



## **Steering Committee Meeting**

**Thursday, March 9, 2006**

**8:30 A.M. – 12:30 P.M. Ada Co. Courthouse**

**First Floor Commissioners Hearing Room**

**Lunch will be served**

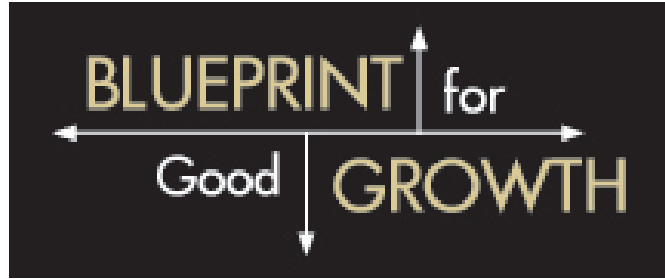
### **AGENDA**

- I. **Roll call**
- II. **Agenda Changes and Additions**
- III. **Consent Agenda 8:35 am**
  - a. **Approval of the February 16, 2006 Meeting Minutes (pg. 2-4)**
- IV. **Information/Discussion**
  - a. **Status of correspondence to the Ada County Commissioners regarding Planned Communities 8:40 am (pg. 5-6)**

A copy of the letter referenced in the February 16 meeting is attached for your information. The letter will be presented to the Consortium with their March 9 meeting materials.
  - b. **Communities in Motion Update (Verbal update by Trainor) 8:50 am**
  - c. **Draft Plan Review 9:15 am (pg. 7-11)**
    - **Recap Steering Committee Recommendations from February 16 meeting**
    - **Discussion of Open Space policies**
    - **Discussion of Implementation Recommendations**
  - d. **BGG Schedule Update (Verbal by Lauer) 12:15 pm**

#### **Upcoming Events**

- **March 9 – BGG Consortium Meeting, 3:00 – 5:00 pm, Boise City Hall Foothills Room**
- **April 6 – BGG Presentation to the APWA Convention, 9:00 am – 10:00 am, Boise Centre**
- **April 6 – BGG Consortium Meeting, 1:30 pm – 3:30 pm, Meridian Police Dept**
- **April 7 – BGG Steering Committee Meeting, 8:30 am – 12:30 pm, Ada Co. Courthouse**
- **April 20 – BGG Steering Committee Meeting, 1:00 pm – 5:00 pm, ACHD Auditorium (NOTE TIME CHANGE)**
- **May 11 – BGG Steering Committee Meeting, 8:30 am – 12:30 pm, Ada Co. Courthouse**



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

**Steering Committee Meeting – Ada County Highway Department  
Thursday, February 16, 2006 8:30am-12:30pm**

**Attendees:** See attached

### **1. Agenda Changes and Additions**

Michael Lauer proposed several changes in the order of information presented during the meeting. He also added an update by Gerry Armstrong regarding planned communities (see below). Michael changed agenda for the meeting to cover the following:

- Planned Communities Update (Armstrong)
- Communities in Motion Update (Trainor)
- Voting procedures
- BGG Draft Plan Review
  - Consortium comments
  - County comments

### **2. Consent Agenda**

Approved Consent agenda with no modifications.

### **3. Information and Discussion – Planned Communities Update**

Gerry Armstrong provided a verbal update as requested by Michael Lauer. Gerry discussed minimum standards for open space within planned communities. Currently, the ordinance/policy in place states 15% open space. Michael Lauer will draft a letter to the Consortium that indicates the Steering Committee is making recommendations to the Consortium for refining planned community standards and policies. Even though modifications to current planned community ordinances are being discussed, the letter would emphasize that it is possible that numerous planned communities could be approved before the revisions to the ordinances are in effect.

### **4. Information and Discussion – Communities in Motion Update**

Charles Trainor provided a verbal update along with 11x17 maps and a PowerPoint presentation. He provided statistics on the projected growth

in Ada County and in Idaho to the year 2030 and discussed the financial cost of implementing transportation improvements outlined in both the Trend scenario and the Community Choices Scenario as well as the current funding shortfall. Future transit possibilities were presented and discussed. Charles' PowerPoint presentation is going to be made available for download to the steering committee members.

5. **Information and Discussion – Voting Procedures**

Voting procedures were discussed. Michael Lauer posed the following questions:

- Are proxies allowed?
- Should verification be required?
- Must a body be present to vote?
- What constitutes a quorum?

It was decided by Steering Committee members present at the meeting that voting via conference call during Steering Committee meetings will be allowed. Katey Levihn proposed a 2/3 majority for passing a motion. Gary Allen proposed that no quorum be established and that a vote shall be decided, at the minimum, by the greater of the following:

1. 20 votes, or
2. 2/3 of the votes of Steering Committee members in attendance at the meeting

A motion was created by Michael Lauer based on Gary Allen's proposition. The motion was voted on and passed unanimously.

6. **Information and Discussion – Draft Plan Review**

Refer to February 27 memo from Michael Lauer (contained in this meeting packet) for items discussed during the Draft Plan Review.

7. **Information and Discussion – Steering Committee Meeting Schedule Update**

Michael Lauer asked the Steering Committee to change the date of the March 30 meeting to the morning of Friday, April 7<sup>th</sup>, 2006.

**The meeting was adjourned at 12:45 P.M.**

# Blueprint for Good Growth

Committee: Steering

Date: 2/16/06

Name	Contact Number	Representing
Lisa Bachman	922-5274	Kuna
Ruby German		
Deanna Smith	344-2261	ISB
Clay Carley	345-7852	Econ Dev
Greg Allen	388-1200	Neighborhoods
Paul Calmley	853-1586	Agric -
POPE FRIEDMAN	287-7943	ADA CITY
Sharon Smith	343-7051	UI
MIKE WARDLE	929.0343	SUN CO
Sabrina Bownen	387-6157	ACTD
Katy Leim	387-6109	ACTD
DICK ARMSTRONG	331-7339	LARGE EMPLOYERS
TATHLEN MHAU	384-3835	BOISE
PETER S. ONEILL	833-3401	ECON. DEV
GERRY ARMSTRONG	287-7922	ADA COUNTY DEV. SVCS.
DWAYNE KOSHLAK	433-9352	GARDEN CITY
Andy Brunelle	343-1510	Conservation
Eric Shannon	334-8301	Idaho Transportation Dept.
RAY STARK	472-5225	Chambers of Commerce
Steve Price	387-6112	ACTD
Michael Lauer		
Zach Piepmeyer		
Kelli Fairless	846-8547	Valley Regional Trans
David Turnbull		Development



March 3, 2006

Ada County Board of County Commissioners

Dear Commissioners;

I send this letter on behalf of the Blueprint for Good Growth Steering Committee. As active participants on the Blueprint for Good Growth Consortium, you are familiar with the progress of the Steering Committee in addressing a broad range of issues, including many related to planned communities in a variety of settings. The Committee applauds the County's efforts to refine its planned community requirements and anticipates future efforts to incorporate BGG recommendations in subsequent versions of the ordinance to establish opportunities for sustainable mixed-use communities in a variety of settings.

Regarding the current draft, the Committee is concerned about the following:

- **Inadequate open space requirements:** The committee is concerned that by setting the open space requirement too low today, the County will have a more difficult time adjusting open space requirements to be more consistent with normal practices at a later date. The 15% open space standard established in the current draft is well below the norm for this type of development. While the combined effect of this minimal percentage and the 1 acre per 40 dwelling standard for park and recreation land increases the amount of open area, the effect will vary, the combined open space/park land total for a 640 acre planned community with a gross density of 2 dwellings per acre would amount to approximately 20% of the site. While this is consistent with urban area planned communities such as the Kentlands, Maryland or DC Ranch in Scottsdale, Arizona, it is far below the 40% open space in Ladera Ranch or the 70% open space in Prairie Crossing, Illinois, the 70% of Wood Ranch, California, the 51% of Harris Ranch, the 56% of Hidden Springs or the 47% of Horizons West, Florida. While no action has been taken, the Steering Committee has discussed the potential for reducing on-site open space requirements though off-site mitigation of up to 50% of the total requirement under some circumstances. This would provide the flexibility to assure greater retention of open space in hilly terrain and allow more intensive development with less open space retention on relatively flat land.
- **Marginalizing the BGG:** There are increasing reports of significant numbers of planned communities currently being prepared for submittal. While the impact of a single phase of the planned community currently under consideration is may not have a significant impact on overall growth patterns, each additional action will reduce opportunities to achieve the preferred growth scenario on which the Long Range Transportation Plan and Blueprint for Good Growth are based. There is

broad consensus on the Committee that properly designed and located planned communities can and should be assets to the region, there is equally broad concern that action on additional planned communities prior to implementation of BGG policies will result in lost opportunities for the County and region.

Again, the Steering Committee supports the County's efforts to improve its regulations and looks forward to supporting the County as it moves forward with implementation of the BGG. We ask that you consider the preceding concerns in all of your actions on planned communities.

Sincerely;

Michael Lauer, AICP  
Blueprint for Good Growth Consultant  
Principal, Planning Works, LLC



# Memo

To: Blueprint for Good Growth Steering Committee  
From: Michael Lauer, AICP  
Date: February 27, 2006  
Re: March 9 Steering Committee Meeting

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The Steering Committee will meet on Thursday, March 9 from 8:20 am to 12:30 pm at the Ada County Courthouse to begin taking actions on draft policies.

At the February 16 meeting, the Steering Committee agreed to voting procedures (see minutes for details) and discussed the following Consortium directives without voting.

- **Fire as an essential public facility** – committee members agreed that there currently are adequacy standards applied by most jurisdictions, though there are no functional standards for response time or the minimum number of units that would justify construction and staffing of an additional station.
- **Protection and preservation of gravel resources** – committee members agreed with the Consortium’s recommendation, but no specific protection/preservation strategies were identified.
- **Use of irrigation ditches as stormwater conveyance** – ACHD described ongoing efforts to shield irrigation entities from NPDES liabilities so that irrigation ditches could continue to provide some stormwater management relief.
- **Rural cluster development options** – while there were discussions of creating options to achieve more efficient development patterns in rural areas, no consensus was reached regarding BGG plan policy. A sliding scale density approach for conservation subdivisions was cited as one option to encourage more efficient land use patterns, but there were concerns that this would open a new market and generate greater demand for development in rural areas. Additional concerns were voiced about the advisability of creating permanent open space in cities future growth areas. *[Comment: while clusters with some combination of permanent and convertible open space could lead to more efficient land use, any incentives should be accompanied by a stringent limit on the total amount or proportion of development allowed within the rural tier.]*
- **Allowing mitigation of open space requirements through off-site purchase** – this concept was broadly supported by committee members.
- **Discuss adding agricultural lands as natural resources** – this recommendation received little support in the context of Ada County farm lands, but committee members suggested the insertion of language supporting regional efforts to protect significant agricultural resources, many of which are located in Canyon County.
- **Designate high quality natural resource areas in the plan** – the consultant team is preparing initial maps of these resources.
- **Clarify that the objective is to pursue the community choice scenario rather than the trend scenario in our land use and capital facility decisions** – initial projects in the ACHD 20-year CIP should recognize previously approved development projects. To

the extent that cities follow their plans, the CIP should be modified to support the preferred growth scenario. *[Comment: additional discussion of the plan's consistency recommendations should address the use of the CIP to reward plan consistency and discourage inconsistent development decisions.]*

- **Consider creation of a hearing officer or examiner to make preliminary findings for Consortium consistency determinations** – the committee supported this position.

The following issues were highlighted for discussion at the March 9, Steering Committee meeting.

#### 1. Triggers for Consistency Review

- Major Plan Amendments, which include area of impact changes and changes in area of impact boundaries and increases in future land use intensities that would exceed the following Development of Regional Impact (DRI) thresholds
  - DRIs
    - Option 1 – uniform standard: any development cumulatively exceeding:
      - 800 dwelling units; or
      - 100,000 sq. ft. gross leasable area.
    - Option 2 – location specific standard
      - If property accesses or is located within ¼ mile of a 4-lane arterial street or primary transit route, then the DRI threshold would be 800 dwellings or 100,000 square feet of non-residential development (gross leasable area).
      - For other locations, the DRI threshold would be 400 dwellings or 50,000 square feet of non-residential development (gross leasable area).
    - Option 3 – apply either one of the above standards, but base the threshold limit on average daily trips rather than dwellings or floor area.
2. **Effect of Consortium's finding of inconsistency.** What are the ramifications if the Consortium finds that a plan amendment or DRI is inconsistent with the BGG and adopted transportation plans? Options include:
- a. Voluntary compliance at the local level with no consequences for actions that are inconsistent with the BGG policies;
  - b. Adoption of criteria that must be satisfied prior to overriding the Consortium's finding of inconsistency; or
  - c. Voluntary adoption and enforcement of consistency requirements by each local government that would not allow inconsistent projects to move forward.

#### Action on Draft Policies

The Committee should vote to approve or change specific policy language as described below. Each topic will be voted on as a whole after identifying specific policies for more detailed review. The following list highlights policies for which one or more Steering Committee representatives have requested additional discussion.

**Growth Management Policies:** To date, the primary concerns about the growth management policies have surrounded development in the Rural Tier and in Planned Communities. The following policies are intended to limit the proportion of total growth within the rural tier and to ensure that planned communities provide a sustainable development pattern with limited negative impact on urban areas.

#### Rural Tier Policies

- **Policy 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 building permit



issuance and, to the extent that demand exceeds the five percent permit allocation, permits shall be allocated on a first come, first granted basis.

Alternative language suggested by County

- **Policy GM-22:** ~~Limit development in the rural tier to an average of five percent of projected county-wide population growth within the previous three-year period, exclusive of development approved within a planned community. This limitation should be based on building permit issuance and, to the extent that demand exceeds the five percent permit allocation, permits shall be allocated on a first come, first granted basis.~~ **Who is the monitoring body and would we realistically expect any jurisdiction to do this?**
- **Policy GM-23:** Establish an equity-based program to secure permanent open space within the rural tier through the use of techniques such as: conservation subdivisions, transfers of development rights, or purchases of land, conservation easements or development rights.

### Planned Communities Policies

- **Policy GM-28:** For all planned communities:
  1. Require the submittal of a concept plan for all contiguous land holdings to be included within the planned community. Prior to approving any extensions to a concept plan, require the cumulative analysis of facility, service and fiscal impacts for all lands to be included within the planned community, including the creation of facility and service demands in portions of the development located outside of Ada County.
  2. Prior to approval of a planned community, ensure that the development is reflected in the County's comprehensive plan, the BGG tier map, the Long-Range Transportation Plan and the ACHD 20-Year CIP.
  3. Assign the base residential and non-residential intensity at the time of concept plan approval, considering:
    - a. the adequacy of essential public facilities;
    - b. consistency of the project with the Long Range Transportation Plan, the ACHD 20-Year CIP and the Valley Regional Transit Plan;
    - c. the proximity of the project to existing employment centers; and
    - d. physical limitations of the site.
- **Policy GM-29:** Refine existing County development regulations addressing planned communities outside areas of impact to implement policy GM-28 and the following policies:
  1. Ensure that planned communities fund 100 percent of on and off-site capital improvement costs for essential public facilities and emergency service facilities required to serve the proposed development.
  2. Ensure that development will fully fund operations and maintenance costs for water, wastewater, transportation, public safety and emergency services at adopted levels of service. (see Strategies section for discussion of alternative funding tools)
  3. Require the preservation of at least 50% of the gross acreage of the property for open space. 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.

### Open Space Policies

- **Policy OS-1:** 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.

- **Policy 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).
- **Policy OS-3:** In reviewing development proposals, evaluate opportunities to retain meaningful open spaces consistent with the preceding policies. Adopt standards addressing the amount, configuration, dimensions, usability and uses allowed within open spaces (see implementation section for more details).

### **Natural Resources Policies**

Ada County encompasses many distinct environments offering a wealth of natural resources that merit special protection efforts, including:

- Scenic hillsides and ridgelines;
  - Floodplains along streams and rivers;
  - Wildlife habitat areas; and
  - Agricultural lands.
- **Policy OS-4:** Coordinate natural resource conservation efforts with federal, state and other local agencies responsible for the maintenance and protection of those resources.
  - **Policy OS-5:** Enable development to satisfy a portion of its open space requirements through the preservation of valued natural resource areas shown in **Map #**.
  - **Policy OS-6:** Limit development encroachment into areas identified in Map #. Where land or development rights cannot be secured, use conservation subdivision design to maximize preservation of the resources.
  - **Policy OS-7:** Ensure that new development neither impedes the function of floodplains or floodways, nor places development or its occupants at risk from floodwaters. Coordinate stormwater management efforts with affected agencies, which may include the ACHD, Boise River Flood Control District 10 and/or irrigation entities, encouraging the use of low impact stormwater management design wherever feasible.
  - **Policy OS-8:** Coordinate with irrigation entities to minimize the risks and costs to operators for the use of irrigation ditch rights-of-way and easements for bicycle and pedestrian trails as part of the larger greenway system.
  - **Policy OS-9:** Preserve and protect gravel resources needed to support growth and maintenance of facilities within Ada County. Minimize encroachment of new development into relatively open areas that may be quarried for gravel without interfering with existing development.
  - **Policy OS-10:** To ensure limit potential safety hazards that may be generated by gravel operations, establish review standards that require site reclamation and the protection of floodplain areas during and subsequent to the quarry operations. (see appendix for model language)

**Transportation Goal, Objective & Policies**

With the exception of the above Consortium recommendations, suggested refinements to these policies have been made pursuant to Steering Committee directives.

**Utilities Goal, Objectives & Policies**

With the exception of the above Consortium recommendations, suggested refinements to these policies have been made pursuant to Steering Committee directives. These changes have included a broadening of this section to include the full range of utilities. One pending issue relates to the ability of Idaho Power to invest in the advance acquisition of sites needed for future electrical substations.

**Public Schools Goal, Objective & Policies**

Suggested refinements to these policies have been made pursuant to Steering Committee directives. These changes include the removal of the directive to implement adequate public facility requirements for school facilities.

**Implementation**

Key discussion topics related to the Implementation section of the BGG include:

- Application of consistency requirements (see above discussion); and
- DRI Thresholds (see above discussion).