

DRAFT OVERVIEW OF COMPREHENSIVE PLAN AMENDMENT FOR RURAL CLUSTER SUBDIVISIONS

SECTION 1

Introduction

Implementation Process and Priorities

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 Countywide 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 update replace "non-farm subdivision" provisions (OR replace "non-farm subdivision provisions with Rural Cluster Subdivision provisions). - **Revise/Add Language**
- 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

SECTION 2

2 Population & Growth

Goals & Policies

Goal 2.1: Anticipate continuing growth and development demand.

Policy 2.1-2: Development that occurs outside an Area of City Impact, including Rural Cluster Subdivisions, shall comply with this Comprehensive Plan. - **Add Language**

SECTION 3

5 Land Use

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

· **Rural Cluster Subdivisions in the Rural Residential Zoned Areas – Add Language**

- 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:

- 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:
 - 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~~ updated in order to provide for a Rural Cluster Subdivision option that addresses the issues of agricultural use, open space, redevelopment and service issues** (see Issues section of this chapter and Chapter 13). **-Revise/Add Language**

Issues

~~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.~~ **-REMOVE Language**

Goals & Policies

Rural Areas—Residential Development

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

Policy 5.6-2: 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 and Rural Cluster Subdivisions. **- Add language**

Implementation Action: Update ~~Replace~~ Non-farm subdivision development with provisions for Rural Cluster Subdivisions that allow for ~~limited~~ rural residential development that will be designed so as not to 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 Cluster Subdivisions~~ to those who desire it and provide mechanisms for incorporating open space and plans for redevelopment into ~~rural-the~~ development (see Chapter 13 of this plan for more specific recommendations). **- Revise/Add Language**

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 5.9-16: Allow for Rural Cluster Subdivisions in the Rural Residential areas that are not in direct conflict with Policies 5.9-1 thru 5.9-15. **- Add Language**

SECTION 4

7 Public Services, Utilities & Energy

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 7.4-5: 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. **This would not apply to Rural Cluster Subdivisions with an overall density of 1 unit per 5 acres. – Add Language**

SECTION 5

13 Implementation

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 amendments to the County's zoning ordinance to ~~replace~~ **update** "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 An update of the ordinance to non-farm subdivisions **should focus on alternatives** that eliminate ~~ing~~ 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, **particularly in sensitive areas of the County such as the foothills or along the Boise River**, 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. **– Add/Revise Language**

Implementation Actions by Chapter

Following is a summary of implementation actions identified in each

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

IMPLEMENTATION ACTIONS	Proposed Responsibility
<p>Replace Non-farm subdivision development with an updated ordinance with provisions that allow for limited rural residential cluster developments 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). - Add/Revise Language</p>	<p>CC, P&Z, S</p>

SECTION 6

Appendix A Glossary of Terms

CLUSTER DEVELOPMENT. A development that redirects, concentrates or focuses a permitted number of residences on a specific portion or portions of one or more properties in a way that permanently preserves or temporarily sets aside open space and unique natural features while providing for potential redevelopment of the set aside open space with an emphasis on future public services, roadway extensions and compatibility with future and/or existing adjacent land uses. **- Add Language**

RESIDENTIAL, URBAN. All residential development with a gross density of one dwelling unit per two and one-half (2½) acres or greater. **Update to address rural cluster subdivisions?**