



**Technical and Steering Committee Meeting**  
**Thursday, February 1, 2007 9:00 A.M. to 12:00 A.M.**  
The Meridian Police Department

**AGENDA**

- I. **Consent Agenda (9:00-9:05 A.M.)**
  - a. **Approval of the January 5, 2007 AOI "Process" Legislation Meeting Notes (pg. 3-6)**
  - b. **Approval of the January 5, 2007 Phase II Subcommittee Meeting Notes (pg. 7-8)**
  - c. **Approval of the January 11, 2007 Meeting Notes (pg. 9-11)**
  - d. **Approval of the January 18, 2007 Meeting Notes (pg. 12-20)**
  
- II. **Action Items**
  - a. **Scope for Adequate Public Facility Consulting Services Recommendation to the Consortium (pg. 21-24) (9:05-9:15 A.M.)**

The Consortium has requested to discuss the option of retaining Michael Lauer as the consultant to complete the work outlined in the attached Phase II scope. It is requested that the Steering and Technical Committees make a recommendation to the Consortium for their February 1 meeting to approve the Phase II scope.
  
- III. **Informational Items**
  - a. **Update of A of I Modifications (9:15-9:25 A.M.)**

A verbal update will be given on the January 18 all-day workshop proceedings.
  
  - b. **Jurisdiction Implementation of BGG (pg. 25-26) (9:25-9:55 A.M.)**

The jurisdiction representatives will discuss status current and planned implementation of Blueprint for Good Growth within individual jurisdictions. Meridian provided a written summary of their process (see attachment). Summaries will also be presented at the February 1 Consortium meeting.
  
  - c. **Brainstorming of Phase II Implementation Plan Priorities (pg. 27) (9:55-11:40 A.M.)**

The Steering/Technical Committee needs to prioritize the remaining implementation needs into an Implementation Plan for consideration by the Consortium. The first step in this process will be a brainstorming session to assess needs and priorities. A copy of the original Phase II implementation tools are attached for information. A verbal update of this discussion will be given at the February 1 Consortium meeting; official plan priorities are expected for recommendation in March/April 2007 by the Steering/Technical Committee to the Consortium.

**Blueprint for Good Growth - c/o Doherty & Associates – 575 E. Parkcenter Blvd, Suite 200 - Boise, ID 83706**  
**Business (208) 336-0420 - Fax (208) 336-2407 – Email [kdoherty@dohertyeng.com](mailto:kdoherty@dohertyeng.com)**  
**[www.blueprintforgoodgrowth.com](http://www.blueprintforgoodgrowth.com)**

**d. Discussion of Steering/Technical Committee membership for Phase II (pg. 28-29)  
(11:40 AM- Noon)**

Steering Committee members have asked that the group revisit the Steering/Technical Committee membership to reassess its relevancy to the Phase II Implementation Plan. The makeup of the Steering/Technical Committees was addressed in the attached Intergovernmental Agency agreement from August 2004. The Steering/Technical Committee is asked to make recommendations for modifications to the memberships for presentation to the Consortium at the March 1 meeting.

***Upcoming 2007 Technical and Steering Meetings are as follows:***

***March 1, 10:00 AM – 12:00 PM, Meridian Police Department – Regular Tech/Steering Meeting***

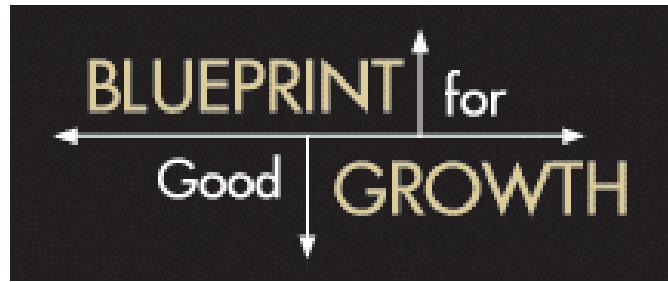
***April 5, 10:00 AM – 12:00 PM, ACHD Auditorium – Regular Tech/Steering Meeting***

***May 3, 10:00 AM – 12:00 PM, ACHD Auditorium – Regular Tech/Steering Meeting***

***June 7, 10:00 AM – 12:00 PM, ACHD Auditorium – Regular Tech/Steering Meeting***

***July 12, 10:00 AM – 12:00 PM, ACHD Auditorium – Regular Tech/Steering Meeting***

***August 8, 10:00 AM – 12:00 PM, ACHD Auditorium – Regular Tech/Steering Meeting***



***Countywide Land Use and Transportation Guide Plan  
Meeting Minutes***

**Draft AOI “Process” Legislation - Technical and Steering Committee  
Eagle City Hall  
Friday, January 5, 2007 10:00 A.M. – 11:30 A.M.**

**Attendees:** See attached

**Summary of the Draft Legislation**

Nichoel Baird-Spencer discussed how the Area of Impact legislation related to the Blueprint for Good Growth process. She expressed that the BGG committee members could provide some insight to the proposed Ada County process. This meeting is being held in an effort to communicate proposals for two parallel processes.

Jerry Mason provided a brief summary on the two different ways in which an Area of Impact process can work in his draft. The first option he described was the process when there is voluntary agreement between the two entities. On the other hand, if there were not agreement, then the area would fall back on a proposed default area based on jurisdiction size. Jerry stressed this his document is a draft, has not been introduced, and has not been approved by the ACI.

**Discussion of the Draft Legislation**

Anna discussed that she had been working with Senator Fulcher and with his comments she had made modifications to the draft that was presented for review with the agenda. Key points in Anna’s draft followed the process as discussed for Ada County within BGG: 1) identification of 20-year Area of City Impact Expansion Boundary, 2) completion of a subarea plan, and 3) adoption of the subarea plan(s) and amended Area of City Impact ordinance. If agreement was not made, then the geographical boundaries as suggested in Jerry Mason’s draft would apply based on population.

Commissioner Fred Tilman stated that he appreciates the work on this process modification recognizing that the current process for dispute resolution is very difficult for a County to administer. He also commented on the last page of Anna’s draft. He noted that the language ‘significantly more efficient’ might be

too vague. Commissioner Tilman thought that in order for the draft to be successful some of the language needed to be more specific.

The committee discussed that it is important that the growth process is a statistical process and not a political one. The members felt that it is important that there is a set of defined criteria that must be based on reasonable expectations for growth.

Jerry said that he would welcome comments for the draft Area of Impact legislation from the committee members.

The upcoming meetings on January 11 and January 18 were noted prior to meeting adjournment at 11:30 am.

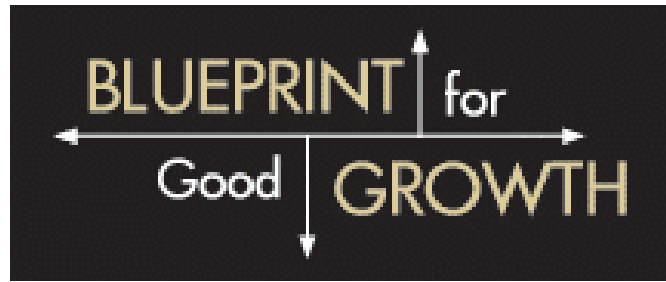
# Blueprint for Good Growth

Committee: Housing / Tech

Date: 1/5/07 - AdpI Special Meeting

Name	Contact Number	Representing
Frank Thomason	381-0160	Vally Times
Gary Allen	388-1200	Neighborhoods
Lynne Sedlacek	939-0132	Eagle Sewer Dist
Meghan Slupe	336-0420	Doherty & Associates
Jue Sullom	334-8955	Idaho Transp. Dept.
Chris Danley	387-6202	danley@bachbinder.com
Fred TILMAN	287-7000	Ada County
Deanna Smith	383-8066	Idaho Smart Growth
Kent McCarthy	388-2565	Idaho Power
Charles Trainor	855-2558 x232	COMPASS
Sherry McKittrick	208-343-7851	University of Idaho
Jennifer Tomlinson	384-3836	Boise City
Patricia Nilsson	384-3842	Boise City
<b>Russ DANE</b>	<b>867-8184</b>	<b>ASAC REALTORS</b>
Nichol Baird Spencer	939-0227	Eagle
Karen Doherty	336-0420	Doherty & Assoc / B66
<b>GERRY ARMISTRO</b>	<b>287-7922</b>	<b>ADA COUNTY DEL. SERVICES</b>
<b>ANNE CANNING</b>	<b>884-5533</b>	<b>MEMDIX</b>
Kelci Kofl-Robinson	345-9126	ID Assoc. of Counties
STEVE PURVIS	384-3733	CITY OF BOISE
Stephanie Bonney	331-8000	Eagle
JoAnn Butler	388-1000	M3
Sharon Gallivan	388-3868	M3
Gerry Robbins	208-671-1902	M3

Name	Contact Number	Representing
CRAIG ANDERSON	383-6458	CH2M HILL
Jane Suggs	342-6941	JBS Enterprises LLC
Eric Shannon	334-8301	Idaho Transportation Dept.
Dean Gunderson	287-7944	Ada County
Jerry Mason		



## ***Countywide Land Use and Transportation Guide Plan Meeting Minutes***

**Phase II Scope - Technical and Steering Sub-Committee**

**Eagle City Hall**

**Friday, January 5, 2007 12:00 P.M. – 2:00 P.M.**

**Attendees:** Gerry Armstrong and Dean Gunderson (Ada County), Anna Canning (Meridian), Patricia Nilsson and Jennifer Tomlinson (Boise), Nichoel Baird-Spencer (Eagle), Diana Sanders (Kuna), Chris Danley and Craig Herndon (ACHD), Sue Sullivan (ITD), Bob Taunton (ULI of Idaho), Deanna Smith (Idaho Smart Growth), Karen Doherty and Meghan Slupe (Doherty & Associates)

### **Discussion Summary**

Karen provided a rough estimate of \$75,000 for funds remaining in the Blueprint budget after all commitments were paid, assuming that no other pledges were received. The committee discussed that if they did not continue with the current consulting team, it would be necessary to get all of the information that on the project that they have completed. Karen gave a summary of the percent complete for each task in the original Phase II scope.

The sub-committee agreed that because the remaining budget is limited it is important to identify and focus on the most valuable tasks. They discussed Adequate Public Facilities and Right-of-Way preservation as the highest ranked tasks.

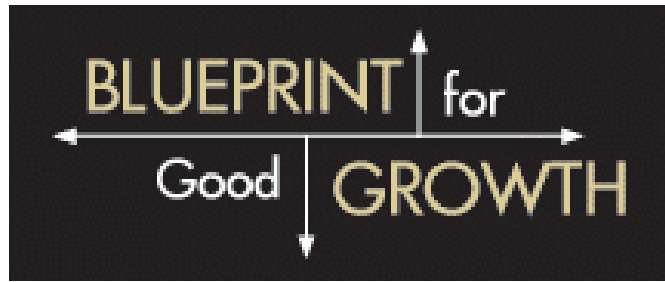
Bob Taunton, the representative for ULI Idaho, noted that ULI like to broaden the business community engagement. He felt that could possibly open up more funding opportunities to allow the committee to achieve more during the implementation phase.

Adequate Public Facilities, Right-of-Way preservation ordinances state and local facilities, and transit were noted as some of the most important issues. TDRs and open space were also discussed, but because the budget is limited the scope must be narrowed. Ada County has recently completed their Comprehensive Plan update and stated that they would be willing to share their research and findings.

Chris Danley expressed that an important part of the Blueprint process for ACHD is densities and he felt it should be addressed in Phase II.

The sub-committee discussed the possibility of moving forward with an RFP. It was decided that Doherty & Associates will create a draft scope including Adequate Public Facilities and Right-of-Way preservation ordinances for state and local facilities for discussion at the January 11, 2007 Steering/Technical Committee Meeting.





## ***Countywide Land Use and Transportation Guide Plan Meeting Minutes***

**Technical and Steering Committee Meeting – Harrison Plaza Suite Hotel  
Thursday, January 11, 2007 10:00 a.m to 12:00 p.m.**

**Attendees:** See attached

### **CONSENT AGENDA**

#### **a. Approval of the December 14<sup>th</sup> Meeting Notes**

Consent Agenda Approved

### **ACTION ITEMS**

#### **a. Phase II Scope**

A summary of the Phase II Subcommittee meeting held on January 5 was given. The Steering and Technical Committees discussed the draft RFP distributed at the meeting. Deanna suggested that the committee review all of the Phase II scope items for full Implementation Plan prioritization since the sub-committee just addressed the top priorities. Dean stated that he agreed with Deanna that there is value in looking at those other items and the committees should attempt to get additional funding. The discussion of a limited budget and the fact that BGG must focus their efforts on a limited number of items brought up the issue of overlapping work. Don from COMPASS feared that the Blueprint process might be overlapping some of their work. He stated that it is important that the different groups coordinate their services. Based on COMPASS' current overlapping projects and the limited budget, the RFP will only focus on Adequate Public Facilities. Right-of-Way preservation will not be included in this first RFP.

Tricia suggested that an overall implementation plan could be created, and then an RFP could be issued for a subset of it. She felt that many of the items could be completed by each jurisdiction independently. The fact that only a certain number of jurisdictions have contributed for Phase II was discussed. The committee felt in order to be fair, a section should be added to the draft RFP that states that these financially contributing jurisdictions would receive preferential treatment in Phase II services. The wording and "any other jurisdictions that contribute" will also be added to open the door for more contributions. Karen will modify the scope based on today's comments and the committee will have until January 18, 2007 to return additional comments to Karen.

## **DISCUSSION ITEMS**

### **a. Area of City Impact Process Modifications**

Karen provided a summary of the January 5, 2007 meeting to discuss the Area of Impact modification process. The attendees discussed that the current dispute resolution committee of nine is very expensive and a different solution is needed. The Blueprint members are still trying to determine a process that they can all agree on for Areas of Impact. It was discussed that the detail that Freilich expected for the subarea plans was too great. The cities are not opposed to creating subarea plans, but they can only include a limited amount of detail. The questions of what a subarea plans consist of were raised. These issues were tabled until the day-long workshop on January 18.

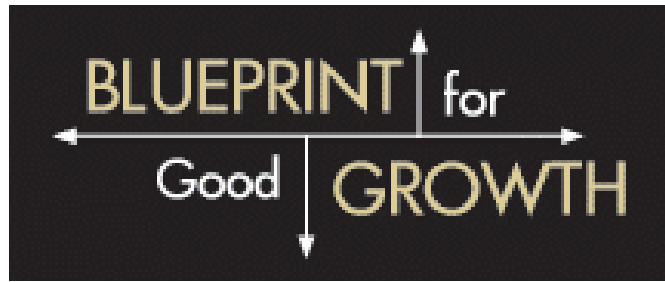
The meeting was adjourned at 12:00.

# Blueprint for Good Growth

Committee: Hearing Tech

Date: 11/10/07

Name	Contact Number	Representing
Bob Townson	939-0343	Suncor/ULI
Tricia Nilsson	384-3842	Boise City
Karen Doherty	336-0420	BGG
Deanna Smith	344-2261	156
Dean Gunderson	287-7944	Ada County
Meghan Slupe	336-0420	Doherty & Associates
John Lee	362-7329	United Water
Ruby German	922-4550	Agriculture
Dal Matson	855-2558 x230	COMPASS
Sabrina Bowman	387-4156	ACTHO
Susan Buxton	331-1800	City of Eagle / <sup>Moore Smith</sup> Buxton & Turck
JoAnn Butler	388-1000	Landowners
Sharon Gallivan	388-1000	Landowners
Jane Suggs	342-6941	JBS Enterprises, LLC <sup>&amp; Developers</sup>
RUSSELL DAVE	867-8184	REX / REALTORS
GERRY ARMSTRONG	287-7922	ADA COUNTY DEV. SERVS.
Christy Richardson	472-2924	Garden City



## ***Countywide Land Use and Transportation Guide Plan Meeting Minutes***

**Technical and Steering Committee Special Consensus Building Meeting  
Area of Impact Process Workshop – Meridian Police Department  
Thursday, January 18, 2007 8:30 a.m to 3:00 p.m.**

**Attendees:** See attached

### **DISCUSSION ITEMS**

#### **a. Draft Adequate Public Facilities Request for Proposal**

The group discussed the draft Request for Proposal (RFP). General modifications to be made to the document were suggested (below). RFP will be for final action at February 1 Steering/Technical meeting with a proposed action of recommendation for advertisement to the Consortium.

- Reduced list of facilities to be studied to water, wastewater, and roads based on the limited budget. Michael Lauer offered to supply school concurrency background to us.
- Include requirement for limited outreach, primarily for attendance of meetings to discuss with stakeholders, eg., ULI-Idaho, Boise Metro Chamber, BCA, AGC, Realtors, neighborhood and civic groups.
- Outreach to be at outset of work program and at draft report stages.
- Include a requirement to identify solutions to mitigate inadequate public facilities, eg., public financing districts, other taxing districts, public/private partnerships, private utilities, impact fees.
- Add some civic and neighborhood entities to focus public outreach.
- Provide for a pre-submittal meeting in mid-February with participation accommodated with conference calling as well as “in-person”.
- Page limit will remain as shown due to maximize the amount of potential responses.
- Request differing LOS for different portions of the County.
- Roadway maintenance will be addressed in the Phase II Implementation Plan discussion at the February 1 meeting.
- Scoring criteria – Increase location of work/communications from a 2 to a 3 weighting.

- Add date of CIM acceptance and provide CIM website address.

### **b. Area of Impact Process Modifications (refer also to attached PowerPoint Slides from the meeting)**

Michael Lauer began the discussion by reviewing the role of Area of City Impact within the Blueprint for Good Growth. BGG policies 12 -19 were discussed as to their utilization/relationship with Areas of Impact.

Participants seem to agree that the three general steps, as discussed at the November Steering Meeting, will succeed for Area of City Impact process modification within Ada County. These steps are 1) identification of 20-year Area of City Impact Expansion Boundary, 2) completion of a subarea plan, and 3) adoption of the subarea plan(s) and amended Area of City Impact ordinance. Participants discussed the items necessary for the subarea plan (see "Area Planning to Address" slide). Actions for adoption of the subarea plan(s) as well as ordinance modification and suggested schedules were reviewed. Anna Canning noted the current amendment schedule that limits modifications to once every six-months.

Outcomes if an agreement is not reached were a Joint City/County Hearing; Conflict Resolution and Mediation; Committee of Nine (current process); and limiting land use to "no urban except a planned community". Participants favored the conflict resolution and mediation tool.

### **c. Review of Draft Area of City Impact Process Legislation**

Participants reviewed the draft Area of City Impact process legislation. Attendees discussed the how to make the legislation broad enough to appeal to all Idaho cities yet focus on the issues that Ada County needs to resolve. After much debate, agreement was made to suggest modifications to solve the current dispute problems and not focus on modifying the Area of Impact identification process for immediate consideration. The participants agreed to restrain on continuously updating the draft until a status could be provided by the Association of Idaho Cities. Attendees agreed that this was a lengthy process and sizable modifications to legislation will probably be made in 2008.

Meeting was adjourned at 3:00 p.m.

# Blueprint for Good Growth

Committee: B66 Steering/Tech Advt Consensus Workshop  
 Date: 1/18/07

Name	Contact Number	Representing
Karen Doherty	336-0420	B66
Chris Dunley	387 6202	ACT10
Ruby German	922-4550	Agriculture
Russ Davis	867-8184	Assoc. / REALTORS
Jennifer Tomlinson	384-3836	Boise City
Jane Suggs	342-6941	JBS Enterprises # developers
Seo H Koberg	338-5900	Ada Soil / Water Conservation District
Gerry Robbins	602-677-1902	M3 Companies
Sharon Gallivan	388-3868	Landowners
Patricia Nilsson	384-3842	Boise City
ANNX CANNING	804-5533	MERIDIAN CITY
Deanna Smith	344-2261	156
Eric Shannon	334-8301	ITD
Gary Allen	388-1200	Neighborhoods
GERRY ARMSTRONG	287-7922	ADA COUNTY
Dean Gunderson	287-7944	Ada County
Don Matson	855-2558 x230	COMPASS
Stephanie Bonney	208-331-1800	Eagle City

## Growth Management: Areas of Impact

- 20-year basis linked to capital plans
- Expansion criteria established
- Agreement to keep city boundaries within 20-year A of I (linked to first bullet)
- Coordinated development standards
- Interim development options

## Specific BGG Policies

12 – base boundary adjustments on:

- 20 year CIP
- Growth trends/projections
- Land supplies
- Short-term CIP/commitments to serve 20% of area w/in 5 years, and
- Service agreements

## Specific BGG Policies

- 13 – designate areas where facilities will be available w/in 5 years
- 14 – if facilities available then County may approve development consistent w/ ...
- 15 – if facilities available in 5 years then County may approve development consistent w/ ... subject to reimbursement

## Specific BGG Policies

- 16 – if no services scheduled w/in 5 years, then approval subject to development agreement addressing improvements and phasing
- 17 – if improvements exception requested then approval of County and City required
- 18 – annexation beyond negotiated AI subject to approval of affected city or county



## General Process for AI Boundary Change

- Identification of Planning Boundary
  - Proposal by city
  - Joint workshop & hearing
- County agrees to Planning Boundary
- Area Planning
- Area of Impact Boundary/Agreement Adjustments
- Implementing Regulations

## Identification of Planning Boundary

- City identifies planning boundary
- City identifies growth projections, issues to be addressed in the plan, including open space ...
  - If boundary encompasses more than 20 years of growth, then City/County will agree to address planning and phasing issues
- City/County conduct joint hearing/workshop
- City/County agree to planning boundary, issues to be addressed in the area planning and expectations

## Area Planning to Address

- Open space/resource protection
- Future land use patterns
- Fiscal integrity of planned development
- Long range improvement needs
  - Transportation
  - Water
  - Sewer
  - Schools
  - Public safety
  - Other public services and facilities per comp plan
- Growth trends/projections
- Land supplies/need for area
- Short-term capital needs/commitments
- 5-year phasing plan and associated service agreements for water, sewer, roads, public safety,
- Land development regulatory needs (specifically address development expectations beyond short term capital and annexation plans)

## Reconciliation Needs

- Lack of capital planning by independent water providers
- Need for adjustments to
  - ACHD 20-year CIP
  - ACHD 5-year work program
  - LRTP
  - TIP

## County Criteria/Action

- City/County planning process to include neighborhood meetings
- Criteria
  - Does the plan adequately address the mutually agreed-upon issues
- Action – try to distill to 6 to 9 months
  - Receive/deem complete 2 weeks
  - Agency review 45 days
  - Staff report/planning commission hearing 5 weeks to 120 days
  - Board review 45 days to 120 days
  - Approve
  - Adjust agreement
  - Adjust regulations with the plan process concurrently

## If not approved

- Joint City/County Hearing
- Conflict Resolution/mediation
- Gang of Nine
- Then no other urban land use except a planned community

## Quantifying Growth Targets

- **GM-24:** Subject to the policies of this section, comprehensive plan consistency and compliance with applicable development regulations, encourage planned communities to be established within cities and areas of impact and allow for planned communities in rural areas of the County. If the total number of lots platted within the rural tier plus the lots platted in all planned communities located outside of an area of impact exceeds seven percent (7%) of the total lots platted throughout the county for any and given year, then the BGG Consortium will evaluate plan policies and regulations to assess the need for modifications to encourage more infill development.



**Blueprint for Good Growth**  
**Phase II Implementation Toolkit – Adequate Public Facilities Subset**  
**Draft Scope for February 1, 2007**  
**Steering/Technical and Consortium Committee Meetings**

### PROJECT BACKGROUND

The Blueprint for Good Growth is a collaborative multi-jurisdictional effort intended to coordinate land use and public facility decisions so that growth in Ada County will be an asset to existing residents and future generations. The project was initiated in summer of 2004 and the Phase I Goals, Objectives, and Policies were unanimously adopted by the Consortium in September 2006. The plan establishes an overall framework for growth management in Ada County that includes policies and strategies that ultimately will be incorporated into the plans, regulations and practices of the Ada County, Boise, Eagle, Garden City, Kuna, Meridian, Star, Ada County Highway District (ACHD) and the Idaho Transportation Department (ITD).

#### **Phase I Goals, Objectives, and Policies**

The result of the Phase I efforts is a document which describes the 2005 and 2006 collaborative efforts of the Consortium, Steering, and Technical Committees. This document identifies the main issues to be addressed by the Blueprint for Good Growth, establishes goals, objectives and policies for the plan, and identifies strategies that should be pursued by each of the participants in this process to achieve the mutually beneficial goals established in this plan. While this plan does not prescribe specific land use amendments, it establishes a growth tier map that establishes distinct growth policy areas and the applicable policies. It also establishes an on-going process to sustain effective interagency coordination required to effectively address the growth challenges faced by Ada County residents, businesses and service providers.

This plan was developed in coordination the Community Planning Association's program to update the region's Long Range Transportation Plan. This "Communities in Motion" program established and evaluated numerous growth scenarios that are described in the appendix of this Plan. The policy areas and policies established in the Blueprint for Good Growth are consistent with and complementary to those included in the Long Range Transportation Plan. The program was adopted on August 21, 2006 and can be viewed at [www.communitiesinmotion.org/plandocuments.html](http://www.communitiesinmotion.org/plandocuments.html)

The plan was unanimously adopted by the Consortium at their September 14, 2006 meeting. It is available on-line at [www.blueprintforgoodgrowth.com](http://www.blueprintforgoodgrowth.com).

#### **Phase II Implementation Toolkit**

This phase of the project involves the development of specific tools to implement the Transportation and Land Use Plan. The tools resulting from Phase II are currently being prioritized by the Steering and Technical committees; the first priority is Adequate Public Facility Methodology and Ordinances. Area of city impact modification process is another high-priority Phase II implementation product that is currently being addressed by the Blueprint for Good Growth participants. Other tools are anticipated for

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development as funding becomes available.

The Phase II work will provide assessment of the facilities that are most appropriate for inclusion in an Adequate Public Facilities ordinance due to factors such as: constraints on future growth and development, the degree to which an adequate public facilities standard can be integrated with countywide transportation and land use policies, availability of financing, and the degree to which changes and levels of service are responsive to future growth and development.

## **PROJECT SCOPE SUMMARY**

### **Adequate Public Facilities**

Consultant shall create methodology for establishment of Adequate Public Facilities (APFs). Services assessed will include water, wastewater, and roads. Methodology shall address Level of Service standards (including differing LOS for roadways based on location and classification), capacity assessment (current and projection), areas and developments to which APFs will apply, timing of APF determination, opportunities for public/private partnerships, techniques to mitigate inadequate public facilities (such as public financing districts, other taxing districts, public/private partnerships, private utilities, and impact fees) and methods to allocate and monitor service capacity. Deliverable for this task will be a written report describing the recommended methodology. Due to the unique nature of individual services within Ada County, the report shall include specific recommendations for methodology within each jurisdiction with priority given to those jurisdictions which have funded Phase II. These jurisdictions currently include Boise, Meridian, Ada County, and the Ada County Highway District; other jurisdictions will be added to this priority list as they provide Phase II funding.

Adequate Public Facilities ordinances for the jurisdictions that have funded Phase II shall be created based on the above described methodology. These jurisdictions include Boise, Meridian, Ada County, and the Ada County Highway District. As other jurisdictions provide funding for Phase II, it is anticipated that this project budget will be increased and specific ordinances be created for all jurisdictions that have contributed to Phase II. Ordinances shall include appeals process for APF decisions. Consultant shall initiate kick-off meetings with staff of each jurisdiction to tailor ordinance deliverables for each contributing jurisdiction.

Methodology deliverable will be reviewed by Blueprint for Good Growth participants as detailed in the Schedule section below. Ordinances will be reviewed by individual jurisdiction staff.

Limited stakeholder outreach to brief interested community groups on the APFs will be required. Examples of these community groups include Urban Land Institute-Idaho, Boise Metro Chamber of Commerce, Building Contractors Association of Southwest Idaho, Associated General Contractors, Realtors, and civic and neighborhood groups. Outreach will be expected at the project commencement as well as at the draft deliverable review stages.

### **Project Management**

#### **Coordination**

Coordinate with Local Project Coordinator, Doherty & Associates, on an as-needed basis to discuss status and unresolved issues. Coordination will also be expected with other related studies which are currently being performed in Ada County. These studies include COMPASS' Access Management Toolbox, US20/26 Corridor Preservation Study (joint study from COMPASS/ITD), and State Highway 44 Corridor Preservation Study (joint study from COMPASS/ITD),.

#### **Monthly Invoicing**

Prepare and submit monthly invoices and status reports. Invoices will detail the date of work, type of work performed, labor classification that performed the work, and length of time such work was performed. Monthly Status reports will include a text summary of work performed, including detail of project meetings and communications with individual member organizations.

#### **Maintain Project Files**

Consultant will develop and maintain an administrative record for the project. This record will include project correspondence, electronic, and project drawing files. When the project is completed, an archive compact disc

for the project's electronic data and paper copies of other appropriate correspondence will be created as a permanent record and submitted to the Local Project Coordinator.

## **BUDGET**

The budget for the project is anticipated to be \$75,000.

## **SCHEDULE OF PROJECT**

Notice to proceed will be issued after project scope and manhour negotiations and is anticipated to be on or about May 4, 2007. It is anticipated that the study work shall be completed on or about December 31, 2007.

### **Deliverable Review Process**

All deliverables shall be submitted to the Local Project Coordinator for distribution to the appropriate Blueprint for Good Growth participants. Formal deliverables will be reviewed by the Technical/Steering Committee. This committee normally meets on the first Thursday of each month; submittals will be made no less than 10 calendar days prior to these meetings for each deliverable review.

Upon favorable recommendation from the Technical/Steering Committee, the deliverable will be modified as appropriate by the Consultant based upon review comments and submitted for consideration at the next meeting of the Consortium. These meetings are also normally scheduled for the first Thursday of each month. Submittals will be made no less than 10 calendar days prior to these meetings for each deliverable review.



**Doherty, Karen**

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**From:** Anna Canning [canninga@meridiancity.org]  
**Sent:** Thursday, January 25, 2007 11:43 AM  
**To:** Doherty, Karen  
**Cc:** Tammy de Weerd; Peter Friedman  
**Subject:** RE: Request for help at Feb 1 Consortium meeting

Karen,

Since the beginning of Blueprint for Good Growth, the City of Meridian has initiated and/or completed a number of planning and implementation efforts consistent with BGG.

- 1) The City developed the Unified Development Code to address deficiencies in former zoning and subdivision ordinances. The UDC includes two specific districts (Traditional Neighborhood Residential and Traditional Neighborhood Commercial) to enable transit supportive densities and traditional commercial neighborhood development. We also added vertically integrated residential projects as an allowed use in many of our commercial districts. Also in the UDC, we allowed small secondary dwellings as accessory uses in all residential districts. This potentially doubles the density of the existing and future residential developments. The City of Meridian Public Works Department is also working on new, more stringent floodway standards.
- 2) The Meridian Development Corporation and the City are making every effort possible to revitalize and energize the downtown core as a community activity center that is a pedestrian-oriented environment. As part of this effort, the City has begun construction of the New City Hall in the Downtown Core. We also developed a Downtown Meridian Transportation Management Plan to ensure that the long term transportation options for Meridian Road and Main Street supported a walkable, pedestrian friendly downtown core. As part of the UDC update (see above), we removed the requirement for most uses to obtain conditional use approval within our existing Old Town District and adopted commercial design guidelines to ensure that new buildings create a friendly environment for pedestrians.
- 3) We implemented updated park impact fees and new fees for police and fire capital improvements. This effort included an expanded and update capital improvement plan.
- 4) We will soon complete a fiscal model for the City. This will provide Council information on how development projects will specifically impact the General Fund.
- 5) We are in the process of hiring the first design review person for the City to improve the overall quality of commercial and residential development within the City.
- 6) We are in the midst of three planning efforts that all strive to be consistent with BGG. The Ten Mile Specific Area Plan draft proposes dense commercial, office, and residential development on the north side of the freeway that is all geared toward transit supportive densities. Densities on the south side of the freeway are not as intense, but there are pockets of walkable neighborhood commercial development and transit supportive densities at key locations. Likewise, the South Meridian Area Plan draft clusters transit supportive densities, employment opportunities, and commercial services along key transportation routes. These plans address neighborhood, community, and regional activity centers. Finally, the City's draft Pathways Plan takes our pathway current efforts a large step forward in providing a functional network that provides an alternative form of transportation and recreation throughout the City.
- 7) We have many efforts to coordinate our plans and annexation efforts with other cities, Compass, ITD, and ACHD:

We have worked closely with the City of Eagle to gain their agreement that it was appropriate for Meridian to annex properties on the bluff north of Chinden Boulevard. Likewise, we are still working with Eagle regarding a property owner below the bluff that wants to develop within the City of Meridian.

We began the South Meridian Area Plan with Kuna as partners; unfortunately Kuna needed to pull out of the joint planning effort early in the process due to time constraints regarding their sewer bond.

The City Council has met numerous times with Ada County to discuss current area of city impact requests (the North Meridian Area Plan and updates to our impact fee agreements) and future requests (the South Meridian Area Plan).

Mayor DeWeerd and Mayor Mitchell communicate regularly to ensure that the City of Meridian and the City of Star are in agreement on development plans within the Chinden/McDermott/Can-Ada area.

We have worked with ITD and ACHD to integrate land use planning for both the Ten Mile Specific Plan and the South Meridian Area Plan. These coordination efforts are allowing us to work with those agencies and the development community to propose innovative solutions to transportation challenges.

8) We have fervently and consistently lobbied the County for a TDR program to allow opportunities to create an open space buffer between the City of Meridian and the City of Kuna. Without such a program, we have limited opportunities to maintain any open space (and limit sprawl) within the rural tier. Those are the primary points for now. I'll let you know if I think of something else.

*Anna Borchers Canning, AICP  
City of Meridian Planning Director*

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**From:** Doherty, Karen [mailto:kdoherly@dohertyeng.com]  
**Sent:** Thursday, January 25, 2007 10:30 AM  
**To:** Anna Canning; nbaird@cityofeagle.org; crichardson@gardencityidaho.org; Chris Danley; dsarmsgl@adaweb.net; Bev Ross; diana@cityofkuna.com  
**Cc:** Patricia Nilsson  
**Subject:** BGG: Request for help at Feb 1 Consortium meeting

Good morning. One of the items on the Consortium's Feb 1 agenda will be an update on the BGG Implementation Plan discussion that we will have at the Feb 1 Steering Committee. I'd like the Consortium to hear directly from members of the Steering Committee rather than just me, so I'm asking for your assistance.

I am requesting that each jurisdiction provide a brief verbal update to the Consortium during their Feb 1 meeting about your jurisdiction's Implementation Plans for BGG. This would be a summary of your verbal update to the Steering Committee during the morning of Feb 1.

The Consortium meeting will be at the Meridian Police Department (same as your meeting) from 1:30 PM to 3:30 PM.

Please confirm your participation with a reply email or by phone.

Thanks!

Karen Doherty, P.E.  
President  
Doherty & Associates, Inc.  
575 E Parkcenter Blvd, Suite 200  
Boise, ID 83706  
phone 208-336-0420  
cell 208-863-2746  
fax 208-336-2407  
email [kdoherly@dohertyeng.com](mailto:kdoherly@dohertyeng.com)  
[www.dohertyeng.com](http://www.dohertyeng.com)



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** January 29, 2007  
**RE:** **Phase II Implementation Tools**

Listed below for your information is a copy of the original Phase II implementation tools.

- 13.2.1 Right-of-way preservation ordinances
- 13.2.2 Transportation Corridor Overlay Districts including joint public-private development techniques
- 13.2.3 Prioritized Capital Improvement Program Ordinances
- 13.2.4 Adequate Public Facility Ordinances
- 13.2.5 Impact Fee Ordinance Standards and Procedures (not including calculation of impact fee amounts)
- 13.2.6 Transit Oriented Zoning Districts
- 13.2.7 Traditional Neighborhood Zoning Districts
- 13.2.8 Agricultural preservation techniques
- 13.2.9 Common Subdivision standards to be used in county impact areas
- 13.2.10 Infill and Compatibility Standards
- 13.2.11 Extra-territorial improvement and levels of service for consistency between the County and each City's impact area
- 13.2.12 Extraterritorial utility service area standards and regulations
- 13.2.13 Establishment of zoning and subdivision regulations to implement transportation corridor and centers boundaries and standards



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** January 25, 2007  
**RE:** **Steering/Technical Committee membership for Phase II**

Below is an excerpt Intergovernmental Agency agreement dated August 2004 that regarding the Steering and Technical Committees.

***STEERING COMMITTEE.***

The Steering Committee shall be composed of the Member Agencies and other stakeholders appointed by the Consortium. The Consortium shall vote on the appointment of stakeholders to serve on the Steering Committee. The Steering Committee\* shall generally consist of the following representatives:

- Member Agencies
- Idaho Transportation Department
- Agricultural interests
- Chambers of Commerce
- Neighborhood Interests
- Idaho Smart Growth
- Environmental Interests
- Treasure Valley Partnership
- Development Interests (commercial and residential)
- Urban Redevelopment Agencies
- Public Transportation Agencies including Valley Ride

The Steering Committee shall be an advisory entity with respect to the Plan and preparation of the Plan. The Steering Committee shall make such recommendations to the Consortium with respect to the Plan and selection of the Preferred Alternatives as it deems appropriate.

\* Note: Urban Land Institute Idaho Chapter was added to the Steering Committee with Consortium approval in November 2006.

## ***TECHNICAL COMMITTEE***

A Technical Committee is hereby created to assist the Coordinating Official and the Steering Committee by collecting data and providing advice and assistance on technical matters. The Coordinating Official shall recommend the membership of the Technical Committee, which shall be approved by the Consortium. The number and membership of the Technical Committee shall be designated by the Consortium. The Technical Committee may consist of representatives from the following groups:

- (a) The Idaho Transportation Department;
- (b) COMPASS;
- (c) Ada County Highway District;
- (d) Idaho Division of Environmental Quality and Department of Water Resources;
- (e) Valley Ride; and
- (f) Other professionals with expertise in land use and transportation planning.