

# INTRODUCTION

**“We enjoy a high quality of life in safe, healthy and clean neighborhoods that we call home.”**



The Ada County Comprehensive Plan (the Plan) serves as a decision-making framework and policy guide for decisions concerning the future physical development of Ada County and facilities and services that support that development. It

indicates, in a general way, how the County should grow in the next 15 to 20 years. The purpose of this Plan is to guide and balance development in the most efficient, economical and well-planned manner possible.

The Comprehensive Plan states the values and vision of County residents as expressed through an extensive public participation process that involved the general public, other government agencies, members of the Planning and Zoning Commission and the Board of County Commissioners. It identifies overall goals and objectives, as well as more specific policies related to future growth, development and service provision, as well as actions needed to implement the goals, objectives and policies.

Consistent with Idaho law, the Plan provides the policy basis for the County's Zoning Ordinance, which contains the specific standards and requirements and processes for making land use and development decisions. In reviewing and applying Comprehensive Plan policies, the County's zoning ordinance and other requirements, the County must balance its responsibility to provide for the good of all County residents with individual private property rights protected by the Idaho State Constitution and laws.

As part of the larger Treasure Valley community, Ada County works with cities, other services providers, state and federal agencies, community groups, the development community and citizens to help guide growth and manage land





and resources in the future. The Plan was updated in cooperation with these partners and includes a variety of policies and actions aimed at improving collaboration and coordination among them. The Plan also incorporates the results of two regional planning processes undertaken in 2005 - 2006 - the Blueprint for Good Growth (Blueprint) and Communities in Motion (CIM) efforts. The Blueprint process was a regional planning effort to identify long-term policies and strategies for managing population and employment growth in Ada County. The CIM process was a long-range transportation planning process for the Treasure Valley managed by the Community Planning Association of Southwest Idaho (COMPASS) in partnership with the Idaho Transportation Department (ITD), with the objective of identifying priorities to guide growth and maintenance of transportation systems for the next 20-plus years.

In addition to incorporating the results of these processes, the Plan builds on the following vision and values expressed by County residents early in the public participation process of the Plan update.

## VISION & VALUES

**“Growth and development in Ada County are balanced and integrated with protection and management of natural resources. We support diversity, value and protect our cultural and historical heritage, and have access to a variety of choices in how we live, work, learn, play, shop and travel. We enjoy a high quality of life in safe, healthy and clean neighborhoods that we call home.”**

This vision for the future reflects the following attributes of life in Ada County that participating residents stated they value:

- A variety of housing choices that accommodate a range of lifestyles, needs and incomes.
- Preservation of and access to high quality open spaces in close proximity to and within the built environment.
- A range of transportation options that allow people to get from one place to another safely and efficiently.
- Coordination between transportation and land use planning.
- A sustainable, responsible, healthy business environment, that provides diverse opportunities for all residents.



- A safe, clean, healthy environment where people are respectful of others, themselves and their community.
- A variety of educational opportunities for people of all ages, abilities and backgrounds.
- A rich heritage of cultural and historical resources.
- Access to urban amenities, outstanding recreational experiences and quiet rural settings in a County with a small community atmosphere.
- Ada County's diverse recreational resources and opportunities.
- Effective and efficient implementation of plans and policies that achieve the community's vision and consider environmental and other resource limitations.
- Protection of wildlife and its habitat.

## Purpose of the Comprehensive Plan

In addition to providing the policy basis for future planning decisions, the Ada County Comprehensive Plan serves the following specific purposes:

**LEGISLATIVE:** To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.

The County envisions the plan serving the following purposes:

**POLICYMAKING:** To develop and explain the public policies and intentions of Ada County with respect to the rights and expectations of the general public, private enterprise and local government.

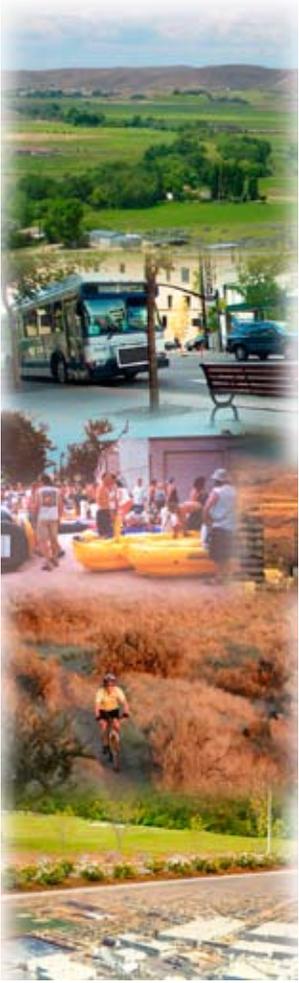
**EDUCATIONAL:** To enable local residents, public agencies and economic interests to become informed of the County's long-range and short-range planning goals and policies.

**COORDINATING:** To establish a basis for coordination, understanding and negotiation among citizens, economic interests, City officials, private investors and public agencies within Ada County and, as appropriate, to establish a position on regional growth and development issues.

## Comprehensive Plan Components

The plan includes the following components required by the Local Land Use Planning Act as amended:





- **Property Rights**—an analysis of the provisions that may be necessary to ensure land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitation on the use of property.
- **Population and Growth**—an analysis of the past, present, and future trends in population, including such characteristics as total population, age, sex and income.
- **School Facilities and Transportation**—an analysis of public educational goals and facility capacities, plus school and school transportation facilities with future development.
- **Economic Development**—an analysis of the economic base of the area for maintaining a positive growth rate, including employment, industries, jobs, and income levels.
- **Land Use**—an analysis encompassing the current vision and planning framework for a mix of future land uses.
- **Natural Resources and Hazardous Areas**—an analysis identifying the soils, water, vegetation, watersheds, and known hazards within the County.
- **Public Service, Facilities, and Utilities**—an analysis of the general plans for sewage, water supply, fire stations, health and welfare facilities, waste disposal sites, public safety facilities, and general public services.
- **Transportation**—an analysis of existing and future transportation infrastructure necessary for efficient mobility of people, goods and services.
- **Recreation**—an analysis showing a system of recreation areas, including parks, parkways, trailways, greenbelts, beaches, playgrounds and other recreation areas and programs.
- **Special Areas or Sites**—an analysis of the areas, sites, or structures of historical, archaeological, architectural or scenic significance.
- **Housing**—an analysis of housing conditions and needs, and plans for improving housing standards, and supporting development of safe, sanitary, adequate and affordable housing.
- **Community and Sustainable Design**—an analysis of the need for governing landscaping, site design, and beautification, sustainable practices and goals.
- **Implementation**— an analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.
- **National Interest Electric Transmission Corridors** – an analysis showing the



existing location and possible routing of high voltage transmission lines based upon the United States department of energy's most recent national electric transmission congestion study.

The Plan is organized into chapters corresponding to each of these topics. Each chapter includes the following information:

- Description of existing conditions, historic trends and future projections, where appropriate.
- Goals, objectives and policies to guide future County decisions.
- Actions recommended to implement and support the goals, objectives and policies of the Comprehensive Plan, including but not limited to changes in zoning regulations, processes recommended for coordination with partnering agencies, and other measures to be undertaken by County staff and others to address issues identified in the Plan.

In addition to addressing the elements listed above, the 2005-2007 Comprehensive Plan update process entailed preparation of other plans, which may be incorporated into the Plan when adopted:

- North Foothills Sub-Area Plan.
- Parks, Waterways, Open Space and Trails Plan.

## Plan Update and Public Participation Processes

In August, 2005, Ada County embarked on a process to update this Plan, with assistance from a team of consultants and through an extensive program to involve citizens, neighborhood groups, other local, state and federal jurisdictions, community groups and others in the update process. Based on direction from the Board of County Commissioners, the County and its consultants undertook an extensive public outreach and involvement program as part of the update process. This process included the following efforts:

- Conducted three rounds of public meetings to identify community values, important planning issues and priorities, comments on draft goals and objectives and review a preliminary draft of the updated Plan.



- Facilitated 10 meetings of a Steering Committee to assist in developing vision and value statements; guide public outreach efforts; and review and refine draft goals, objectives, policies and implementation actions. The Steering Committee included representatives of the following groups:
  - ✓ County Planning and Zoning Commission and Board members
  - ✓ Incorporated cities, with one representative for each
  - ✓ Business interests
  - ✓ Idaho Smart Growth
  - ✓ Park and recreation interests
  - ✓ Agricultural community
  - ✓ Ada County Highway District, Idaho Department of Transportation and other transportation organizations
  - ✓ Neighborhood group
- Facilitated meetings of three subcommittees to review and discuss conditions, issues, goals and policies related to transportation, other public facilities and services, land use, parks, recreation and open space.
- Provided information and solicited additional feedback from the general public via the County's Web site, direct mailings, e-mail announcements, community flyers, media releases, comment forms, questionnaires and other materials.
- Contacted specific public agency representatives and community groups to seek comments related to planning topics.
- Consulted with existing County advisory committees regarding historic and cultural resources, as well as parks, recreation and waterways issues and policies.

In addition to these efforts, the County and consultants conducted two other more detailed planning efforts, as a part of and concurrently with the Comprehensive Plan update. They were, development of a Sub-Area Plan for the North Foothills area and preparation of a Parks, Recreation and Open Space Plan. The North Foothills Sub-Area is bounded by the Ada County line to the north and west, Highway 55 to the east, and approximately the current Eagle and Star Areas of City Impact boundaries to the south. The Sub-Area Plan includes information about the location of sensitive areas that may be targeted for conservation, areas most appropriate for future growth and development, future public facility or infrastructure needs. The Parks and Open Space Plan identifies primary County responsibilities related to parks, waterways, trails and open space; proposed standards for facilities and land acquisition; and goals, policies and action measures to meet future needs.



Results of these and other efforts have been integrated into this updated Plan. This Plan is expected to be updated regularly in the future to reflect changing conditions in the County, as well as more specific planning efforts that may be undertaken in the future. Regular review and update of the Plan, as well as regular review of the Plan as part of land use, budgeting, work planning and other decisions, will ensure that the Comprehensive Plan remains a vital, living document.

## **Plan Structure— Goals, Policies and Implementation Actions**

As noted above, the Comprehensive Plan includes goal statements, policies and implementation actions needed to achieve the vision and protect the values expressed in the Plan. Following is a definition of the terms “goal,” “policy” and “implementation action.”

- **Goal statements** are expressions of guiding principles and focus on desired outcomes. They are broad directives that establish ideal future conditions toward which policies are oriented.
- **Policies** are intended to make specific statements that guide decision-making and give clear indication of intent.
- **Implementation actions** are detailed strategies for implementing policies. Identification of all possible alternatives for achieving a desired result is not feasible. In many instances it will be necessary to conduct specific, detailed studies prior to implementation.

Other technical terms used in the Plan are defined where used, and/or in a glossary provided at the end of the document.

## **Implementation Process and Priorities**

Implementation is the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Comprehensive Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public. The implementation of the Ada County Comprehensive Plan will be accomplished through the following measures:

- Application of the Ada County Zoning regulations, consistent with this Plan.
- Implementation of appropriate measures as recommended through the Blueprint for Good Growth planning process.
- Administration of the Ada County development review process.



- Application of policies in this plan, and such other policies, resolutions, or ordinances as may be adopted by the Board of Ada County Commissioners.
- Adoption of Sub-area plans and follow up development standards, including the North Foothills Sub-Area Plan and similar future efforts.
- Continued coordination with other local jurisdictions, state and federal government agencies, community groups and citizens.
- Education, adoption and practice of conservation measures both in County facilities and new development.
- Economic and financial considerations.

In addition to these general processes, this plan recommends a wide variety of specific implementation actions. These are described in each Chapter of the Plan and summarized again in Chapter 13. That Chapter also identifies a series of implementation priorities which include the following:

- Adopt zoning ordinance amendments and other tools needed to implement future sub-area plans.
- Prepare, or work in conjunction with other jurisdictions or entities to prepare, additional sub-area plans in priority planning areas.
- Refine and adopt open space standards for Planned Communities.
- Explore the feasibility of implementing a Transfer of Development Rights program.
- Identify priorities for open space protection and development of a County-wide open space conservation and acquisition program, in partnership with other jurisdictions and citizens of Ada County.
- Continue to coordinate with transportation agencies for major future transportation corridors.
- Adopt amendments to the County's zoning ordinance to replace "non-farm subdivision" provisions.
- Adopt amendments to County Zoning Ordinance for Planned Communities in areas of city impact and rural areas.
- Adopt appropriate Blueprint for Good Growth policies into this Comprehensive Plan.
- Complete the Boise River Greenbelt in the unincorporated portion of the County.
- Develop mutually agreed upon development standards within areas of impacts.



# PRIVATE PROPERTY RIGHTS & RESPONSIBILITIES



**“Ada County strives to balance regulation of public health, safety and welfare with individual property rights.”**

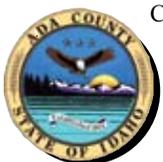
## Existing Conditions

The Fifth Amendment to the United States Constitution states that private property shall not “be taken for public use, without just compensation.” In the context of land use planning, the Fifth Amendment has historically been interpreted to mean that if a land use regulation or action is so restrictive that it denies a landowner all economically viable use of his or her property then the property has been “taken” by “inverse condemnation.” Such takings are considered unconstitutional, unless the landowner is provided just compensation. Numerous state and federal courts have issued rulings on whether or not certain land use actions constitute a taking, including several rulings from the U.S. Supreme Court. However, these cases have not resulted in any set formula for determining whether the economic injuries caused by a planning decision or other government action require government compensation. The question of whether a particular action constitutes a taking is decided by factual inquiry on an ad hoc (i.e., case-by-case) basis.

Section 67-8001 et. Sec. outlines the process whereby owners of real property in the state can request a written takings analysis. This analysis evaluates whether proposed regulatory or administrative rules established by state agencies or local government may result in a taking of private property without due process of the law. It gives property owners the right to seek judicial determination if the government agency does not provide the written analysis in a timely manner. It also charges the attorney general with establishing and maintaining a checklist that state agencies or local governments can use to evaluate proposed regulatory or administrative actions and ensure that those actions do not result in an unconstitutional taking of private property.

The checklist currently provided by the Office of the Attorney General includes the following list of questions:

1. Does the Regulation or Action Result in a Permanent or Temporary Physical



Occupation of Private Property?

2. Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?
3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?
4. Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?
5. Does the Regulation Deny a Fundamental Attribute of Ownership?
6. (a) Does the Regulation Serve the Same Purpose that Would be Served by Directly Prohibiting the Use or Action; and (b) Does the Condition Imposed Substantially Advance that Purpose?

## Issues

The following issues were identified during the 2005/2006 Comprehensive Plan Update process:

- **Balancing regulation of health, safety and welfare with individual property rights.** The County needs to continue to balance its responsibilities to protect the interests of the entire community with the rights of individual property owners.
- **Balancing rights among affected property owners.** Planning regulations and decisions must balance impacts of regulation on regulated property owners, as well as adjacent property owners that may be affected by allowed uses of a neighboring property.
- **Growth pressures and impacts.** Continued high growth places pressure on sensitive areas, public services, and other conditions that may result in new or revised comprehensive plan policies and implementation measures.

## Goals & Policies

**Goal 1.1: Ensure that all planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.**

**Policy 1.1-1:** No person should be deprived of private property without due process of law.

**Policy 1.1-2:** Private property should not be taken for public use without just compensation.

**Policy 1.1-3:** Land use ordinances, policies, fees and decisions, including land use restrictions and/or conditions of approval, should not violate



private property rights, as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

**Policy 1.1-4:** Before finalizing any administrative or regulatory action prescribed by the Local Land Use Planning Act, Ada County should use the review process and guidelines established by the Attorney General of the State of Idaho (Idaho Code §67-8003) to evaluate whether such action may result in an unconstitutional taking of private property.

**Policy 1.1-5:** To the extent land owners request a review, Ada County will provide this service.

**Implementation Action:** Conduct regular training with County staff to ensure that they properly adhere to and apply provisions of Idaho Code 67-8003 in land use planning and development review processes.

**Implementation Action:** Continue to apply the County's policies and procedures on a case-by-case basis with guidance from the state Attorney General and County legal counsel. Provide such information to community members in response to inquiries or claims.

**Implementation Action:** Review new Comprehensive Plan policies, zoning ordinances and other regulations for consistency with goals and policies in this section of the plan.

**Goal 1.2: Each property owner is responsible, as a steward of the land, to use his/her property wisely, maintain it in good condition, and preserve it for future generations.**

**Policy 1.2-1:** Property owners should not use their property or leave it in a manner that negatively impacts the surrounding neighborhood.

**Policy 1.2-2:** Property owners, recognizing that they are only temporary stewards of the land, should preserve and maintain their property for the use of future generations (i.e., not cause contamination or other damage that prevents or significantly curtails future use).

**Policy 1.2-3:** Property owners acknowledge and expect that Ada County will preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring land uses.

**Policy 1.2-4:** When the use of private property conflicts with the public interest, the land use planning process should provide a guide for decision-



making. Such land use conflicts should be considered using a context larger than the boundaries of a particular parcel and a time frame longer than a particular property transaction.

**Implementation Action:** Prepare informational materials (e.g., brief fact sheets or newsletters) for property owners stressing the need to properly care for properties by minimizing environmental degradation or contamination and other long-term adverse impacts on natural resources on or adjacent to the property, as well as links to other resources that provide similar guidance.



# 2

# POPULATION & GROWTH



**“A coordinated approach to planning is needed in the face of rapid growth.”**

## Existing Conditions

### Recent Population Growth

Ada County's population has experienced significant growth over the past 15 years, including an increase of nearly 50% between 1990 and 2000 (see Table 2.1). The county's population growth in the 1990's accounted for roughly one third of the statewide total. This 3.9% average annual growth rate (AAGR) is estimated to have increased slightly between 2000 and 2006, when the population grew from just over 300,000 to an estimated 383,314 (see Table 2.1). Ada County's population density of 285 persons per square mile in the year 2000 was far greater than that of any other county in the state. The second highest density was in Canyon County (233 persons per square mile). The Treasure Valley is the most urbanized area and has the highest population concentration in the state, and will likely remain as such for the duration of the forecast period.

Boise is the largest city in Ada County, and it accounts for 55% of the county's estimated 2006 population. Meridian and Eagle are the only other cities with populations greater than 15,000. While Boise accounts for a majority of the county's population, other communities contributed more population growth during the last 16 years. Table 2.1 shows that the cities of Meridian, Eagle, Kuna, and Star experienced double-digit annual growth in the 1990's. These, along with Garden City, were responsible for nearly half of the county's population growth over that time period. From 2000 to 2006, those cities accounted for 53% of the County's growth, while Boise's population growth slowed considerably. The net decrease in growth in the remainder of the County is a result of annexations to incorporated cities in areas where the most significant growth occurred.<sup>1</sup>



TABLE 2.1: POPULATION GROWTH

Jurisdiction	1990 Population	2000 Population	1990 - 2000 AAGR	2006 Population	2000 - 2006 AAGR	1990 - 2006 Increase
Ada County	205,775	300,904	3.9%	383,314	4.1%	177,539
Boise	125,738	185,787	4.0%	211,473	2.2%	85,735
Eagle	3,327	11,085	12.8%	20,131	10.5%	16,804
Garden City	6,369	10,624	5.2%	12,074	2.2%	5,705
Kuna	1,955	5,382	10.7%	12,647	15.3%	10,692
Meridian	9,596	34,919	13.8%	66,565	11.4%	56,969
Star <sup>2</sup>	648	1,795	10.7%	4,594	17.0%	3,946
Remainder of County	58,142	51,312	-1.24%	55,830	1.4%	-2,312

Source: 2000 US Census; COMPASS 2006 population estimates; Cogan Owens Cogan

TABLE 2.2: POPULATION GROWTH IN ADA & ADJACENT COUNTIES

Jurisdiction	1990 Population	2000 Population	1990 - 2000 Average Annual Growth Rate
Ada County	205,775	300,904	3.9%
Canyon County	90,076	131,441	3.9%
Gem County	11,844	15,181	2.5%
Boise County	3,509	6,670	6.6%
Elmore County	21,205	29,130	3.2%
Owyhee County	8,392	10,644	2.4%
Total	340,801	493,970	3.8%

Sources: 2000 US Census; Cogan Owens Cogan

Table 2.2 shows that the percentage of population growth in Ada County from 1990 to 2000 was comparable to that of the five adjacent counties, and nearly identical to that of Canyon County. Boise County experienced the most rapid growth over that time period, with an AAGR of 6.6%. Gem and Owyhee Counties experienced the slowest growth.

US Census data shows that there were 113,408 households in Ada County in the year 2000, with an average household size of 2.59

people. Approximately 36% of households included persons under the age of 18, compared to the statewide average of 25%. Non-family households comprise just 31.8% of all households. Other notable statistics include:

- Traditional families – married couples with children – account for 27.7% of all households.
- People living alone make up 23.8% of all households.
- 61.8% of households do not include children.

TABLE 2.3: AGE DISTRIBUTION

Age Group	Ada County	Boise	Eagle	Garden City	Kuna	Meridian	Star
Under 5	23,042	13,116	925	795	667	3,973	227
5 to 19	67,661	39,882	2,923	2,100	1,468	8,493	406
20 to 29	46,080	31,534	911	1,586	1,041	4,940	328
30 to 39	49,132	29,358	1,808	1,567	1,009	7,076	333
40 to 49	47,417	28,924	2,040	1,638	583	4,649	225
50 to 59	31,318	19,074	1,271	1,191	307	2,716	127
60 to 69	16,251	9,858	626	782	146	1,501	76
70 to 79	12,427	8,431	396	626	101	1,041	42
80 and above	7,576	5,670	185	339	60	530	31

Sources: Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005; 2000 US Census; Cogan Owens Cogan.



TABLE 2.4: RACIAL/ETHNIC DISTRIBUTION

Race/Ethnicity	2000 Population	Percent of Total
White	279,427	93%
African American	1,942	1%
American Indian/Alaskan Native	2,085	1%
Asian	5,223	2%
Native Hawaiian/Pacific Islander	448	0%
Another Race	5,025	2%
Two or More Races	6,754	2%
Total	300,904	100%
Hispanic (All Races) <sup>3</sup>	13,467	4%



Sources: 2000 US Census; Cogan Owens Cogan.

### Age, Gender and Ethnicity

Table 2.3 shows that over half of Ada County’s population is between the ages of 20 and 64 years old, while almost one-third are youth, aged 19 or younger. The median age in Ada County is 32.8 years, which is less than the state of Idaho’s median age of 33.2 years and the nationwide median age of 35.3 years.

The County’s gender makeup according to the 2000 Census indicates a nearly even male to female ratio. The male population calculates to 50.1%, while the female population is 49.9%. This trend is projected to change and fall closer to national figures indicating more female population than male over the next 10 years.

TABLE 2.5: INCOME & POVERTY STATISTICS

Jurisdiction	Median Household Income	Poverty Rate – All Residents	Poverty Rate – Hispanic Residents
Ada County	\$46,140	8%	17%
Boise	\$42,432	8%	16%
Eagle	\$65,313	4%	6%
Garden City	\$38,520	13%	30%
Kuna	\$40,617	14%	28%
Meridian	\$53,276	6%	11%
Star	\$42,337	9%	25%
State of Idaho	\$37,572	12%	24%

Sources: 2000 US Census; COMPASS; Cogan Owens Cogan

The County’s ethnic makeup according to the 2000 Census is shown in Table 2.4.

Nearly 93% of Ada County’s population is white, but the County has become more diverse since

1990, when the white population approached

97%. Much of the increase has come from the Hispanic and Asian populations, both of which have more than doubled over the past 10 years. There is little ethnic variation among the individual cities in Ada County, except that Garden City has a significantly greater Hispanic population (almost 10%, versus no more than 5% in any other city).





## Household Income

Table 2.6 shows that median household incomes are higher than the statewide average throughout Ada County, particularly in the communities of Eagle (\$65,313), and Meridian (\$53,276). The lowest median household income, in Garden City (\$38,520), is still almost \$1,000 above the statewide average. Poverty rates in Ada County also are below the statewide average in all communities except for Garden City (13%) and Kuna (14%).

Table 2.5 also shows a significant disparity in poverty rates for the Hispanic community. The countywide poverty rate for the Hispanic population is more than double that of the overall population. A similar ratio exists in all Ada County communities, as well as the state of Idaho as a whole.

## Population Projections

Population projections for Ada County, adjacent counties and cities are prepared by the Community Planning Association Southwest Idaho (Compass) which has the responsibility for compiling this and other data for local jurisdictions. Current Compass projections estimate a total Ada County population of about 517,000 people by 2025 and over 560,000 people by 2030. These projections assume an annual average growth rate of approximately 2%.

It should be noted that the County's population has increased at a more significant rate during the past five to ten years, growing at an average rate of 4.1% between 2000 and 2006 and 3.9% between 1990 and 2000. In addition, the County's 2006 estimated population is significantly higher than the projected 2005 projection. If these higher growth rates were to continue over the next 20 years (e.g., assuming an average growth rate of 4% per year) and applied to the current population, the County population could be as high as 800,000 by 2025 and over 980,000 by 2030.

TABLE 2.6: POPULATION PROJECTIONS

Year	Projected Population	Five-Year Increase	Percent Increase	Average Annual Growth Rate
2000	300,904	NA	NA	NA
2005	347,825	46,921	16%	2.94%
2010	384,547	36,722	11%	2.03%
2015	426,174	41,627	11%	2.08%
2020	469,011	42,837	10%	1.93%
2025	516,773	47,762	10%	1.96%
2030	561,150	44,377	9%	1.66%

Sources: Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005; 2000 US Census; COMPASS; Cogan Owens Cogan.



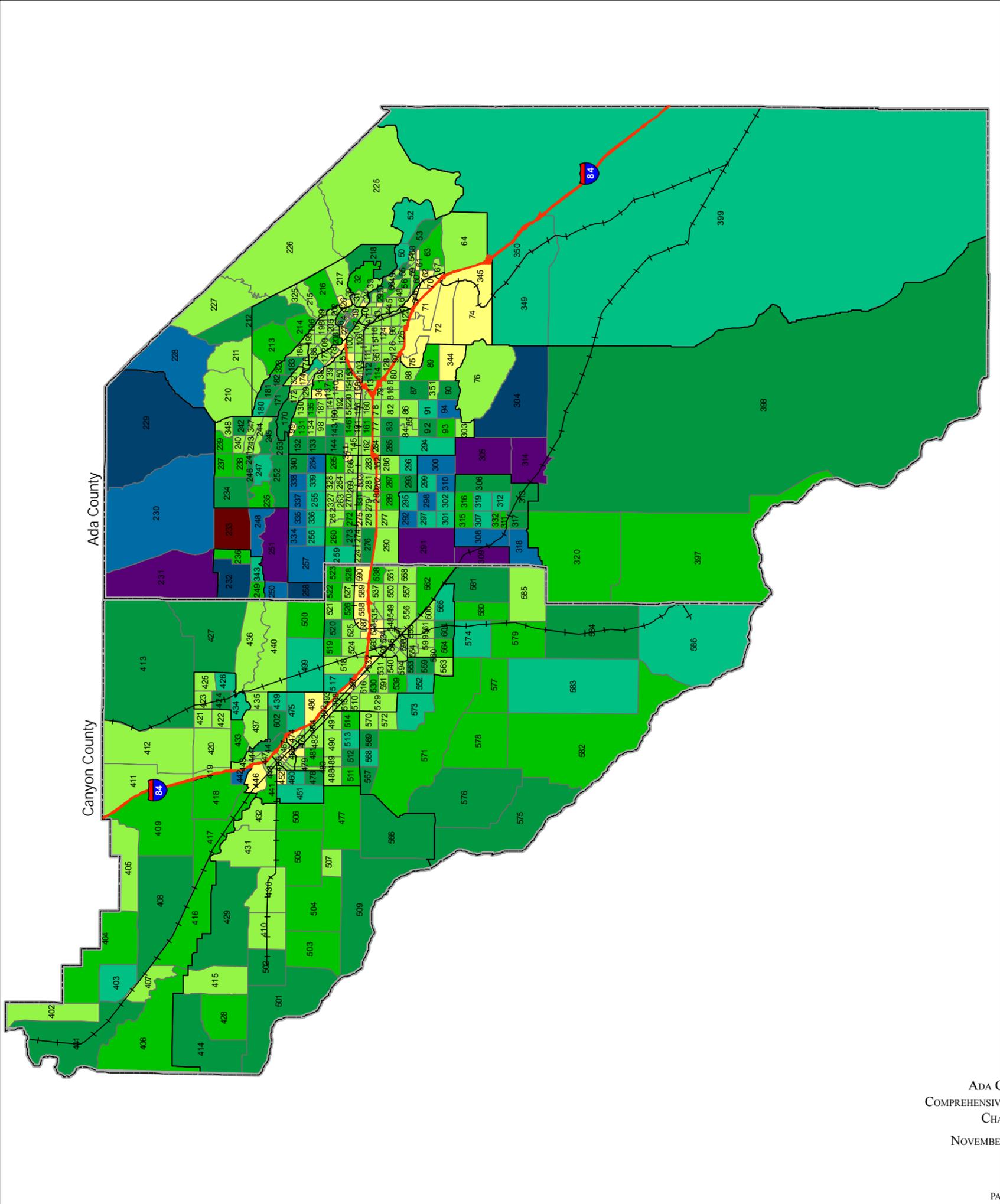
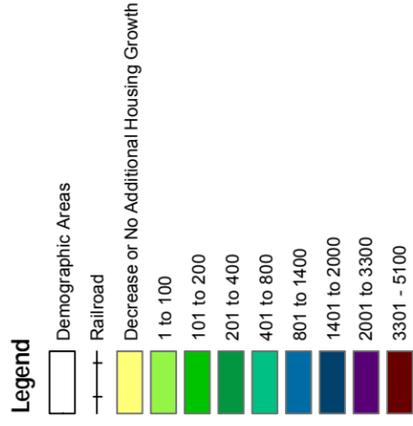
FIGURE 2.1

# TREND 2005-2030 HOUSEHOLD GROWTH ADA COUNTY, IDAHO



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Updated Trend  
2005 to 2030 Household Growth  
by Traffic Analysis Zones (TAZ)



## Issues

The following issues were identified during the last Comprehensive Plan Update process undertaken in 2005/2007.

- **Rapid population growth.** The population of Ada County has grown rapidly in recent years, leading to concerns about impacts on rural character, traffic congestion, scenic and environmental resources, and overall quality of life. A coordinated approach to planning to manage future growth and development is needed and more cooperation and coordination among the County, cities and other public and private entities is important to County residents.
- **Coordination and cooperation.** Continued monitoring of the expected location of future population and employment growth and development is important for planning future public facilities, including transportation corridors, water, sewer and drainage systems, schools and park and recreation facilities.

## Goals & Policies

### **Goal 2.1: Anticipate continuing growth and development demand.**

**Policy 2.1-1:** New residential development should occur within each community's Urban Service Planning Area (i.e., Areas of City Impact) or other areas that primarily have existing or planned services to accommodate growth.

**Policy 2.1-2:** Development that occurs outside an Area of City Impact shall comply with this Comprehensive Plan.

**Policy 2.1-3:** Continue coordination with Canyon, Elmore, Gem, Boise and Owyhee counties regarding regional planning for transportation, growth management and other issues of mutual interest and concern.

**Policy 2.1-4:** Use population data and demographic forecasts in coordination with COMPASS and the incorporated cities in the County to evaluate decisions related to Area of City Impact boundaries, transportation planning, service provision and similar planning issues.

**Policy 2.1-5:** Consider the character of the existing and projected future population of the County in planning decisions.



## Implementation Actions

**Implementation Action:** Regularly assess, summarize and publish information about growth and development in the County, including approval of development permits and new construction.

**Implementation Action:** Regularly obtain and review population data and demographic forecasts from COMPASS and incorporated cities. Summarize and distribute such information to County staff for use in evaluating decisions related to planning and development processes.

**Implementation Action:** Work with other counties to address regional population and growth issues.

**Implementation Action:** Maintain and update GIS and other mapping information for use in planning processes. Identify other ways to use planning software in ongoing planning and project-specific review processes.

### Endnotes

1. 2006 population estimates by COMPASS; calculations by Cogan Owens Cogan.
2. The City of Star incorporated in 1997. The 1990 population is from the City of Star Comprehensive Plan, as the 1990 U.S. Census does not include Star as a Place. (Source: Blueprint for Good Growth).
3. The Census addresses Hispanic or Latino origin separately from one's race or ethnicity, because Hispanic or Latino people can be of any race. People who identify themselves as Hispanic or Latino in the Census also identify themselves as members of one or more racial categories. For brevity's sake, this Plan will hereafter refer to all people of Hispanic or Latino origin as Hispanics.



# 3

# SCHOOL FACILITIES AND TRANSPORTATION

**“Strong schools, outstanding teachers and opportunities for continuing education are the cornerstones of our future.”**

## Existing Conditions

### Kindergarten through 12<sup>th</sup> Grade (K-12)

Three school districts provide K-12 service in Ada County. The Boise School District serves students living in and around the City of Boise. The Meridian Joint School District is the largest district in the County and serves students in unincorporated Ada County and the cities of Meridian, Eagle, Star, and portions of Boise. The remainder of the County is served by the Kuna School District.

The Boise School District system consists of 33 elementary schools, eight junior high schools, and four high schools, each with an associated attendance zone. In addition to traditional schools, the district operates administrative offices, maintenance facilities, transportation facilities, a pre-school center, Professional-Technical Center, two alternative high schools, a high

school program for pregnant teens in coordination with the Salvation Army, the Treasure Valley Mathematics and Science Center in coordination with the Meridian School District, and offers evening high school opportunities. Table 3.1 shows current enrollment figures for the three school districts in Ada County.

In 2004/2005, the Boise School District projected school enrollment to increase slightly through 2010. Table 3.2 shows projected enrollments by grade level. Grades one through five were projected to grow while enrollment in higher grades was expected to decline slightly.



TABLE 3.1: ADA COUNTY 2005-06 ENROLLMENT  
(PRE-KINDERGARTEN TO 12TH GRADE)

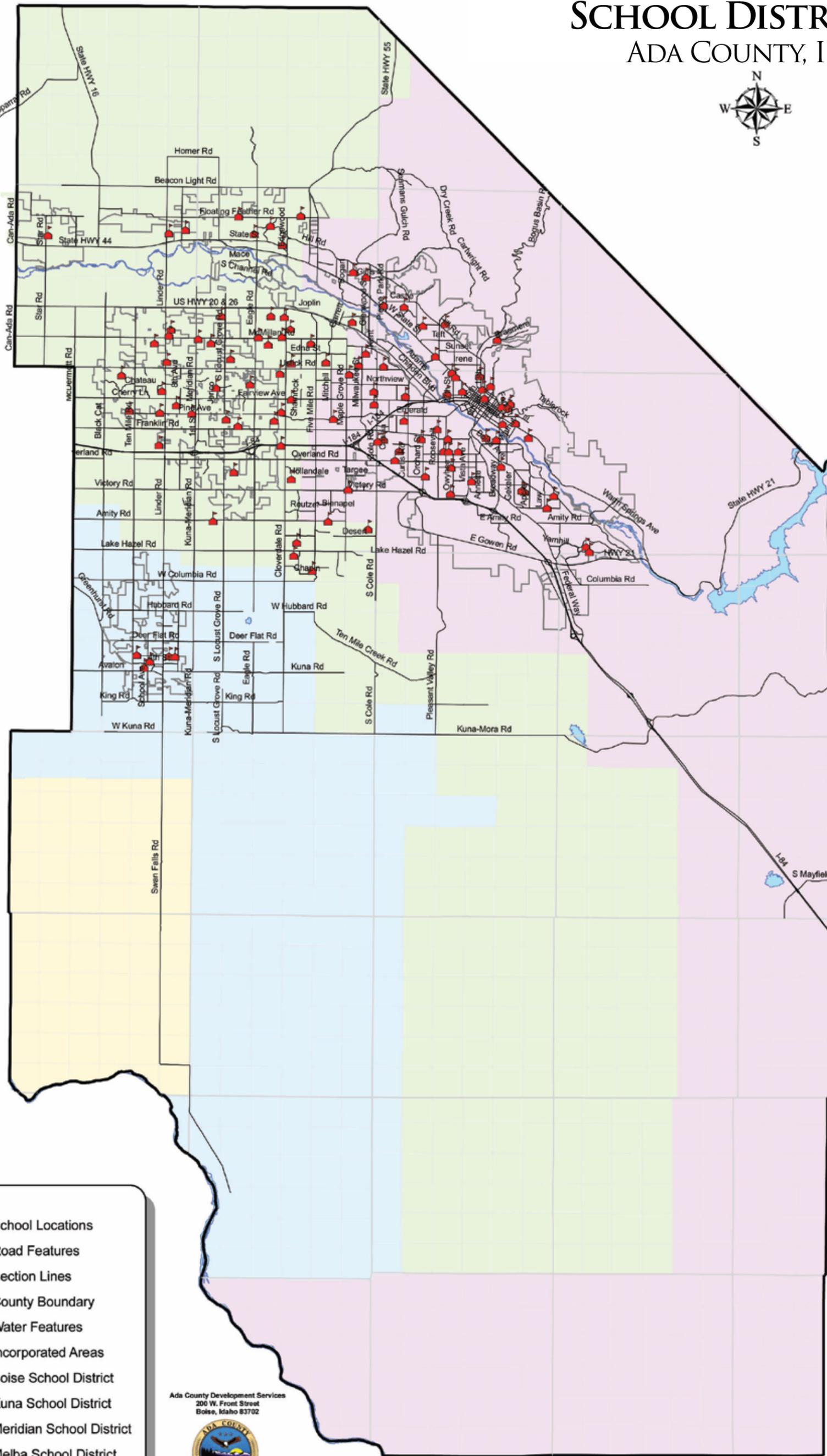
	Enrollment	Number of Schools
Boise	26,588	55
Kuna	3,321	7
Meridian	26,113	40

Source: <http://ida.ho.schooltree.org/Ada-County-Schools.html>



FIGURE 3.1

# SCHOOL DISTRICTS ADA COUNTY, IDAHO



- School Locations
- Road Features
- Section Lines
- County Boundary
- Water Features
- Incorporated Areas
- Boise School District
- Kuna School District
- Meridian School District
- Melba School District

0 1.25 2.5 5 Miles

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702



www.adaweb.net

This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.

TABLE 3.2: BOISE PROJECTED ENROLLMENTS (BASE YEAR: 2004/05)

Grade	School Year						Total Growth	Average Annual Growth
	04/05	05/06	06/07	07/08	08/09	09/10		
K	2,060	2,126	2,110	2,204	2,270			2.46%
1	1,932	2,136	2,204	2,187	2,285	2,353	421	4.02%
2	1,833	1,897	2,098	2,164	2,148	2,244	411	4.13%
3	1,894	1,830	1,894	2,095	2,160	2,144	250	2.51%
4	1,844	1,874	1,810	1,874	2,073	2,137	293	2.99%
5	1,822	1,851	1,881	1,817	1,881	2,081	259	2.69%
6	1,906	1,803	1,832	1,862	1,799	1,862	-44	-0.47%
7	1,949	1,893	1,791	1,819	1,849	1,787	-162	-1.72%
8	1,933	1,928	1,872	1,772	1,799	1,829	-104	-1.10%
9	2,156	2,035	2,030	1,971	1,865	1,894	-262	-2.56%
10	2,022	2,146	2,025	2,020	1,962	1,856	-166	-1.70%
11	2,057	1,992	2,114	1,995	1,990	1,933	-124	-1.24%
12	1,952	1,913	1,852	1,966	1,855	1,851	-101	-1.06%

Source: Boise School District (from Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005)

The Meridian Joint School District has been experiencing the most rapid growth of all the school districts in the county. In 2004, District facilities included 25 elementary schools, six (6) middle schools, four (4) traditional high schools, and three (3) alternative schools at the middle school and high school level (a total of 38 schools). Trends show at least one new elementary school opening every year due to the rapid pace of residential development in the District.

TABLE 3.3: MERIDIAN JOINT SCHOOL DISTRICT #1 ENROLLMENT

	00-01	01-02	02-03	03-04	04-05	05-06	06-07
K	1839	2011	1881	2023	2313	2446	2555
1	1845	2007	2155	1987	2259	2537	2609
2	1891	1886	2070	2234	2132	2400	2679
3	1943	1977	1958	2103	2361	2259	2542
4	1920	2042	2074	2012	2237	2517	2387
5	2007	1977	2114	2121	2162	2365	2652
6	1832	2082	2082	2156	2214	2306	2472
7	1911	1922	2122	2139	2313	2335	2395
8	1811	1988	2015	2166	2204	2460	2414
9	1932	2024	2189	2197	2322	2414	2664
10	1773	1822	1925	2104	2146	2332	2400
11	1596	1702	1687	1796	1965	2071	2287
12	1440	1607	1657	1741	1795	1936	2011

Source: State of Idaho Department of Education





Of the 25 elementary schools presently operated by the Meridian District, ten are overcrowded, with the most crowded school at 138% of its intended capacity. Of the seven middle schools, three are over capacity and one is at 97% capacity. Five of the seven high schools are overcrowded, excluding the charter high school. The District's current capital improvements program projects the need for a new elementary school each year, a new middle school every three years and a new high school every four and a half years.

Kuna School District also is facing growth pressures. Table 3.4 shows projected enrollment by grade level for the Kuna School District through the 2009-2010 school year. The District currently operates four elementary schools, a middle

TABLE 3.4: KUNA PROJECTED ENROLLMENTS (BASE YEAR: 2004/05)

Grade	School Year						Total Growth	Average Annual Growth
	04/05	05/06	06/07	07/08	08/09	09/10		
<b>K</b>	<b>355</b>	<b>376</b>	<b>405</b>	<b>437</b>	<b>470</b>	<b>507</b>	<b>152</b>	<b>7.38%</b>
<b>1</b>	339	359	405	437	470	507	168	8.38%
<b>2</b>	314	359	387	437	470	507	193	10.05%
<b>3</b>	291	333	387	417	470	507	216	11.74%
<b>4</b>	304	308	359	417	449	507	203	10.76%
<b>5</b>	298	322	332	386	449	484	186	10.19%
<b>6</b>	275	316	347	358	416	484	209	11.97%
<b>7</b>	312	292	331	364	376	437	125	6.95%
<b>8</b>	301	331	306	348	382	394	93	5.54%
<b>9</b>	291	319	347	321	365	401	110	6.63%
<b>10</b>	253	308	305	332	307	349	96	6.66%
<b>11</b>	240	268	295	292	318	294	54	4.14%
<b>12</b>	238	200	257	283	280	304	66	5.03%

Source: Kuna School District (from Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005).

school, a high school, and Kuna Evening School, an alternative high school. The District plans to build two additional elementary schools and a support services building to keep pace with facilities needs. The Kuna elementary schools are currently at 103% of their capacity and the middle school is at 108% of capacity. This overcrowding has prompted the District to rent additional classroom space. Even though the high school currently is running at 93% of its capacity, population projections show that it will be at full capacity in the 2005-2006 school year. The District expects to experience 5.7 to 10.5% total growth in the student population each year for the next ten years.



One of the key issues facing school districts in Ada County is keeping pace with both the rate and location of area growth. New residential development brings new students into a district and eventually requires new school facilities. A poorly located school can generate enormous costs for transportation and utility improvements. These costs are exacerbated by increased development pressures that result from new elementary schools and, to a lesser extent, middle schools. Coordination of school siting decisions with the capital improvements programming and land use decisions made by cities and Ada County is essential for efficient service provision.

### Universities and Colleges

There are four colleges within Ada County: publicly-funded Boise State University; and three privately-funded colleges - Boise Bible College, George Fox University and Hennagar College. Table 3.5 shows enrollment figures for Boise State University measured in the fall of each school year starting in 1999/2000 and ending in 2005/2006. Over this seven-year period, Boise State has experienced an average annual growth rate of 2.33%. Most students (87.4%) attending Boise State originate from the State of Idaho, with 56.1% of these coming from Ada County.<sup>1</sup> Available enrollment figures for Boise Bible College show 163 students for the 2005/2006 school year only.<sup>2</sup>

TABLE 3.5: BOISE STATE UNIVERSITY ENROLLMENT

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	Total Growth	Average Annual Growth
Boise State University	16,209	16,482	17,176	17,714	18,447	18,456	18,599	2,117	2.33%

Source: <http://enrollmentservices.boisestate.edu/EnrollmentInfo/EnrollmentTrends99-04.pdf>;  
<http://enrollmentservices.boisestate.edu/EnrollmentInfo/profiles/overall2005profile.pdf>

There is the potential to establish one or more community colleges within the Treasure Valley to help future higher and continuing education needs. The state legislature recently passed legislation to clarify the County’s responsibilities, procedures and elections required to form a local community college district. The legislature also approved seed money to assist in efforts to plan for and establish community colleges.





## Issues

The following issues were identified during the last Comprehensive Plan Update and Blueprint for Good Growth processes in 2005/2006:

- **Rising facility costs.** All school districts in the County report issues associated with the ability to adequately pay for existing and/or future facilities. The Boise School District has faced rising costs to maintain older existing facilities, coupled with slow increases in enrollment and available revenue. Faster-growing districts face rising land costs, competition for land between public agencies and developers, and significant needs for new land and facilities to accommodate growth.
- **Impact of new development.** Rapid growth and development are leading to increasing enrollments in Meridian and Kuna which affect the ability to provide adequate facilities and result in larger classroom sizes. Approval of large developments, including large subdivisions in cities, areas of impact and planned communities can exacerbate this issue. New development does not appear to pay for itself in terms of the cost of new facilities, busing, and transportation and other expenses. School districts are presently precluded by state law from developing or assessing impact fees to require new development to pay directly for facilities necessitated by new growth.
- **Jurisdictional coordination.** Processes for land use permitting and approval are not uniform throughout the county. Better coordination also is needed for transportation planning and infrastructure development processes
- **Transportation facility improvements.** Schools sometimes are required to pay for traffic improvements related to traffic generated by growth when it is the residential growth, not the school, that is generating the traffic.

## Goals & Policies

**Goal 3.1: Work with school districts, cities, other agencies and community members to better coordinate siting of, accessibility to and compatibility of school facilities with surrounding areas to help ensure cost-effective acquisition of land and timely development of school facilities.**



- Policy 3.1-1:** Coordinate County, city and school district efforts to identify and designate future school sites and associated open space or recreational facilities.
- Policy 3.1-2:** Work with the school districts and the cities to jointly consider a long-range future acquisition program for schools, including a school site acquisition map, in accordance with the Local Land Use Planning Act of 1975, Idaho Code §67-6517.
- Policy 3.1-3:** Share information regarding land development proposals with all school districts. School districts should be given the opportunity to participate in pre-application processes and long range planning.
- Policy 3.1-4:** The adequacy of school facilities may be considered by the Planning and Zoning Commission and the County Board in reviewing proposed residential subdivisions and planned developments based on recommendations from the affected districts.
- Policy 3.1-5:** Large developments (100 or more units) should be encouraged to work with the affected school district to provide land for or otherwise contribute funding toward the purchase of land for school site(s), in correlation to the demand that the development will create.

**Goal 3.2: Help ensure that school facilities are safe and accessible by automobile, transit, walking and bicycling and require a minimal need for school-operated busing.**

- Policy 3.2-1:** Elementary schools should be located within existing and/or planned residential neighborhoods away from existing or planned commercial or industrial areas, with the exception of small neighborhood-oriented commercial uses.
- Policy 3.2-2:** New elementary schools should not be located on major collector or arterial streets.
- Policy 3.2-3:** Middle schools should be within or directly adjacent to residential areas.
- Policy 3.2-4:** High schools should be within walking distance of the residential neighborhoods they serve. They may be located near existing or planned commercial areas but should be located in such a way to minimize travel by students across major collector or arterial streets.



**Policy 3.2-5:** Secondary schools should have multiple access points and be in close proximity to a collector or minor arterial streets. They should be sited to minimize traffic impacts on local residential neighborhood streets.

**Policy 3.2-6:** New development adjacent to schools should provide for adequate pedestrian and bicycle access for school children along both internal and connecting roads and pathways.

**Goal 3.3: Help ensure that schools are sited to be complementary to and compatible with surrounding neighborhoods and to avoid conflicts with incompatible land uses or adverse conditions.**

**Policy 3.3-1:** Schools should be protected from the encroachment of incompatible land uses.

**Policy 3.3-2:** School sites should be selected to avoid site-limiting features and other hazards and nuisances detrimental to the safety of children and to the general operation of schools.

**Policy 3.3-3:** Schools should be located to avoid or minimize impacts on floodplains, consistent with other policies in this Plan.

**Policy 3.3-4:** Schools shall be located in conformance with policies related to the Boise Municipal Airport overlay zone.

**Goal 3.4: Help ensure that the provision of schools contributes to other community needs and priorities.**

**Policy 3.4-1:** Ada County supports the co-location of schools and park and recreational facilities.

**Policy 3.4-2:** Streamlined permitting and land use review processes by the County and incorporated cities for approval of new school facilities is encouraged.

**Policy 3.4-3:** Ada County supports post-secondary education programs available to County residents.

**Implementation Actions**

**Implementation Action:** Update the County's zoning ordinance, as needed to ensure consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.



**Implementation Action:** Participate with representatives of the School Districts and cities to review and ensure consistency among municipal policies, zoning and other development ordinances related to school siting, development permitting and review procedures.

**Implementation Action:** Assist school districts, as needed, in identifying future school sites, including by providing information about potential future developments proposed in unincorporated portions of the County.

**Implementation Action:** Update County development review procedures, as needed to ensure that school districts are informed about and have the opportunity to participate in development review processes related to large-scale developments (more than 100 housing units).

**Implementation Action:** Update County zoning ordinances to require developers to set aside land for schools necessitated by new large developments; coordinate with the school districts about the most appropriate sites for such facilities.

**Implementation Action:** Update the County's zoning ordinance to ensure that specific development regulations do not hinder school construction in rural areas, recognizing that schools differ from other land uses, such as agriculture and residential development.

#### Endnotes

1. <http://enrollmentservices.boisestate.edu/EnrollmentInfo/profiles/overall2005profile.pdf>
2. <http://www.boisebible.edu/AboutBBC/qckfact.htm>



# 4

# ECONOMIC DEVELOPMENT

**“We value a sustainable, responsible, healthy business environment that provides diverse opportunities for all residents.”**



## Existing Conditions

Economic development issues are highly important in Ada County, impacting population and development patterns, transportation and public facility needs, and overall quality of life.

Table 4.1 shows that the number of jobs in Ada County grew steadily between 1980 and 2000, increasing from just under 102,000 to over 230,000. The mining and farming industries declined over that period, while employment in the federal government showed only minor growth. All remaining industry sectors grew by at least 75% over that time period, and particularly strong growth was experienced in the services industries. Agricultural services, forestry and fishing showed the second highest percentage growth in the 1990's, although it accounts for a relatively small percentage overall of total employment.

Total employment increased by 65.8% between 1990 and 2000, while the County's population increased by 46%. These numbers support Ada County's position as the economic hub of the surrounding region, and suggest that recent population growth in Canyon County and other surrounding counties is comprised at least in part by residents who work in Ada County. According to the Idaho Department of Commerce and Labor, 93% of workers living in Ada County also work in the County. The majority of the remaining workers living in Ada County commute to employment in Canyon County.

Ada County's unemployment rate of 3.91% in 2000 was lower than the statewide average of 5.74%. Star (6.2%) and Garden City (5.11%) had the highest unemployment among the cities in Ada County, while the lowest unemployment rates were in Meridian (2.82%) and Eagle (3.54%).<sup>1</sup> The countywide unemployment rate had increased to 4.7% by 2002,<sup>2</sup> but dropped again to 3.0% by February, 2006.<sup>3</sup>



TABLE 4.1: EMPLOYMENT BY INDUSTRY, 1980 TO 2000

Industry	1980	1990	2000	Percent Change 1980-2000	Percent Change 1990-2000
Farm	1,963	1,742	1,802	-8.2%	3.4%
Agricultural Services, Forestry, Fisheries	744	1,636	3,016	305.4%	84.4%
Manufacturing	9,261	16,878	26,769	189.0%	58.6%
Mining	445	316	281	-36.9%	-11.1%
Construction	8,074	9,490	16,978	110.3%	78.9%
Transportation, Comm., & Utilities	5,699	6,764	11,372	99.5%	68.1%
Wholesale Trade	5,908	7,348	11,814	100.0%	60.8%
Retail Trade	17,931	24,065	40,737	127.2%	69.3%
Finance, Insurance, Real Estate	11,412	13,278	19,757	73.1%	48.8%
Services	22,436	36,562	68,943	207.3%	88.6%
Federal Civilians	3,894	4,244	4,761	22.3%	12.2%
Federal Military	1,220	1,395	1,295	6.2%	-7.2%
State & Local Government	12,910	15,218	22,777	76.4%	49.7%
<b>Total</b>	<b>101,897</b>	<b>138,936</b>	<b>230,302</b>	<b>126.0%</b>	<b>65.8%</b>

Sources: Blueprint for Good Growth: Needs, Issues, and Opportunities Report, September 1, 2005; County Profiles of Idaho, Idaho Department of Commerce and Labor; Cogan Owens Cogan.

TABLE 4.2: MAJOR EMPLOYERS

Employer	Employees
State Government	14,000
Micron Technology	10,000
Federal Government	5,400
St. Luke's Regional Medical Center	4,300
Boise School District	3,900
Albertsons	3,800
J.R. Simplot Company	3,800
St. Alphonsus Regional Medical Center	3,405
Hewlett Packard	3,400
Meridian School District	2,900
Boise State University	2,800
Citi Corp.	1,800
Ada County	1,400
City of Boise	1,400
DirecTV	1,400
Fred Meyer	1,200
Wal-Mart (Ada County)	1,200
Idaho Power Company	1,100
Wells Fargo	1,079
Boise Corp.	1,000

Sources: Blueprint for Good Growth: Needs, Issues and Opportunities Report, September 1, 2005; Boise Metro Economic Development Council, January 1, 2005 survey; City of Meridian.

The State Government and Micron Technology are by far the two largest employers in Ada County. Both are located in Boise, as are many of the other major employers



in the county. Other major employers include hospitals, educational institutions (Boise State University and local school districts), and other government agencies

such as the federal government, Ada County, and the City of Boise.<sup>4</sup>

The total number of business establishments in the County increased from 6,544 in 1990 to 10,275 in 2001. The number of retail businesses actually dropped over this time period, from 1,411 to 1,394. This drop likely indicates an increase in larger, more diverse retail establishments (e.g., "big box" stores). However, the reduced total could in part be a result of the change in the federal business classification system (from SIC to NAICS codes) that took place in 1998<sup>5</sup> and may not reflect as significant a change as it may appear.



The agricultural sector changed somewhat but not dramatically during the 1990s. Between 1987 and 1997, the number of farms in the County decreased from 1,293 to 1,221 (5.6% decrease), while the number of acres in farms dropped from 247,000 to 231,000 (6.4% decrease). Between 1997 and 2002 (the last year for which comprehensive data about agricultural operations is available through the US Census of Agriculture), the number of acres in farms continued to drop (to 223,388 in 2002).

However, the number of farms actually increased during this period (to 1,420 in 2002, with a related decrease in average farm size (189 to 157 acres in 2002). Anecdotal evidence suggests that the amount of land being farmed has continued to decrease since 2002, given development in agricultural areas. Most of the increase in the number of farms during this period was for farms of less than 10 acres and those 10-50 acres in size. While the market value of agricultural products sold declined between 1987 and 1997, it increased between 1997 and 2002.

TABLE 4.3: FARMS, FARMLAND AND MARKET VALUE OF AGRICULTURAL PRODUCTS, ADA COUNTY, 1987 2002

	1987	1992	1997	2002
Number of farms	1,293	1,174	1,221	1,420
Acres in farms	247,084	232,879	231,188	223,388
Average farm size	191	198	189	157
Value of agricultural products sold	\$112,856,000	\$97,173,000	\$93,719,000	\$126,729,000

## Employment Projections

The Community Planning Association of Southwest Idaho (COMPASS) gathered data on projected non-agricultural employment in Ada County as part of its regional long-range transportation planning project, Communities in Motion. The Ada County employment forecasts used for that project are shown in Table 4.4.

The data in Table 4.4 shows that the most significant employment growth over the next 25 years is anticipated in the Services and Trade sectors. Rapid employment growth also is anticipated in the construction industry. The slowest growth is projected in the Federal Government and Mining sectors, with





TABLE 4.4: EMPLOYMENT PROJECTIONS BY INDUSTRY, 2005 TO 2030

Industry	2005	2010	2015	2020	2025	2030	Percent Change 2005 – 2030
Manufacturing	21,650	23,830	25,570	27,330	29,330	30,440	41%
Mining	80	80	70	70	60	60	-25%
Construction	15,190	17,670	18,760	21,310	24,320	27,840	83%
Transportation, Comm., & Utilities	10,280	11,370	12,390	13,310	14,290	15,350	49%
Wholesale Trade	11,610	13,460	15,650	18,010	20,850	23,900	106%
Retail Trade	35,780	41,480	48,230	55,490	64,260	73,650	106%
Finance, Insurance, Real Estate	11,770	12,900	14,010	15,140	16,270	17,380	48%
Services	61,850	75,180	89,450	105,630	123,710	143,110	131%
Federal Government	4,620	4,720	4,760	4,760	4,710	4,710	2%
State & Local Government	24,040	24,500	25,050	25,610	26,200	26,870	12%
Total	196,870	225,180	253,930	286,640	324,020	363,300	85%

Source: Church, John. Idaho Economics. 2005 Forecast

mining jobs anticipated to decrease over time.

## Issues

The following issues were identified during the last the Comprehensive Plan Update and Blueprint for Good Growth processes undertaken in 2005/2007:

- **Strong economy.** The County enjoys a strong economy which continues to attract businesses and jobs. Maintaining a robust economy will be important to the overall quality of life of County residents.
- **Agricultural sector.** A declining agricultural land base, continued urbanization of rural areas and rising land prices are likely to have significant impacts on large-scale agricultural operations in the future. Smaller-scale operations may continue to be a viable source of local produce and other specialty agricultural products and opportunities.



## Goals & Policies

### **Goal 4.1: Increase the economic diversity, employment base and tax base of the County to improve employment opportunities for its residents.**

**Policy 4.1-1:** Facilitate the expansion and diversification of existing and new businesses and industries that:

- a. Are environmentally sustainable (see chapter 12).
- b. Will maintain and/or improve the County's fiscal stability.
- c. Increase the County's tax base and employment.

**Policy 4.1-2:** Designate sufficient land to meet the County's current and projected future commercial and industrial needs. Locate and zone such land consistent with policies in the land use chapter of this plan.

**Policy 4.1-3:** Encourage consolidation of small parcels of industrial and commercial property to facilitate their use or reuse for efficient, infill projects.

**Policy 4.1-4:** Encourage existing, new and expanding industries and businesses to hire from the local labor force and to provide job training programs.

**Policy 4.1-5:** Encourage the location of industries and businesses in areas that are served by existing or planned public facilities, including water, sewer and transportation, and that have access to public transit.

**Policy 4.1-6:** Encourage the development of mixed use centers which can incorporate smaller commercial uses and provide employment within walking or short commute distances from residential areas.

**Policy 4.1-7:** Coordinate County economic development efforts with those of chambers of commerce, other business groups and agencies.



## Implementation Actions

**Implementation Action:** Periodically (every two years), review economic forecasts and available county land zoned for employment uses to ensure there is an adequate supply of land zoned to meet those uses; update zoning ordinances and maps, as needed to achieve this goal. Prepare an inventory of land zoned for commercial and industrial use within unincorporated portions of the County.

**Implementation Action:** Continue to require that needed services are or can be made available to support proposed or planned commercial or industrial land uses.

**Implementation Action:** Continue to participate in regional growth summits or other economic development planning processes or events to share information about employment opportunities and major trends that affect the county and regional economy.

**Implementation Action:** Establish and implement processes for regular communication with local chambers of commerce and other business organizations as part of ongoing and project-specific planning processes; include business group representatives on advisory committee(s) or other public participation processes related to planning and development projects.

### Endnotes

1. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.
2. Idaho Department of Commerce and Labor. County Profiles of Idaho: Ada County.
3. Idaho Labor Market Information System. On-line labor market data.
4. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.
5. Idaho Department of Commerce and Labor. County Profiles of Idaho: Ada County.



# 5

## LAND USE



**“Growth and development in Ada County should be balanced and integrated with the protection and management of natural resources.”**

### Existing Conditions

Ada County manages land use and development in the following areas:

- In unincorporated areas through application of Comprehensive Plan policies and County zoning, subdivision and other ordinances and standards. This includes the review of applications for Planned Communities through application of comprehensive plan policies and administration of applicable zoning and other ordinance provisions and requirements.
- In negotiated Areas of City Impact outside city limits through the application of the Area of City Impact agreement.

This Plan identifies the following major land use categories to plan for development in existing and future areas of growth, and to preserve the integrity and amenities of residential areas as well as the economic vitality of industrial and commercial activity centers:

- Residential—single-family attached and detached units, duplex units, apartments and manufactured homes. Single-family densities vary from one unit per forty acres, primarily in the southern portion of Ada County and in some areas of the Foothills, to three to eight units per acre in the urbanized areas, particularly in unincorporated Areas of City Impact where central water and sewer services are available. Multi-family dwelling units are allowed in a variety of County zoning districts permitting from 11 to 20 dwelling units per acre.
- Commercial, Office and Retail—neighborhood, community and regional retail, wholesale, service, office and limited manufacturing businesses. These land uses are typically established along major arterials. Outside of Areas of Impact, the County does not have any established commercial zones but allows limited commercial uses in other zones under certain conditions.



- Industrial—warehousing, general manufacturing, railroads and industrial business parks constitute the majority of uses in this category. Light industrial includes a wide range of manufacturing establishments, research, supplies and sales. Outside of Areas of Impact, the County does not have any established industrial zones but does allow some industrial uses as conditional or outright allowed uses in selected rural areas.
- Public/Quasi-Public Facilities—government offices, public schools, private schools, health care facilities, churches, utilities, libraries, cemeteries and airports.
- Parks, Recreation and Open Space—parks, recreation areas, private and public lands, irrigation and drainage ditches, and other waterways.
- Agriculture—farms, pastures, orchards, dairies, livestock feeding operations (feed lots) and livestock/poultry ranches. This category also includes uses that are related to agriculture, such as granges, elevators, storage facilities and packaging/processing facilities. The supply of land in agricultural use had declined somewhat during the past decade (see discussion in Chapter 4).
- Mineral—lands currently being used for mineral extraction, including sand and gravel.
- Common Areas—lands typically located within residential subdivisions or other developments and designated for common use among residents (e.g., open space, landscaped or other, similar areas).

TABLE 5.1: COMPARITIVE LAND USE INVENTORY

<b>Use Category</b>	<b>Acres</b>	<b>Percent</b>
Residential	36,870.96	6.2%
Commercial, Office and Retail	1,139.46	0.2%
Industrial	989.29	0.2%
Agriculture	242,024.29	40.9%
Mineral	80.79	0.01%
Public/Quasi Public	42,265.92	7.1%
Common Areas	1,067.28	0.2%
Recreation	1,228.36	0.2%
Other	265,621.84	44.9%
<b>TOTALS</b>	<b>591,288.18</b>	<b>100.0%</b>

**Source:** Ada County MIS Department.  
**Note:** May not reflect all land in Ada County.



- Other—this accounts for a substantial amount of land in the County, primarily under state or federal ownership and includes the following types of land:
  - Rangeland—both open and closed rangelands primarily located in rural Ada County, located primarily in foothills areas and southern portions of the County.
  - Forest Land—the black cottonwood tree stands along the Boise River and deciduous and evergreen brush and tree stands in the foothills.
  - Birds of Prey National Conservation Area
  - National Guard Firing Range
  - Other publicly owned land designated for multiple uses, including rangeland, forest land or recreational uses

Table 5-1 describes a comparative land use inventory for Ada County as of June 26, 2006.

## Land Ownership

Land in the County is under a mix of public and private ownership, with a significant amount of land owned by state and federal agencies. Following is a summary of land ownership by major category (see Figure 5.1):

- **Private.** Approximately 48% of land in the county is owned by private individuals or companies. Much of this land is located within city limits and Areas of Impact. Other areas with significant private holdings include:
  - ✓ The southern portion of the County, which includes the Birds of Prey and the National Guard Firing Range but also has the largest percentage of privately-owned land
  - ✓ Northern portion of the County, with exception of the Boise foothills where a significant portion of land is under state, federal and city ownership.
- **City.** A relatively small percentage of land (1.5%) is actually owned by incorporated cities. Most city-owned land is used for city facilities, including city halls, parks, sewer treatment and other public facilities.
- **County.** The County owns 3,903 acres or about 0.6% of all land within the County. Major County ownerships are associated with park and recreation facilities (e.g., Barber Park, Lucky Peak Reservoir and portions of the Boise River Greenbelt, among others), as well as the County landfill at Hidden Hollow.
- **Other local service providers.** Water, sewer, irrigation, fire, school and other special districts collectively own less than 1% of land in the county.



- **State.** The Idaho Department of Lands (IDL), Department of Fish and Game (IDFG), Department of Corrections, and other state agencies have substantial land holdings, including a total of 48,173 acres (7.1% of all land). Land owned by the IDFG is managed primarily for wildlife habitat and natural resource protection. The IDL owns much of its land in trust for the state's common school fund and manages it for a variety of uses. It also frequently disposes of land, with proceeds benefiting the Common School Fund (CSF) which supports public (K-12) education.
- **Federal.** Several federal agencies, including the Bureau of Land Management, Army Corps of Engineers, US Forest Service and US Fish and Wildlife Service, own a significant amount of land in the County—292,813 acres, or 43.2% of all land in Ada County. The BLM is the largest landowner, with 292,399 acres. Much of this land is managed for a mix of grazing, recreational and other public uses. The BLM can exchange land or sell land with local governmental agencies to meet local public purposes.

TABLE 5.2: LAND OWNERSHIP BY MAJOR OWNER, ADA COUNTY

<b>Owner</b>	<b>Acres</b>	<b>Percent of Total</b>
<b>Private</b>	323,432	47.7%
<b>Public</b>		
City	9,924	1.5%
County	3,903	0.6%
Other Local Service Provider	-----	-----
State		
<i>State Parks</i>	591	0.1%
<i>Division of State Lands</i>	3,533	0.5%
<i>Department of Fish &amp; Game</i>	11,013	1.6%
<i>Other State</i>	33,036	4.9%
<i>State Subtotal</i>	48,173	7.1%
Federal		
<i>Bureau of Land Management</i>	292,399	43.1%
<i>Forest Service</i>	165	0.02%
<i>Other Federal</i>	249	.04%
<i>Federal Subtotal</i>	292,813	46.1%
<b>TOTALS</b>	<b>678,245</b>	<b>100</b>

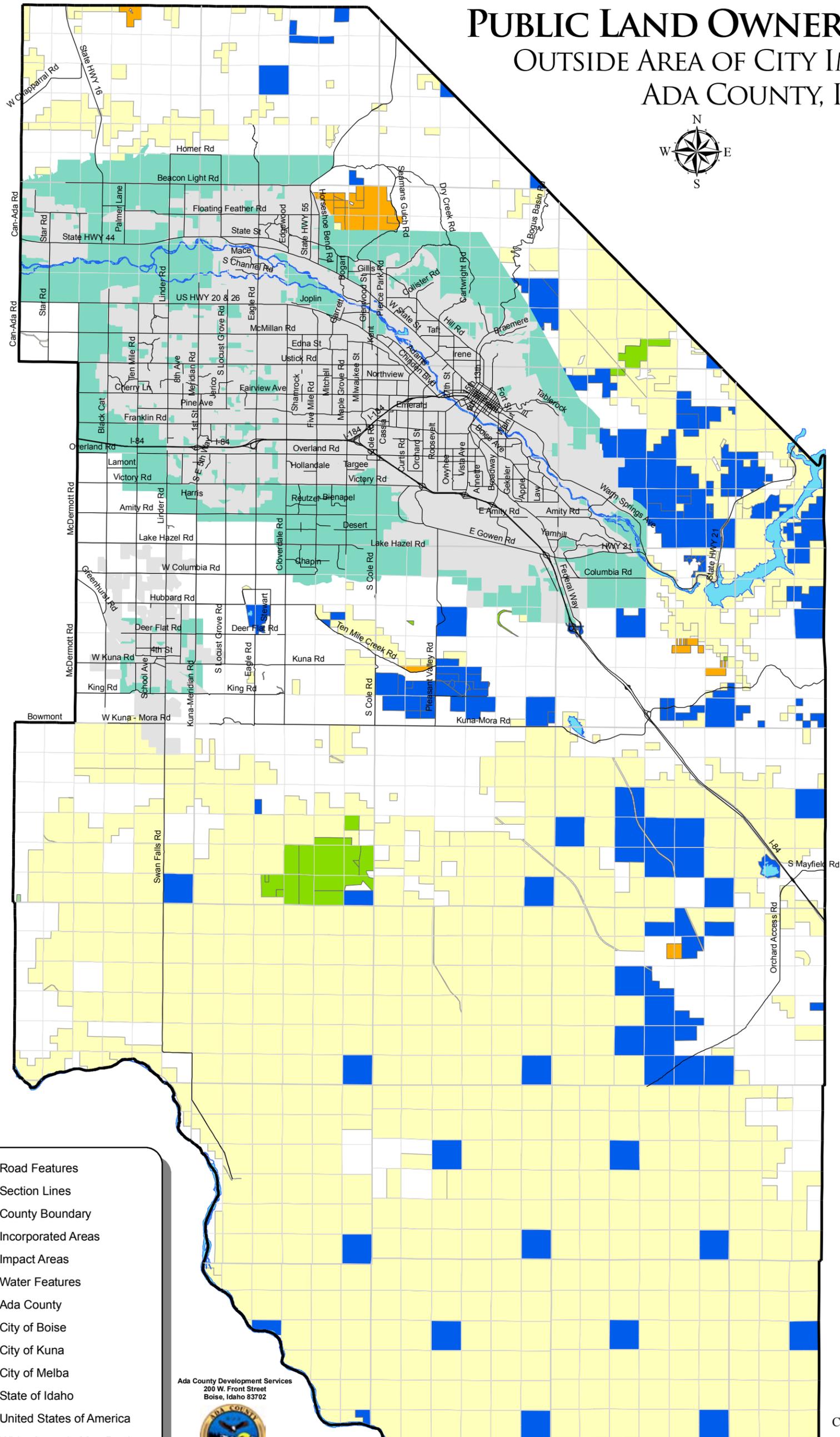
**Source:** Analysis of Ada County Parcel Records from the Ada County Assessor, July 17, 2006

**Note:** Reflects all land in Ada County



FIGURE 5.1

# PUBLIC LAND OWNERSHIP OUTSIDE AREA OF CITY IMPACT ADA COUNTY, IDAHO



- Road Features
- Section Lines
- County Boundary
- Incorporated Areas
- Impact Areas
- Water Features
- Ada County
- City of Boise
- City of Kuna
- City of Melba
- State of Idaho
- United States of America
- White Areas in Map Depict Private Ownership Parcels

0 1.25 2.5 5 Miles

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702



[www.adaweb.net](http://www.adaweb.net)

This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.



## Regional Planning Recommendations

Citizens consider growth management a high priority issue. The 1994 Comprehensive Plan Survey revealed that over 80% of survey participants favored growth management in Ada County. These sentiments continued to be expressed in regional planning efforts including the Blueprint for Good Growth and Communities in Motion regional planning processes. Many participants in the County's Comprehensive Plan update process (2006) expressed concern about future growth and development and associated potential impacts on open space and environmental resources. In 2005-2006, Ada County participated with cities and other service providers in the Blueprint for Good Growth (BPGG) regional planning process. This process resulted in a draft regional growth plan for the County that includes a variety of goals, objectives and policy recommendations intended to enhance management and coordination of growth within Ada County. As of the writing of this Comprehensive Plan, a final report had been issued and the County and city officials are working toward implementation. Recommendations were developed through a consensus-based process but implementation by participation jurisdictions is up to the discretion of each city, county and other participating agency.

Selected recommendations from the BPGG process related to land use and service provision include the following, among others:

- Clarify policies and criteria related to Area of City Impact expansion and annexation to ensure those processes are sequenced to actual growth and tied to the planned ability to provide sewer, water and other services in a timely manner.
- Identify areas for growth in cities, Areas of City Impact, and Planned Communities and with limitations on the proportion of growth allowed to occur outside Areas of City Impact. Areas for the different levels of future growth have been identified on a proposed Growth Tier map.
- Coordinate development decisions with the ability to provide services.
- Emphasize transit and other alternative modes of transportation; encourage densities and patterns of growth that support transit use.
- Improve intergovernmental coordination related to the provision of services.
- Identify the amount of growth that should occur outside Areas of City Impact and cities.
- Ensure that the developers of Planned Communities fully fund on-site and off-site capital improvements.



The second phase of the Blueprint project is intended to provide cities and the County with implementation measures needed to achieve the recommendations identified during Phase I.

This updated Comprehensive Plan incorporates many of the goals, objectives and policies recommended in the Blueprint process.

## Areas of City Impact

Areas of City Impact (or future city planning areas) are the unincorporated areas surrounding existing cities where future development, annexation or incorporation is anticipated to occur. Impact boundary adjustments are made by mutual agreement between the affected jurisdiction and the County and are based on the following criteria established in the Idaho State Code: relationship of local trade area, geographic features and potential for future annexation. Under the current agreements between Ada County and each of the incorporated cities, any new development within an Area of City Impact is subject to the following conditions.

- The comprehensive plans as negotiated pursuant to the Local Land Use Planning Act (LLUPA) applies within each respective Area of City Impact.
- Ada County zoning, subdivision and development regulations apply to the unincorporated areas within Ada County. In the future, city ordinances and/or jointly developed city/county ordinances may be applied in some Areas of Impact as may be negotiated pursuant to LLUPA.

As of this writing, each city in the County is reviewing the Blueprint for Growth Plan and may, in the future, adjust its Area of City Impact boundary based on the recommendations of the Blueprint Plan and any resulting intergovernmental agreements. These impact area adjustments must be negotiated by each of the affected cities with the Board of Ada County Commissioners.

## Planned Communities

This Plan and the County's zoning ordinance currently allow for the development of Planned Communities within and outside Areas of City Impact. The Blueprint plan encourages Planned Communities to be developed in cities and Areas of Impact, while also allowing for and assuming their continued development outside of Areas of City Impact. Planned Communities are required to include a mixture of compatible land uses, provide for connectivity within the community, and conservation of open space, and incorporate integrated design themes for all aspects of the community. They should have



a high degree of self-sufficiency, particularly when located outside of areas of city impact, including funding the provision and ongoing operation of all essential public services, and include or be in close proximity to a wide variety of commercial and community facilities. Planned Communities are required to place an emphasis on community character, creating a sense of community. They are expected to be innovative in their approach to site planning and development.

As of this Comprehensive Plan update (2006/2007), three Planned Communities had been approved in the County - Hidden Springs and Avimor, east of Highway 55, both in the Central Foothills north of Boise and northeast of Eagle and The Cliffs, located east of Boise, north of the Boise River and Highway 21. In addition, several more Planned Communities were being contemplated, with applications in varying states of preparation. Many of them were proposed to be located in the south-central portion of the County, primarily south of the City of Boise and north of the Union Pacific Railroad (UPRR) rail corridor. Several other large Planned Communities were being proposed or contemplated in the North Foothills (north of Eagle).

Development of Planned Communities is governed by the policies of this Plan, as well as the County's zoning and subdivision ordinance. These ordinances allow developers to prepare community-specific comprehensive plans, zoning ordinances and design guidelines, consistent with County requirements. As noted above, they also require such communities to pay for and provide for their own services and/or enter into agreements with other service providers for such services, both internally and in terms of their impacts on regional facilities needed to support them.

## Rural Residential and Agricultural Areas

Outside of Areas of City Impact, most land is zoned for a combination of rural residential or rural preservation. The types of uses allowed in these areas include the following:

- Farm, forest and rangeland uses
- Residential development with minimum lot sizes of 10 or 40 acres
- Planned Communities
- Selected industrial, commercial and resource extraction uses compatible with surrounding residential or agricultural use and consistent with plan policies and locational criteria



- Transportation Corridors and Improvements
- Department of Defense-Gunnery Range, Hazardous Area
- Snake River Birds of Prey National Conservation Area
- Other dedicated open space, park or recreation facilities or areas

## Comprehensive Plan Map

The generalized map of future land uses identifies the current vision for a future mix of land uses to implement the county’s many diverse goals. Generalized land use recommendations set forth in this plan emphasize the importance of cooperative planning and development among the various jurisdictions and agencies throughout the county. The major types of land uses reflected on the Comprehensive Land Use Map are as follows:

- **Cities and Areas of City Impact.** The map shows the locations of currently negotiated Areas of City Impact. The county and cities are in the process of reviewing and agreeing on proposed new future area of impact boundaries. This map will be updated to reflect new agreed-upon boundaries in the future, as needed. As noted previously in this plan, cities negotiate applicable comprehensive plan policies with the County to apply within Areas of City Impact. Policies for changes to area of impact boundaries and development within Areas of City Impact are found under Goals 5.2 through 5.5 and related policies and implementation actions in this plan. Given the scale of the maps in this plan, the future land use map does not distinguish among different jurisdictions but only shows areas of impact generally. Information about the location of each jurisdiction’s negotiated Areas of City Impact may be obtained from the County or respective city. Land within Areas of City Impact ultimately is expected to become urban through a combination of new and infill development, although there may be opportunities for other types of development consistent with Area of City Impact agreements.
- **Rural area.** The unincorporated portion of Ada County outside of the areas of impact of Boise, Meridian, Star, Eagle, Garden City and Kuna includes the following existing and future land uses and designations:
  - **Rural/Planned Community designation** – applies to privately owned land in this portion of the County, with the following types of potential future uses:
    - **Agricultural use.** The county continues retain a significant amount of agricultural and rangeland (about 240,000 acres in 2006). While



future development and urbanization will result in conversion of agricultural land over the long term, residential and other development should be planned and located to reduce adverse impacts on agricultural operations as development occurs.

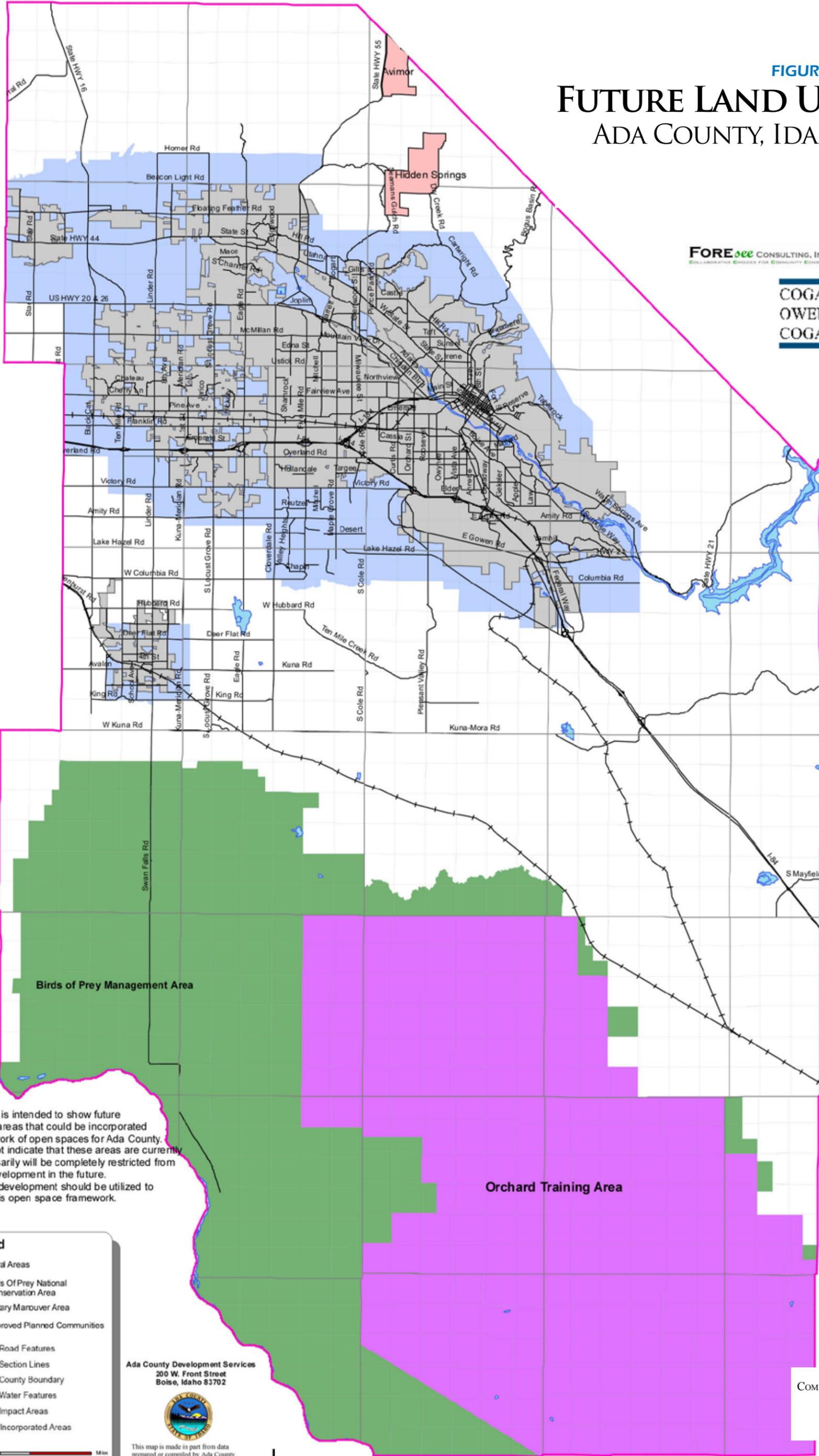
- Opportunities for rural residential uses. Future rural residential development in this area should help address the desires of some County residents for a rural lifestyle, while minimizing impacts on agricultural uses, promoting permanent conservation of open space and reducing obstacles to long-term urbanization as cities or Planned Communities expand. Towards this end, the County's Non-farm Subdivision ordinance is recommended to be significantly revised or replaced (see Issues section of this chapter and Chapter 13).
- Planned Communities, subject to the policies of this plan and any Sub-Area plan(s) that may be prepared for this area. A number of Planned Communities have been proposed and/or are being contemplated in this area. Development of Planned Communities in this area will require coordinated planning for development and/or improvement of major transportation corridors and routes, including Interstate 84, Kuna-Mora Road and railway corridors in the area that could provide opportunities for future rail-based transit. A sub-area planning process is recommended for the Hwy 55, Hwy 16, Hwy 44 and Kuna-Mora Road corridors (see Chapter 13), in coordination with planning efforts being undertaken by the Ada County Highway District and ITD. These planning processes should identify the likely location and timing of development of Planned Communities or other uses in this area, as well as needed transportation or other public facility improvements required to serve future development.
- Department of Defense-Gunnery Range, Hazardous Area. This area is expected to continue to be used for military training exercises and will not be developed for other uses.
- Snake River Birds of Prey National Conservation Area. Planning and development in this area should be consistent with the Birds of Prey Conservation Area Management Plan. Development adjacent to or in close proximity to the Conservation Area should minimize impacts on the resources within the Conservation Area, consistent with policies of this Plan and of the Bureau of Land Management.



**FIGURE 5.2**  
**FUTURE LAND USE**  
**ADA COUNTY, IDAHO**

**FOREsee** CONSULTING, INC.  
Collaborative Choices for Community Consensus

**COGAN**  
**OWENS**  
**COGAN**



This map is intended to show future possible areas that could be incorporated in a network of open spaces for Ada County. It does not indicate that these areas are currently or necessarily will be completely restricted from future development in the future. Ongoing development should be utilized to realize this open space framework.

**Legend**

- Rural Areas
- Birds Of Prey National Conservation Area
- Military Manover Area
- Approved Planned Communities
- Road Features
- Section Lines
- County Boundary
- Water Features
- Impact Areas
- Incorporated Areas

0 1 2 4 Miles

Ada County Development Services  
 200 W. Front Street  
 Boise, Idaho 83702



This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.

More specific goals, policies and recommended implementation actions for these areas are found in the following sections of this chapter, Chapter 13 (Implementation) and the North Foothills Sub-Area Plan.

## Issues

### ■ **Implementation of Blueprint for Good Growth recommendations.**

This plan incorporates many recommended goals and policies from the Blueprint process. However, as of this writing, the implementation phase of that project was not complete or even fully funded. Development and adoption of mutually agreeable ordinance amendments and other implementation measures by all jurisdictions, including the County, will be essential to achieving Blueprint's overall goals.

### ■ **Coordination with cities and other service providers including area of impact negotiation.** Continued communication and coordination with cities, as well as water, sewer, irrigation, fire, school and other service districts will be essential to planning for and managing growth and development in a rational, efficient and cost-effective manner. This includes identifying a better and more efficient process for negotiating Areas of Impact and avoiding premature development and annexation.

### ■ **Planned Communities.** Some city officials and citizens expressed a number of concerns about the location and development of future Planned Communities during the most recent Plan update process, including impacts on city services and tax bases, effects on natural resources and recreational opportunities, and consistency with regional efforts to focus growth in urban areas and to encourage development in a way that supports development of transit and other transportation facilities. Addressing these concerns will continue to be important.

In allowing for and regulating development of Planned Communities, the County has identified the following potential benefits of this form of development:

- The replication of historic, sustainable and polycentric regional growth patterns;
- Opportunities for new towns and cities to develop, incorporate, and grow with a distinct identity, while preserving regional open space networks;
- Requirements to provide its own services, amenities, infrastructure, and employment opportunities; and



- Opportunities to assemble the large acreages needed for planned communities and provide for a mix of employment and housing opportunities.
- **Conflicting uses in transitional areas.** Historically, the County has allowed “non-farm subdivisions” in rural areas. These developments have provided landowners and residents with opportunities to enjoy a rural residential lifestyle in unincorporated portions of the County. However, as some of these areas have been annexed or urbanized, conflicts between rural and urban development patterns have arisen. In addition, they present challenges for the provision of services in newly incorporated areas.
- **Preservation of open space in rural Ada County.** If the County is to retain areas that are non-urban, then new approaches to development and regulation, as well as incentives, are needed in rural areas to prevent similar conflicts in the future.

## Goals & Policies

### General

#### **Goal 5.1: Encourage urban growth within cities, Areas of City Impact, Planned Communities and other areas as may be designated for future growth.**

- Policy 5.1-1:** Focus urban density within the Areas of City Impact and Planned Communities.
- Policy 5.1-2:** Encourage growth in areas where public investments have already been made or planned for necessary facilities, services and utilities.
- Policy 5.1-3:** Promote cooperation and coordination for land use decisions beyond County limits that may have a significant effect on development in Ada County. Recognize and coordinate with regional planning efforts such as Communities in Motion and Blueprint for Good Growth.
- Policy 5.1-4:** Help ensure that development decisions are coordinated with the availability of essential public facilities and services so that needed public facilities and services will be provided before or concurrent with the generation of demands for those facilities.
- Policy 5.1-5:** Encourage cooperative land management efforts among public agencies and private land owners.



- Policy 5.1-6:** Promote a land use planning process that involves the public. Incorporate innovative participatory tools for engaging the public in the planning process through the use of community design exercises, electronic means (Web sites), etc.
- Policy 5.1-7:** Require developers to consult with adjacent neighborhood groups, including a 30-day comment period, prior to submitting a development application.
- Policy 5.1-8:** New developments should be designed to provide open space, and to provide greenways, bicycle paths and pedestrian linkages within developments and between existing or planned parks, schools, neighborhoods and shopping areas.
- Policy 5.1-9:** Refer to the Ada County Ridge-to-Rivers Pathway Plan in the land use development review process. Incorporate recommendations from that Plan into land use decisions.
- Policy 5.1-10:** Consider lands adjacent to manufacturing areas and the Boise Airport as possible park and open space opportunities or as transitional land use (i.e., land that provides a transition between different types of land uses).
- Policy 5.1-11:** Evaluate actions and policies that allow hazardous materials into the County, or threaten residents and the environment due to the proximity of such materials.
- Policy 5.1-12:** Work with developers and other public agencies to ensure that public facilities meet requirements of the Americans with Disabilities Act.

**Implementation Action:** Review, incorporate and adopt, as appropriate, elements of the Blueprint for Good Growth Tier map into the County's Comprehensive Plan Future Land Use Map.

**Implementation Action:** Amend the County's zoning map, as needed to be consistent with future land use plans, including Sub-Area Plans.

**Implementation Action:** Work with cities and other agencies to establish a process for regular communication and coordination about the location and provision of services to areas where future growth is expected to occur. Also address the sequence and timing future growth, particularly potential or planned expansions of Areas of City Impact.

**Implementation Action:** Develop and formalize or adopt procedures to incorporate provisions of the Ridge-to-Rivers Pathway Plan into the land use development review process and other land use decisions.



**Implementation Action:** Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.

**Implementation Action:** Develop and/or amend County Zoning ordinances to ensure that public facility and other related costs of new development are borne primarily by new residents and/or developers.

**Implementation Action:** Work with individual cities to develop consistent zoning and development regulations that implement the applicable comprehensive plans in Areas of City Impact.

**Implementation Action:** Update the County's zoning ordinance as needed, to require provision of open space, greenways, bicycle paths and pedestrian linkages between existing or planned parks, schools, neighborhoods and shopping areas as new development and growth occur.

**Implementation Action:** Update the County's subdivision regulations to include open space requirements to clarify that stormwater drainage facilities, irrigation ditches districts and similar facilities do not count toward open space requirements within PUD's.

**Implementation Action:** Work with cities to explore the implementation of an urban separator designation that could be used to help provide buffers and gateways between adjacent jurisdictions.

## Areas of City Impact

**Goal 5.2: Ensure that Areas of City Impact retain the potential for future urban growth and are planned and developed in an orderly and cost-effective manner.**

**Policy 5.2-1:** Ada County will negotiate Area of City Impact agreements for each incorporated city. Ada County will codify each Area of City Impact in the Ada County Code, Title 9.

**Policy 5.2-2:** Areas of Impact boundaries will be based upon the following factors:

- a. Coordinated 20-year capital facility plans that reflect historical or reasonable anticipated funding levels to facilitate the efficient provision of adequate water, wastewater, stormwater and transportation facilities.



- b. Recent growth trends and projected growth of the applicable city consistent with population projections prepared and adopted by COMPASS.
- c. The availability of adequate land supplies within the city and its Area of City Impact to meet the amount and diversity of growth that may be reasonably anticipated by the city during a 20-year planning period.
- d. The existence of short-term (five-year) capital improvement programs (CIP's) that are adequately funded to accommodate growth anticipated within at least 20 percent of the Area of City Impact.
- e. The availability of essential public services.
- f. Intergovernmental agreements between the County and subject city and applicable service providers to coordinate land use and infrastructure decision in accordance with the policies established in this Plan.
- g. Additional factors as determined through continuing discussions between the cities and County.

**Policy 5.2-3:** Area of City Impact agreements may be negotiated to encourage or require consistency with:

- a. local plans, regulations and adopted facility extension policies.
- b. provision or guarantee of adequate public facilities.
- c. agreement to annex the area in the future and compliance with adopted city plans, negotiations and infrastructure policies.

**Policy 5.2-4:** Encourage inter-jurisdictional planning partnerships between the County, cities, and other local, state, and regional entities in matters pertaining to sewer, roads, schools, and other capital improvements.

**Policy 5.2-5:** In Areas of City Impact, the County will support the land-use and development policies expressed in the adopted comprehensive plans and ordinances pursuant to Area of City Impact as negotiated pursuant to LLUPA or other mutual agreements.

**Policy 5.2-6:** As part of the process of amending an Area of City Impact boundary, work with cities and residents in proposed expansion areas to address consistency between County and city



comprehensive plan designations and policies for the expansion area.

**Policy 5.2-7:** Within Areas of City Impact where central water and sewer service are available, residential development should occur at urban densities consistent with the comprehensive plans of incorporated cities.

**Policy 5.2-8:** Support planning and development of a mix of housing opportunities to meet the needs of individuals and families of all income and age groups, socio-economic backgrounds and financial capabilities.

**Policy 5.2-9:** New Areas of City Impact may be established upon the incorporation of any new city within Ada County, consistent with applicable Idaho State law.

**Policy 5.2-10:** When an applicant seeks an exception to adopted public improvement standards within an Area of Impact, the exception should require approval by both the applicable city and the County to avoid future infrastructure deficiencies that impede future growth and service delivery.

**Policy 5.2-11:** Adjustments to Area of City Impact boundaries to reflect 20-year growth plans should include an agreement not to annex beyond the Area of City Impact unless negotiated by the county or the other affected city. Pursuant to policies in the Plan, local governments are encouraged to enter into annexation boundary agreements that establish ultimate boundary lines between individual cities based upon the following factors:

- a. Anticipated growth and the need for additional land to serve the cities' residential and non-residential land use needs
- b. Sewer service basins and the capacity to serve development in those basins
- c. Other service area boundaries (e.g., school districts, fire districts)
- d. Geographic features (e.g., ridges, waterways, arterial streets, railroads, greenways) that form appropriate breaks between communities
- e. Public input from affected property owners and other citizens

**Policy 5.2-12:** KUNA AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances, that Ada County and the City of Kuna have agreed will be applicable in the Kuna Area of City



Impact, are codified in Ada County Code, Title 9, Chapter 1, as it may be amended from time to time.

**Policy 5.2-13:** EAGLE AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances that Ada County and the City of Eagle have agreed will be applicable in the Eagle Area of City Impact, are codified in Ada County Code, Title 9, Chapter 2, as it may be amended from time to time.

**Policy 5.2-14:** BOISE AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances that Ada County and the City of Boise have agreed will be applicable in the Boise Area of City Impact, are codified in Ada County Code, Title 9, Chapter 3, as it may be amended from time to time.

**Policy 5.2-15:** MERIDIAN AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances that Ada County and the City of Meridian have agreed will be applicable in the Meridian Area of City Impact, are codified in Ada County Code, Title 9, Chapter 4, as it may be amended from time to time.

**Policy 5.2-16:** GARDEN CITY AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances that Ada County and the City of Garden City have agreed will be applicable in the Garden City Area of City Impact, are codified in Ada County Code, Title 9, Chapter 5, as it may be amended from time to time.

**Policy 5.2-17:** STAR AREA OF CITY IMPACT. The specific goals, policies and implementing ordinances that Ada County and the City of Star have agreed will be applicable in the Star Area of City Impact, are codified in Ada County Code, Title 9, Chapter 6, as it may be amended from time to time.

**Implementation Action:** Refine the process for negotiating Area of City Impact boundaries to ensure partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.

**Implementation Action:** Work cooperatively with cities and other service providers (e.g., water and sewer providers and ACHD) to define a consistent methodology for estimating future land needs, determining the supply of buildable or developable land within a given Area of City Impact, and preparing short and long-term capital facility plans.

**Implementation Action:** Work with each city to agree on the process for applying zoning ordinance and development codes within each Area of City



Impact (i.e., whether City or County standards and regulations will apply and the process for joint review and/or coordination of land use review and decision processes).

**Implementation Action:** Develop guidelines and procedures for ensuring consistent land use review criteria in the adopted comprehensive plans for Areas of City Impact as they are adjusted.

**Implementation Action:** Work with cities and other service providers to develop a process and procedures for determining ultimate boundaries, including service boundaries between cities.

**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 and Areas of City Impact.

**Goal 5.3: Support commercial development in Areas of City Impact that is consistent with adopted comprehensive plan policies, location of existing and planned public facilities and services, and that is compatible with existing and future adjacent development.**

**Policy 5.3-1:** Support well-planned, pedestrian-oriented retail shops, offices and commercial services in new and existing commercial areas as they are developed or redeveloped within activity centers and Areas of City Impact.

**Policy 5.3-2:** Encourage commercial facilities at locations where they complement; are compatible with and accessible to existing and/or planned transportation facilities and adjacent land uses.

**Policy 5.3-3:** Encourage regional and service commercial uses and offices to locate in business parks, shopping centers and in close proximity to major transportation and transit corridors.

**Policy 5.3-4:** Retail and personal services or commercial uses dependent on walking traffic should be encouraged to group together within planned centers to maximize pedestrian movement within the area. Connectivity to residential areas should be maintained or improved.

**Policy 5.3-5:** Encourage the conversion of existing strip commercial development to a series of concentrated commercial areas that could include a mixture of commercial and residential uses.



**Policy 5.3-6:** Discourage further strip commercial development.

**Policy 5.3-7:** Locate new planned neighborhood business districts near residential areas in such a way as to complement and serve, but not conflict with, adjoining residential areas.

**Implementation Action:** Support efforts by Valley Regional Transit to provide transit service between activity and employment centers.

**Implementation Action:** Support design and development of commercial areas in a way that allows for opportunities to provide transit between those areas and nearby residential areas.

**Goal 5.4: Encourage and support well-planned, orderly, and industrial development that is necessary to achieve the County's economic needs in Areas of Impact, consistent with the adopted Comprehensive Plan.**

**Policy 5.4-1:** Within Areas of City Impact or existing designated industrial areas, provide for industrial uses at locations that use existing transportation and utility systems and/or in areas where systems are planned.

**Policy 5.4-2:** Support industrial development that will not overburden utility and transportation systems or other public services.

**Policy 5.4-3:** Encourage location of industrial development in areas served by railroad facilities and I-84.

**Policy 5.4-4:** Allow for and encourage the planning of industrial parks, technological parks, or other developments where several industries can benefit from being located together.

**Goal 5.5: Allow for planned developments in Areas of City Impact consistent with the adopted comprehensive plan policies and county zoning ordinance provisions.**

**Policy 5.5-1:** Development should be conducted under planned development procedures or as conditional uses, especially when two or more differing uses are proposed, unless such development can be permitted through the subdivision review process and/or a development agreement.

**Policy 5.5-2:** Adverse impacts on residential neighborhoods adjoining a planned development should be reduced or mitigated through



the use of buffering techniques, including vegetative screening, open-space and landscaping.

**Implementation Action:** Work with cities to recognize or incorporate their design standards and regulations for infill development that is compatible with the overall character of existing neighborhoods. At the same time, ensure consistency with planned future densities based on city plans for development likely to be located in Areas of City Impact.

**Implementation Action:** Update the County's zoning ordinance to establish procedures and requirements for mitigating impacts of planned developments on adjacent uses, including through buffering, screening, open space provision, transitional uses and other means.

## Rural Areas—Residential Development

**Goal 5.6: Development will be allowed in rural areas consistent with this Plan and County zoning ordinances.**

- Policy 5.6-1:** Encourage preservation of open space and a rural residential lifestyle with limited development in areas that cannot reasonably be served by central sewer systems.
- Policy 5.6-2:** Densities and lot sizes for rural residential development should be regulated to allow only development that is of a rural character outside of Planned Communities.
- Policy 5.6-3:** Encourage use of innovative planning techniques such as conservation subdivisions, transfer of development rights, purchases of land, conservation easements and other approaches to preserve open space, agricultural uses and the rural environment as rural residential development occurs.
- Policy 5.6-4:** Residential development may be denied, density limited or density transferred where physical constraints or hazards exist. Such constraints or hazards may include flood hazards, unstable soil and geological conditions, steep slopes and other dangerous characteristics.
- Policy 5.6-5:** Rural residential development that would result in an excessive expansion of public services should not be allowed.
- Policy 5.6-6:** Rural residential developments should have access to a road that complies with public road standards. Rural residential development should not completely surround a given



intersection of two collector or arterial roadway or have direct arterial access.

**Policy 5.6-7:** New development adjacent to existing residential uses should provide screening and other site design techniques to mitigate impacts on existing development.

**Policy 5.6-8:** Rural residential development should minimize adverse impacts on the natural environment and agricultural land uses.

**Policy 5.6-9:** 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.

**Implementation Action:** Replace Non-farm subdivision development with provisions that allow for limited rural residential development that will not interfere with future urban development as rural areas are urbanized as part of Area of City Impact expansion or annexation processes. New regulations should offer the opportunity for a rural lifestyle to those who desire it and provide mechanisms for incorporating open space into rural development (see Chapter 13 of this plan for more specific recommendations).

**Implementation Action:** Identify and map areas that are expected or desired to remain rural for the long term or in perpetuity.

**Implementation Action:** Explore and adopt measures to permanently protect open space or maintain low densities within rural areas, such as purchase or transfer of development rights, conservation easements or other tools including cluster, conservation or open space subdivisions, additional hillside regulations and protection of habitat and environmentally sensitive areas.

**Implementation Action:** Regularly assess the level of development in the portions of the County outside of areas of impact and Planned Communities. If the level of development reaches or exceeds three percent (3%) of projected county-wide population growth within any three-year period, consult with members of the Blueprint for Good Growth Consortium regarding measures needed to further encourage development to occur within urban areas and planned communities.



## Rural Areas—Commercial Development

**Goal 5.7: Allow for a limited amount and range of commercial uses in rural areas, consistent with rural character.**

**Policy 5.7-1:** Neighborhood commercial uses may be considered at selected locations outside Areas of Impact, but must meet specific development criteria in those areas related to availability of existing services, impact on surrounding agricultural or residential uses and impacts on traffic. Such uses should primarily serve the immediate surrounding area, travelers passing through or the agricultural community.

**Policy 5.7-2:** Commercial areas should not be located near existing or planned elementary and junior high school areas.

**Policy 5.7-3:** 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.

**Implementation Action:** Update County zoning regulations for commercial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable commercial uses in rural areas as part of this process.

## Rural Areas—Industrial Development

**Goal 5.8: Allow for a limited amount and range of industrial uses in rural areas, consistent with rural character.**

**Policy 5.8-1:** Industrial development may not occur outside Areas of City Impact unless municipal sewer and water systems are provided (e.g., in Planned Communities).

**Policy 5.8-2:** Locate industrial areas where adequate water supply and pressure are available for fire flow and protection.

**Policy 5.8-3:** Industrial uses should be located where discharge water can be properly treated or pre-treated to eliminate adverse impacts on municipal sewer treatment facilities and the environment.

**Policy 5.8-4:** To prevent adverse impacts of such development on the natural environment and nearby residents, applications for industrial development must conform with the adopted local, State and Federal standards for:



- a. Air emissions
- b. Drainage systems
- c. Effects on neighboring land uses
- d. Employment characteristics
- e. Environmental impacts
- f. Fire and public safety
- g. Nature and volume of industrial activity
- h. Noise pollution
- i. Odor emissions
- j. Sewage collection and treatment
- k. Solid waste disposal
- l. Streets/roads/transportation
- m. Visual impacts
- n. Water quality
- o. Utility services

**Policy 5.8-5:** Lands designated for industrial use may be rezoned when a significant need for the land use change can be shown to advance other goals of the Comprehensive Plan.

**Policy 5.8-6:** 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.

**Implementation Action:** Update County zoning regulations for industrial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in rural areas as part of this process.

## 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.

## Planned Communities

**Goal 5.10: Allow for the development of Planned Communities, consistent with the goals and policies of this Plan and requirements of the County’s zoning and subdivision ordinance. All Planned Communities are intended to have a high degree of self-sufficiency; to place an emphasis on community character and heritage and on forming a sense of community; must demonstrate ability to fund and operate the community’s utilities and services are self-supporting so as not to be subsidized by residents living outside the community. Planned Communities are expected to be innovative in their approach to site planning and development.**

**Policy 5.10-1:** Allow for the development of new towns or communities outside the Areas of City Impact defined as a Planned Community in Appendix A and under the guidance of the goals and policies contained in this element.

**Policy 5.10-2:** Planned Communities should be considered for approval only when assurances are provided by the developer and/or appropriate public agency that essential public services will be provided, created and financed. Planned Communities should fully fund operations and maintenance of essential public services, with the exception of public schools and libraries (which are funded through user fees, state tax revenues and/or general funds). Essential public services include, but are not limited to water systems, wastewater collection and treatment systems, public safety services, public schools, streets and roads, paths, parks and libraries. Provision of public facilities should be consistent with other policies of this Plan and coordinated with other affected service providers, including but not limited to ACHD, ITD and any water or sewer service provider with facilities within three miles of the proposed community.

**Policy 5.10-3:** Proposed Planned Communities should have a minimum size of 640 acres, be an assemblage of a contiguous tract of land large enough to function as a small town or urban neighborhood, and include a mixture of residential, community and commercial land uses that provide a tax base sufficient to cover the costs of essential public services and government functions that will be needed to support the project.



- Policy 5.10-4:** Planned Communities outside of Areas of City Impact should include well-planned, pedestrian-oriented retail shops, offices and commercial services. The County will continue to work with cities to develop standards for Planned Communities inside of Areas of Impact.
- Policy 5.10-5:** Planned Communities located within the North, Central and Eastern Foothills as identified on Ada County's Sub-Area Planning Areas Map (see Chapter 13) should be designed to minimize impacts on deer winter range, aquifer recharge, hunting, geothermal resources, steep slopes and visually sensitive areas; provide substantial open space; and be consistent with policies of this Plan and any applicable specific or Sub-Area plans.
- Policy 5.10-6:** Applicants for Planned Communities should be required to consult with nearby landowners and neighborhood groups prior to submitting their applications.
- Policy 5.10-7:** Applications for Planned Communities should fully assess the land-use, public-service, environmental and transportation impacts associated with locating the development outside Areas of Impact if proposed in such locations. For Planned Communities that will create unanticipated employment or population shifts, an assessment of these impacts should be made by the applicant.
- Policy 5.10-8:** Applications for Planned Communities should provide for an evaluation and consideration of existing conditions that identifies environmental constraints and measures to minimize impacts on those resources, consistent with other policies of this Plan, County zoning and subdivision ordinances and other County requirements. Development should be designed for compatibility with the natural environment taking into consideration the topography, drainage and other natural systems. Development should not be located in geologic and environmental hazard areas unless it can be shown that it can occur without threatening public health and safety.
- Policy 5.10-9:** Independent technical studies are required for new subsurface sewage disposal systems proposed for areas with high soil permeability, shallow water tables, shallow aquifers or geologic hazards. Planned Communities should prevent contamination of groundwater with seepage, stormwater and wastewater



by connecting to central water, sewer and using Best Management Practices for stormwater management.

**Policy 5.10-10:** Planned Communities should be required to incorporate design elements that limit water use, including the use of native and low-water use plant species in landscaping, water reuse, use of low-flow plumbing fixtures and other, similar measures.

**Policy 5.10-11:** Planned Communities located within urban/rural interface lands should implement fire safety standards for new construction, to reduce the threat of loss of life and property from wildfire hazards.

**Policy 5.10-12:** Planned Communities located near the Boise River should protect and preserve the natural beauty and habitat of the Boise River and land abutting the river, established black cottonwood forest preserves and wildlife sanctuaries; should retain the floodway of the Boise River in a natural state as a greenbelt, wildlife habitat and open space-recreation area. They should protect the Boise River floodplain, banks, related ponds and canyon rims from incompatible development, as well as guide recreational use of those areas. Development located near the Boise River should provide the continuation of the Boise River Greenbelt. Planned Communities are encouraged to provide scenic access points that are handicapped accessible to the general public.

**Policy 5.10-13.** Development within Planned Communities proposed to be located within or less than one mile from the Birds of Prey Conservation Area should minimize adverse impacts on natural resources within the Conservation Area. Developers should work with County and Bureau of Land Management staff to reduce impacts through location of open space, buffering and/or other strategies.

**Policy 5.10-14.** Development within Planned Communities located in or near a 100-year floodplain should be consistent with policies 6.2-1 through 6.2-18 in Chapter 6 (Natural Resources - Floodplains) of this Plan.

**Policy 5.10-15:** Development within Planned Communities should be consistent with policies 6.7-1 through 6.7-4 in Chapter 6 (Natural Resources - Drainageways) and policies 7.6-1 through 7.6-7 (Chapter 7 - Public Facilities, Storm Drainage) of this Plan.



**Policy 5.10-16.** Development within Planned Communities should incorporate pedestrian walkways. Bicycle pathways should be required to have plans or provisions in place that will allow for them to connect to transit facilities and alternate modes of transportation to increase ridership and decrease trip generation at such time as transit services may be provided by a public agency. The applicant is encouraged to establish a continuous network of sidewalks, bicycle, pedestrian and equestrian paths to link neighborhoods, parks, schools and open space, and to establish external linkages. Employers within Planned Communities should be encouraged to promote other measures to reduce auto travel, including flex-time, carpooling, telecommuting and similar approaches.

**Policy 5.10-17:** The applicant is encouraged to rehabilitate and retain existing historic structures, and to avoid or reduce impacts to any unique geological, archaeological or historical site.

**Policy 5.10-18:** Require the adoption of distinctive and effective planning and zoning regulations to guide the development of each Planned Community, consistent with the policies of this Plan.

**Policy 5.10-19:** Permit the adoption of a community-specific plan for each Planned Community as an amendment to the Ada County Comprehensive Plan.

**Policy 5.10-20:** Require appropriate design criteria to be an integral part of the development regulations created for all phases of each Planned Community. The applicant should establish density and development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas and ridge lines. The applicant should provide for preservation of existing healthy trees and rare plants throughout the Planned Community. New landscaping in residential areas should respect and incorporate distinctive elements of the natural or existing landscaping and incorporate the use of low water-use plant species. Energy-efficient structures and energy conservation are encouraged, consistent with goals and policies of Chapter 12 of this Plan. The applicant is encouraged to promote area beautification and community identity through sign, landscaping and streetscaping design standards that are specific to the community. Landscaping and beautification along state highways, arterials and parking lots should be



required, with special treatment at each of the following entryway corridors:

- McDermott Road I-84 interchange
- Orchard-Mayfield Road I-84 interchange
- State Highways 16, 20/26, 21, 44, 55 and 69
- Or other corridors as adopted in a city comprehensive plan

**Policy 5.10-21:** Proposals for Planned Communities should avoid or mitigate negative effects on wildlife habitat based on a Wildlife Mitigation Plan or wildlife habitat assessment. Wildlife Mitigation Plan applicants should be required to coordinate with the Idaho Department of Fish and Game to identify and resolve potential problems that may arise concerning land use changes in or adjacent to critical wildlife habitat. Development adjacent to wildlife preservation areas should minimize adverse impacts to critical wildlife habitat. Planned Communities should ensure that land, air, water and wildlife resources are properly managed.

**Policy 5.10-22:** Application for industrial development within Planned Communities should conform with the adopted local, State and Federal standards and County policies 5.4-1 through 5.4-4.

**Policy 5.10-23:** Planned Communities should provide for a variety of housing types and designs.

**Policy 5.10-24:** Employment opportunities for residents of Planned Communities should be provided within each Planned Community as may be appropriate.

**Policy 5.10-25:** On-site parks, open space, trails and recreation facilities should be provided by the developer, appropriate for the location and planned density and demographics of the proposed Planned Community, and consistent with park and open space requirements and standards of this Plan, County's zoning and subdivision ordinance and the County's Parks, Open Space and Trails Plan. Open space should be provided to protect and manage natural and manmade drainage ways, riparian and identified wetland areas. The applicant is encouraged to dedicate parks and open space for public use where appropriate and consistent with policies and requirements in this chapter, Chapter 9 of this plan and the County's zoning ordinance.



**Policy 5.10-26.** In designing open space and trails, the applicant is encouraged to utilize the Ada County Ridge-to-Rivers Pathway Plan and the County's Parks, Open Space and Trails Plan, and to cooperate with public agencies and adjacent private landowners in their land management efforts. Internal trail systems should provide opportunities to connect to existing or planned public trail systems in adjacent areas. Development of trails systems also should be coordinated with transportation programs and agencies, adjacent landowners, irrigation projects and other applicable stakeholders.

**Policy 5.10-27:** Development within a Planned Community should be consistent with the adopted community-specific plan for that Planned Community and area of city impact agreement if located in within an area of city impact.

**Policy 5.10-28:** Planned Community applications should include, but are not limited to, the contents described below:

- a. Vision statement for the use and design of the subject site;
- b. Series of coordinated goals, objectives and policies implementing the aforementioned vision statement and addressing residential, commercial and industrial development, schools, air and water quality, recreation facilities, special or sensitive areas, the provision of essential public services and utilities, and the provision of irrigation delivery systems;
- c. Proposed distribution and intensity of land uses;
- d. Anticipated phasing plans showing the provision of a balanced mixture of land uses;
- e. Anticipated population at completion;
- f. General land use map designating land use categories for the entire Planned Community area and depicting irrigation delivery systems, if constructed, and essential public services associated with these land uses such as: water, public safety services, wastewater collection and treatment, public schools and streets, as determined in consultation with the respective responsible agencies;
- g. Narrative analysis describing pre-development site conditions including, but not limited to: detailed topographic map with slopes, views and exposures.



Geologic conditions, structure, and properties. Soil types, properties, and depth. Hydrology, drainage, watersheds, existing bodies of water, shorelines, wetlands, groundwater conditions and irrigation delivery systems. Physical site dynamics and geomorphology (flooding, erosion, landslides). Climate and wind factors. Vegetation, wildlife and habitat considerations. Cultural resources including, but not limited to, historic and archaeological sites and finds. General land use patterns on-site and within one mile of the Planned Community perimeter;

- h.** Description of central design concepts that create themes to guide land use development and to integrate a mixture of land uses. These concepts should consider careful placement of public and quasi-public land uses, ample open space areas interconnecting all phases of development with appropriate landscaping, and provision of specific guidelines for construction and placement of improvements; and
- i.** Description of impacts on area groundwater quality and quantity and proposed measures to address and/or mitigate such impacts.
- j.** A map depicting any sub-areas or districts; and
- k.** Design and Dimensional Standards including, but not limited to: principal permitted, accessory, conditional and prohibited uses; setback areas; structure heights and bulk; building and impermeable surface coverage; lot sizes; landscape and open space areas; street frontage and street access; signage; on and off-street parking; energy and water conservation and protection; grading; and design guidelines and standards for buildings and site improvements.
- l.** Programs designed to achieve trip capture, dust control and other air quality mitigation.

**Policy 5.10-29:** Developers of Planned Communities should provide, at their cost, prior to being deemed complete, a detailed economic analysis of the costs of their project and its impacts upon the existing infrastructure and services and any costs of providing and maintaining new infrastructure or services that may be required to serve the project, including but not limited to public



streets, school districts, fire districts, water systems, wastewater collection and treatment systems, air quality programs, water quality programs, solid waste disposal, law enforcement, recreation and open space, irrigation districts, library districts, and emergency medical services; and, the costs of mitigation of short-range and long-range tax and fee shortfalls.

**Policy 5.10-30:** Required studies associated with Planned Community applications and agency comments will be considered current and acceptable for a reasonable period of time from the date of original application submittal. The Director, Commission or Board may make a determination that significant changes in conditions have occurred that may require updating, new analysis, or studies of specific issues.

**Policy 5.10-31:** Upon the request or concurrent of a Planned Community developer, allow lands adjacent to that Planned Community development, subject to the approval of a new Planned Community application, to become a part of the Planned Community and developed in accordance with the zoning regulations governing the Planned Community.

**Policy 5.10-32:** Encourage innovative forms of development to provide opportunities and incentives for the development of neighborhoods.

**Policy 5.10-33:** Commercial areas within Planned Communities should not be located near existing or planned elementary and junior high school areas without school district approval.

**Policy 5.10-34:** Concurrent with approval of a planned community, its location should be reflected in the County's Comprehensive Plan. Planning for transportation improvements necessitated by the community should also be coordinated concurrently with ACHD, ITD or both and any needed updates to their long-term Capital Improvements Plan should be identified.

**Policy 5.10-35:** To perpetuate the wildlife resources, planned community developments should be designed to mitigate impacts to wildlife or habitat values through development or design standards related to habitat enhancement, open space preservation, conservation or development easements, or other means.

**Policy 5.10-36:** In determining allowed residential and mixed use densities in Planned Communities, the County should consider the



adequacy of public facilities, consistency with ACHD long-range transportation plans, proximity to existing employment centers and physical site conditions, as well as the availability of a long-term supply of water.

**Policy 5.10-37:** Planned Communities permitted outside Areas of City Impact should be required to minimize adverse impacts on adjacent rural residential development through techniques such as buffering, vegetative screening, location of open space, landscaping, traffic calming or other mechanisms.

**Implementation Action:** Identify locational criteria for future Planned Communities, such as availability of an adequate long-term water supply or ability to obtain water from another service provider, relative degree of environmental constraints, and other factors.

**Implementation Action:** Use locational criteria to identify appropriate and inappropriate locations for Planned Communities, including as part of future sub-area planning efforts; map such locations.

**Implementation Action:** Work with cities to develop common ordinances or regulations for Planned Communities located within Areas of City Impact. Update County zoning ordinances to define requirements for Planned Communities within Areas of City Impact.

**Implementation Action:** Update County zoning ordinances to refine requirements for open space preservation within and around Planned Communities.

**Implementation Action:** Work with adjacent counties to develop a process to jointly review Planned Communities proposed in areas that cross county lines.

**Implementation Action:** Update County zoning ordinances to require participation of adjacent water and sewer service providers in the planned community review process and allow for consideration of extension of such services to serve a proposed planned community as one option for service provision or management of systems. Such participation will not constitute review or approval authority by other service providers.

**Implementation Action:** Regularly assess the level of development occurring in Planned Communities. If the total number of lots platted in the rural Tier, including Planned Communities, exceeds seven percent (7%) of the total lots



platted in the county in a given year, consult with members of the Blueprint for Good Growth Consortium regarding city or county plan policies and regulations needed to encourage more infill development.

## Foothills Development

**Goal 5.11: The Foothills are recognized and valued as a landscape that defines our region. The foothills provide many environmental values such as winter range for deer, aquifer recharge, open space and a dramatic visual backdrop for residents of the entire region. Ada County seeks to balance the natural beauty and environmental values of its foothills with the rights of property owners as well as opportunities for development that are sensitive to and compatible with environmental resources in this area.**

**Policy 5.11-1:** Foothill areas within the Boise Area of City Impact should be subject to the policies and provisions of a separate planning document if adopted pursuant to the provisions of Chapter 3, Title 9, Ada County Code, and Idaho Code Section §67-6509.

**Policy 5.11-2:** Foothill areas outside all Areas of City Impact should be subject to the policies and provisions of a separate planning document if adopted pursuant to the provisions of Idaho Code §67-6509.

**Policy 5.11-3:** To perpetuate the wildlife resources supported by the foothills, planned community developments in the foothills will be designed to mitigate impacts to wildlife or habitat values through development or design standards related to habitat enhancement, open space preservation, conservation or development easements, or other means. Planned developments should be required to prepare assessment of impacts on wildlife and provide mitigation plans as appropriate, in consultation with the Idaho Department of Fish and Game.

**Implementation Action:** Update County zoning ordinances to adopt the City of Boise's development standards within the Boise area of City Impact or adopt alternative development requirements for hillside areas that will meet similar objectives and be consistent with the goal and policies of this section of the Comprehensive Plan.

**Implementation Action:** Promote Sub-Area Planning processes for the Foothills, building on previous studies and planning efforts in this area, including the Boise Foothills Plan.



**Implementation Action:** Develop additional hillside development criteria including design guidelines for steep slopes and visually sensitive areas, avoidance of skylining and additional grading requirements to prevent erosion and habitat loss.

**Implementation Action:** Ada County should coordinate efforts with other governmental agencies, landowners and conservation organizations in the study and development of alternatives to preserve and conserve through management practices and/or public land purchases the resources of the foothills of north Ada County.

## Airport Area of Influence

**Goal 5.12: Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities and protect the health, safety, and welfare of the general public.**

**Policy 5.12-1:** General Airport Influence Area Policies

- a. The 2001 Boise Airport Master Plan is referenced as a guide for land use decisions in the Airport Influence Area.
- b. Aviation easements should be encouraged for all permitted uses.
- c. Open space uses such as greenways, parks, agriculture and recreation are compatible uses with the Airport Influence Area.
- d. The development of schools should not be permitted within the Airport Influence Area, except within Area A where sound-proofing is sufficient.

**Implementation Action:** Update County zoning ordinances, as needed, to reflect potential future expansions of the Boise Airport and impacts on surrounding land uses.

**Implementation Action:** Coordinate with the City of Boise to ensure consistent city and county development regulations in the Boise Airport Influence Area. operational and approach zones to serve a third runway that will be constructed in the near future. Such lands are either owned or to be acquired by the City of Boise.



# 6

# NATURAL RESOURCES AND HAZARDOUS AREAS



**“Residents value wildlife and its habitat, a clean, healthy environment and preservation of and access to high quality open spaces.”**

## Existing Conditions

Ada County is located within the Treasure Valley, home to a wide variety of natural and scenic resources including mountains, prairies, buttes, canyons and rivers. Ada County’s natural resources include mineral resources, water, forests, wildlife habitat, high-quality agricultural soils, scenic areas and views, climate, and vegetation. County residents consistently express the opinion that they value these resources. Balancing growth with the need to protect or manage these resources is a critical issue.

## Topography and Geology

The Treasure Valley is situated between the Owyhee mountains to the south and the Bogus Basin to the north. The elevation varies from 4,463 feet at Aldape Summit to a low of 2,400 feet at Halverson Lake in the Snake River Birds of Prey National Conservation Area. The county consists of three geologic sub-regions:

- The Boise Front, part of the Northern Rockies, a mountainous region in the northeastern section of the County. It includes the Bogus Basin, which is characterized by steep slopes and relatively high elevations. The area is unsuitable for widespread development, but offers numerous recreation opportunities for skiers, hikers and other related winter outdoors activities.
- The Boise Foothills lie southwest of the Boise Front. Slope grades are not as extreme in this area, and some limited development has occurred. The cities of Boise, Eagle, and Garden City are situated at the edge of these foothills. Waters that flow from the foothills and the Bogus Basin find their way into the Boise River.
- The Lower Boise River Basin is found south of the Boise River. This area of flat lowlands is a subset of the Snake River Basin, which covers the majority of the Treasure Valley.





## Hydrology

The largest river in Ada County is the Snake River, which passes through the southern portion of the County. The Boise River, a tributary of the Snake River with headwaters in the mountains to the east and northeast of the County, is important to the County's quality of life, identity and economy. It is the county's primary source of irrigation water and a major source of drinking water. It also offers numerous recreational opportunities as well as important wildlife habitat. A system of dams and canals connected to the Boise River provides flood control for the majority of the Treasure Valley and irrigates 354,000 acres of lands in Ada County and other parts of the Treasure Valley.

Ada County's water supply comes from surface water, deep aquifers and shallow ground water. The Treasure Valley Hydrologic Project (TVHP) indicates that the deep aquifers and shallow ground water are separated from each other by clay zones that prevent the shallow water from recharging the deep aquifer in many, but not all, areas. Irrigation and canals are a major source of shallow ground water recharge. TVHP estimates that one million acre-feet of water flows out of the Treasure Valley basin every year.

The depth to groundwater varies from between two feet below surface level in western Ada County to 300 feet or more in the southern and eastern parts of the county. This, plus the area's relatively permeable soils, raises concerns about contamination of the Boise aquifer. The aquifer can be protected through the use of central sewage facilities, rather than individual septic systems, and Best Management Practices for stormwater management.



FIGURE 6.1

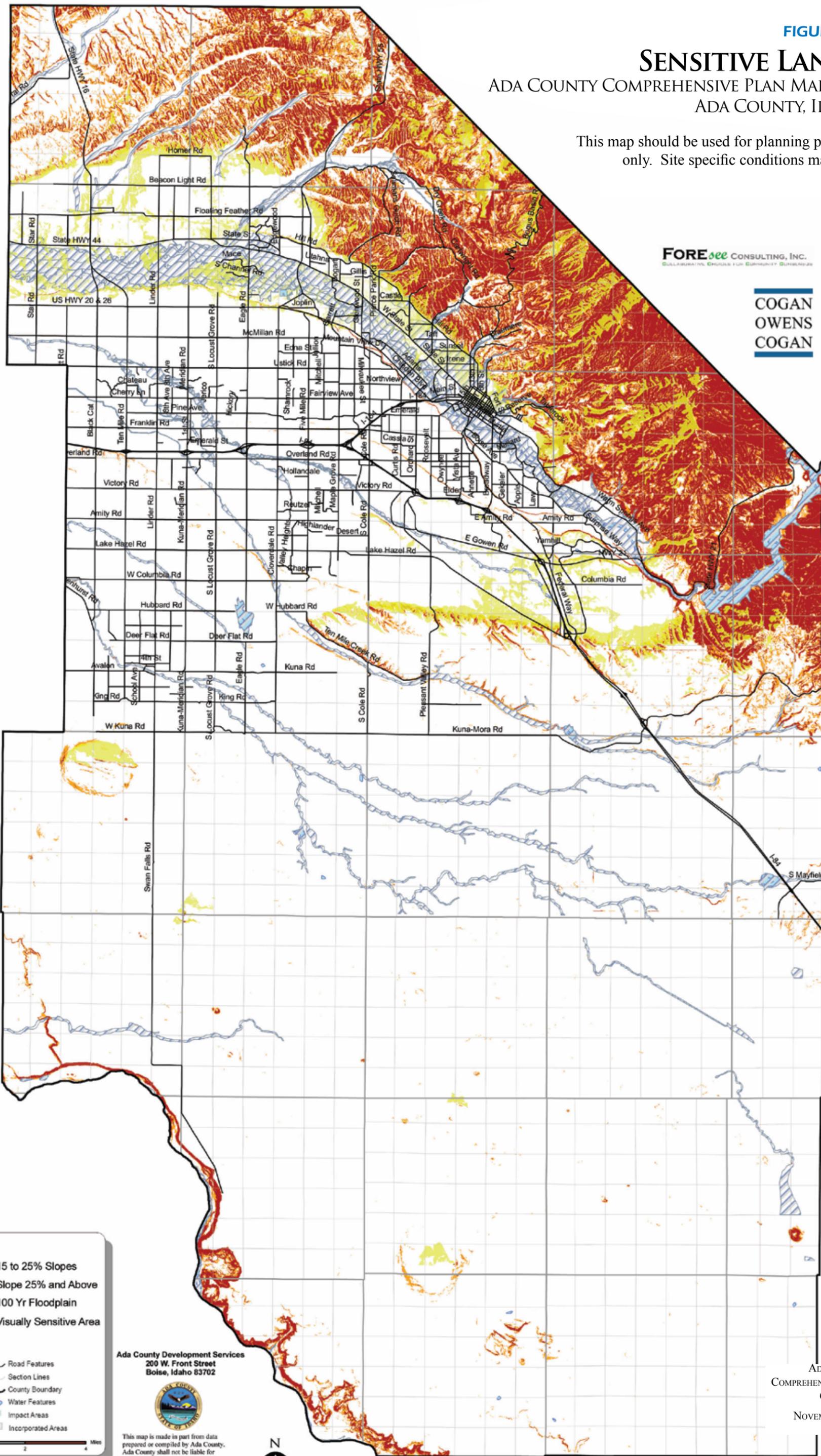
# SENSITIVE LANDS

ADA COUNTY COMPREHENSIVE PLAN MAPPING  
ADA COUNTY, IDAHO

This map should be used for planning purposes only. Site specific conditions may vary.

FOREsee CONSULTING, INC.  
COLLABORATIVE ENGINEERS FOR COMMUNITY SUSTAINABILITY

COGAN  
OWENS  
COGAN



- 15 to 25% Slopes
- Slope 25% and Above
- 100 Yr Floodplain
- Visually Sensitive Area

- Road Features
- Section Lines
- County Boundary
- Water Features
- Impact Areas
- Incorporated Areas

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702



This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.



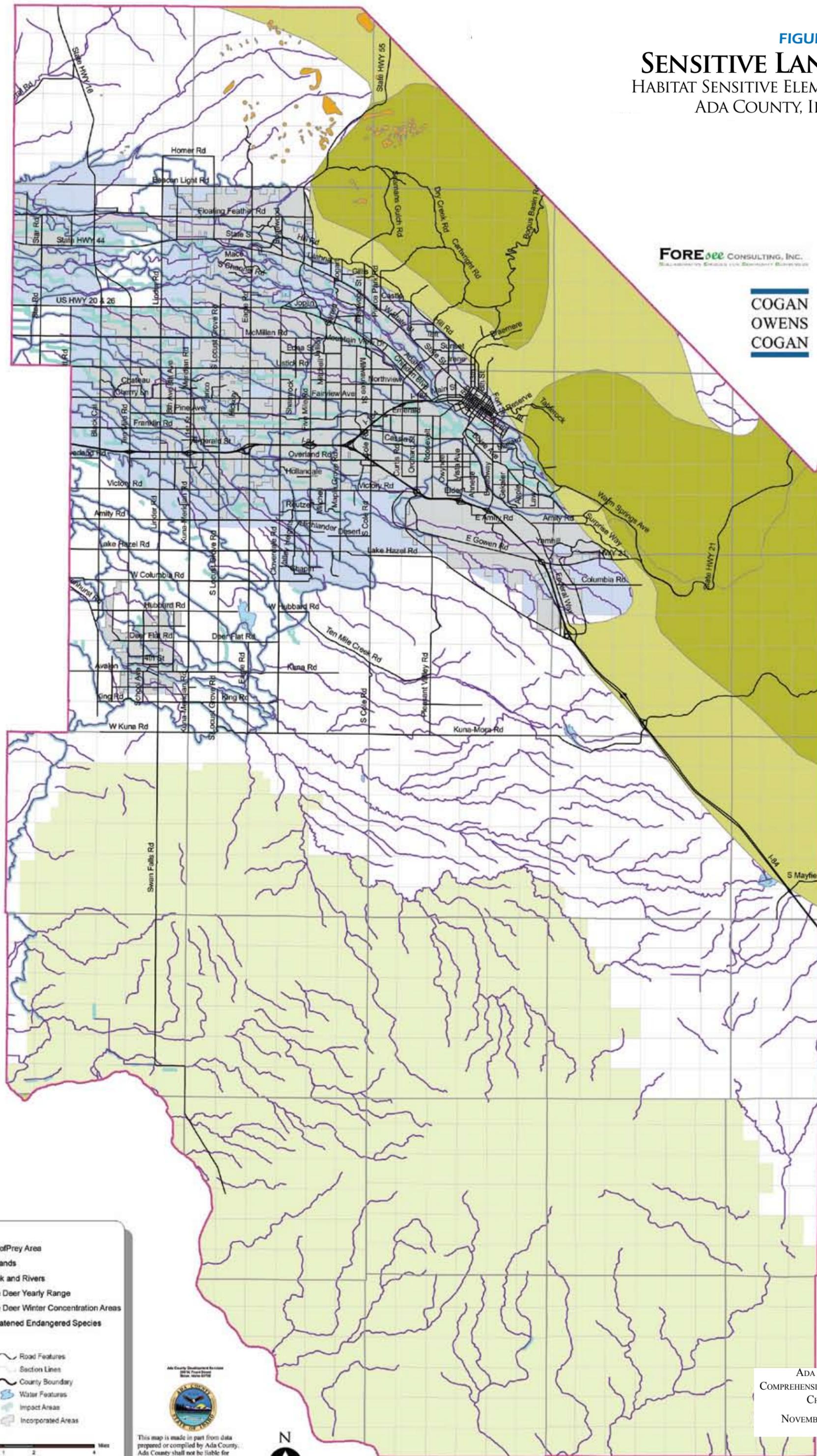
FIGURE 6.2

# SENSITIVE LANDS

HABITAT SENSITIVE ELEMENTS  
ADA COUNTY, IDAHO

FOREsee CONSULTING, INC.  
Sustainable Solutions for Smarter Businesses

COGAN  
OWENS  
COGAN



- Bird of Prey Area
- Wetlands
- Creek and Rivers
- Mule Deer Yearly Range
- Mule Deer Winter Concentration Areas
- Threatened Endangered Species

- Road Features
- Section Lines
- County Boundary
- Water Features
- Impact Areas
- Incorporated Areas



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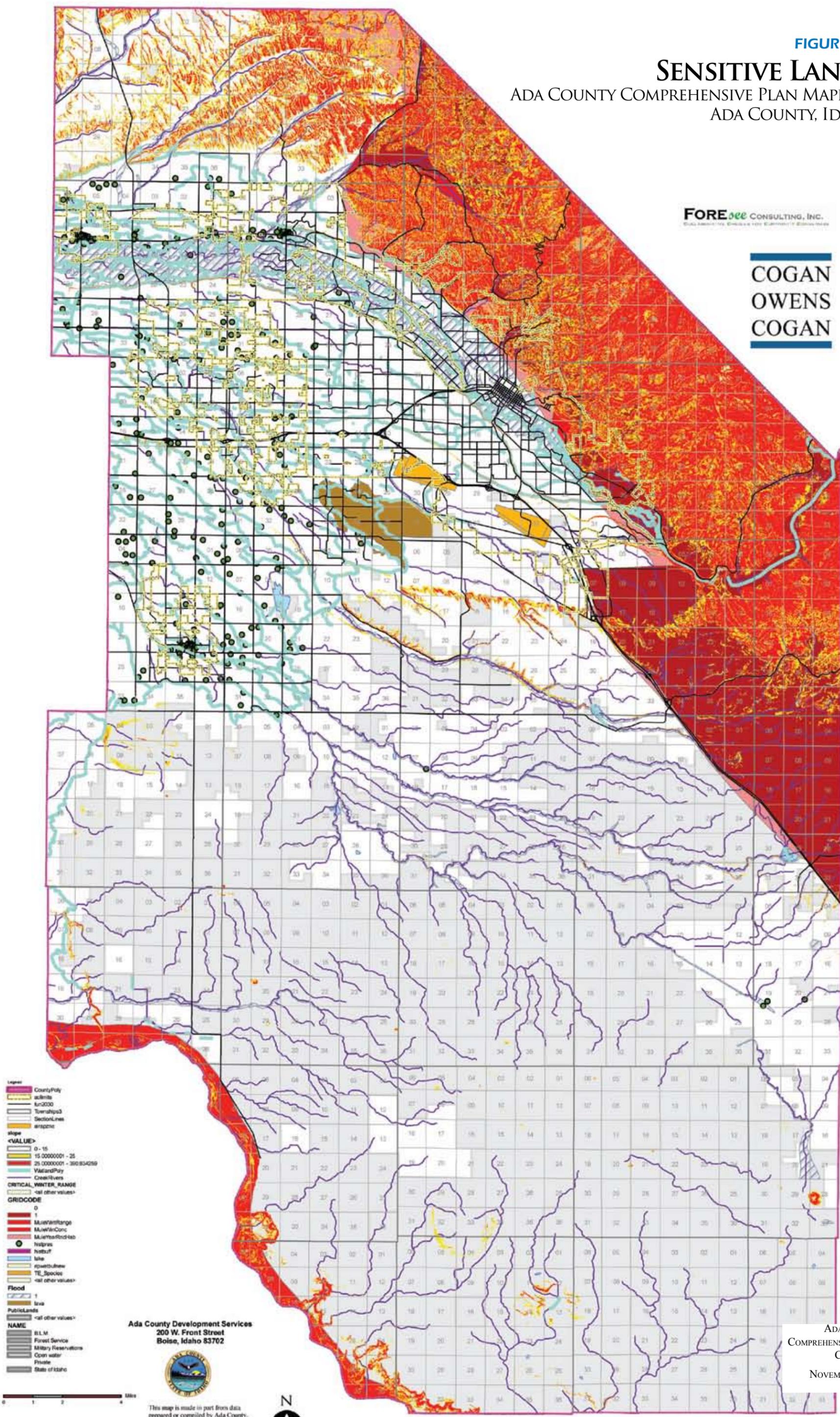
FIGURE 6.3

# SENSITIVE LANDS

ADA COUNTY COMPREHENSIVE PLAN MAPPING  
ADA COUNTY, IDAHO

FORESEE CONSULTING, INC.  
Sustainable. Smarter. Better. Easier.™

COGAN  
OWENS  
COGAN



- Legend**
- County Poly
  - acrlnts
  - Jun2030
  - Township3
  - SectionLines
  - areaparc
- slope**
- <VALUE>
- 0 - 15
  - 15.00000001 - 25
  - 25.00000001 - 300.834289
  - WaterPoly
  - CreekRivers
- CRITICAL WINTER RANGE**
- <all other values>
- GRIDCODE**
- 0
  - 1
  - MuseWntRnge
  - MuseWntConc
  - MuseWntRd-tab
  - WntPras
  - WntBuf
  - lake
  - eqwthuliner
  - TE\_Species
  - <all other values>
- Flood**
- 1
  - lava
  - PubLands
  - <all other values>
- NAME**
- BLM
  - Forest Service
  - Military Reservations
  - Open water
  - Private
  - State of Idaho

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702



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ADA COUNTY  
COMPREHENSIVE PLAN  
CHAPTER 6

NOVEMBER 2007

## Climate

Ada County has a four-season climate with generally mild temperatures. Climate recording stations are found in Boise and Kuna. Average daily temperatures reach the 70's during July and August and fall to just below freezing in December and January. Precipitation is heaviest during the winter and spring, and drops off during the summer. On average, Boise receives just over 12 inches of precipitation annually, including 20 inches of snowfall a year. Kuna receives just under 10 inches of precipitation and 12 inches of snow.

## Soils

Soil type, along with other factors such as slope and groundcover, helps to define land use by dictating infrastructure needs and construction and land stewardship techniques. A soil survey of Ada County was conducted in 1980 by the Natural Resources Conservation Service, a division of the US Department of Agriculture. A separate survey was completed in 1990 for the Foothills area. Eleven distinct types of soils are found in Ada County, including medium to fine-textured soils on the alluvial bottoms and lowlands and medium to moderately coarse textured soils on the alluvial terraces above the Boise River. The southern portion of the county has medium loess-like soils over Snake River basalt. Their composition is mainly coarse sand and gravel and all materials, except for the basalt, are relatively porous and permeable.<sup>1</sup>

## 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.

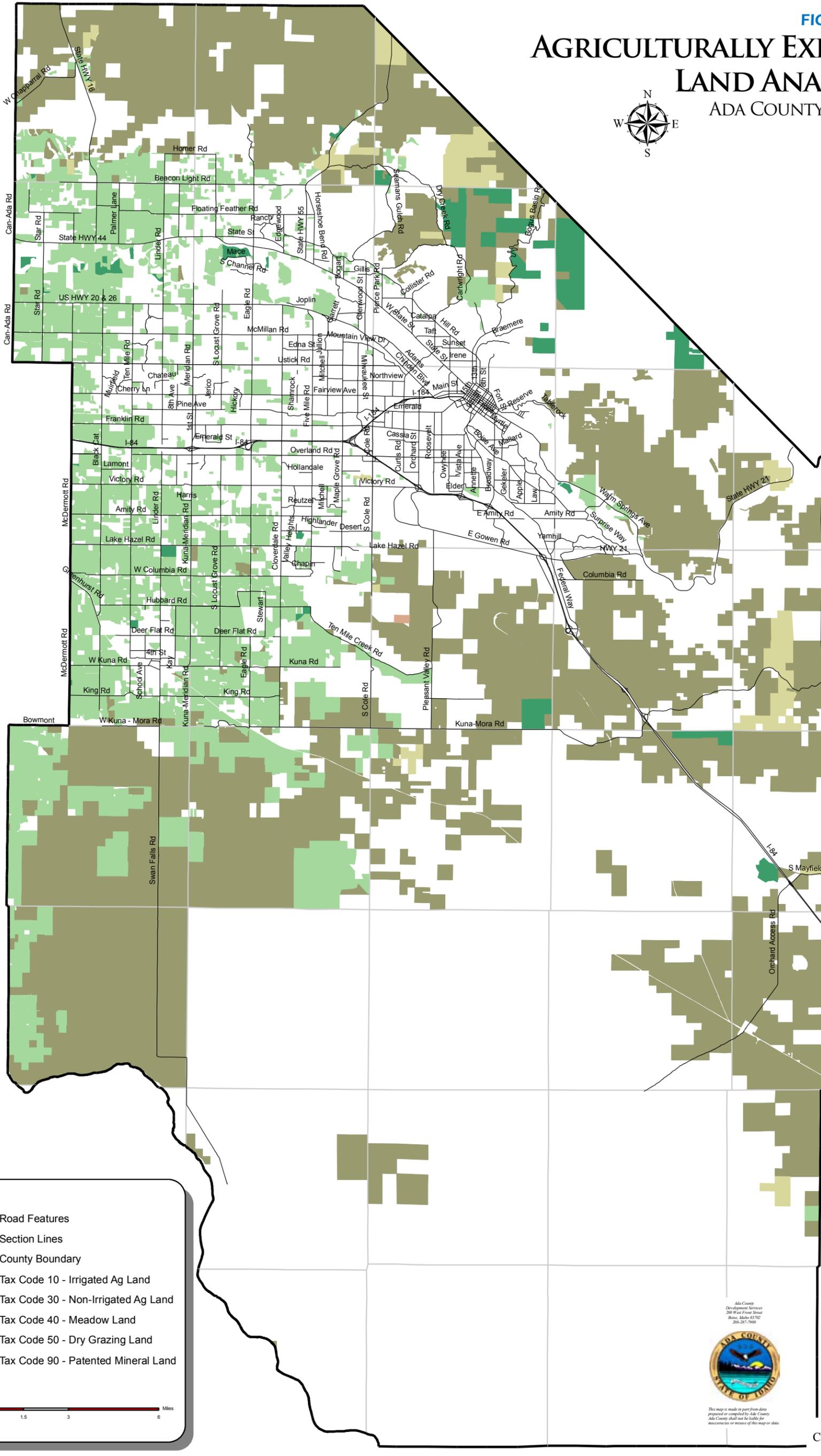
Much of the County's farmlands are being converted to urban or rural residential development as the County's population grows. Additional agricultural land may be converted to non-farm uses as a result of locating a new road in a farming area, rebuilding and/or enlarging an existing road, or adding an interchange from an interstate highway in a rural area. Prime farmland status is lost once land is developed to a certain density or is dedicated to other uses such as water storage.<sup>2</sup>



FIGURE 6.4

# AGRICULTURALLY EXEMPT LAND ANALYSIS

ADA COUNTY, IDAHO



- Road Features
- Section Lines
- County Boundary
- Tax Code 10 - Irrigated Ag Land
- Tax Code 30 - Non-Irrigated Ag Land
- Tax Code 40 - Meadow Land
- Tax Code 50 - Dry Grazing Land
- Tax Code 90 - Patented Mineral Land

0 1.5 3 6 Miles



Ada County  
Development Services  
200 West Front Street  
Boise, Idaho 83702  
208-287-7000

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## Forests and Vegetation

Forests contribute to the county's recreational and aesthetic values, enhance the appearance of developed areas, provide shade and wildlife habitat, reduce soil erosion, cleanse the air, and preserve valuable watersheds. There are three general forest types in Ada County:

- Mixed coniferous and deciduous forests are found in the upper elevations of the foothills.
- Riparian forests are located in wet gulches and areas adjacent to rivers and streams.
- Urban forests exist in and around the county's cities and other developed communities outside riparian zones.

## Habitat Areas

The diversity of habitat in Ada County supports a wide variety of plant and animal species, including the Bald Eagle and Ute Ladies'-tresses (a plant), which are both listed as a Threatened Species by the federal government, and the Yellow-billed Cuckoo, which is a candidate for federal listing. Ada County is not a habitat area for any other federal, threatened, endangered, or special concern species of plants or invertebrates. Tables 6.1 and 6.2 list the species of special concern found in Ada County, as identified by Idaho Fish and Game. "Species of special concern" is a State designation indicating species that are low in numbers, limited in distribution, or have suffered significant habitat losses. (See Figure 6.2.)

## Wetlands

Wetlands generally include swamps, marshes, bogs, and similar areas. They provide important wildlife habitat, help to maintain surface water quality and provide flood water storage. The National Wetlands Inventory shows a number of wetlands within Ada County. The majority of these occur along or in close proximity to Lake Lowell or the Boise and Snake Rivers, and are part of the riverine and canal system. Additional wetlands may be found in the many irrigation canals and return ditches that are under federal jurisdiction, and are therefore not listed in the National Wetlands Inventory. (See Figure 6.2.)



TABLE 6.1: FEDERAL THREATENED OR ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN—ANIMALS

Species	Common Name
<b>Federal Threatened Species</b>	
<i>Haliaeetus leucocephalus</i>	Bald Eagle
<b>Species of Special Concern</b>	
<i>Acipenser transmontanus</i>	White Sturgeon
<i>Amphispiza bilineata</i>	Black-Throated Sparrow
<i>Antrozous pallidus</i>	Pallid Bat
<i>Athene cucularia hypugaea</i>	Western Burrowing Owl
<i>Brachylagus idahoensis</i>	Pygmy Rabbit
<i>Bufo boreas</i>	Western Toad
<i>Bufo woodhousii</i>	Woodhouse's Toad
<i>Buteo regalis</i>	Ferruginous Hawk
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Corynorhinus townsendii</i>	Townsend's Big-Eared Bat
<i>Crotaphytus bicinctores</i>	Mojave Black-Collared Lizard
<i>Falco columbarius</i>	Merlin
<i>Falco peregrinus anatum</i>	Peregrine Falcon
<i>Lanius ludovicianus</i>	Loggerhead Shrike
<i>Myotis ciliolabrum</i>	Western Small-Footed Myotis
<i>Myotis volans</i>	Long-Legged Myotis
<i>Numenius americanus</i>	Long-Billed Curlew
<i>Oncorhynchus mykiss gairdneri</i>	Inland Columbia Basin Redband Trout
<i>Oreortyx pictus</i>	Mountain Quail
<i>Rana pipiens</i>	Northern Leopard Frog
<i>Rhinocheilus lecontei</i>	Longnose Snake
<i>Sonora semiannulata</i>	Ground Snake
<i>Sorex merriami</i>	Merriam's Shrew

Sources: **Blueprint for Good Growth: Needs, Issues, and Opportunities Report**. September 1, 2005; Idaho Conservation Data Center, [fishandgame.idaho.gov/tech/CDC/](http://fishandgame.idaho.gov/tech/CDC/).

## Floodplains

Federal Emergency Management Agency (FEMA) flood zones are found along most rivers in the county. The Boise River has a defined Floodway along its length that crosses both Ada and Canyon counties. A Floodway Zone is defined as the channel of a river or watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively raising the water surface elevation more than a designated height. (See Figure 6.1.)





TABLE 6.2: FEDERAL THREATENED OR ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN—PLANTS

Species	Common Name
<i>Federal Threatened Species</i>	
<i>Spiranthes diluvialis</i>	Ladies'-Tresses, Ute (orchid)
<i>Species of Special Concern</i>	
<i>Allium aaseae</i>	Aase's Onion
<i>Astragalus mulfordiae</i>	Mulford's Milkvetch
<i>Astragalus purshii</i> var. <i>ophiogenes</i>	Snake River Milkvetch
<i>Catapyrenium congestum</i>	(lichen)
<i>Chaenactis stevioides</i>	Desert Pincushion
<i>Cyperus bipartitus</i>	Shining Flatsedge
<i>Eatonella nivea</i>	White Eatonella
<i>Eriogonum shockleyi</i> var. <i>packardiae</i>	Packard's Buckwheat
<i>Glyptopleura marginata</i>	White-Margined Wax Plant
<i>Ipomopsis polycladon</i>	Spreading Gilia
<i>Lepidium davisii</i>	Davis' Peppergrass
<i>Lepidium papilliferum</i>	Slick Spot Peppergrass
<i>Teucrium canadense</i> var. <i>occidentale</i>	American Wood Sage
<i>Texosporium sancti-jacobi</i>	Wovenspore Lichen

Sources: US Fish and Wildlife Threatened and Endangered Species listings and habitat range descriptions, [http://ecos.fws.gov/tess\\_public/StateListing.do?state=ID&status=listed](http://ecos.fws.gov/tess_public/StateListing.do?state=ID&status=listed) and <http://www.fws.gov/idahoes/Fact/Ute.html>, June 28, 2006; Idaho Conservation Data Center, [http://fishandgame.idaho.gov/cms/tecl/CDC/county\\_spp\\_lists/ada\\_plants.cfm](http://fishandgame.idaho.gov/cms/tecl/CDC/county_spp_lists/ada_plants.cfm)

## Scenic/Historic/Backcountry Roads, Byways, and Trails

Scenic or historic byways are located in Ada County along the following State and Federal routes:

- Payette River Scenic Byway, a 112-mile route extends from Eagle to New Meadows along Idaho Highway 55
- Western Heritage Historic Byway, a 30-mile route from Meridian to Swan Falls Dam through the Birds of Prey Conservation Area
- Ponderosa Pine Scenic Byway, a 131-mile route from Boise to Stanley along Idaho 21
- Oregon National Historic Trail, portions of which are located in Ada County, including an interpretive site at Bonneville Point <sup>3</sup>



Yellow-billed cuckoo

More information about historic and cultural resources is included in Chapter 10 of this Plan.



## Issues

The following issues were identified during the Comprehensive Plan Update and Blueprint for Good Growth processes in 2005/2006.

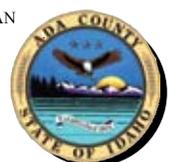
- **Natural resource protection.** Many County residents value and support protection of natural resources in Ada County as sources of scenic beauty, opportunities for recreation and wildlife habitat. Streams, rivers and creeks, wildlife habitat and ridgelines rank highest in terms of areas to manage and protect.
- **Water quality and availability.** County residents, particularly those in rural areas served by wells, are concerned about the availability and quality of water resources and about potential impacts on these resources related to potential future development.
- **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 businesses. Concerted efforts to protect this resource will be needed if opportunities for future agricultural operations is a county priority.
- **Preservation of open space.** Ada County residents value open space as a resource for recreation, visual relief from the built environment and habitat for plants and wildlife. Open space can be preserved through a variety of means, including regulation of areas with sensitive resources, development and design guidelines and possibly purchase or transfer of development rights or land.
- **Historic and cultural resources.** These resources help define Ada County's identity and also are important to residents to preserve and manage as growth and development occur. Issues related to these resources are described in more detail in Chapter 10.

## Goals & Policies

### Overall Goals and Policies

**Overall Goal 6.1: Protect and manage natural resources to retain the benefits they provide to County residents.**

**Policy 6.1-1:** Use appropriate zoning designations and other strategies to minimize the impacts of development encroaching on natural resource areas.





**Policy 6.1-2:** Protect and preserve the natural beauty and habitat of the Snake River and land abutting the river and canyon.

**Policy 6.1-3:** Protect and preserve the natural beauty and habitat of the Boise River and the black cottonwood forest and land abutting the river.

**Policy 6.1-4:** Minimize development allowed within critical winter range areas, the wildlife habitat of federal and state listed or sensitive species, rare plant species, and/or minimize the impacts of development on those areas.

**Policy 6.1-5:** Manage development to maintain wildlife habitat migration and movement corridors.

**Policy 6.1-6:** Encourage preservation of existing healthy trees throughout the County.

**Policy 6.1-7:** Coordinate with state and federal regulatory agencies, as needed to ensure that new development that produces air emissions complies with applicable air quality standards.

**Implementation Action.** Develop measures for protection of resources, including incentives, consideration of new forms of development, such as conservation subdivisions, protection and reclamation of gravel resources.

**Implementation Action.** Establish buffers and development standards for development adjacent to the Birds of Prey area and other natural areas, consistent with the U. S. Bureau of Land Management Birds of Prey Management Plan.

**Implementation Action.** Establish development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas and ridge lines.

**Implementation Action.** Map existing natural resource areas and adopt those maps as part of this Plan.

## Floodplains

**Goal 6.2: Protect human life and property and reduce public and private expenditures resulting from floods.**

**Policy 6.2-1:** Work with other jurisdictions to retain the floodway of the Boise River in a natural state as a greenbelt, wildlife habitat and open space-recreation area.



- Policy 6.2-2:** Reduce and prevent flood damage by minimizing alterations to the 100-year floodplain through the development permitting process.
- Policy 6.2-3:** Prohibit all structural development within floodways, with the exception of bridges or other selected public facilities as identified in the County's development code.
- Policy 6.2-4:** Design and construct all river and stream crossings to withstand at minimum the flows and velocities of the 100-year flood.
- Policy 6.2-5:** Dams or retention ponds constructed within floodplain areas intended to impede the flow of flood waters downstream must be reviewed and approved by the Army Corps of Engineers, Federal Emergency Management Agency (FEMA) and/or the County Engineer to ensure the safety of residents potentially affected by flows downstream.
- Policy 6.2-6:** Floodplain areas should not be altered in any way that would flood surrounding properties, either up or downstream or across the stream.
- Policy 6.2-7:** Tributary floodways will only be used for open space purposes (i.e., without buildings, parks, golf courses, ball fields or other physical improvements).
- Policy 6.2-8:** Tributary floodways should not be altered in any way that would increase flood damage of surrounding properties either up or downstream or across the stream.
- Policy 6.2-9:** Minimum setback and/or safety requirements should be established along the periphery of foothill tributary floodways to protect structures from damage by lateral erosion.
- Policy 6.2-10:** Allow limited development within the 100-year floodplains. Such development should not restrict or alter the natural flow of water within the floodway nor otherwise increase the size of the existing floodplain and should incorporate flood-proofing measures specified by the Federal Emergency Management Agency (FEMA). Minimum setbacks from the floodway and minimum rise above base flood elevation should be established. The developer of any development within the 100-year floodplain should be required to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.



**Policy 6.2-11:** Development should not be allowed on the alluvial fans of the foothill tributary at the point where the tributary exits the canyon, gulch, watershed, etc. Development should be allowed on the remaining alluvial fans of the tributary floodplains if adequately flood-proofed. Such development should not alter the flow of water onto surrounding properties not originally designated as being in the floodplain. The developer of any development within the 100-year floodplain should be required to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method. Twice the normal setbacks from the floodway should be established for foothill tributaries to protect homeowners from floods/debris flows resulting from a burned-out watershed.

**Policy 6.2-12:** Where properties subject to County development standards are partly within the 100-year floodplain, provide for reasonable density transfers so that the flood-free portion of such parcels can take the development that would otherwise have been permitted in the floodplain.

**Policy 6.2-13:** Prohibit the manufacture or storage of toxic, flammable, explosive or radioactive materials in the floodplain.

**Policy 6.2-14:** Prohibit the location of critical facilities, e.g., school buildings, hospitals or other medical facility buildings within the floodplains. Require any buildings located within the floodplain to meet FEMA and other safety and mitigation requirements, including mitigation of floodwater displacement that could adversely impact surrounding uses.

**Policy 6.2-15:** Discourage locations of industrial buildings or uses other than sand and gravel extraction in the floodplain. Require any such buildings located within the floodplain to meet FEMA and other safety and mitigation requirements, including mitigation of floodwater displacement that could adversely impact surrounding uses.

**Policy 6.2-16:** Planning of major transportation routes should take into consideration the hazards of locating in floodplain areas.

**Policy 6.2-17:** Transportation routes should take into consideration the extreme hazards of foothill tributary floodways. Twice the



normal minimum clearance of bridges should be established to protect infrastructure from floods/debris flows resulting from a burned-out watershed.

**Policy 6.2-18:** Collaborate with cities and other counties located along the Boise River to develop a consistent approach to managing land along the river to protect stream banks and manage the floodway.

**Implementation Action.** Update County zoning ordinance and other requirements to ensure consistency with Comprehensive Plan policies related to floodplain protection.

**Implementation Action.** Establish a minimum setback from the floodway in the County code for unincorporated portions of Ada County to help extend the Boise River Greenbelt.

## Water Management

**Goal 6.3: As an essential and limited natural resource, preserve and protect groundwater and surface waters.**

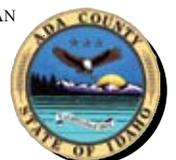
**Policy 6.3-1:** Promote objective and scientifically-based water quality standards for the Boise River adequate for human consumption, agriculture, wildlife habitat and recreation.

**Policy 6.3-2:** Work with other jurisdictions, government agencies, water suppliers and interested parties to develop a comprehensive water management plan.

**Policy 6.3-3:** Promote a minimum flow of water in the Boise River adequate to protect water quality downstream through the procedures set forth in Idaho Code §42-1501 - 1505.

**Policy 6.3-4:** Support continued assessment of surface and groundwater supplies in Ada County and the Treasure Valley to assess long-term availability and quality of current and future supplies.

**Policy 6.3-5:** As a condition of approval of development, require new sub-surface sewage disposal systems proposed in areas with high soil permeability, shallow water tables, shallow aquifers or geologic hazards to meet DEQ and Central Health District Department regulations.

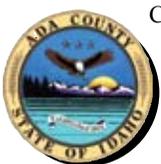




- Policy 6.3-6:** Consistent with state and federal regulations, require runoff created or affected by development to be controlled on-site or integrated into a watershed plan to maintain natural runoff rates, reduce erosion and flood hazards, and maintain the area's water quality and recharge capabilities.
- Policy 6.3-7:** Require industrial wastes or hazardous materials be stored or located in a manner that will ensure that they will not enter surface water or groundwater systems.
- Policy 6.3-8:** Prevent contamination of surface waters and groundwater from solid waste disposal by enforcing strict regulations on disposal activities at approved solid waste management sites.
- Policy 6.3.9:** Prevent contamination of groundwater by using Best Management Practices for stormwater management.
- Policy 6.3-10:** Promote public awareness of techniques and practices individuals can adopt to protect water quality.
- Policy 6.3-11:** Encourage the use of water-saving devices and techniques through conservation education and incentives to all segments of the County.
- Policy 6.3-12:** Encourage new and existing development to incorporate design elements that limit water use requirements, including the use of native and low-water plant species in landscaping.
- Policy 6.3-13:** Allow entry on county lands for public utilities and/or water management agencies to conduct needed water resources studies and water quality monitoring.
- Policy 6.3-14:** Require that new development has adequate water supply for fire flow to ensure fire protection for the development.
- Policy 6.3-15:** Participate in efforts by the Lower Boise Watershed Council to implement water quality protection plans.

**Implementation Action.** Encourage the Idaho Department of Water Resources to conduct studies needed to continue to assess the availability and quality of water resources throughout Ada County and in the Treasure Valley.

**Implementation Action.** Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff and impacts on water quality. Adopt "Best Management Practices" to control erosion and protect water quality.



**Implementation Action.** Identify, adopt and implement best management practices for groundwater protection.

**Implementation Action.** Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.

## Sand and Gravel

**Goal 6.4: Identify, protect and use Ada County’s sand and gravel resources while minimizing long-term negative environmental impacts and protecting or enhancing natural resources.**

**Policy 6.4-1:** Update maps of significant reserves of sand and gravel and which are designated as “sand and gravel reserves,” as needed.

**Policy 6.4-2:** Require sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources.

**Policy 6.4-3:** All applications for sand and gravel extraction and processing for both new and expanded operations should include a copy of the reclamation plan for the site that will be approved or submitted for approval to State and Federal agencies having jurisdiction over reclamation of the site. Such approval, if not yet obtained, of that plan or a modified version thereof should be a condition of any permits granted for extraction.

**Policy 6.4-4:** Implementation of site reclamation plans should be guaranteed, by bond, letter of credit or as otherwise required by any State or Federal agency having jurisdiction over reclamation, prior to and during the course of extraction and until the reclamation plan is completely implemented.

**Policy 6.4-5:** Recycling of aggregate resources should be encouraged.

**Policy 6.4-6:** Mineral extraction sites should be designed to facilitate their reclamation for future use.

**Policy 6.4-7:** Mineral extraction sites are to be considered a temporary use of the land and subject to future development. Future use(s) of the site should be considered in pit design.

- a. Development of mineral extraction sites in areas of high ground water (where the pit would contain water to within six feet (6’) of the surface year round) should:

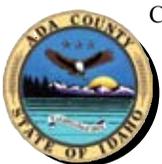


1. Be designed to create fish and wildlife habitat and enhance their values, including gradual sloping of the sides for the first 10 to 30 feet to provide for enhanced aquatic habitat.
  2. Pit design should create a meandering edge and consider future use(s) of the property.
- b. Development of mineral extraction sites in areas lacking year-round water should:
1. Include a revegetation plan as part of the overall reclamation plan that provides for the blending of the site back into the surrounding environment.
  2. Include in the pit design consideration for future use(s) whether for development or open space use.
  3. Include a phasing plan with reclamation of the currently completed phase occurring concurrent with the start of the next phase. Phasing plans should include manageable units to provide for quicker reclamation or peripheral buffering that shield the view of major extraction sites if long-term reclamation is considered a more appropriate alternative.
  4. Include plans to manage any water remaining in pits to protect water quality.

**Policy 6.4-8:** For any gravel extraction that takes place within a designated floodplain and where the depth of excavation falls below the lowest point in the adjacent channel, a flood mitigation plan should be prepared. The mitigation plan should address routing of flood flows and access to riverbanks for normal maintenance during and after operations. The mitigation plan also should ensure that the integrity of the pit is maintained after extraction is complete. The mitigation plan should apply to all future gravel extraction operations on the subject property, regardless of change in ownership.

**Policy 6.4-9:** Mineral extraction sites located within the Boise River Flood Plain should conform to the goals, policies and requirements of all applicable local, State and Federal agencies for development within the Boise River Flood Plain.

**Implementation Action.** Map locations of significant or priority deposits of sand and gravel for future extraction in order to minimize future conflicts with incompatible, adjacent uses.



# SAND AND GRAVEL RESOURCE POTENTIAL MAP OF THE EAGLE QUADRANGLE ADA COUNTY, IDAHO

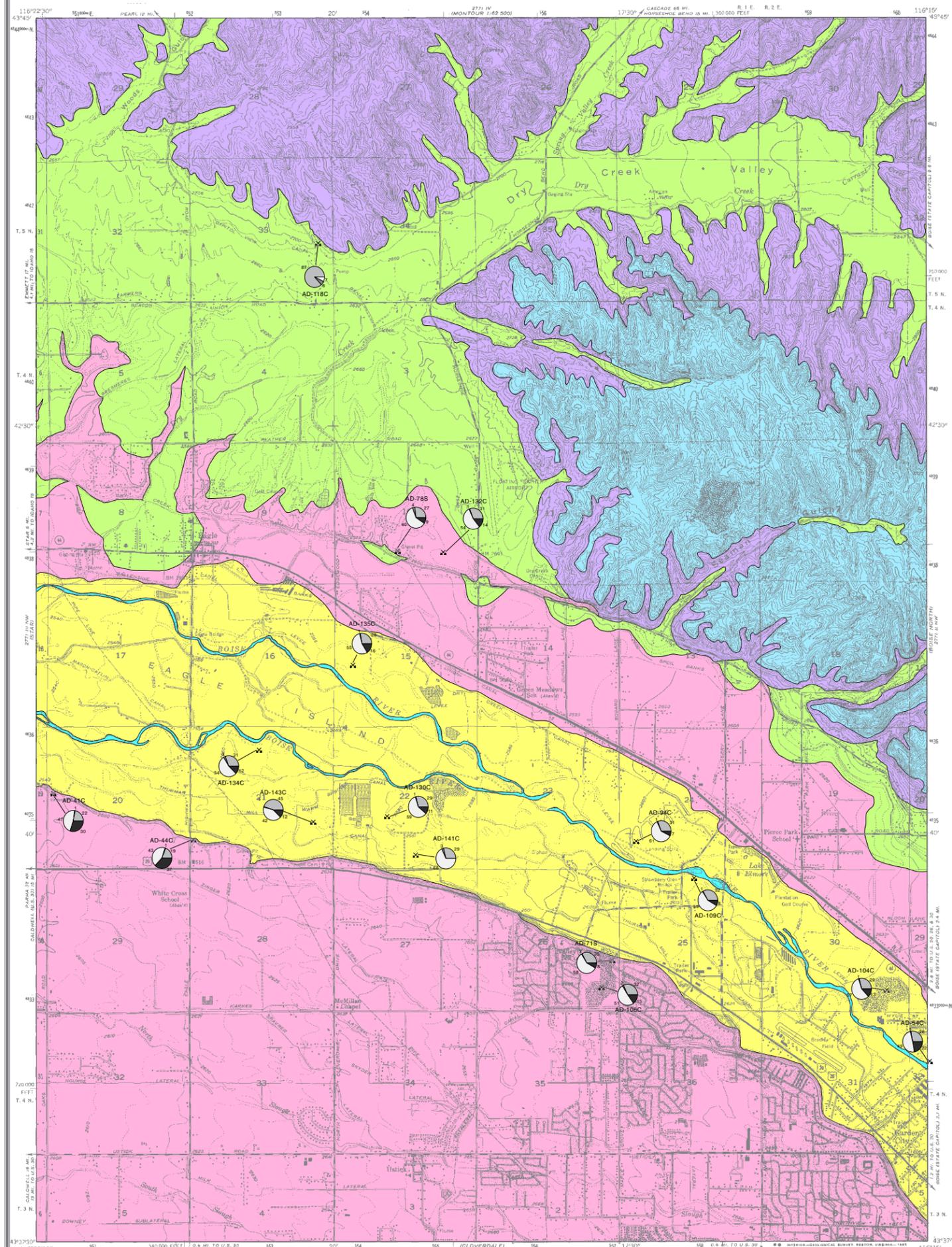
IDAHO GEOLOGICAL SURVEY  
MOSCOW-BOISE-POCATELLO

TECHNICAL REPORT 00-5  
WALLING

## Sand and Gravel Resource Potential Map of the Eagle Quadrangle, Ada County, Idaho

Judith A. Walling  
2000

This Technical Report is a reproduction of a map originally submitted as part of a master's thesis. Its content and format may not conform to the agency's standards.  
J.A. Walling, 1998. Sand and gravel resource potential mapping in the Eagle 7½-minute quadrangle: Applications for land use planning: Boise State University, M.S. thesis, 86 p.



### MAP UNITS

- Gravel, high quality (Qa)
- Sand, higher quality (Qs, Qfs, Qds)
- Gravel, good quality (Qbg, Qwg)
- Sand, lower quality (Tps)
- No known resource (Ts, Ttc, Tbv)

### SYMBOLS

- Distribution of grain sizes at a pit location, reported in percent by weight. Pie chart indicates results of analysis by the Idaho Transportation Department.
- Size ranges:
- Clay and silt, less than 0.074 mm
  - Sand, 0.074 mm to 4.75 mm
  - Gravel, 4.75 mm to 76.2 mm
  - Cobbles and Boulders, greater than 76.2 mm

Table showing percentage of stone lithologies for two sites

Stone Lithology	AD-78S NE4 SW4 & SE4 SW4, 10, T4N, R1E	AD-141C SE4 SE4, 21, T4N, R1E
Basalt	0	2
Granitic Rocks	60	44
Volcanic Rocks	37	52
Quartz	2	1
Unidentified	1	1

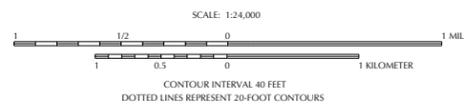
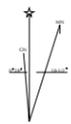
### GEOLOGIC UNITS

- Qa ALLUVIUM OF ACTIVE STREAMS**—Mostly sandy pebble and cobble gravel of the Boise River. Granitic rocks and porphyritic felsites dominate the lithologies of the gravel clasts; 5-10 percent of clasts are unweathered basalt. Thickness of gravel 7-11 meters (24-35 feet).
- Qas SANDY ALLUVIUM OF DRY CREEK VALLEY AND FANS AND VALLEY BOTTOMS OF THE BOISE FOOTHILLS**—Medium to coarse sand inter bedded with silty fine sand and silt. Includes quartz, feldspar and mica grains in amounts similar to the source granitic rocks. Thickness is variable: 8-30 meters (26-100 feet) in Dry Creek and 9 meters (30 feet) thick in alluvial fans.
- Qbg GRAVEL OF THE BOISE TERRACE**—Sandy pebble and cobble gravel of the first terrace above the floodplain. Granitic rocks and porphyritic felsites dominate the lithologies of the gravel clasts; 5-10 percent of clasts are unweathered basalt. Thickness of gravel ranges from 11 to 15 meters (35-50 feet).
- Qds SAND OF DRY CREEK TERRACE**—Medium to coarse sand inter bedded with silty fine sand and silt. Remnant of ancestral Dry Creek valley.
- Qfs SAND OF INCISED ALLUVIAL FANS**—Medium to coarse sand inter bedded with silty fine sand and silt. Thickness ranges from 1-15 meters (3-50 feet).
- Qwg GRAVEL OF WHITNEY TERRACE**—Sandy pebble and cobble gravel of the second terrace above the modern floodplain. Granitic rocks and porphyritic felsites dominate the lithologies of the gravel clasts. Thickness of gravel is 5-24 meters (16-80 feet).
- Ts SAND AND MUDSTONE OF STREAM AND LAKE SEDIMENTS** - Medium to coarse-grained arkosic sand, sandstone, and claystone. Includes interbeds of fine gravel, locally cemented, and sandy siltstone.
- Tps SAND OF THE PIERCE GULCH FORMATION**—Pale yellow-gray arkosic sand overlain by pebble to cobble gravel. Sand is compact but uncemented.
- Ttc SILTY CLAYSTONE FACIES OF THE TERTELING SPRINGS FORMATION**— Mostly silty claystone with interbeds of arkosic sandstone. A facies assemblage of sediments and sedimentary rocks of mostly lacustrine and lake-shore depositional environments.
- Tbv BASALT VOLCANIC ASSEMBLAGE**—This unit is widespread in the Boise foothills southeast of the Eagle quadrangle. It contains several associated lithologies originating from nearby basalt volcanism.

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2. Othberg, K.L. and L.R. Stanford, 1992, Geologic map of the Boise Valley and adjoining area, western Snake River Plain, Idaho: Idaho Geological Survey Geologic Map Series, scale 1:100,000.

Base map from USGS Digital Raster Graphic, 1979.  
Topography from aerial photographs by multiplex methods and by plane-table surveys 1953. Aerial photographs taken 1951  
Photorevised 1979  
Control by USGS and USC&GS  
Projection, Transverse Mercator, Idaho State Plane, west zone, 1927 North American Datum  
10,000-foot grid based on Idaho coordinate system, west zone



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**Implementation Action.** Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.

**Implementation Action:** Amend the County Zoning Ordinance to establish sand and gravel operations as Conditional Uses in appropriate zoning districts. Develop Conditional Use review criteria to ensure that sand and gravel resources and operations are protected and that reasonable mitigating measures are established to protect adjacent uses and the future re-use of the sand and gravel site. Review criteria that should be considered include, but are not limited to, the following:

- a. Unreasonable impacts on surrounding uses from noise, transportation, dust and odors as established by local, State and Federal standards.
- b. Visual impacts to be addressed through screening and buffering.
- c. Riparian vegetation and wildlife habitat should be protected and/or replaced when disturbed.
- d. Sand and gravel hauling operations should avoid routes through existing residential neighborhoods.
- e. Stockpiling and permanent structures should not be located in any floodway.
- f. Operations should avoid adverse impacts on agricultural operations.
- g. Local access roads, if used, should be capable of handling the heavy vehicular traffic generated by the operation.
- h. Mitigating measures, including phasing of extraction and reclamation; hours of operation; access to arterials and collectors; noise and dust abatement; screening; and water quality standards should be considered.
- i. Impacts of operations within floodplains should be mitigated.

**Implementation Action:** Alternative forms of development within and adjacent to areas designated as “sand and gravel reserves” should be evaluated to determine their impact on potential sand and gravel resources and their impact on the ability to extract minerals.

- a. Develop Zoning Ordinance provisions to require that alternative forms of development adjacent to extraction sites are duly notified that they are located in an identified potential “sand and gravel reserve” and that extraction operations may be located on lands adjacent to or nearby them. Condi-



tions may include, but are not limited to, the following:

1. Notation on a recorded plat or approved development plan.
2. Written notification in the restrictive covenants.

## Wildlife Management

### **Goal 6.5: Protect, maintain and enhance the fish and wildlife resources and habitats of Ada County.**

**Policy 6.5-1:** Ada County recognizes the land use and management policies defined by the Bureau of Land Management for the Birds of Prey National Conservation Area.

**Policy 6.5-2:** Critical wildlife habitat areas identified and mapped by the Idaho Department of Fish and Game may be designated as Wildlife Preservation Areas, subject to review by County staff or a County-designated third-party reviewer.

**Policy 6.5-3:** Development adjacent to Wildlife Preservation Areas should minimize and/or mitigate adverse impacts to critical wildlife habitat. Development may be denied, density limited or density transferred where critical wildlife habitats exist as defined in 6.5-2.

**Policy 6.5-4:** Direct development away from the Boise River and adjacent riparian areas through density transfers, establishment of buffers, site design, conservation easements and creation of public open space areas.

**Implementation Action.** Work with the Idaho Department of Fish and Game to map critical winter range habitat in sufficient detail to allow for conservation or protection of such habitat during the development review and permitting process; alternatively, require development applicants to map such habitat based on consultation with IDF&G.

**Implementation Action.** Work with the Idaho Department of Fish and Game to map wildlife migration corridors.

**Implementation Action.** Once migration corridors are mapped, implement regulations to avoid development within and/or minimize adverse impacts on migration corridors.

**Implementation Action.** Update the County's zoning ordinance to require applicants for large developments such as PUDs and large subdivisions to prepare wildlife protection and mitigation plans as appropriate, similar to



existing requirements for Planned Communities. Require that such studies undergo a peer or independent review prior to approval.

**Implementation Action.** Revisit the issue of adoption of the Open Space Management Plan for the Boise Front Foothills through discussion among County and City staff, Planning and Zoning Commission members and elected officials.

## Boise and Snake Rivers

**Goal 6.6: Promote the protection of the Boise and Snake Rivers and their management as valuable natural resources.**

**Policy 6.6-1:** Preserve the quality of the Boise and Snake Rivers by protecting floodways, banks, ponds and canyon rims from incompatible development.

**Policy 6.6-2:** Identify and establish black cottonwood forest preserves and wildlife sanctuaries as perpetual open space along the Boise River.

## Drainageways

**Goal 6.7: Promote the protection and management of natural creeks as valuable resources for historic resources, recreation, stormwater management and wildlife habitat. Promote enhancement of manmade drainage ways as valuable resources for recreational pathways and potential pedestrian and bicycle transportation routes.**

**Policy 6.7-1:** Encourage adequate open space in development proposals to protect and manage natural and manmade drainage ways, riparian and identified wetland areas.

**Policy 6.7-2:** Support efforts to seek agreements with irrigation and drainage authorities and other local and regional agencies to develop a countywide drainage program.

**Policy 6.7-3:** Encourage multiple use of natural creeks, including fishing, hiking and drainage consistent with environmental protection goals and objectives.

**Policy 6.7-4:** Support efforts to seek agreements with irrigation and drainage authorities that provide for multiple use of manmade drainage ways, including as recreational pathways and pedestrian and bicycle routes.

**Implementation Action.** Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.



**Implementation Action.** Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.

## Hazardous Areas

**Goal 6.8: To protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property and by establishing appropriate safety standards for uses permitted in, or adjacent to, hazardous areas.**

**Policy 6.8-1:** Maintain/update the County's map of rural/urban interface lands that pose a high wildfire risk to people and resources.

**Policy 6.8-2:** Adopt fire safety standards for new construction and access in rural/urban interface lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards.

**Implementation Action.** Define and map hazardous areas.

**Implementation Action.** Adopt fire safety standards for new construction and access in rural/urban interface lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards. Require plans to be prepared by a fire protection engineer for development in the wildland urban interface area.

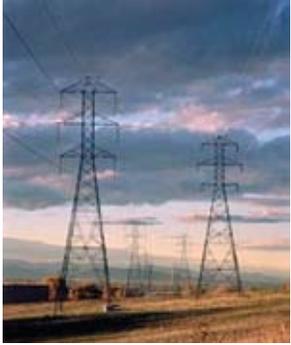
### Endnotes

1. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.
2. Communities in Motion. Existing Conditions and Trends Analysis. March, 2005.
3. Communities in Motion. Existing Conditions and Trends Analysis. March, 2005.



# 7

# PUBLIC SERVICES, UTILITIES & ENERGY



**“A well-planned and coordinated approach to providing public facilities and services is essential to orderly future growth and development.”**

Most public services and utilities in Ada County are provided by other jurisdictions or service providers. Ada County does not directly provide or manage water, sewer, transportation or stormwater facilities or services, although much of the development in the County, including unincorporated areas often require such services. The County does provide the following services:

- Law enforcement and related services through the County Sheriff's Department, 911 Emergency Dispatch system, adult and juvenile court systems, Prosecutor's office and Coroner's Office.
- Emergency medical services through Ada County Paramedics.
- Solid waste disposal and recycling at the Hidden Hollow Landfill.
- Environmental health related issues through the Central Health Department in cooperation with the Idaho Department of Environmental Quality.
- Weed control and mosquito abatement.
- Development review and regulation through the Development Services Department (see the Land Use chapter for information on this topic).
- Property tax assessment and collection through the County Assessor.
- County finances and other information and personnel through the Treasurer's Office, Information Technology, Human Resources, Purchasing, Risk Management, Administrative Services, and Legal departments, as well as the Clerk/Auditor/Recorder.
- Emergency management and disaster preparedness.
- Management of Expo Idaho and the Ada County Fair at the Western Idaho County Fairgrounds.
- Mental health services.
- Family Advocacy Center and Educational Services providing a range of support services.





This chapter describes existing conditions, future plans and issues related to provision of the following services which affect future development within the unincorporated portions of the county:

- Water
- Wastewater
- Stormwater
- Public Safety (law enforcement and fire protection)
- Solid Waste
- Energy and utilities
- Library Services

TABLE 7.1: WATER SERVICE PROVIDERS

Provider	Service Area	Average/ Peak Use	Capacity	Comments
United Water	Boise, Eagle, Garden City and surrounding area	44 MGD 94 MGD (peak)	96 MGD	Supplied by wells and Boise River
City of Meridian	Meridian	15 MGD peak	25 MGD	--
City of Kuna	Kuna	5 MGD peak	--	--
City of Eagle	NA	NA	NA	--
Eagle Water Company	NA	NA	NA	--
Garden City	NA	NA	NA	--
Owyhee Water District	NA	NA	NA	--
Star Water District	Star (approx. 6 sq. miles)	1 MGD (peak)	NA	--
Community wells and water systems	Other unincorporated areas	--	--	--

Source: Transportation and Public Facilities Subcommittee Meeting 1: November 29, 2005 and Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005. NA = Not Available. (Note: Several service providers did not provide summary information about their service areas, peak usage and capacity.)

## Existing Conditions

### Water

Maintenance of high quality water sources and adequate wastewater and stormwater management are all of great importance in Ada County. These services are provided within the County through a combination of municipal, public, and private service providers.

The water used in Ada County comes from one of two sources: surface water, such as that in the Boise River, or ground water, which is drawn from wells. Surface water is used primarily for irrigation, while ground water is the primary

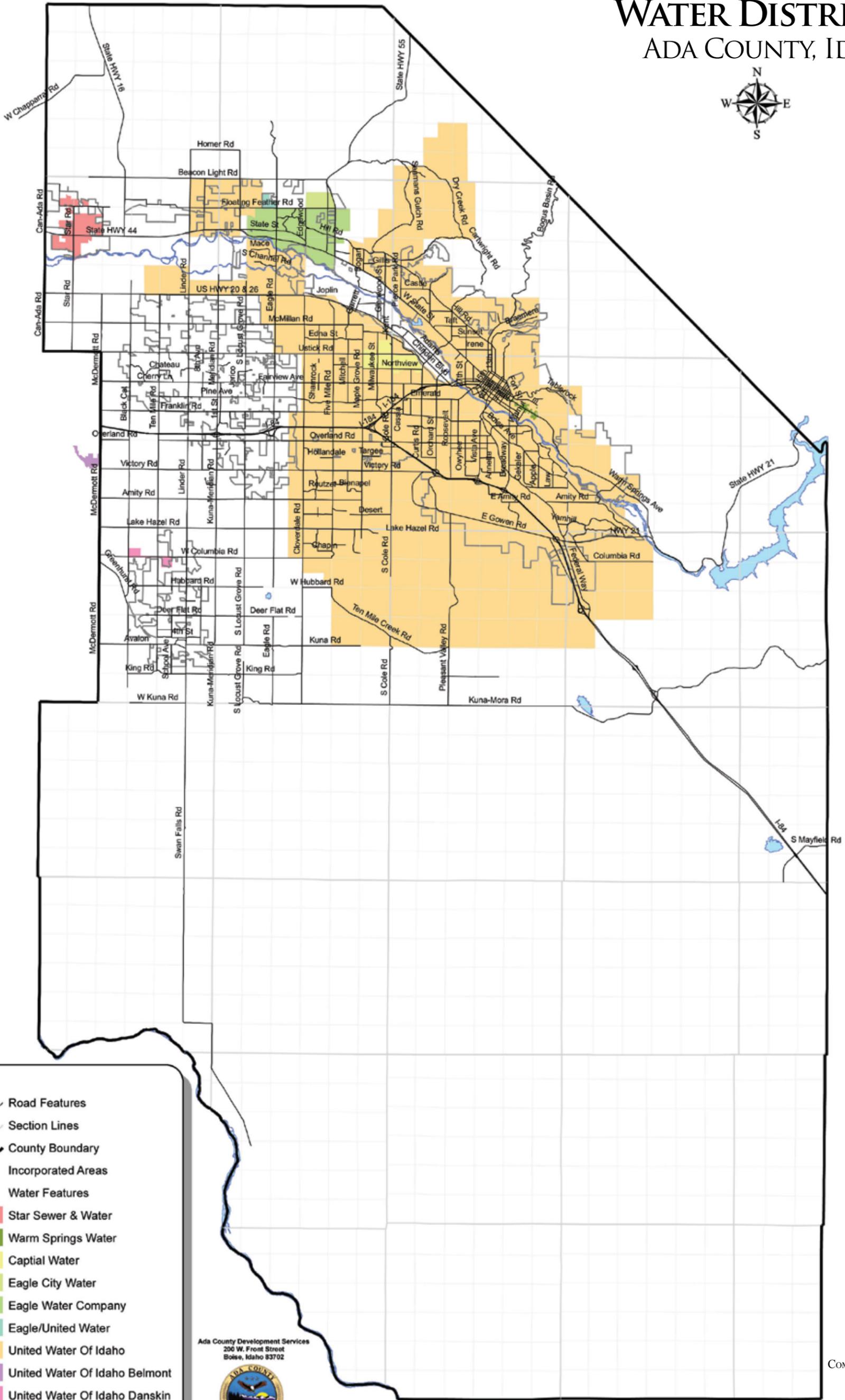


source of potable water. There are currently eight potable water providers in Ada County, excluding smaller community systems. The largest is United Water Idaho, which supplies water to 215,000 people in and around the City of Boise, Eagle, and Garden City. United Water's water is supplied mainly by 91 wells located throughout the area, while about 20 percent of the water comes from the Boise River via a water treatment plant. Meridian and Kuna also have municipal systems. Table 7.1 shows the service area, average/peak usage and total capacity in millions of gallons per day (MGD) for most of the water service providers in Ada County.



FIGURE 7.1

# WATER DISTRICTS ADA COUNTY, IDAHO



- Road Features
- Section Lines
- County Boundary
- Incorporated Areas
- Water Features
- Star Sewer & Water
- Warm Springs Water
- Captial Water
- Eagle City Water
- Eagle Water Company
- Eagle/United Water
- United Water Of Idaho
- United Water Of Idaho Belmont
- United Water Of Idaho Danskin

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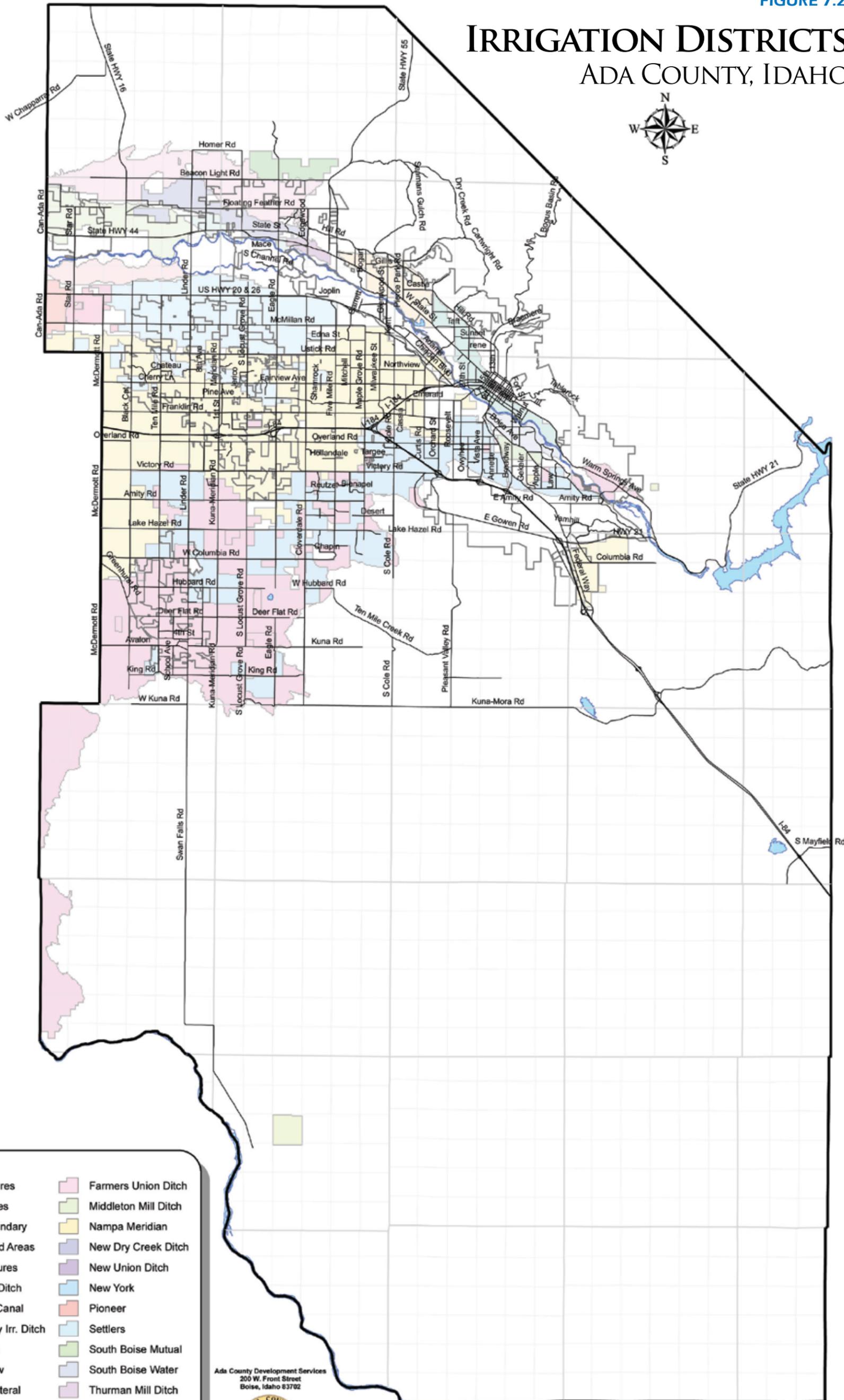


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FIGURE 7.2

# IRRIGATION DISTRICTS ADA COUNTY, IDAHO



	Road Features		Farmers Union Ditch
	Section Lines		Middleton Mill Ditch
	County Boundary		Nampa Meridian
	Incorporated Areas		New Dry Creek Ditch
	Water Features		New Union Ditch
	Ballentyne Ditch		New York
	Boise City Canal		Pioneer
	Boise Valley Irr. Ditch		Settlers
	Boise-Kuna		South Boise Mutual
	Capitol View		South Boise Water
	Creason Lateral		Thurman Mill Ditch
	Eureka Water		United Water
	Fairview Acres Assoc.		

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Demand on the Ada County water system is at or above capacity in several places. Summer peak water usage in Meridian is currently more than twice the average daily demand, a situation that is due, in part, to irrigation practices. In addition, Boise uses more treated water for irrigation than Meridian. Some residents also use domestic wells or community water systems; many of these domestic wells draw water from shallow aquifers, where areas of contamination may pose health threats.<sup>1</sup>

An overall assessment of water resources in the Treasure Valley was conducted by the Idaho Department of Water Resources (IDWR) in 2002. It indicates that the Treasure Valley does not currently have a water shortage. Approximately one million acre-feet of water flows out of the basin every year. Although the region has enough water overall, water is not always available when and where it is needed. The challenge facing Treasure Valley water users will be to manage water so that it is available in the right locations and at the right times.

Availability of surface and groundwater in Ada County also is related to irrigation. For example, surface water helps recharge shallow aquifers after leaking from canals and/or draining from irrigated fields. Increasing efficiency in these areas could lead to decreased discharge to drains that feed shallow aquifers. If ground water levels decline below these drains, the increased efficiency may lead to declines in shallow aquifer levels. This may impact some shallow wells. Some form of managed aquifer recharge may be required if increased efficiencies or reductions in irrigation associated with agricultural production lead to declining water levels.

Given these conditions and increasing growth and demand for water resources, opportunities for water conservation likely will need to be pursued to ensure an adequate source of future water supplies, especially if the source of water is the deeper, regional aquifer system.

The IDWR report also notes that the Treasure Valley aquifer system is susceptible to contamination in a number of ways. Land use activities can lead to direct contamination of shallow aquifers. Wells completed with poor surface seals can allow contaminants to move into the aquifer from ground surfaces. Wells that draw from multiple aquifers, or wells with inadequate seals between aquifers, can allow contaminants in upper aquifers to migrate to deeper zones. Similarly, in areas with upward hydraulic gradients, these can lead to unnecessary flow from deeper zones to shallower zones.

In summary, IDWR reports that the Boise River basin annually maintains enough water to pump, pipe, store and share. With proper management, continued development in the Treasure Valley will not harm the water supply.



## Wastewater Treatment

There are eight wastewater providers in Ada County with various average and peak usage rates and capacities (shown in Table 7.2). The largest provider is the City of Boise, which operates the following two treatment plants: Lander and West Boise. These plants treat wastewater from the cities of Boise, Eagle, and Garden City, and the districts of Bench, Northwest Boise, and West Boise. The City of Boise plans to expand its wastewater treatment plant to levels that will exceed build-out projections. Partially treated effluent from the Eagle plant flows into the West Boise treatment plant for final treatment. The Bench Sewer District is nearly built out and no service area expansion is planned.



Approximately 3 million gallons per day (MGD) flows into Boise's Lander plant for treatment. The City of Kuna's lagoon-based treatment plant has the capacity to treat 0.7 MGD. Existing peak demand is 0.75 MGD.

The City has plans to expand the existing plant by approximately fifty percent and has begun studying the feasibility of constructing a second treatment plant north of the City. Treated wastewater is used to irrigate crops, which in turn helps fund the treatment facility. The City of Meridian operates a treatment plant with a capacity of 7.0 MGD, meeting the current 7 MGD peak demand. The system is constrained by shallow groundwater. The Star Water and Sewer District also provides wastewater treatment but no demand information is available at this time. In addition, some County residents rely on septic systems or community wastewater systems for wastewater treatment.

TABLE 7.2: WASTEWATER TREATMENT SERVICE PROVIDERS

Provider	Service Area	Average/Peak Use	Capacity	Comments
City of Boise	Boise and other districts	29 MGD (peak)	39 MGD; plans to expand to 60 MGD	<ul style="list-style-type: none"> <li>Three treatment plants</li> <li>Serves Eagle, Garden City, Bench, NW Boise, E Boise and Owyhee Districts</li> </ul>
Eagle Water and Sewer District		1.9 MGD peak	3.0 MGD	Treatment does not meet current environmental standards
City of Meridian	Meridian	8 MGD peak	5.5 MGD	Peak flows exceed capacity
City of Kuna	Kuna	0.75 MGD peak	0.7 MGD	Peak flows exceed capacity
Garden City	NA	NA	NA	Treated at Boise plant
NW Boise Sewer District	NA	NA	NA	Treated at Boise plant
E. Boise Sewer District	NA	NA	NA	Treated at Boise plant
Bench Sewer District	East to Columbus St., West to Raymond, South to Elder and North to Ustick & Mt. View	2.5 MGD (Avg.)	7 MGD (Avg.)	Treated at Boise plant
Star Water and Sewer District	Star (Approx. 6 sq. miles)	0.7 MGD	NA	--
Community wastewater and septic systems	Other unincorporated areas	--	--	--

Source: Transportation and Public Facilities Subcommittee Meeting 1: November 29, 2005 and Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005. NA = Information not available. (Note: Several service providers did not provide summary information about their service areas, peak usage and capacity.)

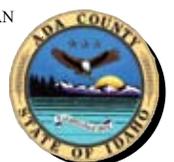
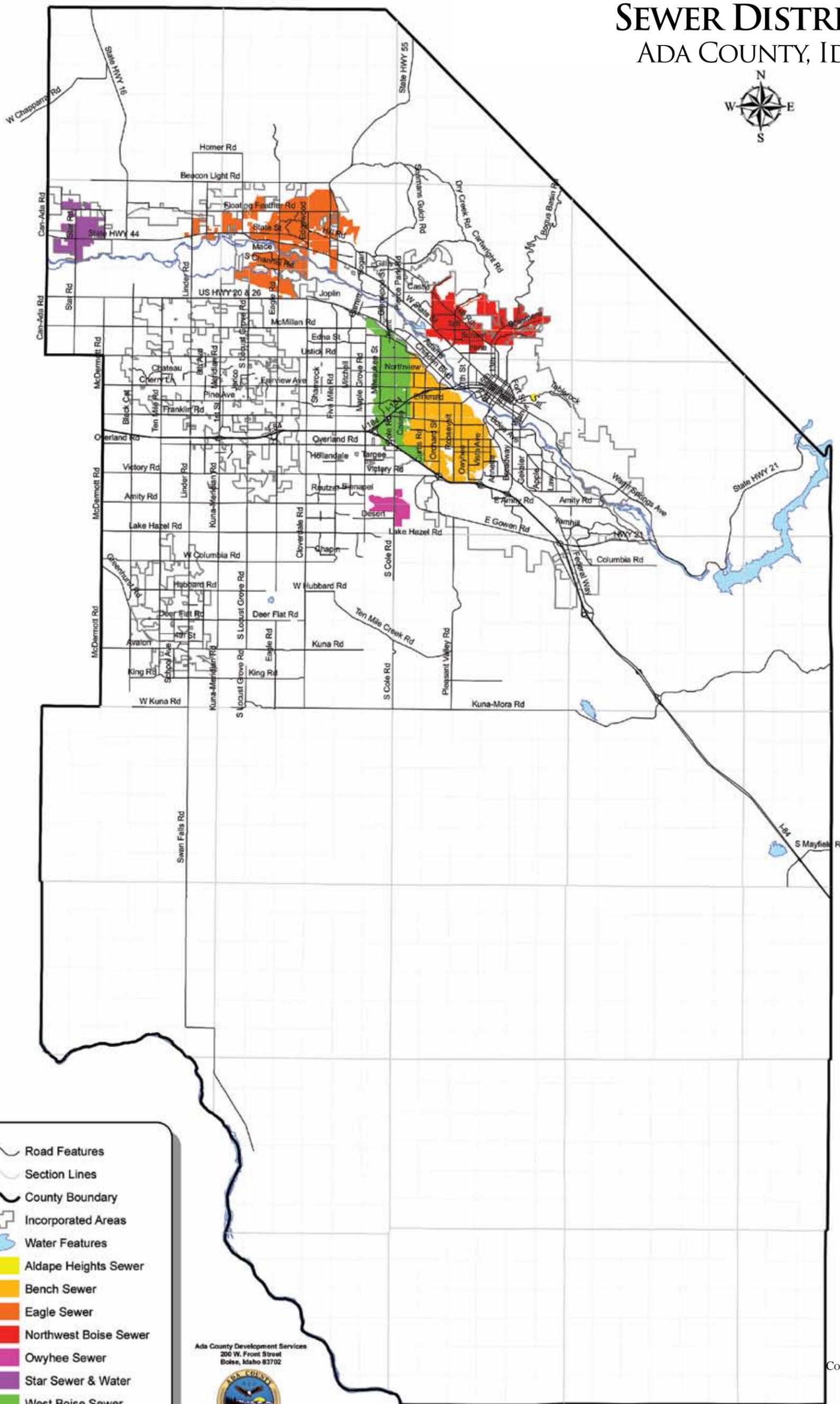


FIGURE 7.3

# SEWER DISTRICTS ADA COUNTY, IDAHO



- Road Features
- Section Lines
- County Boundary
- Incorporated Areas
- Water Features
- Aldape Heights Sewer
- Bench Sewer
- Eagle Sewer
- Northwest Boise Sewer
- Owyhee Sewer
- Star Sewer & Water
- West Boise Sewer

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The use of community, or central septic systems, in some areas is an option when a municipal system is not available. A central system, which includes any system that serves two or more homes or greater than 2,500 gallons per day, allows communities to independently dispose, treat and in some cases, reuse their wastewater in the form of irrigation. This reclamation allows water to remain in the natural system and utilizes nutrients in the treated water that in turn may minimize the need for fertilizer.

The Idaho Department of Environmental Quality (DEQ) maintains strict standards on all wastewater treatment systems (WTS), including community systems. DEQ requires systems to meet or exceed minimum requirements as well as additional DEQ Conditions of Approval, Soil and Site Requirements and Miscellaneous Requirements.<sup>2</sup>

Operation and required maintenance of a central system is commensurate with that for municipal systems. When properly maintained, central systems generally have a similar lifespan to centralized (municipal) systems and the majority are modular in design, allowing additions as the community expands. Additionally, the use of a central sewer system allows later connection with a municipal system when available.

An effective management plan for proper maintenance and longevity of a central system is essential for it to be successful. Historically, many systems have been the responsibility of inexperienced and under-supported homeowners and/or homeowners associations to maintain and operate, while local regulatory agencies have lacked authority to require proper maintenance. In the end, the effectiveness and safety of the system is compromised and all parties face consequences. However, by integrating decentralized systems (all non-municipal systems) into long-term comprehensive plans and ensuring interim support, management and accountability, a successful and cost-saving solution to non-municipal wastewater treatment can be achieved.

The system used at the Hidden Springs Planned Community is an example of a community system. This self-contained central community system actively incorporates wastewater reclamation for pressurized irrigation on farmland and landscaping. This system is designed to serve approximately 900 homes and utilizes holding cells and batch treatment systems instead of drainage fields or vegetative uptake systems, which can work for smaller developments.





## Stormwater Drainage

Stormwater drainage responsibilities and issues within Ada County are split between multiple agencies, including drainage & irrigation entities, cities, and the Ada County Highway District. Designated agencies frequently are underfunded and have limited ability to acquire adequate funding. Stormwater management issues that impact both water quality and quantity tend to be resolved piecemeal as a result of fragmented authorities and limited funding. Region 10 of the EPA issues all the wastewater and stormwater National Pollutant Discharge Elimination System (NPDES) permits within the State of Idaho. All existing wastewater treatment facilities in Ada County have received permits and new facilities are required to apply for permits. Total Maximum Daily Loads (TMDL's) are pollution reduction plans for surface waters where water quality standards are not met. TMDL requirements are incorporated into NPDES permits. Lower Boise TMDL's that effect wastewater and stormwater permits and future development include: two EPA approved TMDL's (sediment and bacteria); a phosphorous TMDL that was submitted to EPA in early 2006; and two potential TMDL's (temperature and mercury) that are under evaluation. As the population grows, or if new TMDL's are developed, stormwater and wastewater NPDES requirements could become more stringent, resulting in increased treatment requirements and costs.

## Solid Waste

Ada County's Department of Solid Waste Management is responsible for managing the county's landfill, including construction of a second landfill. A location for a second landfill has not been determined. However, a new cell at the current Hidden Hollow landfill is being opened which will provide adequate capacity for approximately 75 years. The department also manages a facility for hazardous waste disposal, and operates recycling programs for wood tires, automotive batteries, refrigerators and air conditioners. Other roles of the county department are to enforce health codes related to solid waste and to serve as an educational resource.

In response to public input, the county department is focusing on recycling and waste diversion programs. Ada County is the only county within the State of Idaho where curbside recycling is available to every single-family residence through contractual agreements with the waste collection companies. Many services are provided by through private-public partnerships. Private companies provide equipment and labor while the county provides basic management services and oversight.



Each jurisdiction has an individual contract for trash and recycling collection services. In unincorporated Ada County, Boise, Eagle and Star, services are provided by Allied Waste. Collection services in Meridian are provided by SSC, while the city of Kuna employs J&M sanitation. The County Department of Solid Waste Management has contractual oversight of franchised trash collection in the unincorporated county. Each jurisdiction maintains separate contracts and contractual oversight with the agency.



## Public Safety

Public safety in Ada County is managed by several police and fire departments at both the city and county level.

Statistical information generated for the year 2005 by the Idaho State Police indicates that nationally, there are an average of 2.3 full-time sworn officers per 1000 population. In Ada County, there an average of 1.7 officers per 1000 population. While the statewide average is 1.8, over 48% of the reporting law enforcement agencies were below this mark. The Ada County Sheriff's Office average is 1.4 per 1000 population. Though this figure is less than the County average, this is typical for rural or unincorporated counties. In addition, there was a slight decrease in reported offenses in Ada County between 2004 and 2005.

Crime statistics illustrate that the majority of crimes (61%) reported in Ada County are classified as property crimes, such as robbery, motor vehicle theft and arson. About 4% of crimes in Ada County are violent crimes (murder, rape, robbery or aggravated assault). The overall county crime rate is higher than the state average, largely due to higher rates of property crimes. Ada County has lower murder, simple assault, and kidnapping rates than Idaho as a whole but manslaughter, rape and other violent sexual crimes are more common. Rates of crimes against society, including drug offenses, pornography and prostitution were only slightly higher than the state rates, while weapons law violations were more common.

TABLE 7.3: NUMBER OF STAFF EMPLOYED BY POLICE AGENCIES IN ADA COUNTY

Agency	Officers	Support Staff	Total
Ada County Sheriff			474
Boise PD	286	75	361
Garden City PD	22		22
Meridian PD	59	13	72

Source: Blueprint for Good Growth: Needs, Issues, and Opportunities Report, 2005

Note: The cities of Eagle and Kuna contract with the Ada County Sheriff's Department for law enforcement personnel and services.





The Ada County Sheriff's office provides police services in the unincorporated areas of the County and by contract to the cities of Eagle, Kuna, and Star. Aside from patrol services, the Sheriff's Department also operates the County jail and a crime lab. In addition to the Sheriff's Office, the cities of Boise, Garden City and Meridian all have local police departments. Table 7.3 shows 2005 employment figures for Ada County Police agencies.

There are six fire departments or districts serving Ada County: Boise Fire Department, Eagle Fire Department, Kuna Rural Fire District, Meridian Fire Department, North Ada County Fire and Rescue District, and Star Joint Fire Protection District. The Boise Fire Department is a department of the City; the

Meridian Fire Department functions as both a City department and a fire protection district through a joint powers agreement. The others are all fire protection districts, separate from city governments. The U. S. Bureau of Land Management also is responsible for providing fire protection services to land it owns as well as providing support to other federal agencies. Some areas of the county are not within a fire district and have little fire protection. Residents of these areas assume a higher risk for property damage or destruction due to fire, including wildfires.

TABLE 7.4: FIRE PROTECTION SYSTEMS

City	System Rating
Boise	3
Eagle	4
Garden City (served by North Ada County Fire & Rescue)	4
Kuna	4
Meridian	4
Star	4

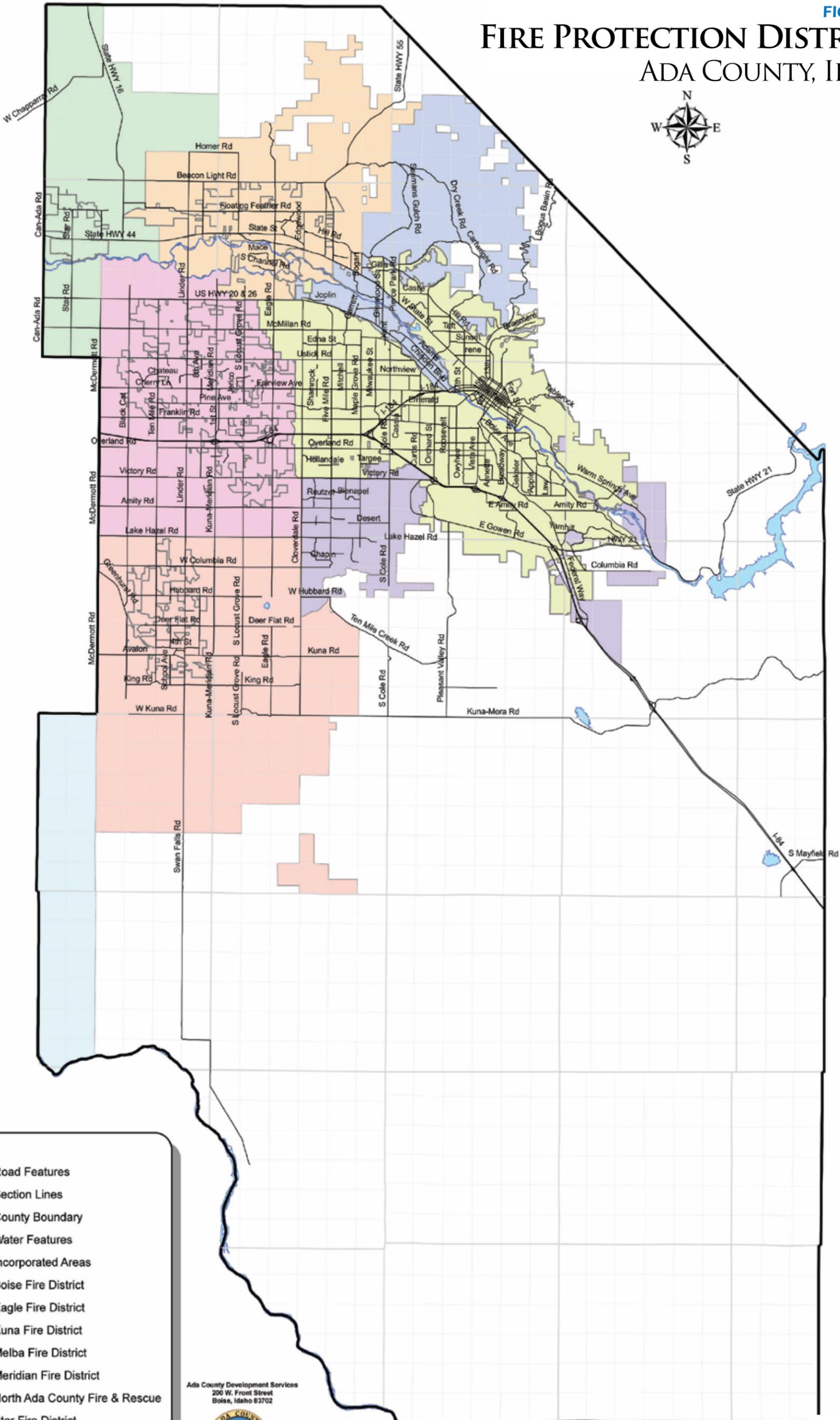
Sources: Idaho Community Profiles, Idaho Department of Commerce taken from Blueprint for Good Growth: Needs, Issues, and Opportunities Report

Table 7.4 shows the rating given to the cities' fire protection systems by the Idaho Surveying and Rating Bureau (ISRB). Ratings are given on a scale of one to ten where a lower number reflects a better fire protection system. ISRB uses several factors to determine a jurisdiction's protection rating, including: numbers of and responses to alarms; fire personnel training methods; kinds of equipment used; and water system capacity. A community's rating may be reviewed upon request.



FIGURE 7.4

# FIRE PROTECTION DISTRICTS ADA COUNTY, IDAHO



- Road Features
- Section Lines
- County Boundary
- Water Features
- Incorporated Areas
- Boise Fire District
- Eagle Fire District
- Kuna Fire District
- Melba Fire District
- Meridian Fire District
- North Ada County Fire & Rescue
- Star Fire District
- Whitney Fire District

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Boise, Idaho 83702

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This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.

0 1.25 2.5 5 Miles

## Utilities and Energy

The two main providers of utilities and energy to communities within Ada County are Idaho Power, an electrical utility company, and Intermountain Gas Company, which provides natural gas. Both of these companies have service areas larger than Ada County.

In general, Idaho Power serves 24,000 square miles of service territory and 911,000 people in southern Idaho and eastern Oregon. Specific Idaho Power facilities in Ada County include:

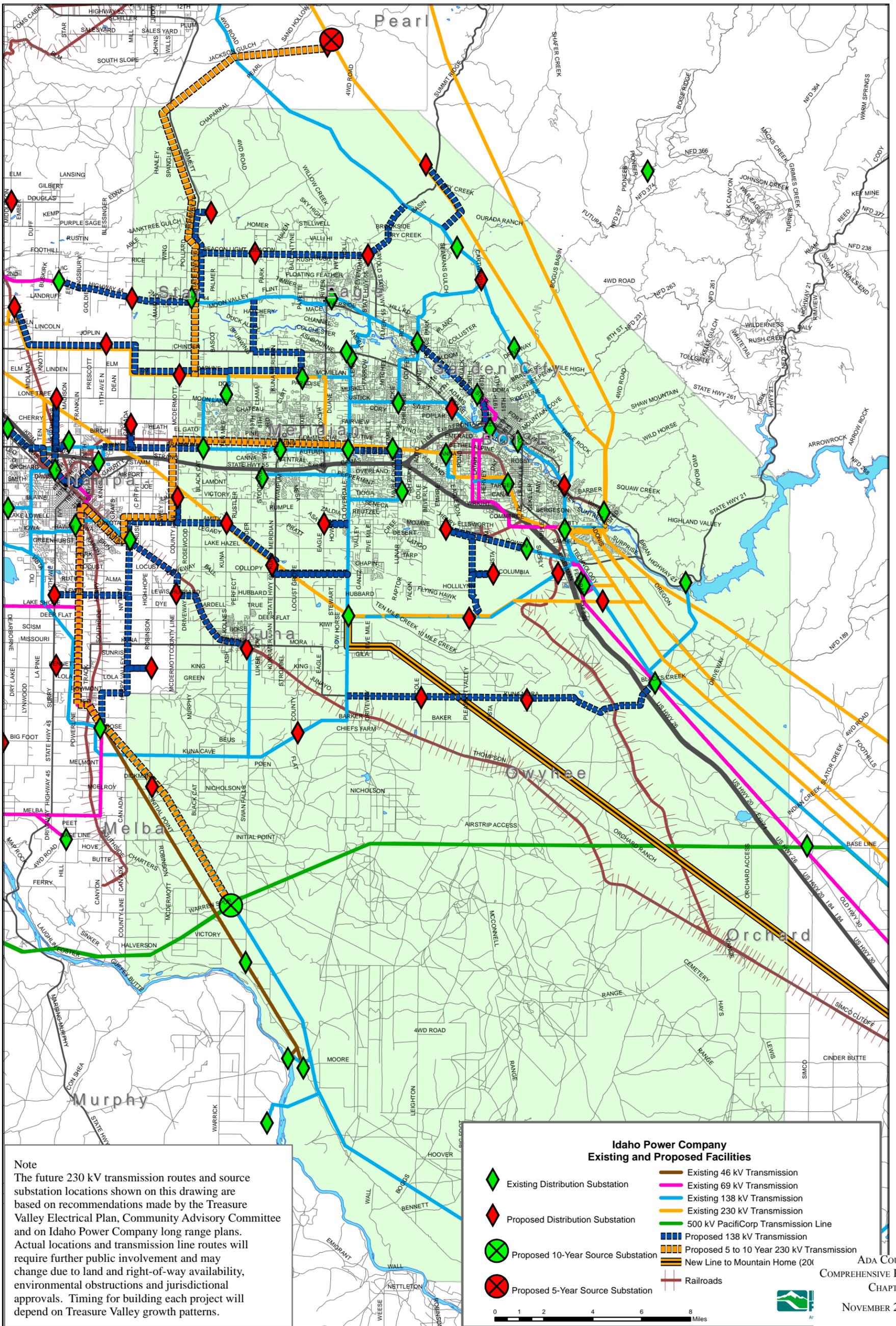
- In Boise:
  - ✓ Corporate headquarters
  - ✓ Transmission system and generation operating centers
  - ✓ Customer call center
- Other locations:
  - ✓ Swan Falls Power Plant (26 megawatts) - south of Kuna on the Snake River
  - ✓ Thirty-two substations and the associated transmission lines to serve them

During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors. The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide. A National Corridor designation does not constitute a recommendation or a proposal to build additional transmission facilities, it simply serves to spotlight the congestion or constraints adversely affecting consumers in an area. At the time this Plan was drafted, the DOE issued two draft National Corridor designations; one in the Northeastern States and one in the Southwestern States. The State of Idaho is indirectly affected as several transmission facilities either cross the state or emanate from the state toward the congested area. Idaho Power has provided maps illustrating their current and proposed facilities within Ada County and the Treasure Valley. Should the Idaho State Public Utilities Commission notify the County of other federally mandated corridors, this Plan will be updated to reflect further analysis.

Intermountain Gas serves communities surrounding Interstate 84 including all incorporated cities in the county.



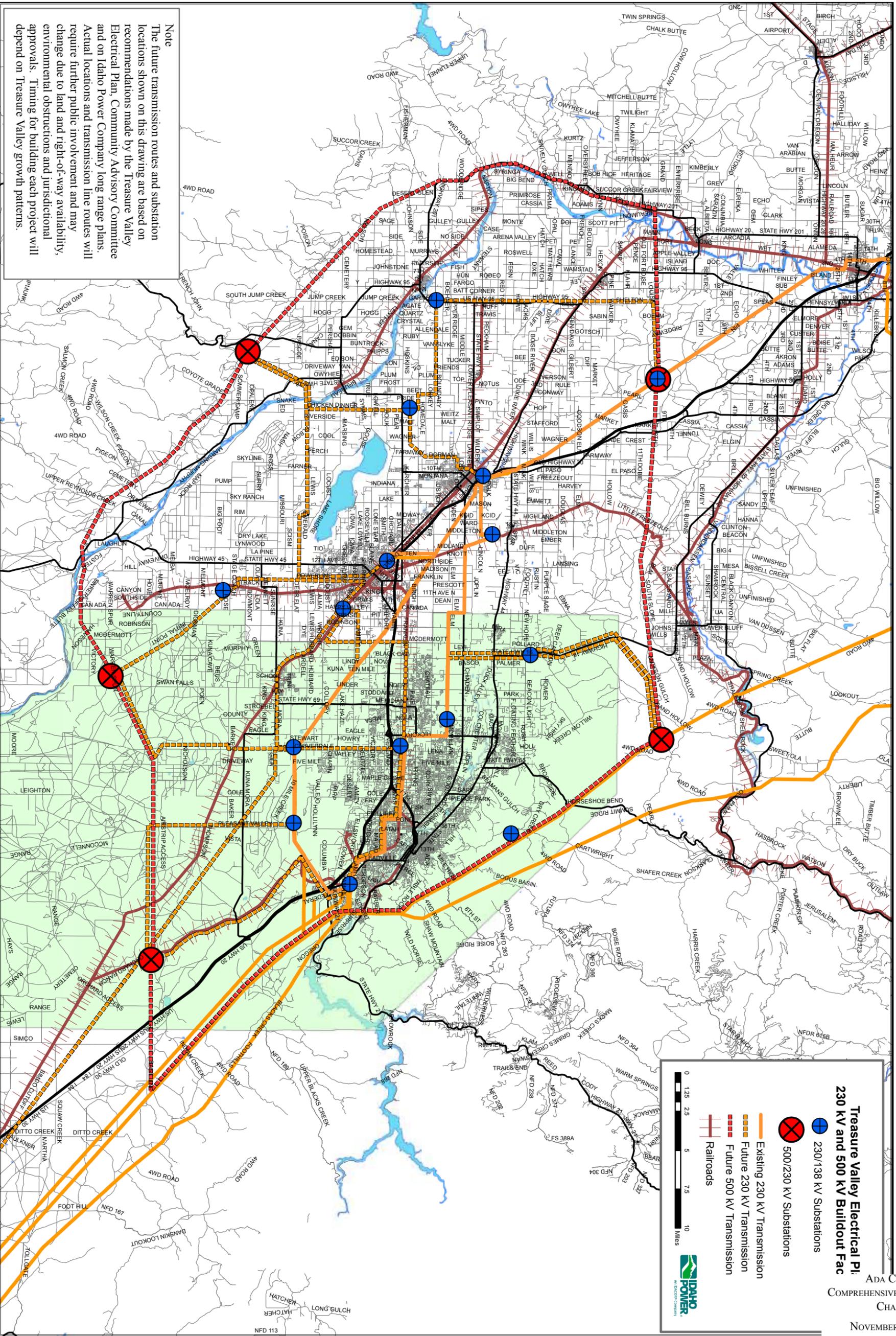
# IDAHO POWER 138\_230 KV ADA COUNTY, IDAHO



**Note**  
The future 230 kV transmission routes and source substation locations shown on this drawing are based on recommendations made by the Treasure Valley Electrical Plan, Community Advisory Committee and on Idaho Power Company long range plans. Actual locations and transmission line routes will require further public involvement and may change due to land and right-of-way availability, environmental obstructions and jurisdictional approvals. Timing for building each project will depend on Treasure Valley growth patterns.

FIGURE 7.6

# IDAHO POWER BUILDOUT ADA COUNTY, IDAHO



## Libraries

There are 10 public libraries including branches, and three bookmobiles operated by local municipalities and service districts throughout Ada County.

The City of Boise offers library service from two locations. Boise also operates a bookmobile that travels through the city and offers additional services for the homebound. The Cities of Eagle and Garden City each operate one library location. Garden City also offers bookmobile service.

Special library districts include Ada Community, which operates out of three locations in southwest Boise, Star and Hidden Springs; Meridian, which operates two libraries and a bookmobile in the Meridian area; and Kuna, operating from one library location.

All libraries in the County offer lending services, computer access including online resources and internet, computer instruction, homework help, literacy and language instruction materials, readers advisory services, reference information and personalized assistance. Adult and Children's programs and special events are also held at the libraries and community meeting space is available to the public. Area libraries also offer services for the visually impaired.

Each of these except the Kuna District library is part of the LYNX! Consortium, which allows joint lending and resource sharing among consortium members. The library catalogs are available through a regional online database.

Rapid growth in the county is reportedly straining some existing library resources. The Eagle Public Library estimates that more than one-third of its circulation can be attributed to residents outside the city. All libraries in the County are working to effectively serve needs created by growth and ensure library facilities exist in sufficient distribution throughout current and future communities. Plans for expanded facilities or additional branch library locations are already in place for most municipalities and special districts.

## Issues

The following issues were identified during the Comprehensive Plan Update and Blueprint for Good Growth processes in 2005/2006.



## Water and Irrigation

- **Water availability.** While regional studies indicate that overall, there is adequate water to serve future needs, some portions of the County face supply issues where access to shallow or deep aquifers is limited. Residents in these areas also are concerned about the impact of future development and increased water use on existing water supplies.
- **Aquifer recharge.** Separation of surface water and deep aquifers prevents recharging of deep aquifers in some areas of the County.
- **Limited capacity of smaller water systems.** Some smaller water providers have limited capacity and limited water rights to expand.
- **Impact of IDWR decision on local resources.** Decisions made at the state level may impact the availability and use of domestic water.
- **Conservation.** Given limitations on supply in specific areas and increasing demands, conservation will become more important in future efforts to manage regional water supply.
- **Funding.** Service providers indicate that new growth probably is not paying for itself, in terms of the construction and future maintenance of water treatment and conveyance facilities, particularly those provided by private developers.
- **Water Quality.** Residents in public meetings indicate concerns about the quality of their drinking water and potential impacts of new growth on it, particularly in rural areas where septic systems are used.
- **Irrigation water loss.** There are relatively few incentives for water conservation within irrigation districts. Irrigation systems can be significant sources of lost water.
- **Relationship between irrigation and groundwater supply.** Changes in irrigation practices and water rights can impact both groundwater supply (see Chapter 7, page 6) and the availability of water in urbanizing areas.
- **Libraries.** Some municipal library providers note that more County library services or support for municipal library systems are needed to help serve rural County residents. They report that a lack of services for rural residents places extra burdens on nearby municipal libraries.

## Wastewater

- **Coordination.** Wastewater service providers note a lack of coordination



among wastewater treatment systems developed for different planned communities in terms of potential impacts on existing systems and/or cost effectiveness of building individual, separate systems, with the inability to potentially expand them to achieve economies of scale.

- **Planning for growth.** Given that wastewater systems, particularly conveyance pipes, are planned for use over very long time periods, it is important to anticipate the location of new growth and service areas as far in advance as possible.
- **Prevention of failing systems.** Service providers recommend oversight for individual treatment systems to ensure proper long-term operation and maintenance and to avoid system failures.
- **Impacts of septic systems.** Members of the public and service providers expressed concern about the potential impacts of septic systems on water quality, particularly in areas where rural lots are small and growth is increasing. At the same time, larger rural lot sizes (over 2-5 acres) make it difficult to cost-effectively provide community wastewater treatment systems.
- **Reuse.** Re-use of “gray water” for irrigation of landscaping and other non-potable water uses will help conserve water use and recharge aquifers.

## Stormwater Drainage

- **Regional approaches.** Larger-scale plans to address drainage issues are recommended by service providers, including either sub-basin drainage plans and/or a regional approach to stormwater management.
- **Impacts on downstream drainage.** Upstream drainage can impact downstream drainage capacity. Requirements and policies to ensure best management practices for drainage are needed to ensure adequate drainage capacity throughout the region.

## Public Safety and Fire Protection

- **Consistent standards.** Consistent standards and levels-of-service for fire flow and law enforcement protection are recommended, particularly across urban areas, including in planned communities.
- **Community design.** The design and layout of communities and housing within them can help prevent crime and reduce law enforcement issues. Specific issues include visibility, lighting, access (e.g., to gated communities),



roadway designs that decrease speeds, and adequate provision of parks, recreation and other activities for young people.

- **Funding equity.** Residents should be paying for the level of service they receive. In some areas, taxes may buy lower levels of law enforcement protection in terms of response time than in other areas.
- **Development outside fire districts.** Development that occurs outside such boundaries is relatively unprotected for fire-related damage or loss. Fire service providers recommend limiting or prohibiting development outside such districts.

## Utilities

- **Identification and acquisition of corridors and sites.** This is important to assure adequate land is available to locate future utility lines cost-effectively.
- **Consistent permitting and approval.** Consistent requirements across all jurisdictions, including those related to siting of substations are recommended by utility companies.
- **Underground vs. above-ground facilities.** Tradeoffs include cost and visual impacts of facilities.

## Goals & Policies

### General Public Services

**Goal 7.1: Ada County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health and other services for which it is responsible in a fair, efficient and professional manner.**

**Policy 7.1-1:** Continue to evaluate and improve the delivery of the public services it provides.

**Policy 7.1-2:** Continue to employ a productive and efficient County staff and compensate them appropriately.

**Policy 7.1-3:** Provide a safe and secure building for County staff, elected and appointed officials and citizens to conduct public business.

**Policy 7.1-4:** Provide public safety, property protection and crime prevention services to citizens and visitors to Ada County in a courteous, responsive and cost-effective manner.



**Policy 7.1-5:** Work with other organizations to encourage quality informational, educational, cultural, leisure and library services for all residents of Ada County.

**Policy 7.1-6:** Minimize waste by providing and/or promoting recycling opportunities, such as encouraging commercial recycling ventures, discouraging the use of non-biodegradable materials, enacting recycling incentives, promoting recycling of construction debris and other strategies.

**Policy 7.1-7:** Manage the collection, transportation and disposal of solid waste in a manner that will preserve the natural environment and minimize impacts to the community.

**Policy 7.1-8:** Continue to provide and operate facilities needed for solid waste disposal.

**Policy 7.1-9:** Coordinate with emergency service providers and residents during the development process to ensure that new development has adequate protection from fire and hazardous materials emergencies.

**Policy 7.1-10:** Work with solid waste management and collection agencies and private organizations to provide opportunities for paper, metal, plastic and electronic waste recycling at all County buildings.

**Policy 7.1-11:** Work with solid waste management and collection agencies and private organizations and local landowners to provide recycling drop-off sites at major shopping centers, apartment complexes, and other high-visibility locations.

**Implementation Action:** Develop an overall plan for management of County solid waste facilities and regulation and/or coordination among private solid waste service providers.

**Implementation Action:** Develop a Future Acquisitions Map of public facilities for inclusion into the Comprehensive Plan in accordance with Idaho Code §67-6517.

**Implementation Action:** Develop a process requiring applicants to negotiate the provision of fire protection and emergency medical services with the appropriate service providers to ensure that new development is adequately protected.



## Development Services

### **Goal 7.2: Provide accurate information, conduct quality land use analysis, and administer development application processes in an efficient manner.**

**Policy 7.2-1:** Conduct plan review, permitting and inspections processes in a manner that facilitates efficient and orderly development.

**Policy 7.2-2:** Review and update the Comprehensive Plan every five to ten years. Develop a process and criteria to incorporate significant policy changes or new information in the Comprehensive Plan more frequently, as such initiatives are completed.

**Policy 7.2-3:** Prepare specific or sub-area plans to identify compatible land uses and public service needs.

**Policy 7.2-4:** Revise zoning and subdivision ordinances in accordance with the adopted Comprehensive Plan and adopt, as necessary, specialized planning tools.

**Policy 7.2-5:** Retain on file and make available to the public the final disposition of all development applications.

**Policy 7.2-6:** Adopt or amend County ordinances, as needed to implement policies included in this Plan.

**Policy 7.2-7:** Provide ample opportunities for public participation in planning and permitting processes and decisions through public hearings, notification of affected residents and property owners, use of the County's Web site, opportunities to provide written comments and other outreach tools.

**Policy 7.2-8:** Provide ample public notification of planning and permitting activities through the use of a variety of media (e.g., newspaper, TV, radio, mail, etc).

**Implementation Action.** Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.

**Implementation Action.** Identify sub-areas appropriate for more detailed planning processes to help identify future planning and service needs prior to development.

**Implementation Action.** Update the County zoning ordinance, as needed to implement the results of future sub-area planning processes.



## Energy Services and Public Utility Facilities

### **Goal 7.3: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County.**

**Policy 7.3-1:** Promote the development of energy services and public utility facilities to meet public needs.

**Policy 7.3-2:** Encourage the enhancement of the capacity and reliability of renewable energy resources.

**Policy 7.3-3:** Encourage the multiple-use of utility corridors by utility providers.

**Policy 7.3-4:** Support longer term (10 to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.

**Policy 7.3-5:** Support siting of utility corridors to ensure that they connect to similar facilities in adjacent counties.

**Policy 7.3-6:** Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.

**Policy 7.3-7:** Support siting of utility corridors within identified or designated transportation corridors.

**Policy 7.3-8:** Proposed roads, water supply systems, sewage disposal systems, storm drainage systems, irrigation systems and other improvements must be approved by the responsible agencies before final development approval.

**Implementation Action:** Work with service providers to designate locations of future utility corridors. Adopt or reference a map of these corridors in the Comprehensive Plan. Update these reference maps as necessary to reflect any future National Interest Electric Corridor designations.

**Implementation Action:** Prepare and distribute informational materials that promote energy conservation.

**Implementation Action:** Adopt and implement guidelines and standards for energy conservation practices within County facilities.

**Implementation Action:** Incorporate energy conservation requirements as an approval criteria for planned communities and planned unit developments.

**Implementation Action:** Incorporate energy conservation approaches in Sub-Area planning processes.



**Implementation Action:** Encourage LEEDS™ (Leadership in Environmental and Energy Design) certification for all public buildings.

**Implementation Action:** Create and use incentives for energy-efficient design in private development and construction.

**Implementation Action:** Develop a Future Acquisitions Map for inclusion into the Comprehensive Plan that identifies existing and future utility facilities and corridors.

## Wastewater Facilities

**Goal 7.4: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient and environmentally sound manner.**

**Policy 7.4-1:** Provide notice to sewer service providers of Planned Community development applications and opportunities for them to review and comment; require consideration of municipal service from the nearest adjacent city or district as one alternative to wastewater service provision.

**Policy 7.4.2:** In order to minimize the number of facilities and to ensure cost effective provision of wastewater services, encourage regional planning of collection and wastewater treatment facilities and require adherence to these plans if they exist.

**Policy 7.4-3:** Coordinate with sewer providers to develop long-term planning area boundaries to accommodate future expansion to help ensure that wastewater treatment and collection facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as unincorporated areas outside of Areas of City Impact are developed and urbanized or incorporated.

**Policy 7.4-4:** Proposed sewage disposal systems must be approved by the responsible agencies before final development approval.

**Policy 7.4-5:** In order to protect groundwater quality and to facilitate cost effective wastewater treatment and collection, generally require all new residential development with lot sizes smaller than 5 acres (excluding right-of-way) to be served by central wastewater collection and treatment facilities.



**Implementation Action.** Adopt and implement guidelines and requirements for coordination with wastewater service providers in review of planned community applications, consistent with policies of this Plan.

**Implementation Action.** Develop a process to improve coordination with wastewater service providers in identifying long-term (20 years or beyond) wastewater service and facility needs.

**Implementation Action.** Encourage all new rural residential development which is not connected to central sewer to dedicate easements for the future construction of trunk lines shown on regional sewer plans.

**Implementation Action.** In order to protect groundwater quality and to create cost effective wastewater collection systems, encourage all existing developments served by septic systems to connect to central sewer once it becomes available.

**Implementation Action.** Develop a process requiring submittal of annual reports prepared by a professional engineer illustrating the financial status of a development's capital improvement replacement fund, in addition to and separate from the development's operation and maintenance fund to the County Engineer for review on an annual basis.

## Water Facilities

**Goal 7.5: Assist in coordinating the provision of water treatment and distribution services and facilities in a cost-effective, efficient and environmentally sound manner.**

**Policy 7.5-1:** Involve water service providers in the development review process; encourage consideration of municipal service from the nearest adjacent city or district as one alternative to water service provision.

**Policy 7.5-2:** Coordinate with water providers to help ensure that water treatment and distribution facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as unincorporated areas outside of Areas of City Impact are developed.

**Policy 7.5-3:** Require that development applicants demonstrate that they have an existing water right and can obtain water from groundwater (wells) or through acquisition from existing water service providers sufficient to serve proposed developments.



**Policy 7.5-4:** Require development applicants to demonstrate that use of water to serve proposed new development will not decrease the amount of water available to adjacent, existing residents below current, average levels of use of those residents.

**Policy 7.5-5:** Reduce water demand through drought-resistant or other low-impact landscaping, such as xeriscaping and other conservation measures. Promote reductions through public education, incentives, design guidelines or standards, and other appropriate measures.

**Policy 7.5-6:** Proposed water supply systems must be approved by the responsible agencies before final development approval.

**Implementation Action.** Adopt and implement guidelines and requirements for coordination with water service providers in review of planned community applications, consistent with policies of this Plan.

**Implementation Action.** Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.

**Implementation Action.** Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent landowners or residents.

**Implementation Action.** Identify, adopt and implement Best Management Practices (BMPs) for groundwater protection.

**Implementation Action.** Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.

**Implementation Action.** Develop a process requiring submittal of annual reports prepared by a professional engineer illustrating the financial status of a development's capital improvement replacement fund, in addition to and separate from the development's operation and maintenance fund to the County Engineer for review on an annual basis.



## Storm Water Facilities

**Goal 7.6: Help ensure the cost-effective and environmentally sound management of storm water and other drainage facilities.**

**Policy 7.6-1:** Promote on-site filtration, reuse of grey water for irrigation and other innovative storm water drainage practices, in appropriate areas based on factors such as soil conditions, topography, groundwater levels and other conditions that affect drainage capacity.

**Policy 7.6-2:** Ensure preservation of downstream drainage courses, capacity and natural discharge locations in designing and managing drainage systems.

**Policy 7.6-3:** Minimize creation of new drainage infrastructure (i.e., drainage pipes and/or related facilities).

**Policy 7.6-4:** Encourage irrigation districts and others to pursue and promote water conservation principles and programs.

**Policy 7.6-5:** Proposed storm drainage systems, irrigation systems and other related improvements must be approved by the responsible agencies before final development approval.

**Policy 7.6-6:** When using on-site filtration strategies, encourage use of a discharge point to surface water drainage course at its natural location.

**Policy 7.6-7:** Consider public health, welfare and property rights in designing stormwater management plans.

**Implementation Action.** Identify, adopt and implement Best Management Practices for stormwater management.

**Implementation Action.** Prepare and distribute informational materials that promote effective stormwater management, consistent with policies of this Plan.

**Implementation Action.** Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.



## Library Facilities

### **Goal 7.7: Assist in coordinating the provision of library services and facilities in a cost-effective and efficient manner.**

**Policy 7.7-1:** Involve library service providers in the Planned Community review and development process; require consideration of temporary library service provision within the Planned Community until such time as self-funding of permanent facilities is feasible.

**Policy 7.7-2:** Coordinate with library service providers to help ensure that library facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as unincorporated areas outside of Areas of City Impact are developed.

**Implementation Action.** Adopt and implement guidelines and requirements for coordination with library service providers in review of planned community applications, consistent with policies of this Plan.

**Implementation Action.** Develop a process to improve coordination among County and municipal library service providers in identifying long-term (20 years or beyond) library service and facility needs



#### Endnotes

1. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.
2. Community Septic Systems, Idaho Department of Environmental Quality. February, 2002.

# 8

# TRANSPORTATION



**“Ada County residents value a range of transportation options that allow people to get from one place to another safely and efficiently.”**

## Existing Conditions

The Community Planning Association of Southwest Idaho (COMPASS), the Ada County Highway District (ACHD), the Idaho Department of Transportation (ITD) and Valley Regional Transit (VRT) are the primary agencies responsible for planning and maintaining the transportation system in the Boise metropolitan region. Federal regulations require metropolitan planning organizations (MPO's) to have a current long-range transportation plan, which must be updated every three to five years. COMPASS prepared the Destination 2030 Limited Plan Update for Ada County in December, 2004. A separate transportation plan—Moving People: 2025—was completed in February, 2003 for Canyon County.

In the fall of 2006, COMPASS will complete a new regional transportation plan, Communities in Motion, for Ada and Canyon Counties as well as the state transportation systems in Boise, Elmore, Gem, and Payette Counties. This plan addresses anticipated transportation issues over the next 20 years, evaluating how projected population and economic growth and development patterns will impact current transportation facilities, as well as funding and expenditures for future transportation needs. The plan seeks to strike an appropriate balance between roadways and other transportation alternatives, such as transit, carpooling, bicycling, walking, and transportation demand management. It identifies needed long-range transportation improvements, anticipated funding availability, and sets priorities for seeking new funding opportunities.

## Road System Conditions

Presently, several agencies and jurisdictions in Ada County use functional classification systems to designate public roadways according to their purpose, intended operation, and design. Through the Communities in Motion Plan, COMPASS has prepared a functional classification system for the six-county area, as shown in Table 8.1. ACHD has just initiated a Land Use & Transportation



TABLE 8.1: REGIONAL FUNCTIONAL CLASSIFICATION SYSTEM

Functional Classification	Definition	Regional Example
Freeway	<ul style="list-style-type: none"> <li>A multilane, divided highway designed for the safe non-impeded movement of motorized vehicle traffic, with full access control, and access limited to grade separated interchanges.</li> <li>A freeway’s primary function is to carry high volumes of long-distance regional and through vehicular traffic and public transit at high speeds.</li> </ul>	<ul style="list-style-type: none"> <li>I-84</li> </ul>
Expressway	<ul style="list-style-type: none"> <li>A divided highway for through traffic with fully or highly controlled access, the intersections of which are usually grade separated from other roadways (preferred), but some signal-controlled at-grade intersections may exist.</li> <li>An expressway’s primary function is to provide for safe and efficient high-speed and high- volume regional travel (vehicular and public transit), but to a lesser extent than freeways.</li> </ul>	<ul style="list-style-type: none"> <li>None currently identified in COMPASS 2030 Plan</li> </ul>
Arterial	<ul style="list-style-type: none"> <li>A class of street serving major traffic movements (high volume, high speed) with a primary purpose of providing for travel through an area or between major centers; can provide access to abutting properties as a secondary function.</li> <li>Primary function is to serve longer distance, regional trips and to connect higher order freeway or expressway facilities.</li> <li>Could be further sub-classified into:               <ul style="list-style-type: none"> <li><i>Major/Principal</i> - primary function is to connect an urban area to other cities and communities within the region and connect the minor arterial and collector street system to freeways and expressways; secondary function is to serve both local and through traffic as it enters and leaves the urban area;</li> <li><i>Minor</i> - Primary function is to serve local and through traffic between activity centers, along higher density corridors, and to regional facilities; distributes traffic from major/principal arterials to collectors and local streets</li> <li><i>Rural and Urban design standard</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Eagle Road (SH 55) (<i>Principal – I-84 to State St.</i>)</li> <li>State Street (SH 44) (<i>Principal</i>)</li> <li>Ustick Road (Boise through Nampa) (<i>Minor</i>)</li> <li>SH 16 (<i>Principal</i>)</li> <li>SH 21 (Rural Arterial)</li> </ul>

Planning Integration study that will further refine the functional classification for roadways within Ada County, including orienting them to the land uses within which they occur.

Table 8.2 (on page 4) shows the projected total mileage of roads within each functional classification in Ada County by the 2030 planning horizon year. The vast majority of the county’s roads, nearly 70%, are local roads.

The Ada County Highway District is responsible for maintaining approximately 2,500 miles of these roadways, and 529 bridges in the County. The Idaho Transportation Department (ITD) has jurisdiction over state and interstate highways. Interstate 84 is the most significant roadway, bisecting the county from west to southeast through Meridian and Boise. Other major highways



TABLE 8.1: REGIONAL FUNCTIONAL CLASSIFICATION SYSTEM (CONT'D.)

Functional Classification	Definition	Regional Example
Collector	<ul style="list-style-type: none"> <li>• Any street that collects traffic from local roads and then distributes it to higher-order arterials, or reverses this process by distributing arterial-based traffic back to the local street system. Collectors are also characterized by their ability to provide reasonable balance among the sometimes competing functional requirements of mobility, circulation, and access.</li> <li>• Could be further sub classified into:               <ul style="list-style-type: none"> <li>- <i>Major/Urban Collector</i> – Primary function is to serve local traffic between neighborhoods and community facilities, or provide access to smaller towns not on the arterial system; in urban areas they are the principal travel carrier between arterials and local streets; in rural areas they serve more important inter-county travel and typically include roadways connecting towns within the county; provides some degree of access to adjacent properties, while maintaining circulation and mobility for all users</li> <li>- <i>Minor Collector</i> - Primary function is to connect neighborhoods with major collector streets to facilitate movement of local traffic; link important local traffic generators and smaller communities within the rural and residential areas; typically have slower speeds to ensure community livability and safety for pedestrians and bicyclists</li> <li>- <i>Residential Collector</i> – Provides primary routes into residential neighborhoods and carries traffic from local streets and minor numbers of abutting properties within residential neighborhoods to other collectors or arterials; carries higher volumes than local streets, but is not intended to serve through traffic</li> <li>- <i>Rural and Urban design standards</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Floating Feather west of Eagle Rd. (Major)</li> <li>• Columbia Rd., west of Five Mile Rd.</li> <li>• Mitchell St., north of Pine St. to Chinden Blvd.</li> <li>• Lake Forest, Federal Way to Highway 21</li> <li>• Northview St., Curtis Rd. to Five Mile Rd.</li> </ul>
Local Street	<ul style="list-style-type: none"> <li>• A street that serves passenger cars, pedestrians, bicycles, and may be used by public trans it (but typically do not provide for through movement of heavy vehicles), and is intended to provide access to adjacent properties and accommodate short distance, low speed, low volume local travel.</li> <li>• Could have a subgrade of:               <ul style="list-style-type: none"> <li>- <i>Local Commercial Industrial</i> - Primary function is to provide direct truck, public transit, and vehicular access to commercial and industrial land uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Numerous</li> </ul>

include state Highways 55, 44, 16, 69, and 21; and US Highway 20/26.<sup>1</sup>

Four jurisdictions have transportation planning authority within Ada County: ACHD, ITD, VRT and the Transportation Management Area/Metropolitan Planning Organization (TMA/MPO). The MPO has countywide transportation planning responsibility. The MPO for Ada County is COMPASS.

Funding for the transportation system in the County comes from many sources, including local funds, ITD (for federal and state funds), federal TMA



TABLE 8.2: ADA COUNTY ROADWAY SYSTEM  
2030 FUNCTIONAL CLASSIFICATION

Functional Classification	Miles	Percentage
Interstate	88.63	3%
Expressway	22.98	1%
Principal Arterial	213.93	8%
Minor Arterial	283.72	11%
Collector	245.15	10%
Local	1,675.81	64%
Private	71.00	3%
<b>Total</b>	<b>2,601.22</b>	

Source: COMPASS 2030 plan

funds, Congestion Mitigation and Air Quality (CMAQ) funds, and local public transportation funds. <sup>2</sup> Compass reported that at the time of the last update of this plan, funding projections for transportation system improvements were grim. Anticipated needs due to growth within the County grossly exceeded current funding sources. Roadway costs experienced double-digit increases in the early 2000's, while funding sources were flat or decreasing in buying power.

### Road System Forecasts

As part of the background work for the Communities in Motion project, COMPASS evaluated land use trends to prepare a travel demand forecast for the Ada/Canyon County area. This initial forecast assumed a "Trend" pattern of future growth and development (i.e., development densities and patterns continuing as they have for the past 5 to 10 years).

Table 8.3 shows the traffic volume growth that COMPASS anticipates for several key regional corridors under a "Trend" scenario.

A key element of the Communities in Motion project was to evaluate different options of land use and growth patterns in the region. The outcome of this effort was the adoption of an alternate growth vision for the region that was termed "Community Choices." This vision plans for development patterns that occur at higher densities and that are more focused in key activity centers than those that have occurred in the recent past.

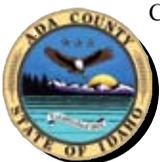


FIGURE 8.1

# 2030 PLANNING FUNCTIONAL CLASSIFICATION MAP

## ADA COUNTY, IDAHO

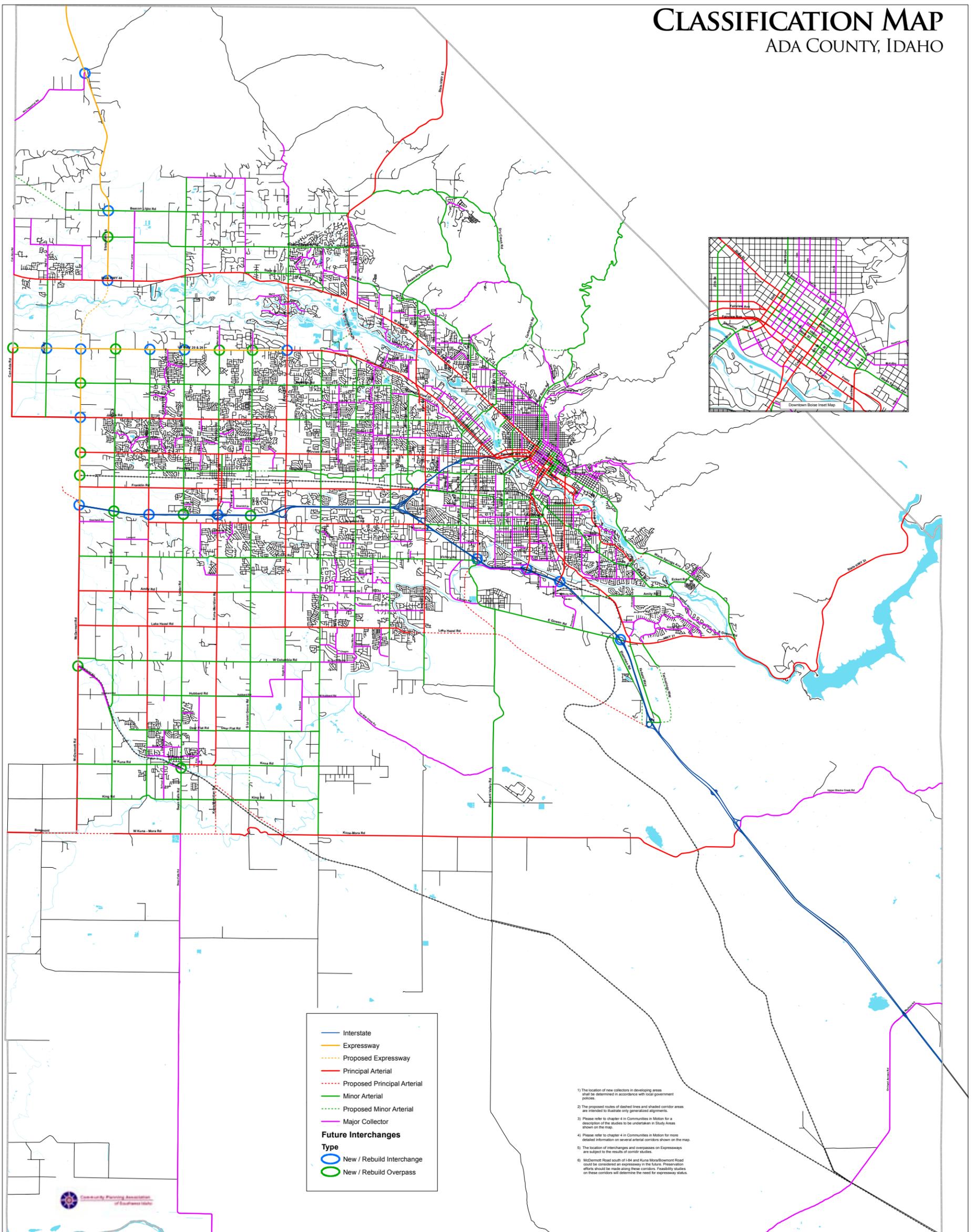


TABLE 8.3: ANTICIPATED TRAFFIC VOLUME GROWTH  
2030 TREND SCENARIO

<b>Corridor</b>	<b>From</b>	<b>To</b>	<b>Growth by 2030</b>
I-84	US 20	Garrity	43%
	Garrity	Gowen	113%
I-184	Wye Interchange	US 20	31%
Chinden Road (US 20/26)	I-84	Cloverdale Road	140%
	Five Mile Road	I-184	32%
State Street (HWY 44)	Star Road	Downtown Boise	73%
Franklin Road	Meridian Road	I-184	96%
Fairview Avenue	Meridian Road	Curtis Road	73%
Eagle Road	Victory Road	Chinden Road (US 20/26)	23%
Meridian Road	Victory Road	Chinden Road (US 20/26)	125%
SH 55	Boise County Line	State Street (SH 44)	124%
SH 16	Gem County Line	Chinden Road (US 20/26)	118%

Source: COMPASS

Table 8.4 shows the traffic volume growth that COMPASS anticipates for several key regional corridors under the preferred growth scenario “Community Choices.”

Traffic volumes in the region are estimated to grow in the range of 85 percent, on average, under the 2030 Trend Scenario prepared by COMPASS. Assuming linear growth, this equates to approximately 2.2 percent per year. Traffic volumes in the region are estimated to grow in the range of 75 percent, on average, under the 2030 Community Choices Scenario prepared by COMPASS. Assuming linear growth, this equates to approximately 2.2 percent per year.

The corridors experiencing the most significant growth under this forecast include:

- I-84
- Chinden Rd (US 20/26) west of Cloverdale
- Franklin Road
- Meridian Road
- SH 55, entering North Ada County
- SH 16, entering North Ada County



The Communities in Motion project prepared forecasts for a number of other system-level indicators. These results are summarized in Table 8.5.

Using the 2030 travel demand forecast summarized above, COMPASS conducted a planning-level corridor operations assessment to identify roadway corridor capacity deficiencies anticipated to result by the year 2030 under the Community Choices scenario. Several of the region's key arterials are anticipated to require additional capacity, as summarized in Table 8.6.

TABLE 8.4: ANTICIPATED TRAFFIC VOLUME GROWTH  
2030 COMMUNITY CHOICES SCENARIO

Corridor	From	To	Growth by 2030
I-84	US 20	Garrity	50%
	Garrity	Gowen	164%
I-184	Wye Interchange	US 20	23%
Chinden Road (US 20/26)	I-84	Cloverdale Road	130%
	Five Mile Road	I-184	32%
State Street (HWY 44)	Star Road	Downtown Boise	65%
Franklin Road	Meridian Road	I-184	113%
Fairview Avenue	Meridian Road	Curtis Road	59%
Eagle Road	Victory Road	Chinden Road (US 20/26)	11%
Meridian Road	Victory Road	Chinden Road (US 20/26)	87%
SH 55	Boise County Line	State Street (SH 44)	80%
SH 16	Gem County Line	Chinden Road (US 20/26)	94%

Source: COMPASS

## Other Transportation Modes

The Boise Airport, the only public, general aviation and commercial airport located within Ada County, has experienced strong passenger traffic growth and was recently expanded. It is the primary commercial service airport in southwest Idaho, and serves around 1.3 million passengers annually according to the 2001 Airport Master Plan. The airport is operated by the City of Boise Department of Aviation and Public Transportation and is overseen by a seven-member Airport Commission. It supports twelve passenger airlines, seven cargo airlines, and several fixed-base operators, corporate flight departments, and aviation businesses. It is also home to the Idaho Air National Guard and the National Interagency Fire Center.



The Union Pacific Railroad owns most of the over 72 miles of rail lines running through the County. The City of Boise owns approximately 20% of this total. Idaho Northern Pacific provides rail freight service, shipping potatoes, sugar beets, beans, grains and fertilizer, phosphate and forest products, among other goods. Amtrak stopped serving Ada County in 1997. There are no other passenger rail services, although Union Pacific still owns the rights to provide such service.

Public transportation services in Ada County include bus routes, paratransit, and vanpool/carpool services. Valley Regional Transit (VRT) was formed in 1998 as the regional public transportation authority for Ada and Canyon Counties, and

TABLE 8.5: SYSTEM-LEVEL TRANSPORTATION PERFORMANCE - 2030

Indicator	Performance		
	Existing	2030 Trend	2030 Community Choices
Vehicle Miles Traveled	12,599,281	23,087,268	21,760,827
Vehicle Hours of Travel	359,213	705,778	651,134
Lane Miles Over Capacity			
>100%, <120%	220	555	450
>=120%, <140%	45	205	170
>=140%	5	60	35
Average Travel Speed	31.2 mph	30.0 mph	30.1 mph
Vehicle Hours of Delay	39,138	124,409	109,124

Source: COMPASS

is Ada County's primary public transportation provider. VRT provides fixed-route bus service in Boise and Garden City under the name ValleyRide. VRT also contracts with First Transit to provide express bus service between Boise and Caldwell. VRT has studied the feasibility of providing commuter rail service in the Boise region, and its 2003 Rail Corridor Evaluation Study analyzed potential public acquisition of the rail corridor.

VRT's Regional Operations and Capital Improvement Plan (ROCIP) identifies potential improvements to its public transportation services through 2012. Plans for Ada County include greater bus frequency within the urban core of Boise, new local service in Meridian, and improved connections between routes and various activity centers. A lack of funding is the major factor limiting further development of public transportation in the County. Fare revenue accounts for



TABLE 8.6: KEY ADA COUNTY CORRIDOR CAPACITY NEEDS  
2030 CHOICES

Roadway	Project	From	To
Amity Road	Widen from 2 to 5 Lanes	Southside Blvd	Cloverdale Rd
Cherry Lane	Widen from 2 to 5 Lanes	Middleton Rd	Ten Mile Rd
Cloverdale Road	Widen from 2 to 5 Lanes	Lake Hazel Rd	Chinden Blvd
Fairview Avenue	Widen from 5 to 7 Lanes	Meridian Rd	Orchard Rd
I-84	Widen from 4 to 8 Lanes	Cole Interchange	Gowan Interchange
I-84	Widen from 4 to 8 Lanes	Garryy Interchange	Meridian Interchange
I-84	Future SH 16 Interchange		
SH 16	Construct Expressway	Ada/Gem Line	I-84
SH 44	Widen from 2 to 4 Lanes, access management	I-84	Ballantyne Rd
SH 44 (State Street)	Multi-modal corridor	SH 55	Downtown Boise
Ten Mile Road	Widen from 2 to 5 Lanes	Lake Hazel Rd	Chinden Blvd
3 Cities River Crossing	New roadway and bridge	SH 44	Chinden Blvd
US 20/26	Widen from 2 to 4 lanes, access management	I-84	Eagle Rd
Ustick Road	Widen from 2 to 5 Lanes	Caldwell-Nampa Blvd	Curtis Rd

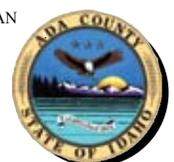
Source: Communities in Motion. DRAFT PLAN April, 2006.

only a portion of VRT's total budget, with the remainder composed primarily of federal grants and contributions from the cities of Boise and Garden City. The Ada County Highway District provides a Commuteride service, which offers vanpool and carpool services and assists employer in developing alternative transportation options for their workplaces.<sup>3</sup>

## Issues

The following issues were identified during the Comprehensive Plan Update and Blueprint for Good Growth processes in 2005/2006.

- **Regional connectivity.** Additional, continuous, regional east/west and north/south routes, including river crossings and north/south connections to Interstate 84 are needed. Several corridors have been identified through the Communities in Motion process.
- **Transit Expansion.** The Blueprint for Good Growth Report recommended expansion of programs that are most efficient in significantly reducing area resident's use of single occupancy vehicles.





- **Density needed to support transit.** More dense development in urban areas will be required to support transit in some cities/areas.
- **Local connectivity.** Better-connected local street systems are needed to ensure adequate mobility and fewer miles traveled to reach nearby destinations.
- **Safe access to schools.** Safe routes for travel by foot, bicycle, car and transit between homes and schools are needed and should be considered in the location and design of residential areas and schools.
- **Access management.** Improved access management to preserve the capacity of major transportation routes will become more important as additional growth occurs.
- **Funding.** Current funding sources and mechanisms appear to be inadequate to completely address future transportation needs, particularly for the development of transit facilities and services. This will impact the timing for development and improvement of the transportation system. Transportation facilities needed to support development in new or planned communities is expected to be paid for by developers or new residents in proportion to their needs. This will be essential to meeting transportation financing needs.
- **Collector roads.** Planning and construction of these roads is needed, including development of standards for the design and location of collector streets. ACHD has recognized the need to address the collector system and is identifying appropriate future locations within the Transportation and Land Use Integration Plan (TLIP)s.
- **Improved coordination.** Better communication and coordination among ACHD, ITD, cities, and the County is needed to efficiently plan for future transportation systems, including in rural areas and planned communities where additional growth may be expected. Resolution of planning and construction schedules and cycles among different agencies also is important.
- **Freight movement.** Efficient freight transport is important to the region's economy. Truck traffic also impacts local communities and neighborhoods. Designation and enforcement of freight routes can be problematic, given that it is difficult to require that trucks use certain roadways (due to freedom of Interstate Commerce regulations). At the same time, it is possible to negotiate use of certain routes via development approval processes.
- **Land use and transportation coordination.** Development, land use and transportation are inextricably linked and need to be coordinated to ensure



facilities are adequate to serve current and future residents and that new growth does not overwhelm individual facilities or intersections.

- **Corridor preservation.** It is important to identify and preserve land for major transportation corridors early in the development process. The County, cities, ACHD and ITD should identify and preserve corridors for major future facilities as soon as possible.
- **Limited facilities in some areas.** Some areas, such as the North Foothills have very few facilities. Any significant growth or development in such areas will necessitate major transportation facility improvements or additions, including connections to future planned communities in this or other areas. One challenge in accommodating future growth will be to develop alternatives to existing roadways and associated impacts on neighborhoods. Evaluation of transportation infrastructure requirements and neighborhood impacts should extend well beyond a proposed development's location to include impacts on downstream collectors and arterials.
- **Maintenance.** Maintenance of the existing transportation system should be prioritized. In addition, local, regional and state jurisdictions should work collaboratively to document and monitor maintenance needs, funding and expenditures.

## Goals & Policies

### General Transportation Planning

**Goal 8.1: Coordinate and assist the Ada County Highway District (ACHD), and Idaho Transportation Department (ITD), Valley Regional Transit (VRT) and Community Planning Association of Southwest Idaho (COMPASS) in developing and managing a well-planned, sustainable, multi-modal transportation system that provides for the safe, efficient, cost-effective movement of people and goods and supports the region's residential, commercial, industrial and public development vision.**

**Policy 8.1-1:** Support ACHD and other agencies in evaluating alternate solutions that maximize the use and efficiency of the existing system fully (i.e., through safety, alignment or intersection improvements of limited capacity expansions) before major new transportation construction projects are funded or approved.





**Policy 8.1-2:** Coordinate with ACHD, ITD and others to protect and enhance the traffic- carrying capacity of principal arterial roads designed for through traffic. Methods used may include:

- a. Frontage roads.
- b. Clustering of activity or other land use planning techniques.
- c. Limiting access via private driveways and local streets.
- d. Sharing access .
- e. Sufficient setbacks from rights-of-way.
- f. Deceleration lanes.
- g. Public transit and other alternative modes.
- h. Intelligent Transportation System (ITS) infrastructure and management.
- i. Ride-sharing, flexible scheduling and telecommuting.

**Policy 8.1-3:** Support programs that provide for the transportation needs of the elderly and persons with disabilities in compliance with the Americans with Disabilities Act.

**Implementation Action.** Establish and/or refine procedures for coordinating with ACHD, ITD, Valley Regional Transit (VRT), COMPASS and other jurisdictions in addressing transportation issues and needs as part of the development review process.

**Implementation Action.** Establish and/or refine procedures for regular communication and coordination with ACHD, ITD, VRT and other jurisdictions in addressing long-term transportation planning issues, including through participation in planning processes conducted by COMPASS.

**Implementation Action.** Use the Sub-Area planning process to plan for and design well-connected street and bike/pedestrian pathway systems, to preserve transportation corridors, future transit routes, road extensions, and to facilitate access management plan.

**GOAL 8.2: Help promote and enhance traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.**



**Policy 8.2-1:** Give a high priority to public safety transportation improvements, with particular attention to hazardous transportation facilities in areas with railroad crossings, major street intersections, major pedestrian crossings, geologic and hydrologic constraints, etc.

**Policy 8.2-2:** Work with ACHD, school districts, cities and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children.

**Policy 8.2-3:** Prohibit or discourage location or construction of elementary schools on arterial or section line roads. Mitigate any impacts of expansion of existing arterials located adjacent to schools.

**Policy 8.2-4:** Work with existing neighborhoods and ACHD to manage traffic on local, neighborhood streets to promote safety through use of traffic calming and other measures.

**Policy 8.2-5:** Support development and implementation of a long-term transportation system that maintains the public health standard for carbon monoxide attainment.

**Implementation Action.** Update the County's subdivision code or other regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.

**GOAL 8.3 Support development of local transportation systems that are well-connected, both internally and to the regional transportation system.**

**Policy 8.3-1:** Promote the design of continuous collector streets that discourage cut-through traffic on local streets but aid internal circulation for new developments.

**Policy 8.3-2:** Require new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible, consistent with ACHD requirements, and require appropriate signage.

**Policy 8.3-3:** Promote connectivity through design of well-connected local street systems and pathways. Discourage cul-de-sac developments wherever possible.

**Policy 8.3-4:** Work with the Ada County Highway District (ACHD) and local jurisdictions to develop, implement and apply minimum connectivity requirements to improve traffic flow, pedestrian



connectivity, bicycle access, transit access and to minimize projected vehicle miles traveled from new development.

**Policy 8.3-5:** Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

**Implementation Action.** Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with ACHD, ITD and VRT standards and guidelines and policies of this Plan.

**GOAL 8.4: Work with ACHD, ITD, cities and others to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.**

**Policy 8.4-1:** Require new developments that generate the need for transportation improvements to provide or fund their fair share of right-of-way and improvements as a condition of development approval in accordance with the requirements of ACHD or ITD.

**Policy 8.4-2:** Work with the ITD, ACHD and local jurisdictions to refine and use new or expanded funding sources for capital improvements, maintenance and operation of transportation facilities, including transit; sources may include but not be limited to local street impact fees, special districts and requirements for dedication and improvement of bicycle and pedestrian facilities.

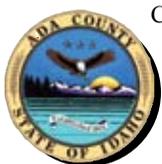
**Policy 8.4-3:** Support alternative public and private sector funding opportunities for transportation investments.

**Implementation Action.** Participate in and support efforts led by ACHD, ITD, VRT or others to adopt and implement new transportation funding mechanisms.

**GOAL 8.5: Coordinate with ACHD, ITD, VRT, cities and others in planning for, designing, developing and permitting new and/or expanded transportation facilities.**

**Policy 8.5-1:** Work with ACHD and local jurisdictions to develop, implement and apply street cross-sectional standards that convey existing and projected traffic in accordance with established levels-of-service while promoting safety for all modes, integrating the street design with adjacent land uses, and improving visual appearance.

**Policy 8.5-2:** Work with ACHD, ITD and COMPASS to identify major transportation corridors (existing or new) and preserve them for future needs.



**Policy 8.5-3:** Work with ACHD, ITD, cities and others to reserve rights-of-way for planned transportation facilities as a condition of approving development applications.

**Policy 8.5-4:** Consider the future transportation needs of the community as expressed in the 2030 Communities in Motion Plan in the siting of all public improvements.

**Implementation Action.** Participate in the development of a Transportation Improvement Program for Northern Ada County in cooperation with local and state planning and transportation agencies.

**Implementation Action.** Support the transportation planning process and actively participate in the development and implementation scheduling of transportation projects identified by the COMPASS and the ACHD.

**Implementation Action.** Continue to actively participate in the implementation of policies, goals, and objectives of the Communities in Motion and Blueprint for Good Growth plans' regional transportation and land use vision.

**GOAL 8.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.**

**Policy 8.6-1:** Assist in coordinating land use and transportation planning and development review processes among the County, cities, ACHD, VRT and ITD.

**Policy 8.6-2:** Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of ACHD and/or ITD (as applicable). Such improvements should be funded by the developer.

**Policy 8.6-3:** Require and accept traffic studies in accordance with ACHD procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods.

**Implementation Action.** Develop ordinances to preserve transportation corridors consistent with ACHD's Transportation & Land Use Integration Plan (TLIP).



## Alternative Modes of Transportation

**Goal 8.7: Ada County seeks a comprehensive transportation network that provides mobility and choices for all segments of the community by encouraging the use of public transit, bicycling, and walking as alternatives to automobile travel.**

**Policy 8.7-1:** Continue to improve a safe non-vehicular system; including pedestrian, equestrian, and bicycle pathways, and trailheads. Work with surrounding entities in planning, implementation and maintenance of these facilities.

**Policy 8.7-2:** Encourage employers to promote ride-sharing by providing incentives where appropriate, such as preferred parking spaces, flexible schedules and free transit passes.

**Policy 8.7-3:** Support creation of a coordinated pathway system. Encourage residential and non-residential developments to provide adequate easements for future pathways and to construct such pathways. Easements for future pathways may be utilized if another entity commits to construction of the pathway.

**Policy 8.7-4:** Encourage a continuous network of pedestrian and bicycle pathways linking neighborhoods, parks, schools, open space and commercial areas.

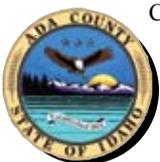
**Policy 8.7-5:** Encourage construction of pedestrian walkways to transit facilities to increase transit ridership.

**Policy 8.7-6:** Support provision of pedestrian crossings with signals, signs and markings where necessary to address safety issues.

**Policy 8.7-7:** Encourage development within identified bus transit corridors to safely and efficiently accommodate transit facilities such as on-street bus stops and associated pedestrian and bicycle access, pullout lanes in community activity centers, or on-site transit stations in regional activity centers.

**Policy 8.7-8:** Support adoption and implementation of transit-oriented development and design standards and densities that support and allow for provision of transit facilities and services, consistent with regional transit service goals and objectives.

**Policy 8.7-9:** Ensure that street designs are consistent with Transit Corridor development policies identified in this Plan and standards and requirements adopted by Valley Regional Transit.



**Policy 8.7-10:** Encourage development of park-and-ride spaces and/or facilities in or adjacent to mixed-use nodes or major intersections at entrances to subdivisions or planned communities.

**Implementation Action.** Work with ACHD to update their street and signage standards, as needed, to ensure that sidewalks, cross walks, special signage and other traffic control measures are installed along routes to all schools; new development near schools should provide these features as a condition of approval and existing neighborhoods should retrofit as funding becomes available or as land uses are redeveloped.

**Implementation Action.** Coordinate with VRT, ACHD, ITD and COMPASS to ensure that sidewalks and other needed pedestrian facilities are available within ¼ mile radius of the designated transit routes and corridors.

**Implementation Action.** Work with ACHD, VRT and other agencies, community groups, local employers and citizens to identify and promote strategies for reducing reliance on the automobile, including through strategies identified in policies of this Plan.

**Implementation Action.** Require improvement of the condition of existing walkways and incorporate standards for handicapped access according to the Americans with Disabilities Act into County subdivision requirements, where appropriate.

**Implementation Action.** Support adoption and implementation of the ACHD Pedestrian-Bicycle Transition Plan (2005).

**Implementation Action.** Update County zoning or other regulations, as needed, to implement policies of this section of the Comprehensive Plan.

**Implementation Action.** Use the Sub-Area planning process to plan for facilities for alternative modes of transportation.



## Airport

**Goal 8.8: Support continued improvements to the Boise Regional Airport (Gowen Field) to support Ada County's aviation needs.**

**Policy 8.8-1:** Support implementation of the 2001 Boise Airport Master Plan and updates, as adopted to ensure that the airport can meet projected use demand.

**Implementation Action.** Update County zoning regulations and standards, as needed to ensure compatibility between future possible airport expansion areas and surrounding land uses.



### Endnotes

1. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.
2. Communities in Motion. 2030 Base Case Trend Analysis - Needs Identification. April, 2005.
3. Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005.

# 9

# RECREATION



**“Ada County residents value the areas of diverse recreational resources and opportunities, as well as preservation of and access to high-quality open spaces in close proximity to the built environment.”**

## Existing Conditions

### Introduction

From Lucky Peak Reservoir and Barber Dam east of Boise to the jagged cliffs of the Snake River and the Birds of Prey National Conservation Area, there are many recreational and scenic opportunities in Ada County. They include access to a wide variety of facilities from neighborhood parks in cities to regional parks and waterway facilities managed by Ada County, to large state and federally-owned recreational areas. The Boise Foothills, Boise and Snake rivers, Dry Creek Valley and a variety of other locations in the County offer a broad mix of opportunities, including hiking, bicycling, rafting, bird watching, equestrian use, picnicking and organized recreational programs and facilities.

Ada County’s primary role is and is expected to continue to be to manage the following types of facilities, sometimes in partnership with other local, state or federal agencies:

- Large regional parks
- Trails and pathways
- Waterway facilities
- Open space areas

In general, cities are responsible for owning and managing urban parks, such as neighborhood and community parks and specialized sports complexes, although some County facilities are located in areas that have become urbanized over time (e.g., LadyBird Park). Trails can be found throughout the county on land owned by and/or managed cities, state or federal agencies, as well as on easements on private property. Ada County is a partner in managing trails as part of the Ridge to River system, including trails in the Boise Foothills.



This chapter generally describes the following:

- Park and open space priorities identified by members of the public during the Comprehensive Plan update process
- Park and recreational facilities owned and/or managed by the County and other agencies
- Proposed future County roles and responsibilities related to parks and open space
- Recommended future County standards for land acquisition and facility development
- Resulting land and facility needs, estimated costs and potential funding sources
- Proposed goals, policies and implementation measures to meet future needs

Recommendations are based on public comment and opinion gathered through community meetings and the work of a project subcommittee on parks and recreation, consultation with County staff and research conducted by consultants and staff.

## Public Values and Priorities

The 2005-2006 Comprehensive Plan Update process included a series of public meetings. As part of a first round of public meetings, meeting participants were asked to discuss and complete a questionnaire regarding park, recreation and open space needs, as well as recommended roles and priorities for use of County resources to help meet these needs. In general, participants identified the following priorities:

- The most frequently cited park, open space and trails planning need was creating or preserving trails, including connected, accessible quality trails systems that accommodate multiple users, such as hikers, cyclists and equestrians.
- Participants identified acquisition of land for open space and development of a trails network as top park and recreational priorities for the County. A wide variety of trail user needs were identified, particularly hiking, mountain biking and equestrian use.
- When asked what type of facilities the County should provide, participants most often cited trails and pathways (88%), open space preserves (74%) and regional parks serving the entire county (53%). Fewer than 45% of participants recommended the County provide other types of facilities, such as neighborhood parks, large urban parks and sports complexes.



- The most highly recommended uses of land along the Boise River and other waterways include wildlife viewing/habitat and trails/pathways.
- In deciding how to use County resources, participants recommend the following in order of priority (top priority listed first):
  - ✓ Acquiring land for future parks, open space, recreation facilities, and trails.
  - ✓ Maintaining existing parks, open space areas, and trails.
  - ✓ Expanding or renovating existing parks, open space areas and trails, including the replacement and or improvement of existing facilities.
  - ✓ Developing new parks, facilities and trails (assumes development and/or acquisition has already occurred).

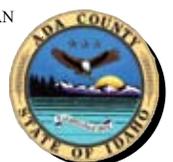


## Park and Recreation Facilities and Providers

Park and recreation facilities in Ada County are offered and maintained by a variety of providers, including Ada County, local cities, schools districts, state and federal agencies, and private organizations. Recreation programs and services are primarily offered by the cities of Boise and Meridian and private organizations (YMCA, Boys & Girls Club, and other private sports organizations).

While Ada County and the other municipal agencies continue to increase their presence in providing quality park and recreation facilities, the City of Boise is the most significant provider of park and recreational areas in the Ada County area. The types of facilities in the Ada County area include: mini, neighborhood, community and large urban parks, regional parks, linear parks, natural open spaces, and special use facilities/areas. The following is a list of which jurisdictions generally provide different types of facilities within Ada County:

- **Local park and recreational facilities.** The cities of Boise, Meridian, Kuna, Garden City, Eagle and Star all provide these types of facilities, which include mini, neighborhood, community and large urban parks. Ada County does not currently provide these services, however it has been suggested that the County could provide technical services (e.g., development or maintenance planning, grant writing, budgeting, etc.) to the smaller communities in an effort to provide these types of facilities.
- **Regional parks.** These facilities, which include Barber Park, Hubbard Reservoir, Eagle Island State Park and Julia Davis Park, among others, are





provided by a number of different agencies, including the State of Idaho, the City of Boise and Ada County. Currently, Barber Park is the only Regional Park facility owned and operated by the Ada County.

- **Linear parks.** The Cities of Boise, Meridian, Garden City and Eagle as well as Ada County all provide such facilities, which include greenways, trails and other parks oriented to linear features. Ada County owns and operates roughly seven miles of land (various widths) along the Boise River greenbelt.
- **Natural open space/reserves.** Multiple agencies own and/or manage these areas in Ada County. This includes the US Forest Service, Bureau of Land Management (BLM), Idaho Foundation for Parks and Lands, Idaho Fish & Game, Idaho State Parks, the City of Boise and Ada County. Ada County owns roughly four miles (various width) in the foothills. Also, the County owns Seaman Gulch, which once it is developed, will contribute to the open space opportunities in the area.
- **Special use areas.** Various agencies offer these. Examples include the Ada County Fairgrounds, Les Bois Horse Racing Park, Kuna BMX Track, selected facilities at the Lucky Peak Reservoir and the Eagle Sports Complex, among many others. Ada County owns a number of special use areas such as the Les Bois Horse Racing Park and Boise Hawks Stadium; however, these are leased to private agencies and organizations for their operation.

### **Existing Facilities**

Currently, Ada County is one of several agencies that provides park and open space/trails facilities within the County. As noted above, other agencies, including Bureau of Land Management (BLM); US Forest Service (USFS); Idaho State Parks; Idaho Fish and Game; Idaho Power Company; Western Idaho Fairgrounds; Western Ada Recreation District; the cities of Boise, Meridian, Kuna, Garden City, Eagle, and Star; the school districts of Boise, Meridian and Kuna; and various private providers all contribute to the recreational opportunities in the region.

Locations of parks and recreation facilities shown on Figure 9.1 are based on readily GIS information. More detailed information may be obtained from the individual jurisdictions.



## COUNTY PARKS AND RECREATION FACILITIES

Ada County owns and manages several parks, waterways, greenways, and trails. The County currently owns one regional park facility: Barber Park, which is 68 acres in size. The County also owns roughly seven miles (or approximately 54 acres) of linear park land along the Boise Greenbelt (see Table 9.1).

Ada County also owns several special use facilities including three sports complexes (Lady Bird Park (20 acres); Simplot (200 acres), and Eagle (84 acres)), the Western Idaho Fairgrounds (34 acres), the Boise Hawks Stadium (5 acres), the Les Bois Horse Racing Park (75 acres) and On the River RV Racing Park (10 acres). All of these facilities are leased and privately operated by other agencies or organizations.

The County also owns the County Fairgrounds complex located in Garden City adjacent to Lady Bird Park. While not used primarily as a recreational facility, the Fairgrounds are used for the Western Idaho Fair each year and for indoor and outdoor special events at other times during the year. The Fairgrounds also incorporates trails and other passive recreational facilities. A Master Plan is being prepared for the Fairgrounds as of this Plan update.

TABLE 9.1: ADA COUNTY GREENBELT FACILITIES

Facility/Greenbelt	Miles	Ownership
GB-Warm Springs GC to Starview	1.2	ACHD with informal maintenance agreement
GB-Starview to Eckert Path	1.4	County
GB-Eckert Path to Eckert Rd.	0.1	County
GB-Eckert Rd. to Council Springs Rd	0.2	Boise Claims Annexation
GB-Council Springs Rd. to Gregerson	0.7	ITD or ACHD LWCF 6F
GB-Gregerson to Diversion Dam	1.9	County
GB-Diversion Dam to Discovery Park	1.6	ITD with Ada County Management Agreement
GB-Warm Springs to Boise Ave.	0.5	Easement
GB-Eckert to River Run via Barber Park	0.6	County
GB-Barber Park Loop	0.3	County
GB-Island bridge to Glenwood Ave.	0.5	County
GB-Glenwood from Chinden to the Boise River	0.6	County

Source: Ada County Recreation Facility Inventory



## TRAIL CORRIDORS

Ada County has several trails, pathways, greenways, view corridors, rivers and historic trails, including the Oregon Trail and Dry Creek Valley, the foothills trails and equestrian trails. The Ridge to Rivers Pathway Plan (updated in 1997) has helped establish nearly 100 miles of hiking, mountain biking and equestrian trails within the Boise foothills.

TABLE 9.2: TRAIL CORRIDORS & PARKING FACILITIES

Facility/Trail Name	Miles	Ownership
Barber Park Walking Trails	1.30	Fee Title (6F)
Corrals Trail	4.00	License Agreement
Scott's Trail	1.00	License Agreement
Hard Guy	4.55	License Agreement
Dry Creek at Hidden Springs	1.00	Easement
Red Tail Trail	3.40	Easement
Lookout Loop	0.30	Easement
Bitterbrush Trail	0.20	Easement
Meadowlark Trail	0.20	Easement
Currant Creek Trail	0.80	Easement
Dry Creek at Echanove	0.50	Easement
Upper Dry Creek	0.30	License Agreement
Wild Phlox	0.78	Fee Title-Landfill Recreation Area
Seaman Gulch Trails	1.80	Fee-SWM
Hard Guy to Dry Creek	0.80	License Agreement
Vets Cemetery Trail	0.80	License Agreement
Trailhead Parking Facilities	Acres	Ownership
Miller Gulch	1	Easement
Dry Creek at Hidden Springs	1	Easement
Seaman Gulch	1	Fee Title-Landfill Recreation Area
Oregon Trail Lot	20	Fee Title-ITD Surplus

Source: Ada County Recreation Facility Inventory

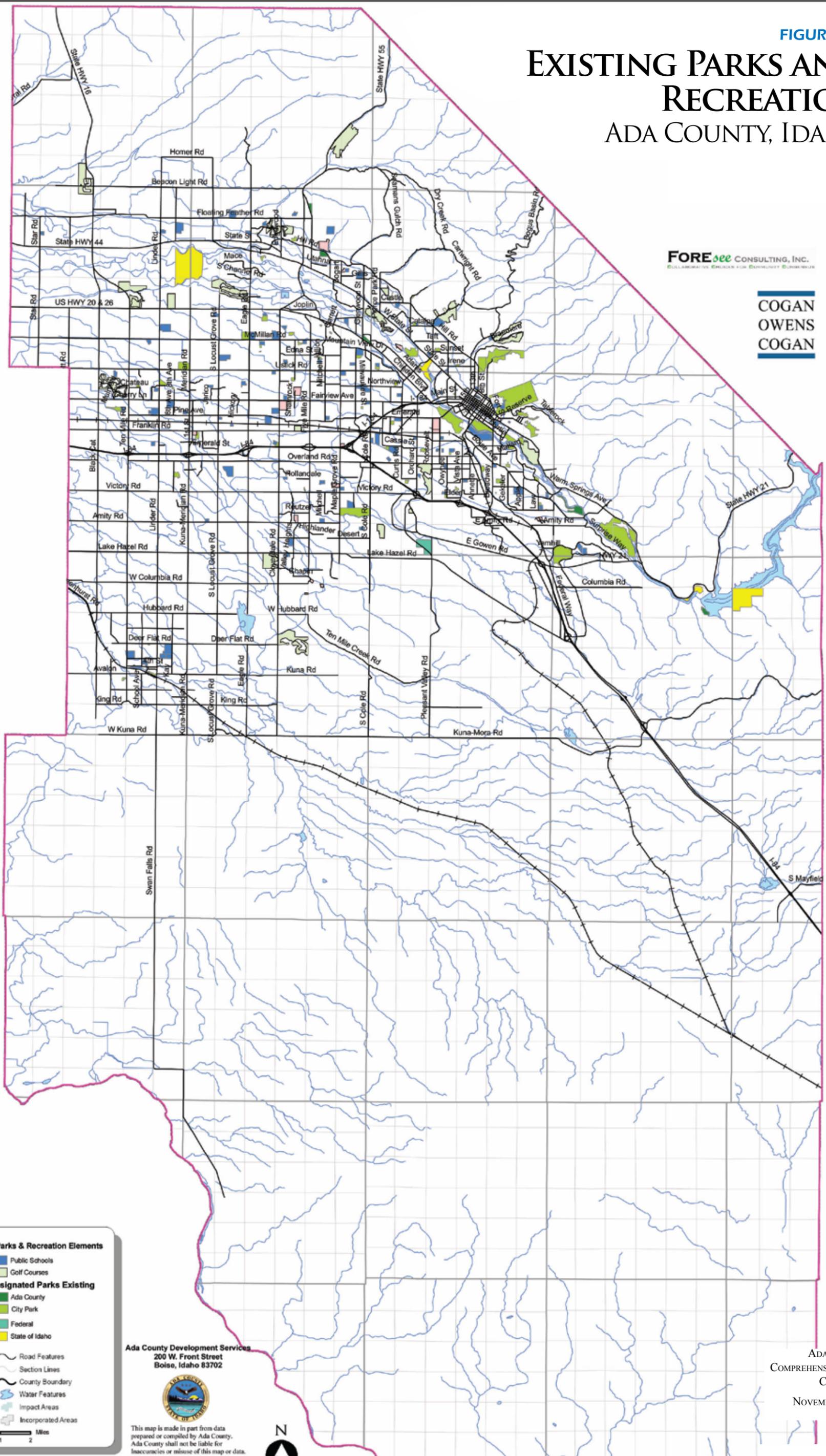


FIGURE 9.1

# EXISTING PARKS AND RECREATION ADA COUNTY, IDAHO

FOREsee CONSULTING, INC.  
COLLABORATIVE ENGINEERS FOR ENVIRONMENT & COMMUNITY

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**Existing Parks & Recreation Elements**

- Public Schools
- Golf Courses

**Designated Parks Existing**

- Ada County
- City Park
- Federal
- State of Idaho

- Road Features
- Section Lines
- County Boundary
- Water Features
- Impact Areas
- Incorporated Areas

0 1 2 Miles

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702



This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map or data.



Ada County has delineated two greenway/historic corridors in the County. The Dry Creek Greenway is protected by a county conservation easement (Table 9.2) and includes Dry Creek and its tributaries. The Oregon Trail Historic Greenway is an overlay of the Oregon Trail that runs through the county beginning as it moves north along I-84 and then to the west through the City of Boise. The Oregon Trail is neither owned nor managed by the County, however Ada County does own the 20-acre Oregon Trail parking lot and there are plans to provide interpretive facilities in the future (Table 9.2). In total, the County owns, manages or protects (under conservation easement) approximately 22 miles of trails and 23 acres of trailhead parking facilities (Table 9.2).

### **WATERWAYS**

Waterways (including the Boise and Snake Rivers and Lucky Peak Reservoir) play a significant role in Ada County's overall park and recreation system.

The Boise River is the lifeblood of Ada County, providing the major source of irrigation (canals) to the acres of agricultural land converted from former desert land. The Boise River is also one of the largest recreational and scenic attractions within the county. County facilities along the river include Barber Park and the Greenbelt system (see Park and Recreation Facilities section for more detail on these locations). In addition, the Ada County Waterway department is responsible for 630 boat docks and 2 boat ramps at Lucky Peak Reservoir, which is located east of Boise along State Highway 21 within Lucky Peak State Park.

The Snake River, located on Ada County's southwestern border, is one of the wildest rivers in the United States. The section of the river on the County's border is relatively undeveloped, although informal networks of trails can be found near the river. The Snake River provides many fishing, boating, and swimming areas as well as historical sites; however, none of these are owned or operated by the county.

### **OPEN SPACE**

The County currently owns or leases over 1,474 acres of natural open space land (Table 9.3). A significant portion of this land (750 acres) is located at the Hidden Hollow Landfill. There are also approximately 326 acres of open space land protected by County conservation easements (Table 9.3).



TABLE 9.3: ADA COUNTY OPEN SPACE FACILITIES

Open Space	Acres	Ownership
Barber Pools	35	County
Smile & Victory Wetlands	5	County owns 1/2 - ACHD owns 1/2
Hidden Hollow Landfill	750	County Landfill Recreation Area
Vets Cemetery	80	State Vets Admin Easement
Seaman Gulch	227	County Landfill Recreation Area
Hubbard Reservoir	377	State Dept Lands
Conservation Easements	Acres	Ownership
CE- Hidden Springs	300	Conservation Easement
CE- Echanove Ranch	12	Conservation Easement
CE- Red Hawk Estates	--	Conservation Easement
CE- Oregon Trail Potter	13.6	Conservation Easement

Source: Ada County Recreation Facility Inventory

**OTHER JURISDICTIONS PARK AND RECREATION FACILITIES**

Other jurisdictions provide approximately 275 sites totaling 357,942 acres of land within Ada County (Table 9.4) some of which is available for recreation use among other activities.

TABLE 9.4: OTHER JURISDICTIONAL PARKS & FACILITIES

Park Site	Total Park Land (Acres)	Number of Sites
Municipal Areas	3,251.34+	143
District Areas	22.00+	1+
State Areas	45,811.82+	6+
Federal Areas	306,139.00	+
Public School Areas	1382.17+	99
Non Profit Areas	465.36	1
Other Areas	869.98+	25+
<b>Total</b>	<b>357,941.67+</b>	<b>275+</b>

Source: Ada County Recreation Facility Inventory

**PARK AND RECREATION FACILITIES**

The City of Boise (which has the most highly developed park system in Ada County) is the only public agency in the County to provide mini parks and the only agency besides the County to provide regional parks. All the local



jurisdictions (e.g. Boise, Meridian, Eagle, Garden City, Kuna, and Star) to a varying degree provide neighborhood and community parks and special use facilities/areas. Nearly all these areas are concentrated within the existing incorporated areas, with the exception of a few sites located within the Boise area of impact. In addition, the Western Ada County Recreation District owns one community park facility in the Meridian area.



Only a few of the local jurisdictions (e.g. Boise and Meridian) provide large urban parks. These are located within the city limits as well as within Areas of Impact. Several of the local jurisdictions (e.g. Boise, Meridian, Eagle and Garden City) provide linear parks, which are located within existing incorporated areas, with the exception of the City of Boise which has several sites within their Area of Impact. See Table 9.5 for total park land and the number of sites within each of Ada County's municipalities.

TABLE 9.5: MUNICIPAL PARKS & FACILITIES

Park Site	Total Park Land (Acres)	Number of Sites
Boise	2,923.19+	105
Eagle	85.00+	7
Garden City	+	2
Kuna	64.52+	13
Meridian	178.63+	15
Star	+	1
<b>Total Municipal Areas</b>	<b>3,251.34+</b>	<b>143</b>

Source: Ada County Recreation Facility Inventory



## **TRAIL CORRIDORS**

A variety of public agencies own and/or manage trails within the County. Several cities own portions of the Boise River Greenway. The City of Boise, the State of Idaho, federal agency partners, and Ada County jointly maintain the trail system within the Boise Foothills as part of the Boise Front Foothills Trail Partnership Agreement (a.k.a., Ridge to Rivers). Other trails and pathways are found in city and state parks, on federal land owned by the US Forest Service and Bureau of Land Management. In addition, the County manages some trails parallel to the road system, in some cases through easements or management agreements with the Ada County Highway District.

## **WATERWAYS**

Many of the park and recreation facilities along Ada County's waterways (including the Boise and Snake Rivers and Lucky Peak Reservoir) are owned and operated by jurisdictions other than the county. For example, Eagle Island State Park along the Boise River and Lucky Peak State Park (at Lucky Peak Reservoir) are owned and operated by the State of Idaho. The property adjacent to the Snake river is held primarily in private ownership with some areas being owned by the federal government. The Snake River Birds of Prey National Conservation Area, is an example (see Open Space).

## **OPEN SPACE**

Multiple federal, state and local jurisdictions (e.g., BLM, BR, USFS, IFPL, IFG, ISP, Boise, Eagle, Kuna and the local land trust) to a varying degree provide open space facilities. An example is the Snake River Birds of Prey National Conservation Area (owned and managed by the Bureau of Land Management), which is the county's largest recreation and conservation area with a total of 482,000 acres (approximately 192,000 of these are within Ada County). Located south of Kuna along the banks of the Snake River, the reserve provides opportunities for active and passive recreation, including hiking, boating, fishing and bird watching.

## **FUTURE NEEDS AND OPPORTUNITY AREAS**

Based on guidance from public meetings and meetings of a parks and open space subcommittee associated with the Comprehensive Plan update, the County has identified the following three types of facilities as top priorities of future resources:





- Regional parks
- Trails and pathways
- Natural open space/reserves

Any of these categories may apply to land-based and waterway-oriented facilities. In addition, the County is likely to continue to partner with other agencies to assist in development of other types of facilities, as well as recreational programs. Following is a summary of proposed standards, resulting overall needs, specific possible opportunity areas and potential partnering agencies associated with each of the three categories listed above.

Standards for parks, recreation facilities, trails and open space were developed through a related planning process and based on a review of standards adopted by other similar jurisdictions; a general assessment of the County's goals and resources related to parks, trails and open spaces; and guidance from a project advisory committee.

## **REGIONAL PARKS AND RESERVES**

**Proposed level of service.** The proposed level of service standard is 5.0 acres per thousand persons applied to the entire County population, which would translate into a need for 1,808 acres, including development of the acres of County-owned or leased land at Hubbard Reservoir. This standard is slightly above the average of several similar jurisdictions surveyed as part of this planning effort.

### **Opportunity Areas**

#### **Highest Priorities (not in any specific order)**

- Black's Creek Area
- Eagle Island State Park (through a partnership with the Idaho Department of Parks and Recreation and possibly others such as the City of Eagle)
- Hubbard Reservoir (County owns/leases 367 undeveloped acres at this location)
- Swan Falls (through a partnership with Idaho Power Company)
- Lucky Peak Reservoir



**Secondary Priorities (not in any specific order)**

- Celebration Park (through partnership with Canyon County)
- Seaman's Gulch
- Rocky Canyon East
- Rocky Canyon West

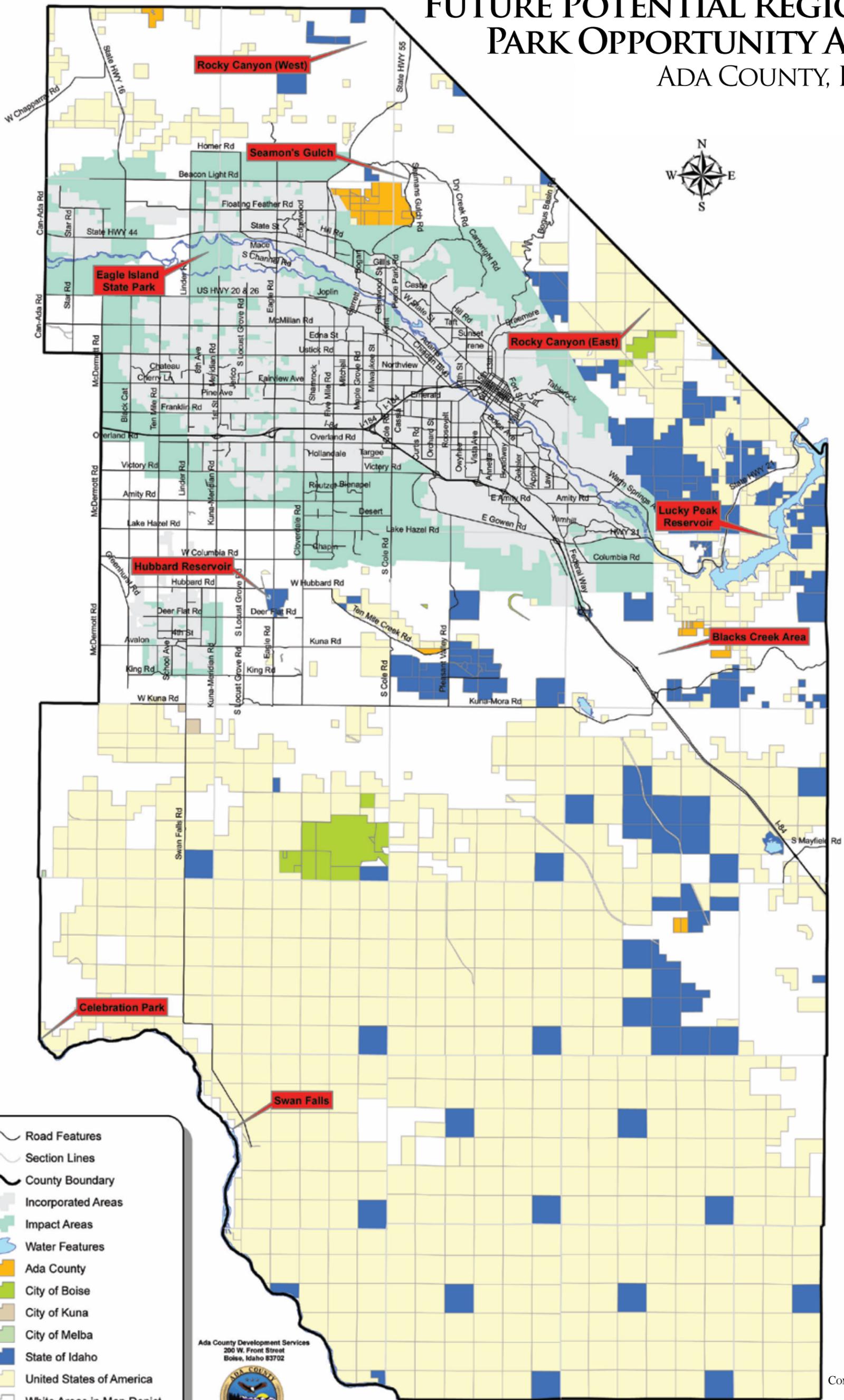
**Potential Partnerships**

- Idaho Power Company
- Idaho Department of Parks and Recreation
- Bureau of Land Management
- Canyon County
- Cities
- Rail corridor owners



FIGURE 9.2

# FUTURE POTENTIAL REGIONAL PARK OPPORTUNITY AREAS ADA COUNTY, IDAHO



~ Road Features  
 ~ Section Lines  
 ~ County Boundary  
 Incorporated Areas  
 Impact Areas  
 Water Features  
 Ada County  
 City of Boise  
 City of Kuna  
 City of Melba  
 State of Idaho  
 United States of America  
 White Areas in Map Depict Private Ownership Parcels

0 1.25 2.5 5 Miles

Ada County Development Services  
 200 W. Front Street  
 Boise, Idaho 83702  
  
 www.adaweb.net  
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## TRAILS AND PATHWAYS/LINEAR PARKS

**Proposed levels of service.** The proposed level of service standard is 0.46 acres per thousand, which would translate into a need for approximately 185 acres of existing land. This standard is based on the assumption that the County would provide a system of linear corridors that would be inter-connected and encircle or “loop” through the County, roughly 61 miles of linear park would be needed. At an average width of 25 feet, an additional 112 acres of additional land would be needed over the next 20 years. This standard is similar to that used by other service providers surveyed as part of this effort. The costs to meet this standard and priority opportunity areas are identified below.

### Priority Locations

#### Highest Priorities (not in any specific order, except as noted)

- Boise River Greenway (unincorporated areas)—highest priority
- Lucky Peak Reservoir Loop Trail
- Boise Foothills
- North Foothills

#### Secondary Priorities (not in any specific order)

- Southwestern Ada County
- Central Foothills
- Snake River
- Southeastern Ada County

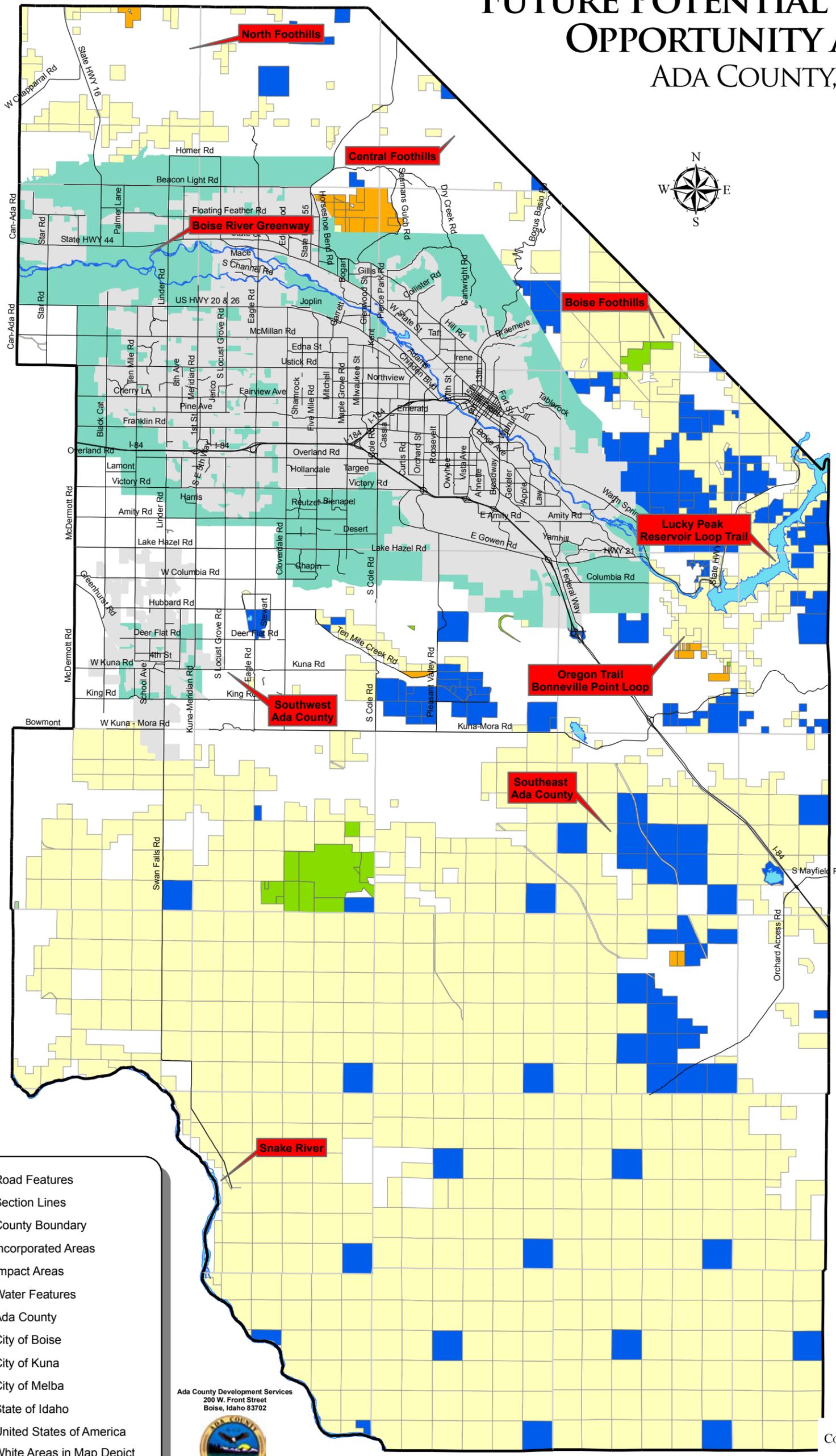
#### Potential Partnerships

- Idaho Department of Parks and Recreation
- Bureau of Land Management
- Adjacent counties
- Cities
- Private property owners and user groups



FIGURE 9.3

# FUTURE POTENTIAL TRAIL OPPORTUNITY AREAS ADA COUNTY, IDAHO



~ Road Features  
 --- Section Lines  
 ~ County Boundary  
 Incorporated Areas  
 Impact Areas  
 Water Features  
 Ada County  
 City of Boise  
 City of Kuna  
 City of Melba  
 State of Idaho  
 United States of America  
 White Areas in Map Depict Private Ownership Parcels

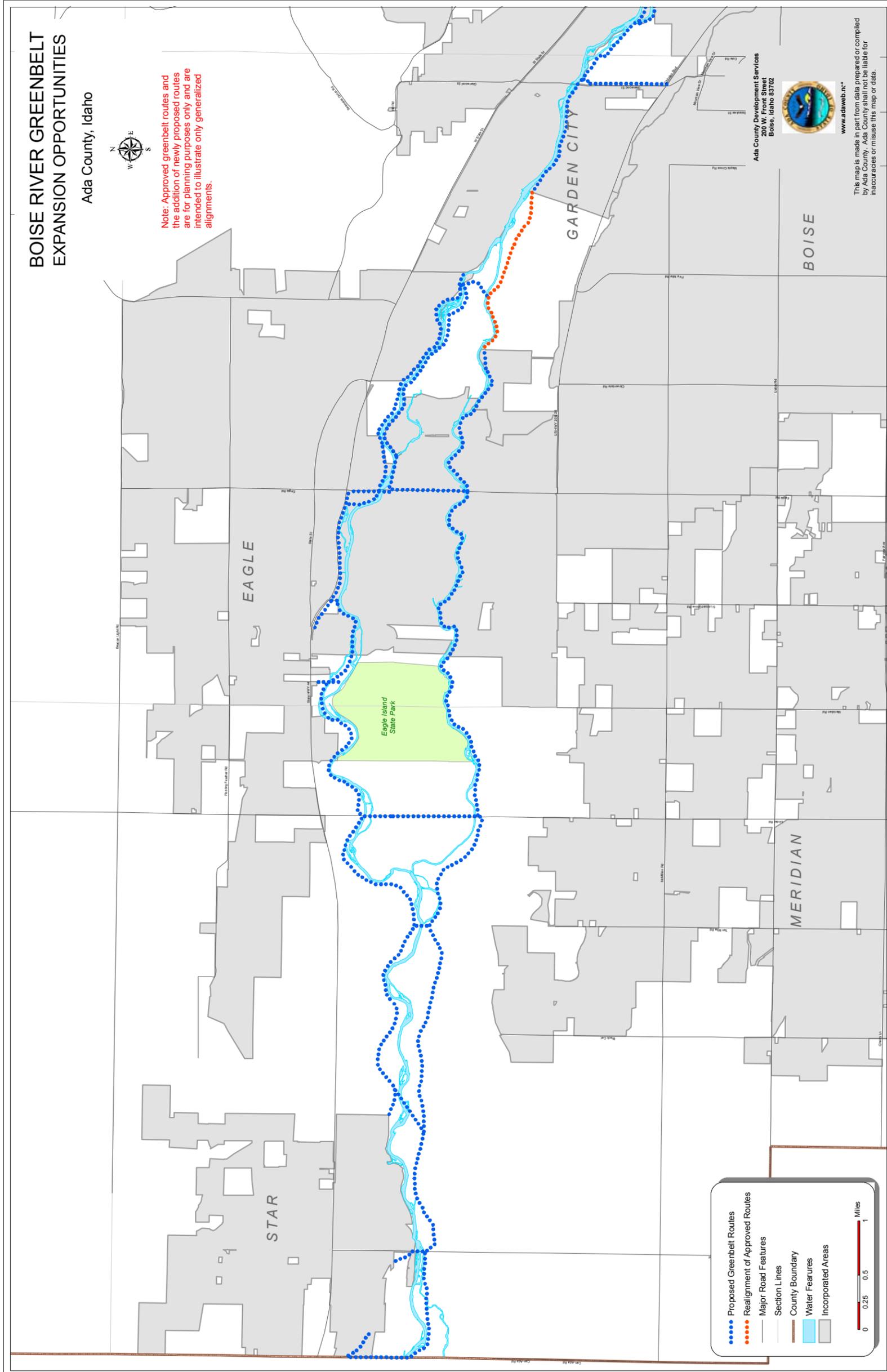
0 1.25 2.5 5 Miles

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FIGURE 9.4

# BOISE RIVER GREENBELT EXPANSION OPPORTUNITIES ADA COUNTY, IDAHO

This map will be revised to replace the "Approved Greenbelt Route" alignment (green lines) on the graphic with the "Proposed Greenbelt Route" symbol (blue dots).



## OPEN SPACE

**Proposed level of service.** A level of service standard of 4.0 - 5.0 acres per thousand is proposed, which would translate into a need for 200 - 738 acres. This standard is proposed for unincorporated areas outside of Planned Communities. Separate standards for open space within or directly adjacent to Planned Communities are being recommended (see below). This recommendation assumes the following:

- There is a significant amount of land within the County owned by local, state and federal agencies (hundreds of thousands of acres). Much of this land can be expected to continue to be used primarily as open space.
- Regional parks described previously will help meet open space needs.
- Open space provided through Planned Community requirements also will help meet open space needs in unincorporated areas.



A higher standard could be proposed in the future based on a more detailed County-wide study of open space needs. Counties in some parts of the western U.S. (primarily Colorado) have significantly higher standards for open space acquisition, although they also have dedicated funding sources, something the County currently lacks.

Standards recommended for open space to be provided within Planned Communities are summarized in Table 9.6. Opportunity areas are identified below.

### Priority Locations

#### Highest Priorities (not in any specific order, except as noted)

- In wildlife habitat areas
- Agricultural land
- North Foothills
- Land adjacent to riparian areas and drainages
- Along ridgelines

#### Secondary Priorities (not in any specific order)

- Near special geological or historical sites or features
- Central Foothills
- Areas adjacent to state and federal land to provide additional buffer areas
- Within Planned Communities
- Adjacent to existing recreational areas

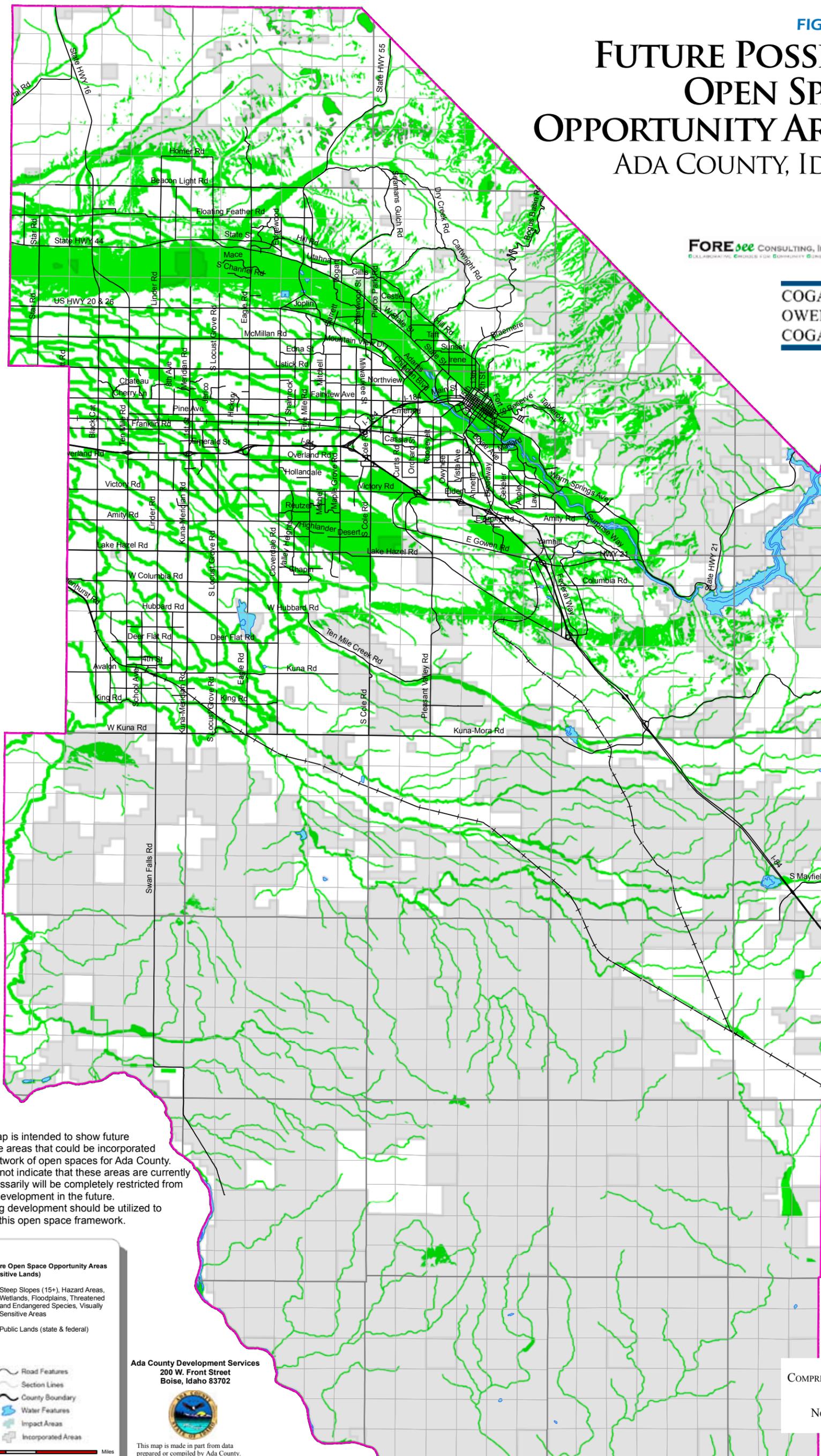


FIGURE 9.5

# FUTURE POSSIBLE OPEN SPACE OPPORTUNITY AREAS ADA COUNTY, IDAHO

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This map is intended to show future possible areas that could be incorporated in a network of open spaces for Ada County. It does not indicate that these areas are currently or necessarily will be completely restricted from future development in the future. Ongoing development should be utilized to realize this open space framework.

**Future Open Space Opportunity Areas (Sensitive Lands)**

- █ Steep Slopes (15+), Hazard Areas, Wetlands, Floodplains, Threatened and Endangered Species, Visually Sensitive Areas
- Public Lands (state & federal)
- Road Features
- Section Lines
- County Boundary
- Water Features
- Impact Areas
- Incorporated Areas

Ada County Development Services  
200 W. Front Street  
Boise, Idaho 83702

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0 1 2 4 Miles

ADA COUNTY  
COMPREHENSIVE PLAN  
CHAPTER 9  
NOVEMBER 2007



TABLE 9.6: RECOMMENDED STANDARDS FOR PLANNED COMMUNITIES

Types of Residential Community	Recommended Minimum Total Natural Open Space	Minimum Required Developed Open Space
Conservation/Preservation	30% of gross acreage	10 acres per 1,000 population
Foothill/Hillside	30% of gross acreage	10 acres per 1,000 population
Wetland/Floodplain	25% of gross acreage	10 acres per 1,000 population
Golf/Resort	15% of gross acreage	10 acres per 1,000 population
Flatland	10% of gross acreage	10 acres per 1,000 population
Mixed Use Village	5% of gross acreage	10 acres per 1,000 population
Office/Industrial/Major Retail	0% of gross acreage	10% of gross acreage

**Potential Partnerships**

- State and federal agencies
- Cities
- Land trusts and other non-profit organizations
- Private property owners, developers and user groups

**FUNDING AND IMPLEMENTATION**

Ada County may use a range of funding sources for developing its regional parks, open space, trails and waterways. Major funding sources include:

**Federal:**

- Recreation Trail Program (1988)
- Land and Water Conservation Fund
- HUD Grants
- Boating Safety Account

**State Programs:**

- Waterways Improvement Fund (WIF)
- Off-Highway Vehicle Programs
- Urban and Community Forest Grants (UCF)
- Community Transportation Enhancement (CTE)



### County Programs:

- Fee Simple Purchase
- Land Dedication/Fee In-Lieu
- Living Trust
- Land Donation
- Agreements and Leases
- Easements:
  - ✓ Conservation Easements
  - ✓ Trail Easements
- Impact Fees:
- Park Capital Facilities Fund
- Annual Operating Budget
- Special Assessments:
  - ✓ General Obligation Bonds
  - ✓ Serial Levy
  - ✓ Local Improvement Districts (LID)
- Utility Franchise Fee
- User Fees:

### Non Profits:

- Land Preservation Organizations
- Private Grants, Donations, and Foundations

### Other:

- Joint Public-Private Partnerships
- Land Trades

## Issues

- **Completion of Boise River Greenway Connections.** The Boise River Greenway is one of the most used and highest priority trail and recreational waterway corridors in the County. Within the unincorporated areas of the County between the County lines to the east and west, Ada County has identified completion of trail corridor connections as a high priority and will identify specific locational needs and actions necessary to achieve this goal.





- **Loss of potential open space through development.** Much of the County's open space is being consumed as land is developed for housing and other uses. If the County is to retain the open space that helps define it and provide recreational and other opportunities for residents and visitors, it will be essential to identify key open space resources and plan for their conservation before or as development occurs. In part, this can be accomplished by requiring provision of passive open space through the development of Planned Communities, as currently required by ordinance, and other areas.
- **Need for regional, County-wide discussion and approach for identifying priorities** for open space protection and acquisition, including resources for open space acquisition and maintenance. Ada County is just one potential participant in preserving and maintaining open space for its citizens. It is important for the County to work with cities, state and federal land managers, recreational interest groups and other citizens to identify long-term regional needs and priorities for open space acquisition. It also is essential that these groups collaborate to develop and adopt a long-term, stable, publicly supported funding strategy and specific tools to meet these needs.
- **Coordination with other park and recreation providers.** As noted above, coordination with other service providers is essential to the efficient provision of facilities and services and the cost-effective use of resources.
- **Linking open space.** Linking open space areas is important for providing a network of trails and open spaces both for recreational uses and wildlife habitat protection goals. Ada County residents who participated in the Comprehensive Update process identified wildlife habitat protection as an important component of open space preservation.

## Goals & Policies

### Overall Goals, Policies and Actions

**Goal 9.1: To identify, prioritize, reserve, acquire, develop and maintain a system of recreation areas, including parks, pathways, trailways, greenbelts, open space, playgrounds and other recreation areas and programs.**

**Policy 9.1-1:** Develop and enhance the variety of uses and enjoyment of Ada County's parks and recreation areas for all age groups.



- Policy 9.1-2:** Provide accessible recreation opportunities for the disabled, handicapped and other segments of the community with special needs in accordance with the Americans with Disabilities Act.
- Policy 9.1-3:** Involve volunteers and citizen support groups in the prioritization, coordination and implementation of recreation programs.
- Policy 9.1-4:** Support the development of a west Boise River specialty park in unincorporated Ada County that would include a wildlife preserve, nature trails, bird watching and limited river access for boaters.
- Policy 9.1-5:** Identify opportunities for incorporating recreational uses or facilities in the Western Idaho Fairgrounds and other County-owned facilities.
- Policy 9.1-6:** Periodically assess the County's Park and Recreation system as development occurs county-wide.
- Policy 9.1-7:** Adequately fund the maintenance and repair of County Park and Recreation facilities.
- Policy 9.1-8:** Within existing cities, and their designated Areas of Impact, where City Comprehensive Plan goals and policies apply, Ada County will work with the cities to ensure that the application of County zoning ordinance provisions and development review is consistent with city policies for parks and recreation.
- Policy 9.1-9:** Provide a range of recreational services at County-managed facilities within unincorporated areas, including non-traditional services such as boat docks, off-trail BMX and or mountain biking opportunities, archery ranges, gun clubs, equestrian trails, wildlife viewing areas/sanctuaries, etc., consistent with demand for such facilities by County residents and the ability of the County and partnering agencies or groups to finance them.

**Implementation Action:** Develop a future facility plan map delineating facilities to be developed and where they will be located in order to limit jurisdictional conflicts, minimize duplication of services within other existing cities service boundaries, and help ensure that the county is not in conflict with existing cities proposed goals and objectives.

**Implementation Action:** Develop a Capital Improvement Plan (CIP) that delineates funding needed to develop future facilities and the schedule for doing so based on projected need and demand.





**Implementation Action:** Develop and use a County park level of service standard based on future population projections per acre of parkland needed.

**Implementation Action:** Use statistically valid surveys and/or other means to identify where people recreate and to establish and refine priorities for future county park and recreation planning.

**Implementation Action:** Refine and implement a master plan for Barber Park.

## Facilities and Land Acquisition

**Goal 9.2: Support public recreation opportunities by acquiring and developing new parks and recreation areas, land or facilities consistent with identified community goals and priorities.**

**Policy 9.2-1:** Consider new development, highway improvements, and changes of land use as potential opportunities to:

- a. Acquire open space, greenways, bicycle paths and pedestrian linkages between parks, schools and communities.
- b. Negotiate for the acquisition or dedication of park sites using such incentives as density bonuses and transfers.
- c. Utilize impact fees for acquisition and development of county green infrastructure.

**Policy 9.2-2:** Encourage the increased use of existing parks in the County through public awareness programs.

**Policy 9.2-3:** Develop maintenance standards for County parks to ensure their continued value to residents.

**Policy 9.2-4:** Coordinate park and recreation planning with Boise, Canyon and Elmore Counties, cities in Ada County, state and federal agencies such as the BLM, US Forest Service and the Idaho Department of Parks and Recreation (IDPR) and other non-governmental organizations.

**Policy 9.2-5:** Promote the continuation of the Boise River Greenbelt throughout Ada County through private dedication, public acquisition and other appropriate measures.

**Policy 9.2-6:** Support the location of new parks adjacent to school recreation facilities.



**Policy 9.2-7:** Provide opportunities to partner and share costs with municipalities within Ada County and other non-governmental organizations to acquire land for open space, parks and trails.

**Policy 9.2-8:** Encourage review and comment by the County Parks and Waterways Department on any new development to improve coordination and connection with neighboring open space, parks and trails amenities.

**Implementation Action:** Conduct a regional, County-wide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, long-term, publicly supported funding approach.

## Pathways and Trails

**Goal 9.3: Develop and implement a long-range plan for the acquisition, creation and maintenance of new and existing pathways and trails that form an interconnected system; incorporate recommendations from the Ridge-to-Rivers Pathway Plan into the County's plan, as well as other adopted local, state and federal trails plans.**

**Policy 9.3-1:** Evaluate all development requests to determine their consistency with this Plan and the Ridge-to-Rivers Pathways Plan.

**Policy 9.3-2:** Support acquisition, preservation and maintenance of trails and trailheads through a variety of means, such as but not limited to private donations, targeted land acquisitions, environmental protection regulations and volunteer efforts.

**Policy 9.3-3:** Coordinate with IDPR, BLM and other agencies in the development of a Snake River Canyon linear pathway plan for non-motorized recreational opportunities that maintains the natural environment.

**Policy 9.3-4:** Support the coordination of a bicycle pathway system with transportation programs, agricultural/irrigation projects and other applicable plans or programs. Continue to pursue



public access easement agreements with utility and pipeline companies as well as irrigation districts. Encourage responsible agencies to obtain permission and authorization from property owners and authorities who control and manage lands on which pathways and trails are proposed, prior to construction of pathways and trails.

**Policy 9.3-5:** Continue to utilize volunteers and the Sheriff's Inmate Labor Detail in maintaining, building and monitoring trails.

**Policy 9.3-6:** Coordinate and collaborate at the staff level with other entities involved in updating and implementing the Ridge to Rivers Plan.

**Policy 9.3-7:** Recognize and coordinate with those agencies and other non-governmental organizations participating in the Foothills Management Plan to continue to properly manage and maintain foothills trails and resource values identified in this plan and the APA Ridge-to-Rivers Pathway Plan.

**Policy 9.3-8:** Continue to provide administrative and financial support for the Ridge-to-Rivers pathway program in the Boise Foothills.

**Implementation Action:** Refine estimates of how much open space is needed to accommodate future population growth according to standards adopted by the County.

**Implementation Action:** Coordinate with all local and state governments, recreation user groups and non-governmental organization to develop a County-wide open space plan.

**Implementation Action:** Explore the need for, develop and coordinate, if warranted, a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, Kuna and unincorporated areas of the County.

## Parks and Open Space

**Goal 9.4: Ada County supports coordination among the County, cities, state and federal agencies and private entities to provide a full range of recreational opportunities to County residents.**

**Policy 9.4-1:** Coordinate open space programs in Ada County with those of the incorporated cities and Planned Communities of Ada County, as well as with other regional agencies and jurisdictions



and other non-governmental organizations that are involved in open space programs.

- Policy 9.4-2:** Support the acquisition of park sites sufficiently in advance of development to keep costs down.
- Policy 9.4-3:** Support preservation of open space and natural areas for open space through a variety of means such as but not limited to private donations, targeted land acquisitions, environmental protection regulations, or development mitigation measures such as conservation easements and development easements.
- Policy 9.4-4:** Encourage new development to provide for parks and open space through acquisition, dedication, or impact fees.
- Policy 9.4-5:** Use parks and open space to provide green area between land uses.
- Policy 9.4-6:** Designate appropriate parks and open space as compatible land uses in environmentally or historically sensitive areas.
- Policy 9.4-7:** Coordinate school and park development to complement each other.
- Policy 9.4-8:** Encourage local jurisdictions to develop and adopt Park and Recreation System Plans for serving the parks and recreation needs of existing and future residents living in Areas of City Impact.
- Policy 9.4-9:** County Parks & Waterways Department should review County development applications to ensure proposed development conforms to this plan and any other adopted plans.

**Implementation Action:** Examine the feasibility of establishing an impact fee program.

**Implementation Action:** Identify opportunities to use County recreational facilities to host special events, promote environmental education and achieve other goals of this Plan and other adopted plans.

**Implementation Action:** Identify and achieve the level of staffing necessary to implement the goals and policies of this Plan.





## Waterways

### **Goal 9.5: To increase access to, safety on and enjoyment of County Waterways through education about safety, rules and laws, and by providing additional facilities and services.**

- Policy 9.5-1:** Continue to maintain and improve boating facilities throughout Ada County, such as parking, launch ramps, and restrooms.
- Policy 9.5-2:** Provide accessible recreation opportunities for the disabled, handicapped, and other segments of the community with special needs in accordance with the Americans with Disabilities Act.
- Policy 9.5-3:** Adequately fund the maintenance and repair of County waterways facilities to ensure their continued value to residents.
- Policy 9.5-4:** Coordinate waterways planning with surrounding counties, agencies and other non-governmental organizations.
- Policy 9.5-5:** Encourage federal, state, and private water managers to recognize and support recreational boating and fishing on Lucky Peak, Swan Falls and the Snake and Boise rivers.
- Policy 9.5-6:** Create and/or expand facilities for overnight camping and day-use boater facilities associated with waterway recreation.
- Policy 9.5-7:** Encourage ACHD, ITD, cities and other public entities to provide public access to the Boise River at roads, bridges, or public rights-of-ways.
- Policy 9.5-8:** Support and advocate for management of the lower Boise River (Glenwood Rd. to the Canyon County line) as an advanced paddle sport recreation area (i.e., canoe, kayak, and advanced rafting). Barber Park to Ann Morrison Park should be managed for less experienced floaters. The section of the river that traverses Garden City will be targeted for few improvements.
- Policy 9.5-9:** Encourage creation of man-made boating lakes from reclaimed gravel pits and quarries to serve niche boaters.
- Policy 9.5-10:** Balance recreational needs with private property rights in promoting waterway recreation and improvements.
- Policy 9.5-11:** Help increase boat registration designations to Ada County through public education efforts.



**Policy 9.5-12:** Support efforts to secure new boat and recreation revenue source(s) to fill gaps left by elimination of federal funding sources.

**Policy 9.5-13:** Continue to support enforcement and search and rescue efforts provided by the Ada County Sheriff's Office and local volunteers.

**Implementation Action:** Work with other agencies to develop and implement strategies to preserve the Boise River and river corridor, such as; required setbacks, mandatory easements for pathways and river access, and educational signage.

**Implementation Action:** Develop strategies to make boaters aware of opportunities on the Snake River and Swan Falls areas and to reduce overcrowding on Boise River/Lucky Peak.

**Implementation Action:** Support Idaho Parks and Recreation and the state Legislature to create mandatory "Boater Education" requirements for young operators.

**Implementation Action:** Support a feasibility study to determine the need, cost and possible location of a new four-season, deep-water marina on Lucky Peak.

**Implementation Action:** Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.

**Implementation Action:** Support Idaho Parks and Recreation and the Legislature in updating boat registration fee schedules to reflect actual inflationary pressures.

**Implementation Action:** Work with other recreation providers and groups to support and implement improved and expanded recreational facilities at Eagle Island State Park.



# 10

# SPECIAL AREAS OR SITES



**“Ada County’s character is defined by the events, places and personalities of its past...we cherish the richness and meaning it adds to our lives as we plan for the future.”**

Ada County has a unique, storied history. Preservation of that history is an important goal of Ada County because of the richness and meaning that it adds to the lives of its residents and the link it provides between the past and future. This chapter provides a brief overview of the County’s history and provides goals, policies and implementation strategies for historic preservation as it relates to land use decisions.

For information regarding natural resource features, ecologic, wildlife or scenic significance pertaining to special areas or sites, refer to Chapter 6 of this Plan.

## Existing Conditions

### An Overview of Ada County’s History

Native Americans are known to have inhabited this area at least 14,000 years ago. Evidence of winter villages dates back to 5,000 years ago. The bows and arrows appeared 2,000 years ago, and ancestral Shoshone populations brought pottery to Idaho within the past 500 years. Around the year 1710, Shoshone bands acquired horses that were descended from those brought to North America by the Spanish. While most trade routes have existed for hundreds—if not thousands—of years, mobility of Native Americans was limited prior to the introduction of horses, which resulted in greater trade opportunities among tribes. This led to the establishment of better-defined trade routes, many of which later would become trails used by immigrants during America’s westward expansion of the mid-19th century.

Historically, the rich Boise Valley was home to a prominent equestrian band of Northern Shoshone. However, the area was visited by Bannock and Paiute, and other more distant tribes, Nez Perce, Umatilla and Cayuse, for intertribal



gatherings and trading. Though an early history of the valley written by Annie Laurie Bird entitled "Boise: The Peace Valley" tells of the generally peaceful coexistence of the tribes that met in this area, historical research indicates that the first order of business for fur traders wanting to do business here was to negotiate a truce between the different tribal groups.

EuroAmerican explorers first traveled through the Boise Valley in 1811, followed by fur trade and military expeditions. Effects on the native population and their resources from this limited traffic were minimal. Environmental degradation and cultural conflicts greatly accelerated with Oregon Trail wagon trains, beginning in 1843.

EuroAmerican settlement did not begin until 1862 after gold discoveries in the Boise Basin and the following year in Silver City and the South Fork of the Boise River. Military Fort Hall was also established in 1863 to provide protection for emigrants, settlers and miners. This marked the beginning of the end for Shoshone residence in the valley.

At this point, Boise City had become an important crossroads and trading center. It stood as one of only two practical locations for crossing the Boise River, the other being Canyon Hill in Caldwell, about 30 miles to the west. Many roads to local mining communities passed through or near Boise, leading to the establishment of stage and freight lines and securing Boise's importance.



With the area's increased population and political influence, southern Idaho leaders were successful in moving the Territorial Capital from Lewiston to Boise by the close of 1864. A treaty was negotiated with the Boise Shoshone the same year in an effort to secure land and minerals. However it was never ratified by the U.S. Senate. Five years later, the native population was removed from the valley, without a treaty, to the newly established Fort Hall Indian Reservation

The importance of the agricultural economy of the county was established at this time, with early farmers earning handsome returns for supplying the needs of the booming influx of miners and prospectors. This led to the development of early irrigation systems along the low lying stretches of the Boise River, with



the area around Garden City, Eagle Island, Dry Creek and Star being among the first areas where farms were established.

The increased settlement of the area and importance of gold production in stabilizing the currency of the Union during the Civil War caused Fort Boise to be established in 1863. The army's presence was an important factor in establishing the town of Boise and for the relocation of the territorial capital from Lewiston to Boise at the end of 1864.

The railroad reached Ada County in 1883, but bypassed Boise. Instead, it stopped at an old stage stop on the Boise-Silver City Road in what would come to be known as Kuna. It would be another four years before a spur line reached Boise, and six more before there was freight service to downtown Boise. Finally, in 1925, Boise was placed on a mainline track that continued in service until 1997.

Transportation and access to water have continued to be the keys to land development throughout Ada County's history. The inter-urban trolley system was started in 1890 and reached completion by 1905. The trolley system triggered development around Collister, supporting the towns of Ustick and Meridian. In the beginning, it carried students to the College of Idaho, where the original station still stands. While ridership is hard to calculate, it probably peaked around 1910 and began to decline as automobile availability increased. Road improvements and new bridges created new opportunities to develop cheaper land outside the settled areas, resulting in the County's population slowly expanding outward from the cities of Boise, Nampa and Caldwell, in neighboring Canyon County. This trend continues today, with freeway improvements, such as new overpasses, providing faster and easier access to lands south of Interstate 84 and attracting additional growth and development.



While resource industries, such as timber and mining, played an important role in Boise's early history, the County's economic base shifted to agriculture in the early part of the 20th Century with the completion of the Boise Project, which irrigated vast acres of previously arid sagebrush plain in central Ada County. Agriculture's dominance as a land use continued until near the end of the 20th



Century, when suburban expansion and city growth caused the production of roof tops to exceed that of row crops.

Being the state capitol, county seat and the largest city in Ada County, Boise has played a dominant role in the area's history. Significant investment in city, county, state and federal government offices have been a catalyst for Ada to become Idaho's most urban county. This concentration of population has led to increasing cultural opportunities, including sporting events and the arts.

### Summary of Past Preservation Efforts

As development pressures in the county increase, rural historic resources throughout the county are quickly disappearing. As a result, historic preservation is important to retain individual community identities and preserve the area's quality of life.

Time, alterations, and development pressures for over a century have meant that very few structures built in Ada County before 1870 have survived.

However, through care, chance and circumstance,

there are a few pre-1870 structures remain. For example, the Schick-Ostolasa Farmstead in the Dry Creek Valley reportedly was constructed between 1864 and 1868. In addition, three other structures still exist and are currently preserved by the Idaho State Historical Society – the Logan Adobe House (1865) and Coston Cabin (1863, located next to the Idaho Historical Museum); and the O'Farrell Cabin (1863, located on Fort Street on the grounds of Fort Boise). Another three or four other structures were built at Fort Boise before 1870, but may not all still exist. In total, about a dozen structures in Ada County built before 1870 still exist.

Historic preservation in Idaho began in 1881 with the creation of the Historic Society of Idaho Pioneers, a grass roots effort intended to preserve the story of the state's formation for the benefit of future generations. In 1907, the Idaho State Historical Society, a state agency serving several preservation functions, was formed. A number of historical societies have operated in Ada County since that time, including: the Daughters of the American Revolution; the Sons and Daughters of Idaho Pioneers; The Columbian Club; and many others. These



groups have been responsible for a number of important historic preservation efforts, such as the restoration of the O'Farrell Cabin and other pioneer structures, and the creation of Idaho's historical marker program (now administered by the Idaho Transportation Department).



Preservation efforts in Idaho began in earnest in 1966 with the passage of the National Historic Preservation Act. The National Historic Preservation Act eventually led to Idaho legislation (1975) that allowed for the creation of local historic preservation commissions. Urban renewal efforts that resulted in the removal of many of Boise's historic buildings during the 1960's, 70's and 80's served to heighten the historic preservation movement within the city. Boise City was the first city in Ada County to form such a commission (in 1976); Meridian, Ada County, and Eagle formed commissions in the late 1980's.

The Ada County Historic Preservation Council was created in 1988 (by ordinance #192) to preserve and enhance cultural and historic sites throughout Ada County and to increase awareness of the value of historic preservation to citizens and local businesses. Since its creation, the Council has performed the following functions:

- Conducted extensive inventories of sites throughout the County.
- Helped educate the public about the importance of historic preservation.
- Encouraged individual property owners to preserve historic properties.
- Found other creative ways to help preserve the County's historic heritage.

In preparing for this update of the comprehensive plan, the Council embarked upon their first-ever Ada County Preservation Plan for Cultural and Historic Resources, which has re-energized the Council toward its mission of **Preserving Ada County's Heritage**. The results of their research and analysis are reflected in the historic preservation and cultural resources element goals, policies and implementation strategies of this comprehensive plan.

In conducting preservation efforts, the Council has focused on historic properties within unincorporated Ada County and vestiges of the historic functions of county government in urban areas, such as the courts and jails. The



County also supports historic preservation within municipalities that do not have their own historic preservation staff.

The Council also acts as the County's representative in the national Certified Local Government (CLG) program (pursuant to section 101 (c) of the National Historic Preservation Act of 1966), which allows the County to recommend the nomination of properties for inclusion on the National Register of Historic Places and ensures its continued eligibility for matching grants (currently totaling around \$3,500 per year) from the National Park Service [administered by the State Historic Preservation Office (SHPO)].

## The Historic Preservation Plan

The overall aim of the 2006 Historic Preservation Plan is to comprehensively assess the County's historic preservation needs, goals, policies and objectives for the next 20 years and to establish the basis for creating a three-year strategic plan outlining immediate actions the County can undertake toward meeting these broader goals.

A primary goal of the Plan is to stabilize Ada County's historic preservation efforts by clearly describing the roles and relationships of various local, state and national preservation groups. The Plan also details some of the resources available to the Council, summarizes the Council's past activities and accomplishments, and sets realistic, achievable goals for the Council, including a list of priority properties to recognize, protect and interpret for their important contributions to the identity of communities within Ada County.

## Sites with Preservation Needs

Taken from the Plan, the 1973 Resource Inventory, Planning Considerations and Policy Recommendations lists the highest priority historical sites and monuments, geological sites and monuments, and archaeological sites and areas to be preserved in Ada County. While many of these sites are currently protected by some means, there are a number that are under Ada County's jurisdiction, including the following:

### Historical Sites and Monuments

- **Initial Point.** While this property is eligible for inclusion on the National Register, it is inadequately signed and needs some attention due to the impacts of off road vehicle use and partying in the vicinity.



- **Shaw Mountain Mines.** This property appears to lie mainly within the public domain, under supervision of either the BLM or USFS. Both of these agencies have programs that may aid in documenting and protecting these resources, though County participation would be valuable in initiating this process.
- **Idaho City Toll Road.** See comments for Shaw Mountain mines.
- **Rocky Canyon of Willow Creek.** This appears to be on private property. The property includes parts of the Healey Toll Road and possibly other historic roads. It is not included in any survey of historic sites that has been completed by the County.
- **Bonneville Point.** The property containing a historic marker and interpretive signage is managed by the Bureau of Land Management.
- **Schick-Ostolasa Farmstead.** The Farmstead lies on about 1.75 acres of land along Dry Creek. It includes a 2-story farmhouse with barns and other outbuildings. Members of the Schick family lived in the house from the 1860s until 1920. In 1927, the family of Costan and Lucia Ostolasa moved into the farmhouse where their descendants lived until 2005. The farmhouse was listed in the National Register of Historic Places on August 23, 2006.

### Geological Sites and Monuments

- **Rocky Canyon (Cottonwood).** See Shaw Mountain mines, Idaho City toll road.
- **Lucky Peak Mining District.** Some, or all, of this district may, or may not be on private property. There is considerable private property in the area of Adalpe Summit, while other adjacent lands appear to be primarily controlled by the BLM.
- **Rocky Canyon (Willow Creek).** See comments under Historical sites and monuments.
- **Kuna Cave.** It was noted in the Western Heritage Historic Byway Management Plan that Kuna Cave is located on private property.
- **Initial Point.** See Historical sites and monuments.
- **Third Bench.** This area saw limited development in the 1970's and there is some gravel extraction in progress in proximity to Pleasant Valley Road. Future planned communities and/or expansion by Boise City likely will



include portions of this geologic feature and development pressure are expected to be high due to views of the mountains and surrounding countryside. Few public lands along the third bench remain.



■ **Volcanic cones south of Gowen Field (within IDNG training range).**

This feature is on public land and an environmental impact statement was prepared in 1988 for the Orchard Training Area that mitigates the impacts on the area from use by the military.

**Archaeological Sites and Areas**

■ **Sites along Indian Creek, Five-Mile Creek, Sand Creek and the Boise**

**River** are noted as potential sites for archaeological exploration. Currently, subdivision development is only possible within the Boise City Area of City Impact Area. Within the Southwest District Overlay of Boise's impact area, it is required that all natural waterways be left in an unaltered state, thereby minimizing negative impacts to potential archaeological resources. Likewise, the Boise River Greenway Overlay District establishes setbacks and other measures to preserve resources along the Boise River. Crossing of most of these waters is likely to result in a crossing permit from the Corps of Engineers that triggers Section 106 review, which would require a site investigation for historic and cultural resources.

In addition to the 1973 Resource Inventory, the Preservation Plan lists several surveys, plans, and other documents that detail the location, characteristics and preservation needs for known historic sites throughout Ada County.

**Issues**

The following issues were identified during the Comprehensive Plan Update process in 2005/2006:

- **Impacts of growth and development.** Rapid growth and development will continue to threaten historic and cultural resources. Planning and development processes and regulations that require investigation and consideration of historic and cultural resources will be essential to managing, documenting and preserving remaining resources.



- **Continued documentation.** A significant amount has been accomplished in the last decade to document the location and condition of historic resources in the County. To help preserve these resources, it will be important to continue to maintain, update and map this information.
- **Integrating historic and cultural resources in development review processes.** More work is needed to update the County's zoning ordinances and other regulations to incorporate measures to document and protect historic and cultural resources in a consistent, effective manner. Similar efforts should be undertaken to integrate historic resources into design and development of county facilities.
- **Public education and information.** Informational materials and other efforts will be important in raising awareness about historic resources, including preparation of fact sheets, brochures, historic travel guides and other information. Some of these materials can help support economic development efforts to attract visitors to the County, as well.

## Goals & Policies

**Goal 10.1: To assist in identifying, preserving, enhancing and protecting those cultural resources that are important to the people of Ada County.**



- Policy 10.1-1:** Encourage the rehabilitation and retention of existing historic structures in Ada County.
- Policy 10.1-2:** Participate in the Idaho State Historical Society's Certified Local Government Program for historic preservation.
- Policy 10.1-3:** Encourage interagency planning efforts to address the evaluation and protection of historic resources. Encourage interagency adoption of a standardized evaluation process such as outlined by Section 106 of the National Historic Preservation Act.
- Policy 10.1-4:** Support the Ada County Historic Preservation Council's role in surveying, inventorying and registering Ada County's historic resources in sufficient detail and in an ongoing manner.



**Policy 10.1-5:** Review proposed developments to determine if they would destroy or impact any unique geological, historical or archeological site and to identify what steps may be needed to avoid or reduce negative impacts to the site. Provide a design review process for new construction impacting historical sites to encourage compatibility of design.

**Policy 10.1-6:** Consider incentives such as clustering and density bonuses for development that preserves historically or culturally significant sites or buildings.

**Policy 10.1-7:** Incorporate historic preservation concepts in planning and design of County facilities.

**Policy 10.1-8:** Zoning changes involving land parcels entirely within the Snake River Birds of Prey National Conservation Area may be allowed, consistent with goals and policies of this plan and providing that proposed zone changes do not create adverse impacts to the Snake River Birds of Prey National Conservation Area. Property owners proposing zone changes should be encouraged to work with the Bureau of Land Management to exchange isolated or biologically significant parcels within the Conservation Area for properties that lie outside the area.

**Policy 10.1-9:** Preserve historic structures owned by Ada County; provide opportunities for preservation and/or adaptive reuse for such properties prior to approval of disposition or any other decision that would result in demolition or significant alteration of such a property.

**Policy 10.1-10:** Support efforts of the Ada County Historic Preservation Council in providing information to the public about existing historic and cultural resources.

**Policy 10.1-11:** Promote and conduct educational and interpretive programs on historic preservation and historic properties in the county.

## **Implementation Actions**

**Implementation Action:** Consider updating the County's zoning ordinances to require providing interpretive signage for any historic resource directly impacted by construction that triggers Section 106 review under the Historic Preservation Act of 1966.





- Require a record search from the State Historic Preservation Office (SHPO) as part of the development review process.
- For planned communities, require a cultural/historic/archaeological resources reconnaissance survey and SHPO record search, with the findings of the report being a consideration in the design of the project proposal.
- For planned communities, require that developers follow recommendations made as part of the cultural/historical/archaeological resources reconnaissance survey.
- Require that planned community applications make a finding that such proposals are in compliance with the policies of this section of the Ada County Comprehensive Plan.
- Require preparation of a historical/archaeological/cultural resource report for construction proposals that are covered by Section 106 of the Historic Preservation Act of 1966.

**Implementation Action:** Expand the existing County GIS theme of historic resources to include all sites identified in pre-1998 surveys conducted on behalf of Ada County.

**Implementation Action:** Coordinate with the Ada County Historic Preservation Council to identify financial and other incentives to encourage restoration and protection of historic resources in Ada County and share information with property owners.

## **Goal 10.2 Encourage, enhance and celebrate Ada County's ethnic and cultural diversity and heritage.**

**Policy 10.2-1:** Encourage activities and events that will celebrate the cultural heritage of Ada County.

**Policy 10.2-2:** Encourage international cultural exchanges among individuals, organizations and communities.

**Policy 10.2-3:** Encourage cultural awareness through the creation and public exhibition of visual and performing arts.

**Policy 10.2-4:** Support and/or encourage community organizations to develop a variety of cultural facilities that meet the needs of all residents.

## **Implementation Actions**

**Implementation Action:** Explore and expand coordination with established Arts & Cultural Councils within Ada County.

**Implementation Action:** Work with the Board of Ada County Commissioners to determine availability of resources for development of a County sponsored Arts & Cultural Heritage Council.





**“Ada County residents value a variety of housing choices that accommodate a range of lifestyles, needs and incomes.”**

### Existing Conditions

This chapter describes existing conditions and recent trends related to housing, including:

- Number, type, age and distribution of housing units within the County
- Housing values and costs, including housing needs of low and moderate income households
- Past trends and future projections of needed housing units
- Issues, goals, policies and implementation actions related to housing

### Housing Inventory and Conditions

In 2000, there were 118,516 housing units in Ada County according to the U.S. Census, a 47% increase over the 1990 total (80,849) and a 75% increase since 1980 (67,835). Based on building permit data and current population estimates, there are estimated to be as many as 149,000 housing units in the County today (2006), assuming all dwellings approved through 2004 have been constructed (see Table 11.4). Of these, over 22,000 or about 16% were approved in unincorporated Ada County, although a substantial number of these (about 60%) were constructed in areas of city impact.

Table 11.1 shows that single-family detached residences continue to comprise the bulk of the housing stock throughout the County (70%), while mobile homes are the second-most common housing type in all areas except for Boise where nearly 31% of the housing stock (24,102 units) are duplexes, townhomes, apartments, condominiums or some other type of attached housing.

Just over 4% of the county’s housing units (5,108 units) were vacant in 2000. Of the occupied units, 71% (80,135) were owner-occupied and 29% (33,273) were renter-occupied. The average household size was 2.28 for renter-occupied units and 2.72 for owner-occupied units (2.59 for all units). There were 1,466 overcrowded units (units with more than 1.5 persons per room). This represents



TABLE 11.1: HOUSING STRUCTURE TYPE IN ADA COUNTY AND ITS INCORPORATED AREAS, 2005

Number of Units	Ada County	Boise	Eagle	Garden City	Kuna	Meridian	Star
One, detached	83,257	50,426	3,100	2,379	1,602	10,464	535
One, attached	5,285	4,296	163	280	10	321	15
Two	3,601	3,150	13	114	12	172	18
Three to nine	9,108	7,815	186	228	58	594	8
Ten to 49	6,328	5,660	73	254	9	134	15
Fifty or more	3,294	3,181	5	34	0	32	0
Mobile home	7,438	3,304	404	1,375	96	547	97
Boat, RV, van, or other	205	118	33	14	0	24	0
Total units	118,516	77,950	3,977	4,678	1,783	12,288	688
Percentage of Units	Ada County	Boise	Eagle	Garden City	Kuna	Meridian	Star
One, detached	70%	65%	78%	51%	90%	85%	78%
One, attached	4%	6%	4%	6%	1%	3%	2%
Two	3%	4%	0%	2%	1%	1%	3%
Three to nine	8%	10%	5%	5%	3%	5%	1%
Ten to 49	5%	7%	2%	5%	1%	1%	2%
Fifty or more	3%	4%	0%	1%	0%	0%	0%
Mobile home	6%	4%	10%	29%	5%	4%	14%
Boat, RV, van, or other	0%	0%	1%	0%	0%	0%	0%

Sources: **Blueprint for Good Growth: Needs, Issues, and Opportunities Report.** September 1, 2005; 2000 US Census; Cogan Owens Cogan.

a 162% increase from the 1990 total of 559 overcrowded units, and the percentage of all units that is overcrowded rose from 0.7% in 1990 to 1.2% in 2000.<sup>1</sup>

Over two-thirds of the County's housing units were built after 1970, and nearly twenty percent of the Ada County housing stock has been constructed since 1995. Table 11.2 shows that similar patterns—strong housing growth since 1995 and the majority of housing built after 1970—can be found in each of Ada County's cities. More than half of the housing in Eagle, Kuna, Meridian and Star was built after 1990.

The vast majority of houses are heated with either gas from a utility company (69%) or electricity (26%). The remaining 5% use some other heat source such as bottled gas, fuel oil, or wood. A very small number of units (228 units, or 0.2% of total) have no heat source.



TABLE 11.2: AGE OF HOUSING IN ADA COUNTY AND ITS INCORPORATED AREAS

Year Structure Built	Ada County	Boise	Eagle	Garden City	Kuna	Meridian	Star
1999 to 2000	5,460	2,079	444	249	212	1,070	108
1995 to 1998	18,194	8,325	1,240	724	718	4,499	287
1990 to 1994	16,964	10,353	700	1,007	166	3,027	26
1980 to 1989	16,648	12,041	410	657	115	1,215	36
1970 to 1979	29,834	18,550	946	1,321	361	1,545	79
1960 to 1969	9,648	7,785	72	393	44	285	37
1950 to 1959	9,179	8,035	36	167	29	304	40
1940 to 1949	5,157	4,572	38	86	17	119	20
1939 or earlier	7,432	6,210	91	74	121	224	55
Total	118,516	77,950	3,977	4,678	1,783	12,288	688

Sources: Blueprint for Good Growth: Needs, Issues, and Opportunities Report. September 1, 2005; 2000 US Census.

A relatively small number of occupied housing units lack complete plumbing (465 units) or kitchen facilities (886 units). Just over half of the units lacking complete plumbing, and three-fourths of those lacking complete kitchen facilities, are renter-occupied. Given the lack of other comprehensive data related to housing conditions, Census data is the most up-to-date, complete source of county-wide information for this topic.

### Housing Value and Costs

According to the U.S. Census, median values for single-family housing on less than ten acres of land in Ada County more than doubled between the 1990 and 2000 censuses, from \$69,300 in 1990 to \$161,800 in 2000. The Ada County Association of Realtors reports that median home prices have steadily increased from \$119,000 in the first quarter of 1999 to \$163,000 in 2004.<sup>2</sup> The county-wide median gross rent was \$617, according to the 2000 US Census. Table 11.3 summarizes the US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data for the year 2000, which describes income and housing affordability conditions for owner and renter-occupied households. The table shows that 59% of the city’s renter households had incomes at or below 80% of the Boise Area Median Income





(adjusted for family size), and 16% were at or below 30% of the Boise Area Median Income (BAMI). A smaller percentage of owner-occupied households (34%) had incomes at or below 80% of BAMI. The low and moderate income percentages are significantly higher for households with elderly residents in which 72% of renter-occupied households and 43% of owner-occupied households had incomes at or below 80% of BAMI.

TABLE 11.3: COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY DATA—2000

Income Category	Number of Households	Percent of all Households	Percent w/ Housing Problems
<b>Renters</b>			
0-30% (very low)	5,434	16%	81%
30-50% (low)	5,993	18%	85%
50-80% (moderate)	8,249	25%	43%
80-100%	13,614	41%	10%
All Households	33,290	100%	43%
Total low and moderate (0-80%)	19,676	59%	66%
<b>Owners</b>			
0-30%	2,728	3%	70%
30-50%	4,520	6%	57%
50-80%	11,203	14%	49%
80-100%	61,698	77%	11%
All Households	80,149	100%	21%
Total low and moderate (0-80%)	18,451	23%	54%
<b>Total</b>			
0-30%	8,162	7%	77%
30-50%	10,513	9%	73%
50-80%	19,452	17%	47%
80-100%	75,312	66%	11%
All Households	113,439	100%	28%
Total low and moderate (0-80%)	38,127	34%	60%

Sources: HUD CHAS Data (2000); Cogan Owens Cogan.

Table 11.3 shows that roughly three-quarters of households with incomes less than 50% of the median have some form of housing problem. These housing problems can include a cost burden (i.e., spending more than 30% of monthly income on housing), overcrowding (more than 1.01 persons per room), or a lack of complete kitchen or plumbing facilities. The percentage is similar for households in the 0-30% income bracket (77% have some form of housing problem) and households in the 30-50% income bracket (73%). Housing



problems are more prevalent among all low and moderate-income renters (66%) than homeowners in the same income categories (54%). Among renters, housing problems are most common in the 30-50% income category (85%, versus 71% in the 0-30% range). Among homeowners, housing problems are most common (70%) in the 0-30% income bracket.

## Public Housing and other Low-Income Housing Assistance

There are currently 1,168 units of privately-owned, affordable rental housing targeted to lower income families in Ada County. There are another 897 units of subsidized housing, which includes 480 units designated as senior housing. Public and assisted housing is provided by the Boise City/Ada County Housing Authority (BC/ACHA) through federal programs administered and financed by the US Department of Housing and Urban Development (HUD).

BC/ACHA provides assistance to a total of 1,912 households in Boise and throughout Ada County, including the communities of Meridian, Eagle, Star, Garden City and Kuna. There are an additional 595 households on the GC/ACHA housing assistance waiting list. The types of units funded and/or administered by the agency include the following:



- 170 units of Low Rent Public Housing (LRPH)
- 80 units under Section 8 New Construction
- 42 units previously acquired with CDBG and Key Bank loans
- 100 single-family residences purchased through an Assisted Home Ownership Program
- 986 units under the Section 8 program
- 649 units under HUD's Section 8 Existing Housing Annual Contribution Contracts

Roughly 700 additional low-income housing units are provided in Ada County by the following agencies:

- The City of Boise
- Boise Housing Corporation
- The Community House
- Boise Neighborhood Housing Services<sup>3</sup>

## Trends and Projections

The number of residential building permits issued per year county-wide has steadily increased in recent years, from 3,869 permits in 2000 to 5,510 in 2004. Much of this growth has taken place in Meridian, where new residential building permits nearly doubled from 2002 to 2003 and rose 45% from 2003 to 2004. As shown in Table 11.4, more than three times as many permits



were issued in Meridian as in Boise in 2004. New residential permits in the unincorporated portion of Ada County also outnumbered the Boise total in 2004. At the same time, many of the permits in the unincorporated County were in areas of city impact (about 60%), primarily that of Boise.

TABLE 11.4: RESIDENTIAL BUILDING PERMITS ISSUED 2000-2005

Year	Ada County	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated Ada County
2005	7,831	1,189	530	70	563	3,314	548	1,617
2004	5,510	815	483	69	230	2,567	146	1,200
2003	4,764	1,119	421	88	232	1,766	102	1,036
2002	3,930	1,204	266	196	410	949	46	859
2001	4,522	1,823	361	103	321	921	43	950
2000	3,869	1,301	455	116	323	759	74	841

Sources: Blueprint for Good Growth: Needs, Issues, and Opportunities Report; 2004 Development Monitoring Report, COMPASS, Report Number 8-2205, March, 200 ;2005 Development Monitoring Report, COMPASS, December, 2005.

Since 2000, the number of multi-family units permitted has generally been between 10% and 16% of all permitted units, with a high of 26% in 2001. Higher percentages of multi-family and higher density detached housing may occur in the future as infill, downtown development, and mixed use planned communities

TABLE 11.5: PRELIMINARY PLAT ACTIVITY WITHIN AREAS OF IMPACT, 2005

Housing Type	Boise	Eagle	Garden City	Kuna	Meridian	Star
Single-family units	1,905	519	58	386	3,179	514
Multi-family units	383	26	12	30	148	--
Total units	2,321	546	70	427	3,334	514

Sources: Blueprint for Good Growth: Needs, Issues and Opportunities Report; 2005 Development Monitoring Report; COMPASS, Report Number 8-2205, 2006.

become more common. However, recent preliminary plat activity shows that single family residential housing continues to be the predominant type

of new housing in the County.

Much of the preliminary plat activity is concentrated in the northern Meridian Area of Impact, the Star Area of Impact, and north of the Kuna Area of Impact. A significant amount of activity is also occurring in the Boise Area of Impact and rural areas of the County, outside the incorporated cities or their areas of impact. Table 11.5 shows the number of units expected for development in current preliminary plats within each Area of Impact.



Over the next 25 years, another 75,000 - 80,000 housing units are expected to be built, according

TABLE 11.6: ADA COUNTY HOUSEHOLD FORECASTS, 2005-2030

Forecast	2005	2010	2015	2020	2025	2030
Trend Scenario	134,366	150,443	169,708	187,396	201,340	214,029
Community Scenario	134,366	149,812	168,696	182,559	196,264	207,005

Sources: COMPASS, Future Population Forecasts, March, 2006.

to COMPASS projections. As part of the Communities in Motion regional transportation planning process, COMPASS identified two possible development scenarios - the Trend and Choice alternatives. The Trend option assumes a higher percentage of growth in the region would occur in Ada County. It also assumes lower densities of development and greater land consumption. The Choice scenario shows a more compact, urban form of development. Refer to Table 11.6.

## Issues

The following issues were identified during the Comprehensive Plan Update process in 2005/2006.

- **Compatibility of new development with existing neighborhoods.** Participants in Comprehensive Plan and Blueprint for Good Growth meeting discussed the importance of protecting the character of existing neighborhoods as new, adjacent development or infill development occurs.
- **Diverse housing and development choices.** County residents noted the importance of a diverse set of housing choices in terms of location, types of housing structure and character of development, ranging from housing close to or mixed with commercial areas and services to opportunities for a rural lifestyle. Meeting participants encouraged the County and developers to consider these needs and pursue innovative, creative approaches to meeting them.
- **Housing affordability.** While land and housing prices in Ada County are still relatively reasonable, compared to many other areas of the country, prices have increased over the last ten years faster than the inflation rate and are expected to continue to rise in the future. Many people with low incomes face burdens in finding housing they can afford, as well as overcrowding and other poor housing conditions.
- **Efficient and sustainable use of resources.** As housing and land costs increase, efficient use of land and public facilities will become even more important in planning to meet future housing needs, including the use of sustainable design and development practices.





## Goals & Policies

**Goal 11.1: Ensure that future development provides for a mix of housing opportunities to meet the needs of individuals and families of all income groups, socio-economic backgrounds and capabilities.**

**Policy 11.1-1:** Ensure a wide range of housing types within Ada County and choices between owner-occupied and rental units for all income groups in a variety of locations throughout the County.

**Policy 11.1-2:** Cooperate with other county and community partners such as the Ada County Housing Authority, city of Boise and other municipalities, to explore, develop, update and implement strategies to improve housing affordability in Ada County. Strategies may include, but not be limited to, inclusionary zoning, streamlining of permitting processes, density bonuses, and accessory dwelling units.

**Policy 11.1-3:** Work with county and community partners to conduct, review and implement the results of housing studies and reports to ensure an adequate supply of land and housing to meet identified community needs.

**Policy 11.1-4:** Comply with requirements of the Fair Housing Act to help reduce or eliminate discrimination within the housing market.

**Policy 11.1-5:** Support housing stock rehabilitation, maintenance and enhancement through enforcement of health, fire, zoning and building code regulations.

**Policy 11.1-6:** Continue to support efforts of the Idaho Housing and Finance Association, Boise City/Ada County Housing Authority, Boise Neighborhood Housing Services, Idaho Migrant Council and other local groups and agencies that help address affordable and special needs housing in Ada County.

**Policy 11.1-7:** Encourage efforts to develop and maintain compatible neighborhoods that help meet a variety of housing needs of their residents.

**Policy 11.1-8:** Encourage development of multi-family housing units that are designed for family living. Factors to be considered include privacy, walkability, and proximity to schools, shopping areas, transportation facilities, essential services and child and adult recreation areas, as well as a variety of building designs, and landscaping.

**Policy 11.1-9:** Locate high density and affordable housing near public transportation, shopping and urban recreational areas. Support



the development of multi-family housing as a transition between single-family housing and adjacent commercial districts.

**Policy 11.1-10:** Develop, implement and encourage innovative site planning and residential development forms.

**Policy 11.1-11:** Allow manufactured housing and other types of affordable housing in residential areas that provide home ownership opportunities and are consistent with County policies and goals related to land use and density.

## Implementation Actions

**Implementation Action:** Regularly communicate with the Intermountain Fair Housing Council to identify and address Fair Housing issues and remedies.

**Implementation Action:** Support training opportunities for developers and providers of housing in Ada County related to the protections afforded through the enforcement of the Federal Fair Housing Act.

**Implementation Action:** Review and refine applicable County zoning ordinances to better preserve the existing stock of affordable housing.

**Implementation Action:** Revise the County's zoning and development code to provide the incentives and opportunities that will encourage innovative design and development of housing choices.

**Implementation Action:** Coordinate with the Boise City/Ada County Housing Authority to support provision of housing to low and moderate income households and those with special needs.



### Endnotes

1. County Profiles of Idaho, Idaho Department of Commerce and Labor.
2. Blueprint for Good Growth: Needs, Issues, and Opportunities Report; 2000 US Census.
3. Boise City/Ada County Housing Authority. 2001-2005 Consolidated Housing and Community Development Plan.



# 12

# COMMUNITY DESIGN & SUSTAINABILITY



**“We value a sustainable, responsible, healthy environment that provides diverse opportunities for all residents.”**

## Existing Conditions

### Community Design

Community design focuses on those elements of the natural and built environment that contribute to the attractiveness and livability of Ada County. Community design is concerned with conserving and/or enhancing natural areas and historic features, protecting scenic vistas, improving community entrance corridors and providing guidance in developing methods to create and enhance unique areas within the County. It also is intended to encourage visually attractive buildings and environments for housing, businesses and other development in the County. Finally, these policies are intended to form the basis for the development and application of standards and guidelines for landscaping, site design, signs, development patterns and public improvements (e.g., streets and pathways) in the County.

The community design component provides a means to maintain the unique character of Ada County’s topography and vegetation, as well as to improve the built environment. Some key factors that affect and contribute to community design in Ada County are:

- The relationship between urban and rural development and transitional areas between them.
- The large land areas that have been retained in rural or agricultural development patterns.
- The relationship between buildings and their natural settings and the relationship among buildings and land uses in the built environment.
- The scale of development, including the physical shape and size of structures and the surrounding environment.
- The physical topography and natural features of the land, i.e. river, foothills, agricultural lands, rangeland and canyons.



- Connections and/or barriers between different areas within the County, including roads, rivers, hills, canyons, rail corridors, pathways and other similar features.

## Application of Community Design Principles

Adoption and implementation of design review criteria and other processes for applying design guidelines and standards is one way of enhancing community design.

New or updated guidelines and standards to enhance community design should be considered by the County, in cooperation with other public sector agencies, the private sector and citizens in the following types of areas:

- **Areas of City Impact.** Currently, in most Areas of City Impact, County zoning and development regulations apply in concert with adopted City Comprehensive Plans. This plan recommends the development and application of jointly approved or adopted city-county design and development standards and guidelines in these areas. In some cases, the County alternatively could decide to approve the use of city standards in these areas. Until one of these approaches is more fully utilized, County zoning, subdivision and other standards will continue to affect community design in these areas.
- **Unincorporated rural areas.** The Comprehensive Plan in conjunction with County zoning and development regulations govern development of land and improvements. Design standards should be reviewed and amended to achieve community design objectives.
- **Planned communities.** Current County regulations allow for these communities to be developed in a wide range of locations in the County. The County's zoning ordinance requires planned community developers to establish individual zoning and development designations and standards, consistent with this Comprehensive Plan and the County development code. These standards and guidelines will have a significant effect on the look, feel and character of these communities.
- **County-owned facilities.** The County will continue to update and apply its own principles (i.e., green building construction, energy conservation, recycling and other standards) for community design to the facilities it builds and operates, including but not limited to administrative offices, park and recreation facilities, solid waste facilities, other service facilities and properties.



- **Gateways or entry corridors.** Design of improvements within a number of gateways or entry corridors in the County (Interstate 84, arterial roadways, state and U.S. highways) will have a significant effect on visitors' first impressions of the County, making community design in these areas of special importance. The County and cities within the County should work cooperatively to guide development and redevelopment in these areas to enhance their appearance.
- **Sensitive natural, historic and/or recreational areas.** A number of areas within the County are of special importance as natural areas, sites of cultural or historic significance, and/or recreational facilities or opportunities. Community design in these areas should respect natural or historic features and/or preserve recreational opportunities for County residents. These areas include but are not limited to the following:
  - ✓ Boise River
  - ✓ Dry Creek
  - ✓ Duck Alley Area
  - ✓ Eagle Island
  - ✓ Indian Creek Reservoir
  - ✓ Lucky Peak Dam and Reservoir
  - ✓ Rocky Canyon(s)
  - ✓ Snake River Canyon
  - ✓ Star Crossroads and Historic Area
  - ✓ Table Rock
  - ✓ Ten Mile Creek
  - ✓ Schick-Ostolasa Farmstead
  - ✓ Blacks Creek Reservoir
  - ✓ Hubbard Reservoir

## Community Design Principles

A variety of general principles can be applied to enhance community design in a way that improves visual appearances, reduces impacts on environmental resources, better connects people and places, and enhances experiences of visitors and residents alike. These include but are not limited to the following:

- Design buildings and public improvements to a human scale (i.e., design buildings and spaces in a way that allows people to easily access and navigate them and does not create a sense of alienation or overwhelming size).
- Increase opportunities to walk, bicycle or use alternatives to single-occupancy automobiles to travel within and between communities and other destinations.





- Support compatible design of adjacent structures and land uses—i.e., design neighborhoods and buildings to transition gradually (rather than abruptly) from one size or architectural design to another. Promote the use of similar (but not necessarily identical) building designs and architectural features within a given area.
- Incorporate existing natural features such as trees, streams, geologic formations and unique natural characteristics into site and community design.
- Minimize impacts on important views and natural features or landscapes.
- Create mixed use communities that provide opportunities for people to live, shop and recreate in close proximity to each other.
- Design roads and transportation corridors in a way that enhances safety, improves appearance (e.g., through boulevard design or use of planting strips), and allows for multiple connections and routes within a given area.
- Separate uses that result in conflicts (e.g., housing and ongoing gravel extraction operations).
- In rural or open space areas, minimize impacts on wildlife habitat, sensitive plant and animal species and other such resources.

## Issues

- **Compatibility between adjacent uses.** Compatibility among adjacent land uses is a key concern among residents. Community design and appropriate zoning can minimize conflicts among different types of uses (e.g., residential areas and gravel pits) or between areas where densities differ significantly.
- **Bicycle, pedestrian and automobile accessibility.** Designing for accessibility by a variety of modes of travel is essential to addressing people's different transportation needs and choices. Site and street design should reflect this objective and incorporate easy access by all modes, including pedestrian and/or bicycle pathways, opportunities to locate transit stops in potential key locations, consolidated access points for automobiles and other elements.
- **Availability of commercial services.** Providing residents with nearby commercial services will help reduce the need to travel, strengthen community character and enhance the mix of jobs and housing in each



community. It is important to zone and design land in a way that provides for commercial services at the regional, community and neighborhood level.

- **Historic character and preservation.** Ada County is rich in historic resources. Design and development of new uses and new communities should recognize the value of these resources. Design guidelines, principles and process should reflect and incorporate historic design elements where they are a part of the existing landscape.

## SUSTAINABILITY

“Sustainable development” has multiple definitions. The most basic definition was produced in the 1987 World Commission on the Environment and Development report, *Our Common Future*, which defined sustainable development as that which “meets the needs of the present without compromising the ability of future generations to meet their own needs.”

“The Natural Step,” developed in Sweden, is one of the most comprehensive definitions of sustainable development. The Natural Step “system conditions” for human sustainability have been peer reviewed by over 30 Nobel Prize-winning scientists. It argues that, in a sustainable society, nature cannot have increasing:

- Concentrations of substances from the Earth’s crust (non-renewable natural resources)
- Concentrations of substances produced by society (toxic substances)
- Degradation of the physical environment and ecosystems
- Unmet basic human needs and inequitable distribution of resources



Another, more active definition of “sustainability” is “taking actions to achieve multiple benefits to the economy, ecological systems, and community livability simultaneously in all decisions at all scales.”<sup>1</sup> This definition reflects the sustainability movement in corporate governance and in state and local government that often emphasizes a “triple bottom line” approach (economy, ecology, community).

These and other concepts of sustainable development share the following elements:



- A concern for future generations
- An objective of achieving “multiple benefits” for all decisions at every scale
- A goal of not degrading ecological systems, distributing toxins widely, or relying on non-renewable resources.
- Promotion of a fair and equitable society

## Sustainable Design, Development and Operating Practices

The concept of sustainability can be applied to a wide variety of practices, including the following:

- Building design
- Design and construction of other public improvements (e.g., streets, stormwater, wastewater treatment and other systems)
- Operation and maintenance of buildings, other structures and vehicles
- Power generation
- Landscaping and vegetation management
- Solid waste management, including recycling, reuse and waste reduction
- Alternative transportation methods, including walking, bicycling, carpooling, telecommuting and use of transit
- Preservation of natural resources which help prevent flooding, filter stormwater and reduce the impacts of other natural and human processes
- Economically sustainable businesses and practices
- Efficient land use and development principles

The County has already taken steps towards these ends through the following and other programs and activities:

- Developed an energy conservation and use plan that outlines a variety of steps towards reducing energy, including regular monitoring of energy use, conducting building assessments, making building renovations, and using energy conscious design and operation practices to conserve and reduce energy use.
- Incorporated sustainable energy use, building materials and other features into design and operation of the recently completed County Courthouse and administrative offices. The County achieved a LEED (Leadership in Environmental and Energy Design) certification for the development and a coremodel of the courthouse. These two efforts represented the first two LEED certifications for public buildings in the State of Idaho.



- Constructing other County facilities using sustainable design and construction principles, with expected LEEDS certification for the County's new Weed and Pest facility and facilities at Barber Park.
- Implementing an extensive recycling program within County facilities, including at the County landfill.
- Regularly educating operation and maintenance staff about energy conscious practices and procedures.
- Purchased and using hybrid (gas/electric) vehicles as part of its automotive fleet.
- Incorporated goals and policies in this plan related to landscaping, stormwater and wastewater treatment and other aspects of sustainability.
- Participated in regional transportation planning processes such as Communities in Motion that emphasize development and use of alternative transportation facilities.
- Installed a methane cogeneration plant at the Hidden Hollow landfill that will generate approximately 3 MW of power.

## Issues

- **Natural resource protection.** More sustainable approaches to site design and open space preservation can help address residents' goals to protect natural resources.
- **Cost savings.** While sustainable design practices can increase construction costs in some cases, they typically provide long-term cost savings in terms of energy and operations costs, which exceed original capital facility costs. For example, the County's use of hybrid vehicles is providing significant cost savings, given current fuel prices. "Green building" design practices used in county facilities are expected to result in significant energy cost savings over the long term.
- **Finite water supplies and conservation.** While studies indicate that there is enough water in the Treasure Valley to support projected growth and development in the foreseeable future, water conservation will be an important component in ensuring this, particularly in specific locations where water resources are lacking a long-term viable supply of drinking and other water for County residents. Low water use landscaping and a variety of other techniques can be used to conserve this essential resource.



- **Land consumption.** Given, significant historical and projected future population growth in the County, more efficient use of land through more compact development, creation of mixed use centers and other practices, can help reduce development pressures on sensitive environmental areas, agricultural and other resources.
- **Recycling.** Current recycling practices and opportunities in the region are relatively limited in comparison to many other urban areas in the country. This presents a significant opportunity to reduce resource use, save needed landfill space, reduce county solid waste disposal costs and avoid future landfill expansions.

## Goals, Objectives, Policies & Actions

### Community Design

#### Overall Community Design

#### **Goal 12.1: Support a strong, viable community identity for specific areas in Ada County.**

- Policy 12.1-1:** Promote area beautification and community identity through signs, landscaping and streetscaping design standards specific individual areas.
- Policy 12.1-2:** Support efforts to acquire scenic public access points along the Boise River, Snake River Canyon and within the foothills.
- Policy 12.1-3:** Maintain rural transition zoning around the city limits of Boise, Eagle, Kuna and Meridian to serve as an open-space buffer and provide specific area identity.
- Policy 12.1-4:** Support landscaping and beautification guidelines for State highways, arterial roads, and parking lots.
- Policy 12.1-5:** Encourage the preservation of trees as an important resource of each community for area beautification and wildlife habitat.
- Policy 12.1-6:** Encourage ACHD to establish a street tree planting program to identify appropriate varieties, sizes, spacing standards, maintenance and replacement procedures and require new development to landscape street rights-of-way in accordance with this program.
- Policy 12.1-7:** Work with residents to establish and use homeowners associations to help maintain private streets, common open space areas and landscaping along public rights-of-way in new developments.



**Policy 12.1-8:** Encourage new landscaping that is water conserving or drought tolerant in all residential areas to respect and incorporate distinctive elements of the natural or existing landscaping.

**Policy 12.1-9:** Encourage the establishment of a continuous network of sidewalks, bicycle and/or pedestrian paths to establish internal and external linkage within the community.

**Policy 12.1-10:** New development should be designed to be compatible with existing adjacent development and/or with future planning objectives and community goals for that area.

**Policy 12.1-11:** New development should contain construction debris on-site and prevent wind-blown debris from entering adjacent properties.

**Policy 12.1-12:** Promote recycling of construction debris.

**Implementation Action:** Review and refine the County's zoning ordinance to implement policies of this section of the Plan.

**Implementation Action:** Adopt development performance standards that ensure adequate open space for residential, commercial and industrial developments.

**Implementation Action:** Adopt regulations that require public, commercial and industrial developments to install and maintain landscaping that follows adopted standards.

**Implementation Action:** Adopt regulations that require landscaping to enhance the appearance of structures and parking areas and improve stormwater drainage.

**Implementation Action:** Encourage the cities to reserve or preserve portions of the areas zoned rural transition to provide open space buffers and promote an opportunity to provide a unique identity for each city.

### **Entrance Corridors**

**Goal 12.2: Promote and encourage aesthetically pleasing entryways to the County through street design, land use, landscaping and signage.**

**Policy 12.2-1:** Support the development of appropriate signage and landscaping for each of the following entryway corridors:



McDermott Road/ I-84 Interchange (proposed); Orchard-Mayfield Road / I-84 Interchange area; State Highways 16, 21, 44 and 55.

**Policy 12.2-2:** Jointly plan entryway corridors to Ada County with incorporated cities, the Idaho Transportation Department and Ada County Highway District as needed.

**Policy 12.2-3:** Jointly plan entryway corridors to Ada County with Gem, Elmore and Canyon County Officials.

**Policy 12.2-4:** Use the Comprehensive Plan and subdivision regulations to discourage strip development and encourage clustered business development along entryway corridors. Develop commercial design guidelines to help achieve this, which will be implemented through the County's subdivision ordinance and/or joint City/County standards.

**Policy 12.2-5:** Encourage a thirty-foot landscape setback for new development along entryway corridors. Coordinate with development and administration of context sensitive design guidelines developed by ACHD.

**Policy 12.2-6:** When possible and financially feasible, underground all new and existing utility lines as part of new development.

**Implementation Action:** Adopt and administer design standards for future land use and development within entrance corridors, as well as public improvements in those areas.

**Implementation Action:** Establish and implement a process to coordinate with adjacent counties in planning for and regulating development within entrance corridors.

### **Quality of Life**

#### **Goal 12.3: Sustain, enhance, promote and protect those elements that contribute to the livability of Ada County.**

**Policy 12.3-1:** Preserve the aesthetic resources of Ada County.

**Policy 12.3-2:** Encourage all new development to enhance the visual quality of its surroundings, especially in areas of prominent visibility. Achieve through development and administration of design standards.

**Policy 12.3-3:** Encourage future development to maintain the character of Ada County's historic and natural features.



**Policy 12.3-4:** Recognize the independent community identity and unique qualities of Boise, Eagle, Garden City, Kuna and Meridian in all intergovernmental programs and actions.

**Policy 12.3-5:** Ensure that essential services and utilities are provided to all residents.

**Policy 12.3-6:** Promote increased recycling, re-use and reduction of waste among residents and businesses.

**Implementation Action:** Examine the County's development code to ensure it promotes development that is compatible with historic resources and character.

## Sustainable Design, Development and Operating Practices

### *Renewable Energy and Energy Conservation*

**Goal 12.4: Promote clean air and healthy communities by conserving and reducing energy consumption.**

**Policy 12.4-1:** Support public education, incentives and other tools that encourage energy conservation.

**Policy 12.4-2:** Encourage the use of hybrid, electric, bio-diesel, or other low-emission vehicles by Ada County, Valley Regional Transit, city governments, school districts, and other public agencies operating within the County.

**Policy 12.4-3:** Consider offering incentives to county residents, businesses and institutions to encourage the use of hybrid, electric, bio-diesel, or other low-emission vehicles.

**Implementation Action:** Continue to monitor and expand its use of hybrid and other energy-efficient vehicles by the County.

**Implementation Action:** Conduct a study to explore the feasibility of and potential support for providing incentives for use of hybrid and other energy-efficient vehicles or devices by County businesses and residents. (Note: This may require state legislative changes.)

### *Clean Air and Healthy Communities (Alternative Energy)*

**Goal 12.5: Promote clean air and healthy communities by encouraging the use of alternative, renewable energy sources.**

**Policy 12.5-1:** Explore opportunities for public-private partnerships to develop wind farms, small-scale hydroelectric systems, or other alternative electricity generation facilities.



**Policy 12.5-2:** Consider offering incentives to county residents, businesses and institutions to encourage the use of solar electric or solar hot water systems.

**Policy 12.5-3:** Explore opportunities for developing local utility districts, such as the City of Boise's Geothermal Heating District, to manage small or medium-scale alternative energy facilities.

**Policy 12.5-4:** Consider the future infrastructure needs associated with hydrogen, bio-diesel, or other alternative transportation fuels and prepare to develop the needed infrastructure as those fuel sources become more common.

**Implementation Action:** Adopt regulations and incentives that require or promote use of solar or other alternative energy sources and conservation measures for homes and businesses such as green building , Energy Star™ construction and other techniques.

**Implementation Action:** Conduct a study to explore opportunities for public-private partnerships to develop alternative energy generation facilities (e.g., wind farms, solar energy, or geothermal energy facilities).

### ***Automobile Dependency and Greenhouse Gas Emissions***

#### **Goal 12.6: Consider efforts to reduce automobile dependency and related greenhouse gas emissions in future land use and transportation planning.**

**Policy 12.6-1:** Encourage the location of high density and affordable housing near public transportation, shopping and urban recreational areas.

**Policy 12.6-2:** Encourage the development of mixed use centers which can incorporate smaller commercial uses and provide employment within walking or short commute distances from residential areas.

**Policy 12.6-3:** Encourage regional and service commercial uses and offices to locate in business parks, shopping centers and in close proximity to major transportation and transit corridors.

**Policy 12.6-4:** Retail and personal services or commercial uses dependent on walking traffic should be encouraged to group together within planned centers to maximize pedestrian movement. Connectivity to residential areas should be maintained or improved.



**Implementation Action:** Work with the ACHD and local jurisdictions to develop, implement and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicles miles traveled from new development.

**Implementation Action:** Support adoption and implementation of transit-oriented development and design standard and densities that support and allow for provision of transit facilities and services, consistent with regional transit service goals and objectives.

**Implementation Action:** Update the County's development code as needed to impement policies related to development of mixed-use centers and regional commercial areas.

### ***Sustainable Infrastructure***

#### **Goal 12.7: Encourage the use of green building technologies and materials in new construction and major renovation projects.**

**Policy 12.7-1:** Conserve energy and other natural resources by utilizing green building technologies and practices for all new County buildings and major renovations to existing County buildings, using the standards set forth by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

**Policy 12.7-2:** Support the construction of energy-efficient structures and energy conservation.

**Implementation Action:** Adopt and implement guidelines for use of green building technologies and materials in the design and construction of all major new construction and renovation of County facilities.

**Implementation Action:** Consider offering incentives to development projects that attain a LEED™ rating of Silver or higher.

**Implementation Action:** Consider partnerships with the Boise State University Departments of Civil Engineering and Construction Management to promote green building technologies through research programs and local demonstration projects.



### ***Water Consumption and Quality***

#### **Goal 12.8: Promote reduced water consumption and the protection of the County's water supply.**

**Policy 12.8-1:** Encourage reduced water demand through drought-resistant or other low-impact landscaping, such as xeriscaping and other water conservation measures.

**Policy 12.8-2:** Promote reduced water consumption through public education, incentives, design guidelines or standards, and other appropriate measures.

**Policy 12.8-3:** Use Best Management Practices and other methods described under Goal 7.5 to minimize groundwater and surface water contamination from industrial development, solid waste management or hazardous waste sites.

**Implementation Actions:** See Chapter 7 - Water Management Implementation Actions.

### ***Wastewater Treatment***

#### **Goal 12.9: Explore methods for the sustainable re-use of wastewater treatment system output.**

**Policy 12.9-1:** Explore the use of bio-solids from wastewater treatment systems as an agricultural fertilizer.

**Policy 12.9-2:** Consider opportunities for electricity generation from captured methane gas at wastewater treatment plants.

**Implementation Actions:** See Chapter 7 - Wastewater Management Implementation Actions.

### ***Stormwater Management and Treatment***

#### **Goal 12.10: Explore methods for the sustainable management and re-use of stormwater runoff.**

**Policy 12.10-1:** Use Best Management Practices and other methods described under Goal 7.6 to ensure environmentally-sound management of storm water runoff.

**Policy 12.10-2:** Promote on-site filtration, reuse of grey water for irrigation and other innovative storm water drainage practices, where feasible.

**Implementation Actions:** See Chapter 7 - Stormwater Management Implementation Actions.



## **Alternative Transportation Modes**

### **Goal 12.11: Encourage the use of mass transit through land use and transportation planning and other County policies.**

**Policy 12.11-1:** Use zoning and other planning approaches to encourage the location of high density residential development, major commercial and employment areas, and new parks or other recreational or cultural amenities in areas that are easily accessible via public transportation.

### **Goal 12.12: Promote a reduction in vehicle emissions by encouraging and supporting alternative modes of transportation.**

**Policy 12.12-1:** Encourage alternative transportation modes by providing bicycle paths and pedestrian linkages within and between parks, schools, neighborhoods, employment centers and shopping areas to the greatest extent possible.

**Policy 12.12-2:** Encourage new residential and employment centers to facilitate multi-modal transportation by providing bicycle racks and/or storage facilities.

**Policy 12.12-3:** Work with Valley Regional Transit to provide pedestrian and bicycle connections, bicycle parking and other multi-modal amenities at bus stops and other transit facilities.

**Policy 12.12-4:** Work with the Ada County Sheriff's Department, the Treasure Valley Cycling Alliance, and other relevant agencies or organizations to promote bicycle safety and awareness in Ada County.

**Implementation Action:** Work with Valley Regional Transit to continue to provide free or reduced-cost transit passes to County and other government employees.

**Implementation Action:** Work with Valley Regional Transit to encourage major private employers to offer free or reduced-cost transit passes to their employees.

**Additional Implementation Actions:** See Chapter 8 - Alternative Transportation Implementation Actions.



## **Natural Resource Conservation**

### **Goal 12.13: Promote the conservation of natural resources by encouraging re-use or recycling of waste materials from residential or commercial construction.**

**Policy 12.13-1:** Promote the protection and conservation of important natural areas, fish wildlife habitat, historic resources, and open space throughout the County.

**Policy 12.13-2:** Encourage use of innovative planning techniques such as conservation subdivisions, land transfers, transfer of development rights, purchases of land, conservation easements and other approaches to preserve open space and the rural environment as rural residential development occurs.

**Policy 12.13-3:** Appropriate zoning designations, development standards and other strategies should be used to minimize the impacts of development encroaching on wildlife habitat and other natural resource areas.

**Policy 12.13-4:** Protect agricultural activities from land use conflicts or undue interference created by residential, commercial or industrial development.

**Policy 12.13-5:** Promote recycling of construction debris.

**Implementation Action.** Continue to encourage all County Departments and offices to dedicate a high percentage of paper purchases to recycled paper with at least 50% post-consumer waste and no chlorine or other toxic contents.

**Implementation Action.** Continue to implement the County's plan and/or procedures for promoting and increasing use of recycling and other waste reduction programs by county residents and at County solid waste facilities.

### **Goal 12.14: Promote the protection and conservation of freshwater and riparian resources throughout the County.**

**Policy 12.14-1:** Develop and implement strategies to preserve river corridors, such as required setbacks, mandatory easements for pathways and river access, educational signage, dumping enforcement, etc.

**Policy 12.14-2:** Protect water quality and reduce flood damage by minimizing development within 100-year floodplains and prohibiting all



structural development that will impede or alter the natural flow of waters within floodways.

**Additional Implementation Actions:** See Chapter 6 - Natural Resources Implementation Actions.

### ***Economic Development***

#### **Goal 12.15: Promote sustainable economic development strategies that have positive environmental impacts and will support family-wage jobs.**

**Policy 12.15-1:** Facilitate the expansion and diversification of existing businesses and industries that have positive environmental impacts or minimal negative impacts.

**Policy 12.15-2:** Encourage the development of new sustainable industry clusters that are appropriate for the County's resource base and labor pool and have positive environmental impacts or minimal negative impacts.

**Policy 12.15-3:** Encourage brownfield redevelopment and infill projects for commercial and industrial development.

**Policy 12.15-4:** Encourage industries to hire from the local labor force and to provide job training programs where needed to help create jobs for local residents.

#### Endnotes

1. Multnomah County [OR] Sustainability Initiative. August, 2004..



# 13

# IMPLEMENTATION



## **“Effective and efficient implementation of plans and policies that achieve the community’s vision is essential to the success of this plan.”**

The Ada County Comprehensive Plan update reflects a 10-20 year time horizon, although the Plan should be reviewed periodically to respond to emerging technologies and growth trends. This planning period allows adequate time to implement new development ordinances, land use patterns, transportation improvements and public development plans. Implementation of the Ada County Comprehensive Plan will be accomplished through the following measures:

- Application of the Ada County Zoning and Subdivision regulations, including adoption of amendments recommended in this Plan.
- Adopted and amended Area of City Impact agreements with the cities of Ada County.
- Implementation of appropriate measures as recommended through the Blueprint for Good Growth planning process.
- Administration of the Ada County development review process.
- Application of policies in this plan, and such other policies, resolutions, or ordinances as may be adopted by the Board of Ada County Commissioners.
- Adoption of Sub-area plans and follow up development standards, including the North Foothills Sub-Area Plan and similar future efforts.
- Continued coordination with other local jurisdictions, state and federal government agencies, community groups and citizens.
- Education, adoption and practice of conservation measures both in County facilities and new development.
- Incentives for Private Enterprise provision of public services.

Implementation is the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Comprehensive Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public.



There are several important planning tools to help citizens and County officials implement this Comprehensive Plan. Critical implementation tools are described in more detail below:

### **13.1 Community Involvement Program**

Citizen involvement and support is the most important implementation tool. The public should be aware of, involved in and ideally supportive of the County's planning decisions. The Planning and Zoning Commission and the Board of County Commissioners make their decisions based on public guidance, when not in conflict with the law, and consistent with the goals and policies of the Comprehensive Plan. In effect, the decision-making process begins and ends with this Plan and an ongoing citizen involvement program.

If the Comprehensive Plan is to be useful and effective, it should be continually reviewed and updated periodically, as needed. The recommendations within the Comprehensive Plan should not be interpreted as unalterable commitments, but rather as a reflection of the best foreseeable direction at a given time. All Ada County citizens are encouraged to contact County leaders at any time to review the Comprehensive Plan and implementation policies.

### **13.2 Ada County Zoning Ordinance and Zoning Map**

The policies of the Comprehensive Plan establish the underlying direction for future amendments to the County's Zoning Ordinance and Zoning Map. The text of the zoning ordinance identifies permissible land uses and establishes the conditions under which land may be used, such as the number of stories, location and uses of buildings, development densities and building setbacks. In some cases, existing uses of land and buildings are permitted to continue, even if they do not conform to Plan policies and associated land use ordinances although this usually occurs upon specific review and findings. The Zoning Map identifies the location of specific districts where various types of land uses may be located to form a compatible development pattern. Idaho State law requires that all zoning districts be consistent with the policies of the adopted Comprehensive Plan.

The Planning and Zoning Commission is responsible for reviewing all new development proposals to ensure compatibility with the Zoning Ordinance and the Comprehensive Plan and make appropriate recommendations on such



proposals to the Board of County Commissioners. The Board then completes the review process by considering the Planning and Zoning Commission's recommendation and making final decision on each development proposal.

### **13.3 Sub-Area Planning**

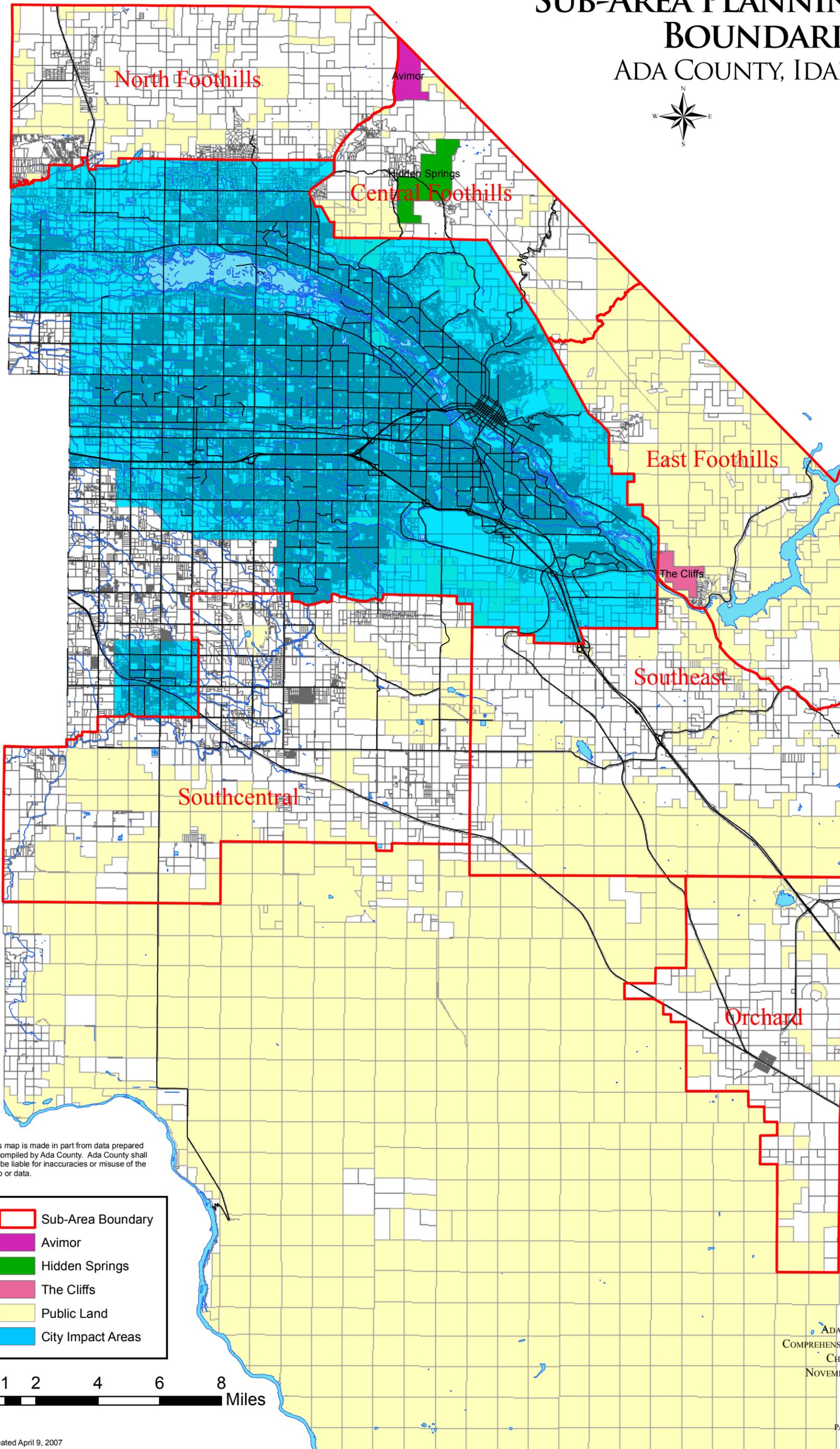
As part of the update of this Plan, the County is preparing a more detailed plan for the North Foothills Sub-Area. Preparation of this plan will entail an extensive public involvement and review process. The North Foothills plan will identify areas that are more or less appropriate for development because of environmental constraints and other factors. It will identify the potential location of future transportation corridors, standards for determining the need for other public improvements, and recommended development intensities and patterns. Finally, the Sub-Area Plan will describe measures needed for its successful implementation.

The North Ada Sub-Area Plan will be the first of its kind prepared for the County. The County expects to prepare or to work in conjunction with other jurisdictions or entities to prepare additional Sub-Area plans in the future to provide more detailed guidance for planning in areas where growth is expected. The accompanying map, Figure 13.1, identifies preliminary recommendations for future sub-area planning efforts.





# SUB-AREA PLANNING BOUNDARIES ADA COUNTY, IDAHO



This map is made in part from data prepared or compiled by Ada County. Ada County shall not be liable for inaccuracies or misuse of the map or data.

- Sub-Area Boundary
- Avimor
- Hidden Springs
- The Cliffs
- Public Land
- City Impact Areas

0 1 2 4 6 8 Miles

## 13.4 Comprehensive Plan Amendments

From time to time, changing conditions as well as adoption of sub-area or community plans, will result in a need for Comprehensive Plan Amendments. Idaho's Local Land Use Planning Act identifies the process for amendments to the Comprehensive Plan. Any group or citizen may petition the County Planning and Zoning Commission for a plan amendment at any time. On its own initiative, the County Planning and Zoning Commission may also originate an amendment to the Comprehensive Plan. Text amendments may be made to the Comprehensive Plan at any time. However, the Planning and Zoning Commission may not recommend a Comprehensive Plan map amendment to the Board more frequently than every six months.

## 13.5 Coordination and Communication with Cities and Affected Agencies

The County regularly consults with cities and other public agencies to develop, review and administer plans and regulations that affect future development. The County recently participated in the Blueprint for Good Growth and Communities in Motion regional planning processes to help define priorities and policies for future transportation and growth management. Other processes include but are not limited to the following:

- Negotiating Area of City Impact agreements with the cities of Ada County.
- Transportation planning through efforts managed by the Ada County Highway District (ACHD), Idaho Department of Transportation (ITD) and Community Planning Association of Southwest Idaho (COMPASS).
- Natural resource planning and management by the Bureau of Land Management, Idaho Department of Fish and Game and Idaho Department of Environmental Quality.
- Public facility development and service provision by cities and local sewer, water and irrigation districts.
- Siting and land use review for future school sites in cooperation with the Boise, Kuna and Meridian school districts.
- Demographic and development monitoring with COMPASS.
- Participation on the Payette Scenic Byway Committee.

Continued participation in these and other processes will be essential to successful implementation of the goals and policies identified in the Comprehensive Plan.



## **13.6 Adopt a Future Acquisition Map**

Under State law, Ada County may designate appropriate sites for streets, schools, parks and other public purposes on a Future Acquisition Map. These sites can be reserved for a public purpose for no more than a six-year period (see Idaho Code, §67-6517). At this time, Ada County does not have a formal future acquisition map or land reservation procedure. However, the County may prepare a draft future acquisition map for public review and future adoption. In addition, this plan includes maps indicating future locations of major transportation and utility corridors which should be considered for acquisition in the future. Similarly, school districts and other public agencies maintain separate processes for site identification and acquisition. The County will continue to coordinate with these agencies in those efforts.

## **13.7 Funding Options, Public/Private Partnerships and Incentives**

The funding options available to Ada County for implementation of the Comprehensive Plan include, but are not limited to, the following:

- Community Fund Raising
- Enterprise Funds
- Federal Grants
- General Funds
- General Obligation Bonds
- Impact Fees
- Local Improvement Districts
- Permits/Licenses
- Private Donations
- Private Foundations
- Revenue Bonds
- State Grants
- Tax Increment Financing
- User Fees

Ada County, like many other regions in the country, faces higher costs and greater demands for public facilities and services, along with dwindling local, state and federal government funds to pay for them. One approach to addressing this increasing disparity is to work with the private sector through a



combination of public/private partnerships and incentives to leverage private resources to finance public facilities and services.

A system of partnerships and incentives could help be implemented for a variety of different types of facilities and practices, including but not limited to the following:

- Public facility improvements such as roads, open space, parks, public plazas and libraries
- Beautification projects
- Mixed use (commercial/residential) centers
- Affordable housing
- Historic places or resources
- Employment centers
- Sustainable design and development practices

A number of different types of incentives could be used to work with the private sector to implement these programs and improvements, including but not limited to the following:

- Density bonuses
- Fee waivers, reductions or deferrals
- Impact fee credits or reductions
- Flexible standards for public improvements
- Reimbursement programs allowing future property owners to reimburse initial developers for their share of facility costs
- Real estate tax credits

Ada County will continue to work with the private and non-profit sectors to explore the use of these tools to enhance its ability to provide needed facilities and services and improve the quality of life for all county residents.

## 13.8 Implementation Priorities

Each chapter of this plan identifies a variety of recommended implementation measures to achieve the goals, objectives and policies of this plan. A number of these measures were identified as of particularly high priority. These include:

- **Adoption of zoning ordinance amendments and other tools needed to implement the North Foothills Sub-Area Plan.** These are expected to include but not be limited to the following actions:



### Short-Term Measures

- ✓ Adopt Plan maps showing features to protect and/or plan for
- ✓ Identify areas appropriate for development
- ✓ Establish recommended densities
- ✓ Develop regulations for protection of mapped resources
- ✓ Develop standards for the dedication of easements for trails or other linkages (e.g., wildlife corridor connections)
- ✓ Adopt clustering ordinance provisions to provide development incentives for permanently protecting open space
- ✓ Coordinate and integrate ACHD transportation plans and requirements

### Long-Term Measures

- ✓ Partner with other public agencies, landowners and private organizations to identify and pursue funding mechanisms such as bonds, taxes, or fees to purchase or set aside open space in N. Foothills
- ✓ Partner with public and non-profit groups to conduct outreach and advocacy for open space easements
- ✓ Conduct further research on potential tools and guidelines to minimize development impacts in mapped view protection areas

#### ■ **Preparation of additional sub-area plans in priority planning areas.**

Future Sub-area plans should incorporate the following objectives and products:

- ✓ Identify areas most and least appropriate for development.
- ✓ Recommend areas targeted for open space conservation and environmental protection.
- ✓ Determine key service needs, including potential future transportation and utility corridors .
- ✓ Identify needed implementation measures.
- ✓ Involve major landowners, adjacent cities and other service providers and County residents.

#### ■ **Refinement and adoption of open space standards for Planned**

**Communities.** Preliminary, minimum standards have been developed and adopted by the County. Additional recommended standards also have been identified. These standards should be refined, if needed, and adopted for incorporation into the County's zoning ordinance and future Planned Community applications and plans.



- **Exploration of the feasibility of implementing a Transfer of Development Rights (TDR) program** to help protect environmentally sensitive and other important resources and areas. In assessing the feasibility of using this tool, the County should consider the following factors:
  - ✓ **Identification of specific sending and receiving areas.** Sending areas are those areas where the County wishes to avoid or limit future development in order to protect sensitive environmental or other resources. Receiving areas should be those most appropriate for growth due to the ability to provide future urban services, minimize impacts of development on environmental and other features, and develop and use land in an efficient manner. Clear criteria must be developed to identify both types of areas.
  - ✓ **Ensure there is a market for development rights.** Some County regulations may need to be modified to ensure that there is an incentive to transfer development rights from one area to another. If there is an overabundance of land available for development, the market for density transfers will be limited. The supply of such land must be constrained in some way for a transfer of development rights program to be effective.
  - ✓ **Provide adequate staff and other resources for administration.** Typically, TDR programs can be complex and costly to administer. Before embarking on such a program, the County must ensure that it has adequate staff and/or outside expertise to effectively administer the program. The County may also need to set aside resources to establish a TDR bank. For example, King County, Washington, with one of the most successful TDR programs in the country, earmarked approximately \$1 million initially for its TDR bank.
  - ✓ **Establish allowable densities for receiving sites.** The value of a development right transferred through a TDR program is based on the ability to increase the density of development in a receiving area. In establishing receiving sites, the County would need to determine how much more density will be appropriate in these areas and ensure that the increase in density acts as a viable incentive. As noted above, it also must ensure there is a market for such density increases. It also is important to coordinate increased density in receiving areas with public facilities planning.
  - ✓ **Experience in other jurisdictions.** TDR programs have been established in a number of jurisdictions throughout the U.S. with



varying levels of success. The County should query jurisdictions where these programs have or have not succeeded to help identify the factors needed for effective implementation. In the absence of a TDR program, the County could focus on a system of density bonuses, other developer incentives, regulation and land acquisition to meet similar goals. These tools should be pursued regardless of whether the County implements a TDR program.

- **Identification of priorities for open space protection and development of a County-wide open space conservation and acquisition program**, in partnership with other jurisdictions and citizens of Ada County. Protection of open space in Ada County was a key issue identified by County residents during the last update of this Plan (1996), the Blueprint for Good Growth Planning process, and in the most recent (2005-2006) update of this plan. While a variety of public agencies and private or non-profit organizations are working or have successfully worked to protect open space in the region, there has not been a collaborative, County-wide effort to identify and fund the preservation of priority areas for future open space conservation. The County, in cooperation with cities, state and federal agencies and community groups, should begin such a process. This effort can build on a number of the other implementation tools discussed in this Plan as well as previous regional planning processes such as Communities in Motion, the Ridge to Rivers Plan and the Parks, Open Space and Trails Plan, which was prepared as part of this latest Comprehensive Plan Update.
- **Continued identification and acquisition of land needed for major future transportation corridors**. This was identified as a priority by transportation planning agencies and others involved in the last Comprehensive Plan update process. Early identification and acquisition of land for such corridors is essential to preserving opportunities to construct them and keeping land acquisition costs down. Knowing where growth and development is likely to occur is key to identifying future corridors. Sub-area planning processes, identification of appropriate locations for Planned Communities and other planning processes can help meet this objective.
- **Adoption of amendments to the County's zoning ordinance to replace "non-farm subdivision" provisions**. In a number of areas, these developments have created land use conflicts and other issues as areas in which they were originally permitted have urbanized. Issues have included conflicts between rural and urban residential or other land uses, obstacles



to efficient use of land for commercial or other non-residential development, difficulties in extending roads and/or other public facilities, conflicts with large acreage property owners, and a misperception that open space is permanently protected.

Alternatives to non-farm subdivisions that eliminate these potential future conflicts, while providing some opportunities for rural residential development should be explored as a key implementation measure for this Plan. One possible alternative would be a conservation subdivision, which allows for clustering of development, while either permanently protecting open space or ensuring it is available for development at a later date. Clustering can be done in ways that reduce future conflicts with other landowners and allow for the construction of future roads or other utilities.

- **Adopting different policies and standards for Planned Communities in areas of city impact and rural areas.** This updated Plan includes a number of policies that distinguish between requirements and standards for Planned Communities within and outside of Areas of City Impact. These policies should be augmented based on further discussions with cities in the County about appropriate requirements for Planned Communities within their Areas of Impact.
- **Adoption of additional zoning ordinance amendments identified in this Comprehensive Plan and the Blueprint for Good Growth Plan (September 2006).** A variety of implementation measures throughout this Plan include proposed amendments to the County's zoning or subdivision ordinances and/or other planning requirements or standards. Priority zoning ordinance amendments include the following:
  - ✓ Residential and non-residential design guidelines.
  - ✓ Revised landscaping regulations.
  - ✓ Oregon Trail Overlay District.
  - ✓ Review of Floodplain regulations.
  - ✓ Revised hillside development regulations and measures to avoid skylining and protect view sheds.
  - ✓ Revised grading regulations that protect property from damage from premature grading without an attendant development application.
  - ✓ Refinements to the County's Planned Community ordinance.
  - ✓ Uniform school facility siting standards.



- **Completion of the Boise River Greenbelt in the unincorporated portion of the County to the County line.** Extension of the Greenbelt is a priority for Ada County. The County has identified priority future connections for the Greenbelt. They are described and mapped in Chapter 9 of this Plan. The County will continue to identify potential funding sources and procedures for completing these connections.
- **Developing mutually agreed upon development standards within areas of impacts.** Currently, County zoning, subdivision and other development standards are applied in areas of impact. Given that these areas eventually will be within incorporated cities, it would be beneficial for development within them to meet city standards. This would be advantageous in terms of consistency with community character, maintenance of public amenities, future application of city standards and other considerations. A process to develop joint standards and/or review and approve city standards for application within areas of impact should be undertaken.



## Implementation Actions by Chapter

Following is a summary of implementation actions identified in each chapter of this Plan, along with proposed responsibilities for each action.

### Private Property Rights

**Goal 1.1:** Ensure that all planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.

IMPLEMENTATION ACTIONS	Proposed Responsibility
Conduct regular training with County staff to ensure that they properly adhere to and apply provisions of Idaho Code 67-8003 in land use planning and development review processes.	CC, P&Z, S
Continue to apply the County's policies and procedures on a case-by-case basis with guidance from the state Attorney General and County legal counsel. Provide such information to community members in response to inquiries or claims.	CC, S
Review new Comprehensive Plan policies, zoning ordinances and other regulations for consistency with goals and policies in this section of the plan.	CC, P&Z, S

**Goal 1.2:** Each property owner is responsible, as a steward of the land, to use his/her property wisely, maintain it in good condition, and preserve it for future generations.

IMPLEMENTATION ACTIONS	Proposed Responsibility
Prepare informational materials (e.g., brief fact sheets or newsletters) for property owners stressing the need to properly care for properties by minimizing environmental degradation or contamination and other long-term adverse impacts on natural resources on or adjacent to the property, as well as links to other resources that provide similar guidance.	CC, CG, S



## Population and Growth

**Goal 2.1: Anticipate continuing growth and development demand.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Regularly assess, summarize and publish information about growth and development in the County, including approval of development permits and new construction.	CC, S
Regularly obtain and review population data and demographic forecasts from COMPASS and incorporated cities. Summarize and distribute such information to County staff for use in evaluating decisions related to planning and development processes.	CC, S
Work with other counties to address regional population and growth issues.	CC, S
Maintain and update GIS and other mapping information for use in planning processes. Identify other ways to use planning software in ongoing planning and project-specific review processes.	CC, S

## School Facilities

**Goal 3.1: Work with school districts, cities, other agencies and community members to better coordinate siting of, accessibility to and compatibility of school facilities with surrounding areas to help ensure cost-effective acquisition of land and timely development of school facilities.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update the County's zoning ordinance, as needed to ensure consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.	CC, P&Z, CG, S
Participate with representatives of the School Districts and cities to review and ensure consistency among municipal policies, zoning and other development ordinances related to school siting, development permitting and review procedures.	CC, P&Z, AC, S
Assist school districts, as needed, in identifying future school sites, including by providing information about potential future developments proposed in unincorporated portions of the County.	CC, P&Z, AC, S

CC = County Commissioners; AC = Affected City; P&Z = Planning & Zoning  
 PI = Private Interests; CG = Community Groups; SP = Service Provider; S = Staff



IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County development review procedures, as needed to ensure that school districts are informed about and have the opportunity to participate in development review processes related to large-scale developments.	CC, P&Z, S
Update County zoning ordinances to require developers to set aside land for schools necessitated by new large developments; coordinate with the school districts about the most appropriate sites for such facilities.	CC, P&Z, S
Update the County's zoning ordinance to ensure that specific development regulations do not hinder school construction in rural areas, recognizing that schools differ from other land uses, such as agriculture and residential development.	CC, P&Z, S

## Economy

**Goal 4.1: Increase the economic diversity, employment base and tax base of the County to improve employment opportunities for its residents.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Periodically (every two years), review economic forecasts and available county land zoned for employment uses to ensure there is an adequate supply of land zoned to meet those uses; update zoning ordinances and maps, as needed to achieve this goal. Prepare an inventory of land zoned for commercial and industrial zoned within unincorporated portions of the County.	CC, S
Continue to require that needed services are or can be made available to support proposed or planned commercial or industrial land uses.	CC, P&Z, S
Continue to participate in regional growth summits or other economic development planning processes or events to share information about employment opportunities and major trends that affect the county and regional economy.	CC, S
Establish and implement processes for regular communication with local chambers of commerce and other business organizations as part of ongoing and project-specific planning processes; included business group representatives on advisory committee or other public participation processes related to planning and development projects.	CC, CG, AC, PI, S



## Land Use

**Goal 5.1: Encourage urban growth within cities, Areas of City Impact, Planned Communities and other areas as may be designated for future growth.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Review, incorporate and adopt, as appropriate, elements of the Blueprint for Good Growth Tier map into the County's Comprehensive Plan Future Land Use Map.	CC, P&Z, AC, S
Amend the County's zoning map, as needed to be consistent with future land use plans, including Sub-Area Plans.	CC, P&Z, S
Work with cities and other agencies to establish a process for regular communication and coordination about the location and provision of services to areas where future growth is expected to occur and the sequence and timing future growth, particularly potential or planned expansions of Areas of City Impact.	CC, S
Develop and formalize or adopt procedures to incorporate provisions of the Ridge-to-Rivers Pathway Plan into the land use development review process and other land use decisions.	CC, P&Z, S
Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.	CC, S
Develop and/or amend County Zoning ordinances to ensure that public facility and other related costs of new development are borne primarily by new residents and/or developers.	CC, P&Z, S
Work with individual cities to develop consistent zoning and development regulations that implement the applicable comprehensive plans in Areas of City Impact.	CC, P&Z, AC, S
Update the County's zoning ordinance as needed, to require provision of open space, greenways, bicycle paths and pedestrian linkages between existing or planned parks, schools, neighborhoods and shopping areas as new development and growth occur.	CC, P&Z, S
Work with cities to explore the implementation of an urban separator designation that could be used to help provide buffers and gateways between adjacent jurisdictions.	CC, P&Z, S, AC



**Goal 5.2: Ensure that Areas of City Impact retain the potential for future urban growth and are planned, annexed and developed in an orderly and cost-effective manner.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Refine the process, for negotiating Area of City Impact boundaries to ensure partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.	CC, S
Work cooperatively with cities and other service providers (e.g., water and sewer providers and ACHD) to define a consistent methodology for estimating future land needs, determining the supply of buildable or developable land within a given Area of City Impact, and preparing short and long-term capital facility plans.	CC, S
Work with each city to agree on the process for applying zoning ordinance and development codes within each Area of City Impact (i.e., whether City or County standards and regulations will apply and the process for joint review and/or coordination of land use review and decision processes).	CC, AC, S
Develop guidelines and procedures for ensuring consistent land use review criteria in the adopted comprehensive plans for Areas of City Impact as they are adjusted.	CC, P&Z, AC, S
Work with cities and other service providers to develop a process and procedures for determining ultimate boundaries, including service boundaries between cities.	CC, P&Z, CG, AC, S
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 and Areas of City Impact	CC, P&Z, S

**Goal 5.3: Support commercial development in Areas of City Impact that is consistent with adopted comprehensive plan policies, location of existing and planned public facilities and services, and that is compatible with existing and future adjacent development.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Support efforts by Valley Regional Transit to provide transit service between activity and employment centers.	CC, S
Support design and development of commercial areas in a way that allows for opportunities to provide transit between those areas and nearby residential areas.	CC, P&Z, S



**Goal 5.5: Allow for planned developments in Areas of City Impact consistent with the adopted comprehensive plan policies and county zoning ordinance provisions.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Work with cities to recognize or incorporate their design standards and regulations for infill development that is compatible in the overall character of existing neighborhoods. At the same time, ensure consistency with planned future densities based on city plans for development likely to be located in Areas of Impact.	CC, P&Z, AC, S
Update the County's zoning ordinance to establish procedures and requirement for mitigating impacts of planned developments on adjacent uses, including through buffering, screening, open space provision, transitional uses and other means.	CC, P&Z, S

**Goal 5.6: Development will be allowed in rural areas consistent with this Plan and County zoning ordinances.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Replace Non-farm subdivision development with provisions that allow for limited rural residential development that will not interfere with future urban development as rural areas are urbanized as part of Area of City Impact expansion or annexation processes, and will offer the opportunity for a rural lifestyle to those who desire it and provide mechanisms for incorporating open space into rural development (see Chapter 13 of this plan for more specific recommendations).	CC, P&Z, S
Identify and map areas that are expected or desired to remain rural for the long term or in perpetuity.	CC, S
Explore and adopt measures to permanently protect open space or maintain low densities within rural areas, such as purchase or transfer of development rights, conservation easements or other tools including cluster, conservation or open space subdivisions, additional hillside regulations and protection of habitat and environmentally sensitive areas.	CC, P&Z, CG, PI, S



**Goal 5.7: Allow for a limited amount and range of commercial uses in rural areas, consistent with rural character.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County zoning regulations for commercial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable commercial uses in rural areas as part of this process.	CC, P&Z, S

**Goal 5.8: Allow for a limited amount and range of industrial uses in rural areas, consistent with rural character.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County zoning regulations for industrial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in rural areas as part of this process.	CC, P&Z, S

**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.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
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.	CC, S
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.	CC, S
Update County zoning regulations to establish criteria for allowing development of schools, churches or other quasi-public uses in rural areas.	CC, P&Z, S
Update County zoning regulations to establish criteria for allowing for permanent farm-worker residences in rural areas.	CC, P&Z, S
Review and refine the siting standards and regulations for Confined animal feeding operations.	CC, P&Z, S



**Goal 5.10: Allow for the development of Planned Communities, consistent with the goals and policies of this Plan and requirements of the County's zoning and subdivision ordinance. All Planned Communities are intended to have a high degree of self-sufficiency; place an emphasis on community character and heritage and on forming a sense of community; must demonstrate ability to fund and operate the community's utilities and services are self-supporting so as not to be subsidized by residents living outside the community. Planned Communities are expected to be innovative in their approach to site planning and development.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Identify locational criteria for future Planned Communities, such as proximity to or availability of central water and sewer services, relative degree of environmental constraints, and other factors.	CC, P&Z, AC, S
Use locational criteria to identify appropriate and inappropriate locations for Planned Communities; map such locations.	CC, S
Update County zoning ordinances to define requirements for Planned Communities within Areas of City Impact. Work with cities to develop common ordinances or regulations for Planned Communities located within Areas of City Impact. Update County zoning ordinances to define requirements for Planned Communities within Areas of City Impact.	CC, P&Z, AC, S
Update County zoning ordinances to refine requirements for open space preservation within and around Planned Communities.	CC, P&Z, S
Work with adjacent counties to develop a process to jointly review Planned Communities proposed in areas that cross county lines.	CC, S
Update County zoning ordinances to ensure participation of adjacent water and sewer service providers in the planned community review process and allow for consideration of extension of such services to serve a proposed planned community as one option for service provision or management of systems. Such participation will not constitute review or approval authority by other service providers.	CC, P&Z, AC, S
Regularly assess the level of development occurring in Planned Communities. If the total number of lots platted in the rural Tier, including Planned Communities, exceeds seven percent (7%) of the total lots platted in the county in a given year, consult with members of the Blueprint for Good Growth Consortium regarding city or county plan policies and regulations needed to encourage more infill development.	CC, P&Z, AC, S

**CC** = County Commissioners; **AC** = Affected City; **P&Z** = Planning & Zoning  
**PI** = Private Interests; **CG** = Community Groups; **SP** = Service Provider; **S** = Staff



**Goal 5.11: The Foothills are recognized and valued as a landscape that defines our region. The foothill provide many environmental values such as winter range for deer, aquifer recharge, open space and a dramatic visual backdrop for residents of the entire region. Ada County seeks to balance the natural beauty and environmental values of its foothills with rights of property owners as well opportunities for development that is sensitive to and compatible with environmental resources in this area.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County zoning ordinances to adopt the City of Boise’s development standards within the Boise Area of City Impact or adopt alternative development requirements for hillside areas that will meet similar objectives and be consistent with the goal and policies of this section of the Comprehensive Plan.	CC, P&Z, AC, S
Update County zoning ordinances to implement recommendations from the North Foothills Sub-area Plan.	CC, P&Z, S
Conduct Sub-Area Planning processes for the Central and Eastern Foothills as shown on the Sub-area Planning Boundaries Map (Figure 13.1) incorporated in this Plan, building on previous studies and planning efforts in this area, including the Boise Foothills Plan.	CC, CG, AC, PI, S
Develop additional hillside development criteria including design guidelines for steep slopes and visually sensitive areas, avoidance of skylining and additional grading requirements to prevent erosion and habitat loss.	CC, CG, PI, S
Ada County should coordinate efforts with other governmental agencies, landowners and conservation organizations in the study and development of alternatives to preserve and conserve through management practices and/or public land purchases the resources of the foothills of north Ada County.	CS, AC, PI, CG, S



**Goal 5.12: Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities and protect the health, safety, and welfare of the general public.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Update County zoning ordinances, as needed, to reflect potential future expansions of the Boise Airport and impacts on surrounding land uses.	CC, P&Z, S
Coordinate with the City of Boise to ensure consistent city and county development regulations in the Boise Airport Influence Area.	CC, AC, S

## Natural Resources and Hazardous Areas

**Overall Goal 6: Protect and manage natural resources to retain the benefits they provide to County residents.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Develop measures for protection of resources, including incentives, consideration of new forms of development, such as conservation subdivisions, protection and reclamation of gravel resources.	CC, S
Establish buffers and development standards for development adjacent to the Birds of Prey area and other natural areas, consistent with the U. S. Bureau of Land Management Birds of Prey Management Plan.	CC, P&Z, S
Establish development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas and ridge lines.	CC, S
Map existing natural resource areas and adopt those maps as part of this Plan.	CC, P&Z, S

**Goal 6.2: Protect human life and property and reduce public and private expenditures resulting from floods.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Update County zoning ordinance and other requirements to ensure consistency with Comprehensive Plan policies related to floodplain protection.	CC, P&Z, S
Establish a minimum setback from the floodway in the County code for unincorporated portions of Ada County to help extend the Boise River Greenbelt.	CC, P&Z, S

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**PI** = Private Interests; **CG** = Community Groups; **SP** = Service Provider; **S** = Staff



**Goal 6.3: As an essential and limited natural resource, preserve and protect groundwater and surface waters.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Encourage the Idaho Department of Water Resources to conduct studies needed to continue to assess the availability and quality of water resources throughout Ada County and in the Treasure Valley.	CC, S
Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff and impacts on water quality. Adopt "Best Management Practices" to control erosion and protect water quality.	CC, P&Z, S
Identify, adopt and implement best management practices for groundwater protection.	CC, S
Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.	CC, S

**Goal 6.4: Identify, protect and use Ada County's sand and gravel resources while minimizing long term negative environmental impacts and protecting or enhancing natural resources.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Map locations of significant or priority deposits of sand and gravel for future extraction in order to minimize future conflicts with incompatible, adjacent uses.	CC, S
Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.	CC, P&Z, S
Amend the County Zoning Ordinance to establish sand and gravel operations as Conditional Uses in appropriate zoning districts. Develop Conditional Use review criteria to ensure that sand and gravel resources and operations are protected and that reasonable mitigating measures are established to protect adjacent uses and the future re-use of the sand and gravel site. Review criteria that should be considered include, but are not limited to, the following: <ul style="list-style-type: none"> <li>a. Unreasonable impacts on surrounding uses from noise, transportation, dust and odors as established by local, State and Federal standards.</li> <li>b. Visual impacts to be addressed through</li> </ul>	CC, P&Z, S

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IMPLEMENTATION ACTIONS	Proposed Responsibility
<ul style="list-style-type: none"> <li>c. screening and buffering. Riparian vegetation and wildlife habitat should be protected and/or replaced when disturbed.</li> <li>d. Sand and gravel hauling operations should avoid routes through existing residential neighborhoods.</li> <li>e. Stockpiling and permanent structures should not be located in any floodway.</li> <li>f. Operations should avoid adverse impacts on agricultural operations.</li> <li>g. Local access roads, if used, should be capable of handling the heavy vehicular traffic generated by the operation.</li> <li>h. Mitigating measures, including phasing of extraction and reclamation; hours of operation; access to arterials and collectors; noise and dust abatement; screening; and water quality standards should be considered.</li> <li>i. Impacts of operations within floodplains should be mitigated.</li> </ul>	
<p>Alternative forms of development within and adjacent to areas designated as “sand and gravel reserves” should be evaluated to determine their impact on potential sand and gravel resources and their impact on the ability to extract minerals.</p> <ul style="list-style-type: none"> <li>a. Develop Zoning Ordinance provisions to require that alternative forms of development adjacent to extraction sites are duly notified that they are located in an identified potential “sand and gravel reserve” and that extraction operations may be located on lands adjacent to or nearby them. Conditions may include, but are not limited to, the following: <ul style="list-style-type: none"> <li>1. Notation on a recorded plat or approved development plan.</li> <li>2. Written notification in the restrictive covenants.</li> </ul> </li> </ul>	CC, P&Z, S

**Goal 6.5: Protect, maintain and enhance the fish and wildlife resources and habitats of Ada County.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
<p>Work with the Idaho Department of Fish and Game to map critical winter range habitat in sufficient detail to allow for conservation or protection of such habitat during the development review and permitting process; alternatively, require development applicants to map such habitat based on consultation with IDF&amp;G.</p>	CC, S



IMPLEMENTATION ACTIONS	Proposed Responsibility
Work with the Idaho Department of Fish and Game to map wildlife migration corridors.	CC, S
Once migration corridors are mapped, implement regulations to avoid development within and/or minimize adverse impacts on migration corridors.	CC, P&Z, S
Update the County's zoning ordinance to require applicants for large developments such as PUDs and large subdivisions to prepare wildlife protection and mitigation plans as appropriate, similar to existing requirements for Planned Communities. Require that such studies undergo a peer or independent review prior to approval.	CC, P&Z, S

**Goal 6.7: Promote the protection and management of natural creeks as valuable resources for historic resources, recreation, stormwater management and wildlife habitat. Promote enhancement of manmade drainage ways as valuable resources for recreational pathways and potential pedestrian and bicycle transportation routes.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.	CC, S
Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.	CC, P&Z, S
Revisit the issue of adoption of the Open Space Management Plan for the Boise Front Foothills through discussion among County and City staff, Planning and Zoning Commission members and elected officials.	CC, P&Z, AC, S

**Goal 6.8: To protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property and by establishing appropriate safety standards for uses permitted in, or adjacent to, hazardous areas.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Adopt fire safety standards for new construction and access in rural/urban interface lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards. Require plans to be prepared by a fire protection engineer for development in the wildland urban interface area.	CC, S



IMPLEMENTATION ACTIONS	Proposed Responsibility
Define and map hazardous areas.	S, P&Z

## Public Utilities, Services and Energy

**Goal 7.1: Ada County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health and other services for which it is responsible in a fair, efficient and professional manner.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Develop an overall plan for management of County solid waste facilities and regulation and/or coordination among private solid waste service providers.	CC, S
Develop a Future Acquisitions Map of public facilities for inclusion into the Comprehensive Plan in accordance with Idaho Code §67-6517.	CC, S
Develop a process requiring applicants to negotiate the provision of fire protection and emergency medical services with the appropriate service providers to ensure that new development is adequately protected.	???

**Goal 7.2: Provide accurate information, conduct quality land use analysis, and administer development application processes in an efficient manner.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.	CC, S
Identify sub-areas appropriate for more detailed planning processes to help identify future planning and service needs prior to development.	CC, S
Update the County zoning ordinance, as needed to implement the results of future sub-area planning processes.	CC, P&Z, S



**Goal 7.3: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Work with service providers to designate locations of future utility corridors. Adopt or reference a map of these corridors in the Comprehensive Plan. Update these reference maps as necessary to reflect any future National Interest Electric Corridor designations.	CC, S
Prepare and distribute informational materials that promote energy conservation.	CC, S
Adopt and implement guidelines and standards for energy conservation practices within County facilities.	CC, S
Incorporate energy conservation requirements as an approval criteria for planned communities and planned unit developments.	CC, S
Incorporate energy conservation approaches in Sub-Area planning processes.	CC, S
Encourage LEEDS™ (Leadership in Environmental and Energy Design) certification for all public buildings.	CC, S
Create and use incentives for energy-efficient design in private development and construction.	CC, PI, S
Develop a Future Acquisitions Map for inclusion into the Comprehensive Plan that identifies existing and future utility facilities and corridors.	CC, S

**Goal 7.4: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient and environmentally sound manner.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Adopt and implement guidelines and requirements for coordination with wastewater service providers in review of planned community applications, consistent with policies of this Plan.	CC, P&Z, AC, S
Develop a process to improve coordination with wastewater service providers in identifying long-term (20 years or beyond) wastewater service and facility needs.	CC, S



<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Encourage all new rural residential development which is not connected to central sewer to dedicate easements for the future construction of trunk lines shown on regional sewer plans.	CC, S, SP, AC
In order to protect groundwater quality and to create cost effective wastewater collection systems, encourage all existing developments served by septic systems to connect to central sewer once it becomes available.	CC, S, SP, AC
Develop a process requiring submittal of annual reports prepared by a professional engineer illustrating the financial status of a development's capital improvement replacement fund, in addition to and separate from the development's operation and maintenance fund to the County Engineer for review on an annual basis.	S, P&Z

**Goal 7.5: Assist in coordinating the provision of water treatment and distribution services and facilities in a cost-effective, efficient and environmentally sound manner.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Adopt and implement guidelines and requirements for coordination with water service providers in review of planned community applications, consistent with policies of this Plan.	CC, P&Z, AC, S
Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.	CC, P&Z, AC, PI, S
Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent landowners or residents.	CC, PI, S
Identify, adopt and implement Best Management Practices for groundwater protection.	CC, S
Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.	CC, S
Develop a process requiring submittal of annual reports prepared by a professional engineer illustrating the financial status of a development's capital improvement replacement fund, in addition to and separate from the development's operation and maintenance fund to the County Engineer for review on an annual basis.	S, P&Z



**Goal 7.6: Help ensure the cost-effective and environmentally sound management of storm water and other drainage facilities.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Identify, adopt and implement Best Management Practices for stormwater management.	CC, S
Prepare and distribute informational materials that promote effective stormwater management, consistent with policies of this Plan.	CC, S
Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.	CC, P&Z, S

**Goal 7.7: Assist in coordinating the provision of library services and facilities in a cost-effective and efficient manner.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Adopt and implement guidelines and requirements for coordination with library service providers in review of planned community applications, consistent with policies of this Plan.	CC, S
Develop a process to improve coordination among County and municipal library service providers in identifying long-term (20 years or beyond) library service and facility needs.	CC, S

## Transportation

**Goal 8.1: Coordinate and assist the Ada County Highway District (ADHD) and Idaho Transportation Department (ITD) in developing and managing a well-planned, sustainable, multi-modal transportation system that provides for the safe, efficient, cost effective movement of people and goods and supports the region’s residential, commercial, industrial and public development vision.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Establish and/or refine procedures for coordinating with ACHD, ITD, Valley Regional Transit (VRT), COMPASS and other jurisdictions in addressing transportation issues and needs as part of the development review process.	CC, S



IMPLEMENTATION ACTIONS	Proposed Responsibility
Establish and/or refine procedures for regular communication and coordination with ACHD, ITD, VRT and other jurisdictions in addressing long-term transportation planning issues, including through participation in planning processes conducted by COMPASS.	CC, S
Use the Sub-Area planning process to plan for and design well-connected street and bike/pedestrian pathway systems, to preserve transportation corridors, future transit routes, road extensions, and to facilitate access management plans.	CC, S, P&Z, SP

**GOAL 8.2: Help promote and enhance traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update the County's subdivision code or other regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.	CC, P&Z, S

**GOAL 8.3: Support development of local transportation systems that are well-connected, both internally and to the regional transportation system.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with ACHD, ITD and VRT standards and guidelines and policies of this Plan.	CC, P&Z, S



**GOAL 8.4: Work with ACHD, ITD, cities and others to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Participate in and support efforts led by ACHD, ITD, VRT or others to adopt and implement new transportation funding mechanisms.	CC, P&Z, AC, PI, S

**GOAL 8.5: Coordinate with ACHD, ITD, VRT, cities and other in planning for, designing, developing and permitting new and/or expanded transportation facilities.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Participate in the development of a Transportation Improvement Program for Northern Ada County in cooperation with local and state planning and transportation agencies.	CC, P&Z, AC, PI, S
Support the transportation planning process and actively participate in the development and implementation scheduling of transportation projects identified by COMPASS and ACHD.	CC, S
Continue to actively participate in the implementation of policies, goals, and objectives of the Communities in Motion and Blueprint for Good Growth plans' regional transportation and land use vision.	CC, S

**GOAL 8.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Participate in the development of a Transportation Develop ordinance to preserve transportation corridors consistent with ACHD's Transportation & Land Use Integration Plan (TLIP).	S, P&Z, SP, AC, CG, PI



**Goal 8.7: Ada County seeks a comprehensive transportation network that provides mobility and choices for all segments of the community by encouraging the use of public transit, bicycling, and walking as alternatives to automobile travel.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Work with ACHD to update their street and signage standards, as needed, to ensure that sidewalks, cross walks, special signage and other traffic control measures are installed along routes to all schools; new development near schools should provide these features as a condition of approval and existing neighborhoods should retrofit as funding becomes available or as land uses are redeveloped.	CC, S
Coordinate with VRT, ACHD, ITD and COMPASS to ensure that sidewalks and other needed pedestrian facilities are available within ¼ mile radius of the designated transit routes and corridors.	CC, S
Work with ACHD, VRT and other agencies, community groups, local employers and citizens to identify and promote strategies for reducing reliance on the automobile, including through strategies identified in policies of this Plan.	CC, S
Require improvement of the condition of existing walkways and incorporate standards for handicapped access according to the Americans with Disabilities Act into County subdivision requirements, where appropriate.	CC, S

**Goal 8.8: Support continued improvements to the Boise Regional Airport (Gowen Field) to support Ada County’s aviation needs.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Update County zoning regulations and standards, as needed to ensure compatibility between future possible airport expansion areas and surrounding land uses.	CC, P&Z, AC, S



## Recreation

**Goal 9.1: To identify, prioritize, reserve, acquire, develop and maintain a system of recreation areas, including parks, pathways, trailways, greenbelts, open space, playgrounds and other recreation areas and programs.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Develop future facility plan map delineating facilities to be developed and where they will be located in order to limit jurisdictional conflicts, minimize duplication of services within other existing cities service boundaries, and help ensure the county is not in conflict with existing cities' proposed goals and objectives.	CC, CG, AC, S
Develop a Capital Improvement Plan (CIP) that delineates funding needed to develop future facilities and the schedule for doing so based on projected need and demand.	CC, S
Develop and use a County park level of service standard based on future population projections per acre of parkland needed.	CC, S
Use statistically valid surveys and/or other means to identify where people recreate and to establish and refine priorities for future county park and recreation planning.	CC, S
Refine and implement a master plan for Barber Park.	CC, CG, S
Work with the City of Garden City to develop and adopt plans and/or policies for future use of the County Fairgrounds property that, consistent with County and local community objectives.	CC, CG, AC, S

**Goal 9.2: Support public recreation opportunities by acquiring and developing new parks and recreation areas, land or facilities consistent with identified community goals and priorities.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Conduct a regional, County-wide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, long-term, publicly-supported funding approach.	CC, S



**Goal 9.3: Develop and implement a long-range plan for the acquisition, creation and maintenance of new and existing pathways and trails; incorporate recommendations from the Ridge-to-Rivers Pathway Plan into the County's plan.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Refine estimates of how much open space is needed to accommodate future population growth according to standards adopted by the County.	CC, S
Coordinate with all local and state governments, recreation user groups and non-governmental organization to develop a County-wide open space plan.	CC, CG, S
Explore the need for, develop and coordinate, if warranted, a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, Kuna and unincorporated areas of the County.	CC, CG, AC, S

**Goal 9.4: Ada County supports coordination among the County, cities, state and federal agencies and private entities to provide a full range of recreational opportunities to County residents.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Examine the feasibility of establishing an impact fee program.	CC, S
Identify opportunities to use County recreational facilities to host special events, promote environmental education and achieve other goals of this Plan and the County's Parks, Open Space and Trails Plan when adopted.	CC, CG, PI, S
Identify and achieve the level of staffing necessary to implement the goals and policies of this Plan and of the County's Parks, Open Space and Trails Plan when adopted.	CC, S

**Goal 9.5: To increase access to, safety on and enjoyment of County Waterways through education about safety, rules and laws, and by providing additional facilities and services.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Work with other agencies to develop and implement strategies to preserve the Boise River and river corridor, such as; required setbacks, mandatory easements for pathways and river access and educational signage.	CC, CG, AC, S

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**PI** = Private Interests; **CG** = Community Groups; **SP** = Service Provider; **S** = Staff



<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Develop strategies to disperse boaters to the make boaters aware of opportunities on the Snake River and Swan Falls areas and to reduce overcrowding on Boise River/Lucky Peak.	CC, CG, S
Support Idaho Parks and Recreation and the state Legislature to create mandatory “Boater Education” requirements for young operators.	CC, S
Support a feasibility study to determine the need, cost and possible location of a new four-season, deep-water marina on Lucky Peak.	CC, S
Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.	CC, S
Support Idaho Parks and Recreation and the Legislature in updating boat registration fee schedules to reflect actual inflationary pressures.	CC, S
Work with other recreation providers and groups to support and implement improved and expanded recreational facilities at Eagle Island State Park.	CC, AC, S

## Special Areas or Sites

**Goal 10.1: To assist in identifying, preserving, enhancing and protecting those cultural resources that are important to the people of Ada County.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Consider updating the County’s zoning ordinances to require providing interpretive signage for any historic resource directly impacted by construction that triggers Section 106 review under the Historic Preservation Act of 1966.	CC, P&Z, S
Develop a resource management plan for historic roads in Ada County.	CC, PI, S
Evaluate the success of County regulations in preserving historic properties that have been redeveloped since 1990.	CC, PI, S
Revise county regulations regarding analysis of the historic potential of proposed development sites, including:  Clearly define the meaning of “the Ada County historic resources inventory” as used in the Ada County Code, to	CC, P&Z, S

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**PI** = Private Interests; **CG** = Community Groups; **SP** = Service Provider; **S** = Staff



IMPLEMENTATION ACTIONS	Proposed Responsibility
<p>include all resource surveys conducted by Ada County.</p> <p>Require a record search from the State Historic Preservation Office as part of the development review process.</p> <p>For planned communities, require a cultural/historic/archaeological resources reconnaissance survey and SHPO record search, with the findings of the report being a consideration in the design of the project proposal.</p> <p>For planned communities, require that developers follow recommendations made as part of the cultural/historical/archaeological resources reconnaissance survey.</p> <p>Require that planned community applications make a finding that such proposals are in compliance with the policies of this section of the Ada County Comprehensive Plan.</p> <p>Require preparation of a historical/archaeological/cultural resource report for construction proposals that are covered by Section 106 of the Historic Preservation Act of 1966.</p> <p>Expand the existing County GIS theme of historic resources to include all sites identified in pre-1998 surveys conducted for Ada County.</p> <p>Clearly define the meaning of “the Ada County historic resources inventory” as used in the Ada County Code, to include all resource surveys conducted by Ada County.</p> <p>Require a record search from the State Historic Preservation Office as part of the development review process.</p> <p>For planned communities, require a cultural/historic/archaeological resources reconnaissance survey and SHPO record search, with the findings of the report being a consideration in the design of the project proposal.</p> <p>For planned communities, require that developers follow recommendations made as part of the cultural/historical/archaeological resources reconnaissance survey.</p> <p>Require that planned community applications make a finding that such proposals are in compliance with the policies of this section of the Ada County Comprehensive Plan.</p> <p>Require preparation of a historical/archaeological/cultural resource report for construction proposals that are covered by Section 106 of the Historic Preservation Act of 1966.</p> <p>Expand the existing County GIS theme of historic resources to include all sites identified in pre-1998</p>	



<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
surveys conducted on behalf of Ada County.	
Expand the existing County GIS theme of historic resources to include all sites in pre-1998 surveys conducted on behalf of Ada County.	S
Coordinate with the Ada County Historic Preservation Council to identify financial and other incentives to encourage restoration and protection of historic resources in Ada County and share information with property owners.	CC, PI, S

**Goal 10.2: Encourage, enhance and celebrate Ada County’s ethnic and cultural diversity and heritage.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Explore and expand coordination with established Arts & Cultural Councils within Ada County.	CC, P&Z, AC, S
Work with the Board of Ada County Commissioners to determine availability of resources for development of a County sponsored Arts & Cultural Heritage Council.	CC, S

**Housing**

**Goal 11.1: Ensure that future development provides for a mix of housing opportunities to meet the needs of individuals and families of all income groups, socio-economic backgrounds and capabilities.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Regularly communicate with the Intermountain Fair Housing Council to identify and address Fair Housing issues and remedies.	CC, AC, S
Support training opportunities for developers and providers of housing in Ada County related to the protections afforded through the enforcement of the Federal Fair Housing Act.	CC, S
Review and refine applicable County zoning ordinances to better preserve the existing stock of affordable housing.	CC, S
Revise the County’s zoning and development code to provide the incentives and opportunities that will encourage innovative design and development of housing choices.	CC, P&Z, S

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**PI** = Private Interests; **CG** = Community Groups; **SP** = Service Provider; **S** = Staff



IMPLEMENTATION ACTIONS	Proposed Responsibility
Coordinate with the Boise City/Ada County Housing Authority to support provision of housing to low and moderate income households and those with special needs.	CC, AC, S

## Community Design & Sustainability

**Goal 12.1: Support a strong, viable community identity for each special area in Ada County.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Review and refine the County's zoning ordinance to implement policies of this section of the Plan.	CC, P&Z, S
Adopt development performance standards that ensure adequate open space for residential, commercial and industrial developments.	CC, S
Adopt regulations that require public, commercial and industrial developments to install and maintain landscaping that follows adopted standards.	CC, S
Adopt regulations that require landscaping to enhance the appearance of structures and parking areas and improve stormwater drainage.	CC, S
Encourage the cities to reserve or preserve portions of the areas zoned rural transition to provide open space buffers and promote an opportunity to provide a unique identity for each city.	

**Goal 12.2: Promote and encourage aesthetically pleasing entryways to the County through street design, land use, landscaping and signage.**

IMPLEMENTATION ACTIONS	Proposed Responsibility
Adopt and administer design standards for future land use and development within entrance corridors, as well as public improvements in those areas.	CC, S
Establish and implement a process to coordinate with adjacent counties in planning for and regulating development within entrance corridors.	CC, S



**Goal 12.4: Promote clean air and healthy communities by conserving and reducing energy consumption.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Continue to monitor and expand its use of hybrid and other energy-efficient vehicles by the County.	CC, S
Conduct a study to explore the feasibility of and potential support for providing incentives for use of hybrid and other energy-efficient vehicles or devices by County businesses and residents. (Note: This may require state legislative changes.)	CC, S

**Goal 12.5: Promote clean air and healthy communities by encouraging the use of alternative, renewable energy sources.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Adopt regulations and incentives that require or promote use of solar or other alternative energy sources and conservation measures for homes and businesses such as green building , Energy Star™ construction and other techniques.	CC, S
Conduct a study to explore opportunities for public-private partnerships to develop alternative energy generation facilities (e.g., wind farms, solar energy, or geothermal energy facilities).	CC, PI, S

**Goal 12.7: Encourage the use of green building technologies and materials in new construction and major renovation projects.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Adopt and implement guidelines for use of green building technologies and materials in the design and construction of all major new construction and renovation of County facilities.	CC, S
Consider offering incentives to development projects that attain a LEED™ rating of Silver or higher.	CC, S
Consider partnerships with the Boise State University Departments of Civil Engineering and Construction Management to promote green building technologies through research programs and local demonstration projects.	CC, S



**Goal 12.12: Promote a reduction in vehicle emissions by encouraging and supporting alternative modes of transportation.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Work with Valley Regional Transit to continue to provide free or reduced-cost transit passes to County and other government employees.	CC, S
Work with Valley Regional Transit to encourage major private employers to offer free or reduced-cost transit passes to their employees.	CC, S

**Goal 12.13: Promote the conservation of natural resources by encouraging re-use or recycling of waste materials from residential or commercial construction.**

<b>IMPLEMENTATION ACTIONS</b>	<b>Proposed Responsibility</b>
Continue to encourage all County Departments and offices to dedicate a high percentage of paper purchases to recycled paper with at least 50% post-consumer waste and no chlorine or other toxic contents.	CC, S
Continue to implement the County's plan and/or procedures for promoting and increasing use of recycling and other waste reduction programs by county residents and at County solid waste facilities.	CC, S

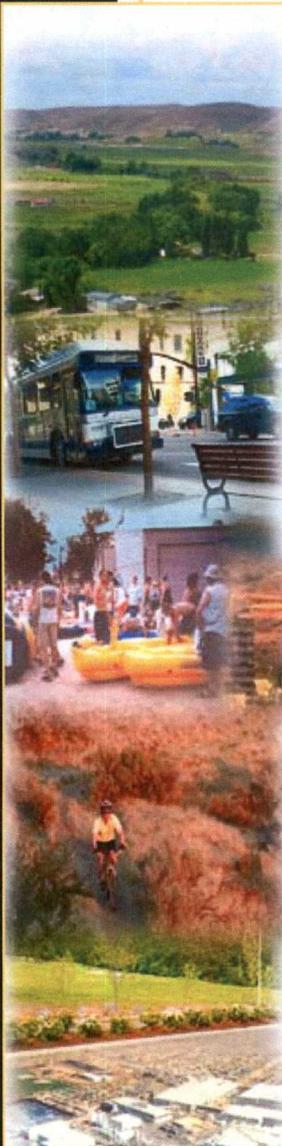


# Ada County

## COMPREHENSIVE PLAN



# 2007



Appendices

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*ADDITIONAL PLANNED COMMUNITY COMPREHENSIVE PLANS TO BE REFERENCED UPON COMPLETION AND ADOPTION*

APPENDIX

A

# GLOSSARY OF TERMS

SEE MAIN COMPREHENSIVE PLAN DOCUMENT

ADA COUNTY  
COMPREHENSIVE PLAN

NOVEMBER 2007



# APPENDIX **B** COMPREHENSIVE PLAN ADOPTING ORDINANCE

ADA COUNTY  
COMPREHENSIVE PLAN

NOVEMBER 2007



**A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS  
ADOPTING THE 2007 ADA COUNTY COMPREHENSIVE PLAN**

At meeting of the Board of Ada County Commissioners, State of Idaho, on the 27th day of November, 2007, the following Resolution was unanimously adopted, to wit:

**WHEREAS**, on June 17, 1996, the Board of Ada County Commissioners adopted the current Ada County Comprehensive Plan; and

**WHEREAS**, the Board of Ada County Commissioners finds that the Ada County Comprehensive Plan has not had a comprehensive update since it was adopted on June 17, 1996; and

**WHEREAS**, the Board of Ada County Commissioners finds that growth in Ada County since 1996 has substantially changed growth issues and policies; and

**WHEREAS**, on September 30, 2005, the Board appointed a series of committees comprised of members from various sectors of the community, to provide input in drafting the Comprehensive Plan; and

**WHEREAS**, on November 28, 2005, the first of 15 public input meetings of the committees was held; and

**WHEREAS**, on July 25, 2006, based on the input from the committees, the initial draft of a new Comprehensive Plan was completed; and

**WHEREAS**, on September 18, 2006, Ada County Development Services circulated the draft Comprehensive Plan to other agencies, registered neighborhood associations and interested parties to solicit comments. The draft Comprehensive Plan was scheduled for public hearing before the Ada County Planning and Zoning Commission (Commission) for October 16, 2006; and

**WHEREAS**, on September 28, 2006, the Commission held a work session and determined to move the public hearing from October 16, 2006 to November 16, 2006 in order to gain more public input; and

**WHEREAS**, on October 3, 2006, agencies, registered neighborhood associations and interested parties were notified of the revised November 16, 2006, hearing date; and

**WHEREAS**, legal notice of the public hearing for November 16, 2006, was published in the Idaho Statesman on October 31, 2006 and November 7, 2006 and a public service announcement was sent to radio and television stations on November 8, 2006; and

**WHEREAS**, the Commission held a public hearing on the Comprehensive Plan on November 16, 2006, to receive public testimony. The Commission held additional public hearings on December 7, 2006, February 8, 2007 and March 8, 2007 to receive additional public input on the draft Comprehensive Plan including recommended revisions based on the public input; and

**WHEREAS**, on March 8, 2007, the Commission passed a motion recommending approval of the Comprehensive Plan to the Board along with a list of recommended revisions; and

**WHEREAS**, on April 6, 2007 Ada County Development Services notified other agencies, registered neighborhood associations and interested parties and solicited their comments. Staff scheduled the Comprehensive Plan along with the Commission's recommended revisions for public hearing before the Board of Ada County Commissions (Board) on May 23, 2007; and

**WHEREAS**, legal notice was published in the Idaho Statesman on May 8, 2007 and May 15, 2007. A public service announcement was sent to radio and television stations on May 16, 2007; and

**WHEREAS**, on May 23, 2007, the Board held a public hearing on the Comprehensive Plan and held additional public hearings on July 11, 2007, August 8, 2007, August 22, 2007 and September 12, 2007 to allow further public input; and

**WHEREAS**, on September 12, 2007, the Board directed staff to publish a final draft incorporating revisions made to the Comprehensive Plan and to schedule another public hearing on November 14, 2007 to obtain public input on the final draft of the Comprehensive Plan; and

**WHEREAS**, on September 28, 2007, staff notified other agencies, registered neighborhood associations and interested parties and solicited their comments; and

**WHEREAS**, on November 14, 2007, the Board held a public hearing on the final draft of the Comprehensive Plan; and

**WHEREAS**, § 67-6508 of the Idaho Code empowers the County Planning and Zoning Commission to "...prepare, implement and review and update a comprehensive plan"; and § 67-6509(a) of the Idaho Code, allows the County Planning and Zoning Commission to recommend the Plan, amendment or repeal of the Plan to the Governing Body; and

**WHEREAS**, The Board hereby finds that the proposed 2007 Comprehensive Plan complies with the provisions of § 67-6508 of the Idaho Code by considering previous and future conditions, trends desirable goals and objectives and desirable future situations of the following components of the Plan as required by § 67-6508 of the Idaho Code: (a) Property Rights, (b) Population, (c) School Facilities and Transportation, (d) Economic Development, (e) Land Use, (f) Natural Resources, (g) Hazardous Areas, (h) Public Services, Facilities and Utilities, (i)

Transportation, (j) Recreation, (k) Special Areas or Sites, (l) Housing, (m) Community Design, (n) Implementation, and (o) National Interest Electric Transmission Corridors; and

**WHEREAS**, § 67-6509(b) of the Idaho Code, provides that the Board may adopt, amend or repeal a Comprehensive Plan.

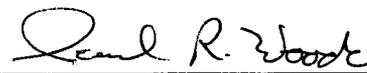
**BE IT THEREFORE RESOLVED** by the Board of Ada County Commissioners that;

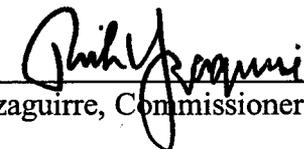
The Board of Ada County Commissioners hereby repeals the existing Ada County Comprehensive Plan, and adopts a new Comprehensive Plan (hereinafter referred to as the 2007 Ada County Comprehensive Plan) including the Map entitled "Future Land Use" as found in the 2007 Ada County Comprehensive Plan in chapter 5 as figure 5.2, as considered, heard and adopted by the Board at its November 14, 2007 public hearing and attached hereto as Exhibit A.

**APPROVED AND ADOPTED THIS 27TH DAY OF NOVEMBER 2007.**

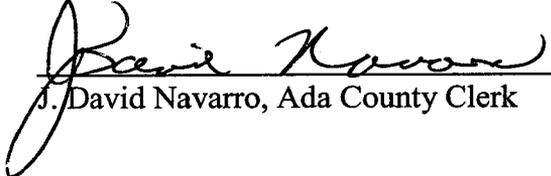
**Board of Ada County Commissioners**

By:   
Fred Tilman, Chairman

By:   
Paul R. Woods, Commissioner

By:   
Rick Yzaguirre, Commissioner

ATTEST:

  
J. David Navarro, Ada County Clerk

# APPENDIX C PLANNED COMMUNITY COMPREHENSIVE PLAN ADOPTING ORDINANCE/RESOLUTIONS

ADA COUNTY  
COMPREHENSIVE PLAN

NOVEMBER 2007



# APPENDIX C.I

## HIDDEN SPRINGS SPECIFIC PLAN ADOPTING ORDINANCE #325

SUMMARY OF ADA COUNTY ORDINANCE NO. 325

AN ORDINANCE PROVIDING A NEW CHAPTER 21, ARTICLE A OF TITLE 8 (ZONING ORDINANCE) CONSISTING OF THE SPECIFIC PLAN FOR THE HIDDEN SPRINGS PLANNED COMMUNITY. THE PLANNED COMMUNITY IS GENERALLY LOCATED AT THE INTERSECTION OF DRY CREEK AND CARTWRIGHT ROADS, MORE PARTICULARLY DESCRIBED AS PORTIONS OF SECTIONS 28, 29, 31, 32 AND 33 OF TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN AND PORTIONS OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

THIS NEW ARTICLE CONSISTS OF A TEXT AMENDMENT AND THE HIDDEN SPRINGS ZONING MAP WHICH MAP IS NOW FILED IN THE OFFICE OF THE RECORDER OF ADA COUNTY AND IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT. FOR THE PURPOSE OF ADMINISTRATION AND ENFORCEMENT, THE ZONING MAP IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT SHALL BE CONSIDERED AS AN OFFICIAL ZONING MAP. ANY AND ALL AMENDMENTS TO THE HIDDEN SPRINGS ZONING MAP SHALL BE MADE CONCURRENTLY ON THE ZONING MAP IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT AND MADE CONCURRENTLY WITH THE AMENDMENT BEING RECORDED WITH THE ADA COUNTY RECORDER.

THE SPECIFIC PLAN PROPOSES AND DESCRIBES THE DEVELOPMENT OF 915 DWELLING UNITS ON VARYING LOT SIZES, A VILLAGE COMMERCIAL AREA, AN AGRICULTURAL COMMERCIAL AREA, OPEN SPACE, EMPLOYMENT CENTER USES, AND COMMUNITY FACILITY USES. THE PLAN CONSISTS OF A GOALS AND POLICIES SECTION, A DEVELOPMENT STANDARDS/ ADMINISTRATION SECTION, A UTILITY PLAN, A CIRCULATION PLAN, AN OPEN SPACE AND LANDSCAPE PLAN, AND AN ESSENTIAL PUBLIC SERVICES AND ANTICIPATED FINANCING PLAN.

THE GOALS AND POLICIES SECTION INCLUDES A VISION STATEMENT; GOALS, OBJECTIVES AND POLICIES; A DESCRIPTION OF THE DENSITY OF PROPOSED LAND USES; AND A MASTER LAND USE MAP DESIGNATING LAND USE CATEGORIES FOR THE ENTIRE PLANNED COMMUNITY AREA. THE ANTICIPATED POPULATION OF THE PLANNED COMMUNITY AT COMPLETION IS ESTIMATED TO BE 2,278 PEOPLE. EXISTING SITE CONDITIONS ARE DESCRIBED, INCLUDING SLOPES, ASPECT, CLIMATE, GEOLOGY, SOILS, HYDROLOGY, DRAINAGE, GROUNDWATER, GEOTECHNICAL HAZARDS, VEGETATION, WILDLIFE AND HABITAT CONSIDERATIONS, CULTURAL RESOURCES, AND GENERAL LAND USE PATTERNS ON-SITE AND WITHIN ONE (1) MILE. THE PLAN DESCRIBES IMPACTS ON AREA GROUNDWATER QUALITY, CENTRAL DESIGN CONCEPTS, AND THE PHASING AND TIMING OF DEVELOPMENT.

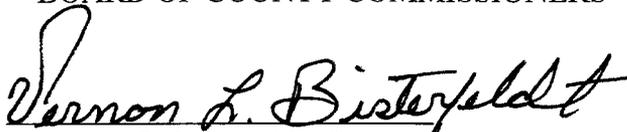
THE DEVELOPMENT STANDARDS/ADMINISTRATION SECTION OF THE SPECIFIC PLAN DESCRIBES THE PRINCIPAL PERMITTED, ACCESSORY, ADMINISTRATIVE PERMIT, AND PROHIBITED USES WITHIN THE PROPOSED ZONING SUBDISTRICTS AND USES THEREIN, SETBACK AREAS, STRUCTURE HEIGHTS AND BULK; BUILDING AND IMPERMEABLE SURFACE COVERAGE; LOT SIZE; LANDSCAPE AND OPEN SPACE AREA; STREET FRONTAGE AND STREET ACCESS; SIGNAGE; ON AND OFF-STREET PARKING; ENERGY AND WATER CONSERVATION; GRADING; DESIGN GUIDELINES AND STANDARDS FOR BUILDINGS AND SITE IMPROVEMENTS.

THE ORDINANCE PROVIDES FOR ADMINISTRATIVE REGULATIONS FOR THE IMPLEMENTATION OF THE SPECIFIC PLAN INCLUDING, BUT NOT LIMITED TO, PRE-APPLICATION PROCEDURES, PRELIMINARY PLAT APPROVAL PROCESSES AND PROCEDURES, FINAL PLAT APPROVAL PROCESSES AND PROCEDURES, SPECIFICATIONS FOR PRELIMINARY AND FINAL PLATS, PRELIMINARY PLAT SUPPLEMENTAL DATA, REQUIRED APPROVALS AND CERTIFICATES SHOWING COMPLIANCE WITH PLAT SPECIFICATIONS, BOUNDARY ADJUSTMENT PROCEDURES, ADMINISTRATIVE PERMIT USE APPROVAL PROCESS, ACCESSORY USE PERMIT PROVISIONS, EMPLOYMENT CENTER APPROVAL PROCESS, BUILDING PERMIT PROCESS CONFORMING WITH THE ADA COUNTY BUILDING CODE ORDINANCE, VIOLATIONS AND PENALTIES, AND PROVIDING THAT ADA COUNTY CODE TITLE 8, CHAPTER 21, ARTICLE A SHALL BE AMENDED IN THE SAME MANNER AS OTHER PORTIONS OF TITLE 8.

ORDINANCE NO. 325, SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 650 MAIN STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 25  
DAY OF Feb 1997.

BOARD OF COUNTY COMMISSIONERS

  
Vernon L. Bisterfeldt, Chairman

\_\_\_\_\_  
Gary Glenn, Commissioner

  
\_\_\_\_\_  
Roger Simmons, Commissioner

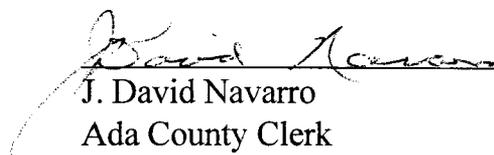
ATTEST:

  
\_\_\_\_\_  
J. David Navarro, Ada County Clerk

3/12/97  
Date of Publication

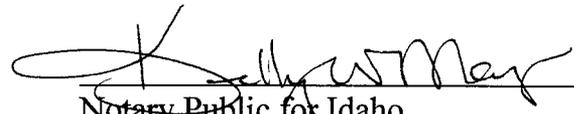
STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. # 325 is true and complete and provides adequate notice to the public, pursuant to Idaho Code §31-715A.

  
\_\_\_\_\_  
J. David Navarro  
Ada County Clerk

STATE OF IDAHO            )  
                                          )ss.  
County of Ada            )

SUBSCRIBED AND SWORN to before me this 6 day of  
March, 1997

  
\_\_\_\_\_  
Notary Public for Idaho  
Commission Expires 3/3/03

# APPENDIX C.2

AVIMOR SPECIFIC PLAN  
ADOPTING RESOLUTION #1377  
&  
AVIMOR SPECIFIC PLAN  
AMENDMENT ADOPTING RESOLUTION #1441

**A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS  
AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING  
FOR THE ADOPTION OF THE AVIMOR SPECIFIC PLAN**

**The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 8<sup>th</sup> day of February, 2006, hereby adopts the following and amends the 1996 Ada County Comprehensive Plan (Plan) to wit:**

**WHEREAS**, on June 17, 1996, the Board of Ada County Commissioners adopted by, Resolution No. 882, the current Plan, as allowed by the Local Planning Act, § 67-6509(c); and

**WHEREAS**, Goal 5.8 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and

**WHEREAS**, on July 5, 2005, SunCor Idaho, LLC submitted applications for approval of a Planned Community called Avimor that included an application to amend the Plan to adopt and include the Avimor Specific Plan as part of the Plan; and

**WHEREAS**, on August 22, 2005, property owners within a minimum of 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Ada County Planning and Zoning Commission's (Commission) hearing was published in The Idaho Statesman on August 17 and 23, 2005. Notices of the public hearing were posted on the site on August 16, 2005. And on August 24, 2005, a Public Service Announcement was issued and;

**WHEREAS**, on September 1, 2005, the Commission tabled this application to October 6, 2005 due to the County receiving additional information from the applicant and not receiving various agency comments on the application for Staff to include as part of their staff report and;

**WHEREAS**, on September 8, 2005, staff transmitted additional information to agencies and solicited their comments and;

**WHEREAS**, on September 21, 2005, property owners within a minimum of 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Commission's hearing was published in The Idaho Statesman on September 20, 2005 and September 27, 2005. The applicant posted notices of the public hearing on site. And on September 27, 2005, a Public Service Announcement was issued and;

**WHEREAS**, on October 6, 2005, a public hearing was held by the Commission. Public testimony was taken and the hearing was left open for staff to review recently submitted changes to the Avimor Zoning Ordinance made by the applicant. The hearing was continued by the Commission to October 13, 2005 in order for the staff and the Commission to find a date for the next public hearing where the Commission members could attend and;

**RESOLUTION NO. 1377 -- A RESOLUTION AMENDING THE 1996 ADA COUNTY  
COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE AVIMOR  
SPECIFIC PLAN**

**WHEREAS**, on October 13, 2005, the Commission continued the hearing to November 10, 2005 and;

**WHEREAS**, on November 10, 2005, the Commission recommended approval of File No. 05-01-PC to the Board of Ada County Commissioners (Board) and recommended the adoption of the Avimor Specific Plan as a text amendment to the Ada County Comprehensive Plan and;

**WHEREAS**, on November 14, 2005, property owners within 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Commission's hearing was published in The Idaho Statesman on November 29, 2005 and December 6, 2005. The applicant posted notices of the public hearing on site. And on November 30, 2005 a Public Service Announcement was issued and;

**WHEREAS**, the Board, after complying with the requisite due process and having the requisite public hearings, has approved the Avimor Planned Community Application; and

**WHEREAS**, it is appropriate as part of the approval to amend the Plan to adopt the Avimor Specific Plan as part of the Plan by adding Section 5.8A entitled the "Avimor Specific Plan" and adopting the Specific Plan as an addendum to the Plan.

**BE IT THEREFORE RESOLVED**, that the 1996 Ada County Comprehensive Plan be amended to add Section 5.8A to be entitled the "Avimor Specific Plan" and to provide for the addition of the "Avimor Specific Plan" as attached hereto as Exhibit 1 to the Ada County Comprehensive Plan as an addendum thereto.

**Board of Ada County Commissioners**

By:   
Rick Yzaguirre, Chairman

By:   
Judy M. Peavey-Derr, Commissioner

By:   
Fred Tilman, Commissioner

ATTEST:

  
J. David Navarro, Ada County Clerk

**RESOLUTION NO. 1377 -- A RESOLUTION AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE AVIMOR SPECIFIC PLAN**

**RESOLUTION NO. 1441**

**A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS  
AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING  
FOR THE ADOPTION OF AMENDMENTS TO THE AVIMOR SPECIFIC PLAN**

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 2<sup>nd</sup> day of January, 2006, hereby adopts the following and amends the 1996 Ada County Comprehensive Plan (Plan) to wit:

**WHEREAS**, on June 17, 1996, the Board of Ada County Commissioners adopted by, Resolution No. 882, the current Plan, as allowed by the Local Planning Act, § 67-6509(c); and

**WHEREAS**, Goal 5.8 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and

**WHEREAS**, on February 8, 2006 the Board approved the Avimor Planned Community Application subject to Development Requirements; and

**WHEREAS**, the Development Requirements, in part, required the Avimor Planned Community to develop a Wildlife Mitigation Plan that included a Wetland Mitigation Plan and a Noxious Weed Abatement Plan, and development standards and design guidelines addressing the duties of Avimor Design Review Committee, to review such things as, but not limited to, parking, landscaping, setbacks, and lighting; and

**WHEREAS**, Avimor had developed the required Wildlife, Wetlands and Noxious Weed Plans and the required development standards and design guidelines and the plans and development standards satisfy the conditions of approval; and

**WHEREAS**, the Development Requirements require the Wildlife, Wetlands and Noxious Weed Plans and development standards and design guidelines to be adopted into the adopted Avimor Specific Plan; and

**WHEREAS**, the submitted items satisfy the Development Requirements; and

**WHEREAS**, Resolution #1377 dated February 8, 2006 adopted the Avimor Specific Plan as Section 5.8A to the Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Avimor Specific Plan be amended to delete the current chapter 13 entitled "Central Design Concepts and Guidelines," and adopt new chapter B.13 entitled "Design Guidelines" as attached hereto as Exhibit "1" and to adopt the Wildlife Mitigation Plan and accompanying appendices A through H as attached hereto as Exhibit "2".

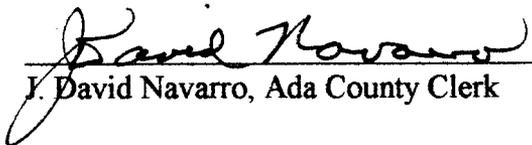
**Board of Ada County Commissioners**

By:   
Rick Yzaguirre, Chairman

By:   
Judy M. Peavey-Derr, Commissioner

By:   
Fred Tilman, Commissioner

ATTEST:

  
J. David Navarro, Ada County Clerk

# APPENDIX C.3

## THE CLIFFS SPECIFIC PLAN ADOPTING RESOLUTION #1433

**RESOLUTION NO. 1433**

**A RESOLUTION OF THE BOARD OF ADA COUNTY  
COMMISSIONERS AMENDING THE 1996 ADA COUNTY COMPREHENSIVE  
PLAN PROVIDING FOR THE ADOPTION OF THE CLIFFS SPECIFIC PLAN**

**The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 2<sup>nd</sup> day of January, 2006, hereby adopts the following and amends the 1996 Ada County Comprehensive Plan (Plan) to wit:**

**WHEREAS, on June 17, 1996, the Board of Ada County Commissioners adopted by, Resolution No. 882, the current Plan, as allowed by the Local Planning Act, § 67-6509(c); and**

**WHEREAS, Goal 5.8 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and**

**WHEREAS, on April 18, 2006 Skyline I Development submitted applications for approval of a Planned Community called The Cliffs that included an application to amend the Plan to adopt and include the The Cliffs Specific Plan as part of the Plan; and**

**WHEREAS, on July 26, 2006, property owners within a minimum of 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Ada County Planning and Zoning Commission's (Commission) hearing was published in The Idaho Statesman on July 18 and 25, 2006. Notices of the public hearing were posted on the site on July 24, 2006. And on July 26, 2006, a Public Service Announcement was issued and;**

**WHEREAS, on August 3, 2006 and October 14, 2006 public hearings were held by the Commission. Public testimony was taken and then the matter was continued until October 5, 2006 for the Commission to make a decision; and**

**WHEREAS, on October 5, 2006, the Commission recommended approval of File No. 200600041 PC to the Board of Ada County Commissioners (Board) and recommended the adoption of the The Cliffs Specific Plan as a text amendment to the Ada County Comprehensive Plan and;**

**WHEREAS, on November 6, 2006, property owners within 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Board's hearing was published in The Idaho Statesman on October 31, 2006 and November 7, 2006. The applicant posted notices of the public hearing on site. And on November 8, 2006 a Public Service Announcement was issued and;**

**WHEREAS, on November 15, 2006 the Board held a public hearing on the application;**  
**and**

**RESOLUTION NO. 1433 – A RESOLUTION AMENDING THE 1996 ADA COUNTY  
COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE CLIFFS SPECIFIC  
PLAN**

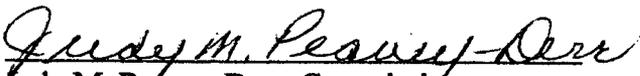
**WHEREAS**, the Board, after complying with the requisite due process and having the requisite public hearings, has approved the Avimor Planned Community Application; and

**WHEREAS**, it is appropriate as part of the approval to amend the Plan to adopt the Avimor Specific Plan as part of the Plan by adding Section 5.8A entitled the "The Cliffs Specific Plan" and adopting the Specific Plan as an addendum to the Plan.

**BE IT THEREFORE RESOLVED**, that the 1996 Ada County Comprehensive Plan be amended to add Section 5.8B to be entitled the "The Cliffs Specific Plan" and to provide for the addition of the "The Cliffs Specific Plan" as attached hereto as Exhibit 1 to the Ada County Comprehensive Plan as an addendum thereto.

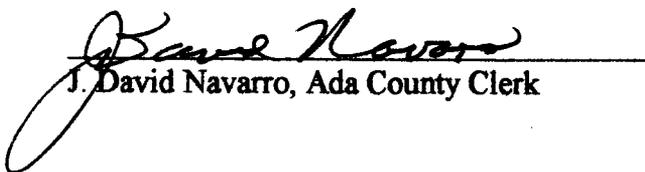
**Board of Ada County Commissioners**

By:   
Rick Yzaguirre, Chairman

By:   
Judy M. Peavey-Derr, Commissioner

By:   
Fred Tilman, Commissioner

ATTEST:

  
J. David Navarro, Ada County Clerk

# GLOSSARY OF TERMS

**ADMINISTRATIVE.** Pertaining to the performance of executive duties or directing the execution, application or conduct of duties of an office, business or institution.

**AFFORDABLE HOUSING.** Housing units that do not cost more than 30% of a family's household income for families that earn 80% or less than the Boise Metropolitan Statistical Area median income.

**AGRICULTURAL LAND, PRIME.** Land that is particularly well-suited to agricultural purposes due to characteristics, which shall include soil type (irrigation Soil Capability Class I, II or III), access to an existing irrigation system and slope less than 5%. In addition, either of the following must be present: (1) compatibility with adjacent uses (majority of parcels contiguous to the subject property); and/or (2) more than 40 acres of land with irrigation Soil Capability Class I, II or III.

**AGRICULTURE.** The growing of cultivated crops, including grazing, pasturage, raising of domestic horticulture, floriculture, viticulture, fruit trees, berry bushes, and the necessary accessory uses for packing, treating or storing of the produce. The operation of any accessory uses to an agricultural activity shall not include a commercial packing facility, feed lot or stock yard, the commercial feeding of garbage or offal to swine or other animals, slaughterhouses, the operation of a fertilizer works, or plants for the reduction of animal matter. Raising of livestock and farm animals on smaller than one-acre parcels in a residential zone is not an agricultural activity.

**AESTHETIC.** Having a sense of beauty, artistic or being in accordance with accepted notions of good taste.

**AIRPORT INFLUENCE AREA.** The area of the Boise Air Terminal/Gowen Field that is affected by significant aircraft noise and safety hazards, as described in the Ada County Comprehensive Plan.

**ALLUVIAL FAN.** A fan-shaped deposit where a fast flowing stream flattens, slows, and spreads typically at the exit of a canyon onto a flatter plain.



**ANNEXATION.** The process of incorporating land into a city or other service district.

**AQUIFER.** The water-bearing rock, rock formation, or group of rock formations associated with the Boise and Snake Rivers and their tributaries.

**AREA OF CITY IMPACT.** The land area surrounding and including each incorporated city within Ada County that designates its future physical boundary. Areas of City Impact are established through negotiations between each city and Ada County.

**BEST MANAGEMENT PRACTICES (BMP's).** Recognized, effective, practical methods for managing resources or systems, particularly natural resources such as stormwater, water, wastewater, erosion and other similar processes. A variety of guidebooks and standards have been developed by local, state and federal agencies for BMP's related to these and other resources.

**BLUEPRINT FOR GOOD GROWTH.** A regional planning process undertaken by Ada County, cities and other service providers and community members within the County in 2004-2006 to identify goals, policies and implementation actions to guide future growth within the region and to link transportation and land use planning.

**BOARD.** The Board of Ada County Commissioners.

**BUFFER ZONE.** An area that acts as a transition between two land uses of different intensity, such as between a residential subdivision and an industrial park.

**CAPITAL IMPROVEMENT PROGRAM (CIP).** A plan that describes when a community's major public facilities (e.g., roads, libraries, sewer systems, police stations, etc.) will be built, how much they will cost, and the source of funding. A CIP usually covers a period of between three and ten years.

**CLUSTER DEVELOPMENT.** A development that redirects, concentrates or focuses a permitted number of residences on a specific portion of one or more properties in a way that preserves open space and unique natural features.

**COMMERCIAL USE.** Any use involving the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings,



offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.

**COMMISSION.** The Ada County Planning and Zoning Commission.

**COMPATIBLE.** Existing without conflict or injurious effects with neighboring and surrounding land uses.

**COMPASS.** Community Planning Association of Southwest Idaho, a regional planning organization that plans for transportation and other facilities and issues in Ada and Canyon counties. COMPASS also collects, maintains and distributes information related to land use, development, population, housing and employment forecasts, other demographic data, and a wide variety of maps and associated information.

**COMPREHENSIVE PLAN.** The Comprehensive Plan for Ada County, consisting of the goals, objectives, policies, maps and components or elements as defined in §67-6508, Idaho Code, that are recommended by the Commission and adopted by the Board. The Comprehensive Plan serves as a guide for public and private development and use of the land to ensure the highest standards in living environment, the operation of commerce, industry, agriculture and recreation to achieve a healthy, dynamic economy, the preservation of valuable natural resources, and the conservation to the highest degree of the public health, safety, and welfare for the citizens of Ada County.

**CONDITIONAL USE.** A use that, owing to some special characteristics attendant to its operation or installation (for example, potential danger, hours of operation, or noise), is permitted in a district subject to approval by the planning and zoning commission and subject to special requirements as enabled by Idaho Code section 67-6512.

**CONTIGUOUS.** Touching or sharing a boundary or property line.

**CONSERVATION EASEMENT.** A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.



**CONSERVATION SUBDIVISION.** A development technique in which the size of lots is reduced or lots are strategically located in order to permanently protect unique natural features, habitat or open space.

**CRITICAL WILDLIFE AREA.** A specific geographic area that contains the physical and biological features essential to the conservation of a threatened or endangered species and that requires special management considerations.

**DEMOGRAPHIC DATA.** Information that describes the characteristics of human populations such as size, growth, density, distribution and vital statistics. These include age, race and gender designations, as well as information related to household size, structure and other characteristics.

**DENSITY.** The number of individuals, families, dwelling units or housing structures per unit of land, rounded down to the nearest whole number. Also referred to as gross density. The net density of a unit of land may exclude certain areas such as streets, rights-of-way, easements, water areas, lands with environmental constraints, etc.

**DENSITY BONUS.** Additional density granted to a development over and above the maximum density specified for the zoning district in which the development is located. Density bonuses may be granted for developments that include innovative planning, design features and amenities that create a unique and superior environment.

**DEVELOPMENT.** The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

**DEVELOPMENT CONSTRAINT.** Natural obstacles to land development including steep slopes, wetlands, riparian areas, floodplains and other such conditions that also may create hazards to property or persons.

**DRAINAGE.** 1. Surface water run-off; 2. The removal of surface water or groundwater from land by drains, creeks, canals, irrigation ditches, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

**DRAINAGEWAYS.** Open linear depressions, whether natural or manmade, for collection and drainage of surface water. They may be permanently or temporarily filled with water.



**DWELLING, MULTI-FAMILY.** A building or portion thereof designed for or used exclusively for residential purposes by three (3) or more families or housekeeping units.

**DWELLING, SINGLE-FAMILY.** A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

**ENVIRONMENT.** The sum of all external conditions and influences affecting the health, life, growth and development of a species or population.

**EPA.** U.S. Environmental Protection Agency. Federal agency with responsibility for monitoring and protecting air and water quality through establishment and enforcement of regulations such as permits and limits for discharging pollutants into air or water.

**FEMA.** Federal Emergency Management Agency. The administrator of the National Flood Insurance Program.

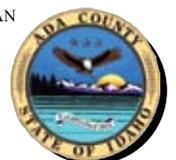
**FLOODPLAIN.** The channel and the relatively flat area adjoining the channel of a river or other watercourse which has been or may be covered by floodwater, for example, in a 50-year, 100-year or 500-year flood. Limited development may be permitted within a floodplain.

**FLOODWAY.** The channel and the adjacent land areas of a river or other watercourse that must be reserved in order to discharge the regulatory base flood without cumulatively increasing the water surface elevation more than one foot, as shown on the flood insurance study for Ada County. No development may occur within a floodway.

**FOOTHILLS PLAN.** A plan, if adopted by the City of Boise and Ada County that is intended to preserve and enhance the environmental and aesthetic values of the Boise Foothills while allowing limited development and recreational enjoyment by the community.

**FUNCTIONAL STREET CLASSIFICATION PLAN.** A plan that classifies transportation routes within Ada County as local streets, collector streets, or arterial streets as prepared by the Community Planning Association of Southwest Idaho in connection with the County Transportation Plan.

**GIS.** Geographic Information System. Computer system of hardware and software used to evaluate and map spatial data.



**GOALS.** Broad statements that are expressions of guiding principles and focus on desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.

**GREENBELT.** An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area, as with the Boise River Greenway.

**GROUNDWATER.** The supply of fresh water under the surface in an aquifer or soil that forms the natural reservoir for potable water for the community. High groundwater indicates that the water table surface is at or near ground level and will cause limitations or failure of subsurface wastewater treatment systems or damage to structures.

**HABITAT.** The sum total of all the environmental factors of a specific place that is occupied by an organism, a population or a community.

**HAZARDOUS AREA.** [official definition forthcoming in next draft]

**HISTORIC PRESERVATION.** The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archaeology or culture of Ada County.

**HISTORIC RESOURCES INVENTORY, ADA COUNTY.** A listing and description of historic resources in Ada County. Prepared in 1973, the Resource Inventory, Planning Considerations and Policy Recommendations listed the highest priority historical sites and monuments, geological sites and monuments, and archaeological sites and areas to be preserved in Ada County. Information in this document has been updated to create the current Inventory.

**HISTORIC ROAD.** A road that through design, experience or association has contributed to a region's culture in a meaningful way. They can be classified as aesthetic routes, engineered routes or cultural routes.

**IDEO.** Idaho Department of Environmental Quality. State agency with the responsibility for monitoring and protecting air and water quality, in part through administration and/or enforcement of federal rules and regulations developed by the EPA.



**IDWR.** Idaho Department of Water Resources. State agency that plans for and manages water resources through programs or actions related to water rights, well construction, stream channel monitoring, regional water research and planning, and technical assistance to other governmental agencies and the public.

**IDFG.** Idaho Department of Fish and Game. State agency charged with preserving, protecting, perpetuating, and managing all wildlife of the state, including all wild animals, wild birds, and fish, within Idaho. Programs include regulation of hunting and fishing, wildlife habitat ownership and management, technical assistance and public information.

**IMPLEMENTATION ACTION.** An action necessary or recommended for carrying out or fulfilling of the goals, objective and policies of a plan or proposal, such as the Comprehensive Plan. Implementation actions include but are not limited to updating or amending zoning and development regulations.

**INDUSTRIAL USE.** The manufacture, processing and/or testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops, the raising of livestock, or the extraction or severance of raw materials

**INFILL.** The development of new housing or buildings on scattered vacant lots within built-up areas.

**INFRASTRUCTURE.** The facilities and services needed to sustain industry, residential and commercial activities. Infrastructure includes water and sewer lines, streets and roads, communications, and public facilities such as fire stations, parks, etc.

**IN-MIGRATION.** The movement of people into a specific geographic area as a result of better opportunities in housing, employment and a higher quality of life.

**ITD.** Idaho Transportation Department. State agency responsible for managing state-owned transportation facilities, including roads, bridges, emergency and recreational airstrips, public transportation systems, bicycle and pedestrian facilities and rail facilities.

**LANDSCAPING.** The addition of lawns, trees, plants and other natural and decorative features to the land. Landscaping can include walks, patios and some elements of street furniture.



**LEVEL OF SERVICE.** A term typically used to measure the daily level of traffic on a road or street intersection. It is similar to a report card rating based upon average vehicle delays. Level of service A, B and C indicated conditions where vehicles can move freely. Level of service D and E are progressively worse. Level of service F represents failure of the system to adequately move traffic. Level of service can be applied to other types of public services and facilities, using different types of standards (e.g., average proximity to an elementary school or average number of acres of park land per resident).

**MITIGATE.** To lessen the severity or intensity of impacts resulting from development of the land.

**MANUFACTURED HOME.** 1. A dwelling constructed according to HUD/FHA construction and safety standards and as defined by Idaho Code section 39-4105; 2. A rehabilitated dwelling certified by the state of Idaho Department of Labor and industry, building safety division.

**MANUFACTURED HOME PARK.** A residential development developed exclusively for siting manufactured homes on individual spaces that are rented or leased.

**MANUFACTURED HOME SUBDIVISION.** A residential subdivision developed exclusively for siting manufactured homes on individual lots under individual ownership.

**MIXED USE.** Development that includes a variety of integrated uses such as residential and non-residential in a single project area (e.g., residential located over a ground-floor commercial use).

**NATURAL AREA.** An area that has not been developed and remains in an undisturbed state including water bodies, wildlife habitat, native vegetation, geologic landform, etc.

**NATURAL RESOURCE.** A functioning natural system, such as a wetland or a stream, wildlife habitat or material in the environment used or capable of being used for some purpose, including minerals and fuels, grazing resources and forests.

**NEPA.** National Environmental Policy Act. Federal law that requires evaluation of environmental and social impacts of actions taken on federally-owned land or paid for with federal funds.



**NONCONFORMING USE.** A building, structure or premises legally existing and/or used at the time of the adoption of the Ada County Zoning Ordinance, or any amendments thereto, and which does not conform with the use regulations of the district in which it is located. Any such building, structure or premises conforming in respect to use, but not in respect to height, areas, yards or courts, or distance requirements from more restricted districts or uses, shall not be considered a nonconforming use.

**NON-AGRICULTURAL DEVELOPMENT.** Development of rural land for limited residential, commercial or industrial uses which are dependent on a rural setting and which will enhance the County's economic growth and preserve open space and prime agricultural land.

**OPEN SPACE AREA.** A portion of a development which remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenways and recreation areas.

**PARA-TRANSIT.** Modes of transportation that are accessible to or serve the needs of handicapped and/or disabled persons.

**PLANNED COMMUNITY.** A well designed small town or urban-type development characterized by a wide mix of uses, trip capture and connectivity within the community; conservation of open space, and preservation of environmental attributes; an emphasis on community character and heritage and forming a sense of community; and which demonstrates that its utilities and services are self supporting and not subsidized by residents living outside the community.

**PLANNED DEVELOPMENT.** A contiguous area of land under single ownership or control planned for subdivision or development with two (2) or more principal permitted uses as set forth in the base zone. A planned development is the same as a planned unit development (PUD).

**PUBLIC MASS-TRANSIT.** A public common carrier transportation system having established routes and schedules including bus, rail, light rail and shuttle services.

**PUBLIC FACILITY.** Includes, but is not limited to: a) pumping station for water, sewer, or gas; b) power substation, electric substation, grid switching site, electric transmission line, electric sub-transmission line, electric distribution line,



or any major structure connected to a public utility; c) municipal wastewater collection and treatment facility or interim wastewater treatment system; d) utility shop, garage, or storage facility; e) park and ride lot; f) water reservoir and water tank; and g) storm drainage facility and storm detention facility.

**PUBLIC/QUASI-PUBLIC USE.** A non-profit use or institution such as church, library, public or private school, hospital, public utility, or government owned or operated building, structure or land used for public purposes.

**PUBLIC UTILITY.** Any institution or municipal department duly authorized to furnish the public under public regulation, electricity, gas, steam, telephone, transportation or water.

**RECLAMATION PLAN.** A plan that indicates necessary land treatment measures, including a schedule for installation, which will effectively reclaim, restore and reuse land that has been impacted through development, such as sand and gravel extraction.

**RECHARGE AREA.** The area within an aquifer where water is added or replenished.

**REDEVELOPMENT.** Additional or new residential, commercial or industrial development on land that is already developed, but has the capacity for additional or more intensive development through remodeling, demolition or reconstruction.

**RESIDENTIAL, URBAN.** All residential development with a gross density of one dwelling unit per two and one-half (2½) acres or greater.

**RETENTION POND.** A pond, pool or basin used for the permanent storage of water runoff. Retention basins differ from detention basins in that the latter are temporary storage areas. Retention basins may offer potential for water recreation since the water remains. Both types of basins may provide for controlled release of water.

**RIDGE-TO-RIVERS PLAN.** The Ada County Ridge-to-Rivers Pathway Plan. The goals of this plan are to develop (1) an on-street pathway system to aid non-motorized transportation, (2) a multiple-use path system to enhance recreational opportunities, and (3) a multiple-use trail system in the foothills and outlying areas connecting neighborhoods, parks and other public open spaces.



**RIGHT-OF-WAY.** A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

**RIPARIAN.** Pertaining to land that is traversed or bounded by a natural watercourse or adjoining tidal lands.

**RURAL TIER.** A term referenced in this plan specific to growth tiers as defined in the Blueprint for Good Growth Phase 1 Report. As defined in the Blueprint for Good Growth, this tier includes all unincorporated land that is not located within an area of city impact or approved planned community. This term is not a County land use designation on the Future Land Use Map contained in this Plan.

**SCENIC RESOURCES.** Scenic resources are defined as those landscape patterns and features which are visually or aesthetically pleasing and which therefore contribute affirmatively to the definition of a distinct community or region within Ada County.

**SCHICK-OSTOLASA FARMSTEAD.** The Farmstead lies on about 1.75 acres of land along Dry Creek. It includes a 2-story farmhouse with barns and other outbuildings. Members of the Schick family lived in the house from the 1860s until 1920. In 1927, the family of Costan and Lucia Ostolasa moved into the farmhouse where their descendants lived until 2005. The farmhouse was listed in the National Register of Historic Places on August 23, 2006.

**SETBACK.** The minimum required distance between the property line and the nearest structure.

**SOIL PERMEABILITY.** The ease with which air, water or other fluids can move through soil or rock.

**STATE HISTORIC PRESERVATION OFFICE (SHPO).** The state agency that has jurisdiction over documentation, management and preservation of historic and cultural resources.

**STREET.** A public right-of-way officially accepted by the Ada County Highway District, fifty feet (50') or more in width, which provides a public means of access to abutting property. The term "street" shall include "avenue", "boulevard", "circle", "drive", "highway", "parkway", "road", "thoroughfare" or any other similar term.



**STREET, ARTERIAL.** A street used for fast and/or heavy traffic.

**STREET, COLLECTOR.** A street used primarily for carrying traffic from local streets to arterials.

**STREET, LOCAL.** A street used exclusively for access to abutting properties.

**STREET, PRIVATE.** Any easement used for a road that is privately owned and maintained.

**STRIP DEVELOPMENT.** Commercial or retail development, usually one-store deep, that fronts on a major street.

**SUBDIVISION ORDINANCE.** The Ada County Subdivision Ordinance which regulates the division of any lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

**SURFACE WATER.** Water found above the surface of the earth (e.g., in rivers, streams or lakes).

**SUSTAINABLE.** The use of land or resources in a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**TRANSFER OF DEVELOPMENT RIGHTS (TDR).** A method of allocating more development in selected areas and less development in others by transferring rights to develop land from owners of property in a “sending area” to those in a “receiving area” (see Chapter 13 for more information).

**TRANSITION AREA.** An area in the process of changing from one use to another or which acts as a buffer between land uses of different intensity.

**TRIBUTARY.** A river or stream flowing into a larger river or stream.

**URBAN SERVICE PLANNING AREA.** The land area within an Area of City Impact where urban services are available or planned, as provided and described in the Comprehensive Plan.

**URBAN SERVICES.** Facilities, utilities and other services that are typically provided to residents within Areas of City Impact which include central water, municipal or central wastewater collection and treatment, public safety, public schools, street maintenance, parks and recreation, public transportation, libraries and storm drainage.



**URBANIZATION.** The transition from rural usage of the land to urban uses characteristic of city life. Urbanized areas are characterized by a variety of housing types or densities, availability of goods, services and employment and provision of urban services.

**VIEWSHED.** An area of land, water and other environmental element that is visible from a fixed vantage point.

**WATERSHED.** A geographical unit defined by the flow of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, river, lake or wetland.

**WETLAND.** A lowland area, as a marsh or swamp, that is saturated with moisture and typically contains natural habitat for wildlife.

**WILDLIFE PRESERVATION AREA.** An area designated by the Idaho Fish and Game Department and U.S. Fish and Wildlife Service in which preservation of wildlife habitat and native vegetation is encouraged and in which only compatible development is allowed.

**WILDLIFE REFUGE.** A refuge for wildlife that may be a naturally-occurring sanctuary that provides protection or an official geographic area within which wildlife is protected.

**ZONING ORDINANCE.** The Ada County Zoning Ordinance that regulates land use within unincorporated Ada County and implements the Comprehensive Plan.

