

**A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS  
AMENDING THE 2025 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR  
THE ADOPTION OF AMENDMENTS TO THE DRY CREEK RANCH  
COMPREHENISVE PLAN**

**The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 10<sup>th</sup> day of May 2023, adopts and amends the 2025 Ada County Comprehensive Plan (" Plan" ) to wit:**

**WHEREAS**, on June 17, 1996, the Board of Ada County Commissioners ("Board") adopted by, Resolution No. 882, the 1996 Comprehensive Plan, as allowed by the Local Planning Act, § 67-6509(c); and

**WHEREAS**, on May 24, 2006, the Board adopted by Resolution No. 1396, amendment of the 1996 Comprehensive Plan; and

**WHEREAS**, Goal 5.8 of the amendment, and the subsequent policies of the Plan directed the promotion and encouragement of Planned Communities outside of areas of city impact that are self-supporting and do not result in a degradation of public services; and

**WHEREAS**, the 2007 Comprehensive Plan was amended by the adoption of Resolution No. 1662 which adopted the Dry Creek Comprehensive Plan on the 16<sup>th</sup> day of February 2010; and

**WHEREAS**, on November 15, 2016, the Board adopted by Resolution No. 2187, the 2025 Ada County Comprehensive Plan and repealed the 2007 Comprehensive Plan; and

**WHEREAS**, the Dry Creek Ranch Comprehensive Plan was attached to the 2025 Ada County Comprehensive Plan as Appendix D; and

**WHEREAS**, on January 27, 2023, Brookside Developers, Inc., who owns Dry Creek Ranch, had their Application for Project # 200600219- CPA-DA-M accepted by Development Services, which sought to have a traffic light placed at the intersection of Dry Creek Road and State Highway 55 ("SH-55"); and

**WHEREAS**, on February 2, 2023, Ada County issued a public service announcement in lieu of a radius notice, of the Ada County Planning and Zoning Commission ("Commission") public hearing scheduled for March 9, 2023; and

**WHEREAS**, Legal notice of the public hearing for March 9, 2023 was published in The Idaho Statesmen on February 20, 2023 and February 27, 2023; and

**WHEREAS**, notice of the March 9, 2023, public hearing was posted on the property by February 27, 2023, and a certification sign posting was submitted to the director by March 2, 2023; and

**WHEREAS**, On March 9, 2023, after hearing testimony and receiving comments, and based on written Findings of Fact and Conclusion of Law, the Commission made a recommendation to approve Project # 200600219- CPA-DA-M; and

**WHEREAS**, Development Services staff scheduled Project # 200600219 for public hearing before the Board, to be held on, May 10, 2023, notified other agencies and property owners within 1000' of the property of the proposed 2025 Plan and solicited their comments on March 15, 2023; and

**WHEREAS**, legal notice of the Board's May 10, 2023, hearing was published in *The Idaho Statesman* on April 24, 2023, and May 1, 2023, and a public service announcement was sent to radio and television stations on March 15, 2023; and

**WHEREAS**, Idaho Code § 67-6509(b) provides that the Board may adopt, amend or repeal a Comprehensive Plan.

**BE IT THEREFORE RESOLVED** that the 2025 Comprehensive Plan be amended by addition of the following:

A comprehensive plan amendment to the Dry Creek Planned Community Comprehensive Plan that:

Revises Element F: Dry Creek Ranch Development Plan:

Sub-Element F-2: Narrative of Proposed Land Use and Design, Transportation Component, to update the intersection in the site vicinity description to reflect that the intersection of SH-55 with Dry Creek Road will no longer be an intersection with a stop sign and left-turn lane, but instead revised to allow for a "signal-controlled intersection."

Sub-Element F-5, Transportation and Mobility Plan Update: Updated to reflect the new traffic study conducted by Kittelson & Associates to supplement the 2016 Traffic Impact Study (TIS) (included in Exhibit 7t) with the updated April 4, 2022, Kittelson & Associates Inc., Memorandum and TIS as well as the updated TIS and Memorandum from November 15, 2022, by Kittelson & Associates.

Sub-Element: F-5, Transportation and Mobility Plan Update: Updated to reflect the joint comments of the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD) from February 15, 2023, supporting the placement of a traffic light at the intersection of Dry Creek Road and State Highway 55.

Revises Element G: Other Studies, including an updated Traffic Impact Analysis prepared by Kittelson & Associates submitted on April 4, 2022, and another updated TIS and Memorandum prepared by Kittelson & Associates submitted on November 15, 2022.

All of which are attached hereto to this Resolution and to the Ada County Comprehensive Plan as an addendum thereto.

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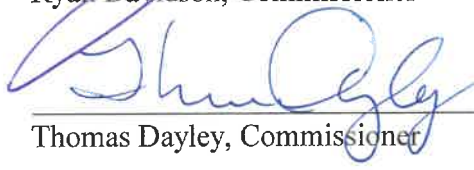


APPROVED AND ADOPTED this 10<sup>th</sup> day of May 2023.

**Board of Ada County Commissioners**

By:   
Rod Beck, Commissioner

By:   
Ryan Davidson, Commissioner

By:   
Thomas Dayley, Commissioner

ATTEST:

  
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Trent Tripple, Ada County Clerk  
BY HEATH RIBORDY, ASSISTANT DEPUTY CLERK