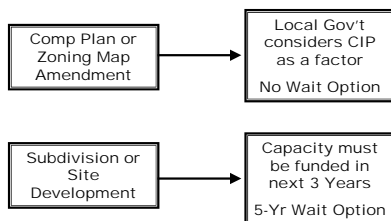
### APFO Review Process



### Mitigation Process



### Paths for Review



### Attorney Concerns - Mitigation

- Mitigation agreement is acceptable, though development agreements are only specifically authorized with zoning changes
- There may be constitutional issues if agreement promises long-term public financial obligations
- Proportionate share provisions and options for reimbursement are important



### Attorney Concerns - Applicability

- Site Plan based review has two potential problems
  - No specific authorization to invoke APF
  - Zoning implies commitment to serve
- Will review potential use of Special Use permit if mitigation or TIS is required
- May consider zoning as a trigger for commitment of capacity if that commitment expires

### Attorney Comments - Participation

- Two-tiered impact fees seem to provide a viable tool to address participation
  - Local component of fee increases to fill capital gap if APF is not adopted
  - Regional component remains constant
- This requires further discussion

### Attorney Comments - LOS Changes

- LOS review/modification process is a vital element, particularly to address changes in external demands
- Local decision to increase LOS (decrease allowable congestion) must address funding need created by the change

### Developer Comments - Funding

- APFO w/o adequate funding will have unintended consequences
  - Reduce LOS
  - Increase infill land prices
  - Promote leapfrog
  - Increased use of APFO to subsidize impact fees
- Ordinance and agreement should include a strong commitment to increase funding if funding is not secured prior to adoption

### Developer Comments - Process

- Integrate TIS with application review
- ACHD findings/recommendations not required for City/County to act
- Application should vest with City/County prior to or concurrent with TIS application
- Agreement should include the scout's motto - trust is an issue

### Developer Comments - Wait Period

- Intent to wait should not be a requirement to wait if capacity becomes available
- 5-year wait should include:
  - Vesting to develop under existing comp plan
  - Clearly identify what rules can/can't change
  - Protection from local invocation of APF related transportation improvements

### BGG Discussion Items

- Use of SUP process if TIS/Mitigation required
- Allocation of capacity w/ rezoning
- Consequences of
  - Non-participation
  - Repeatedly overriding ACHD findings and recommendations
  - Amendments to LOS standards

### Next Steps

- April - Comments on drafts from staff
- May – Consultant Provides
  - Forms
  - Plan amendment language
  - Template for other essential facilities
  - Guidance on outstanding issues
- June – Public Workshop and presentation of final templates

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

**Invoice Summary as of April 15, 2008**

<i>Vendor</i>	<i>Invoice #</i>	<i>Service Date End</i>	<i>Invoice Amount</i>	<i>May 15 Recommended Pay</i>	<i>Unpaid Balance</i>	<i>Notes</i>
Planning Works	1396	12/31/2006	\$4,402.88		\$0.00	* Invoice not included in APFO
Planning Works	1494	7/31/2007	\$4,650.35		\$0.00	
Planning Works	1502	8/31/2007	\$9,677.50		\$0.00	
Planning Works	1511	9/30/2007	\$11,920.40		\$0.00	
Planning Works	1529	10/31/2007	\$7,681.60		\$0.00	
Planning Works	1546	11/30/2007	\$900.00		\$0.00	
Planning Works	1568	1/15/2007	\$2,043.25		\$0.00	
Planning Works	1589	2/15/2008	\$10,468.75		\$0.00	
Planning Works	1601	3/15/2008	\$4,413.00		\$0.00	
Planning Works	1618	4/29/2008	\$9,460.51	\$9,460.51	\$9,460.51	
<b>Total Recommended Approved as of April 15, 2008 *</b>			<b>\$61,215.36</b>	<b>\$9,460.51</b>	<b>\$9,460.51</b>	
<b>Total APFO Project Budget</b>			<b>\$ 67,740.00</b>			
<b>Remaining Contract</b>			<b>\$ 6,524.64</b>			

# Memo

To: Karen Doherty, BGG Project Coordinator  
From: Michael Lauer, AICP – Principal  
Date: May 14, 2008  
Re: February/March Invoice Support Materials

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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 latest billing period from March 16-April 15.

- Dates and type of work performed, labor classification and length of time such work was performed is included in the timesheet spreadsheet that was attached to the invoice.
- Below is a summary of the tasks performed:

**Current Work:** In March and April, Planning Works:

- Revised the draft of the APFO based on comments from Steering/Technical Committee members and others.
- Revised the initial draft interlocal agreement required to implement the APFO.
- Participated in the April meetings of the Steering/Technical Committees and the Consortium.
- Conducted focus group meetings with local attorneys and members of the development community.
- Continued coordination efforts with the Transportation, Land Use Integration Program (TLIP).

**Billing Status:** Planning Works invoice for the last month totals \$9,460.51.

## Budget Status Report - April 15, 2008

Task	Task Description	Total Budget	Amount Billed	Percent Complete	Percent Billed
1	Orientation and Data Supplements	\$7,260	\$7,260	100%	100%
2	Steering Committee Workshop 1	\$3,260	\$3,260	100%	100%
3	Steering Committee Workshop 2	\$4,640	\$4,640	100%	100%
4	Consortium Workshop 1	\$3,440	\$3,440	100%	100%
5	Focus Groups	\$3,960	\$3,960	100%	100%
6	Level of Service Standards	\$3,900	\$3,510	90%	90%
7	Initial Determinations	\$3,380	\$3,380	100%	100%
8	Capital Improvements Assessment	\$3,380	\$3,042	90%	90%
9	Steering Committee Workshop 3	\$4,120	\$4,120	100%	100%
10	Consortium Workshop 2	\$2,920	\$2,920	100%	100%
11	Public Workshop	\$2,920	\$0		0%
12	Final Synthesis Report	\$7,760	\$7,372	95%	95%
13	APFO Template	\$4,500	\$4,050	90%	90%
14	Steering Committee Workshop 4	\$3,600	\$3,600	100%	100%
15	Consortium Workshop 3	\$2,400	\$2,400	100%	100%
16	Administrative Procedures and Forms	\$6,300	\$4,262	75%	68%
	March Meeting cost deferral				
	Total Costs	\$67,740	\$61,216		90%

**Policy Subcommittee**  
**April 16, 2008**

**Suggested Policy Framework**

**I. Food Security**

- Why is this important
- Who's doing it (here and elsewhere)
- Who needs to be involved (city/county/interest groups??)
- Recommended policy(ies):

**II. Economic development-type policies**

- Buying local
- Local processing

**III. Farmland preservation**

**IV. Small-producers**

- Policies to allow small-scale ag activities

**V. Community gardens**

**Existing Authority in Idaho State Statutes:**

67-6502. PURPOSE. The purpose of this act shall be to promote the health, safety, and general welfare of the people of the state of Idaho as follows:

...

(e) To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fibre, and minerals.

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(e) Land Use -- An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

## **Review of Phase 1 Blueprint for Good Growth Phase 1 Report**

**Page 2, Agriculture.** The retention of agribusiness and agricultural land uses is a cultural, economic and fiscal issue. Escalating land prices, development encroachment, increasing traffic congestion and the disappearance of agricultural support infrastructure limits the potential for large-scale agriculture in Ada County. While agri-tourism, community-based agriculture and other small scale operations are likely to be the remaining face of agriculture in Ada County, large-scale operations have greater potential in Canyon County. Major issues are how much and what types of agriculture can be sustained and how to provide economic support to farmers to help them realize as much gain from retaining agricultural lands as they would from land development.

### **Page 5, We will protect the natural resources we value.**

- The natural resources we value most are our clean air and water, our trees, the Boise Foothills, the Boise River and floodplains, Lake Lowell and agricultural lands.

### **Page 6, Long-term retention of viable agricultural operations in the Treasure Valley.**

The combination of land prices, remaining land quality, residential encroachment and lack of support infrastructure has reduced the viability of large-scale agricultural operations in Ada County. However, due to the economic benefits of the regional agricultural industry (primarily in Canyon County), the Steering Committee cited coordinated agricultural preservation strategies as a future BGG initiative.

**Page 26, Open Space Objective:** Within two years of adoption of the BGG, develop a countywide open space and greenway plan to facilitate the establishment of a coordinated system that helps achieve the open space and natural resource goal. This plan should:

- Involve diverse stakeholders including irrigation, recreation, conservation, agricultural, transportation, flood control, development, neighborhood, and fish and wildlife interests.
- Recognize and integrate open space, trails, and pathway planning completed by each community and the county to date.
- Recommend non-regulatory and regulatory tools such as conservation design subdivisions, tax incentives, transfer of development rights, and wildlife mitigation strategies to achieve open space protection goals.
- Establish context-sensitive natural and active recreation open space standards.



## Existing Policies in Ada County

### Ada County Comprehensive Plan (2007)

#### Chapter 5: Land Use

##### *Rural Areas – Agricultural Use:*

Goal 5.9: Ada County will continue to support the agricultural industry and preservation of prime agricultural land in areas designated as Rural on the Comprehensive Plan Future Land Use Map.

Policy 5.9-1: Support the continued operation and maintenance of gravity flow irrigation systems and drainage systems as a long-range economical method for irrigation water delivery to and drainage from agricultural lands.

Policy 5.9-2: All development currently served by an irrigation system must preserve the irrigation capability and water rights of the land unless such development is exempted by the appropriate irrigation authority. Encourage the use of pressurized irrigation systems or other efficient irrigation systems for lands that are converted from agricultural to non-agricultural use.

Policy 5.9-3: Development should not be allowed to disrupt or destroy irrigation canals, ditches, laterals and associated rights-of-way. This does not apply to privately owned, self-contained systems.

Policy 5.9-4: Drainage from new development should not cause negative impacts to any irrigation systems or drainage systems. Preservation of existing drainage systems, on-site retention of drainage or other alternatives are encouraged. Drainage into an irrigation system or drainage system in excess of predevelopment flow should not occur without the review and approval of the irrigation or drainage authority or other owner and operator of the irrigation or drainage system.

Policy 5.9-5: Encourage protection of agricultural land on prime agricultural lands zoned for rural residential use through buffering, fencing, anti-nuisance requirements and laws and other strategies.

Policy 5.9-6: Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.

Policy 5.9-7: All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.

Policy 5.9-8: Allow for schools, churches and other public and quasi-public uses to be in rural areas provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land not classified as prime agricultural land.

Policy 5.9-9: Encourage agricultural-related industries, including those related to the production, processing, and sale of food and fiber, to locate in the rural areas on land not classified as prime agricultural land.

Policy 5.9-10: Limit development requirements for agriculture-related activities and construction to those needed to provide for the public health, safety and general welfare.

Policy 5.9-11: Dust, noise and odors normally associated with agricultural pursuits are considered acceptable in rural areas. Non-agricultural development should not restrict adjacent agricultural operations.

Policy 5.9-12: Allow permanent housing in rural agricultural areas to meet the needs of farm families and farm workers and establish criteria that would allow for additional temporary and/or permanent farm residences for farmers, immediate relatives and/or farm workers.

Policy 5.9-13: Recognize part-time farming as an appropriate and acceptable use of smaller parcels of agricultural land. As land prices rise, specialty farming operations may become more appropriate and viable agricultural uses.

Policy 5.9-14: Activities in conjunction with a farm that provide additional income to the farm operation may be allowed through conditional use procedures in those areas of the County that remain rural in anticipated use and do not interface with either planned communities or rural transitional uses.

Policy 5.9-15: Where appropriate, allow for the one-time division of a 40-acre or larger agricultural parcel to provide for a residential home site for a family member or farm worker.

Implementation Action: Establish preservation standards and incentives that protect the long-term use of land with prime agricultural soils, used for existing agricultural operations, and designated for Rural use.

Implementation Action: Establish incentives and regulations that provide opportunities for and encourage small-scale or specialized agricultural operations in rural and rural transitional areas. Address community supported agriculture in rural areas and areas of impact.

Implementation Action: Update County zoning regulations to establish criteria for allowing development of schools, churches or other quasi-public uses in rural areas.

Implementation Action: Update County zoning regulations to establish criteria for allowing for permanent farm-worker residences in rural areas.

Implementation Action: Review and refine the siting standards and regulations for Confined animal feeding operations.

Chapter 6: Natural Resources and Hazardous Areas

*Hydrology:* The Boise River irrigates 354,000 acres of land in Ada County and the Treasure Valley.

*Prime Farmlands:* Prime and unique farmlands are found in Central Ada County. Prime farmland is that which has the best combination of physical and chemical characteristics for producing food and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and with minimal soil erosion. Much of the County's farmlands are being converted to urban or rural residential development as the County's population grows.

*Issues:* Protection of land with prime agricultural soils. Much of the County's prime farmland has been lost to residential development or other uses during the last two decades. Future population growth will continue to put pressure on agricultural land and business. Concerted efforts to protect this resource will be needed if opportunities for future agricultural operations is a county priority.

Chapter 13:

Implementation Actions for Goal 5.9: Ada County will continue to support the agricultural industry and preservation of prime agricultural land in areas designated as Rural on the Comprehensive Plan Future Land Use Map.

- Establish preservation standards and incentives that protect the long-term use of land with prime agricultural soils, used for existing agricultural operations, and designated Rural use.
- Establish incentives and regulations that provide opportunities for and encourage small-scale or specialized agricultural operations in rural and rural transitional areas. Address community supported agriculture in rural areas and areas of impact.
- Update County zoning regulations to establish criteria for allowing for permanent farm-worker residences in rural areas.
- Review and refine the siting standards and regulations for Confined Animal Feeding Operations.

**Boise City Comprehensive Plan  
Growth Management Objective 4**

Assure that regional growth is addressed through cooperative planning and actions with local governments and public agencies in Ada and Canyon counties.

Policy 3) Actively pursue a regional comprehensive planning strategy, including, urban growth boundaries, preservation of farmland, distribution of jobs and housing, and management of traffic.

**Eagle Comprehensive Plan**

Natural Resources, 7.9 Goal

Special concern and attention should be given to the preservation of fish, wildlife, water resources, air quality, agriculture, open space and recreation/nature areas when implementing planning and zoning decisions.

12.4 Implementation Strategies

- a. Establish and maintain development patterns and design criteria in keeping with the rural transitional identity of Eagle.
- b. Discourage or preclude the establishment of other City centers with the Area of City Impact.
- c. The City limits shall be that area as defined by ordinance of the City of Eagle.
- d. Preserve the floodway in its natural state for such uses as greenbelt, wildlife habitat, recreational open space agriculture.

**City of Kuna**

Rural Community Goal: Enhance the rural environment.

Objective 8. Encourage the City Council to create a Right to Farm statement for the City of Kuna.

**City of Star**

*Natural Resources*

Encourage preservation of agriculture, open space, wildlife habitats, and fish habitats in the administration of any land use decisions.

To greatest degree possible the 100 year floodplain should be used for farmland, open space, and wildlife habitat.

**City of Garden City**

4.2 Objective: Promote community gardens.

**Action Steps:**

4.2.1 Amend the Land Use Code to **allow for development of community gardens** in all land-use districts, and allow community gardens to be used as a means for meeting landscape standards.

4.2.2 Promote the **establishment of a seasonal farmers market** on vacant Expo Idaho property or Ladybird Park.

## Other Examples of Farmland Preservation Policies

### Lake County, Illinois

**4.8 Goal:** Preserve select remaining farmland.

4.8.1 Policy: Promote new and expanded farming activities, including equestrian operations and businesses that provide fruits and vegetables, landscaping materials, and other agricultural products directly to consumers.

4.8.2 Policy: Create a public-private task force to develop the concept of the model “working” farm that incorporates the heritage of farming in Lake County as well as the latest farming methods.

4.8.3 Policy: Invite a broad range of persons and businesses involved in the growing and raising of agriculture products to analyze the impacts of County regulations on farming operations. The main purpose would be to identify County regulations that make it difficult to start, expand, or continue agriculture operations.

4.8.4 Policy: Develop a working relationship with conservation trusts and open space preservation organizations to potentially establish partnerships to protect farmers who want to keep farming but need financial incentives.

4.8.5 Policy: Study other alternatives as time and resources permit to help retain the farming, open space, and scenic vistas for future generations.

4.8.6 Policy: Commit more park planning, land acquisition, and residential development planning to accommodate equestrian interests.

4.8.7 Policy: Lake County will consider providing funding for farmland preservation.

### Chester County, Pennsylvania

#### Objective 1.3: Rural Landscape

Preserve the open, rural character of Chester County, supporting agriculture as the primary land use while enhancing villages to accommodate future development.

#### Policies:

- Encourage agricultural preservation, with priority given to areas with prime agriculture soils and Agricultural Security Areas.
- Encourage cluster development on non-prime agricultural soils which maintains open space and retains the overall rural character.
- Influence development by providing necessary sewer and water services to existing rural centers and villages while restricting these services in agricultural areas.
- Limit economic development efforts to agriculturally related activities and other businesses which are compatible with the rural environment.
- Direct development in rural areas to rural centers.
- Locate businesses, institutions, and public buildings within rural centers.
- Encourage new development in or adjacent to villages to be compatible with the existing character of the village.



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium

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

**DATE:** May 15, 2008

**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>	

## 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	
Boise Chamber of Commerce	50,000	
<b>Total Metro Contributions</b>	<b>\$786,066</b>	

<b>Overall Financial Status</b>	
<b>Total Contributions</b>	<b>\$ 786,066</b>
Phase I Payments (completed)	(\$ 405,000)
Phase II Payments (as of Oct 1, 2006 work completion)	(62,060)
Local Project Coordination Contract through April 15, 2008	(246,250)
Phase II Adequate Public Facilities Task Order	(67,740)
Planning Works services December 13, 2006, (pre-APF) Phase II work (completed)	(4,404)
<b>Total Remaining Available Unallocated Funds for Phase II</b>	<b>\$ 612</b>