



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: November 9, 2016
STAFF MEMBERS: Megan Basham, AICP, Community and Regional Planner
PROJECT NO.: 201601297 CPA, Ada County 2025
APPLICANT: Ada County Development Services
AGENT: Megan Basham, AICP

INTRODUCTION

Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.

EXECUTIVE SUMMARY

Ada County Development Services embarked upon the comprehensive plan update in June 2015. Our current comprehensive plan was adopted in 2007 and in need of updating. Many of 2007 policies in the plan are still valid today, but were in need of refinement in light of the projected population growth for 2040 and emerging or changing priorities from the public between 2007 and today. Since the 2007 Comprehensive Plan, the County weathered the Great Recession, technology has improved, and population growth has continued, making this past year an opportune time for the County to review and update its policies.

The Plan constitutes the County's policy guide for the growth and physical development for the unincorporated areas outside of Areas of City Impact (ACI). One unique difference of *Ada County 2025* from previous comprehensive plan updates was the pairing of a county-wide strategic business plan during the comprehensive planning process. By keeping the planning process of these two documents under one project leader, each plan was able to draw on input received from County leaders and employees as well as the public outreach efforts. Based on initial internal stakeholder input, this two-pronged planning process had the following directives:

- Define a collective vision for the future of Ada County as an organization and service provider;
- Understand and proactively manage the effects of projected growth on Ada County;
- Create a more accessible Comprehensive Plan with countywide relevance;
- Confirm key land use concepts and desired land use patterns for Ada County outside ACIs;

- Foster broad community engagement and regional collaboration.

Over the summer of 2015, our consultants, Clarion Associates, conducted a thorough analysis of Ada County existing conditions resulting in the Trends and Forces Report (Appendix A of the Plan). Some of the highlights of this analysis include:

- Projected population of 674,000 people by 2040 (provided by COMPASS);
- 27% of the County is in agricultural use;
- 52% of County is owned by Federal or State government; this jumps to 64% when only considering unincorporated Ada County, outside ACIs;
- Incomes and wages are not keeping pace with inflation;
- Majority of the housing stock is single-family and owner occupied (US Census Bureau, 2013); and
- Demographics are different among the jurisdictions (US Census Bureau, 2013)—Kuna has the youngest residents, Garden City has the oldest, and Meridian is growing the fastest.

The public outreach for the Plan was kicked off in October 2015 with a series of 6 focus groups representing public agencies, planning professionals, special interests and recreational user groups, local businesses and employers, farmers and agricultural interests, and residents and neighborhood associations. These focus groups were followed up with an online workshop that lasted through December 2015. Also during this timeframe, staff gave numerous presentations to community groups and other jurisdictions. The input received over October – December timeframe identified several issues and opportunities which began to shape the priorities and policies of the draft *Ada County 2025* plan. The identified priorities included (in no particular order):

- Transportation—both roadways and transit;
- Open space and recreation opportunities and preservation;
- Preservation of agricultural lands; and
- Cooperation with the cities on the above issues as well as the ACIs.

Prior to beginning a draft Plan, the County held two policy summits in February 2016 to dive deeper into the issues of open space and agriculture preservation within Ada County. Each summit reviewed existing policies and identified gaps to be addressed with *Ada County 2025*. The participants consisted of government agencies/offices; private land owners; agriculture interests—including Amalgamated Sugar, Simplot, long-time family farmers, ranchers, dairymen and sustainable agriculture practitioners; recreational user groups; land trusts; and conservation groups.

The input received between October 2015 – February 2016 gave staff and the consultants the foundation to move forward with a draft Plan. The framework and preliminary goals for *Ada County 2025* were released in April 2016 through a series of 3 well-attended public open houses. County staff also met with city staff during this time to get initial feedback from their perspective on the direction of *Ada County 2025* and an online workshop was available through June 2016 to capture public feedback from those unable to attend an open house.

Based upon comments received between April and June, staff and the consultants produced a complete draft of *Ada County 2025* which was released in early July. Another series of open houses were held along with the opportunity to provide online interactive comments. Final adjustments based on the feedback received were made and the result is what has been submitted for review by the Ada County Planning & Zoning Commission and the Board of Ada County Commissioners during the public hearing process.

The draft Plan is organized into six Focus Areas along with an Implementation section that contain strategic actions for every goal. Rather than have a separate chapter for each of the comprehensive plan components required by §67-6508 of Idaho State Code, which can create a large and bulky document, each Focus Areas is designed to address related components. The table below demonstrates which required component is addressed in each of the Focus Areas:

Focus Area	Plan Elements	Required Elements
1. County Resources and Amenities	<ul style="list-style-type: none"> Natural environment and habitats Open space, parks, and recreation Historic and Cultural Assets 	<ul style="list-style-type: none"> Special areas or sites Recreation
2. Coordinated Growth	<ul style="list-style-type: none"> Growth areas and land uses Housing choices Community design principles Special planning areas 	<ul style="list-style-type: none"> Land Use Population and growth Housing Property rights Agriculture Public airport facilities Public services, facilities and utilities
3. Economic Capacity	<ul style="list-style-type: none"> Regional economic leadership Business attraction and job growth Agricultural production Food security and local farming Sand and gravel resource management 	<ul style="list-style-type: none"> Economic development Agriculture
4. Community Connections	<ul style="list-style-type: none"> Coordinated transportation and transit system Mobility options Access to key activities, schools, and natural amenities Walkability an connectivity 	<ul style="list-style-type: none"> Transportation School facilities and transportation
5. Sustainable Practices and Resiliency	<ul style="list-style-type: none"> Environmental quality Conservation principles Drainage and storm water design Natural hazards and risk 	<ul style="list-style-type: none"> Natural resources Hazardous area Community and sustainable design National interest electric corridors

	management	<ul style="list-style-type: none"> • Groundwater • Public services, facilities and utilities
6. Organizational Effectiveness	<ul style="list-style-type: none"> • County services • Public safety • Utilities and infrastructure • Financial and administrative systems • Inter-departmental coordination • Property rights • Interagency coordination • Community engagement • Regional collaboration 	

The Plan focuses on building upon existing relationships and building new ones to achieve our desired vision. Five priority initiatives have emerged during this year-long process. They include (in no particular order):

- Establish the tools needed to advance agriculture conservation efforts;
- Continue to support and enhance open space and recreation in Ada County;
- Support the implementation of the Strategic Business Plan;
- Align the Comprehensive Plan with the County’s Zoning Code;
- Actively collaborate with the cities to promote consistency in policies and regulations within the ACIs.

All written comments received to date are included as exhibits.

RECOMMENDATION

Based upon Staff’s review of the petition, staff concludes that this petition complies with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto. Additionally, the Ada County Planning and Zoning Commission voted to recommend approval of the petition at their September 15, 2016 public hearing.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Board make positive Findings of Fact and vote to approve of Project #201601297 CPA, staff recommends that the Board also sign the accompanying Resolution; thereby, adopting the Ada County 2025 Comprehensive Plan.

EXHIBIT LIST – PROJECT NO.: 201601297 CPA

1. Master Application and Checklist submitted July 29, 2016 – 3 pages
2. Detailed Letter dated July 29, 2016 – 4 pages
3. Ada County 2025 Comprehensive Plan incorporating P&Z recommended changes – November 2016 – 251 pages
4. Submission and Hearing Date letter dated July 29, 2016 – 1 page
5. Ada County P&Z Email Transmittal dated July 29, 2016 – 1 page
6. Ada County P&Z Postcard Transmittal dated July 29, 2016 – 7 pages
7. List of participants and community presentations – 3 pages
8. October 2015 Focus Group Summary – 16 pages
9. Agriculture Policy Summit Worksheet – 8 pages
10. Open Space and Recreation Summit Worksheet – 18 pages
11. Agriculture Policy Summit Summary – 8 pages
12. Open Space and Recreation Summit Summary – 10 pages
13. Focus Areas & Goals Public Input (from April Open House/Online Comments) dated June 2016 – 14 pages
14. Email from Steve Siddoway, City of Meridian, dated March 22, 2106
15. Online Draft Comments from July 2016 –16 pages
16. Online Comments from August 2016 – 7 pages
17. July Draft Comments from City of Meridian dated July 19, 2016 – 33 pages
18. July Draft Comment from COMPASS dated July 21, 2016 – 2 pages
19. July Draft Comments from City of Eagle dated July 28, 2016 – 3 pages
20. Memo from Boise City Public Works received August 9, 2016 – 1 page
21. Comments received from ITD received August 11, 2016 – 3 pages
22. Email from Susan Medlin dated August 19, 2016 – 1 page
23. Legal Notice published August 23, 2016 – 1 page
24. Comments from Idaho Fish and Game dated August 26, 2016 – 1 page
25. Comments received from Ada County Operation dated August 29, 2016 – 1 page
26. Public Service Announcement published September 2, 2016 – 1 page
27. P&Z Action letter dated September 19, 2016
28. Ada County P&Z Email Transmittal dated September 21, 2016 – 1 page
29. Ada County P&Z Postcard Transmittal dated September 21, 2016 – 5 pages
30. P&Z recommended changes – 4 pages
31. Memo from Ada County Building dated September 21, 2016 – 1 page

32. Online comment from Sherman Isensee on September 24, 2016 – 2 pages
33. Memo from Central District Health Department dated September 27, 2016 – 1 page
34. Memo from Boise City Public Works dated September 28, 2016 – 1 page
35. Comments received from ITD dated October 3, 2016 – 1 page
36. Legal Notice published October 18, 2016 – 1 page
37. Public Service Announcement published October 21, 2016 – 1 page



MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY*
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION: *N/A - County-wide*

Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: _____ City: _____

Tax Parcel Number(s): _____

Existing Zoning: _____ Proposed Zoning: _____ Area of City Impact: _____ Overlay

District(s) _____

RECEIVED
JUL 29 2016
ADA COUNTY
DEVELOPMENT SERVICE

OFFICE USE ONLY

Project #: <i>201601297 CPA</i>	Planning Fees/GIS: <i>N/A</i>	Engineering Fees:
Received By: <i>mn</i> Date: _____ Stamped <input type="checkbox"/>		

EXHIBIT # 1
201601297, CPA Ada County 2025
Ada County Development Services

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>ACDS</u>	Name: _____
Address: <u>200 W. Front St.</u>	Address: _____
City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u>	City: _____ State: _____ Zip: _____
Telephone: <u>287-7144</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>mbasham@adaweb.net</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
Signature: (Applicant) _____ Date _____	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
Signature: All Owner (s) of Record _____ Date _____	Signature: All Owner (s) of Record _____ Date _____

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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JUL 29 2016
ADA COUNTY
DEVELOPMENT SERVICES

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



COMPREHENSIVE PLAN TEXT OR MAP AMENDMENT PETITION CHECKLIST

A Comprehensive Plan Text Or Map Amendment Petition requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Petition	
X	DETAILED LETTER by the applicant fully describing the petition or project and addressing the following:	
	<input checked="" type="checkbox"/> Proposed change to the Comprehensive Plan Text or Map. <input checked="" type="checkbox"/> Reason for request.	
N/A	METES AND BOUNDS LEGAL DESCRIPTION of the property to be amended including a Microsoft Word® electronic Word document.	
N/A	PRE-APPLICATION CONFERENCE NOTES COUNTY PETITION	
N/A	NEIGHBORHOOD MEETING CERTIFICATION (If applicable) COUNTY-WIDE/	OPEN HOUSES
N/A	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5) (If applicable)	7/20-7/21
	FEE: Call County for Current Planning Fee or go to www.adaweb.net	

PETITION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

RECEIVED

JUL 29 2016

ADA COUNTY DEVELOPMENT SERVICES



ADA COUNTY
Development Services Department

RECEIVED

By Ada County Development Services at 10:19 am, Jul 29, 2016

Megan M. Leatherman, MCRP
Director

July 29, 2016

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Ada County Board of Commissioners
200 W. Front Street
Boise, ID 83702

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Honorable Commissioners:

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

It is my pleasure to submit the *Ada County 2025 Comprehensive Plan* (the Plan) for your consideration and adoption.

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EXHIBIT # 2
201601297, CPA Ada County 2025
Ada County Development Services

thorough analysis of Ada County existing conditions resulting in the Trends and Forces Report (Appendix A of the Plan). Some of the highlights of this analysis include:

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- Support the implementation of the Strategic Business Plan;
- Align the Comprehensive Plan with the County's Zoning Code;
- Actively collaborate with the cities to promote consistency in policies and regulations within the ACIs.

We look forward to sharing the *Ada County 2025* planning process and obtaining further feedback on the draft Plan from the public, other agencies and jurisdictions, the Planning & Zoning Commission, and the Board of Ada County Commissioners through the public hearing process. After adoption by the Board of Ada County Commissioners, staff will continue to reach out to the public and partners, existing and new, to begin implementing *Ada County 2025*.

Sincerely,



Megan Basham, AICP
Community and Regional Planner
Ada County Development Services

201601297 CPA, Exhibit 3

See Ada County 2025 Comprehensive Plan –
November 2016



Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
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Department Divisions
Building
Engineering & Surveying
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Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

July 29, 2016

Ada County Development Services

RE: File #201601297 CPA, Ada County 2025

To File;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **September 15, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7944 or at mbasham@adaweb.net

Sincerely,

A handwritten signature in black ink that reads "Megan Basham".

Megan Basham, AICP
Community and Regional Planner
Ada County Development Services, Planning & Zoning Division

Megan Basham

From: Megan Basham
Sent: Friday, July 29, 2016 11:05 AM
To: cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; gordon.m.hamilton@williams.com; bpietras@idl.idaho.gov; john.lee@unitedwater.com; tfischer@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; rgervais@cityofboise.org; Cecily Willerton; Scott Williams; mary@benchsewer.org; drh1294@gmail.com; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; beggleston@cityofboise.org; ttucker@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridaho.org; Greg Timinsky; xraygal2012@cableone.net; sdel01@hotmail.com; cmiller@compassidaho.org; masserhna@gmail.com; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmccleddy@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; scott.eaton@faa.gov; smm5156@gmail.com; lisa.harm@outlook.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; peoplesm@dhw.idaho.gov; jnichols@idl.idaho.gov; danielle.robbs@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunafire.com; kbekkedahl@kunaschools.org; annh_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiancity.org; meridianfire@meridiancity.org; gretchen@mld.org; mm_mi@juno.com; mm_mi@juno.com; velta@nyid.org; sp@nacfa.net; rgervais@cityofboise.org; rjohnson@cityofboise.org; nwbsd@msn.com; mark@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; nathan@settlersirrigation.org; starcemetery@msn.com; terraestradaswd@cableone.net; sunset; jangels10@cableone.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; suelynn.d.williams@usps.gov; adaswcd@gmail.com; wbsdmb@qwestoffice.net; wbestates@aol.com; jtomlinson@cityofboise.org; bryce@sawtoothlaw.com; info@payetteriverscenicbyway.com; dmorris@ctctele.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Bob Batista; info@westernada.com; fernsworth13@gmail.com; cityofmelba@aol.com; Ryan Strain; Ryan Strain; tonym222@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; boiseccc@qwestoffice.net; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; james.p.anderson3.mil@mail.mil; darren.ream.mil@mail.mil; cernusak@cableone.net; rgervais@cityofboise.org; rjohnson@cityofboise.org; byrce@sawtoothlaw.com; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; pdonalds@idoc.idaho.gov; mdewalt@adalib.org; gordon@cityofkuna.com; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius;

To: jthorn@gardencityidaho.org; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil;
 rkinney@republicservices.com; kimberly.bose@ferc.gov;
 brandon.w.hobbs@usace.army.mil; bvnaboise@gmail.com;
 michaelmcglathery@gmail.com; cdishner@imd.idaho.gov;
 jstuber@republicservices.com; Megan Basham; Paul Marusich

Cc: Megan Basham

Subject: Ada County Application Transmittal Notice.

	<p>Ada County Development Services Planning & Zoning Division Transmittal</p>
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File Number: 201601297-CPA	X-Reference: NONE
<p>Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.</p>	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
<p>Applicant: ADA COUNTY DEVELOPMENT SERVICES</p>	P&Z Recommendation:
<p>Property:</p>	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 8/26/2016. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
 MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER
 200 W Front Street
 Boise ID 83702
mbasham@adaweb.net
 (208) 287-7944

Megan Basham

From: Megan Basham
Sent: Friday, July 29, 2016 11:16 AM
To: Operator PDF
Cc: Megan Basham
Subject: P and Z Application Transmittal In PDF Format
Attachments: PZAppTransmittal.pdf

A new set of Development Services mailer notifications for a P and Z Transmittal are ready to be printed and mailed.

Please print these out and mail them as soon as possible! Only one side of the form needs to be printed. If the attached file is not useable please contact Development Services. Thank you very much for your help!

(This message was automatically generated by the DAPS program.)



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: AT SORENSEN HOMEOWNERS ASSN	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

AT SORENSEN HOMEOWNERS ASSN
ATT: GENE MIGNEAULT
6750 DIAMOND
BOISE ID 83709



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BALLANTYNE DITCH COMPANY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BALLANTYNE DITCH COMPANY
ATT: TONY LOUCKS
PO BOX 1232
EAGLE ID 83616

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BOISE PROJECT BOARD OF CONTROL	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BOISE PROJECT BOARD OF CONTROL
ATT: BOB CARTER
2465 OVERLAND RD
BOISE ID 83705

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BOISE VALLEY IRRIGATION DITCH COMPANY/STAN MATLOCK	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation:
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
 200 W FRONT ST RM 2125
 BOISE, ID 83702

BOISE VALLEY IRRIGATION DITCH COMPANY/STAN
 MATLOCK
 ATT: STAN MATLOCK
 8633 BOGART LN
 BOISE ID 83714

EXHIBIT # 6
 201601297, CPA Ada County 2025
 Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BROOKHOLLOW NEIGHBORHOOD ASSOCIATION	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BROOKHOLLOW NEIGHBORHOOD ASSOCIATION
ATT: CRAIG BARRETT
11206 W BRIDGETOWER DR
BOISE ID 83709

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: CITIZENS FOR A SAFER 16	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

CITIZENS FOR A SAFER 16
ATT: LILAS MCCOLM-TRASKA
4688 SHAWNEE WAY
BOISE ID 83709

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: COVINGTON PLACE HOA	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

COVINGTON PLACE HOA
ATT: BILL HINES
3886 W HOUSELAND CT
EAGLE ID 83616



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: EUREKA DITCH/WATER COMPANY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

EUREKA DITCH/WATER COMPANY
ATT: MARK PHILLIPS
P O BOX 10
STAR ID 83669

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: FCC/OFFICE OF SECRETARY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

FCC/OFFICE OF SECRETARY
445 12TH ST
WASHINGTON DC 20554

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: HOLLILYNN DRIVE NEIGHBORHD ASSOC	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

HOLLILYNN DRIVE NEIGHBORHD ASSOC
ATT: SKIP ANDERSON
6785 HOLLILYNN DR
BOISE ID 83709

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: IDAHO HUMANE SOCIETY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

IDAHO HUMANE SOCIETY
ATT: DR. JEFF ROSENTHAL
4775 DORMAN
BOISE ID 83705

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: IDAHO STATE FIRE MARSHALL	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

IDAHO STATE FIRE MARSHALL
ATT: NESHA PABST
700 W STATE ST FL 3RD
BOISE ID 83702

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: IDAHO TRANS DEPT/DISTRICT 3 ROW	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

IDAHO TRANS DEPT/DISTRICT 3 ROW
ATT: LANA SERVATIUS
PO BOX 8028
BOISE ID 83707

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: MELBA RURAL FIRE DISTRICT	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

MELBA RURAL FIRE DISTRICT
ATT: CHIEF JOHN ENGLE
PO BOX 33
MELBA ID 83641

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NAMPA MERIDIAN IRRIGATION DISTRICT	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NAMPA MERIDIAN IRRIGATION DISTRICT
1503 1ST ST
NAMPA ID 83651

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NEW DRY CREEK DITCH COMPANY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NEW DRY CREEK DITCH COMPANY
ATT: RON SEDLACEK
1200 HEREFORD DR
EAGLE ID 83616

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NEW UNION DITCH COMPANY	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NEW UNION DITCH COMPANY
BOX 31
EAGLE ID 83616

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NORTH STAR NEIGHBORHOOD ASSOCIATION	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NORTH STAR NEIGHBORHOOD ASSOCIATION
ATT: ERIC BATTEY
2420 N MUNGER RD
STAR ID 83669

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NORTHWEST BOISE NEIGHBORHOOD ASSN	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NORTHWEST BOISE NEIGHBORHOOD ASSN
ATT: BILL SELLERS
8053 HILL RD
BOISE ID 83703

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: PIONEER NEIGHBORHOOD ASSOCIATION	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="right">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

PIONEER NEIGHBORHOOD ASSOCIATION
ATT: CRAIG CUNNINGHAM
1833 S PENNINGER DR
BOISE ID 83709

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: QWEST	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

QWEST
1315 W AMITY RD
BOISE ID 83705

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: RIVERVINE SEWER	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

RIVERVINE SEWER
1017 S ARBOR ISLAND WAY
EAGLE ID 83616

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: SHOOTING COMET ESTATES NGHBRHD ASSN	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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8/26/2016

We request that you submit your comments or recommendations by ~~8/13/2016~~. When responding, please reference the file number identified above.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,

MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net
 200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
 200 W FRONT ST RM 2125
 BOISE, ID 83702

SHOOTING COMET ESTATES NGHBRHD ASSN
 ATT: JACK KIRTLEY
 PO BOX 39
 STAR ID 83669

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: STAR NEIGHBORHOOD ALLIANCE FOR GROWTH	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

STAR NEIGHBORHOOD ALLIANCE FOR GROWTH
ATT: BRAD CARLSON
960 S MAIN ST
STAR ID 83669

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: US POSTAL SERVICES/MERIDIAN ID	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

US POSTAL SERVICES/MERIDIAN ID
1200 E 1ST
MERIDIAN ID 83642

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: VETERANS PARK NEIGHBORHOOD ASSN	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

VETERANS PARK NEIGHBORHOOD ASSN
ATT: RONNIE GEHRING-PRATT
PO BOX 6598
BOISE ID 83707

EXHIBIT # 6
201601297, CPA Ada County 2025
Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: VISTA NEIGHBORHOOD ASSOCIATION INC	Date: 7/29/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
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Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation:	
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPPLIED. COUNTY-WIDE	
<p>Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.</p> <p align="center">8/26/2016</p> <p>We request that you submit your comments or recommendations by 8/13/2016. When responding, please reference the file number identified above.</p> <p>To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.</p> <p>Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702</p>	

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

VISTA NEIGHBORHOOD ASSOCIATION INC
ATT: DAVE KANGAS
1715 CANAL ST
BOISE ID 83705

EXHIBIT # 6 201601297, CPA Ada County 2025 Ada County Development Services
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Ada County 2025 – List of Participants and Community Presentations

Participants throughout the Process

- Homeland Security
- Air National Guard
- Army National Guard
- DEQ
- Central District Health
- BLM
- IDWR
- Idaho Department of Parks and Recreation
- ITD
- Ada County Emergency Management
- ACHD
- COMPASS
- Boise City/Ada County Housing Authority
- Valley Regional Transit
- Ada Soil and Water Conservation
- City of Boise
- City of Meridian
- City of Kuna
- City of Garden City]
- City of Eagle
- Eagle Sewer District
- Boise Project Board of Control
- Nampa & Meridian Irrigation District
- Boise Fire
- Eagle Fire
- Meridian Fire
- Ada county Sheriff
- Sabrina Durtshi
- Shawn Nickel
- Kevin McCarthy
- Becky McKay
- Todd Lakey
- Gary Allen
- Dan Richter
- Tom Bobo
- Joseph Sharpes
- Jon Wardle
- Idaho Smart Growth
- Leslie Felton-Jue
- Julie Klocke
- Shannon Ross
- Mike McGlathery
- George Schnarre
- Theresa Johnson
- Stephanie Bodes
- Paul Bodes
- Sharon Fisher
- Mike Ford
- Dave McKinnon
- Foundation for Ada/Canyon Trail System
- Idaho Conservation League
- SWIMBA
- Idaho Walk Bike Alliance
- Idaho Rivers United
- Boise River Enhancement Network
- World Center for Birds of Prey
- Dave Koehler
- Doug Holloway
- Sarah Arkle
- Chris Cook
- Marc Grubert
- Myron Amsden
- Debbie Amsden
- Republic Services
- Building Contractor's Association
- Boise Metro Chamber of Commerce
- YMCA
- Idaho Dairyman's Association
- Idaho Power
- St. Al's
- Kuna Chamber of Commerce
- Simplot
- United Water
- Intermountain Gas

- Neil Durrant
- Don Johnson
- Clint Jackson
- Johnny Toledo
- University of Idaho Extension Office
- Janie Burns
- Susan Medlin
- Department of Agriculture
- Idaho Center for Sustainable Agriculture
- Idaho Grape Growers and Wine Commission
- Farm Bureau
- Amalgamated Sugar
- Lou Murgoitio
- Boise Farmer's Market
- Idaho Organization of Resource Councils
- Earthly Delights Farms
- Land Trust of the Treasure Valley
- Ben Simko
- Clark Millard
- James Keller
- Ellen Campfield Nelson
- Penelope Riley
- Terry Shannon
- Sharon Prindel
- Mike Anderson
- Butch Wheeler
- Steve Purvis
- Janet Buschert
- Russ Buschert
- Dean Langley
- Bryan Palfugman
- Michelle Meyers
- Alasya West
- Bob West
- Kenneth Goldback
- Coralee Nord
- Kenneth Goldback
- Wanda Palmer
- Mike Medberry
- Roxanne Yargman
- Gary Richardson
- Alyssa Mitchell
- Anne Hausrath
- Ray Stark
- Rick Emerson
- Steve Swanson
- Brady Fuller
- Carrie Sandirk
- Teri Murrison
- Dian Ronayne
- Rhonda Jalbert
- Bob Carter
- Thomas Ritthaler
- Michael Blumstrau
- Kelli Bolicek
- Joe Tueller
- Jim Farrens
- Rae Ann Nixon
- John VanDerGessen
- Moiral Gelardo
- Cassie Danell
- Alden Brexeton
- Robyn Swanehy
- Drew Maffei
- Bill Ditz
- Rich Thomas
- Steve Siddoway
- Thomas Coops
- Betty Bermensolo
- Tom O'Brien
- Mark Russell
- Phil Vausickle
- Rod & Vicki Hartwell
- Carla Matthews
- Brian Reynolds

Presentations throughout the Process

- Garden City City Council
- Meridian City Council
- Boise City Planning & Zoning Commission
- Eagle City Council
- Boise County Commissioners
- Owyhee County Commissioners
- Gem County Planning Commission
- Canyon County Commissioners
- Gem County Commissioners
- Ada County Highway District
- Ada County Farm Bureau
- Ada County Historic Preservation Council
- Ada Soil and Water Conservation District
- Capital City Kiwanis
- Eagle-Garden City Rotary
- Environmental Advisory Board
- Hidden Springs Town Association
- Kuna Chamber of Commerce
- Ada County State Legislative Delegation
- Ada County Parks and Open Space Advisory Board
- Ada County Weed, Pest, and Mosquito Advisory Board



FOCUS GROUP SUMMARY

October 2015

INTRODUCTION

Six focus groups were held in late October 2015 to solicit input from a diverse range of stakeholder groups in Ada County and to help inform Ada County 2025—a collaborative, joint planning process to update the Ada County Comprehensive Plan (last updated in 2007) and develop a new Strategic Business Plan. Focus group participants were loosely grouped into the following categories: agency representatives, land use/development professionals, residents and neighborhood representatives, special interest groups, members of the business community, and members of the agricultural community. County staff and project team members met with approximately 75 stakeholders over the course of two days.

Following a brief overview of the process and major trends and forces that will influence the future of Ada County participants were asked to weigh in both individually, and as part of small groups on the following questions:

- What do you see as the most pressing issues facing the County over the next 10 years and beyond?
- What opportunities do you see for the County to evolve and adapt in response to these challenges?
- What is your vision for the County's future?

This document contains two sections: 1) an overarching summary of input received, highlighting common themes among the issues and ideas generated by participants; and 2) A more detailed compilation of input received in each category. This information will be supplemented with input received via an online workshop hosted on the project website from November to Mid-December.

OVERARCHING THEMES

Below is a summary of overarching themes expressed by participants with respect to issues and opportunities and vision. The order of topics presented is not intended to convey any particular order of importance.

ISSUES AND OPPORTUNITIES

- **Growth and development.** Numerous participants expressed a concern about the rate of growth and extent to which the Treasure Valley has (and is expected to continue to) urbanize, and the effect this urbanization is having on transportation systems, natural and recreational resources, and the quality of life of residents. Overcrowding on roadways and trails, continued loss of agricultural lands, the inability of infrastructure to keep up with growth, and the unpredictability of city annexations and growth within the Areas of City Impact (ACI) were cited as particular concerns. There was a general sense that the county could take a stronger/more proactive stance on land use issues in unincorporated areas.
- **Economy.** Participants also had concerns over a variety of economic issues. Many cited the lack of high paying jobs as something that was hurting the community, as well as shortages in the availability of workers trained in specialized technical and mechanical trades. Many participants also felt that the county could do more to lead county-wide economic development efforts, attracting both large, primary employers and skilled employees to the Treasure Valley.
- **Open Space and Recreation.** Repeatedly, participants cited the importance of the natural environment and open space and recreational amenities in relation to the quality of life of county residents and as a tourism/economic development draw. Key issues identified included overcrowding of existing amenities, lack of dedicated funding for open space and trails, and a desire for expanded access to amenities (particularly in southern parts of the county).
- **Transportation.** Although not within the county's purview, concerns about transportation were cited across the board as an area of concern. Traffic, safety, the need for expanded regional transit connections (and funding for transit), increasing the walkability and bikeability of the county were identified as top issues.
- **Leadership.** Numerous participants expressed a desire to see Ada County take a more active role in regional conversations related to growth, economic development, open space and recreation, and other topics, rather than deferring to others.
- **Health, safety, and human services.** Indigent services, affordable and accessible mental health services, housing, and health care were all cited as concerns by participants, particularly in light of the county's aging population.
- **Agriculture.** Although their reasoning varied, participants expressed concern about the ongoing loss of agricultural lands in the county. Discussions ranged from the economic significance of agriculture within the county and state, to the intrinsic open space value of

these lands, to the desire to support agricultural operations that have operated in the county for generations, to the desire to increase local food access and promote food security.

- **Emergency Management/Hazard Mitigation.** Participants cited recent wildfires, floodplain management, and loss of floodplain to development as ongoing concerns along with the need for a coordinated approach to emergency response.
- **Natural Environment.** Key issues related to the natural environment included air and water quality, the availability of water to support future growth, weed control, loss of wildlife habitat, and fracking/resource extraction.
- **Governance/Intergovernmental Coordination.** Maintaining levels of service, increasing transparency in funding, overlapping taxing districts, managing ACIs, need for increased coordination and collaboration among cities, counties and other agencies, and a lack of considerations for local control at the State Legislature were issues and opportunities cited with respect to Ada County as an organization.

VISION

Ada County as a leader at the regional and state level...

- Regularly convene regional stakeholders and partners to collaborate on issues of mutual significance—transportation; land use; economic development; public safety; emergency services; open space, trails and recreation
- Lead the way in legislative advocacy on local government issues (e.g., close the health coverage gap (indigence savings), mental health funding)
- Provide accountability and transparency in all county functions
- Endeavor to increase the efficiency, effectiveness, and accountability of government

Protection of our natural environment and quality of life...

- Coordinate growth and development (increased predictability and consistency within ACIs, support for infill and compact growth in cities, stronger annexation laws)
- In collaboration with agencies, foster a proactive approach to the provision of infrastructure and service (recognizing both upfront costs and ongoing maintenance of system)
- An integrated multi-modal transportation system to accommodate all users and enhance connectivity within the county
- Plan for development impact on schools
- Protect natural resources (air, water, natural habitat, wildlife corridors)
- Organize effective and environmentally-friendly waste management—recycle, compost, and waste reduction
- Promote sustainability in County operations and development practices (water and energy conservation, renewable energy)

A strong and diverse economy...

- County led economic development to attract high wage jobs
- Technology development to attract higher paying jobs
- Buy local incentives for industry and institutions
- A balanced and coordinated strategy for regional economic development that respects individual stakeholder priorities but advocates for opportunities with the potential to have broader significance (e.g., adjoining counties)
- Business-friendly environment (incentives, review process, fair tax use and policies, infrastructure)
- Promote programs for an educated workforce
- Expanded air service

A highly-accessible, countywide system of open space, trails and recreational amenities...

- Facilitate countywide open space and trail planning
- Preserve open space
- Completion of “gaps” in trail and greenway network in the Foothills and along the Boise River
- Completion of north/south trail connection(s) and Snake River access
- Provision of trail connections and recreational amenities in underserved parts of the county (Kuna area, emerging neighborhoods)
- Identification of dedicated funding source(s)
- Collaboration with a diverse array of regional stakeholders (BLM, cities, non-profits, residents)
- Provide community amenities (e.g., ballparks, soccer) and recreational opportunities that meet the needs of residents of all ages and abilities

A central role for agriculture in the future of Ada County’s economy and community...

- Identification of a strategy to protect existing agricultural lands in Ada County where viable and property owners are willing (e.g., contiguous parcels, predictable buffer from urbanizing areas, serves as part of a larger open space corridor)
- Strategies to foster new, small-scale agricultural operations and supporting businesses/activities (e.g., zoning, climate of support)
- Active stance by county regarding conflicts with agriculture (e.g., Code of the West)
- Strategies to support new agriculture-related businesses in rural parts of Ada County (e.g, processing)
- Recognition of the role agriculture plays in the regional economy and long-term food security

A safe, healthy, and resilient community...

- Affordable and accessible mental health services
- Facilitate regional emergency planning (flood, earthquake, fire districts)
- Work towards a lower crime rate

ISSUES AND OPPORTUNITIES

Below is a detailed listing of issues and opportunities identified by participants. Comments have been grouped into the following topical categories for reference: growth and development; agriculture; health, safety, and human services; emergency management/hazard mitigation; transportation; economy; infrastructure and services; open space and recreation; natural environment/sustainability; governance/intergovernmental coordination.

Issues	Opportunities
GROWTH AND DEVELOPMENT	
<ul style="list-style-type: none"> • Sprawl (reoccurring comment) • Development patterns should be compatible/ similar to Area of City Impact (ACI) • Protect rural lifestyle • Enhance and develop the characteristics of neighborhoods • Rural subdivisions are fragmenting future opportunities (reoccurring comment) • Rural cluster developments • Development challenges near city limits • Rural lifestyle vs. growth • Annexation process (reoccurring comment) • Effect of urban infill projects—in cities—on existing neighborhoods (particularly in terms of traffic and impacts on existing services) • Land value for development vs. agriculture • Encroachments • Managing growth access/recreation • Housing options - lack of multi family • Need for low income housing (reoccurring comment) • Family-oriented community amenities 	<ul style="list-style-type: none"> • Encourage “Smart growth” and well planned communities • Focus higher density development (and infill) in city centers and lower density on outskirts (reoccurring comment) • Increase Central Business District density while preserving character • Consider development types that will best increase tax base • Reinstate non-farm development option (e.g. cluster development)—can function as a tool to help preserve agricultural lands • Preserve large tracts of land for future development—e.g., create “urban reserve” areas and discourage interim development that conflicts with or precludes long-term plan (reoccurring comment) • Encourage large scale planning of large parcels in unincorporated areas to minimize fragmentation over time and to ensure infrastructure can be effectively provided (reoccurring comment) • Allow for non-urban residential growth for those that want rural residential • Create more gradual transition between existing and new growth • Encourage growth around existing transportation systems • Strengthen annexation laws (reoccurring comment) • Growth pattern within the county (urban vs. rural) • In development review process include the irrigation district and Boise project needs for, setbacks, right of way, easements, and design • Method/database for people to know what is being built where they are looking to buy

Issues	Opportunities
	(computerized) <ul style="list-style-type: none"> • Housing affordable at various levels, accessible • Housing to fit older/ disabled population needs (reoccurring comment) • Promote public art
AGRICULTURE	
<ul style="list-style-type: none"> • Farmland depletion is a real issue outside of Ada County we need to plan at a local level • Depleting agriculture (reoccurring comment) • Food security (long and short term) • Loss of small scale agriculture infrastructure (processing, storage, etc.) • Lack of protection and incentives for farmland and agriculture • Trend toward fewer, larger farms (operators must scale up to survive) • Conflicts are continual (e.g. equipment moving) • Nuisances - right to farm (conservation, rights for agriculture irrigation, xeriscape) 	<ul style="list-style-type: none"> • Recognize economic benefits of agriculture • Encourage agriculture tourism • Provide incentives for agriculture business (reoccurring comment) • Opportunities for small scale agriculture to exist (e.g. produce stands) • Need to proactively plan for the future of agriculture - haphazard growth is the biggest challenge • Young people from a non-agricultural background who want to participate in local agriculture • Carve opportunities for small agriculture without imperiling bigger agriculture • Balance land development with impacts on agriculture • Retention of agricultural land (reoccurring comment) • Balance of agricultural history with concentrated urban development • Define buffers between urbanizing areas and agricultural operations • Get out in front access to healthy food (both geographic and socioeconomic) • Combat developing food deserts • Revisiting small animal policies • Training facilities for skilled workers; farmers, cooks, and food entrepreneurs • Long range transportation planning - tool to preserve farmland (as it relates to "opening up" areas that would not otherwise be accessible)
HEALTH, SAFETY, AND HUMAN SERVICES	
<ul style="list-style-type: none"> • Indigent services need to address relevant, real issues • Homeless and refugee population indigent care • Health and obesity • Housing and health care for aging population (reoccurring comment) 	<ul style="list-style-type: none"> • Advocate with legislature to close the health coverage gap (indigence savings) • Taking advantage of legislature mental health funding • Affordable and accessible mental health services (reoccurring comment)

Issues	Opportunities
<ul style="list-style-type: none"> • Health care access • Increasing crime corresponds with growth • Public safety (reoccurring comment) • Multi-family and assisted living/care facility projects require a lot of resources from an emergency services perspective, but provide minimal contribution of taxes. • Population growth—always behind the curve of future development with respect to fire/emergency response...tough to pin point what will occur where (especially multifamily and assisted living) before it happens. 	<ul style="list-style-type: none"> • Substance abuse services • Use health impact assessment in planning future development • Provide resources to protect public from crime • Maintain updated building and fire codes • Public safety officers • Coordinate the location of assisted living/ care facilities with service providers to support proactive planning when feasible
EMERGENCY MANAGEMENT/HAZARD MITIGATION	
<ul style="list-style-type: none"> • Floodplain management • Floodplain development/ loss of floodplain (recurring comment) • Fire management (reoccurring comment) • Wildfires in the Wildland-Urban Interface 	<ul style="list-style-type: none"> • Create a process, or augment existing to connect all phases of emergency management across the county function for a whole community approach to risk management • Incorporate sophisticated all hazard review of development applications using AHMP to build a strong and resilient community • Comprehensive plan to mitigate fire danger (e.g. discing property to make fire barriers) • From building design to defensible space, the county will need to continue to collaborate with cities to support fire mitigation, rehabilitation, and education efforts. • Create a funding mechanism to enhance planning, preparing, responding, and recovering from the effects of natural disasters • Enhance participation in programs that reduce insurance rates, flood, fire, etc. • Armor and harden the levee system as not to provide a false sense of security from flooding • Purchase property for floodplain easements (to protect existing floodplain) • Create a process, or augment existing to connect all phases of emergency management across the county function for a whole community approach to risk management • Adopt wider setback from river and streams
TRANSPORTATION	
<ul style="list-style-type: none"> • Traffic (reoccurring comment) • Walkability and bikeability of towns and communities (reoccurring comment) • Regional accessibility/multi-modal transportation 	<ul style="list-style-type: none"> • Encourage phased transit (e.g. bus, rail w/ACHD, Compass Valley Ride) • Creating better transportation methods (e.g. mass transit and bike lanes) (reoccurring comment)

Issues	Opportunities
<p>system (reoccurring comment)</p> <ul style="list-style-type: none"> • Community has been allergic to taxes and transit (relationship to aging population) • Providing efficient and sustainable transportation • Connectivity • Pedestrian access to business areas • Chinden Blvd. two lanes from western edge of county to eagle road - VERY DANGEROUS 	<ul style="list-style-type: none"> • Provide safe bike routes to workplaces and recreation (reoccurring comment) • Promote safe routes to school • Coordinate with COMPASS to develop mass transit/rail • Concentrate development around transportation nodes • Transportation and land use compatibility (reoccurring comment) • Funding of mass transit via "vehicle fees" (need for a better bus system) • Transportation education - easy access, brochures, hotline • Better planning of neighborhoods for amenities and services accessible by pedestrians and cyclists (reoccurring comment) • Air service to more destinations (reoccurring comment)
ECONOMY	
<ul style="list-style-type: none"> • Encouragement of small business • Economic development (reoccurring comment) • Fostering sustainable economic stability • Lack of high paying jobs (reoccurring comment) • Livable wage is not sufficient/not being met • There is a lack of larger businesses that will sustain cities/county • County has lost companies in the recent past due to lack of services/local support • Fees from agencies make it difficult to entice commercial/industrial businesses (increased competition from other communities and regions) • Increase jobs and wages (reoccurring comment) 	<ul style="list-style-type: none"> • County led economic development to attract high wage jobs (reoccurring comment) • Buy local incentives for industry and institutions (reoccurring comment) • Provide support to large corporations coming in (e.g., incentives) • Talent attraction • Technology development to attract higher level jobs (reoccurring comment) • Attracting new businesses and locations for new large employers • Promote economic growth/ strong economy to contribute to tax base • Promote tourism which will allow more hotels
INFRASTRUCTURE AND SERVICES	
<ul style="list-style-type: none"> • Infrastructure deficiencies affect operations • Infrastructure not keeping up with growth (roads in particular) (recurring comment) • Utility planning • Lack of broadband infrastructure • Wastewater treatment plant near Lake Hazel • Water use and water rights (reoccurring comment) • Agriculture run-off and groundwater issues 	<ul style="list-style-type: none"> • Partnerships to fix old stormwater systems and set high standards for investment in new cost effective stormwater infrastructure • Apply for stormwater discharge permit from EPA • Infrastructure expansion (Who pays for services in areas of impact?) • Utility corridors • Railroad infrastructure development and preservation

Issues	Opportunities
<p>(reoccurring comment)</p> <ul style="list-style-type: none"> • Clean water (reoccurring comment) • Water use issues associated with Elmore County line (potential mass developments) • Lack of water for growing population • Lack of ground water in county • Groundwater protection • Protection of bodies of water needs stricter regulation • How to pay for schools • Where to locate schools • Teacher salaries • Parking downtown 	<ul style="list-style-type: none"> • Stormwater management (reoccurring comment) • Water conservation (reoccurring comment) • Validate water availability for future developments prior to approval • EPA control of waterway • Grey water systems for new development • Educated consumers • School district funding and boundaries
OPEN SPACE/RECREATION	
<ul style="list-style-type: none"> • Overcrowding of current amenities • Diversity of options for trails and open space • Protection/preservation of open space and farmland (reoccurring comment) • Funding for open space and trails (reoccurring comment) • Access to trails, recreation, and open space (reoccurring comment) • Foothills protection or development • Parks and trails in new developments • Expand trails in high growth areas • North/south connection through has been contemplated in the past, but has not been priority for implementation - need to refocus on this area • KUNA/Snake river area - not much has been done • Lack of parks in Kuna 	<ul style="list-style-type: none"> • Expand trail, park, and greenway connectivity in underserved areas of the County (reoccurring comment) • Accessible parks, 10-min public access (some unincorporated areas are underserved) (reoccurring comment) • Dedicate funding for open space acquisition and maintenance • Urban/rural trail connections to adjacent counties • Encourage parks and golf courses • Require new development to provide land/funding for open space and trails • Maintain open areas for animal migration - wildlife corridors • Expand opportunities to engage youth with outdoors • Develop recreation access plan with ordinances to protect and or create access • Incorporate Boise River enhancement goal into planning efforts • Maintain farms and open spaces distributed across all areas • Revisit open area requirements for non-farm subdivisions moving forward • Expand BLM land use trails - off road • Build our outdoor resources (trails, rivers, etc) into a major draw for visitors (reoccurring comment) • Potential land swaps with BLM, Dept. of lands, and private landowners

Issues	Opportunities
	<ul style="list-style-type: none"> We can expect that residents of the Treasure Valley will continue to identify expectations of increasing open space and outdoor recreational opportunities. How will these efforts be funded? How can the County use its positive partnership with Boise as an example for other cities to provide outdoor recreation and open space?
NATURAL ENVIRONMENT	
<ul style="list-style-type: none"> Air quality (reoccurring comment) Should we find ourselves out of compliance with air quality regulations, something we can expect as the population grows; the County will need to participate in collaborative efforts across the valley to improve air quality. Non-native plant species control Weed control Pollution Wasting paper Wildlife habitat (reoccurring comment) Drilling /fracking Mineral extraction Natural gas exploration appears imminent (fracking in eagle) Natural resource exploitation Waste management 	<ul style="list-style-type: none"> Encourage alternative energy use (reoccurring comment) Energy expansion solar vs. water Work closely with cities for green building initiatives What is county's role in the regional sustainability conversation? Resource preservation Long range plan for landfill/recycle The County will need to review waste management policies to reward City's diverting more trash and incentivize others. Additionally, as Meridian and Boise investigate composting options, the County needs to be preparing for those expected uses at the landfill. Include wildlife concerns in land planning Soil health innovation Viewshed planning
GOVERNANCE/INTERGOVERNMENTAL COORDINATION	
<ul style="list-style-type: none"> Maintaining level of service County employment and retention Tax policy/planning Transparency in funding (reoccurring comment) State legislature-lack of local control at local level Managing ACIs Governmental land use application processing Overlapping taxing districts Taxes are too high Animosity to government/threats Real coordination and collaboration with cities Relationship with other agencies ACHD and City of Eagle Governmental coordination not as effective as it could/should be (reoccurring comment) 	<ul style="list-style-type: none"> County should be setting an example—take leadership role Better metrics to measure effectiveness of comprehensive plan, such as number of times referenced in hearings or legal proceedings Connect specific county objectives to county's mission; clarify for all county employees so operational decisions align with long-term strategy Court fees city vs. county contributions as the population grows Utilize property tax incentives or direction to guide/influence land use Reduce/ simplify processes (regulation) Consistency in what's desired city vs. county plans Access to all services using multiple means (phone, mail, websites, etc.) Distribution of services to serve population

Issues	Opportunities
	<ul style="list-style-type: none"> • Make sure government regulation is kept at appropriate level (less is more) • County land should be sold or otherwise liquidated • ACHD impact fees should be more reasonable • Make sure entitlement/approval process is agile, responsive, and timely from a business standpoint • Resolve ACI conflicts and provide clearer regulation and guidelines to the cities for future growth patterns • Collaborative land use planning among cities and county • Establish areas of impact for city and collaborate with consistency • Area of Impacts- Review of state code and more collaborations between cities and county, including elected officials • Facilitate other agency visions and plans • Make it clear what is desired • Continued need to work with partner City's to plan for growth and annexation. The East Columbia Village Master Planning process can be looked at for an example. • Coordinate and collaborate with contiguous counties (reoccurring comment) • Collaborate on economic development initiatives— need to be open to supporting progress (e.g., new company coming in) in a neighboring county if net result will benefit entire region. • Continue partnership on Allumbaugh House • Collaboration with cities, ACHD, etc. • Better coordination and collaboration among transportation entities (reoccurring comment) • Provide leadership and coordination with cities on transportation • Increased coordination with municipalities, federal and state agencies, NGO, to implement programs to mitigate air quality issues • Shared/divided services with cities • Coordinate rather than duplicate services

VISION

Below is a detailed listing of vision concepts identified by participants. Comments have been grouped into the following topical categories for reference: overall; growth and development; agriculture/local food access; transportation; economy; infrastructure and services; open space and recreation; environment; public safety, emergency services/hazard mitigation; and governance/intergovernmental coordination.

Overall

- Ada County should dare to “be great”! Respond to common characterization of county as the “Great State of Ada” by turning it into a leadership opportunity.
- Think outside the box
- Work one consistent vision
- Implement AICP nationally recommended best practices for land use planning and community planning
- Provide diverse opportunities to live, work, and play
- Plan for a regenerative community
- Strive to achieve a “scaled up” version of what we have now.

Growth and Development

Planning

- Encourage smart growth (reoccurring comment)
- Plan ahead for long-term growth and stay ahead of the curve.
- Collaborate with adjacent counties and utilize land uses for growth
- Develop better policies for development

Urban/Suburban Areas

- Concentrate densities in centers and downtowns
- Encourage more compact development
- Achieve that neighborhood feel
- Balance urban/rural development
- Provide more live/work options
- Limit urban growth to incorporated areas
- Encourage infill before outward growth (reoccurring comment)
- Manage growth near transit corridors and maintain pockets of open space

Rural Areas

- Preserve rural areas through limits on certain types of growth or limits on density amounts for infill projects
- Maintain rural areas by limiting routine/arbitrary annexation
- Incorporate rural development in the code
- Locate industrial areas outside the city/south of the airport
- Limit infill in the cities area of impacts

Planned Development

- Encourage PUDs with common open space (e.g. Eagle)
- Promote sustainable planned communities

Other

- Promote the arts
- Provide good retirement activities for those who are less active (e.g. OSHA)
- Promote diversity inclusion
- Encourage housing options (age-in-place, affordable, rural options, homeless, etc.) (reoccurring comment)

Agriculture/Local Food Access

Preservation/Planning

- Define agricultural preservation areas (reoccurring comment)
- Identify and maintain agriculture corridors
- Prioritize agriculture for preservation
- Preserve farming/agricultural land for food sources (reoccurring comment)
- New farmers have opportunity: land zoning, water, “affordable,” climate of support
- Existing farmers protected: land buffer zones, water, Code of the West
- Include urban agriculture in large parcel planning
- Ensure neighborhood access to fresh food and local produce (reoccurring comment)

Property Rights

- Recognize property rights (reoccurring comment)
- Discount nuisance complaints if agriculture was there first
- Maintain farm access to roadway

Transportation

- Evaluate the broader, regional vision
- Valley-wide transportation plan
- County wide transportation funding plan
- Incorporate land use planning that facilitates more public transportation
- Increase in density to allow for transit
- Create an integrated multi-modal transportation system for all users
- Establish connectivity between communities to allow for transit
- Encourage light rail that will connect the east-west valley
- Define transportation corridors for transit options
- Provide safe bicycling routes (reoccurring comment)
- Encourage bike friendly public transit
- Ensure that traffic planning is in concert with development
- Design for better traffic flow (reoccurring comment)
- Expand air service (reoccurring comment)
- Provide easy access to services and amenities
- Improve airport connectivity to other areas

Economy

Economic Development/Tourism

- Invest in tourism and economic development
- Balance economic development (agriculture, high tech, tourism, etc.) (reoccurring comment)
- Foster an environment that makes it easy to do business

- Provide for job growth
- Promote economic diversity
- Develop a business development/economic development plan
- Utilize recreation based events as economic development
- Attract business through quality of life
- Invest in Business Visits and Events Partnership (BVEP) and Convention and Visitors Bureau (CVB)
- Invest in technology to create future jobs that do not rely on place
- Promote business and quality of life to attract business
- Decrease wealth disparity and expand the middle class
- Provide incentives to attract new business
- Ensure fair tax use and policies (reoccurring comment)
- Provide commercial/industrial tax incentives and infrastructure—a larger tax base will make it easier to keep levies down

Education/Workforce Development

- Promote programs for an educated work force (reoccurring comment)
- Strive for an accessible junior college; a College of Western Idaho (CWI) campus in Boise metro; and a center for diversified education that provides differing opportunities such as, medical and technical training.
- Plan for development impact on schools (reoccurring comment)
- Provide for education opportunity and education growth

Infrastructure and Services

- Plan for infrastructure with the broader vision/region in mind
- Develop the power grid
- Coordinate strategic infrastructure investment
- Recognize long-term infrastructure maintenance costs directly linked to development projects (reoccurring comment)
- Determine long term maintenance costs (work with agencies) and development associated revenue streams to pay for it
- Provide quality, comprehensive mental health and addiction services

Open Space and Recreation

- Facilitate county-wide open space and trail planning (reoccurring comment)
- A railroad ride into the country

Open Space

- Preserve open space (reoccurring comment)
- Recognize the Boise River as a central amenity with additional open space
- Expand the greenbelt to the Snake River
- Incorporate open spaces as part of more dense development
- Preserve waterways and create county-wide greenbelts
- Work with the federal government to preserve open space
- Play a larger role in open space management and administration

Trails

- Develop a trail system south of Boise out to the Snake River

- Mandate developments to provide open space and trail funding for non-motorized trails
- Develop trails on BLM land
- Expand foothill trail system in east Boise (Harris Ranch)
- Provide easy/safe access to outdoor recreation (reoccurring comment)
- Provide access to BLM land
- Encourage connectivity between parks, open space, and trails

Recreation

- Provide community amenities (ballpark, soccer, etc.) (reoccurring comment)
- Encourage a downtown baseball stadium/sports complex
- Invest in the recreation industry
- Preserve and promote recreation opportunities
- Consider a recreation tax district

Environment

- Strive for clean air 365 days/year (reoccurring comment)
- Ensure clean waterways (reoccurring comment)
- Conserve water (reoccurring comment)
- Educate the public about water consumption
- Encourage a healthy Boise River
- Provide incentives for sustainable/green buildings
- Promote a clean environment
- Establish wildlife corridors as Ada grows
- Organize effective and environmentally friendly waste management - recycle, compost, and reducing waste (reoccurring comment)

Public Safety, Emergency Services/Hazard Mitigation

- Work towards a lower crime rate
- Facilitate regional emergency planning (flood, earthquake, fire districts) (reoccurring comment)
- Combine all EMS into one service to simplify response
- Assist in the increased personal responsibility for recovering and planning for natural disasters that comes with increased property rights

Governance/Intergovernmental Coordination

Leadership

- Distribute services and/or provide accessible web sites/phone apps for customer contact
- Address the fear that without change in leadership or political climate very much of the same type of development will occur
- Promote a willingness to invest in the community
- Provide accountability and transparency in all county functions (reoccurring comment)
- Empower staff by providing ascension planning, enhanced training, job share, x-train certification and enrichment training
- Maintain a sustainable plan with changing leadership
- Endeavor to increase the efficiency, transparency, effectiveness, and accountability of government
- Provide for checks and balances internally, but not to the extent where effective functioning of

government is impaired

Funding/Service Provision

- Seek to match the level of service of government services to meet or exceed community expectations
- Prioritize the expenditure of precious public funds to protect life, property (economy), and the environment (in this order)

Intergovernmental Coordination

- Ada County should be an active leader within the region—convening key stakeholders and service providers and facilitating collaboration among municipalities within the County as well as among other regional partners, such as the adjoining counties.
- Coordinate efforts among Ada County, municipalities within Ada, and the region (reoccurring comment)
- Facilitate an interagency review of cities ACIs and comprehensive plans
- Respect desires of all cities in Ada County (don't let one city roll over the rest)
- Develop an interagency collaboration and office for mass transit
- Provide a regional perspective on grant application (e.g. Tiger)
- Create a forum of federal/state partnerships that is tasked with increasing communication, resolving issues, and overcoming interagency problems
- Collaborate with ACHD

Community Engagement

- Encourage an inspired and engaged public/community
- Lead the way in legislative advocacy (reoccurring comment)
- Provide multiple options for public participation in planning processes



POLICY SUMMIT #1: AGRICULTURE

Existing Goals and Policies Worksheet

ABOUT ADA COUNTY 2025

Ada County 2025 is a collaborative, joint planning process to update the 2007 Ada County Comprehensive Plan and to develop a new Strategic Business Plan. While closely integrated, each plan has a distinct role to play in Ada County's future. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of Ada County over the next ten to twenty years. The Strategic Business Plan will establish a vision for countywide service delivery and business decisions within the County organization and identify key initiatives to support its implementation.

A series of policy summits are planned for early 2016 in which specific topics that emerged as being of particular interest or concern to the community during the first round of community engagement will be explored in greater detail. The objectives of the Agriculture Policy Summit are to:

- Establish a baseline of understanding of trends and key issues relative to agriculture in Ada County and community/stakeholder input received to date
- Establish a baseline of understanding of current County policies and regulations related to agriculture
- Engage key stakeholders and regional partners in helping shape goals and policies related to agriculture for incorporation as part of the County's updated Comprehensive Plan
- Foster an understanding of best practices and potential tools available to help achieve the community's desired objectives and explore support for potential implementation strategies

A draft set of preliminary policies to be included in the updated comprehensive plan will be developed based on the outcomes of the policy summits. The preliminary policies will be shared with the community-at-large for review and feedback sometime in late March or early April 2016.

FRAMING THE ISSUE: WHY IS IT IMPORTANT?

Trends and Existing Conditions

Agricultural lands, as identified by COMPASS, account for roughly 27% of Ada County's land area, the largest land use in the County. However, not all of this land is actively farmed or cultivated—the USDA estimates that 8% of land in the County was used for the cultivation of crops, down from 14% in 2000. Over time, agricultural lands across Ada County have been converted to other uses, especially with the growth of the County's cities. While all agricultural lands in the County are not likely to disappear entirely over the next 10-20 years, the County and the community will need to explore ways to support the continuation of agriculture in Ada County if they wish to maintain the rural/agricultural character and heritage of the community.

What We've Heard So Far

Agriculture emerged as an issue of importance to the residents of Ada County through a variety of contexts. The need to clarify, in cooperation with existing landowners and agricultural operations, where agricultural uses are likely to remain viable in the future and to establish mechanisms for maintaining such operations for as long as the landowner desires were identified during initial interviews with the Board of County Commissioners, elected officials, the Planning Commission, and County department heads in June 2015. While some conflicts between residents and agricultural operations were noted, the loss of agricultural land was generally discussed as a concern. In addition, participants in focus groups held during October 2015 raised similar concerns. The economic significance of agriculture within both the County and the state, the intrinsic open space value of these lands, the desire to support agricultural operations that have been in the County for generations, and the desire to increase local food access and promote food security within Ada County were all raised as important topics to consider moving forward.

What Role Does the County Play Today?

Ada County's role in agriculture is generally limited to its authority to manage land use and development in unincorporated areas. The County does this through application of the Comprehensive Plan policies and County zoning, subdivision and other ordinances and standards as well as in negotiated Areas of City Impact (ACI) outside city limits through the application of Area of City Impact agreements. Currently, the ACI agreements between the County and cities in Ada County allow for the cities' comprehensive plans to apply to land within their ACIs, although County zoning, ordinances, and other regulations still apply in these areas. Updates to state law now require comprehensive plans in Idaho to address agriculture, and although the 2007 Ada County Comprehensive Plan does not have a chapter dedicated to agriculture, goals, policies, and implementation actions in various chapters throughout the document do address this topic.

GOAL AND POLICY REVIEW

Introduction

The following is a summary of the goals, policies, and implementation actions in the 2007 Ada County Comprehensive Plan that relate to agriculture. This information is intended to help you prepare for participation in the upcoming Agriculture Policy Summit on February 23, 2016. You will have time to rank the goals, policies, and implementation actions, as well as fill in the free response portions of this worksheet during the Policy Summit, but feel free to do so beforehand if it is convenient for you. As you review this worksheet, please keep in mind the following questions:

- What goals and policies have worked well and should be carried forward into the updated Comprehensive Plan?
- What ideas are missing and should be added as part of the updated Comprehensive Plan?

We will discuss these questions and others during the Policy Summit. Your input will help us determine which policies currently included in the Ada County Comprehensive Plan should be carried forward, and to identify areas where additional goals and policies are needed to support the community's vision on this topic.

Please visit www.adacounty2025.com for more information about the project, a preliminary timeline of the process, upcoming events, helpful background documents, and summaries of public outreach conducted to-date. Recommended documents for review include:

- 2007 Ada County Comprehensive Plan
- Ada County 2025 Trends and Forces Report (specifically the "Land Use" chapter)
- October 2015 Focus Group Summary

Instructions

Please review the goals, policies, implementation actions, and other materials from the 2007 Ada County Comprehensive Plan. As you review, please indicate how well each item aligns with your vision for Ada County's future. Feel free to provide additional comments or feedback in the spaces provided, or mark-up the text as you review.

Chapter 4: Economic development

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

Goal 4.1: Direct industries and businesses towards cities and Planned Communities in the rural areas.

<input type="checkbox"/>				
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Policy 4.1-8: Limit industries and business in the rural areas to those related to agriculture, traveler services, neighborhoods services, and land-intensive uses with low service needs such as landfills.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Do you have other comments on the goal, policy, or implementation action included in the Economic Development chapter of the current plan? In addition, please suggest additional goals, policies, or implementation actions addressing agriculture you feel are missing from this chapter.

Chapter 5: Land Use

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Chapter 5: Land Use (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

<p>Policy 5.9-6: Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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 that do not interface with planned communities.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				

Chapter 5: Land Use (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

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.

<input type="checkbox"/>				
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Implementation Action: Update County zoning regulations to establish criteria for allowing development of schools, churches or other quasi-public uses in rural areas.

<input type="checkbox"/>				
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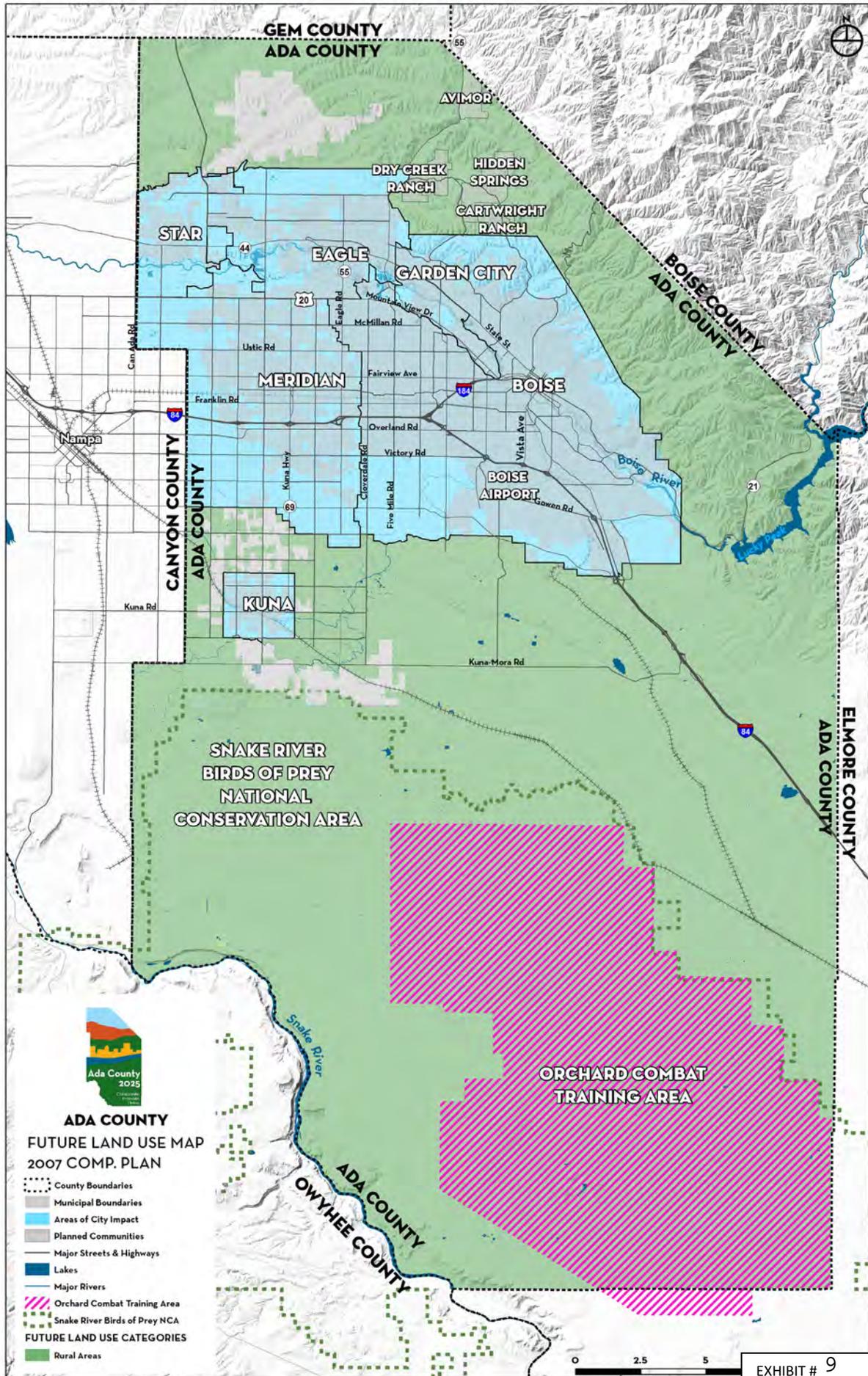
Implementation Action: Update County zoning regulations to establish criteria for allowing for permanent farm-worker residences in rural areas.

<input type="checkbox"/>				
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Implementation Action: Review and refine the siting standards and regulations for Confined animal feeding operations.

<input type="checkbox"/>				
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Do you have other comments on the goal, policies, or implementation actions included in the Land Use chapter of the current plan? In addition, please suggest additional goals, policies, or implementation actions addressing agriculture you feel are missing from this chapter.



Comprehensive Plan Map

In addition to the goals, policies, and implementation actions, agriculture is mentioned in other parts of the 2007 Comprehensive Plan, specifically in descriptions of rural areas identified in the Comprehensive Plan Map.

Rural Areas

Rural areas include the unincorporated portions of Ada County outside of the areas of impact of Boise, Meridian, Star, Eagle, Garden City and Kuna. Rural areas apply to privately owned land in unincorporated Ada County and may include the following, more specific, existing and future land uses:

- Agricultural use
- Rural Residential uses
- Military Maneuver Area-Department of Defense Orchard Combat Training Area
- Snake River Birds of Prey National Conservation Area

How well do the uses envisioned Rural Areas fit with your vision for agriculture in Ada County in the future?

Not at all

Not Well

Neutral

Well

Very Well

Do you have additional comments on the Rural Areas category or the 2007 Comprehensive Plan Map?

ADDITIONAL COMMENTS, FEEDBACK, AND SUGGESTIONS

Do you have additional comments or feedback on the goals, policies, and implementation actions included in the 2007 Ada County Comprehensive Plan?

Do you have additional suggestions for goals, policies, or implementation actions related to agriculture that should be considered for inclusion in the updated Ada County Comprehensive Plan?

Is there anything else you would like to share with us regarding agriculture in Ada County?



POLICY SUMMIT #2: OPEN SPACE & RECREATION

Existing Goals and Policies Worksheet

ABOUT ADA COUNTY 2025

Ada County 2025 is a collaborative, joint planning process to update the 2007 Ada County Comprehensive Plan and to develop a new Strategic Business Plan. While closely integrated, each plan has a distinct role to play in Ada County's future. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of Ada County over the next ten to twenty years. The Strategic Business Plan will establish a vision for county-wide service delivery and business decisions within the County organization and identify key initiatives to support its implementation.

A series of policy summits are planned for early 2016 in which specific topics that emerged as being of particular interest or concern to the community during the first round of community engagement will be explored in greater detail. The objectives of the Open Space and Recreation Policy Summit are to:

- Establish a baseline of understanding of progress made since the Ada County Comprehensive Plan and Park and Open Space Plans, and other related plans were adopted.
- Establish a baseline understanding of current County policies and regulations/role
- Engage key stakeholders and regional partners in helping shape goals and policies relative to open space and recreation for incorporation as part of the County's updated Comprehensive Plan
- Foster an understanding of best practices and potential tools available to help achieve the community's desired objectives and explore support for potential implementation strategies

A draft set of preliminary policies to be included in the updated comprehensive plan will be developed based on the outcomes of the policy summits. The preliminary policies will be shared with the community-at-large for review and feedback sometime in late March or early April 2016.

FRAMING THE ISSUE: WHY IS IT IMPORTANT?

What Role Does the County Play?

Ada County plays a number of roles in preserving open space and providing recreational opportunities to residents. In addition to the Comprehensive Plan, the Ada County Department of Parks and Waterways adopted a Park and Open Space Master Plan in 2007, which contains many of the same goals and policies as the Comprehensive Plan but provides additional background information. Furthermore, in 2007 the Board of County Commissioners formed the Open Space Advisory Task Force, charged with creating conservation priorities in northwest, northeast, southwest, and southeast Ada County, and identifying priorities for public open space acquisition at a conceptual level, among other responsibilities. The Task Force presented a number of recommendations in a Findings and Recommendations report in 2008. The Ada County Parks, Open Space and Trails Advisory Board continues the work begun by the Task Force providing recommendations to the Ada County Commissioners in areas related to county parks, recreation,

recreation trails, and open space identification and preservation. Day-to-day, the Department of Parks and Waterways manages a number of large regional parks, trails and pathways, waterway facilities, and open space areas such as the Ada County Bike Park, Barber Park and portions of the Boise River Greenbelt located in unincorporated Ada County. Currently, the Department of Parks and Waterways, in collaboration with the City of Boise and other partners is in the process of creating a master plan for the Ridge to Rivers Partnership, expected to be completed in April 2016.

What Roles Do Others Play?

Each of the cities in Ada County has their own parks and recreation departments, which provide these services to their residents, but are also used by residents living elsewhere in the County. In addition, the City of Boise has been very active in acquiring and preserving open space in Ada County, and recently passed a ballot initiative that will raise \$10 million for open space and natural resource conservation. In addition, approximately 45% of Ada County’s land area is managed by federal government agencies, mainly the Bureau of Land Management (BLM). The State of Idaho manages an additional 7% of land in the County, including Lucky Peak State Park. However, the majority of state-managed lands are State Trust Lands managed by the Department of Lands with the main goal of providing a continuous source of revenue to State Trust Fund beneficiaries (such as public schools).

What We’ve Heard So Far

Open space, recreation, and preservation of the natural environment in Ada County have been common topics mentioned by both elected officials and the public throughout the Ada County 2025 process. Each plays an important role in the high quality of life enjoyed by residents of Ada County. However, participants in focus groups held during October 2015 expressed concerns that some amenities were overcrowded, that the County lacks a dedicated funding source for open space and trails, and that some areas of the County, particularly those in the south and west, did not enjoy the same level of access to amenities as did other parts of the County. A desire to see a well-connected system of trails, open space, and recreation throughout all parts of the County was mentioned frequently. Participant also expressed a need to protect and preserve the natural environment and wildlife habitat in Ada County, especially in the face of anticipated growth. Such concerns also extended to the Boise River, where it was mentioned that development along the river corridor threatens riparian habitats and water quality.

Challenges & Opportunities Moving Forward

Some of the challenges facing the County include: fiscal constraints and limitations, land acquisition, urban growth and development in the cities, loss of agricultural lands, competing management goals for publicly-owned lands, lack of coordination/cooperation on a county-wide vision for open space preservation and recreation (i.e. a plan on which all stakeholders in the County support and implement), a lack of connections (either for recreation or wildlife) between the various open space and recreational amenities in the County, among others. However, the County is well positioned in a number of respects on this topic. The large amount of public lands in the County is a tremendous asset, as are the previous conservation effort undertaken at the local level, such as those by the City of Boise. In addition, there are a number of successful collaborative efforts between different jurisdictions and stakeholders in the County to coordinate open space preservation and recreation, such as the Ridge to Rivers Partnership, that could serve as models for future conservation efforts. Finally, the work conducted as part of the Parks and Open Space Master Plan, the Open Space Task Force Findings and Recommendations, as well as other local open space and recreation efforts provide a solid foundation on which the Ada County 2025 process can build upon.

GOAL AND POLICY REVIEW

Introduction

The following is a summary of the goals and policies in the 2007 Ada County Comprehensive Plan that relate to open space and recreation, as well as the Park and Open Space Master Plan. This information is intended to help you prepare for participation in the upcoming Open Space and Recreation Policy Summit on February 23, 2016. You will have time to rank the goals, policies, and implementation actions, as well as fill in the free response portions

the Policy Summit, but feel free to do so beforehand if it is convenient for you. As you review this worksheet, please consider the following questions:

- What goals and policies have worked well and should be carried forward into the updated Comprehensive Plan?
- What ideas are missing and should be added as part of the updated Comprehensive Plan?

We will discuss these questions and others during the Policy Summit. Your input will help us to determine which policies currently included in the Ada County Comprehensive Plan should be carried forward, and to identify areas where additional goals and policies are needed to support the community’s vision on this topic.

Please visit www.adacounty2025.com for more information about the project, a preliminary time line of the process, upcoming events, helpful background documents, and summaries of public outreach conducted to-date. Recommended documents for review include:

- 2007 Ada County Comprehensive Plan
- 2007 Parks and Open Space Master Plan
- 2008 Open Space Advisory Task Force Findings and Recommendations
- Ada County 2025 Trends and Forces Report
- October 2015 Focus Group Summary

Instructions

Please review the goals, policies, implementation actions, and other materials from the 2007 Ada County Comprehensive Plan and Parks and Open Space Master Plan. As you review, please indicate how well each item aligns with your vision for Ada County’s future. Feel free to provide additional comments or feedback in the spaces provided, or mark-up the text as you review.

Chapter 5: Land Use

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 5.11-3: 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. Other 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: *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.*

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County’s future?

Not at all Not Well Neutral Well Very Well

<input type="checkbox"/>				
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<input type="checkbox"/>				
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<input type="checkbox"/>				
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Chapter 5: Land Use (cont.)

Implementation Action: *Ada County should coordinate efforts with other government 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.*

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all	Not Well	Neutral	Well	Very Well
<input type="checkbox"/>				

Do you have other comments on the goal, policy, or implementation actions included in the Land Use chapter of the current plan? In addition, please suggest additional goals, policies, or implementation actions addressing open space and recreation you feel are missing from this chapter.

Chapter 6: Natural Resources & Hazardous Areas

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

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all	Not Well	Neutral	Well	Very Well
<input type="checkbox"/>				

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

<input type="checkbox"/>				
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Policy 6.1-2: Protect and preserve the natural beauty and habitat of the Snake River and land abutting the river and canyon.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Policy 6.1-5: Manage development to maintain wildlife habitat migration and movement corridors.

<input type="checkbox"/>				
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Policy 6.1-6: Encourage preservation of existing healthy trees throughout the County.

<input type="checkbox"/>				
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Chapter 6: Natural Resources & Hazardous Areas (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

<p>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.</p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Develop measures for protection of resources, including incentives, consideration of new forms of development, and protection and reclamation of gravel resources.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>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.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Establish development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas and ridge lines.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Map existing natural resource areas and adopt those maps as part of this Plan.</i></p>	<input type="checkbox"/>				
<p>Goal 6.5: Protect, maintain and enhance the fish and wildlife resources and habitats of Ada County.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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 of a County-designated third-party reviewer.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Implementation Action: <i>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.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Work with the Idaho Department of Fish and Game to map wildlife migration corridors.</i></p>	<input type="checkbox"/>				

Chapter 6: Natural Resources & Hazardous Areas (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

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

<input type="checkbox"/>				
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Implementation Action: Update the County's zoning ordinance to require applicants to prepare wildlife protection and mitigation plans when appropriate. Require that such studies undergo a peer or independent review prior to approval.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Goal 6.6: Promote the protection of the Boise and Snake Rivers and their management as valuable natural resources.

<input type="checkbox"/>				
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Policy 6.6-1: Preserve the quality of the Boise and Snake Rivers by protecting floodways, banks, ponds and canyon rims from incompatible development.

<input type="checkbox"/>				
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Policy 6.6-2: Identify and establish black cottonwood forest preserves and wildlife sanctuaries as perpetual open space along the Boise River.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Policy 6.7-2: Support efforts to seek agreements with irrigation and drainage authorities and other local and regional agencies to develop a county-wide drainage program.

<input type="checkbox"/>				
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Policy 6.7-3: Encourage multiple use of natural creeks, including fishing, hiking and drainage consistent with environmental protection goals and objectives.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Implementation Action: Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.

<input type="checkbox"/>				
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Chapter 6: Natural Resources & Hazardous Areas (cont.)

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

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all	Not Well	Neutral	Well	Very Well
<input type="checkbox"/>				

Do you have other comments on the goals, policies, or implementation actions included in the Natural Resources & Hazardous Areas chapter of the current plan? In addition, please suggest additional goals, policies, or implementation actions addressing open space and recreation you feel are missing from this chapter.

Chapter 9: 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.

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all	Not Well	Neutral	Well	Very Well
<input type="checkbox"/>				

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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Policy 9.1-3: Involve volunteers and citizen support groups in the prioritization, coordination and implementation of recreation programs.

<input type="checkbox"/>				
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Policy 9.1-4: Support the development of a west Boise River specialty park in unincorporated Ada County that would include a wildlife preserve, natural trails, bird watching and limited river access for boaters.

<input type="checkbox"/>				
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Policy 9.1-5: Identify opportunities for incorporating recreational uses or facilities in the Western Idaho Fairgrounds and other County-owned facilities.

<input type="checkbox"/>				
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Policy 9.1-6: Periodically assess the County's Park and Recreation System as development occurs county-wide.

<input type="checkbox"/>				
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Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

Policy 9.1-7: Adequately fund the maintenance and repair of County Park and Recreation facilities.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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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.*

<input type="checkbox"/>				
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Implementation Action: *Develop a Capitol Improvement Plan (CIP) that delineates funding needed to develop future facilities and the schedule for doing so based on projected need and demand.*

<input type="checkbox"/>				
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Implementation Action: *Develop and use a County park level of service standard based on future population projections per acre of parkland needed.*

<input type="checkbox"/>				
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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.*

<input type="checkbox"/>				
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Implementation Action: *Refine and implement a master plan for Barber Park.*

<input type="checkbox"/>				
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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.

<input type="checkbox"/>				
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Policy 9.2-1: Consider new development, highway improvements, and changes of land use as potential opportunities to:

1. Acquire open space, greenways, bicycle paths and pedestrian linkages between parks, schools and communities.
2. Negotiate for the acquisition or dedication of park sites using such incentives as density bonuses and transfers.
3. Utilize impact fees for acquisition and development of county green infrastructure.

<input type="checkbox"/>				
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Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

<p>Policy 9.2-2: Encourage the increased use of existing parks in the County through public awareness programs.</p>	<input type="checkbox"/>				
<p>Policy 9.2-3: Develop maintenance standards for County parks to ensure their continued value to residents.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.2-5: Promote the continuation of the Boise River Greenbelt throughout Ada County through private dedication, public acquisition and other appropriate measures.</p>	<input type="checkbox"/>				
<p>Policy 9.2-6: Support the location of new parks adjacent to school recreation facilities.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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 trail amenities.</p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Conduct a regional, County-wide process to determine long-range priorities and opportunities for open space acquisition, including identification of stable, long-term, publicly-supported funding approach.</i></p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.3-1: Evaluate all development requests to determine their consistency with this Plan and the Ridge-to-Rivers Pathways Plan.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.3-3: Coordinate with IDPR, BLM and other agencies in the development of a Snake River Canyon linear pathway for non-motorized recreational opportunities that maintains the natural environment.</p>	<input type="checkbox"/>				

Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

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 organizations 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.

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.

Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.4-4: Encourage new development to provide for parks and open space through acquisition, dedication, or impact fees.</p>	<input type="checkbox"/>				
<p>Policy 9.4-5: Use parks and open space to provide green area between land uses.</p>	<input type="checkbox"/>				
<p>Policy 9.4-6: Designate appropriate parks and open space as compatible land uses in environmentally or historically sensitive areas.</p>	<input type="checkbox"/>				
<p>Policy 9.4-7: Coordinate school and park development to complement each other.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Implementation Action: Examine the feasibility of establishing an impact fee program.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Implementation Action: Identify and achieve the level of staffing necessary to implement the goals and policies of this plan.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.5-1: Continue to maintain and improve boating facilities throughout Ada County, such as parking, launch ramps, and restrooms.</p>	<input type="checkbox"/>				
<p>Policy 9.5-3: Adequately fund the maintenance and repair of County waterways facilities to ensure their continued value to residents.</p>	<input type="checkbox"/>				
<p>Policy 9.5-4: Coordinate waterways planning with surrounding counties, agencies and other non-governmental organizations.</p>	<input type="checkbox"/>				

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Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.5-6: Create and/or expand facilities for overnight camping and day-use boater facilities associated with waterway recreation.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.5-9: Encourage creation of man-made boating lakes from reclaimed gravel pits and quarries to serve niche boaters.</p>	<input type="checkbox"/>				
<p>Policy 9.5-10: Balance recreational needs with private property rights in promoting waterway recreation and improvements.</p>	<input type="checkbox"/>				
<p>Policy 9.5-11: Help increase boat registration designations to Ada County through public education efforts.</p>	<input type="checkbox"/>				
<p>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.</p>	<input type="checkbox"/>				
<p>Policy 9.5-13: Continue to support enforcement and search and rescue efforts provided by the Ada County Sheriff's Office and local volunteers.</p>	<input type="checkbox"/>				
<p>Implementation Action: <i>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.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>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.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Support Idaho Parks and Recreation and the state legislature to create mandatory "Boater Education" requirements for young operators.</i></p>	<input type="checkbox"/>				
<p>Implementation Action: <i>Support a feasibility study to determine the need, cost and possible location of a new four-season, deep-water marina on Lucky Peak.</i></p>	<input type="checkbox"/>				

Chapter 9: Recreation (cont.)

How well do the goals, policies, and implementation actions from the 2007 Comprehensive Plan align with your vision for Ada County's future?

Not at all Not Well Neutral Well Very Well

Implementation Action: Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.

<input type="checkbox"/>				
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Implementation Action: Support Idaho Parks and Recreation and the Legislature in updating boat registration fee schedules to reflect actual inflationary pressures.

<input type="checkbox"/>				
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Implementation Action: Work with other recreation providers and groups to support and implement improved and expanded recreational facilities at Eagle Island State Park.

<input type="checkbox"/>				
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Do you have other comments on the goals, policies, or implementation actions included in the Recreation chapter of the current plan? In addition, please suggest additional goals, policies, or implementation actions addressing open space and recreation you feel are missing from this chapter.

Figure 5-1: Conceptual Conservation & Open Space Priorities Overlay

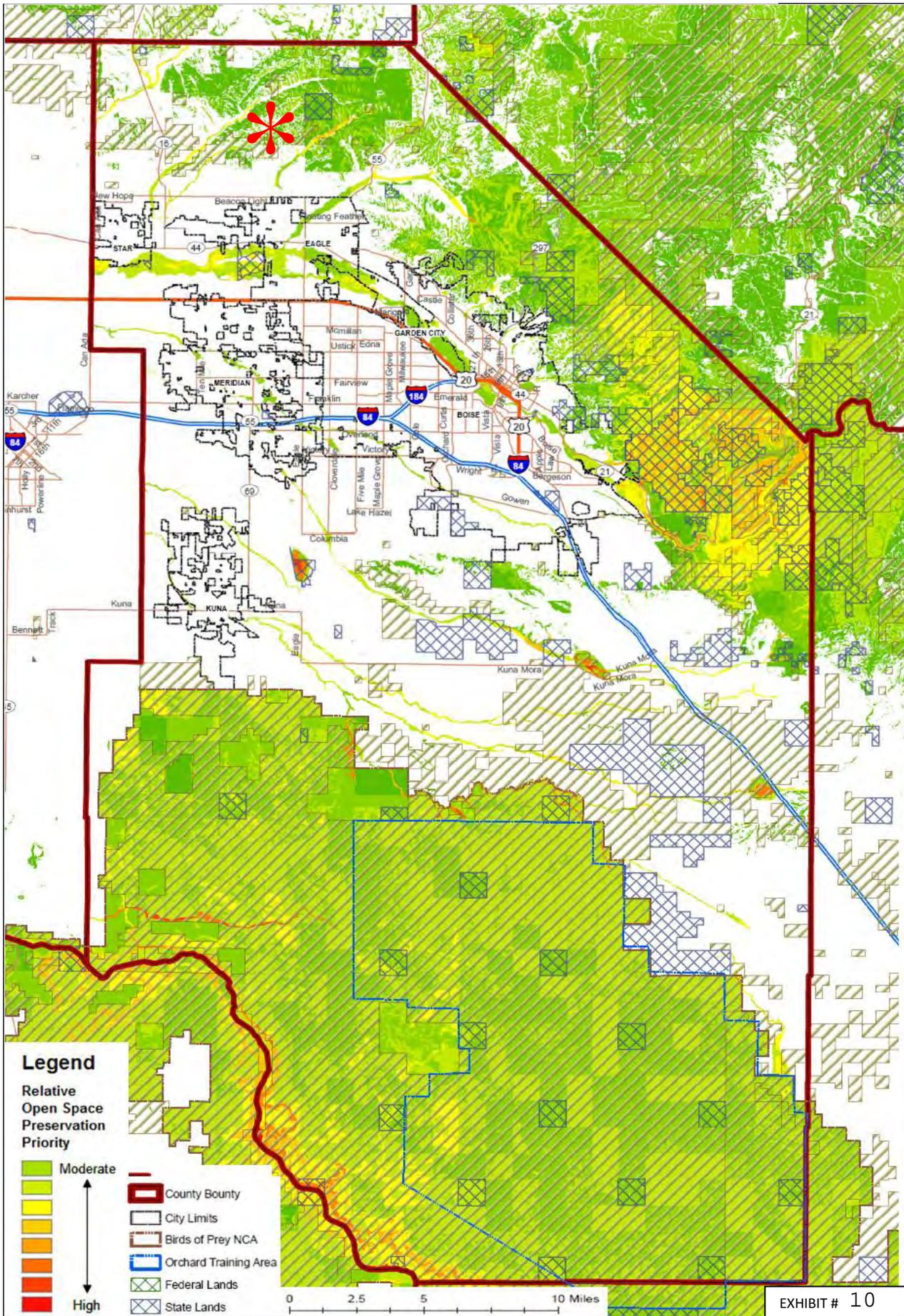


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Open Space Advisory Task Force Conservation & Open Space Priorities Overlay Map

In addition to the goals, policies, and implementation actions set forth in the 2007 Comprehensive Plan and Parks and Open Space Master Plan, the Open Space Advisory Task Force Findings and Recommendations report identifies a number of priorities for conservation and open space preservation in northeast, northwest, southeast, and southwest Ada County. The map on the previous page reflects an analysis completed by the Task Force to help identify priority areas for conservation and open space preservation. Priority areas were identified by overlaying the location of natural constraints to development, areas already preserved as habitat or open space, and public priorities for resource conservation and open space preservation including wildlife habitat, stream corridors, places of cultural, historic, or natural significance, and areas identified in existing city or county plans as important for preservation.

How well do the areas identified by the Open Space Advisory Task Force align with your priorities for conservation and open space preservation in Ada County?

Not at all

Not Well

Neutral

Well

Very Well

Are there other areas not shown on the map that you feel should be considered as priority areas for conservation or open space preservation? Feel free to indicate additional areas by drawing on the map on the previous page.

Do you have additional comments you would like to share in regards to the Conservation & Open Space Priorities Overlay Map?

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Figure 5-2: Conceptual County-Wide Trail System

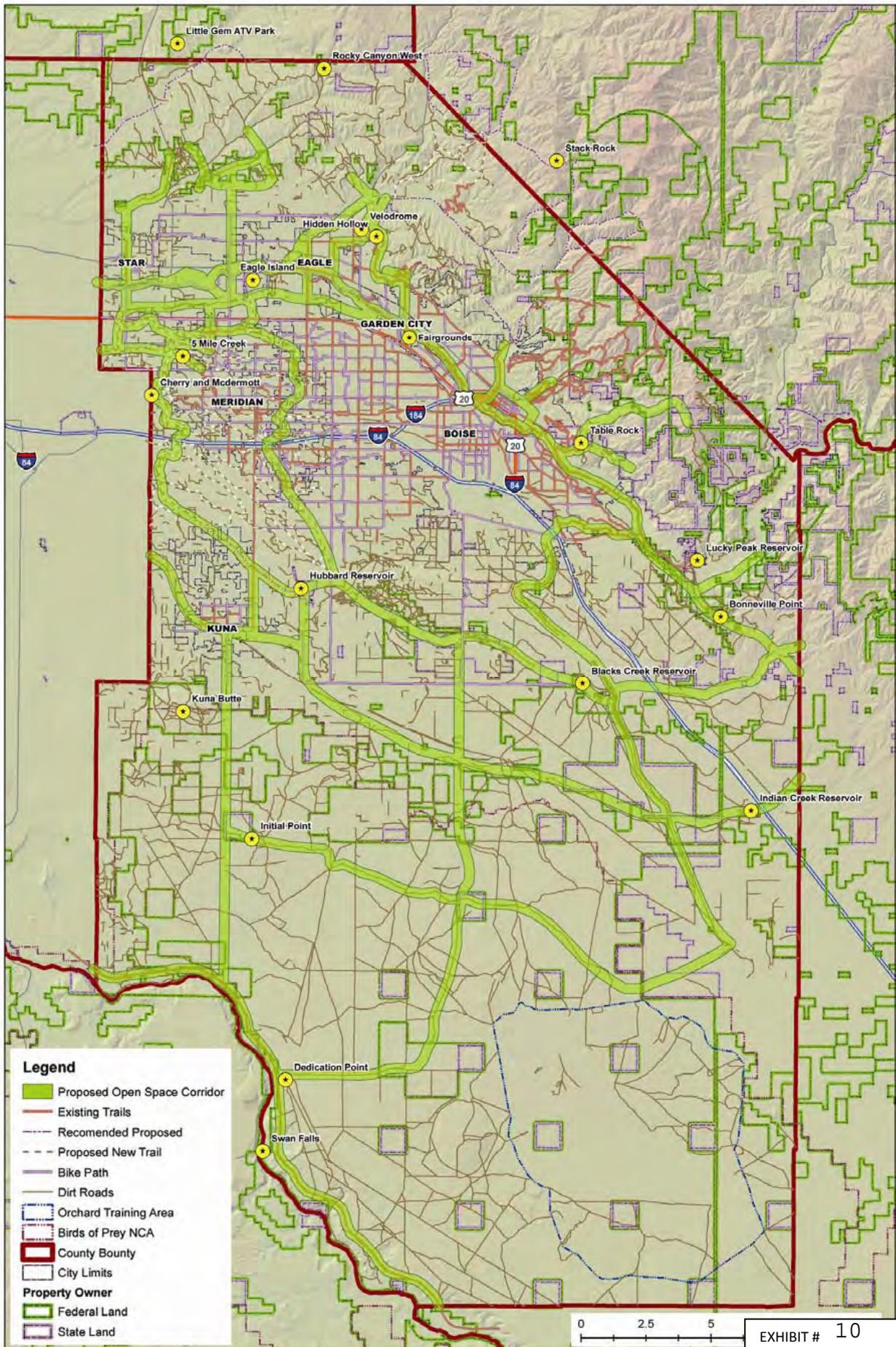


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Open Space Advisory Task Force Conceptual County-Wide Trail System

The Open Space Advisory Task Force also identified a number of potential open space corridors that would serve as links between different open space areas in the Ada County. As noted in the Task Force’s Findings and Recommendations report, little work has been done on planning and implementing an interconnected trail system beyond the foothills and the Boise River, with the areas in the central and south part of the County having received the least attention.

How well do the open space corridors identified by the Open Space Advisory Task Force align with your priorities for open space preservation and recreation in Ada County?

Not at all

Not Well

Neutral

Well

Very Well

Are there other corridors not shown on the map that you feel should be considered as priorities for linking open space in the County or for recreation? Feel free to indicate additional corridors by drawing on the map on the previous page.

Do you have additional comments you would like to share in regards to the Conceptual County-Wide Trail System Map?

ADDITIONAL COMMENTS, FEEDBACK, AND SUGGESTIONS

Do you have additional comments or feedback on the goals, policies, and implementation actions included in the 2007 Ada County Comprehensive Plan?

Do you have additional suggestions for goals, policies, or implementation actions related to open space and/or recreation that should be considered for inclusion in the updated Ada County Comprehensive Plan?

Is there anything else you would like to share with us regarding open space and/or recreation in Ada County?



POLICY SUMMIT #1 SUMMARY: AGRICULTURE

March 2016

INTRODUCTION

A Policy Summit was held in late February 2016 to solicit detailed input on the policies addressing agriculture contained in the current Ada County Comprehensive Plan. Nearly 30 stakeholders representing a range of agricultural interests and backgrounds in Ada County, including small-scale farmers, industry groups, non-profits, extension services, and local cities, participated in the summit. Participants were asked to review relevant goals, policies, and implementation actions from the 2007 Comprehensive Plan and weigh-in on how well each one aligned with their vision for agriculture in the County. In addition, participants suggested additional goals or policies to address gaps in the existing Comprehensive Plan, and provided feedback on a range of implementation strategies that could be explored further on in the Ada County 2025 process.

This document contains two sections: 1) A summary of the key takeaways from the summit based on the ranking policy review exercise and small group discussions; and 2) A summary of the results from the key-pad polling exercise on potential implementation strategies. This information will be used to help develop a preliminary policy framework, to be reviewed by the community at large during public events scheduled for late April 2016.

KEY TAKEAWAYS

Overall, most participants supported the County's existing goals and policies addressing agriculture; although almost all participants seemed eager to discuss how to ensure the implementation of these policies (see "Implementation Strategies" below). However, comments on the goals and policies themselves can mostly be categorized into two key takeaways: 1) The need to clarify and more clearly define the terminology used in the Comprehensive Plan; and 2) The need to further define what land uses should be permitted in the unincorporated areas of the County. The following provides a brief summary of the sub-topics discussed within these two key takeaways, in addition to a summary of other comments received during the summit. The order of the topics presented below is not intended to convey any particular order of importance.

CLARIFY AND CLEARLY DEFINE TERMINOLOGY

- Rural and Agriculture.** A common theme among many of the comments received from summit participants was the need to more clearly differentiate between "rural" and "agriculture" throughout the Comprehensive Plan. It was noted that these two terms do not mean the same thing and should not be used interchangeably. For instance, while agriculture mainly occurs in rural areas, it does not occur in all of the areas designated as "Rural Areas" on the Comprehensive Plan's Land Use Map (the rural designation applies to all areas within the unincorporated County, except for areas within a planned community).
- Agriculture and Farms.** Summit participants frequently cited a need to clearly define what is meant by the terms "agriculture" and "farms" when used in the existing language for goals and policies in the Comprehensive Plan. Many participants felt that a definition of agriculture should include considerations for the size and scale of an agricultural operation, as each has its own set of needs and issues. However, others were concerned that the policies in the Plan seemed to focus mostly on supporting smaller agricultural producers, ignoring the needs and issues faced by larger operations in the County. In addition, agriculture is a broad term that could apply to irrigated agriculture, grazing and the raising of livestock, processing of agricultural products, and other related activities. The latter of these are currently excluded from the current definition of agriculture included in the Comprehensive Plan, but may need to be added to a revised definition to reflect the importance of these uses to both agriculture and the economy of Ada County.
- Prime Agricultural Land.** Another term that many participants felt needed defining was prime agricultural land. In general, participants seemed split as to whether or not the policies in the Comprehensive Plan should be specific to prime agricultural lands. On the one hand, participants felt that these are areas in the County where the soils are most conducive to agriculture, and should be protected to the extent possible. However, the feeling of other participants was that supporting or promoting agriculture in non-"prime" areas was just as important, and did not want to see agricultural activities on prime lands privileged over those occurring on non-prime lands.

FURTHER DEFINE PERMITTED LAND USES IN THE RURAL AREAS

- The Foothills.** The Foothills were a specific area mentioned by summit participants where the Rural Areas land use designation in the Comprehensive Plan did not seem to fit. This area is

considerably different from rural areas elsewhere in the County, in terms of both the topography and value placed on this area by residents, and, according to some participants, seemed to warrant a different categorization on the map than other areas in the unincorporated County.

- **Orchard Combat Training Area.** The Orchard Combat Training Area was another area that did not seem to fit with many participants idea of a Rural Area. While that area is similar in appearance to other rural areas in the County, its use as a military training area set it apart in the minds of summit participants.
- **Schools.** Policies (specifically policy 5.9-8) in the Comprehensive Plan referring to schools in the Rural Areas raised questions among participants, mostly about whether or not this is a use that should be allowed in the rural areas of the County. In general, the sense from participants who commented on this was that schools should be encouraged in the cities or their ACIs instead. Currently, no schools are located in Rural Areas. This policy also addresses churches and other public and quasi-public uses, but no specific feedback was given by participants in regards to these uses.
- **Commercial Uses.** One use identified by summit participants that did not seemed to be allowed (or at least seemed unnecessarily restricted) was commercial uses in the Rural Areas, specifically those related to agriculture. Some felt that agri-tourism, U-pick operations, and farm stands, for example, are uses that should be promoted in the Rural Areas as a means to support agriculture and farms in the County by allowing farmers to develop additional revenue streams and encouraging County residents living in cities or planned communities to have increased interactions with agriculture and farmers, among others. Specific comments on Policy 5.9-14 questioned why it restricted such uses in areas surrounding planned communities.
- **Housing and Subdivisions.** Many participants expressed concerns about to the policies allowing subdivisions (of any kind) in Rural Areas, as well as allowing housing for farm workers in these areas (Policies 5.9-12 and 5.9-15). Specifically, some participants felt that allowing subdivisions for a residential home was not necessary, and would only encourage further subdivision, paving the way for agricultural lands to be converted to residential developments. One participant suggested that accessory dwellings be allowed as a way for farmers and property owners to build additional housing units without needing to subdivide their land. Others questioned the need for policies encouraging housing for farm workers in the Rural Areas altogether, given the proximity of the County's cities to most agricultural operations.
- **Planned Communities.** While not specifically pertaining to agriculture, multiple participants questioned whether or not planned communities should be allowed to continue in the County. Some wanted to see these allowed only within ACIs. Others were comfortable with the concept of planned communities in the County, but felt that the preservation of agriculture should be a greater focus in the process and design of future planned communities.

OTHER COMMENTS

- **Coordination with Cities.** Many participants acknowledged that any goals or policies regarding agriculture adopted by the County would need to be supported by the Cities, as many agricultural areas are currently within Areas of City Impact (ACIs). Some participants felt that the County

should be more proactive about defining a land use vision for areas within Cities' ACIs. While this would be difficult to do within the Comprehensive Plan (current agreements between the Cities and County specify that City Comprehensive Plans will apply within ACIs), changes to County zoning to support agriculture in these areas could be considered as an implementation strategy. One summit participant suggested that the Cities share similar values with the County on this topic and would be willing partners in supporting agriculture.

- **Food.** Many participants noted that the Comprehensive Plan could have more policies addressing the local food system and food security in Ada County, further supporting agricultural activities in the County. One suggestion was for the County to consider increasing the use of local food products in County facilities and events, schools, and the jail, among others.
- **Transportation.** Transportation and conflicts occurring on roads in the Rural Areas (between farm equipment and cars or bicyclists) was raised as an issue facing farmers in the County that is not addressed in existing goals or policies in the Comprehensive Plan.

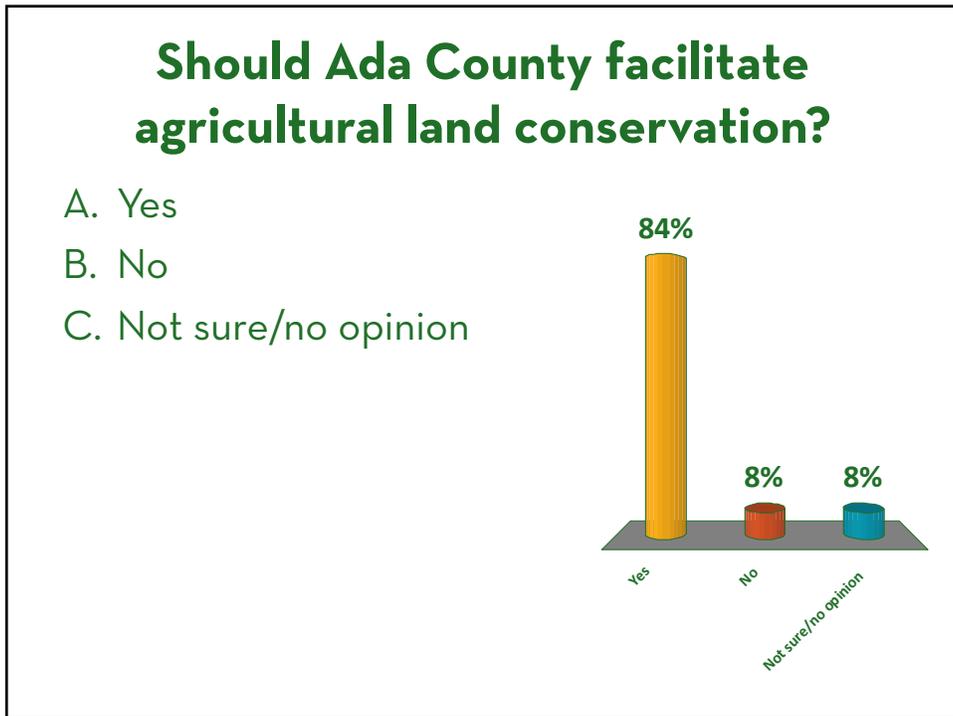
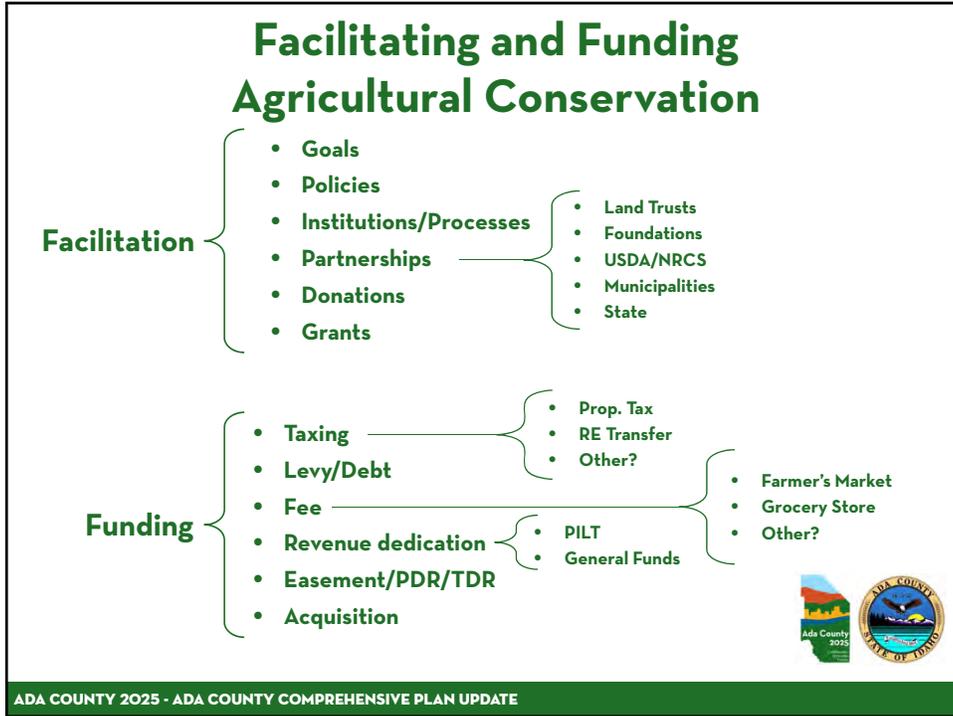
IMPLEMENTATION STRATEGIES

During the Policy Summit, a key-pad polling exercise was conducted in which participants were asked to respond to a variety of multiple choice questions to gauge the level of support among the participants for a range of strategies used in other places in the Western United States to promote the preservation of agriculture. The following is a discussion of the results of the exercise.

In all, 84% of the summit participants felt that Ada County should help to facilitate agricultural land conservation. The remaining 16% were split evenly between those who thought the County should not help to facilitate conservation and those who were not sure or had no opinion. In terms of where to focus its efforts moving forward, 31% wanted to see the County strengthen existing goals and policies; 25% thought the County should form new or reform existing county-level processes, followed by 22% who wanted to see the County expand existing or seek new partnerships with those working towards preserving agriculture.

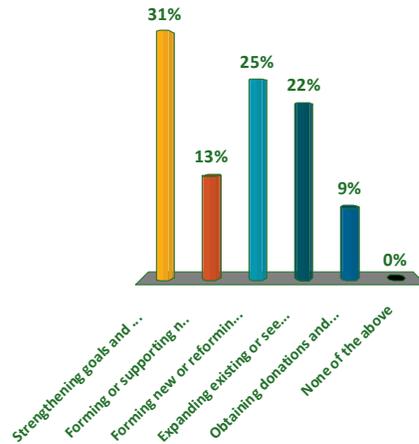
69% of participants were open to seeing Ada County actively fund agricultural land conservation. The three most supported methods for doing so included dedicating existing revenue (such as PILT money), new taxes, or levies/debt issuance. Weighing in on other approaches to preserve agriculture in Ada County, 81% of participant felt that the County should establish an agricultural land conservation advisory board (similar to the existing Open Space and Trails Advisory Board); 80% wanted to see the County evaluate the feasibility of establishing an easement or purchase of development rights (PDR) program; and 52% thought the County should evaluate the feasibility of a transfer of development rights (TDR) program.

Note: Please see the following pages for the complete results from the key-pad polling exercise.



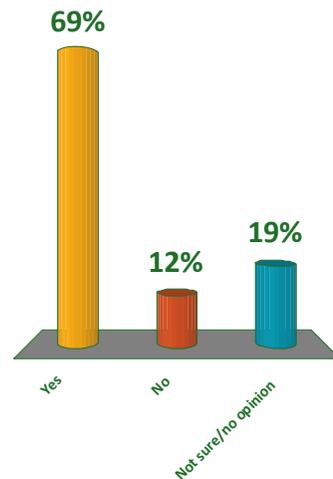
Where should Ada County focus more efforts? (select all that apply)

- A. Strengthening goals and policies
- B. Forming or supporting new boards and committees
- C. Forming new or reforming county-level processes
- D. Expanding existing or seeking new partnerships
- E. Obtaining donations and grants
- F. None of the above



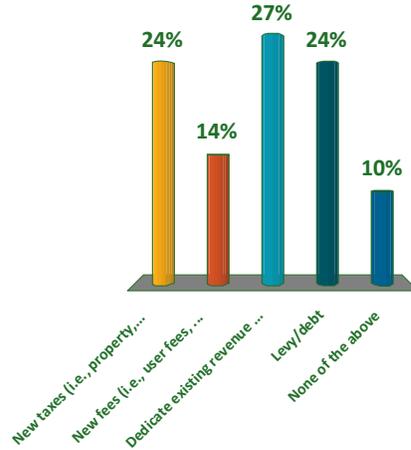
Should Ada County actively fund agricultural land conservation?

- A. Yes
- B. No
- C. Not sure/no opinion



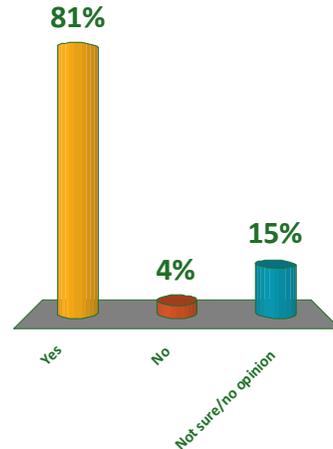
What funding methods would be most appropriate for Ada County to pursue? (select all that apply)

- A. New taxes (i.e., property, transfer)
- B. New fees (i.e., user fees, franchise fees)
- C. Dedicate existing revenue (i.e., PILT, general fund)
- D. Levy/debt
- E. None of the above



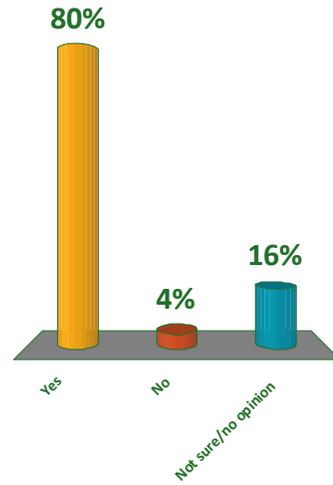
Should Ada County form an agricultural land conservation advisory board?

- A. Yes
- B. No
- C. Not sure/no opinion



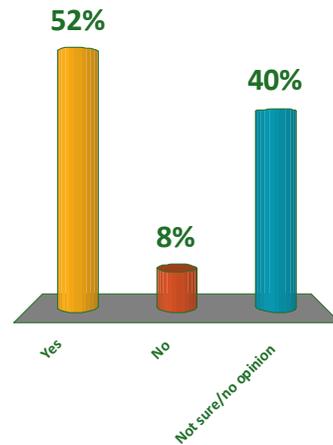
Should Ada County evaluate an easement or PDR program?

- A. Yes
- B. No
- C. Not sure/no opinion



Should Ada County evaluate a TDR program?

- A. Yes
- B. No
- C. Not sure/no opinion





POLICY SUMMIT #2 SUMMARY: OPEN SPACE & RECREATION

March 2016

INTRODUCTION

A Policy Summit was held in late February 2016 to solicit detailed input on the policies addressing open space and recreation contained in the current Ada County Comprehensive Plan. Nearly 20 stakeholders representing a range of conservation, preservation, and recreation interests in Ada County participated. During the summit, participants were asked to review relevant goals, policies, and implementation actions from the 2007 Comprehensive Plan and weigh-in on how well each one aligned with their vision for open space conservation and recreation in the County. In addition, participants suggested additional goals or policies to address gaps in the existing Comprehensive Plan, and provided feedback on a range of implementation strategies that could be explored further on in the Ada County 2025 process.

This document contains two sections: 1) A summary of the key takeaways from the summit based on the ranking policy review exercise and small group discussions; and 2) A summary of the results from the key-pad polling exercise on potential implementation strategies. This information will be used to help develop a preliminary policy framework, to be reviewed by the community at large during public events scheduled for late April 2016.

KEY TAKEAWAYS

Overall, most participants supported the County's existing goals and policies addressing open space and recreation; although almost all participants seemed eager to discuss how to ensure the implementation of these policies moving forward (see "Implementation Strategies" below). However, comments on the goals and policies themselves can mostly be categorized into three key takeaways: 1) The need to clarify the County's achievements in recreation and conserving open space and environmentally sensitive areas to date; 2) The need to clarify, in conjunction with the cities, the role of the County in protecting open space and providing recreational opportunities to County residents; and 3) Setting priorities for providing recreational opportunities and conserving open space moving forward. The following provides a brief summary of the sub-topics discussed within these two key takeaways, in addition to a summary of other comments received during the summit. The order of the topics presented below is not intended to convey any particular order of importance.

CLARIFY WHAT HAS BEEN ACHIEVED

- **Comprehensive Plan Implementation Actions.** Many participants were curious to know which of the implementation actions in the existing Comprehensive Plan had been achieved since its adoption in 2007. In addition, some participants were not aware of the policies and tools the County had at its disposal to support the goals and policies in the Comprehensive Plan. For example, it came as a surprise to some participants to learn that the County did not use impact fees to support its parks and recreational facilities. Moving forward, it will be essential to understand which of the goals, policies, and implementation actions have been achieved since 2007 so that these elements from the current Plan are not carried forward into the updated Comprehensive Plan. This confusion also suggests the need to regularly update the implementation actions included in the Plan, removing actions that have been implemented by the County and better publicizing the County's achievements.
- **County-wide Open Space Plan.** Related to the previous point, there seemed to be confusion among participants as to whether or not the County had an open space plan. Some participants felt that this had been achieved with the creation of the Open Space Advisory Task Force and their set of recommendations for open space preservation in the four quadrants of the County. Other participants thought that a true "County-wide" plan should include the open space goals and priorities of the Cities as well. One comment noted that consensus (to the extent that it could be reached) among the County and cities regarding recreation and open space preservation priorities would be essential to the success of any County-wide levy meant to raise funds for open space preservation or the construction of new recreational facilities in the County.

CLARIFY THE ROLE OF THE COUNTY

- **Providing Recreational Amenities.** While most participants were supportive of the existing goals and policies in the Comprehensive Plan in the Recreation chapter, some questioned the role the County should play in providing recreational amenities moving forward. Many comments stressed the importance of collaborating with the cities to avoid duplications of service, but also to ensure

that residents living within the ACIs enjoy the same level of service as those living within cities (although the jurisdiction of the County to provide these services within the ACIs was called into question by some participants). Generally, comments suggested the County should provide parks and recreational amenities that are used region-wide and not local parks. In addition, some participants saw an important role for the County to play in completing the Boise River Greenbelt. Regardless of the role of the County, comments supported existing policies (Policy 9.1-7 and 9.1-9) directing the County to adequately fund the maintenance and repair of County parks and recreational facilities, and providing additional amenities/facilities consistent with resident demand and the ability of the County to finance them.

- **Preserving Open Space.** Most participants seemed to agree that the County should play a role in preserving open space in the region. However, it was not clear from comments or feedback what this role should be (see below for further discussion on this topic). Overall, participants supported the existing goals, policies, and implementation strategies addressing open space preservation in the Comprehensive Plan, but as evidenced in the key-pad polling results (see “Implementation Strategies”), most felt the County could be doing more to preserve open space, especially in areas other than the Boise Foothills.
- **Coordinating with Cities.** Many comments from participants raised questions about how the County should best collaborate with the cities to provide recreational amenities and to preserve open space in Ada County. On the one hand, some participants felt that Ada County is well positioned to lead county-wide efforts to identify and set priorities for open space preservation, to create a county-wide network of open space and recreational amenities, and to help coordinate the efforts and investments made by each of the cities in line with the county-wide vision. However, others felt that the role of the County was not to lead on these issues, but to support the visions and priorities set by each of the cities within their respective jurisdictions. Comments suggested that the cities have their own philosophies on parks or open space that the County needs to respect, and that each jurisdiction has different standards in place for parks, trails, and open space that might not conform to another jurisdiction’s vision or standards. Rather than “dictate” how all communities in the County should approach parks, recreation and open space, some participant felt that the County should instead focus on understanding how and where the different visions and priorities set by the cities fit together, and provide facilities, amenities, or linkages to “bridge the gaps” accordingly. Regardless of the approach taken by the County and cities, participants across the board seemed to agree that the roles of the County and the cities in these areas need to be clarified and more clearly defined.

SETTING PRIORITIES

- **Conservation Priorities.** Some participants noted that there was not a clear differentiation between the various priorities and motivations for preserving open space in the current Comprehensive Plan. Comments stressed the importance of recognizing these different motivations, and ensuring that there were goals, policies, and implementation strategies supporting all of the different values associated with open space, including, preserving wildlife habitat, establishing wildlife corridors, preserving open space for scenic values/qualities, preserving open

space for agriculture, preserving open space for recreation, creating trails for recreation, creating trails for transportation, etc.

- **Geographic Priorities.** Participants noted that, to-date, most of the conservation efforts in Ada County have focused on the Boise Foothills. Some participants suggested that it was time to focus efforts elsewhere in the County, particularly near Kuna and other portions of West Ada County. Participants also noted that these areas lacked the same level of service for parks, trails, and other recreational amenities enjoyed by other areas of the County.

IMPLEMENTATION STRATEGIES

During the Policy Summit, a key-pad polling exercise in which participants were asked to respond to a variety of multiple choice questions was conducted to gauge the level of support among the participants for a range of strategies used in other places in the Western United States to promote the preservation of open space. The following is a discussion of the results of the exercise.

In all, 95% of the summit participants felt that Ada County should do more to facilitate open space acquisition and recreational opportunities. In terms of where to focus its efforts moving forward, 29% wanted to see the County strengthen existing goals and policies, such as those in the Comprehensive Plan; 29% thought the County should form new or reform existing county-level processes; 14% wanted to see the County strengthen existing partnerships or focus on building new partnerships; and 14% felt the County should seek donations and grants for preserving open space and providing recreational opportunities.

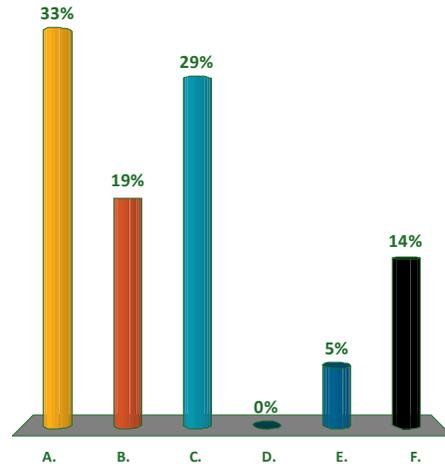
86% of participants thought that Ada County should more actively fund open space acquisition, and 55% of participants felt that using a levy or debt would be the most appropriate method to do so. 100% of summit participants wanted to see the County evaluate the feasibility of establishing an easement or purchase of development rights (PDR) program; and 80% thought the County should evaluate the feasibility of a transfer of development rights (TDR) program.

There was also strong support among participants (89%) to see more funding go towards existing County recreation programs and facilities, as well as to see the County fund new recreation programs and facilities (68%). 40% of participants felt that an appropriate methods for funding existing and new programs and facilities would be through dedicating existing revenue (from the General Fund or other sources, such as PILT monies) followed closely by fees (35%), and new taxes (20%).

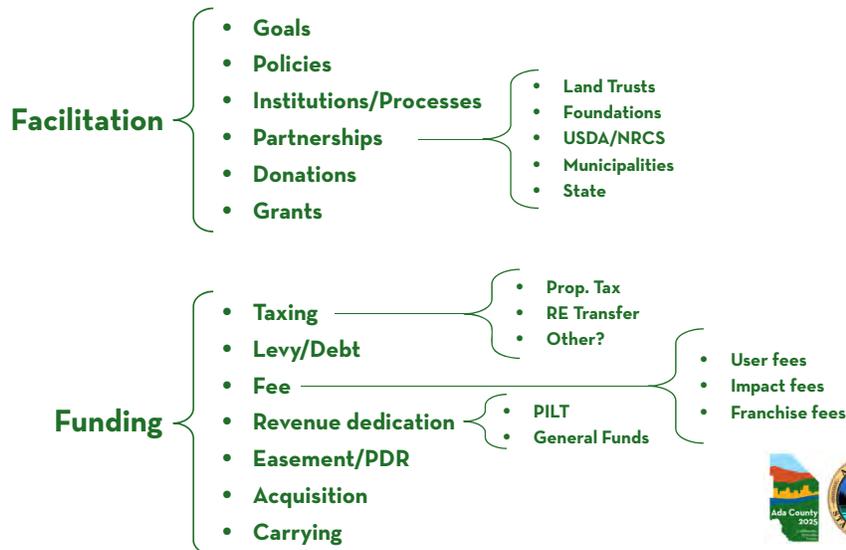
Note: Please see the following pages for the complete results from the key-pad polling exercise.

Warm up question: What is your favorite outdoor recreational activity?

- A. Hiking
- B. Walking/running
- C. Biking
- D. Boating
- E. Hunting/fishing
- F. Other

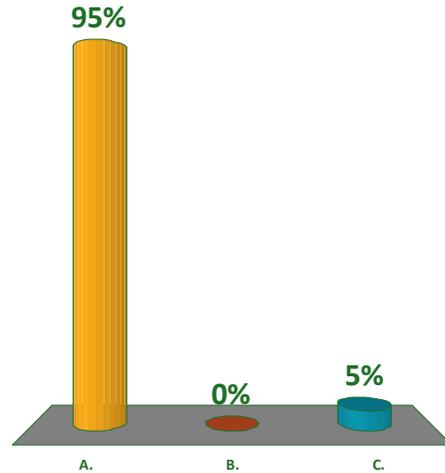


Facilitating and Funding Open Space & Recreation



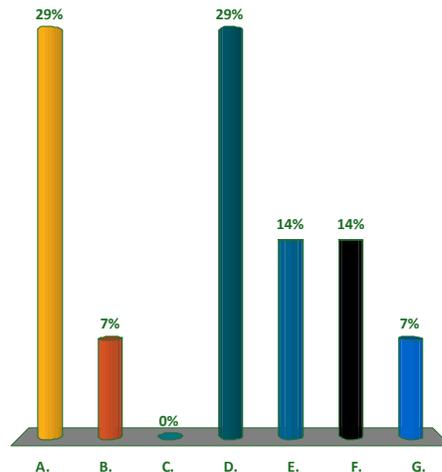
Should Ada County do more to facilitate open space acquisition and recreation opportunities?

- A. Yes
- B. No
- C. Not sure/no opinion



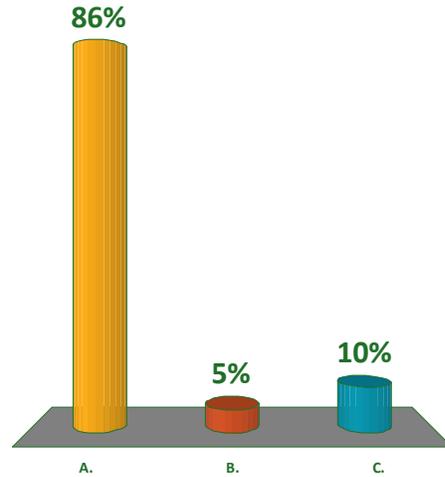
Where should Ada County focus its efforts? (select all that apply)

- A. Strengthening goals and policies
- B. Developing a new parks plan
- C. Reforming boards and commissions
- D. Forming new or updating existing county-level processes (i.e., open space set aside requirements)
- E. Strengthening existing or building new partnerships
- F. Seeking donations and grants
- G. None of the above



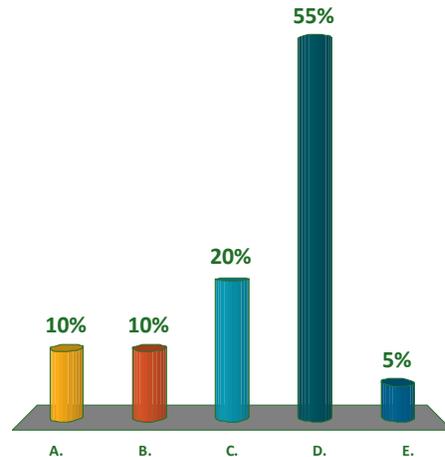
Should Ada County more actively fund open space acquisition?

- A. Yes
- B. No
- C. Not sure/no opinion



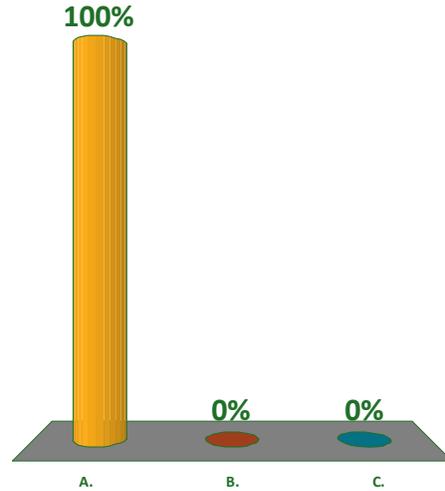
What funding methods are appropriate? (select all that apply)

- A. New taxes (i.e., property, transfer)
- B. New fees (i.e., user fees, franchise fees)
- C. Dedicate existing revenue (i.e., PILT, general fund)
- D. Levy/debt
- E. None of the above



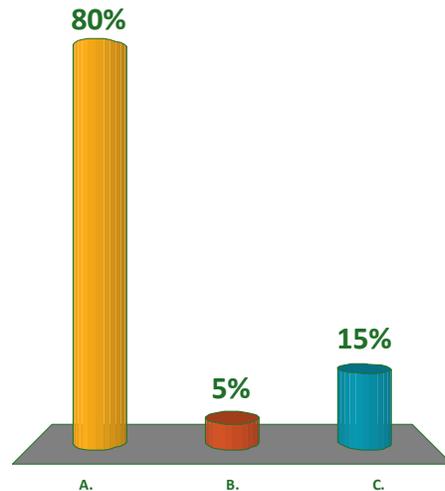
Should Ada County evaluate an easement or PDR program?

- A. Yes
- B. No
- C. Not sure/no opinion



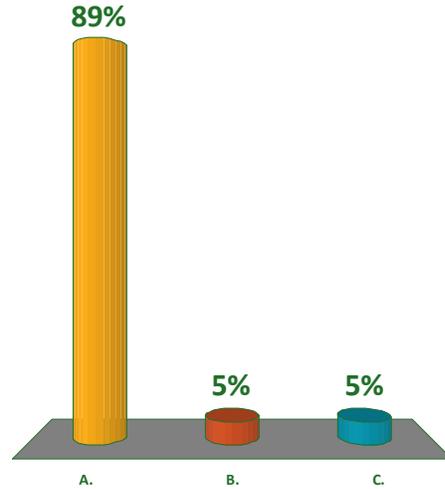
Should Ada County evaluate a TDR program?

- A. Yes
- B. No
- C. Not sure/no opinion



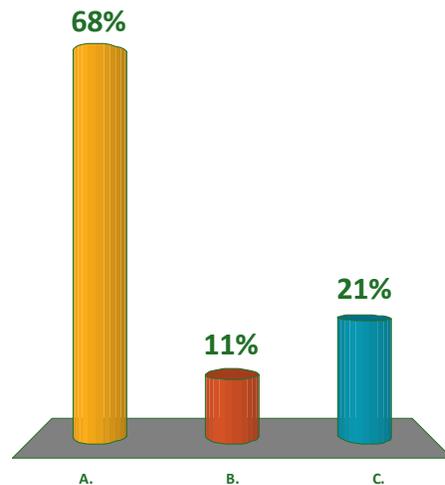
Should Ada County more actively fund existing recreation programs and facilities?

- A. Yes
- B. No
- C. Not sure/no opinion



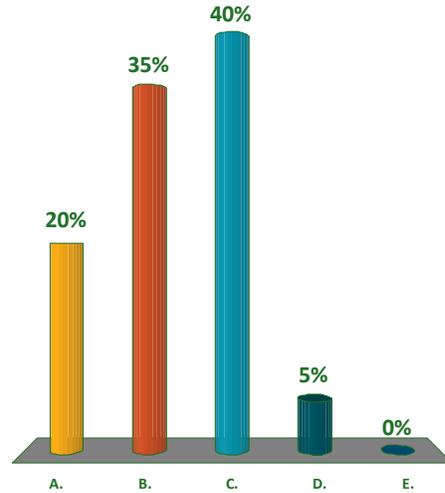
Should Ada County actively fund new recreation programs and facilities?

- A. Yes
- B. No
- C. Not sure/no opinion



What funding methods are appropriate? (select all that apply)

- A. New taxes (i.e., levy, transfer tax)
- B. Fees (i.e., user fees, franchise fees)
- C. Dedicate existing revenue (i.e., PILT, general funds)
- D. Debt issuance
- E. None of the above



DISCUSSION





FOCUS AREAS & GOALS PUBLIC INPUT

June 2016

INTRODUCTION

Ada County hosted a series of open houses during April 27 and 28 to provide an opportunity for stakeholders and the community at large to review and provide input on the draft goals and preliminary recommendations in key focus areas related to coordinated growth, county resources and amenities, economic capacity, community connections, and others. The preliminary plan framework presented at the meetings builds on input received as part of stakeholder and community meetings held in 2015 and early 2016, as well as feedback received through an online workshop hosted on the project website. Input received on the preliminary plan framework will help inform the draft Comprehensive Plan, which is scheduled for release this summer.

The public was able to provide feedback on the preliminary plan framework through review sheets provided at the meetings, comments left on notepads, and through an online survey. This document contains two sections: 1) an overarching summary of input received, highlighting common themes among the issues and ideas generated by participants; and 2) A more detailed compilation of input received from each of the methods listed above.

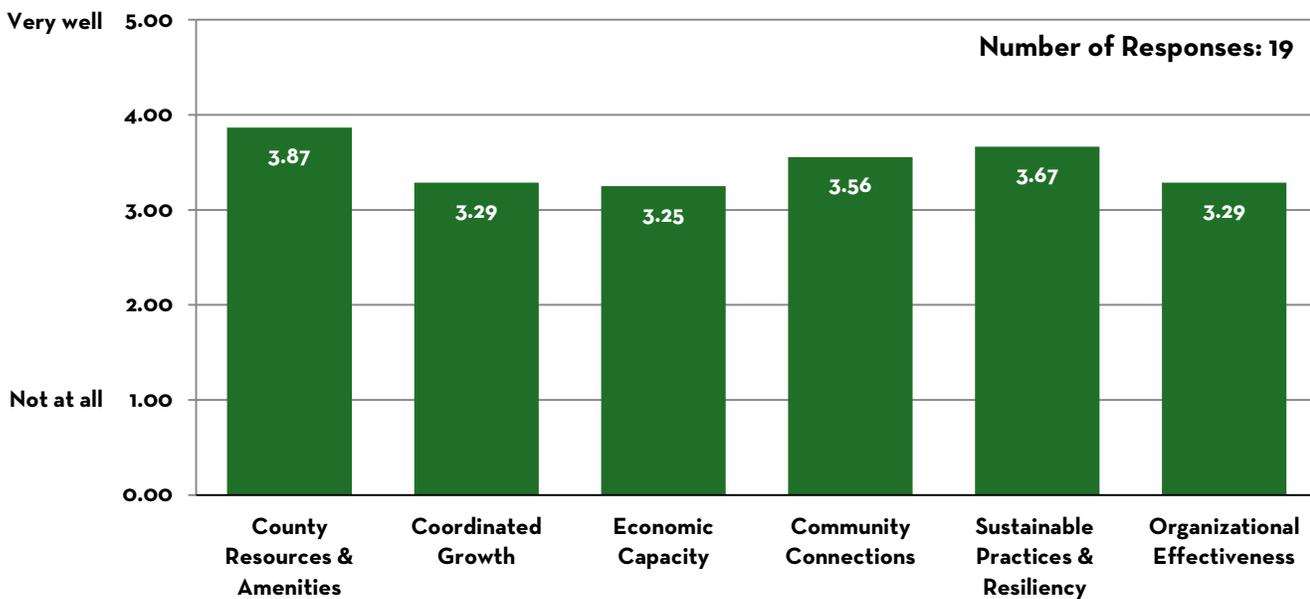
RESULTS

Below is a summary of the public input results, including ranking of the vision and goals and any free response comments submitted by members of the public during a community engagement event or through the online survey. To maintain the integrity of the comments, they have been left in the form in which they were submitted with no edits made for punctuation or spelling.

OVERVIEW

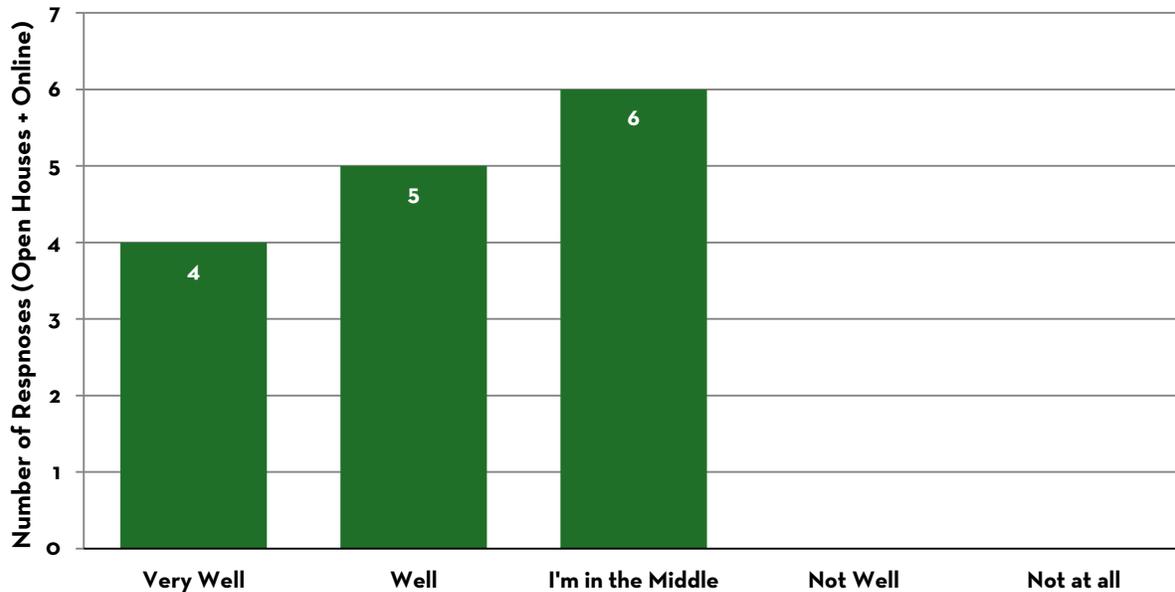
To get an overall sense of how well the focus areas and goals align with the community’s vision for Ada County, the ranking categories (very well, well, I’m in the middle, not well, and not at all) were translated into numeric values of 1 to 5, with 5 representing very well and 1 representing not at all. These values were then average across the public meeting and online responses for each of the 6 focus areas. The results are shown in the graph below:

**How well does the focus area align with your vision for Ada County?
(average ranking)**



FOCUS AREA 1: COUNTY RESOURCES & AMENITIES - RANKINGS & COMMENTS

How well does Focus Area 1: County Resources and Amenities align with your vision for Ada County?

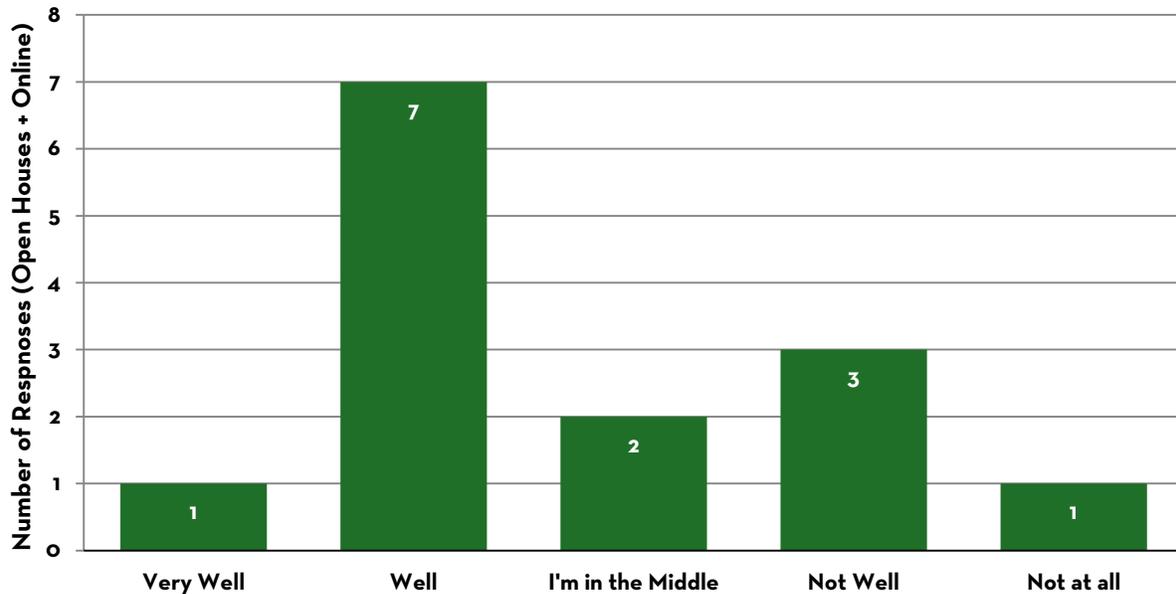


- Like to see more detail on historic & cultural
- I'm interested in the trail systems that allow equestrian use. I have used trails in the county areas for 30 years. I am concerned about the safety issues when mtn bikes use the trails going at high speeds and disregarded hikers and horses. Safety is a major concern
- I feel very strongly that the equestrian population is represented for safe recreational areas and trails. many areas that the equestrians have used for decades turn into bike trails where it is mulit use (but with no safety considerations are made for equestrians). This has happened in the Boise foothills and we dont not want it happening in Ada County/Eagle/Star area. For example, R2R has access now through Daniels Creek and Dry Creek by Cartwright Road. We have used the area for decades but now it is not peaceful and safe for equestrians
- I don't understand why it appears that equestrians aren't being given consideration for safe trails. Ridrs have used them for decades and horses have and do bring substantial money into this valley. Visiting horseman enjoy our trails too. I've been a resident of Idaho my whole life and my family helped settle the Treasure Valley before Idaho became a state. They came with horses pulling their wagons.
- G1.1: Add plant resources to this not just animals. G1.2: Combine this with G1.4 and create a regional plan that all land use entities are party to. G1.5: remove the word "To" and start with "Increase..." G1.7: include some language about context sensitive not just environmental but other adjacent land uses getting protected AND future decisions protecting these sites from other land uses.

- Need to balance the need for more trails and open space amenities with the cost to install and maintain these facilities.
- "Finding ways to connect what we have with trails/walkways - not roads.
- What steps if any are to be taken to protect sand/gravel areas and what/where are the current and anticipated threats to these"
- Add an initiative to focus on the viability of native botany of the state.
- Hard to dispute the ambition. Historically, the county has not been a leader in open space, trails and historic preservation--or so it seems. So the scope of what is being considered is encouraging.
- I think people and our families should be considered a resource and that the justification for the focus areas should be that. Not sure how sand and gravel mining figures into that, except that we should be protecting people and the environment before we're protecting sand and gravel.
- We need more off-leash trails for people walking their dogs
- Is sand and gravel the only extractive resource that needs to be addressed? What about future energy demands? Concerns of fracking etc. are not addressed.
- Is there anyway to include the ditches as part of walkways and connecting one area to another? I've heard not, because they belong to adjacent landowners and that the irrigation companies have easements.
- At this stage it's all quite broad. Details are critical. What do you have in mind for the Southwest? What is proposed for Les Bois and the fairgrounds which the county owns?
- Viewscapes seem to have been missed. We're destroying hilltops and filling valleys to build in Boise's hills. It seems that this mass earthmoving should be curtailed or minimized in order to avoid the settlement that we're seeing in an existing subdivision.
- Pathways need to have a balance between access to natural areas and accessibility features to include everyone.
- We need to work closely with Canyon County to develop the bikepath connection at the county line to establish a bike path system thru Canyon County to complete the vision of a trail to the Snake River....65 miles long. It would be a great economic impact to the area.
- Include user groups to help with the planning!
- Please work on the issue of cheat grass and other noxious weeds.

FOCUS AREA 2: COORDINATED GROWTH - RANKINGS & COMMENTS

How well does Focus Area 2: Coordinated Growth align with your vision for Ada County?

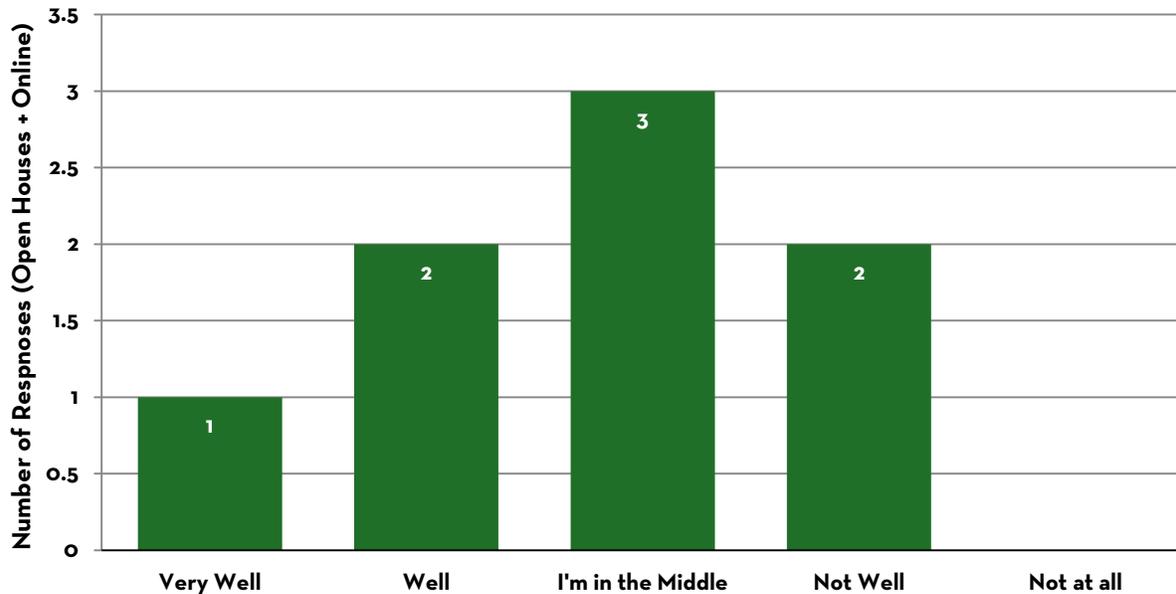


- I know ACHD is a separate agency, but I'm not seeing any coordination between development and transportation, eg, let's not turn Ten Mile into Eagle Road
- Should be sharing facilities with cities ie, run EMS out of existing locations or ?? turn that responsibility over to the fire departments
- expand road connections before overloading areas with growth to avoid gridlock transportation issues
- Goals - I'm mostly ok with those, but do not really understand the "Desired Future Conditions". It needs a rewrite. I can't tell what the vision here is for a Future condition. It seems like achieving the goals is not doable given the rapidly expanding growth, and that "planning" takes a back seat to development. The Birds of Prey area is getting pinched. I'm not sure what this part of the vision is trying to say "The Birds of Prey Conservation Area and Orchard Training Area continue to function unencumbered."
- The goals are quite broad and will inevitably conflict with one another. The plan would do well to tell us what is the status of the many planned developments which were envisioned, approved or in limbo from the pre-2008 era when so many developments were planned. Which still have approval/life? What is your vision for the fairgrounds, horse track and baseball field? In 10-20 years it would seem that only the baseball field makes sense. Shouldn't at least a portion of this be developed by Garden City?
- Seems to me that the plan embraces more leapfrog, sprawl-type development like Avimor which is an abomination.

- Encourage growth around projected transportation systems. We need to have hope that we will improve the marginal public transportation systems in our major cities.
- Please, please, please take into consideration the projected growth and impact of any new subdivisions BEFORE the subdivision is approved, and hold the developer accountable. We've lived in the valley for 40 years and have seen too many times when the cart has been put before the course, and then we all pay the price!
- What does this mean? "..... Densities that support transportation options have been implemented" . We do not have much in the way of transportation options. Cars Rule. It seems like roads continue to built, and continue to get congested. Densities exceed options.
- Smart growth is critical and focusing development in precise areas with full anticipation of transportation but what does this mean? Ada has come to feel more clogged with traffic in the last two years. What will the plan do to reduce the cars-per-household number that is already too high?
- "A simple mention of housing diversity is not enough when so many people are not able to afford what is considered 'market rate' housing. Affordable housing must be addressed and the County should be setting aside land for affordable housing development in areas of opportunity.
- No mention is made about Fair Housing and the 'Housing Choice' that the Fair Housing Act addresses. Westchester County, NY would be a good example of how a county had avoided doing anything about 'Housing Choice' and the consequences for doing so. Boise County is another kind of example where housing for persons with a disability was denied. Yet this is not mentioned here.
- Ada County should be encouraging accessible housing and perhaps Universal Accessibility in housing that is developed. It should also take steps to ensure that its permitting of multifamily-type housing development meet Fair Housing design and construction standards and that its permitting and inspection staff are reviewing/inspecting for compliance.
- This section needs to be reworked paying greater homage to the Fair Housing Act."
- Limit development in wildlife corridors without proper mitigation to avoid conflicts with humans.
- I am very supportive of maintaining the farm land. A reduction in taxes or some method of compensate the owners from accepting an offer from developers should be implemented.
- Encourage the Idaho Transportation Department to prepare for the expansion so that the proper road way systems are used to travel between these sprawling communities.
- I agree that the majority of urban development should be directed to the areas stated. Transportation corridors (current and future) need to be accurately defined to include transportation amenities during the design process.

FOCUS AREA 3: ECONOMIC CAPACITY - RANKINGS & COMMENTS

How well does Focus Area 3: Economic Capacity align with your vision for Ada County?



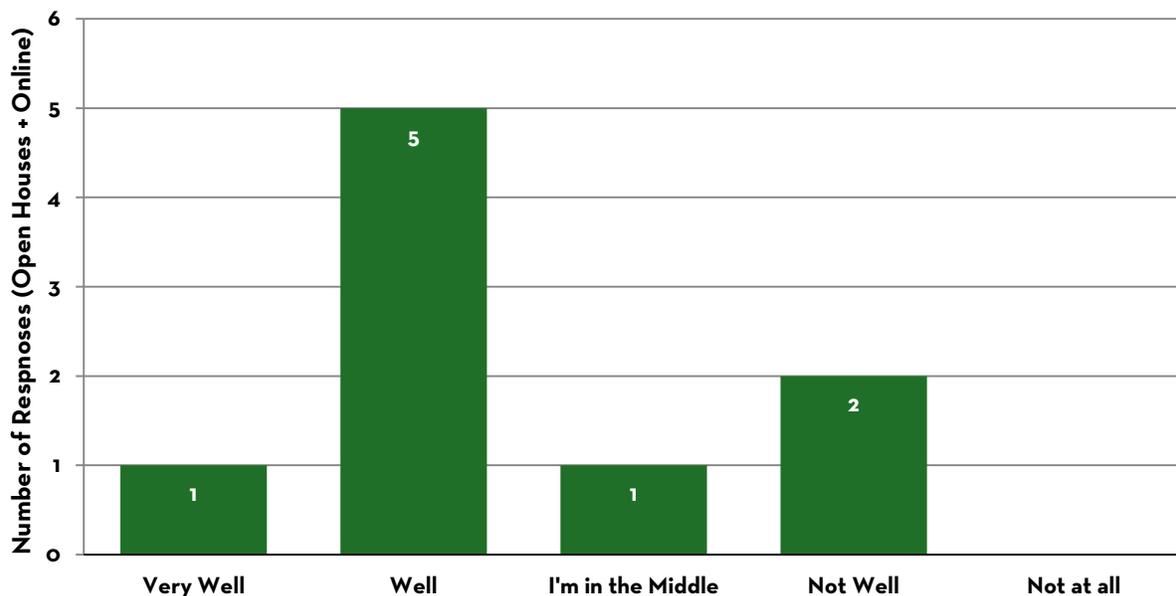
- There is not a lot the County can do when the legislature doesn't support higher education and minimum wage increases
- Stay out of the way of businesses
- Seems like goals potentially conflict or at least compete. The open space we love so much and want to protect diminishes if undeveloped areas are promoted for development " targeted areas for industry and employment in unincorporated Ada County. These areas are the open space and agricultural areas.
- As in the other two goal areas, details are lacking. I see cities as more the drivers of economic activity, along with their private development partners. It would appear that the county's unique responsibility is to agricultural and rural life. Growing food close to where it is consumed is increasingly recognized as important and the county should support CSA's, small farms and sustainable farming. Urban-connected agriculture is much more important and appropriate than, for example, feedlots.
- We need more better paying jobs in our valley. We need to look for ways to reduce the processing time for permitting and allow for incentives, such as tax incentives, that help grow our economy.
- what are the plans for the fairgrounds ? Does the county have any adjacent to river
- I don't see anything regarding water use, aquifer protection and sustainable use of water. Small irrigation systems can be wasteful and anachronistic yet protected by water law meant for agriculture, for example. Water is missing from your analysis/discussion. So is air quality. Maybe that's not a county issue as such, both water and air being state and federal responsibilities. But surely the county has a role in both. This goes to the nature of industries

attracted to Ada. I see you look at gravel pits, which are quite evident in the middle of the county. Where is that going? Landfill I suppose the county has its hands around but it needs to be understood as part of any comprehensive plan.

- Require a certain amount of open/green space when land is annexed to allow new developments.
- We don't have enough carpenters, masonry workers, etc. to meet the construction demands the companies in the area are faced.. We need more blue collar workers.
- Small urban farms are a key part of preserving open space for wildlife as well as giving us access to healthy locally grown, healthy food. If we could allow small farms to get some property tax incentives. Many farms are smaller than the five acre limit set by the county. the first three years of a farm are the most difficult. current small farms must make it three years before getting a property tax exemption.
- Agriculture policies need to reflect the desirability of maintaining CSA/small farm production in cities and towns.
- Ada County should work with 7-8th grade children who are starting to think about what they want to do in life and guide them into learning a trade. Not everyone can afford a college education and the hefty price tag that comes along with it upon graduation.

FOCUS AREA 4: COMMUNITY CONNECTIONS - RANKINGS & COMMENTS

How well does Focus Area 4: Community Connections align with your vision for Ada County?

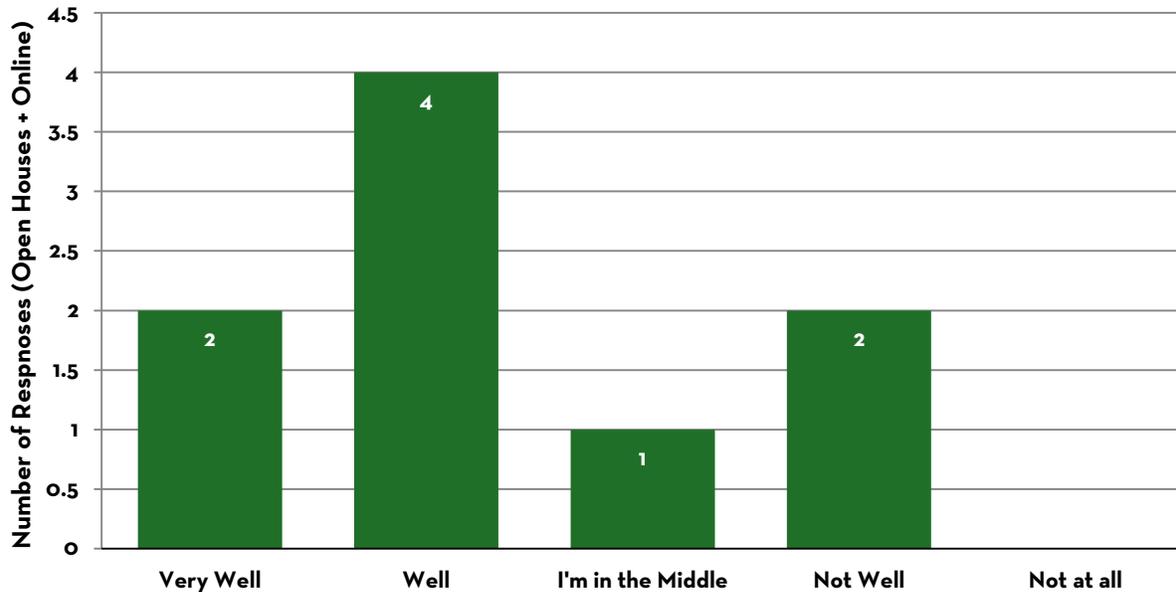


- You can't silo land use and transportation in this way. Where there's one goal in development, its extremely vague; Keep private property private.

- "Hubs for bus routes to make it easier to get places without having to go downtown or to the mall.
- Connect more of the existing bike routes.
- Consider ditch roads for bike/ped routes
- More Options for bike/ped access through areas like Edwards Nursery has provided from Hill Rd to Catalpa.
- Are subways an option?
- Is the building going up near the Hill Road Dogbone really a toll station?"
- "There is no coordinated effort among local jurisdictions within Ada County. And, if there is, it could change with the next election cycle. The coordination should be strengthened and institutionalized in the law.
- There is no coordination between where the jobs are being created and where the housing is created that is affordable to the workers. This encourages long commutes, ever-increasing infrastructure needs and the mad scramble to find affordable housing that is farther and farther away from where the work is.
- There should be something in the plan about assessing and maintaining existing infrastructure."
- Mass transit; protected bike paths; more direct flights out of Boise would be my priorities.
- Chinden needs to be wider from Eagle road to the western county line.
- How are the conflicts between reduced parking and bike lanes resolved? My eyes were opened some at a recent ACHD presentation for bike lanes in the downtown. 4 people in wheelchairs next to me expressed their needs for accessible parking, especially near the Capitol. Didn't the legislators just get their very own parking garage ? Could they share a few slots for accessible parking? Is a "mini shuttle" possible for taking people from parking garages/lots ot places like the Capitol or other places ?
- Too many bicyclists are dying and this mode of transportation is not factored into current transportation plans. More should be done to get people out of their cars, onto bikes and in SAFE byways for bicycles.
- Require land developers to install turn lanes into developments based on the amount of traffic the completed project will generate.I agree that planning for transportation facilities should be included during the design process.
- Infill developments and new construction due to splitting of lots should require sidewalks or other pedestrian/bicycle amenities. Sidewalks in older established neighborhoods need to be reviewed for upgrades such as tactile indicators at curb ramps.
- I think that if roads are turned over to bikes and mass transit those modes of transportation should help pay for the improvements. Cars which can't or aren't allowed to use the roadway system should not bear the cost of the improvement. We need to tax the user of the system.

FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY- RANKINGS & COMMENTS

How well does Focus Area 5: Sustainable Practices & Resiliency align with your vision for Ada County?



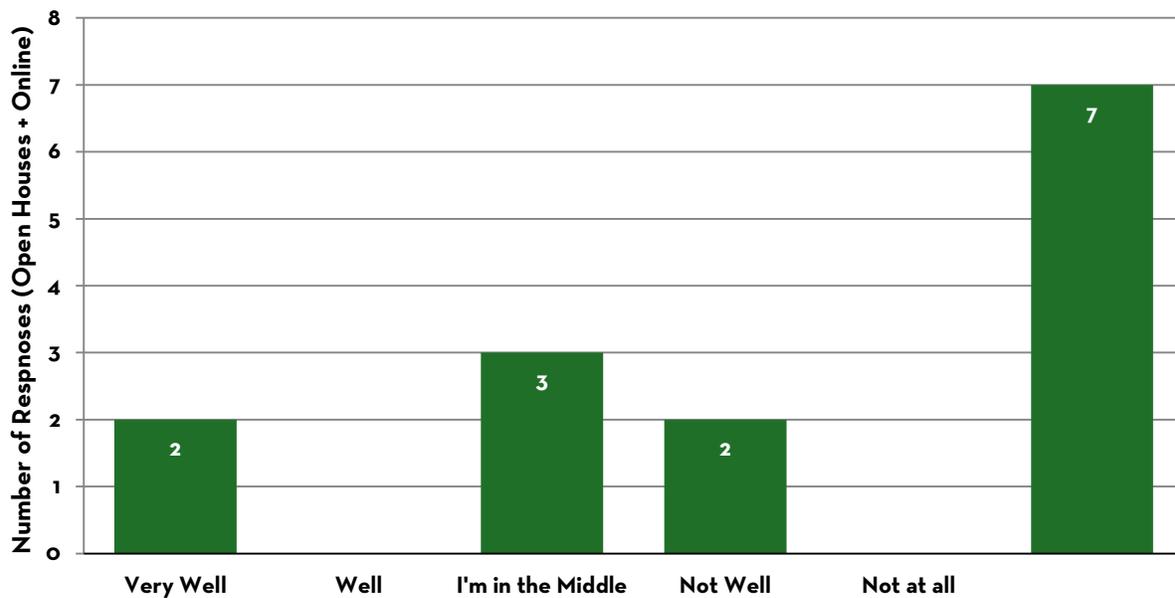
- I don't see anything about ensuring enough water, landfill capacity, sewer capacity, fire, police, paramedic protection
- What are there water and sewer capacity limits in the valley? We cannot grow forever.
- While I support the sustainable goals, too often the cost to implement and meet the goals is very costly. We need to remember to balance the costs with these benefits. Housing is becoming more unaffordable and too expensive on our businesses too.
- The goals and vision are fine - but it seems like there is development that conflicts with it. There has been a lot of development in what seems like a flood prone area _ Eagle Road. Development in unstable foothills area
- "Although I feel the City of Boise is on their game when it comes to sustainability practices, Ada County is falling behind. The recent decisions on the proposed airstrip at Wild Horse Ranch is a good example. Ada County ignored the considerable public testimony, with complete disregard to city departments and agencies.
- If Ada County is going to include sustainability practices and resiliency into their 2025 vision, they need to work in collaboration with residents and city departments. The County needs to step up and be a leader in conservation practices, energy policies and planning & zoning in the foothills."
- Continue to build LEED certified county buildings!
- The area of energy is broadly stated as to how that energy will be provided. I understand that the needs of the people will partially require low energy costs (coal, natural gas, petroleum, etc.) but for the long-term energy needs in particular, renewables will be the best choice,

specifically solar. Costs for that specific energy source are continually dropping, and taking less time to "break even."

- Balance costs with benefits
- How do we get the private citizen to reduce waste? Maybe more discount/credit for recycle? Increasing fees for "garbage" could backfire with illegal dumping. How do we make composting an option as part of waste reduction for those who don't compost.
- I don't know where this should go but we need to provide markers along the bike path for bikers and hikers to use to email for help, alert an agency about down branches and trees on the bike system, getting a hiker's or biker's bearings on location. This could be a wi-fi station along the route so a person using their cell phone could "plug in" for directions and information.

FOCUS AREA 6: ORGANIZATIONAL EFFECTIVENESS- RANKINGS & COMMENTS

How well does Focus Area 6: Organizational Effectiveness align with your vision for Ada County?



- Are you kidding me? Provide accurate information effectively? That's not a goal, it's a vision statement
- Serious emergency service issues--duplication and some areas without fire protection-unbelievable, needs fixing.
- Help organize a "Goathead Festival", invite the various hike/bike/open space groups to help organize this. We could really make a difference if enough people helped out. Hit the foothills trails and greenbelt, meet back at Camelsback or other park and celebrate, with prizes awarded.

- "Consider adding a Health Impact Assessment component to County planning decision-making.
- There is a quiet revolution occurring in community development now, where health and reduction in health costs is becoming a driver thanks to the Affordable Care Act. This is creating new avenues for discussion and solution-finding with healthcare providers...which Ada County has a plethora of."
- The County needs to assess its compliance with Title VI of the Civil Rights Act. It is not addressing National Origin and limited English proficiency in accordance with the law.
- Appreciate the efficiency of the Assessor's office. Elections process needs some attention--too many ballots printed in some polling places, long lines in others. Limit the number of elections per year.
- Services and information need to be accessible to all, and should be reviewed according to ADA guidelines.

OTHER COMMENTS

- These goals are all very mom and apple pie, 30,000 ft. They seem all to be very obvious and unspecific. Like to see more about land trusts. I don't see anything about cell towers, cable tv, internet infrastructure, etc. What about the county library? How do we ensure developers don't lock up all the water. Rules for solar and wind power. Agricultural preservation is a great idea but talk to the farmers. They are all selling to developers because their kids don't want to farm;
- Reduce my taxes
- Intermodal facility must be built in Ada County. Kuna Mora Road--make it a belt route. Meet with majority landowners--there are really only a handful of landowners outside the ACI;
- R2R says we are only 2% because we have given up on Military Ridge & Hulls Gulch--not safe enough so we self-regulate out of the areas so they view us as not interested users. We have been a part of the 10 year master plan for Boise Recreation and even in the end, there are only signage issues to bikes for coming down hills with speed and hikers and horses coming up. It is dangerous in blind hills and corner. Some other areas/states use alternating days for bikes/horse and hikers can use any day. Safety is the issue. Parks & Waterways needs to give pressure to the R2R because horses self-regulate out because of safety.
- Resources and Amenities:
 - More trails
 - Equestrian use
- Interactive map - draft land use map to (to provide comments)
- Need to consider impact fee criteria (capture early opportunities)
 - Areas where the county may not plan to provide service - would county consider partnering with cities on potential projects?

- Pathways- county should require construction as par tof development or eastment for ROW consistent with city pathways/trails plan
- Encourage annexation (933C Boise Code)
- Harmonize comp plans (not just consistency)
- Agriculture should also be reflected under first focus area (or throughout)
- Tree protection/mitigation requirement (Meridian requires -county should consider)
- Open space requirement/HOAs (Meridian requires -county should consider)
- Make sure to address weed control
- Wildfire
- No more development in foothills- do not re-zone for denser development
- County efforts to add to Boise city preservation efforts - public open space
- Encourage development which can be accessed by transit, bike, ped
- Partner with jurisdictions and potentially private entities like St. Lukes to provide transport (e.g, shuttle service)
- Put limits on residential growth
- Is county supportive of local option tax for transit? Would like the county to support?
- By-pass is needed for I-84 (ROW preservation)
- Need land use and transportation planning integrated
- BOCC should be more vocal /make recommendations on projects that impact traffic/roads in ACI
- Alternative funding mechanisms
- 2025- Ada County should look at making a belt route, using Kuna Mora Road (See I-215 in Salt Lake City as an example)
- County needs to plan for and implement an intermodal -railroad facility
- Need impact fees for schools/more for roads-growth must pay for itself
- Community connections: county can't make up for the state's lack of funding for roads by developing "workaround" solutions-must lobby
- Yes, yes, yes, to sustainability
- Developer impact fees needed
- Light rail -Nampa to BSU
- I-84 bypass- exist 29 to Kuna-Mora
- Spend no more money on I-84-make Chinden-Highway 20 a limited access freeway - 4 lane +
- Highway 20- Exist 29 to Eagle
- Offset · mile south to solve access problems
- Mitigate potential for conflicts on trails between bicyclists and equestrians
 - Signage is not enough
 - Need separation in certain areas such as blind hills and corners

- Important for safety of bicyclists as well as for horses and equestrians
- Need to consider impact to wildlife from development
- Involve groups that have expertise on conservation, wildlife management issues when considering future land uses (and listen to what they say)
- Ada County should follow Canyon county's lead and stop building standalone EMS quarters and house ambulances in fire stations

NEXT STEPS

The results from this public outreach effort will be used to refine the focus areas and goals included in the draft Comprehensive Plan to be released later in summer 2016. Where appropriate, comments and feedback received will also be used to inform the development of more detailed policies and implementation actions which will help to outline more concrete steps Ada County and other stakeholders can take to achieve the goals listed under each focus area. The policies and implementation actions will be included in the draft Comprehensive Plan, and will be brought back to the community for further review and feedback sometime during July 2016.

Steve Siddoway

From: Steve Siddoway
Sent: Tuesday, March 22, 2016 12:10 PM
To: Tammy de Weerd; Bruce Chatterton; Robert Simison; Caleb Hood; Mike Barton
Cc: Rachel Myers
Subject: County Development/Title 9 Follow Up

Here are my thoughts about potential items to address in the meeting with Ada County, as it relates to parks and pathways:

1. **Impact Fees:** Will Ada County collect Park Impact Fees from development within our Area of Impact, as they currently do for the City of Boise (see Ada County Code 9-3-3.C)
 - These residents will be Meridian Park patrons, if in our Area of Impact, and create demands on City park services.
 - Note: If Ada County Parks does adopt their own Impact Fee in the future, as they discussed last month (they currently do not have one) that may complicate this request, as developers would not pay 2 separate impact fees for the same type of services.
2. **Pathway Connections:** Will Ada County adopt our pathways plan within the Area of Impact and require development to construct the adopted pathway connections?
 - If a property develops in the County and is not required to build their section of pathway, the future pathways will continue to start and stop.
 - If we are consistent in our requirements, the pathways will connect and provide greater public benefit with fewer gaps.
3. **Open Space/HOA Parks:** Will Ada County adopt the City's open space requirements with the Area of Impact?
 - Private HOA parks are an important component of our Meridian's effective level of service for open space and parks for our residents.
 - County Subdivisions that are not required to include the same open space are underserved when they become part of (or surrounded by) the City.
4. **Tree Mitigation:** Will Ada County adopt the City's tree mitigation requirements in the Area of Impact?
 - We would like to preserve existing trees in the urban forest as the Area of Impact develops.
 - If a developer can develop in the County and cut down any trees they want versus develop in the City and be required to save trees or mitigate trees they remove, it creates a negative incentive to cut down trees while they're in the County, before they annex to the City.

Those I my thoughts. I hope you find them helpful for further discussion.

Thanks,

Steve



FOCUS AREA 1: COUNTY RESOURCES & AMENITIES



Where We Are Today

Ada County is located in the scenic Treasure Valley where residents and visitors are drawn to views of the distinctive foothills backdrop and the diverse landscapes—prairies, buttes, canyons, and rivers— and the ability to access a variety of recreational and outdoor pursuits and unique historic resources. Ongoing conservation and preservation efforts on the part of the City of Boise, Ada County, City of Eagle, and numerous other organizations over the past fifteen years have expanded recreational opportunities along the Boise River Greenbelt and led to the construction of a growing network of Foothills trails. However, concerns about the pace and extent of growth over the past decade and the potential impacts of future growth on already strained amenities have underscored the need for a more coordinated approach to open space, resource preservation, and recreation countywide.

Desired Future Condition

A countywide system of open space, trails, and recreational opportunities provides residents in all parts of Ada County with access to open space, trails, and recreational opportunities within close proximity of their homes. Historic and cultural resources are well-documented and tools are in place to support their preservation and interpretation. While the Boise River Greenbelt and the Foothills continue to be popular amenities, residents in the southwest part of Ada County enjoy expanded access to trails and other recreational amenities. Ada County actively collaborates with city, state, and federal agencies, and other partners on open space and trail initiatives.

#001

Posted by **lizpaul** on **07/25/2016** at **8:26pm**

Suggestion

please add Garden City. we've made many recreational investments including a new pedestrian bridge!

#002

Posted by **lizpaul** on **07/25/2016** at **8:32pm**

Suggestion

the opportunities are at the Boise River, not simply the Greenbelt. Think of the new Parks, including the whitewater park, the ponds and other places that aren't the Greenbelt.

#003

Posted by **lizpaul** on **07/25/2016** at **8:27pm**

Question

what amenities are strained?

#004

Posted by **lizpaul** on **07/25/2016** at **8:30pm**

Suggestion

Better refer to the Boise River. The Greenbelt (in the communities that use that name) is not the true amenity, the river, the aquatic and riparian habitat, the water, is the amenity.

#005

Posted by **lizpaul** on **07/25/2016** at **8:28pm**

yes to collaboration



What role does Ada County play in this Focus Area?

009 County Managed Trails: Ada County manages a variety of trail facilities throughout the County. These include segments of trail along the Boise River Greenbelt, as well as trails created through the Ridge to Rivers partnership (in coordination with the City of Boise, the BLM, and other state and federal agencies) and a portion of the historic Oregon Trail.

010 County Operated Parks and Waterways: Ada County owns and operates approximately 900 acres of mostly regional parks. These include Barber Park, and Seaman Gulch. In addition, the County runs one community park, Barclay Bay—located at Lucky Peak Reservoir—and owns and manages the Ada County Bike Park.

The Ada County Parks, Open Space and Trails Advisory Board provides recommendations to the Ada County Commissioners in areas related to county parks, recreational opportunities, public recreation trails, and open space identification and preservation. The advisory board continues to work with other jurisdictions to complete trail and greenbelt connections.

The Ada County Historic Preservation Council is charged by the Board of County Commissioners with the preservation of Ada County's heritage, particularly in rural Ada County. The Council consists of 10 volunteer members, and is supported by staff from Ada County Development Services. In addition to its efforts to educate property owners and the public about the value of historic preservation, the Council also conducts surveys of properties that it considers to be eligible for listing on the National Register of Historic Places. The Historic Preservation Council works with a variety of other historical societies and preservation advocates in Ada County. As its budget permits, the Council is a member of organizations such as the Idaho State Historical Society, the Dry Creek Historical Society, Meridian Historical Society, among others.

Goals and Policies

006 **Goal 1.1—Protect, manage, and enhance Ada County’s diverse natural resources, including vegetative, fish, and wildlife habitats.**

1.1a—Creeks and tributary waterways. Promote the protection and management of natural creeks, lakes,

007 and ponds as valuable resources for historic resources, recreation, stormwater management, and fish and wildlife habitat.

1.1b—Boise River. Collaborate with regional partners to protect and preserve the natural beauty and habitat of the Boise River and land abutting the river, including the black cottonwood forest. Direct development away from the Boise River and adjacent riparian areas through establishment of buffers, site design, conservation easements, and creation of public open space areas.

1.1c—Snake River/ Birds of Prey National Conservation Area.

Protect and preserve the natural beauty and habitat of the Snake River, land abutting the river, and canyon. Support the mission and adopted plans for the management and interpretation of the Birds of Prey National Conservation Area.

1.1d—Foothills. Balance the natural beauty and environmental values of the 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.

- Require development in the foothills to prepare an assessment of impacts on wildlife and provide mitigation plans as appropriate, in consultation with the Idaho Department of Fish and Game.

#006

Posted by **lizpaul** on **07/25/2016** at **8:42pm**

Suggestion

Protect, manage and enhance Ada County's diverse and valuable natural resources, including, but not limited to, native vegetation, intact native ecosystems, floodplains and wetlands, and habitat for fish and wildlife.

#007

Posted by **lizpaul** on **07/25/2016** at **8:40pm**

Question

What do you mean "natural?" There aren't any natural lakes and the creeks that were here before settlement are far from in a natural state today. Strike the word natural, it clouds the policy.

#008

Posted by **lizpaul** on **07/25/2016** at **8:43pm**

good

#009

Posted by **lizpaul** on **07/25/2016** at **8:33pm**

Suggestion

along the Boise River

#010

Posted by **lizpaul** on **07/25/2016** at **8:34pm**

Question

how about all the park land at Expo Idaho?

#011

Posted by **lizpaul** on **07/25/2016** at **8:36pm**

Suggestion

Remember, Ada County is a signatory to the Boise River Trails Plan, https://adacounty.id.gov/Portals/0/PrkWW/Doc/BoiseRiverTrailPlan_final9-29-09.pdf. This is an important and relevant collaborative effort spearheaded by Ada County.



1.1f—Critical wildlife habitat. Minimize development encroachment on critical winter range areas, the wildlife habitat of federal- and state-listed or sensitive species, rare plant species, and/or other sensitive natural resources. Critical wildlife habitat areas identified and mapped by the Idaho Department of Fish and Game may be subject to review by County staff or a County-designated third-party reviewer.

1.1g—Noxious Weeds. Actively plan for the prevention, eradication, and management of noxious weeds.

012 Goal 1.2- Develop and implement a long-range plan for the acquisition, creation, and maintenance of new and existing pathways and trails that form an interconnected countywide system suitable for a wide variety of user groups.

1.2a—Trails and trailheads. 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.

1.2b—Ridge-to-Rivers. Support recommendations from the updated Ridge-to-Rivers Pathway Plan:

- Evaluate all development requests to determine their consistency with this Plan and the updated Ridge-to-Rivers Pathways Plan.
- Coordinate and collaborate at the staff level with other entities involved in updating and implementing the Ridge-to-Rivers Plan.
- 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.
- Continue to provide administrative and financial support for the updated Ridge-to-Rivers pathway program in the Boise Foothills.

013 1.2c—Regional collaboration. Actively collaborate with city, state, and federal agencies, private entities, and other organizations to implement adopted local, state, and federal trails plans.

1.2d—Manmade drainage ways. Support the enhancement of manmade drainage ways as valuable resources for recreational pathways and potential pedestrian and bicycle transportation routes taking into consideration the need to preserve and maintain their continued use as a vital part of private irrigation systems.

1.2e—Natural drainage ways. Encourage multiple uses of natural creeks, including fishing, hiking, and drainage consistent with environmental protection goals and objectives.

014 1.2f—Countywide drainage program. Support efforts to seek agreements with irrigation and drainage authorities and other local and regional agencies to develop a countywide drainage program.

#012

Posted by **lizpaul** on **07/25/2016** at **8:44pm**
good

#013

Posted by **lizpaul** on **07/25/2016** at **8:46pm**
Suggestion
The Boise River Trails Plan already referred to.

#014

Posted by **lizpaul** on **07/25/2016** at **8:49pm**
Question
What does this mean? what's the problem? what are you draining?



1.2g—Snake River Canyon. Coordinate with Canyon County, 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.



1.2h—Bicycle pathway system. Support the coordination of a bicycle pathway system with transportation programs, agricultural/irrigation projects, and other applicable plans or programs.

1.2i—Trail maintenance. Continue to utilize volunteers and the Sheriff’s Inmate Labor Detail in maintaining and building trails.

Goal 1.3: Develop and maintain a comprehensive system of recreation areas and programs for the use and enjoyment of residents of all ages and abilities.

1.3a-Recreational services. 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.

1.3b—Park and recreation planning. 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.

1.3c-System monitoring and maintenance. Periodically assess the County’s Park and Recreation system as development occurs countywide. Adequately fund the maintenance and repair of County Park and Recreation facilities.

1.3d—Acquisition and development. Acquire and develop new parks and recreation areas, land, or facilities consistent with identified community goals and priorities.

1.3e-Accessible recreation opportunities. 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.

1.3f-Recreation programs. Involve volunteers and citizen support groups in the prioritization, coordination, and implementation of recreation programs.

1.3g-County-owned facilities. Identify opportunities for incorporating recreational uses or facilities in the Western Idaho Fairgrounds and other County-owned facilities.

1.3h-Areas of City Impact. Encourage local jurisdictions to develop and adopt park and recreation system plans to meet the needs of existing and future residents living in ACIs. Work with the cities to ensure that the application of County zoning ordinance



provisions and development review is consistent with adopted city policies for parks and recreation.

016 Goal 1.4: Foster coordination among city, state, and federal agencies, as well as private entities, to provide a full range of recreational opportunities to County residents.

1.4a-Open space preservation. Support preservation of open space and natural areas 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.

1.4b-Open space programs. 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.

1.4c-Development plans. Require new development to provide for parks and open space through acquisition, dedication, or impact fees.

1.4d-Special projects. Continue to seek opportunities to partner with the cities and others on parks, trails, or other special projects as opportunities to arise.

017 Goal 1.5: Increase access to, safety on, and enjoyment of County Waterways through education about safety, rules and laws, and by providing additional facilities and services.

1.5a-Boating facilities. Continue to maintain and improve boating facilities throughout Ada County, such as parking, launch ramps, and restrooms. Create and/or expand facilities for overnight camping and day-

use boater facilities associated with waterway recreation.



1.5b-Coordinated planning. Coordinate waterways planning with surrounding counties, agencies, and other non-governmental organizations:

- 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.
- Encourage ACHD, ITD, cities, and other public entities to provide public access to the Boise River at roads, bridges, or public rights-of-ways.
- 018** • 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).
- 020** **019** • Park to Ann Morrison Park should be managed for less experienced floaters. The section of the river

#015

Posted by **Lana Weber** on **07/15/2016** at **2:50pm**

Kudos to the County to look at additional opportunities for recreation, including our trails and waterways!

#016

Posted by **lizpaul** on **07/25/2016** at **8:57pm**

Suggestion

new development should be expected to preserve/enhance natural ecosystems/green infrastructure as well as provide for parks and open space.

#017

Posted by **lizpaul** on **07/25/2016** at **9:02pm**

thanks for making sure the people in the photo were wearing safety PFDs

#018

Posted by **lizpaul** on **07/25/2016** at **9:04pm**

Yes, Ada County really dropped the ball on this with construction of the Hwy 16 bridge: no access and not greenbelt on either side of the river.

#019

Posted by **lizpaul** on **07/25/2016** at **9:10pm**

Suggestion

This could be misinterpreted. Ada County shouldn't promote development of advanced paddling facilities. The lower reaches of the river should be managed to support fish and wildlife habitat. As a consequence there will be more natural hazards requiring more advanced boating skills.

#020

Posted by **Lana Weber** on **07/15/2016** at **2:53pm**

Question

Curious what is meant by "advanced" paddle sports. I appreciate the idea that the Barber to Ann Morrison stretch of river will be managed slightly differently, but how does this effect Glenwood to Cty line? With increased use, there will be a need for additional put-in and take-out facilities.



that traverses Garden City will be targeted for few improvements.

1.5c-Funding. Adequately fund the maintenance and repair of County Waterways facilities to ensure their continued value to residents. Support efforts to secure new boat and recreation revenue source(s) to fill gaps left by elimination of federal funding sources.

1.5d-Boat registration. Help increase boat registration designations to Ada County through public education efforts.

1.5e-Enforcement/search and rescue. Continue to support enforcement and search and rescue efforts provided by the Ada County Sheriff's Office and local volunteers.

1.5f-Property rights. Balance recreational needs with private property rights in promoting waterway recreation and improvements.

Goal 1.6: Protect and enhance Ada County's culturally and historically significant resources.

1.6a-Oregon Trail. Coordinate with other agencies and private property owners to preserve the Oregon Trail in Ada County.

1.6b-Historic Preservation. Encourage the rehabilitation and retention of existing historic structures in Ada County.

1.6c-Historic Preservation Council. 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.

1.6d-Interagency planning. Encourage interagency planning efforts to address the evaluation and protection of historic resources.

1.6e-Preservation of County-owned resources.

021

Preserve historic structures owned by Ada County; provide opportunities for the preservation and/or adaptive reuse of such properties prior to approval of disposition or any other decision that would result in demolition or significant alteration of such a property.

1.6f-Educational and interpretive programs. Promote and conduct educational and interpretive programs on historic preservation and historic properties in the County, including efforts by the Ada County Historic Preservation Council to provide information to the public about existing historic and cultural resources.

Goal 1.7: Identify, protect, and use Ada County's sand and gravel resources while mitigating impacts to adjacent residential uses, minimizing long-term negative environmental impacts, and protecting or enhancing natural resources.

1.7a-Mapping of sand and gravel operations. Map locations of sand and gravel operations.

1.7b-Mitigation of adverse impacts. Require sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources:

- Encourage recycling of aggregate resources.
- Design mineral extraction sites to facilitate their reclamation for future use.

1.7c-Reclamation plan. Require a copy of the reclamation plan that will be approved or submitted for approval to state and federal agencies having jurisdiction over reclamation of the site as a condition of any permits granted for both new and expanded extraction operations. 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,

022

#021

Posted by **lizpaul** on **07/25/2016** at **9:13pm**

Suggestion

While Barber Dam is an historic structure, it's an obsolete, environmentally harmful and potentially dangerous structure. History can be preserved without preserving the dam in its entirety.

#022

Posted by **lizpaul** on **07/25/2016** at **9:17pm**

Suggestion

This is good, but Ada County should make a goal of being much more successful at getting superior reclamation plans and substantial bonds.



prior to and during the course of extraction and until the reclamation plan is completely implemented.

1.7d-Pit design (high groundwater areas).

Development of mineral extraction sites in areas of high groundwater (where the pit would contain water to within six feet (6') of the surface year round) should:

023 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.

- Pit design should create a meandering edge and consider future use(s) of the property.

1.7e-Pit design (areas lacking year-round water).

Development of mineral extraction sites in areas lacking year-round water should:

- Include a re-vegetation plan as part of the overall reclamation plan that provides for the blending of the site back into the surrounding environment.
- Include in the pit design consideration for future use(s) whether for development or open space use.
- 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.

- Include plans to manage any water remaining in pits to protect water quality.

1.7f-Flood mitigation plan. Require a flood mitigation plan 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.

- 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.

1.7g-Boise River Floodplain. Mineral extraction sites located within the Boise River floodplain should conform to the goals, policies, and requirements of all applicable local, state, and federal agencies for development within the Boise River floodplain.

#023

Posted by **lizpaul** on **07/25/2016** at **9:19pm**

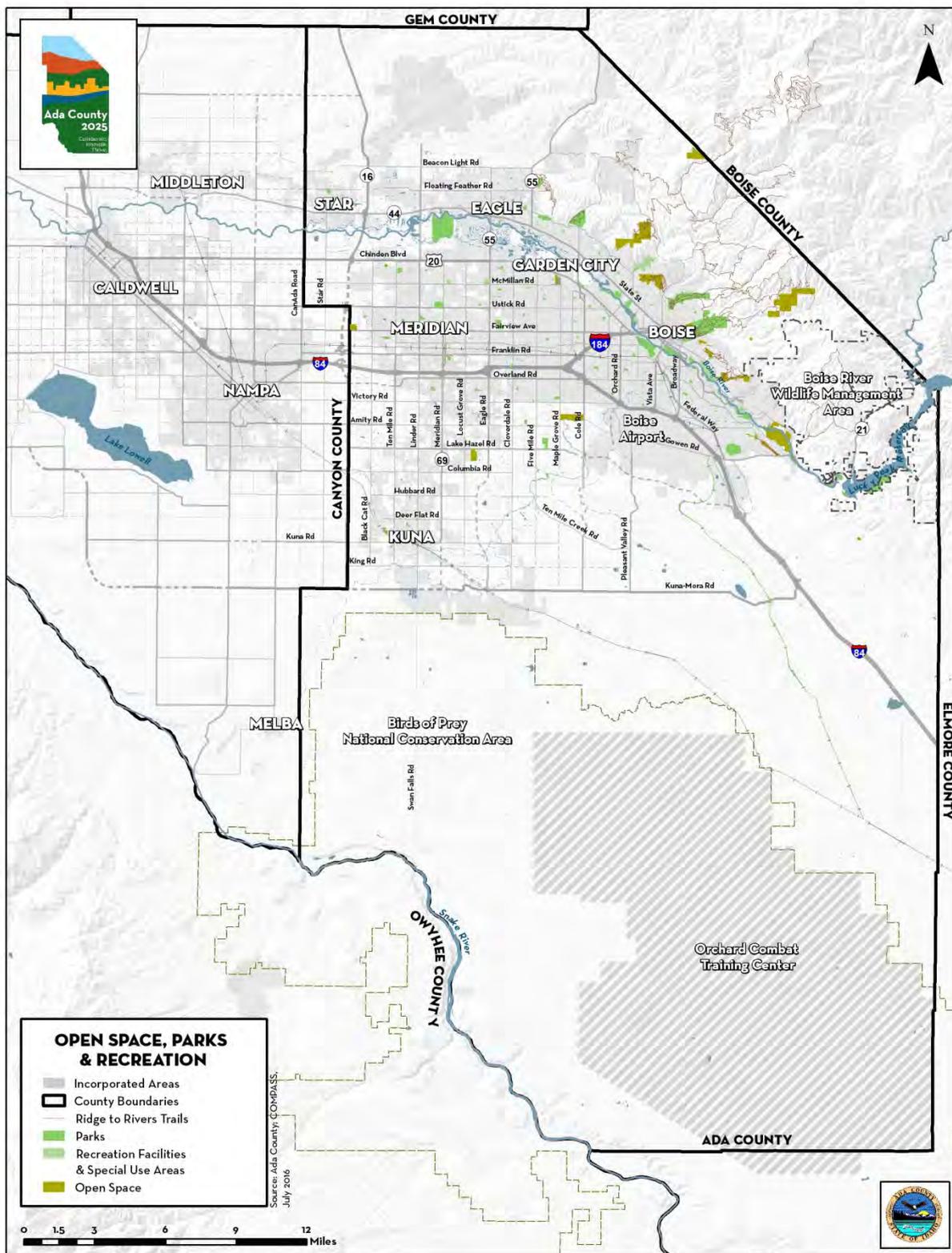
Yes, and no dumping in the bottom of the pit.



Parks and Open Space Map

Parks and open space within Ada County includes parks and special use areas such as sports complexes and memorials.



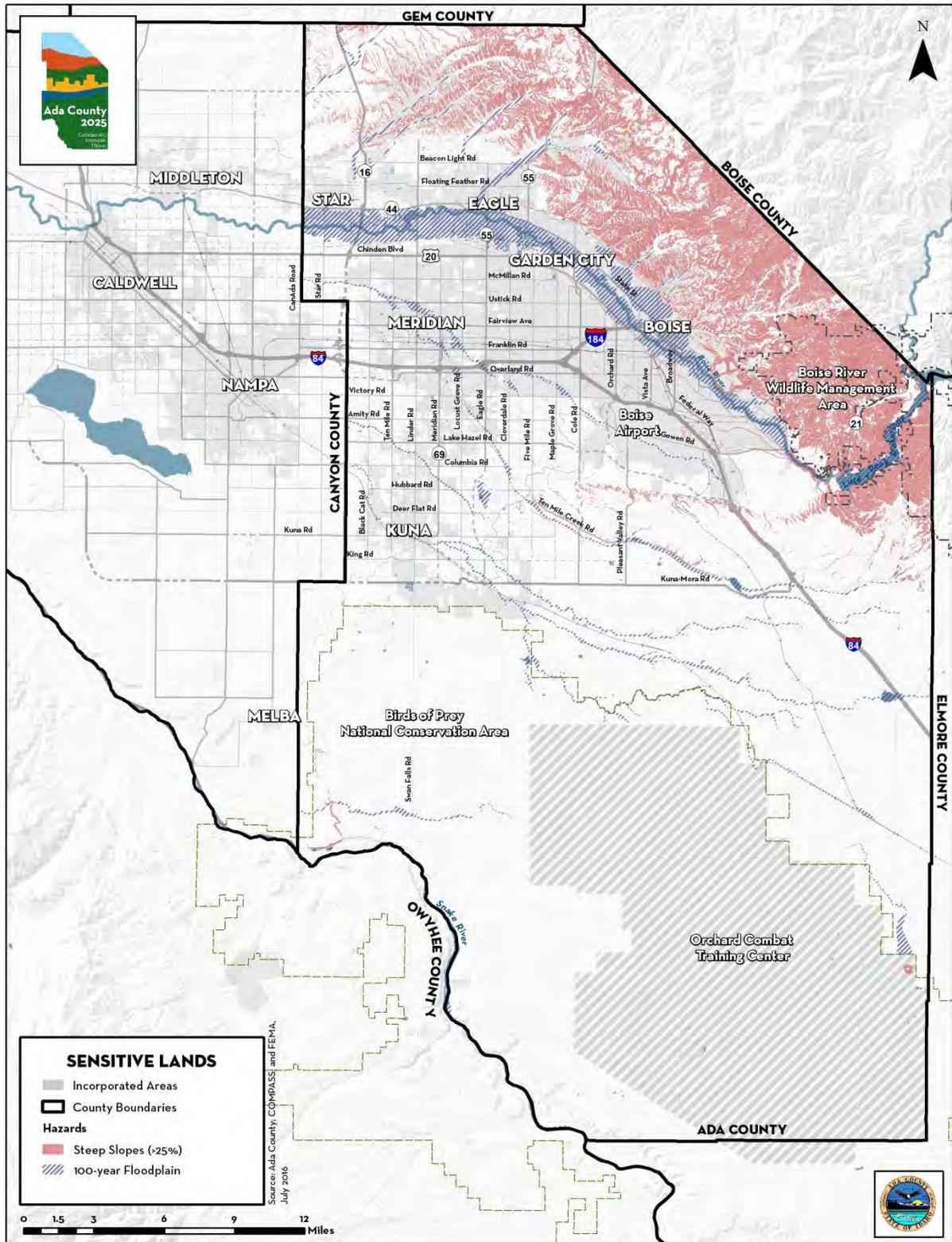




Sensitive Lands Map

Sensitive lands in Ada County include areas with steep slopes of greater than 25%, concentrated primarily in the northeast portion of the County, and areas located within 100-year floodplains (i.e., those areas with a 1% chance of flooding in any given year).



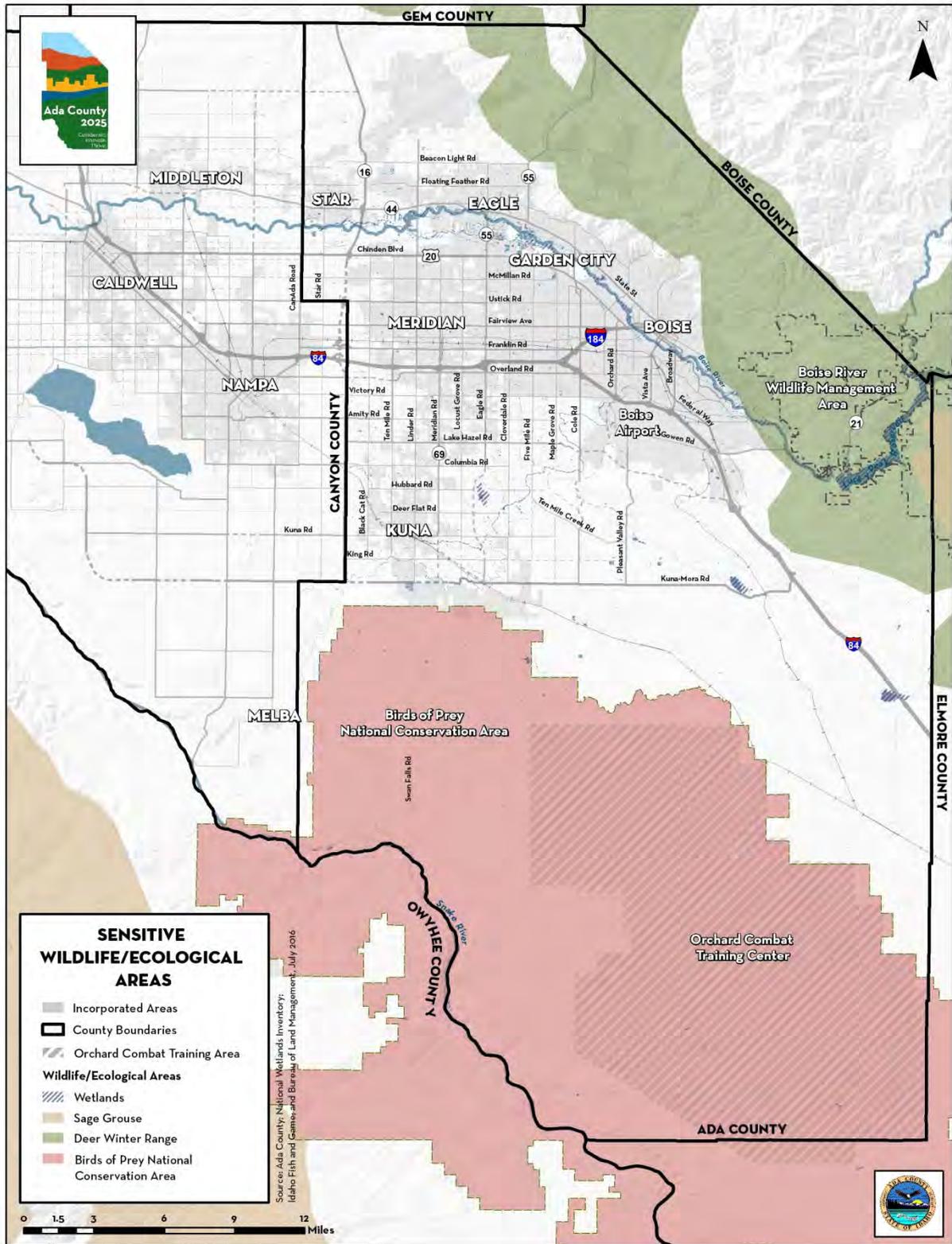




Sensitive Wildlife/Ecological Areas Map

Sensitive wildlife and ecological areas throughout the County include identified habitats for sage grouse, winter ranging lands of deer, the Birds of Prey National Conservation Area—a unique desert environment that is home to North America’s highest density of nesting raptors—and wetlands, which in addition to playing an important role in controlling floods and purifying water, are also important nodes of biodiversity.







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#001

Posted by **lizpaul** on **07/25/2016** at **8:26pm**

Suggestion

please add Garden City. we've made many recreational investments including a new pedestrian bridge!

#002

Posted by **lizpaul** on **07/25/2016** at **8:32pm**

Suggestion

the opportunities are at the Boise River, not simply the Greenbelt. Think of the new Parks, including the whitewater park, the ponds and other places that aren't the Greenbelt.

#003

Posted by **lizpaul** on **07/25/2016** at **8:27pm**

Question

what amenities are strained?

#004

Posted by **lizpaul** on **07/25/2016** at **8:30pm**

Suggestion

Better refer to the Boise River. The Greenbelt (in the communities that use that name) is not the true amenity, the river, the aquatic and riparian habitat, the water, is the amenity.

#005

Posted by **lizpaul** on **07/25/2016** at **8:28pm**

yes to collaboration

#006

Posted by **lizpaul** on **07/25/2016** at **8:42pm**

Suggestion

Protect, manage and enhance Ada County's diverse and valuable natural resources, including, but not limited to, native vegetation, intact native ecosystems, floodplains and wetlands, and habitat for fish and wildlife.

#007

Posted by **lizpaul** on **07/25/2016** at **8:40pm**

Question

What do you mean "natural?" There aren't any natural lakes and the creeks that were here before settlement are far from in a natural state today. Strike the word natural, it clouds the policy.

#008

Posted by **lizpaul** on **07/25/2016** at **8:43pm**

good

#009

Posted by **lizpaul** on **07/25/2016** at **8:33pm**

Suggestion

along the Boise River

#010

Posted by **lizpaul** on **07/25/2016** at **8:34pm**

Question

how about all the park land at Expo Idaho?

#011

Posted by **lizpaul** on **07/25/2016** at **8:36pm**

Suggestion

Remember, Ada County is a signatory to the Boise River Trails Plan, https://adacounty.id.gov/Portals/0/PrkWW/Doc/BoiseRiverTrailPlan_final9-29-09.pdf. This is an important and relevant collaborative effort spearheaded by Ada County.

#012

Posted by **lizpaul** on **07/25/2016** at **8:44pm**
good

#013

Posted by **lizpaul** on **07/25/2016** at **8:46pm**
Suggestion
The Boise River Trails Plan already referred to.

#014

Posted by **lizpaul** on **07/25/2016** at **8:49pm**
Question
What does this mean? what's the problem? what are you draining?

#015

Posted by **Lana Weber** on **07/15/2016** at **2:50pm**

Kudos to the County to look at additional opportunities for recreation, including our trails and waterways!

#016

Posted by **lizpaul** on **07/25/2016** at **8:57pm**

Suggestion

new development should be expected to preserve/enhance natural ecosystems/green infrastructure as well as provide for parks and open space.

#017

Posted by **lizpaul** on **07/25/2016** at **9:02pm**

thanks for making sure the people in the photo were wearing safety PFDs

#018

Posted by **lizpaul** on **07/25/2016** at **9:04pm**

Yes, Ada County really dropped the ball on this with construction of the Hwy 16 bridge: no access and not greenbelt on either side of the river.

#019

Posted by **lizpaul** on **07/25/2016** at **9:10pm**

Suggestion

This could be misinterpreted. Ada County shouldn't promote development of advanced paddling facilities. The lower reaches of the river should be managed to support fish and wildlife habitat. As a consequence there will be more natural hazards requiring more advanced boating skills.

#020

Posted by **Lana Weber** on **07/15/2016** at **2:53pm**

Question

Curious what is meant by "advanced" paddle sports. I appreciate the idea that the Barber to Ann Morrison stretch of river will be managed slightly differently, but how does this effect Glenwood to Cty line? With increased use, there will be a need for additional put-in and take-out facilities.

#021

Posted by **lizpaul** on **07/25/2016** at **9:13pm**

Suggestion

While Barber Dam is an historic structure, it's an obsolete, environmentally harmful and potentially dangerous structure. History can be preserved without preserving the dam in its entirety.

#022

Posted by **lizpaul** on **07/25/2016** at **9:17pm**

Suggestion

This is good, but Ada County should make a goal of being much more successful at getting superior reclamation plans and substantial bonds.

#023

Posted by **lizpaul** on **07/25/2016** at **9:19pm**

Yes, and no dumping in the bottom of the pit.

#001

Posted by **Lana Weber** on **07/15/2016** at **3:12pm**

Suggestion

The goal overreaches by mandating that "all development currently served by an irrigation system must preserve the water rights of the land." The County cannot force landowners to keep water rights; and, in fact, the County does landowners a disservice in not allowing them to participate in current (and likely future) water banks and other anticipated water markets.

Moreover, this goal is in conflict with the next goal, 2.5d Sustainable Agricultural Practices, which encourages water conservation and efficiency of use. Conservation and efficiency allow water right holders to do more with less. This means they need to be able to let go of their no longer needed water, but in order to make those water right holders financially whole, water will need to be managed and marketed more flexibly than our current system allows. As written goal 2.5c does the opposite: it mandates the status quo.

ICL encourages the County to either remove this goal or remove the "must preserve" language as it applies to water rights.

#001

Posted by **Lana Weber** on **07/19/2016** at **3:58pm**

Thank you to Ada County for putting in place goals and policies that promote clean air and renewable energy. It is innovative and forward thinking - building a stronger and more resilient community. We applaud your efforts and will continue to support these initiatives.

Lana Weber, Community Engagement Associate
Idaho Conservation League

#002

Posted by **Lana Weber** on **07/19/2016** at **4:09pm**

Suggestion

Please ensure that there is adequate flow of water in the Boise River all year long, including the winter months.

#003

Posted by **Lana Weber** on **07/20/2016** at **1:41pm**

Suggestion

Would like to see an additional bullet with the following info;

'Work with agricultural community to implement best management methods of cleaning up non-point source pollution in Ada County Waterways.'

#004

Posted by **Lana Weber** on **07/15/2016** at **3:13pm**

Idaho Conservation League enthusiastically supports the County's emphasis on drought tolerant vegetation and irrigation practice at its facilities, but also in private development.

#005

Posted by **Lana Weber** on **07/20/2016** at **1:42pm**

Suggestion

Such as Barber Dam.

#006

Posted by **Lana Weber** on **07/20/2016** at **1:51pm**

Suggestion

Add a statement that says County facilities will conserve energy in existing structures.



FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY



Where We Are Today

Protecting the quality of the region's air and water and reducing the impacts of future growth on the County's natural resources is critical to ensuring the quality of life and amenities that residents and visitors value is protected for future generations. Ada County has demonstrated a strong commitment to integrating sustainability into its daily operations and to proactively identifying and implementing methods to improve building efficiency, controlling utility costs, reducing waste, and conserving natural resources and tax dollars. The County is also actively engaged in planning and preparing for these potential risks, working with other partners in the region to promote community awareness of potential risks, and enhancing the ability of the community to respond and recover in the face of unpredictable events.

Some degree of risk from both man-made and natural hazards exists throughout all of Ada County, although certain areas, such as areas in floodplains or on steep slopes, are more vulnerable than others.

Desired Future Condition

Ada County is recognized as a leader among its peer counties in implementing sustainable practices. The quality of the County's air, water, and other natural resources has been improved through the use of sustainable building and site design techniques in both public and private development. Careful planning with respect to the relationship between areas susceptible to natural hazards and land use, transportation, and infrastructure investments throughout the County has helped the community and County become more resilient.



What role does Ada County play in this Focus Area?

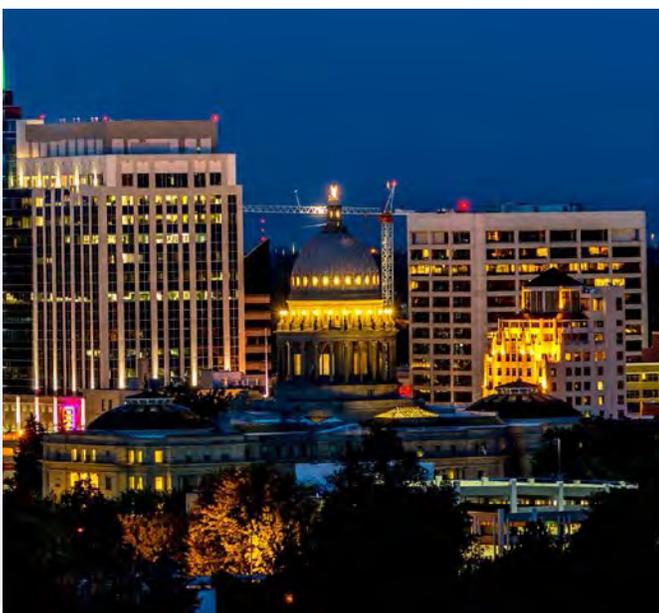
Ada County’s Department of Emergency Management prepares and maintains a county-wide risk assessment, identifying the types of risks in the County and their likely frequency and impacts.

Ada County’s Department of Operations ensures that county-owned buildings and facilities are properly built, consistently maintained, and operate at peak performance. This is accomplished through initiatives that support efficient building operations and maintenance, local renewable energy, environmentally essential waste disposal, alternative transportation and parking, and public works construction projects. The County owns and operates several local renewable energy projects and has achieved LEED certification on eight County facilities. Ada County’s Development Services Department reviews proposed development to ensure consistency with the County’s zoning ordinance and provide guidance with regard to land use decisions related to the floodplain, WUFI, and other hazard-prone areas.

Goals and Policies

001 Goal 5.1: Promote clean air and lower greenhouse gas emissions.

002 5.1a-Alternative transportation. Work with local and regional partners to increase multimodal transportation options such as ridesharing, transit, bicycling, or walking as a means to reduce vehicle miles travelled (VMTs). Continue to incentivize use of alternative transportation for County employees.



5.1b-Public-private partnerships. Explore **003** opportunities for public-private partnerships to develop alternative electricity generation facilities.

5.1c-Renewable energy. Continue to support opportunities to develop local renewable energy facilities—whether in conjunction with County facilities (e.g., landfill gas to energy projects, rooftop solar), or as part of private developments, as appropriate.

5.1d-Alternative fuels. Support the use of alternative transportation fuels in the County fleet as consistent with County plans for energy conservation and energy use.

5.1e-Compact development. Encourage compact development patterns near transit, employment, and services, where possible, to allow for less dependence on automobiles.

Goal 5.2: Conserve and protect the County’s groundwater and surface waters.

004 5.2a- Water supply. Support continued assessment of surface and groundwater supplies in Ada County and

#001

Posted by **lizpaul** on **08/01/2016** at **5:33pm**

This is good.

#002

Posted by **lizpaul** on **08/01/2016** at **5:35pm**

Suggestion

Nix the word "alternative." Multimodal is fine. Alternative has a negative cultural meaning.

#003

Posted by **lizpaul** on **08/01/2016** at **5:38pm**

Question

Again, skip the word "alternative." This policy needs to be clarified. Are the partnerships going to develop carbon-free energy generation facilities to lower greenhouse gas emissions?

#004

Posted by **lizpaul** on **08/01/2016** at **8:21pm**

Question

How is the County currently assessing water quality and water quantity?



the Treasure Valley to assess long-term availability and quality of current and future supplies.



005

5.2b-Boise River water quality. 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. Promote objective and scientifically-based water quality standards for the Boise River adequate for human consumption, agriculture, wildlife habitat and recreation.

5.2c- Water quality. Prevent contamination of surface waters and groundwater by:

- Enforcing strict regulations on solid waste disposal activities at approved solid waste management sites.
- Limiting the density and intensity of land uses in areas proposed to be served by new individual wastewater treatment systems and where high soil permeability, shallow water tables, shallow aquifers, or geologic hazards exist.
- Requiring industrial wastes or hazardous materials to be stored or located in a manner that will ensure that they will not enter surface water or groundwater systems.

- Allowing entry on county lands for public utilities and/or water management agencies to conduct needed water resources studies and water quality monitoring.
- Participating in efforts by the Lower Boise Watershed Council to implement water quality protection plans.
- Requiring 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, consistent with state and federal regulations.

006

007

008

5.2d- Education. Promote public awareness of techniques and practices individuals can adopt to protect water quality.

009

5.2e-Stormwater management. Explore methods for the sustainable management and re-use of stormwater runoff.

- Prevent contamination of groundwater by using Best Management Practices for stormwater management.
- Promote on-site filtration, reuse of greywater for irrigation, and other innovative storm water drainage practices, where feasible.

010

5.2f- Xeric landscaping. Promote the creative use of drought tolerant vegetation and irrigation practices in landscaping for County facilities as well as in private development.

5.2g- Comprehensive Water Management Plan. Continue to work with other jurisdictions, government agencies, water suppliers, and interested parties on implementing the Comprehensive Water Management Plan.

#005

Posted by **lizpaul** on **08/01/2016** at **8:23pm**

Suggestion

This is good. The County should be an active participant in discussions and negotiations pertaining to Boise River flow.

#006

Posted by **lizpaul** on **08/01/2016** at **8:25pm**

Thanks.

#007

Posted by **lizpaul** on **08/01/2016** at **8:26pm**

Suggestion

The County should adopt the same standards in place in Boise and Garden City for onsite retention and treatment of stormwater.

#008

Posted by **lizpaul** on **08/01/2016** at **8:28pm**

Suggestion

Support Partners for Clean Water financially and use those materials instead of creating new - pertaining to stormwater.

#009

Posted by **lizpaul** on **08/01/2016** at **8:29pm**

Suggestion

Adopt methods or implement methods, don't explore.

#010

Posted by **lizpaul** on **08/01/2016** at **8:39pm**

Suggestion

Promote the use of native plants and other low-water species and water efficient irrigation practices for County facilities....

Our climate is naturally arid. Drought is by definition a temporary situation. We need people to understand that this is an arid area all the time.



Goal 5.3: Promote the use of sustainable practices in public/private development and County operations.

011 5a- County facilities. 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.

012 5b- Sustainable building and site design techniques. Encourage the use of sustainable building and site design techniques to minimize construction waste, promote energy and water conservation, to encourage use of solar, wind, and other renewable energy technologies, to encourage reduced water demand through drought-resistant or other low-impact landscaping, and to provide other benefits to the environment and community.

013 5.3c-Renewable energy. Encourage the siting of solar, wind, hydrothermal, and other renewable energy facilities in Ada County as consistent with the goals and policies of this plan.

5.3d- Recycling and waste reduction. Continue to implement County plans and procedures for promoting and increasing use of recycling and other waste reduction programs by County residents and at County facilities.

5.3e-Solid waste. Manage the collection, transportation and disposal of solid waste in a manner that will preserve the natural environment and minimize impacts to the community.



Goal 5.4: Protect human life and property and reduce public and private expenditures resulting from natural and manmade disasters.

5.4a-Development location. Guide growth and development away from hazardous areas that pose a threat to people and property.

014 5.4b-Boise River floodway. Work with other jurisdictions to retain the floodway of the Boise River in a natural state as greenbelt, wildlife habitat and open space-recreation areas. 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.

5.4c-Tributary floodways. Limit uses in tributary floodways to open space, prohibiting all structural development that would increase flood damage of surrounding properties either up or downstream, with the exception of:

- Bridges or other selected public facilities as identified in the County’s development code.
- Development on the remaining alluvial fans of the tributary floodplain that is adequately flood-proofed and does not alter the flow of water onto surrounding properties not originally designated as being in the floodplain.

#011

Posted by **lizpaul** on **08/01/2016** at **8:39pm**
Good.

#012

Posted by **lizpaul** on **08/01/2016** at **8:40pm**
Good, but don't use the word "drought." See above.

#013

Posted by **lizpaul** on **08/01/2016** at **9:04pm**
Suggestion

There is a fight going on in Idaho over integration of more clean renewable energy into our power base. Ada County should come forward and advocate for renewable energy at the state and federal level.

#014

Posted by **lizpaul** on **08/01/2016** at **9:08pm**
Suggestion

Substitute floodplain for floodway; the floodway is too narrow. Also, the Greenbelt is not "natural state." The Greenbelt disrupts the riparian ecosystem, brings dogs and people, noise and trash to more areas of the river.



015 **1d-Foothill tributary floodways.** Prohibit development on the alluvial fans of the foothill tributary at the point where the tributary exits the canyon, gulch, or watershed to protect structures and homeowners from damage by lateral erosion and floods/debris flows resulting from a burned-out watershed:

- Establish minimum safety requirements along the periphery of foothill tributary floodways (ex., twice the normal setbacks from the floodway).
- Require developers of any development within the foothill tributary floodplain to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.
- Require flood study and mapping for development within the foothill tributary floodways.

5.4e-100-year floodplain. Minimize alterations to the 100-year floodplain through the development permitting process:

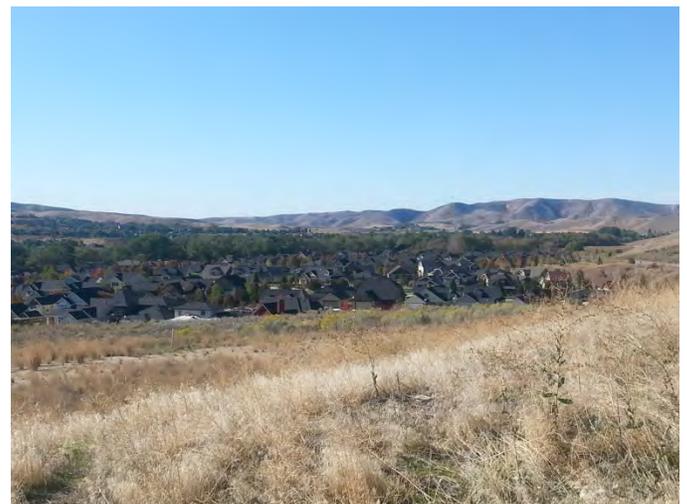
- Allow limited development within the 100-year floodplain provided such development does not restrict or alter the natural flow of water within the floodway, flood surrounding properties, or otherwise increase the size of the existing floodplain
- Require flood-proofing measures specified by the Federal Emergency Management Agency (FEMA) for any development within the 100-year floodplain.
- Require review and approval of dams or retention ponds constructed within floodplain areas intended to impede the flow of flood waters downstream 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.

- Require developers of any development within the 100-year floodplain to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or similar method.

5.4f-Hazardous materials. Prohibit the manufacture or storage of toxic, flammable, explosive, or radioactive materials in the floodplain.

5.4g-Wildland Urban Fire Interface (WUFI).

Maintain/update the County’s map of WUFI lands that pose a high wildfire risk to people and resources.



5.4h-Fire safety standards. Adopt fire safety standards for new construction and access in WUFI lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards.

Goal 5.5 Enhance community resiliency.

5.5a-Integrated planning and decision making.

Encourage the integration of hazard mitigation considerations into plans and policies at the city and regional level to increase awareness of the associated risks and costs. Identify strategies to minimize threats for existing development in high-risk areas and to

#015

Posted by **lizpaul** on **08/01/2016** at **9:09pm**
Good.



promote informed decision making when future development within high-risk areas is proposed.

5.5b-Foster interagency coordination. Foster interagency coordination to promote a greater understanding of what resources are available to support hazard mitigation planning and disaster recovery efforts within the region, minimize duplication of efforts, and ensure open lines of communication are established in advance of a major event. Encourage co-location of facilities where feasible.

5.5c-Critical facilities. Prohibit the location of critical facilities, such as school buildings, hospitals or other medical facility buildings, within the floodplain. 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.

5.5d-Infrastructure and facility design. Work with ACHD and other local and regional partners as applicable to ensure new public improvements and repairs to existing infrastructure are designed and constructed to withstand a greater degree of stress and receive less damage from future flooding or other natural disasters. Take into consideration the extreme hazards of foothill tributary floodways when siting transportation routes, ensuring that twice the normal minimum clearance of bridges is established to protect infrastructure from floods/debris flows resulting from a burned-out watershed.

5.5e-Prioritize open space protection in high-risk areas. Prioritize open space protection efforts in areas recognized as being at risk of being impacted by natural hazards, including but not limited to floodplains, steep slopes (in the foothills and elsewhere), and areas located within the WUFI. Consider the protection of properties adjacent to, but not within high-risk areas, as opportunities arise to provide additional protections

in the event of unique storm events or other natural disasters in the future.

5.5f- Education/public awareness. Improve public awareness regarding hazards, risks, and emergency preparedness and response procedures.

Goal 5.6: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County.

5.6a-Service expansion. Promote the development of energy services and public utility facilities to meet public needs.

5.6b-Renewable energy resources. Encourage the enhancement of the capacity and reliability of renewable energy resources.



5.6c-Corridor and site acquisition. 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.

5.6d-Siting. Support siting of utility corridors to ensure that they connect to similar facilities in adjacent counties, and encourage siting of utilities in identified or designated transportation corridors or corridors that are shared with other utilities.



5.6e-Energy conservation. Promote conservation of energy through support of public education, incentives, and other tools that encourage conservation.

5.6f-Development contingencies. Proposed roads, on-site individual wastewater treatment systems, storm drainage systems, irrigation systems, and other improvements must be approved by the responsible agencies before final development approval.

Goal 5.7: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient, and environmentally sound manner.

5.7a-Application notification and review. Provide notice to sewer service providers of Planned Community development applications and opportunities for them to review and comment. Planned communities should consider connecting to

the municipal sewer services of other nearby Planned Communities or nearby sewer districts as one alternative to wastewater service provision.

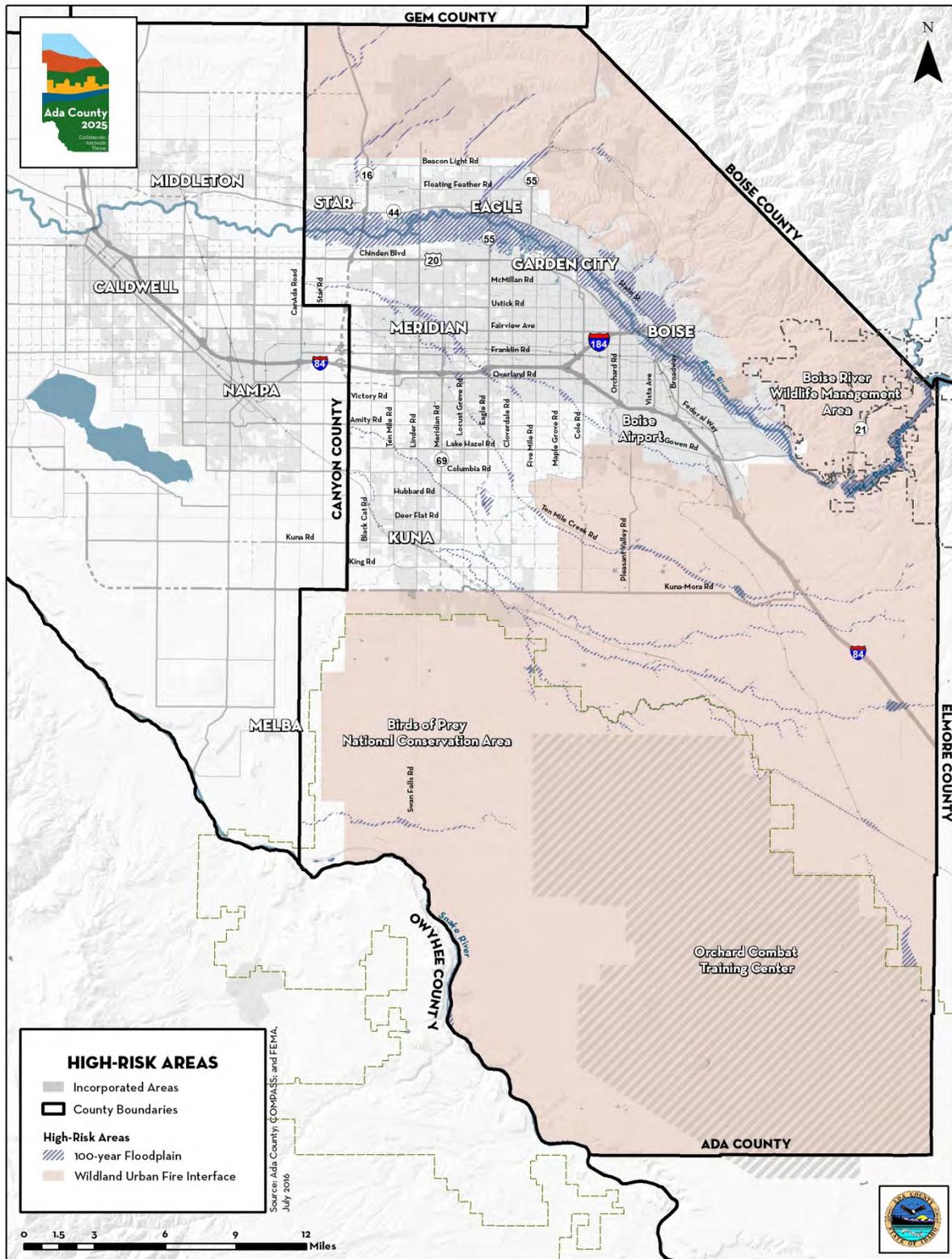
5.7b- Coordinated planning. Encourage long-term regional planning of city and sewer district collection and wastewater treatment facilities. Coordinate with cities and sewer districts to develop long-term planning area boundaries to accommodate future expansion to help ensure that wastewater treatment and collection facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as areas outside of Areas of City Impact are urbanized.

5.7c-Groundwater quality. In order to protect groundwater quality and to facilitate cost-effective wastewater treatment and collection, require all new residential development with lot sizes smaller than five acres (excluding rights-of-way), except rural residences, to be served by urban public facilities.



High-Risk Areas Map

High-risk areas include WUFI areas—where the risks associated with wildfires are significantly higher—and areas within the 100-year floodplain—where the risks associated with flooding and damage to property are significantly elevated.





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Megan Basham

From: Brian McClure <bmclure@meridiancity.org>
Sent: Tuesday, July 19, 2016 11:26 AM
To: Megan Basham
Cc: Caleb Hood; Bruce Chatterton
Subject: RE: Ada County 2025 - City Update Meeting
Attachments: AdaCounty2025_staff_draft070616_reduced.pdf

Hello Megan,

Attached are some of my comments in advance of the meeting. With regard to presenting to Council/Commissions, I think that would be a good idea. I'm going to plan on giving our Planning and Zoning Commission an informal 30-second blurb on August 18th, and let them know how they can comment if they'd like.

Would you be able to have a discussion with our Council on the August 9th City Council workshop? Maybe highlight some of the points that most impact Meridian, or where you'll most "need our help", so that they have something to respond too. The workshop starts at 3:00pm and we could likely get you on fairly early on the agenda. If that time doesn't work we could look at a regular meeting on another Tuesday evening.

Thanks

Brian McClure, ASLA, LEED BD+C
bmclure@meridiancity.org

From: Megan Basham [<mailto:mbasham@adaweb.net>]
Sent: Monday, July 11, 2016 12:51 PM
To: Daren Fluke (darenfluke@gmail.com); Bruce Eggleston (Beggleston@cityofboise.org); nbaird@cityofeagle.org; 'Jenah Thornborrow (jthorn@gardencityidaho.org)'; cward@staridaho.org; Caleb Hood; Brian McClure; Wendy Howell (whowell@kuna.gov)
Subject: Ada County 2025 - City Update Meeting

Hello-

As you may have seen, our draft comp plan was released last week for public comments. We are anticipating that we will begin the adoption process with a formal transmittal on August 1st for September P&Z hearing date.

Our consultants will be in town again next week for our public open houses and we would love to sit down with the cities to provide you with an update and hear any feedback you may have. We are looking at Thursday, July 21st. I'll send out a doodle poll with some times and pick the one that works best for all.

I truly appreciate your participation in our planning process over this past year! Thank you!

Megan

P.S. Please let me know if your commissions/councils would like us to come present to them about Ada County 2025. We are happy to do so!



Ada County 2025

Collaborate. Innovate. Thrive
www.adacounty2025.com

Megan Basham, AICP
Community and Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7944 office
(208) 287-7909 fax

Planning Context

A number of factors influenced the development of the goals, policies, and implementation actions featured throughout the Plan. These include the unique land use planning arrangements allowed for by LLUPA, as well as the role of other public, quasi-public, and private entities in planning for and providing infrastructure and services necessary to support new growth and development in Ada County.

County vs. City Planning Areas

The Ada County Comprehensive Plan applies only within unincorporated portions of Ada County located outside the Areas of City Impact (ACI).¹ Comprehensive Plans within the ACI are negotiated between the County and each city in the County with the final result being adoption of each City's land use plan and its implementation by the County. Residents living in unincorporated Ada County within an ACI are encouraged to review that City's Comprehensive Plan and land use plan for a full understanding of the vision for growth and development in their area as these areas are not addressed by the land use plan contained in this Comprehensive Plan.² However, all areas within an ACI are governed by the Ada County Zoning Ordinance (Title VII of the Ada County Code), even if they are planned for in a City's Comprehensive Plan.³ For reference, a list of the Plans adopted by Ada County for each of the ACIs within its jurisdiction is provided below:

- City of Boise ACI: [Blueprint Boise \(adopted January 2015\)](#)
- City of Meridian ACI: [Meridian Comprehensive Plan \(adopted March 2015\)](#)
- City of Eagle ACI: [Eagle Comprehensive Plan \(adopted December 2008\)](#)
- City of Kuna ACI: [City of Kuna Comprehensive Plan \(adopted August 1999\)](#)
- City of Garden City ACI: [Garden City Comprehensive Plan \(November 2007\)](#)
- City of Star ACI: [City of Star Comprehensive Plan \(adopted December 2008\)](#)

Transportation Planning and Services

Ada County plays a limited role in planning for, maintaining, constructing, or operating transportation systems and infrastructure within the County. Generally these are the responsibilities of a number of regional and state agencies.

- **COMPASS.** The Community Planning Association of Southwest Idaho (COMPASS) serves as Ada County and Canyon County's metropolitan planning organization (or MPO), focusing on long-range planning, as well as providing member governments with advice and/or technical services related to a range of planning and transportation issues. COMPASS is also responsible for transportation planning within Ada County. COMPASS develops its own long-range transportation plan, known as [Communities in Motion 2040 \(CIM 2040\)](#), which directs where and how federal transportation funds should be spent.
- **Idaho Transportation Department.** The Idaho Transportation Department (ITD) is responsible for the construction and maintenance of state, U.S., and interstate highways in Ada County.

Summary of Comments on AdaCounty2025_staff_draft070616_reduced.pdf

Page: 15

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:45:43 AM

 Number: 2 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:45:54 AM

 Number: 3 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:51:00 AM
This reads as all areas within an ACI, which includes City limits, unless excluded. Please revise/clarify.



1.1f—Critical wildlife habitat. Minimize development encroachment on critical winter range areas, the wildlife habitat of federal- and state-listed or sensitive species, rare plant species, and/or other sensitive natural resources. Critical wildlife habitat areas identified and mapped by the Idaho Department of Fish and Game may be subject to review by County staff or a County-designated third-party reviewer.

1.1g—Noxious Weeds. Actively plan for the prevention, eradication, and management of noxious weeds.

Goal 1.2- Develop and implement a long-range plan for the acquisition, creation, and maintenance of new and existing pathways and trails that form an interconnected countywide system suitable for a wide variety of user groups.

1.2a—Trails and trailheads. 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.

1.2b—Ridge-to-Rivers. Support recommendations from the updated Ridge-to-Rivers Pathway Plan:

- Evaluate all development requests to determine their consistency with this Plan and the updated Ridge-to-Rivers Pathways Plan.
- Coordinate and collaborate at the staff level with other entities involved in updating and implementing the Ridge-to-Rivers Plan.
- 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.
- Continue to provide administrative and financial support for the updated Ridge-to-Rivers pathway program in the Boise Foothills.

1.2c—Regional collaboration. Actively collaborate with city, state, and federal agencies, private entities, and other organizations to implement adopted local, state, and federal trails plans.

1.2d—Manmade drainage ways. Support the enhancement of manmade drainage ways as valuable resources for recreational pathways and potential pedestrian and bicycle transportation routes taking into consideration the need to preserve and maintain their continued use as a vital part of private irrigation systems.

1.2e—Natural drainage ways. Encourage multiple uses of natural creeks, including fishing, hiking, and drainage consistent with environmental protection goals and objectives.

1.2f—Countywide drainage program. Support efforts to seek agreements with irrigation and drainage authorities and other local and regional agencies to develop a countywide drainage program.



 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:51:24 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 8:52:51 AM
This is good. Wish Meridian did a better job of this instead of encouraging man made corridors be tiled.

 Number: 3 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:53:16 AM

 Number: 4 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 8:53:37 AM
I read this as potentially allowing for some sort of offset system, which would be great.



1.2g—Snake River Canyon. Coordinate with Canyon County, 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.



1.2h—Bicycle pathway system. Support the coordination of a bicycle pathway system with transportation programs, agricultural/irrigation projects, and other applicable **plans** or programs.



1.2i—Trail maintenance. Continue to utilize volunteers and the Sheriff's Inmate Labor Detail in maintaining and building trails.

Goal 1.3: Develop and maintain a comprehensive system of recreation areas and programs for the use and enjoyment of residents of all ages and abilities.

1.3a-Recreational services. 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.

1.3b—Park and recreation planning. 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.

1.3c-System monitoring and maintenance. Periodically assess the County's Park and Recreation system as development occurs countywide. Adequately fund the maintenance and repair of County Park and Recreation facilities.

1.3d—Acquisition and development. Acquire and develop new parks and recreation areas, land, or facilities consistent with identified community goals and priorities.

1.3e-Accessible recreation opportunities. 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.

1.3f-Recreation programs. Involve volunteers and citizen support groups in the prioritization, coordination, and implementation of recreation programs.

1.3g-County-owned facilities. Identify opportunities for incorporating recreational uses or facilities in the Western Idaho Fairgrounds and other County-owned facilities.

1.3h-Areas of City Impact. Encourage local jurisdictions to develop and adopt park and recreation system plans to meet the needs of existing and future residents living in ACIs. **Work with the cities to ensure that the application of County zoning ordinance**

 Number: 1 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:53:11 AM
I assume you mean to support other agency plans of to cooperatively development one (like COMPASS's), and not to create another? Little unclear. I don't think we need another plan though.

 Number: 2 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:55:00 AM

 Number: 3 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:56:02 AM



1 Provisions and development review is consistent with adopted city policies for parks and recreation. **2**

use boater facilities associated with waterway recreation.

Goal 1.4: Foster coordination among city, state, and federal agencies, as well as private entities, to provide a full range of recreational opportunities to County residents.

3 **1.4a-Open space preservation.** Support preservation of open space and natural areas 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. **4**

1.4b-Open space programs. 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.

5 **1.4c-Development plans.** Require new development to provide for parks and open space through acquisition, dedication, or impact fees. **6**

1.4d-Special projects. Continue to seek opportunities to partner with the cities and others on parks, trails, or other special projects as opportunities to arise.

Goal 1.5: Increase access to, safety on, and enjoyment of County Waterways through education about safety, rules and laws, and by providing additional facilities and services.

1.5a-Boating facilities. Continue to maintain and improve boating facilities throughout Ada County, such as parking, launch ramps, and restrooms. Create and/or expand facilities for overnight camping and day-



1.5b-Coordinated planning. Coordinate waterways planning with surrounding counties, agencies, and other non-governmental organizations:

- 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.
- Encourage ACHD, ITD, cities, and other public entities to provide public access to the Boise River at roads, bridges, or public rights-of-ways.
- 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

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:56:05 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/18/2016 11:07:16 AM

I am perhaps reading this wrong, but this seems to indicate you want the City's to ensure compliance with County requirements. I believe the City's do a good job without County trying to impose additional requirements, and that the County should not be trying to impose their own Parks and Recreation system requirements within an ACI. Any broader brush should be with coordination and connectivity between jurisdictions (not overlapping).

 Number: 3 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:58:37 AM

 Number: 4 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:55:14 AM

Not offsets or credits?

 Number: 5 Author: bmcclure Subject: Highlight Date: 7/8/2016 8:59:46 AM

 Number: 6 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:55:29 AM

What sort of new development exactly? Large acreage subdivision don't necessarily need common areas. They do need to pay impact fees though, for regional parks, either to a City within an ACI or to the County. Consider noting park impact fees.



prior to and during the course of extraction and until the reclamation plan is completely implemented.

1.7d-Pit design (high groundwater areas).

Development of mineral extraction sites in areas of high groundwater (where the pit would contain water to within six feet (6') of the surface year round) should:

- 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.
- Pit design should create a meandering edge and consider future use(s) of the property.

1.7e-Pit design (areas lacking year-round water).

Development of mineral extraction sites in areas lacking year-round water should:

- Include a re-vegetation plan as part of the overall reclamation plan that provides for the blending of the site back into the surrounding environment.
- Include in the pit design consideration for future use(s) whether for development or open space use.
- 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.



- Include plans to manage any water remaining in pits to protect water quality.

1.7f-Flood mitigation plan. Require a flood mitigation plan 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.

- 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.

1.7g-Boise River Floodplain. Mineral extraction sites located within the Boise River floodplain should conform to the goals, policies, and requirements of all applicable local, state, and federal agencies for development within the Boise River floodplain.

Number: 1 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:56:05 AM

I am ignorant on this topic, but the idea of permitting new mining that surfaces ground water, and subsequently contributes to evapotranspiration of ground water resources, seems like a very bad idea?

Number: 2 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:04:19 AM



Desired Future Condition

Land area within the ACIs has largely been incorporated into adjoining municipalities, and a clear distinction between “urban” and “rural” portions of the County now exists. Densities that support transportation options have been implemented in accordance with the vision established by Communities in Motion and other regional planning initiatives. Outside the ACIs, rural portions of unincorporated Ada County will look very much like they do today. Agriculture remains a predominant use outside the ACIs as a result of focused efforts on the part of Ada County and willing property owners to set aside lands in perpetuity for the purposes of agricultural use and food production. Planned communities continue to function independently to provide opportunities for open space and agriculture preservation, recreational activities, commercial development, and a diversity of housing and lifestyle options in Ada County. The Birds of Prey Conservation Area and Orchard Combat Training Center continue to function unencumbered. Environmentally sensitive lands have been preserved as part of a countywide trail and open space system. Impacts associated with development that has occurred outside of the ACIs have been mitigated, protecting the quality of life of existing residents and providing limited opportunities for employment and other uses to support local residents.

What role does Ada County play in this Focus Area?

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

In unincorporated areas through the application of Comprehensive Plan policies and County zoning, subdivision, and other ordinances and standards. This includes the review of applications for Planned Communities through the application of comprehensive plan policies and administration of applicable zoning and other ordinance provisions and requirements.

In negotiated ACIs outside city limits through the application of the Area of City Impact agreement.

Goals and Policies

Goal 2.1: Promote a coordinated and efficient pattern of development countywide.

2.1a-Local plans and policies. Actively participate in efforts to update and implement city comprehensive plans, functional plans, or other plans of mutual interest, in coordination with the cities, to promote consistency with Ada County policies and regulations and concurrent city and County adoption processes where feasible.

2.1b-Regional planning. Pursue joint planning and close cooperation with the cities, COMPASS, ACHD, with

Canyon, Elmore, Gem, Boise and Owyhee counties, public facility and service providers, and with others in order to integrate land use with transportation and other growth management issues of mutual interest and concern.

2.1c-Area of City Impact agreements. Negotiate, codify, and periodically update ACI agreements for each incorporated city based upon the following factors:



- Adopted local plans and regulations and state law.
- The availability of essential public services.

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:09:19 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 11:57:21 AM

This section seems like a good thing on the surface, to keep cities accountable, except that the County is asking a lot and has not historically done well implementing. The County can't really ask for all this coordination and work, and then fall down on enforcement. Rules without consequences are a waste of taxpayer money.



- 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 ACI.
- 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.
- Recent growth trends and projected growth of the applicable city consistent with population projections prepared and adopted by COMPASS.

1 The availability of adequate land supplies within the city and its ACI to meet the amount and diversity of growth that may be reasonably anticipated by the city during a 20-year planning period.



- 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.

6 Agreement to annex the area in the future and compliance with adopted city plans, negotiations, and infrastructure policies.



- Additional factors as determined through discussions between the cities and County.

2.1c- School facilities. 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.

2.1d- Public facilities. Encourage inter-jurisdictional planning partnerships between the County, cities, and public facility providers in matters pertaining to urban public facilities.

2.1e-Public engagement. Actively involve the public in planning activities throughout the County to provide opportunities for input and to promote awareness of plans and policies that may impact or benefit local residents.

2.1f-Affordable housing. Coordinate with other jurisdictions and outside agencies and groups to support the provision of affordable housing in the region.

Goal 2.2: Direct urban development to incorporated cities, ACIs, and Planned Communities where investments in urban services have already been made or are planned and programmed.



2.2a-Adopted City Comprehensive Plans. Support the land-use and development policies expressed in the adopted comprehensive plans in Areas of City Impact.

2.2b-Annexation Boundary Agreements. Adjustments to ACI boundaries to reflect 20-year growth plans should include an agreement not to annex beyond the ACI unless negotiated by the County or the other affected city. Encourage local governments to enter into annexation boundary agreements that establish ultimate boundary lines between individual cities based upon the following factors:

- Anticipated growth and the need for additional land to serve the cities' residential and non-residential land use needs.
- **7** Sewer service basins and the capacity to serve development in those basins.
- Other service area boundaries (e.g., school districts, fire districts).
- Geographic features (e.g., ridges, waterways, arterial streets, railroads, greenways) that form appropriate breaks between communities.



 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:13:56 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 9:58:04 AM
This should maybe be more explicit and state, planned and programmed in a CIP or work plan.

 Number: 3 Author: bmcclure Subject: Sticky Note Date: 7/18/2016 3:57:25 PM
First, most ACI already reflect a buildout, not a 20-year plan. Second, the County is not in the best position to determine this apart from CIPs and projections, which are already listed. Lastly, this assumes that orderly development can be achieved without sprawl and leapfrog development. In this State and County, with current laws, it cannot. The County not enforcing ACI, weak impact fee systems, private property rights, development being such a large portion of the economy, and many other contributing factors all make it very politically difficult for elected to officials to say no to development.

Never mind the explosive growth and difficulty guesstimating when and where new development occurs. Realizing the desired land use is considered a victory in many cases =/

 Number: 4 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:42:30 AM

 Number: 5 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 9:56:58 AM
You want cities to agree to annex areas within the impact areas, even if portions were already developed in the County and do not meet City policy? Meridian is dealing with a lot of poorly implemented County development that greatly impacts connectivity and expansion of very costly City infrastructure. Please clarify or revise. Maybe this could say agreement to annex undeveloped lands?

 Number: 6 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:26:22 AM

 Number: 7 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:46:36 AM

 Number: 8 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 9:49:52 AM
This does make sense, except when a City is trying to preserve and protect agricultural land. It would be nice if there was some sort of nod to this. Clustered developments may have a node of infrastructure and then have a huge unserved agricultural area.



- Public input from affected property owners and other citizens.

2.2c-Consistency between City and County Plans. As part of the process of amending an ACI 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.

2.2d-Public Improvement Standards. Require proposed exceptions to adopted public improvement standards within an ACI to seek approval from both the applicable city and the County to **avoid future infrastructure deficiencies that impede future growth and service delivery.**



2.2e-Applicable goals, policies, and implementing ordinances. Codify the specific goals, policies and implementing ordinances that Ada County and each municipality have agreed will be applicable in their respective ACI in the following chapters of Ada County Code, Title 9, as it may be amended from time to time:

- Kuna Area of City Impact (Chapter 1)
- Eagle Area of City Impact (Chapter 2)
- Boise Area of City Impact (Chapter 3)
- Meridian Area of City Impact (Chapter 4)
- Garden City Area of City Impact (Chapter 5)
- Star Area of City Impact (Chapter 6)

2.2f-Residential development. Encourage residential development to occur at urban densities within the ACIs and in Planned Communities where urban public facilities are available, consistent with the cities' comprehensive plans.

Goal 2.3: Provide opportunities for limited residential and non-residential development in unincorporated area outside ACIs.

2.3a- Residential. Limit new residential development to homes entitled through the Farm Development right provision as otherwise allowed in the County's zoning ordinance.

2.3b-Industrial. Provide limited opportunities for manufacturing, warehousing, processing, distribution, and other industries that may not be suitable within incorporated cities or ACIs in accordance with the goals and policies contained in this Plan.

2.3c-Commercial. Provide limited opportunities for commercial uses intended to primarily serve the immediate surrounding area, travelers passing through, or the agricultural community in accordance with the goals and policies contained in this Plan.

2.3d-Planned Communities. Allow for the development of Planned Communities, consistent with the goals and policies of this plan and requirements of the Ada County Code, Title 8, as it may be amended from time to time. Future Planned Communities must:



- Articulate a clear vision for the future and strategies to promote a high degree of self-sufficiency;
- Provide analysis of site and regional impacts from the proposed development and demonstrate how undue impacts to surrounding areas will be mitigated;
- Provide assurances that urban facilities and services can be funded, operated, and maintained in a long term fiscally sound manner;
- Provide for a mix of housing opportunities to meet the needs of individuals and families of all income groups, socio-economic backgrounds, and capabilities.

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 9:51:22 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 9:51:49 AM
Yes! Maybe connectivity (roads and pathways) should be a consideration, too.

 Number: 3 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 9:58:09 AM
This section is good.

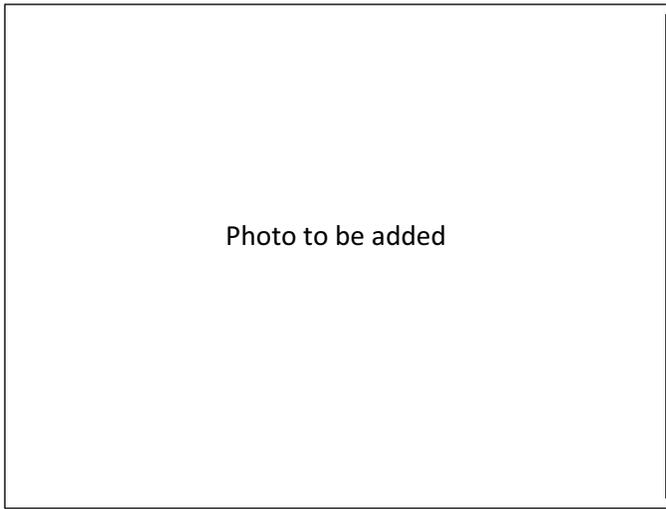


Influence (AMI) and Orchard Combat Training Center. (See Goal 2.6 for additional policy guidance.)

1 Goal 2.5: Continue to support the agricultural industry and preservation of agricultural land in rural, unincorporated parts of Ada County.



2.5a-Right to farm. Support the right to farm in accordance with Idaho Code §§ 22-4501, recognizing that dust, noise, and odors normally associated with agricultural pursuits are considered acceptable in rural areas. Ensure non-agricultural development does not restrict adjacent agricultural operations.



- 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.
- Prohibit the disruption or destruction of irrigation canals, ditches, laterals and associated rights-of-way. This does not apply to privately owned, self-contained systems.
- Drainage from new development should not cause negative impacts to any irrigation system or drainage system. 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.

2.5d-Sustainable agricultural practices. Encourage water conservation, efficient irrigation, and other sustainable practices in all local food production activities, regardless of scale.

2.5e-Economic Impact of Agriculture. Consider the economic impact of agricultural operations in land use decisions.



Goal 2.6: Protect the health, safety, and welfare of the general public and mitigate encroachment and compatibility issues in airport and military influence areas.

2.6a-Airport Area of Influence. Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities of the Boise Airport and Gowen Field:

2.5b-Prime agricultural land. Support the conservation of prime agricultural land and irrigated farmland in collaboration with land owners using available tools at the local, state, and federal level. (See Appendix B: Agriculture and Open Space Preservation Toolkit for examples of available tools.)

2.5c-Irrigation capability and water rights. 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:

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 10:00:49 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 10:00:50 AM
There's nothing in here about supporting City's trying to protect agriculture.

 Number: 3 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 10:01:37 AM
I've mentioned this before, but please revise to indicate some level of consideration for direct and indirect impacts. Trucking, processing, equipment, etc. etc.



- Use the Boise Airport Master Plan as a guide for land use decisions in the Airport Influence Area
- Require aviation easements for all new development, land divisions, and property boundary adjustments.
- Encourage compatible open space uses such as greenways, parks, agriculture, and recreation within the Airport Influence Area.
- Prohibit the development of schools within the Airport Influence Area, except within Area A where sound-proofing is sufficient.

2.6b-Area of Military Influence. Provide for land uses that are compatible and mitigate encroachment issues with the military operations within the Area of Military Influence (AMI) and Orchard Combat Training Center:

- Limit development in areas where potential risks to health and safety cannot be mitigated.
- Notify military installations of development requests within the AMI and the Orchard Combat Training Center.
- Increase public awareness of military installations for property owners in proximity to Gowen Field and the Orchard Combat Training Center.
- Address compatibility issues involving the military, such as intermittent noise, dust, traffic, and other development design issues, in conjunction with Comprehensive Plan Map Amendments in the AMI.
- Discourage future land uses that could have an adverse effect to the operation of military installations.

1 Goal 2.7: 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.



2.7a-Impacts on neighboring properties. Property owners should not use their property or leave it in a manner that negatively impacts the surrounding neighborhood. 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.

2.7b-Property maintenance. 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).

2.7c-Land use conflicts. 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.

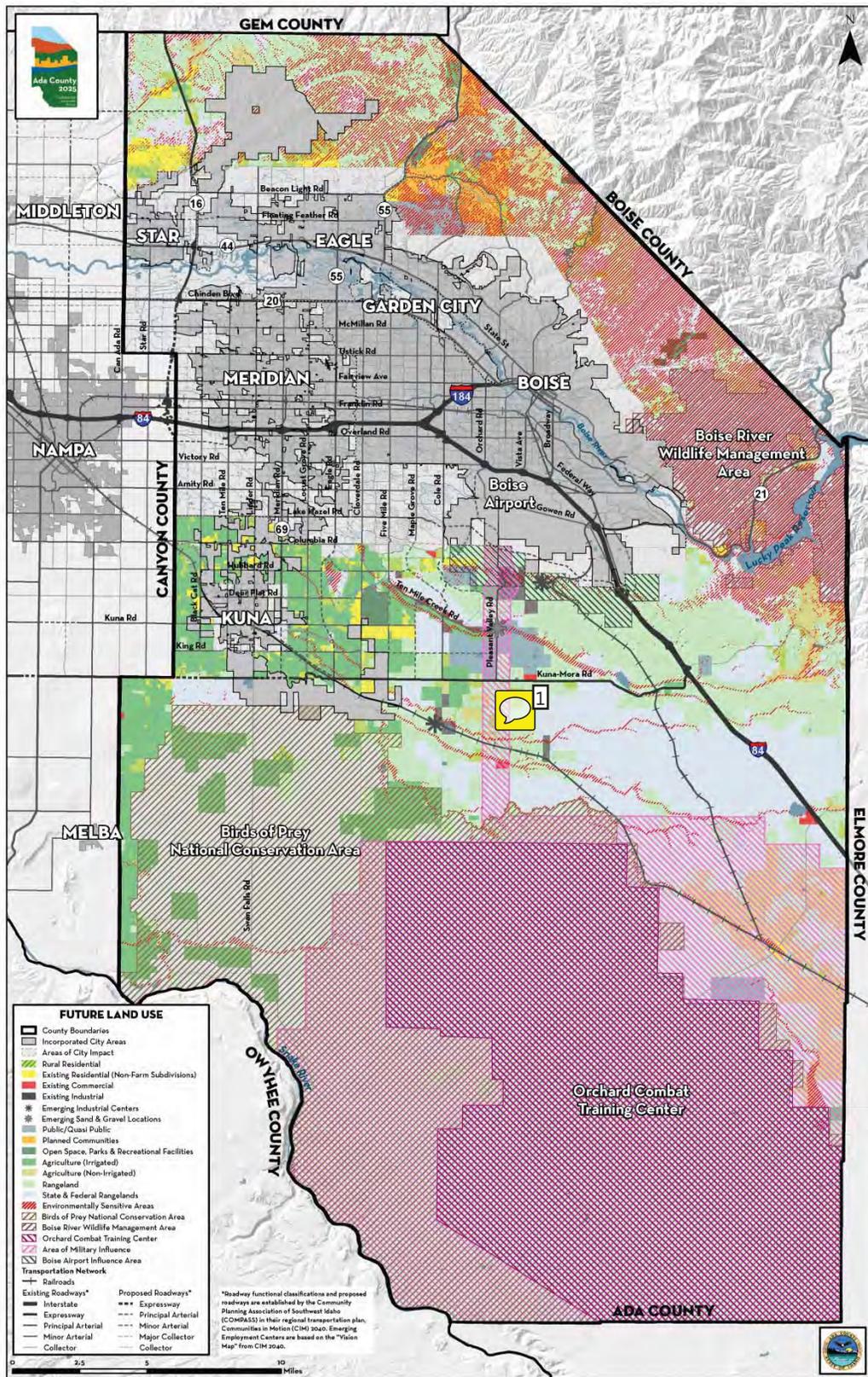
Goal 2.8: Ensure that all planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.

2.8a-Due process. No person should be deprived of private property without due process of law.

2.8b-Just compensation. Private property should not be taken for public use without just compensation.

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 10:02:25 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 10:02:57 AM
I really like this section. A, B, and C are all well said.



Number: 1 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 10:05:32 AM

What's this? The cross hatch direction and color do not match in legend. There is a darker color (Orchard Combat) this direction, and a lighter color (Area of Military Influence) but going the other direction.



Land Use Categories

Table 1 defines land use categories identified on the Existing and Future Land Use maps provided in this chapter. Land use categories are organized into two categories: Incorporated Cities and Areas of City Impact and Rural (Unincorporated Ada County). Table 1 is intended as a quick reference guide to be used in conjunction with the Existing Land Use maps, the Future Land Use map, and the goals and policies in this Plan. Notations in Table 1 identify distinctions in land use categories between Existing and Future Land Use maps.

The Ada County Zoning Ordinance is the controlling document for allowed uses.

Incorporated Cities and Areas of City Impact

This Plan encourages growth in areas where public investments in urban public facilities have already been made or are planned and programmed—primarily within incorporated cities, or within ACIs. ACIs (or future city planning areas) are the unincorporated areas surrounding existing cities where future development, annexation, or incorporation is anticipated to occur. 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.

- Each city’s comprehensive plan as negotiated pursuant to the LLUPA applies within the respective ACI.
- 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 ACIs as may be negotiated pursuant to LLUPA.**
- Impact area adjustments must be negotiated by each of the affected cities with the Board of Ada County Commissioners.

Rural (Unincorporated Ada County)

Rural portions of unincorporated Ada County include agricultural land and facilities; rangeland; city/county open space; environmentally sensitive areas; existing residential, commercial, and industrial uses; and existing and future (approved) Planned Communities. Existing residential, commercial, and industrial uses reflect development approved under current (or prior) County zoning, or through the conditional use process. Table 1 identifies unique uses and considerations associated with specific rural land use categories.



Land Use Category	Uses	Characteristics	Location Criteria
<p>Industrial*</p> <p>*Both the Existing and Future Land Use Plan maps identify conditionally approved Industrial uses.</p>	<p>Primary: Industrial-warehousing, general manufacturing, railroads and industrial business parks, outdoor storage, and rock crushing, agricultural processing plants and technology facilities, as well as lands currently being used for mineral extraction, including sand and gravel.</p> <p>Secondary: Ancillary service commercial to serve employees and residents of the immediate area.</p>	<ul style="list-style-type: none"> • Intended to provide opportunities for manufacturing, warehousing, processing, distribution, and other industries that may not be suitable within ACIs—particularly those that require rail or airport access. • Supporting service commercial uses should be concentrated to the extent feasible. 	<ul style="list-style-type: none"> • Industrial uses should be clustered in locations with adequate services and public infrastructure; typically near major transportation facilities. • Clustering new industrial uses near similar existing uses in Emerging Employment Areas (identified on Future Land Use Plan map) is preferred to maintain the rural character of unincorporated Ada County and minimize noise, traffic, and visual impacts on less intense uses. Emerging Employment Areas identified include Agricultural Industrial uses, Sand and Gravel Operations, and airport supportive uses. • Residential development is strongly discouraged adjacent to these uses. • Provide screening, site design techniques, or other mechanisms to buffer noise, vehicles, appearance, and other impacts of industrial uses on adjacent uses.
<p>Commercial*</p> <p>*Both the Existing and Future Land Use Plan maps identify conditionally approved Commercial uses.</p>	<p>Primary: Neighborhood, community and regional retail, wholesale, service, office and limited manufacturing businesses.</p> <p>Secondary: Farm or produce stands.</p>	<ul style="list-style-type: none"> • Intended to primarily serve the immediate surrounding area, travelers passing through, or the agricultural community. • Commercial uses identified on both the Existing and Future Land Use Plan maps reflect uses approved through the conditional use process. 	<ul style="list-style-type: none"> • Additional commercial development within unincorporated Ada County is anticipated to be very limited and must comply with the standards set forth in the Ada County Zoning Code. • Commercial uses should be located in areas with adequate services and public infrastructure, typically near major transportation facilities and in close proximity to the existing residential and non-residential uses it is intended to serve.

 Number: 1 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 11:48:32 AM
Why is regional "retail" specifically allowed? It's hard to protect ag and rural industrial and also allow urban level services.

 Number: 2 Author: bmcclure Subject: Highlight Date: 7/8/2016 11:46:31 AM



Land Use Category	Uses	Characteristics	Location Criteria
<p>Planned Communities</p>	<p>Primary: Varies by community, but typically includes a mix of single-family detached and attached homes.</p> <p>Secondary: Parks, trails, and other recreational uses; schools, community centers, and other public facilities; and limited supporting retail/commercial services.</p>	<ul style="list-style-type: none"> • Distinct, free-standing communities. • ¹ Each Planned Community is required to pay for and provide its own services and/or enter into agreements with other service providers for such services.  	<ul style="list-style-type: none"> • Development of Planned Communities is governed by the policies of this Plan, as well as the County's zoning and subdivision ordinance. (See Policy 2.3d.) • A community-specific comprehensive plan and zoning ordinance is required for new Planned Communities.
<p>Public/Quasi-Public</p>	<p>Primary: Schools, government offices, fairgrounds, community centers, libraries, hospitals, correctional facilities, and cemeteries.</p> <p>Secondary: Also includes facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.</p>	<ul style="list-style-type: none"> • Varies by use. • Typically free-standing uses on larger sites. 	<ul style="list-style-type: none"> • New public/quasi-public uses should be located based on their primary function. • Schools, community centers, libraries, and other public facilities intended to serve large numbers of people should be located within close proximity to the population they are intended to serve and away from active agricultural uses to minimize conflicts.
<p>Agriculture (Irrigated)</p>	<p>Primary: Farmland, cropland, small farms, CSAs, vineyards, pastures, orchards, or other low intensity agricultural uses.</p> <p>Secondary: Owner/manager residence, farm or produce stands, winery/tasting room, barns and other agricultural structures used for hay, grain, or equipment storage.</p>	<ul style="list-style-type: none"> • Low intensity agricultural uses that normally receive, or have the potential to receive irrigation by artificial means to supplement natural rainfall. • Desirable for long-term agricultural use. 	<ul style="list-style-type: none"> • Residential development is strongly discouraged adjacent to these uses.

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 11:48:51 AM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 11:50:07 AM

And for its tax base to pay for and maintain roadway and other infrastructure impacts? A lot less people paying for a lot more long term maintenance. Everything has to be replaced eventually.

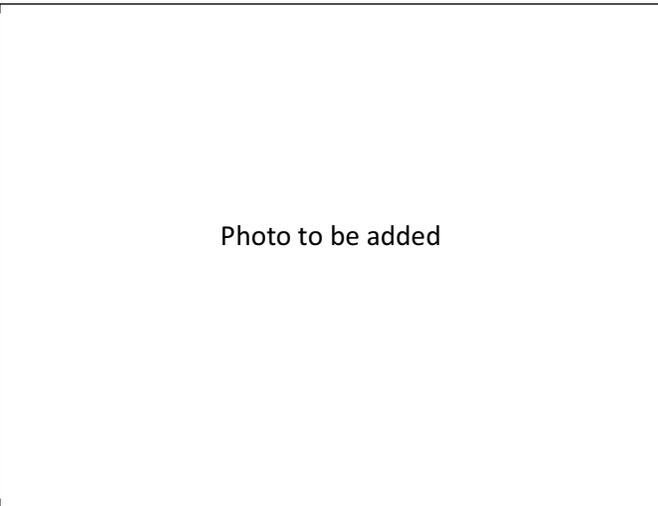


for transportation facilities near schools and school sites.

4.2c-Traffic calming. Work with existing neighborhoods and ACHD to manage traffic on local neighborhood streets to promote safety through use of traffic calming and other measures.

4.2d-Public health standard. Support development and implementation of a long-term transportation system that maintains the public health standard for carbon monoxide attainment.

3 Goal 4.3: Support the development of local transportation systems that are well-connected, both internally and to the regional transportation system.



4.3a-Collector streets. Promote the design of continuous collector streets that discourage cut-through traffic on local streets but aid internal circulation for new developments.



4.3b-Local streets. Promote connectivity through design of well-connected local street systems and pathways. Discourage cul-de-sac developments wherever possible, particularly within ACIs.

4.3c-Private streets. Discourage the use of private streets within ACIs.

4.3d-Stub streets. 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.

1 4.3e-Minimum Connectivity Requirements. Work with ACHD and local jurisdictions to develop, implement, and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, and transit access and to minimize projected vehicle miles traveled from new development.



4.3f-Emergency access. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes

Goal 4.4: Work with local and regional partners to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.

4.4a-Development fair share. 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.

4.4b-Funding sources. Work with ITD, ACHD, and local jurisdictions to refine and use new or expanded funding sources for capital improvements and maintenance and operation of transportation facilities that support multi-modal choices including automotive, transit, bicycle, and pedestrian options. This may include pursuing changes to the state statutes.

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 12:02:48 PM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 12:03:05 PM
Please specifically reference ACHD's Master Street Map

 Number: 3 Author: bmcclure Subject: Highlight Date: 7/8/2016 11:56:42 AM

 Number: 4 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 12:05:07 PM
Appreciate this! Historically, Ada County has allowed large County subdivisions to develop with little to no feasible connectivity. That has negatively impacted City's developing around them, limiting route options and congesting section mile roadways around them. These subdivisions vehemently push back against any stub connections and become significant and literal road blocks of future development.

 Number: 5 Author: bmcclure Subject: Highlight Date: 7/8/2016 12:02:24 PM

 Number: 6 Author: bmcclure Subject: Sticky Note Date: 7/8/2016 12:06:22 PM
Please specifically reference ACHD's Master Street Map as a consideration. Collectors need to be developer driven, and government should well consider wether a development is appropriate if they cannot or will not provide identified connections.



What role does Ada County play in this Focus Area?

Ada County’s Department of Emergency Management prepares and maintains a county-wide risk assessment, identifying the types of risks in the County and their likely frequency and impacts.

Ada County’s Department of Operations ensures that county-owned buildings and facilities are properly built, consistently maintained, and operate at peak performance. This is accomplished through initiatives that support efficient building operations and maintenance, local renewable energy, environmentally essential waste disposal, alternative transportation and parking, and public works construction projects. The County owns and operates several local renewable energy projects and has achieved LEED certification on eight County facilities. Ada County’s Development Services Department reviews proposed development to ensure consistency with the County’s zoning ordinance and provide guidance with regard to land use decisions related to the floodplain, WUFI, and other hazard-prone areas.

Goals and Policies

Goal 5.1: Promote clean air and lower greenhouse gas emissions.

5.1a-Alternative transportation. Work with local and regional partners to increase multimodal transportation options such as ridesharing, transit, bicycling, or walking as a means to reduce vehicle miles travelled (VMTs). Continue to incentivize use of alternative transportation for County employees.

5.1b-Public-private partnerships. Explore opportunities for public-private partnerships to develop alternative electricity generation facilities.

5.1c-Solar. Encourage the use of solar electric or solar hot water systems.



5.1d-Local renewable energy. Continue to support opportunities to develop local renewable energy facilities in conjunction with County facilities (e.g., landfill gas to energy projects, rooftop solar).

5.1e-Alternative fuels. Support the use of alternative transportation fuels in the County fleet as consistent with County plans for energy conservation and energy use.

5.1f-Compact development. Encourage compact development patterns near transit, employment, and services, where possible, to allow for less dependence on automobiles.

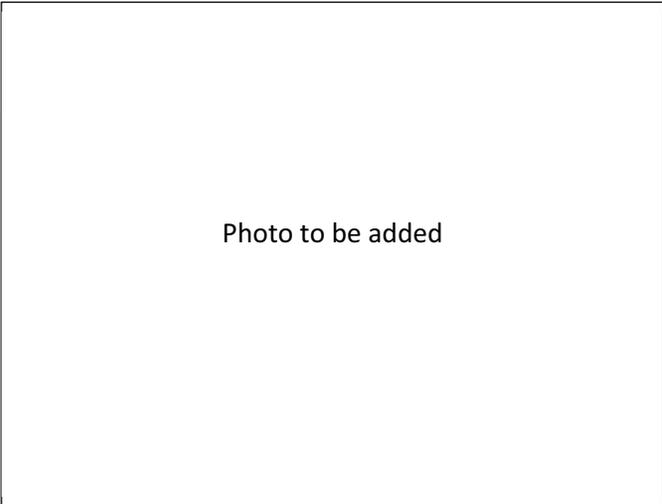


Photo to be added

 Number: 1 Author: bmcclure Subject: Highlight Date: 7/8/2016 12:11:51 PM

 Number: 2 Author: bmcclure Subject: Sticky Note Date: 7/13/2016 12:07:35 PM

This needs some sort of "as appropriate" sideboard. Most subdivisions seem to limit these now because, done poorly (and cheaply, without adequate absorption or anti-reflection coatings), can very significantly and negatively impact the property rights of others. If this is meant more as a commercial level policy, then please state that.



Working together to plan for the future

July 21, 2016

Ms. Megan Basham
Community and Regional Planner
Ada County Development Services
200 W. Front St.
Boise, ID 83702



Re: Ada County 2025 Comprehensive Plan Update

Dear Ms. Basham,

Thank you for the opportunity to provide feedback on the Ada County 2025 Comprehensive Plan update. COMPASS has reviewed the draft plan and provides the following comments for your consideration:

COMPASS appreciates the goals and policies stated throughout the plan. Many of the goals and policies identified echo those in the regional long-range transportation plan, *Communities in Motion 2040* (CIM 2040), particularly: coordinated planning, promoting regional economic development, promoting infill development and efficient growth, promoting multi modal transportation, promoting connections to communities and activity centers, agriculture and open space preservation, protecting environmentally sensitive areas, and promoting public health and safety. This coordination between local and regional planning is to be applauded.

Comprehensive Plan Focus Area 4: Community Connections

1. **Goal 4.3e:** COMPASS requests to be included as a jurisdiction identified to provide input to the proposed connectivity requirements. These requirements will have implications to the regional bicycle and pedestrian component of the long-range transportation plan update, CIM 2040 2.0. COMPASS has established an Active Transportation workgroup, which Ada County participates on, providing input for the connectivity requirements.
2. **Goal 4.4b:** COMPASS provides grant resources and project development support for member agencies for funding transportation improvements and is responsible for distribution of a variety of federal transportation funds. Please include COMPASS as a funding partner in this section.
3. **Goal 4.6a:** COMPASS requests inclusion as an agency listed in the development review process. COMPASS has created a development checklist for member agencies use to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040*.
4. **Goal 4.7c:** COMPASS recommends listing ACHD Commuteride and Valley Regional Transit as ridesharing resources.
5. **Goal 4.7e:** COMPASS recommends adding, "encourage development within identified existing and planned public transportation corridors" in this section.

EXHIBIT #18
201601297, CPA Ada County 2025
Ada County Development Services

Comprehensive Plan Trends and Forecast Report

- 1. Population:** The Trends and Forecast Report identifies cohort population data from the US Census Bureau. COMPASS has developed a population growth projection for age group and sex for Ada and Canyon Counties. Ada County is encouraged to use this information in the comprehensive plan update.
https://www.adacounty2025.com/sites/adacounty2025.com/files/media/AdaCounty2025_staff_draft070616_reduced.pdf
- 2. Housing:** The Department of Housing and Urban Development has created a "Location Affordability Index," which could provide additional information to the housing section of the Trends and Forecast Report.
- 3. Economy:** The economy section of the Trends and Forecast Report includes a summary of existing economic conditions in Ada County. For additional insight into the regional economic assessment, COMPASS recommends a sector evaluation using a shift-share analysis. This analysis looks at what sectors are the strongest or have the largest portion of regional economic growth or decline, compared to national, industrial, and regional factors. COMPASS staff can provide support and information for including a shift-share analysis. Gross metro product is another helpful indicator for evaluating sector growth in the economy and could be included in the plan.
- 4. Land Use:** On page 47, the Trends and Forecast Report includes a section called "Regional Planning" and describes the "preferred growth scenario" developed for the long-range transportation plan. COMPASS officially refers to the preferred growth scenario as the "CIM 2040 Vision," and requests this change be made to this section. COMPASS staff appreciates the inclusion of *Communities in Motion 2040* within the plan.

COMPASS appreciates the opportunity to review and provide comments on the Ada County 2025 Comprehensive Plan update and would like to continue to be involved with Ada County through its planning processes as appropriate. COMPASS can provide additional resources and support as needed to Ada County as a member service.

Sincerely,



Sabrina C. Minshall
Director of Planning

WS: T:\FY16\Transfer\Walt\COMPASSAdaCompPlanComments.docx

Megan Basham

From: Nichoel Baird <nbaird@cityofeagle.org>
Sent: Thursday, July 28, 2016 11:25 AM
To: Megan Basham
Cc: Bill Vaughan
Subject: Ada County 2025 Comprehensive Plan

Megan,

Thank you for the opportunity to comment on the draft Ada County 2025 Comprehensive Plan. The City is encouraged by the direction of the plan and the county's efforts to engage the cities in this planning effort. Specifically, the Eagle planning staff supports the policies for farmland and open space protection- these are large regional policy areas for which the county is an ideal leading agency. Further, policy shifts to no longer rezone all ACI parcels to RUT and to work proactively with the cities to coordinate polices pertaining to larger-lot/rural areas/enclaves is welcomed by the City of Eagle.

Due to timing the comments below are from the City of Eagle planning staff and have not be endorse by the Mayor and City Council. Prior to public hearing at the County Planning and Zoning Commission the City will provide formal comments from the Mayor and Council. The City would welcome a presentation to our City Council on the plan prior to the formalization of the City's comments. Staff is open to discussion with you on any and all of the following comments:

Page 7 : Consider addressing/specifying that the county's adopted comprehensive plan within the Area of City Impact does not necessarily represent the City's most recently adopted plan.

Focus Area 1, Resources and Amenities Goal 1.1: The County's previous documentation referenced the City of Eagle Foothills Plan, open space section. The City recommends the County continue to reference policy plans from the City's that have similarities and to ensure consistent policy implementation and development.

Page 29, 2.1c: States the county's intent to update ACI agreements. Consider addressing how and when these updates will occur. The request for an adopted CIP may not be possible for smaller cities who do not have control over facilities planning and provisions. This policy holds the City at the will of another jurisdiction. Consider the requirement of a CIP for "City provided service".

Page 29, 2.2b: Policy discusses the need for the ACI to be based on a 20-year annexation boundary. Annexation is controlled by Idaho § 50-222 the ACI is not referenced in this section of Idaho Code. There is no standard in LLUPA for limiting the ACI to 20-years. Implementing this policy may result in development in areas that the County was not anticipating but that were clearly endorsed in the City's plan. This policy may result in City's not negotiating new ACI and plan updates. The City of Eagle has historically not support attempts to limit annexation beyond the allowance of Idaho Code. What Criteria is being used to establish "Appropriate breaks between communities".

Page 30, 2.2 d: Please explain the purpose and intent of this sections.

Page 30, 2.2 e: The county should proactively seek out and adopt/codify City code standards that ensure that development in the ACI is consistent and of the same standard as development within the City. Specifically the county should consider Design review, landscaping and subdivision standards. These standards ensure an seamless transition of uses once areas are annexed into the City.

Page 30, 2.3 d: The City of Eagle has not historically support the allowance of Planned Communities. Idaho Code §67-65 directs urban style development into cities. Additionally, the COMPASS Communities in Motion 2040 Plan illustrates

that the cities in Ada County have capacity to support the long term population growth within their existing planning boundaries. This policy seems to be in conflict with rural area and farmland preservation goals.

Page 32, 2.5 c: County should consider a policy to ensure historic irrigation water rights are retained with the property or used for agricultural purposes.

Page 32, 2.5 e: What is the economic impact of agriculture in Ada County today? The County should consider quantifying this statement and establish policies to enhance or, at a minimum, do no harm to this economic sector within the County.

Page 38 - 42, Future Land Use Map: Remove all land use designations within the incorporated city limits including, but not limited to, ACI overlaps and environmentally sensitive areas. The county's plan does not apply in these areas.

Page 44, Incorporated Cities and ACI: Under location criteria consider changing language to reference that annexation is determined by the "cities" based on the requirements of Idaho Code §50-222, not locally adopted criteria. The City should be the referenced lead.

Page 44 & 46, Land Use Categories: Are their maximum residential densities associated with the following land uses: Residential, Agriculture (irrigated & non-irrigated), Agricultural facilities, & rangeland.

Page 48, Environmentally Sensitive Areas: Is this a use or an overlay. The scaling of the maps on page 38-42 do not clarify the underlying land use (residential, open space, range land).

Page 52, Goal 3: County should consider recreation and tourism as an economic driver. Specifically consider the Snake River/Eagle Foothills AVA, Boise River, and Foothills open space uses.

Page 52, Page 52, 3.2 c: City of Eagle has not historically supported Planned Communities, see pervious comments.

Page 52, Goal 3.3: City of Eagle support the continuation/promotion of agriculture uses within the unincorporated county.

Page 61, Functional Class Map: Consider refining coloring on map it is hard to read.

Page 71, High Risk Areas Map: Bring City limits forward, the county plan will not apply in these areas.

Page 73 or Page 61, 5.1: Consider a policy about the County going paperless. Much of this work has been done but there is more to be done.

Page 82, 1.2b: Change language to "Work with other agencies "to Explore...."

Page 86, 2.1 a: The lead on this issue should be the cities. The County can incorporate the most recent updates to the cities plans but the City update their plans as they see fit. Consider softening the language to "offer assistance or support".

Page 86, 2.1 d: Consider adding the cities as partners in establishing this criteria. Working proactively with the cities will help ensure buy in and ensure that process can be implemented.

Page 88, 2.2 f: This implementation strategy does not coordinate well with the original policy: "2.2f-Residential development. Encourage residential development to occur at urban densities within the ACIs and in Planned Communities where urban public facilities are available, consistent with the cities' comprehensive plans." Consider expanding the policy on page 30 to scope/address open space and farmland as policies within the ACI. Criteria should be established in cooperation with the cities as to which RUT lands are preserved: Prime Irrigated Ag Land, Active

Agriculture, etc. Also include agriculture interest as a partner on this item. Eagle would encourage proactive joint planning for agricultural uses within the large lot areas of our ACI. It is unlikely these areas will annex in the future but will become enclaves, the alignment of city and county policies and development practices would be beneficial to the jurisdictions and the land owners.

Again, thank you for the opportunity to participate in and comment on this planning effort.

Sincerely,

Nichol R. Baird Spencer, MCRP, AICP

Planner III
City of Eagle
208-939-0227



RECEIVED

By Ada County Development Services at 11:56 am, Aug 09, 2016

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: March 17, 2016

To: Boise City Planning & Zoning

Re: 201503969-CPA-ZOA; Countywide

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\2016-CU\201503969-CPA-ZOA.doc

EXHIBIT # 20
201601297, CPA Ada County 2025
Ada County Development Services

Megan Basham

From: Mark Wasdahl <Mark.Wasdahl@itd.idaho.gov>
Sent: Thursday, August 11, 2016 10:19 AM
To: Megan Basham
Subject: RE: Draft Ada County 2025 Comprehensive Plan Review
Attachments: AdaCounty2025_Review.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached recommended changes for the draft Ada County 2025 Comprehensive Plan.

Mark Wasdahl

Senior Planner
Idaho Transportation Department - District 3
Office: (208) 334-8344 Fax: (208) 334-8917
Email: mark.wasdahl@itd.idaho.gov

From: Megan Basham [<mailto:mbasham@adaweb.net>]
Sent: Thursday, July 07, 2016 2:31 PM
To: Megan Basham
Subject: Draft Ada County 2025 Comprehensive Plan Open Houses



Ada County is excited to announce that the draft [Ada County 2025 Comprehensive Plan](#) is [here!](#) Click [here](#) to view the draft plan.

We will be hosting a series of 3 open houses to obtain public input on the draft Ada County 2025 Comprehensive Plan.

WEDNESDAY, July 20, 2016 11:00 AM – 1:00 PM

**Public Hearing Room at the Ada County Courthouse, 1st Floor
200 West Front Street, Boise, ID 83702**

Wednesday, July 20, 2016 6:00 PM – 8:00 PM

1st Floor Boardroom at the COMPASS/VRT Building

700 East 2nd Street, Meridian, ID 83642

THURSDAY, JULY 21, 2016 6:00PM - 8:00PM

**Public Hearing Room at the Ada County Courthouse, 1st Floor
200 West Front Street, Boise, ID 83702**

Comments will also be received online, via email to mbasham@adaweb.net or mailed to the address below. Please feel free to forward this email to your constituents, residents, neighbors, members or anyone that may be interested.

Thank you to everyone that participated in the Ada County 2025 planning effort!!



Megan Basham,
AICP
Community and
Regional Planner
Ada
County Development
Services
200 W. Front St.,
Boise, ID 83702
(208) 287-7944 office
(208) 287-7909 fax

Page	Section	Content
58	FOCUS AREA 4: COMMUNITY CONNECTIONS	4.6C-Traffic studies. Add "ITD" to . . . in accordance with ACHD and ITD procedures that evaluate . . .
80	IMPLEMENTATION	TYPES OF STRATEGIES. Partnerships. Many goals and policies involve planning efforts with other jurisdictions and inviting other agencies and jurisdictions in the region to participate in Ada County planning efforts. For example, ongoing collaboration with the cities, neighboring counties, ACHD, IDT , VRT, and others will be imperative to support the implementation of the Plan. Change "IDT" to "ITD".
81	IMPLEMENTATION	Strategy 1.1.f. Maintain a coordinated program for controlling and eliminating noxious weeds. Lead: Weed, Pest, & Mosquito Abatement ADD
93	IMPLEMENTATION	"Partner: ITD" (ITD pays Ada County for weed, pest and gopher control services for areas adjacent to state highways.)
94	IMPLEMENTATION	Strategy 4.2c. Partners: (add ITD. ITD has a Bike-Ped Coordinator at our HQ who is involved with bike safety)
		Strategy 4.4a. ITD is listed in the Strategies column but not in the Responsibility column. Add ITD as a Partner.
		Idaho Transportation Department (IDT). (CHANGE TO "ITD") 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.
105	GLOSSARY OF TERMS	Bicycle and pedestrian facilities would be directly associated with adjacent roads and bridges. ITD does not directly own public transportation systems but does provide oversight of federal funds programmed for those purposes. ITD does not own rail facilities.
		Level of Service. (LOS) A term used to describe available capacity on a road or street intersection. It is similar to a report card rating and reflects the relative ease of traffic flow. Level of service A and B indicate conditions where vehicles can move freely. Level of service C and D are progressively worse. Level of service F represents congestion and implies the road segment or intersection is being used beyond design
105	GLOSSARY OF TERMS	capacity. Level of service can be applied to other . . .
		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. (A strip of land would not be acquired for a crosswalk but it would for the road beneath it.)
106	GLOSSARY OF TERMS	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. "place" is also a popular identifier
107	GLOSSARY OF TERMS	Street, Arterial. A street signed for speeds above 30 miles-per-hour and traffic volumes exceeding 3,000 vehicles daily.
107	GLOSSARY OF TERMS	

Megan Basham

From: Susan Medlin <ssmedlin@gmail.com>
Sent: Friday, August 19, 2016 2:32 PM
To: Megan Basham
Subject: Ada County 2025

Follow Up Flag: Follow Up
Flag Status: Flagged

August 20, 2016

TO:

RE: File # 201601297-CPA

I am writing to passionately encourage you to include Farmland Preservation in the Ada County 2025 Comprehensive Plan.

For so many reasons, farmland is critical to maintaining our quality of life in the Treasure Valley and Ada County. When farmland goes, food security goes. Water management, particularly in terms of groundwater recharge and wetlands, is compromised. Open space and wildlife habitat is destroyed. Years of expensive farm infrastructure is destroyed or abandoned. Jobs are lost.

Ada County is still open, beautiful, and able to feed itself (even if it currently does not). Encouraging sprawl and faux-country lifestyles at the expense of real farmland is a disservice to the common good. I urge Ada County planners to join with the many groups in our area who wish to stop the paving over of fertile land, replacing that land with a built environment that will last indefinitely.

Let's work together to encourage the kind of growth that will keep our urban areas vibrant and our rural areas fertile and supportive of life as farms, forests and forage.

Very truly yours,

Susan S. Medlin

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on September 15, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601068-CU-MSP, BRATCHER MIKE; A Conditional Use/Master Site Plan for a contractors yard for parking for concrete construction. The property contains 2.102 acres and is located at 284 N. McDermott Rd., Nampa, ID 83687 in Section 9, T. 3N, R. 1W. Diana Sanders 287-7905. 201601093-PR-S, MOORHOUSE SEAN; Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd., Meridian, ID 83646 in Section 29, T. 4N, R. 1W. Kristy Inselman 287-7998. 201601200-DA-MSP-ZC, NORTHSIDE MANAGEMENT; Zoning ordinance map amendment, development agreement, and master site plan application to rezone a property to Limited Office. The property contains 1.92 acres and is located at 6350 W. Moon Valley Rd., Eagle, ID 83616 in Section 14, T. 4N, R. 1W. Diana Sanders 287-7905. 201601220-CU-MSP, SUGGS JANE; A conditional use and master site plan application for a contractor's yard and shop for a tree removal company. The property contains 1.36 acres and is located at 6317 W. Gowen Rd., Boise, ID 83709 in Section 30, T. 3N, R. 2E. Brent Danielson 7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect, Planning & Zoning Administrator Pub. Aug. 23, 2016 **Publish Dates:** 8/23/2016 -9/6/2016 1

Megan Basham

From: Ward,Rick <rick.ward@idfg.idaho.gov>
Sent: Friday, August 26, 2016 4:28 PM
To: Megan Basham
Subject: RE: Ada County Application Transmittal Notice.

Follow Up Flag: Follow up
Flag Status: Flagged

Megan,

The Idaho Department of Fish and Game (Department) has reviewed the draft Ada County Comprehensive Plan. The intent of the plan as we understand it is to lay out the desired future condition for the County and provide a roadmap for achieving that condition. We recognize that the Plan places value on open space and wildlife habitat, particularly in the foothills and along the Boise River corridor and, therefore, coincides with many of the Department's management objectives for public resources.

The only specific comment we have is for section 1.1f. The draft plan uses the term "critical wildlife habitat" in the general sense. Critical habitat has a legal meaning under the Endangered Species Act that is very different than what it appears the County intends to convey here. Therefore, the Department recommends the use of a different term such as important wildlife habitat or high-value wildlife habitat. Please also be aware that federal agencies such as the Bureau of Land Management and the Forest Service have a formal definition of sensitive species and a process for identifying them, but the State of Idaho does not. It is common to use the term sensitive in the general sense, but I think it would clarify the County's intent if sensitive is defined in the Glossary of Terms.

Thank you for the opportunity to comment and we look forward to working with Ada County in the future. Please let me know if you have any questions.

Rick

Rick Ward
Environmental Staff Biologist
Idaho Department of Fish and Game
Southwest Region
3101 S. Powerline Rd.
Nampa, ID 83686
(208)475-2763



From: Megan Basham [mailto:mbasham@adaweb.net]
Sent: Friday, July 29, 2016 11:05 AM
To: cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; gordon.m.hamilton@williams.com; bpietras@idl.idaho.gov; john.lee@unitedwater.com; tfischer@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; rgervais@cityofboise.org; Cecily Willerton; Scott Williams; mary@benchsewer.org; drh1294@gmail.com; lanette.daw@boiseschools.org;

laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; beggleston@cityofboise.org; ttucker@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridaho.org; Greg Timinsky; xaygal2012@cableone.net; sdel01@hotmail.com; cmiller@compassidaho.org; masserhna@gmail.com; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmccleddy@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; scott.eaton@faa.gov; smm5156@gmail.com; lisa.harm@outlook.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; Ward,Rick; peoplesm@dhw.idaho.gov; jnichols@idl.idaho.gov; danielle.robbyns@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunafire.com; kbekkedahl@kunaschools.org; annh_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiancity.org; meridianfire@meridiancity.org; gretchen@mld.org; mm_mi@juno.com; mm_mi@juno.com; velta@nyid.org; sp@nacfa.net; rgervais@cityofboise.org; rjohnson@cityofboise.org; nwbsd@msn.com; mark@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; nathan@settlersirrigation.org; starcemetery@msn.com; terraestradaswd@cableone.net; sunset; jangels10@cableone.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; suelynn.d.williams@usps.gov; adaswcd@gmail.com; wbsdmb@qwestoffice.net; wbestates@aol.com; jtomlinson@cityofboise.org; bryce@sawtoothlaw.com; info@payetteriverscenicbyway.com; dmorris@ctctele.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Bob Batista; info@westernada.com; fernsworth13@gmail.com; cityofmelba@aol.com; Ryan Strain; Ryan Strain; tonym222@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; boiseccc@qwestoffice.net; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; james.p.anderson3.mil@mail.mil; darren.ream.mil@mail.mil; cernusak@cableone.net; rgervais@cityofboise.org; rjohnson@cityofboise.org; byrce@sawtoothlaw.com; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; pdonalds@idoc.idaho.gov; mdewalt@adalb.org; gordon@cityofkuna.com; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; jthorn@gardencityidaho.org; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; kimberly.bose@ferc.gov; brandon.w.hobbs@usace.army.mil; bvnaboise@gmail.com; michaelmcglathery@gmail.com; cdishner@imd.idaho.gov; jstuber@republicservices.com; Megan Basham; Paul Marusich
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice.

	<h2 style="margin: 0;">Ada County Development Services</h2> <h3 style="margin: 0;">Planning & Zoning Division Transmittal</h3>
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File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.	
Reviewing Body: P AND Z	Hearing Date: 9/15/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P&Z Recommendation:
Property:	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review

individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 8/26/2016. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER
200 W Front Street
Boise ID 83702
mbasham@adaweb.net
(208) 287-7944

Megan Basham

From: Selena O'Neal
Sent: Monday, August 29, 2016 10:03 AM
To: Megan Basham
Subject: Comp Plan Focus Area 5: Sustainable Practices and Efficiency

Follow Up Flag: Follow up
Flag Status: Completed

Hi Megan:

That was an interesting meeting last week with COMPASS. Thank you for arranging it and inviting Scott Williams and I.

I happened to notice copies of different parts of the Comp Plan sitting by the door and I grabbed the section on Sustainable Practices and Resiliency. I skimmed through it and noticed some places where photos were still to be added so I thought I'd make a few suggestions. I hope you don't mind.

On page 64, Alternative Transportation – I think it would be great to use a picture of the group ride we had in May with the Sheriff and the Commissioners on the green bikes. ☺

On page 65 is a picture of Diversion Dam – I think we should replace it with a photo of Barber Dam since we own it and that is where the Boise River water comes from. Diversion Dam water goes to the New York Canal and is owned by the Army Corp of Engineers.

Page 65, 5.2e-Stormwater management. Change the first word “Explore” to “Deploy” or something that shows we are implementing BMPs, not just thinking about it. As far as our building projects go, we always follow SWIPP and BMPs to protect groundwater, but maybe that's not what this is saying.

Page 68, 5.6b-Renewable energy resources – I think a nice photo of our rooftop solar PV system on Barber Park's admin building would be great.

Let me know what you think and if you need me to send you some pics. ☺

Selena O'Neal, CEM, LEED AP

Energy Specialist

Ada County Operations
200 W Front Street
Boise, ID 83702
208-287-7106



(/)

News Releases / Announcements

Public Service Announcement #201601297 CPA

Public Hearing (<https://adacounty.id.gov/Home/CategoryID/8>), News Release (<https://adacounty.id.gov/Home/CategoryID/9>) 9/2/2016 9:48:00 AM View Count 0
Return (<https://adacounty.id.gov/>)



(/Portals/0/xNews/uploads/2016/9/2/AC2025Logo.png)

FOR IMMEDIATE RELEASE

September 2, 2016

Contact: Kate McGwire
Public Information Officer
208-287-7008

PUBLIC SERVICE ANNOUNCEMENT

The Ada County Planning and Zoning Commission will hold a public hearing on September 15, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to discuss Project #201601297 CPA, Ada County 2025 Comprehensive Plan: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.

Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. prior to this public hearing so that arrangements can be made.

Planner assigned to project: Megan Basham, AICP; 287-7944.

Tags

- Ada County (<https://adacounty.id.gov/?SearchTag=Ada+County>)
- AdaCounty2025 (<https://adacounty.id.gov/Home/SearchTag/AdaCounty2025>)
- Public Hearing (<https://adacounty.id.gov/?SearchTag=Public+Hearing>)
- Planning and Zoning (<https://adacounty.id.gov/?SearchTag=Planning+and+Zoning>)

Related

- Ada County Paramedics and Commissioners Deliver Toys to Hospitalized Children and Local Shelter (<https://adacounty.id.gov/Home/ArticleID/1744/Ada-County-Paramedics-and-Commissioners-Deliver-Toys-to-Hospitalized-Children-and-Local-Shelter>) 12/28/2015
- Ada County Paramedic Wins EMS Advocate of the Year (<https://adacounty.id.gov/Home/ArticleID/1791/Ada-County-Paramedic-Wins-EMS-Advocate-of-the-Year>) 4/21/2016

EXHIBIT # 26
201601297, CPA Ada County 2025
Ada County Development Services

- Ada County Commissioners Deny Advisory Question (<https://adacounty.id.gov/Home/ArticleID/1780/Ada-County-Commissioners-Deny-Advisory-Question>) 3/18/2016
- Ada County 2016 Open House Slideshow (<https://adacounty.id.gov/Home/ArticleID/1796/Ada-County-2016-Open-House-Slideshow>) 4/26/2016
- Ada County Celebrates National County Government Month (<https://adacounty.id.gov/Home/ArticleID/1786/Ada-County-Celebrates-National-County-Government-Month>) 4/1/2016
- Christa Ledbetter-Nuxoll Appointed to Board of Community Guardians (<https://adacounty.id.gov/Home/ArticleID/414/Christa-Ledbetter-Nuxoll-Appointed-to-Board-of-Community-Guardians>) 8/4/2015

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Ada County Offices • Courthouse • 200 W. Front Street • Boise, ID 83702 • Phone: (208) 287-7080

<p>EXHIBIT # 2 201601297, CPA Ada County 2025 Ada County Development Services</p>



Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

September 19, 2016

Ada County Development Services

RE: File #201601297 CPA, Ada County 2025

To File;

This is to notify you of the action taken by the Ada County Planning and Zoning Commission on the above referenced petition.

The Commission voted at their September 15, 2016 public hearing to recommend approval of the application to the Board of Ada County Commissioners. The Commission reached its determination based on the Findings of Fact and Conclusions of Law.

Further, this is to notify you that your petition has been scheduled to be heard by the Board of Ada County Commissioners on November 9, 2016. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7944 or at mbasham@adaweb.net

Sincerely,

A handwritten signature in black ink that reads "Megan Basham".

Megan Basham, AICP
Community and Regional Planner
Ada County Development Services, Planning & Zoning Division

Megan Basham

From: Megan Basham
Sent: Wednesday, September 21, 2016 1:43 PM
To: cshmidt@gardencityidaho.org; nancy@drycreekcemetary.com; lynnmoser@questoffice.net; adam.straubinger@idpr.idaho.gov; chornsbey@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; gordon.m.hamilton@williams.com; bpietras@id.idaho.gov; john.lee@unitedwater.com; roger.greaves@suez-na.com; fischer@blm.gov; kclaire@usbr.gov; ddoan@cityofboise.org; rgervais@cityofboise.org; Cecily Willerton; Scott Williams; mary@benchsewer.org; drh1294@gmail.com; lanette.daw@boiseschools.org; laurenboehlike@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cchd.idaho.gov; lbadigia@cddh.idaho.gov; centralinna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dflukey@cityofboise.org; sbeescham@cityofboise.org; beggleston@cityofboise.org; tucker@cityofboise.org; kyokom@cityofboise.org; iffook@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridaho.org; Greg Timmsky; xrayga12012@cableone.net; sckel01@hotmail.com; cmiller@compassidaho.org; massehna@gmail.com; pkgam8061@aol.com; Bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmcclemmy@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; scott.eaton@faa.gov; smm5156@gmail.com; lisa.harm@outlook.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lesser@td.idaho.gov; rward@dfg.idaho.gov; peoplesm@dhw.idaho.gov; jnichols@id.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@td.idaho.gov; shona.tonkin@td.idaho.gov; ken.couch@td.idaho.gov; mark.wasdah@td.idaho.gov; msinglet@ingas.com; idprospect@aol.com; kunacemetery@gmail.com; jillman@kunatire.com; kbekkedahl@kunaschools.org; annh_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiancity.org; meridianfire@meridiancity.org; gretchen@mld.org; mm_mi@juno.com; mm_mi@juno.com; velta@nyid.org; sp@naclia.net; rgervais@cityofboise.org; rjohnson@cityofboise.org; nwsbd@msn.com; mark@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; nathan.settlersirrigation.org; starcemetery@msn.com; terrastradasswd@cableone.net; sunset; jangels10@cableone.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob.kibler@fws.gov; suelynn.d.williams@usps.gov; adaswcd@gmail.com; wbsdmb@questoffice.net; wbestates@aol.com; jtomlinson@cityofboise.org; Bryce@sawtoothlaw.com; info@payetteriverscnicbyway.com; dmorris@ctctele.com; frommm.carla@epa.gov; ethan.morton@shs.idaho.gov; sburmgarner@cityofeagle.org; Darby Weston; Clittle@achdidaho.org; svarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Bob Batista; info@westernada.com; fernsworth13@gmail.com; cityofmelba@aol.com; Ryan Strain; tonym222@msn.com; president@collistercna.org; edmillier@givenspursley.com; rh2board@yahoo.com; boiseccc@questoffice.net; lee.d.rubel@mail.mil; farin.d.schwartz@mail.mil; James.p.anderson3@mail.mil; darren.ream@mail.mil; cernusak@cableone.net; rgervais@cityofboise.org; johnson@cityofboise.org; byrce@sawtoothlaw.com; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; pdonalds@doc.idaho.gov; mdewall@adalib.org; gordon@cityofkuna.com; tdrb@hiddensprings.com; Mark Fern; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius;

To: jthom@gardencityidaho.org; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; kimberly.bose@ferc.gov; brandon.w.hobbs@usace.army.mil; bvnboise@gmail.com; michaelmclathery@gmail.com; cdishner@imd.idaho.gov; jstuber@republicservices.com; Megan Basham
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice.



**Ada County Development Services
 Planning & Zoning Division Transmittal**

File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. P&Z recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.	
Reviewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P&Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE,SUPPLIED.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gixx.adaweab.net/acs/v2/, and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 10/6/2016. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@adaweab.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
 MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER
 200 W Front Street
 Boise ID 83702
mbasham@adaweab.net
 (208) 287-7944

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: BOISE VALLEY IRRIGATION DITCH COMPANYS/STAN MATLOCK	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: BALLANTYNE DITCH COMPANY	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: AT SORENSEN HOMEOWNERS ASSN	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BOISE VALLEY IRRIGATION DITCH COMPANY/STAN
ATT: STAN MATLOCK
8633 BOGART LN
BOISE ID 83714

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: BROOKHOLLOW NEIGHBORHOOD ASSOCIATION	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: BOISE PROJECT BOARD OF CONTROL	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal	
To: AT SORENSEN HOMEOWNERS ASSN	Date: 9/21/2016 X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan Tracking System (ATS) web site at gdx.adweb.net/cds/2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select Additional Info from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
Applicant: ADA COUNTY DEVELOPMENT SERVICES	P & Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 8.119 acres and is located at 200 W FRONT ST BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbasham@adweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND RD
BOISE ID 83705

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

BROOKHOLLOW NEIGHBORHOOD ASSOCIATION
11266 W BRIDGE TOWER DR
BOISE ID 83709

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

AT SORENSEN HOMEOWNERS ASSN
6750 DIAMOND
BOISE ID 83709

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

AT SORENSEN HOMEOWNERS ASSN
6750 DIAMOND
BOISE ID 83709

EXHIBIT # 29
201601297, CPA Ada County 2025
Ada County Development Services

	ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal
To: STAR NEIGHBORHOOD ALLIANCE FOR GROWTH	Date: 8/21/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan is available on the County's website at ada.gov . The County's Comprehensive Plan is subject to the County's Citizen Impact over the next ten years. PAZ recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.	
Renewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation: RECOMMEND APPROVAL	
Property: The property contains 8.119 acres and is located at 200 W Front St BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced in the Tracking System (ATS) web site at gdx.adweb.net/cds/2 and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 10/6/2016. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATIS, please call me at the number listed below.	
Sincerely yours, MBSHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbsham@adaweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST. RM 2125
BOISE, ID 83702

STAR NEIGHBORHOOD ALLIANCE FOR GROWTH
860 S MAIN ST
STAR ID 83669

	ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal
To: VETERANS PARK NEIGHBORHOOD ASSN	Date: 8/21/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan is available on the County's website at ada.gov . The County's Comprehensive Plan is subject to the County's Citizen Impact over the next ten years. PAZ recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.	
Renewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation: RECOMMEND APPROVAL	
Property: The property contains 8.119 acres and is located at 200 W Front St BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced in the Tracking System (ATS) web site at gdx.adweb.net/cds/2 and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 10/6/2016. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATIS, please call me at the number listed below.	
Sincerely yours, MBSHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbsham@adaweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST. RM 2125
BOISE, ID 83702

VETERANS PARK NEIGHBORHOOD ASSN
1100 W GEMING PRATT
PO BOX 6838
BOISE ID 83707

	ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal
To: US POSTAL SERVICES/MERIDIAN ID	Date: 8/21/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan is available on the County's website at ada.gov . The County's Comprehensive Plan is subject to the County's Citizen Impact over the next ten years. PAZ recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.	
Renewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation: RECOMMEND APPROVAL	
Property: The property contains 8.119 acres and is located at 200 W Front St BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced in the Tracking System (ATS) web site at gdx.adweb.net/cds/2 and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 10/6/2016. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATIS, please call me at the number listed below.	
Sincerely yours, MBSHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbsham@adaweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST. RM 2125
BOISE, ID 83702

US POSTAL SERVICES/MERIDIAN ID
1715 CANAL ST
MERIDIAN ID 83642

	ADA COUNTY DEVELOPMENT SERVICES Planning & Zoning Division Transmittal
To: VISTA NEIGHBORHOOD ASSOCIATION INC	Date: 8/21/2016
File Number: 201601297-CPA	X-Reference: NONE
Description: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan is available on the County's website at ada.gov . The County's Comprehensive Plan is subject to the County's Citizen Impact over the next ten years. PAZ recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.	
Renewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: ADA COUNTY DEVELOPMENT SERVICES P & Z Recommendation: RECOMMEND APPROVAL	
Property: The property contains 8.119 acres and is located at 200 W Front St BOISE 83702, Section NONE SUPP/LEB.	
Ada County Development Services is requesting comments and recommendations on the application referenced in the Tracking System (ATS) web site at gdx.adweb.net/cds/2 and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 10/6/2016. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATIS, please call me at the number listed below.	
Sincerely yours, MBSHAM, COMMUNITY AND REGIONAL PLANNER (208) 287-7944 mbsham@adaweb.net 200 W Front Street, Boise ID 83702	

14. ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST. RM 2125
BOISE, ID 83702

VISTA NEIGHBORHOOD ASSOCIATION INC
1715 CANAL ST
BOISE ID 83705

Agency and Public Comments on Ada County 2025					
Date	Name/Agency	Comments		Action Taken / Recommended Action / Response	
8/1/2016	Liz Paul	Page 64	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Goal 5.1: This is good	
		Page 64	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.1a: Nix the word alternative. Multi-modal is fine. Alternative has a negative cultural meaning.	Change to Multi-Modal
		Page 64	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.1b: Again, skip the word alternative. This policy needs to be clarified. Are the partnerships going to develop carbon-free energy generation facilities to lower greenhouse gas emissions?	No change
		Page 64	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2a: How is the County currently assessing water quality and water quantity?	
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2b: This is good. The County should be an active participant in discussions and negotiations pertaining to Boise River flow	
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2c, 5th bullet: Thanks	
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2c, 6th bullet: The County should adopt the same standards in place in Boise and Garden City for onsite retention and treatment of stormwater	Addressed in implementation
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2d: Support Partners for Clean Water financially and use those materials instead of creating new - pertaining to stormwater	Budget decision by BOCC
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.2e: Adopt methods or implement methods, don't explore	No change
		Page 65	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.3f: Promote the use of native plants and other low water species and water efficient irrigation practices for County facilities...Our climate is naturally arid. Drought is by definition a temporary situation. We need people to understand that this is an arid area all the time	No-change -Drought-tolerant is the typical term used
		Page 66	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.3a: Good	
		Page 66	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.3b: Good, but don't use the word drought. See above	
		Page 66	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.3c: There is a fight going on in Idaho over intergration of more clean renewable energy into our power base. Ada County should come forward and advocate for renewable energy at the state and federal level	
		Page 66	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.4b: Substitute floodplain for floodway; the floodway is too narrow. Also, the Greenbelt is not natural state. The Greenbelt disrupts the riparian ecosystem, brings dogs and people, noise and trash to more areas of the river.	Strike greenbelt; federal regulations allow development in the floodplain--Ada County County prohibits development in the floodway with few exceptions
		Page 67	FOCUS AREA 5: SUSTAINABLE PRACTICES & RESILIENCY	Policy 5.4d: Good	

8/11/2016	ITD				
		Page 58	FOCUS AREA 4: COMMUNITY CONNECTIONS	4.6C-Traffic studies. Add "ITD" to . . . in accordance with ACHD and ITD procedures that evaluate . . .	Make change
		Page 80	IMPLEMENTATION	TYPES OF STRATEGIES. Partnerships. Many goals and policies involve planning efforts with other jurisdictions and inviting other agencies and jurisdictions in the region to participate in Ada County planning efforts. For example, ongoing collaboration with the cities, neighboring counties, ACHD, IDT, VRT, and others will be imperative to support the implementation of the Plan. Change "IDT" to "ITD".	Make change
		Page 81	IMPLEMENTATION	Strategy 1.1.f. Maintain a coordinated program for controlling and eliminating noxious weeds. Lead: Weed, Pest, & Mosquito Abatement ADD "Partner: ITD" (ITD pays Ada County for weed, pest and gopher control services for areas adjacent to state highways.)	Make change
		Page 93	IMPLEMENTATION	Strategy 4.2c. Partners: (add ITD. ITD has a Bike-Ped Coordinator at our HQ who is involved with bike safety)	Make change
		Page 94	IMPLEMENTATION	Strategy 4.4a. ITD is listed in the Strategies column but not in the Responsibility column. Add ITD as a Partner.	Make change
		Page 105	GLOSSARY OF TERMS	Idaho Transportation Department (IDT). (CHANGE TO "ITD") 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. Bicycle and pedestrian facilities would be directly associated with adjacent roads and bridges. ITD does not directly own public transportation systems but does provide oversight of federal funds programmed for those purposes. ITD does not own rail facilities.	Make change
		Page 105	GLOSSARY OF TERMS	Level of Service. (LOS) A term used to describe available capacity on a road or street intersection. It is similar to a report card rating and reflects the relative ease of traffic flow. Level of service A and B indicate conditions where vehicles can move freely. Level of service C and D are progressively worse. Level of service F represents congestion and implies the road segment or intersection is being used beyond design capacity. Level of service can be applied to other . . .	Make change
		Page 106	GLOSSARY OF TERMS	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. (A strip of land would not be acquired for a crosswalk but it would for the road beneath it.)	Make change
		Page 107	GLOSSARY OF TERMS	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. "place" is also a popular identifier	Make change

		Page 107	GLOSSARY OF TERMS	Street, Arterial. A street signed for speeds above 30 miles-per-hour and traffic volumes exceeding 3,000 vehicles daily.	Make change
8/9/2016	Boise Public Works			No comment	
8/20/2016	Susan Medlin			In support of farmland preservation	Agriculture Preservation is identified as a priority
8/26/2016	ID Fish & Game				
		Page 15	FOCUS AREA 1: COUNTY RESOURCES & AMENITIES	The draft plan uses the term "critical wildlife habitat" in the general sense. Critical habitat has a legal meaning under the Endangered Species Act that is very different than what it appears the County intends to convey here. Therefore, the Department recommends the use of a different term such as important wildlife habitat or high-value wildlife habitat. Please also be aware that federal agencies such as the Bureau of Land Management and the Forest Service have a formal definition of sensitive species and a process for identifying them, but the State of Idaho does not. It is common to use the term sensitive in the general sense, but I think it would clarify the County's intent if sensitive is defined in the Glossary of Terms.	Make change
8/26/2016	Ada County Engineer				
		Page 15	FOCUS AREA 1: COUNTY RESOURCES AND AMENITIES	Strike Policy 1.2f in its entirety, renumber as necessary, and add language to Policy 5.2e: Stormwater Management to address water quality as it pertains to county-wide drainage	Make change and work with County Engineer on specific language for Policy 5.2e
		Page 64	Ada County role text box	Replace "provide guidance" in the last sentence to "regulations"	Make change
		page 65	Policy 5.2.e	Remove reuse of greywater in second bullet due to CDHD current policies	Make change
8/29/2016	Ada County Operations				
		Page 65		5.2e-Stormwater management. Change the first word "Explore" to "Deploy" or something that shows we are implementing BMPs, not just thinking about it. As far as our building projects go, we always follow SWIPP and BMPs to protect groundwater	Make change and make it clear that BMPs for County facilities are followed and BMPs required through the development process
		Page 65		Use picture of Barber Dam rather than Diversion Dam	Make change
		Page 68		Use picture of rooftop solar PV on Barber Dam admin building	Make change
8/30/2016	Ada County Dev. Svcs				Make change
		Page 7	County vs City Planning Areas - 1st paragraph	1) Add " or as otherwise negotiated between the City and County. " at the end of the first sentence. 2) Reword the second sentence to read "...each city in the county with the final result being adoption of the applicable of each City's land use plan....3) Reword 3rd sentence to say ..."encouraged to review the applicable that City's C omprehensive plan...	Make change
		Page 15		Fix numbering for Goal 1.1	Make change
		Page 27	Where We Are Today - 1st Paragraph	Add the following language ... in accordance with city comprehensive plan, as currently negotiated, and incorporated....	Make change

			Where We Are Today - 3rd Paragraph	Reword last sentence, "...is needed to ensure city comprehensive plans, <u>within the ACIs,</u> adopted as part of	Make change
		Page 28-29		Fix numbering for Goal 2.1	Make change
		Page 32	Policy 2.5a	add " <u>et seq.</u> " after the Idaho Code reference	Make change
		Page 44	Incorporated Cities and Areas of City Impact -First Bullet	Reword first bullet to read " <u>Board of Ada County Commissioners and each City Council negotiate the applicable comprehensive plan pursuant to LLUPA that applies to unincorporated lands within the respective ACIs.</u> "	Make change
		Page 45	Land Use Table - ACI, Uses	Strike municipality and replace with <u>ACI</u>	Make change
		Page 47	Land Use Table - Planned Communities, Location Criteria	Strike and subdivision . The County does not have a separate subdivision ordinance. Subdivision regulations are included in Title 8, Chapter 6 of the zoning ordinance.	Make change
		Page 47 & 48	Land Use Table - Agriculture Irrigated & Non Irrigated, Location Criteria	Strike strongly from both location criteria	Make change
		Page 52	Policy 3.2a	Reword policy to the following "...goals and policies of adopted city the applicable comprehensive plans."	Make change
		Page 75	Policy 6.2c	Remove references to subdivision ordinance. The County does not have a separate subdivision ordinance. Subdivision regulations are included in Title 8, Chapter 6 of the zoning ordinance.	Make change
		Page 79	Priority #5, 1st Sentence	Reword first sentence "...by the cities as part of their comprehensive plans negotiated by the Board of Ada County Commissioners and each respective City Council,	Make change
		Page 79	Priority #5, 1st Bullet	Strike city and replace with the "...to update city the comprehensive plans..."	Make change
		Page 82	Strategy 1.2d	Add Priority level 2, Replace Parks and Waterways as Lead with County Engineer. Add Community and Regional Planning and Parks and Waterways as Partners	Make change
		Page 92	Strategy 3.3b	Add areas after rural "...operations in rural areas and ACIs."	Make change
		Page 97	Strategy 5.2e	Delete and replace with "Continue to <u>work with stakeholders on environmental issues.</u> " The County does not have an official Environmental Advisory Board, rather, there is a group that meets to discuss environmental issues facing the Boise River.	Make change
		Page 107	Glossary	Strike definition for Subdivision Ordinance as the County does not have a separate subdivision ordinance	Make change



MEMORANDUM

DATE: 9/21/2016

RE: 201601297-CPA

TO: Megan Basham, Community And Regional Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. P&Z recommended approval subject to the changes in Exhibit A attached to the Findings of Fact and Conclusions of Law.

Findings and Conditions:

The Building Division has no objection to the proposed plan.

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

#001

Posted by **Sherman Isensee** on **09/24/2016** at **5:28pm**

The trend for ADA and Canyon Counties has been to rapidly develop agricultural land into housing developments and strip malls. And the rate of development is accelerating. The American Farmland Trust reports that an astounding 70 percent of prime or unique farmland is now in the path of rapid development.

In its path, sprawl consumes thousands of acres of agricultural lands, woodlands and wetlands. It requires government to spend millions extra to build new schools, emergency services, streets and other infrastructure. In its wake, sprawl leaves traffic congestion stretching miles from urban centers, wasted time and life setting in a car in traffic jams, increased crime from the loss of sense-of-community, higher costs of living, higher taxes and diminished quality of education.

Moreover, sprawl is creating a hidden debt of unfunded infrastructure sustainability and services, social dysfunction, urban decay and environmental degradation.

Perhaps more important is the loss of community: People visiting with one another on front porches; neighbors helping neighbors; everyone keeping an eye on each other's children. So what can be done about Urban Sprawl?

• Learn from previous studies and previous mistakes (like Southern California)

• Develop predictive models and assessments

• Develop an initiative to address urban sprawl

Idaho State and local governments would be wise to reverse the inefficient and often costly pattern of development that has been the standard in this country for the past half century. They should be implementing "Smart Growth" programs which have the following goals: to save our most valuable remaining natural resources like farmlands, before they are forever lost and to support existing communities and neighborhoods by targeting state resources to support development in areas where the infrastructure is already in place or is planned to support it; and to save taxpayers millions of dollars in the unnecessary cost of building the infrastructure required to support sprawl.

These programs are premised on a simple but profound principle: that taxpayers' dollars should not be spent on programs that either promote urban sprawl or damage productive farmlands. They encourage development and economic expansion, but primarily in locations where it makes the most sense and where the infrastructure is in place or planned to support it.

If we don't begin to change our patterns of growth, useful agricultural lands that are productive, will be nothing more than a memory that our children will never share.

Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid urban sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices and commercial use accessibility.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserves and enhances agricultural lands; and promotes public health.

Smart Growth is a theory of land development that accepts that growth and development will continue to occur, and so seeks to direct that growth in an intentional, comprehensive way. Its proponents include urban planners, architects, developers, community activists, and historic preservationists. The term "Smart Growth" is an attempt to reframe the conversation from "growth" versus "no growth" to good/smart growth versus bad/dumb growth. Proponents seek to distinguish Smart Growth from urban sprawl which they claim causes most of the problems that fuel opposition to urban growth, such as traffic congestion and farmlands and environmental degradation. Smart growth principles are directed at developing sustainable communities that provide a greater range of transportation and housing choices and prioritize infill and redevelopment in existing communities rather than development of agricultural farmlands.

EXHIBIT # 32 201601297, CPA Ada County 2025 Ada County Development Services

Some of the fundamental aims for the benefits of residents and the communities are increasing family income and wealth, providing safe walking routes to schools, fostering livable, safe and healthy places, stimulating economic activity locally and regionally, and developing, preserving and investing in already built agricultural resources. Smart growth "principles" describe the elements of community that are envisioned and smart growth "regulations" describe the various approaches to implementation in how federal, state, and municipal governments choose to fulfill smart growth principles. Some of these regulatory approaches such as Urban Growth Boundaries predate the use of the term Smart Growth. One of the earliest efforts to establish smart growth forward as an explicit regulatory framework were put forth by the American Planning Association. In 1997, the APA introduced a project called Growing Smart and published "Growing Smart Legislative Guidebook: Model Statutes for Planning and the Management of Change.

Why would Ada County and Canyon County continue to subscribe to the same urban sprawl model of development that so screwed up Southern California? Like the song "they took paradise and turned it into a parking lot"; and if you are paving over productive agricultural lands with sprawling urban growth, that's in part what is being accomplished.

Choosing good/smart growth versus choosing bad/dumb growth; impacts long term quality of life.

Growth is good, so it's a matter of how and where it occurs that can either have long term benefits or short term benefits and long term problems.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division



- Return to:
- ACZ
 - Boise
 - Eagle
 - Garden City
 - Kuna
 - Meridian
 - Star

Rezone # _____
 Conditional Use # 201601297-CPA
 Preliminary / Final / Short Plat _____
 _____ *Ada County*

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____ Reviewed By: *[Signature]*
 _____ Date: 9/27/14

EXHIBIT # 33
 201601297, CPA Ada County 2025
 Ada County Development Services

RECEIVED

By Ada County Development Services at 10:34 am, Sep 30, 2016

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: September 28, 2016

To: Boise City Planning & Zoning

Re: 201601297-CPA; Ada County Comprehensive Plan

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

New or existing development or lots in Ada County shall comply with the current City of Boise sewer extension policy.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\2016-CU\201601297-CPAa.doc

EXHIBIT # 34
201601297, CPA Ada County 2025
Ada County Development Services



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

RECEIVED

By Ada County Development Services at 8:52 am, Oct 04, 2016

October 3, 2016

Megan Basham
Ada County Development Services
200 W Front Street
Boise ID 83702

VIA EMAIL

RE: 201601297-CPA COMPREHENSIVE PLAN UPDATE

The Idaho Transportation Department (ITD) has reviewed the referenced comprehensive plan update. ITD has the following comments:

1. ITD has no comments or recommendations on the proposed update.
2. Applicants will still have to meet all requirements for encroachments along the State highway system.

If you have any questions, you may contact me at 332-7190.

Sincerely,

A handwritten signature in blue ink that reads "Ken Couch".

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

EXHIBIT # 35
201601297, CPA Ada County 2025
Ada County Development Services

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on November 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601093-PR-S, B & A ENGINEERS INC;

Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd. Meridian, ID 83646 in Sections 29, T. 4N., R. 1W. Kristy Inselman 287-7998. 201601186-A, MCCOLL BRIAN; An appeal of the Director's decision for a private road. The property contains 27.15 acres and is located at 8478 N. Pierce Park Ln., Boise, ID 83714 in Sections 17, T. 4N., R. 2E. Brent Danielson 287-7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. 201601337-ZC-OTD-DA, CANTLON VICKI; A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Rd., Boise, ID 83709 in Section 12, T. 2N, R. 1E. Brent Danielson 287-7913. 201601575-PBA-VAC, FOX LAND SURVEYS INC; Application to adjust property lines between lots 3 and 4 Block 1 Springwood Subdivision to allow for the placement of an accessory structure. A vacation of the easements along the existing property line is also a part of this application. The property contains 15.07 acres and is located at 701 & 899 S. Crystal Springs Ln., Star, ID 83669 in Section 16, T. 4N., R. 1W. Diana Sanders 287-7905. 201601663-CU-MSP-V, TONY BROWN; Conditional use, master site plan, and variance application for a Contractors yard in a Rural Residential (RR) District. The applicant is proposing to store three boom trucks with trailers for a cable company. The property contains 5.24 acres and is located at 4664 N. Skyline Dr., Eagle, ID 83616 in Sections 30, T. 5N., R. 1E. Kristy Inselman 287-7998. 201601703-V-AC, HODGES SEUMAS EMILY; An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or

1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Rd., Meridian, ID 83642 in Section 12, T. 2N, R. 1W. Brent Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect, Planning & Zoning Administrator Pub. Oct. 18, 2016 **Public Dates:** 10/18/2016-11/1/2016



ADA COUNTY

Ada County
200 W. Front Street
Boise, ID 83702

FOR IMMEDIATE RELEASE
October 21, 2016

Contact: Kate McGwire
Public Information Officer
208-287-7008
kmcgwire@adaweb.net

PUBLIC SERVICE ANNOUNCEMENT

(Media Outlets: The following announcement is intended to help notify Ada County residents of proposed development applications that will soon appear before the Planning and Zoning Commission or the Ada County Board of Commissioners. We appreciate any help you can provide in notifying your audience of these projects and public hearing dates.)

The Board of Ada County Commissioners will hold a public hearing on November 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to discuss Project #201601297 CPA, Ada County 2025 Comprehensive Plan: Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years.

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Planner assigned to project: Megan Basham, AICP; 287-7944.

For a digital copy of this release please visit, <http://adacounty.id.gov>