

**Ada County
Comprehensive Plan**

**Ada County
2025**
Collaborate.
Innovate.
Thrive.



ADA COUNTY

2025

COMPREHENSIVE

PLAN

Adopted November 2016

Amended October 2023

Amendments to the Ada County 2025 Comprehensive Plan

Date	Application #	Summary
1/31/17	201601401-CPA	A Text and Map Amendment for the Avimor Planned Community (Resolution #2208)
2/21/17	201601258-CPA	A Text and Map Amendment for the Dry Creek Ranch Planned Community (Resolution #2215)
12/13/17	201701687-CPA	Text Amendment for revisions to the Avimor Recreation Plan (Resolution #2291)
9/12/18	201800839-CPA	Future Land Use Map Amendment (Resolution #2357)
1/9/19	201802132-CPA	Future Land Use Map Amendment (Resolution #2388)
12/18/19	201901640-CPA	Text Amendment to adopt Impact Fee Capital Improvement Plans (Resolution #2487)
4/14/21	202003073-CPA	A Text and Map Amendment for the Meridian Area of City Impact (Resolution #2620)
10/13/21	202101680-CPA	Future Land Use Map Amendment (Resolution #2681)
12/8/21	202102296-CPA	Future Land Use Map Amendment (Resolutions #2703, 2704, 2706)
12/8/21	202102351-CPA	A Text and Map Amendment for the Garden City Area of City Impact (Resolution #2705)
2/9/22	202102789-CPA	Text Amendment to adopt the Ada County Transportation Action Plan (Resolution #2720)
11/16/22	200600219-CPA	A Text Amendment for the Dry Creek Ranch Planned Community (Resolution #2822)
3/14/23	202201728-CPA	Future Land Use Map Amendment (Resolution #2847)
4/12/23	202202476-CPA	A Text and Map Amendment for the Spring Rock Planned Community (Resolution #2859)
5/10/23	202202944-CPA	A Text and Map Amendment for the Kuna Area of City Impact (Resolution #2867)
5/10/23	200600219-CPA	A Text Amendment for the Dry Creek Ranch Planned Community (Resolution #2868)
9/13/23	202300172-CPA	Future Land Use Map Amendment (Resolution #2919)
10/11/23	202301314-CPA	Text Amendment for the Kuna Rural Fire District Impact Fee Capital Improvement Plan (Resolution #2927)

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List of Maps

Map figures are included as follows. A full set of printable PDFs of each map are provided in the Map Atlas in Appendix C.

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- Sensitive Lands (pgs. 22–23)
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- 2040 Functional Classification Map (pgs. 60–61)
- High-Risk Areas Map (pgs. 70–71)

List of Acronyms

ACHD — Ada County Highway District

ACI — Areas of City Impact (also known as AOI or AOI)

ACSO — Ada County Sheriff's Office

BLM—Bureau of Land Management

BOCC — Board of County Commissioners

CDHD — Central District Health Department

COMPASS — Community Planning Association of Southwest Idaho

DEQ—Department of Environmental Quality

IDF&G — Idaho Department of Fish and Game

IDEQ — Idaho Department of Environmental Quality

IDW — Idaho Department of Wildlife

IDWR — Idaho Department of Water Resources

ITD — Idaho Transportation Department

JLUS—Joint Land Use Study

LOS — Level of Service

LLUPA — Local Land Use Planning Act (Idaho)

MPO — Metropolitan Planning Organization

PIO -Public Information Officer

P&Z — Planning and Zoning Commission

SHPO — State Historic Preservation Office

USGBC— US Green Building Council

VRT — Valley Regional Transit

WUFI — Wildland Urban Fire Interface

INTRODUCTION



Purpose of the Plan

The Ada County Comprehensive Plan (the Plan) is the official policy document of the Planning and Zoning Commission (P&Z) and Board of County Commissioners (BOCC). The Plan provides a concise statement of the County’s objectives for future development within unincorporated areas of the County and in municipal growth areas. The Plan states the values and vision of County residents as expressed through a robust public participation process that involved the general public, other government agencies, members of the P&Z, and the BOCC. In addition to serving as a tool for day-to-day decision making, the Plan plays a number of important functions:

- **Compliance with Local Land Use Planning Act (LLUPA) requirements.** State law stipulates that local planning or planning and zoning commissions conduct a comprehensive planning process for the purposes of preparing, implementing, reviewing, and updating comprehensive plans, pursuant to and required by Idaho Code 67–6508–09. The comprehensive plan forms the basis of both municipal laws and resolutions, as well as all municipal governance. This Plan was developed in accordance with the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.
- **Policy and regulatory guide.** The Plan establishes the policies and intentions of Ada County with respect to the rights and expectations of the general public, private enterprise, and local government. Consistent with Idaho law, the Plan provides the policy basis for the County’s Zoning Ordinance, which contains the specific standards and requirements and processes for making land use and development decisions. In reviewing and applying Comprehensive Plan policies, the County’s zoning ordinance, and other requirements, the County must balance its

responsibility to provide for the good of all County residents with individual private property rights protected by the Idaho State Constitution and laws.

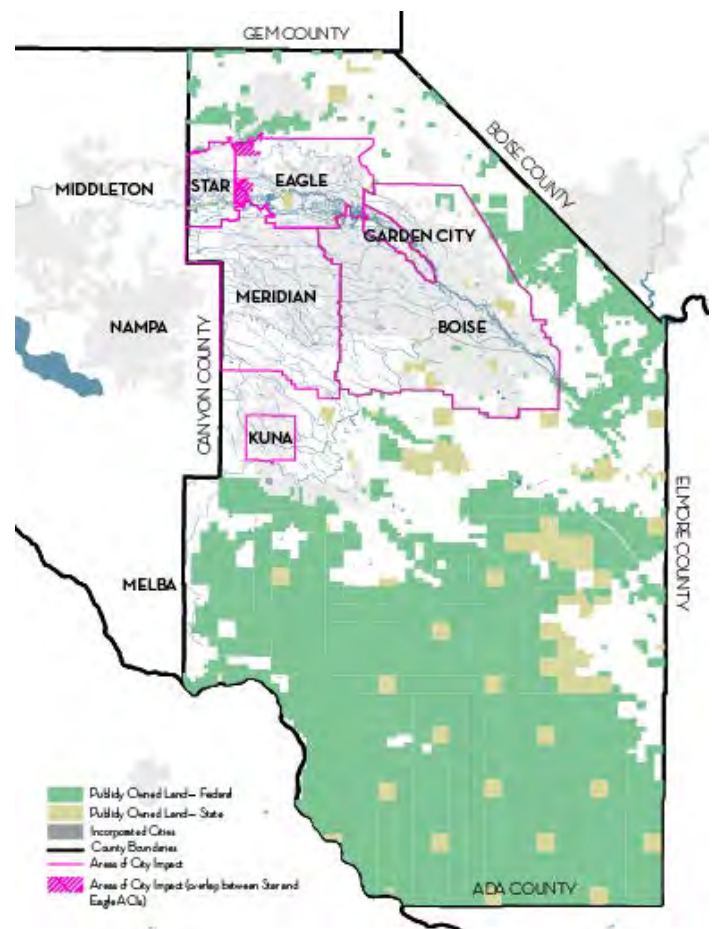
- **Framework for collaboration.** As part of the larger Treasure Valley community, Ada County works with cities, counties, other services providers, state and federal agencies, community groups, the development community, and citizens to help guide growth and manage land and resources in the future. Many of the goals and policies in the Plan involve planning efforts with other jurisdictions. The Plan establishes a basis for coordination, understanding, and collaboration among these diverse interests, and an opportunity to work together on issues that benefit all Ada County residents.
- **Educational tool.** The Plan provides information needed to enable local residents, business and property owners, and others to become informed of the County’s long-range and short-range planning goals and policies. It also defines the varied roles and responsibilities of Ada County, the cities, and other agencies and service providers in planning for and providing an array of services and functions to meet the needs of Ada County’s residents.

Overview of Ada County

Ada County covers an area of roughly 1,060 square miles in southwestern Idaho and is the most populous county in the state, with an estimated 2013 population of 401,673.

Residents of Ada County are represented by nine elected officials. The Board of County Commissioners is the primary decision-making body in the County and is made up of three Commissioners representing different districts in the County. Other elected officials in the County include the Assessor, the Clerk of the Court, the Coroner, the County Prosecutor, the Sheriff, and the Treasurer.

Approximately 85% of residents live within one of the County’s six municipalities: City of Boise,



City of Meridian, City of Eagle, City of Garden City, and City of Star. The remaining 15% of County residents (approximately 60,500 people) live in unincorporated Ada County. Within the unincorporated areas of the County, most residents live within an Area of City Impact (ACI), with around 10,000 residents living outside of an ACI. While population growth slowed during the Great Recession, the most recent projections by the Community Planning Association of Southwest Idaho (COMPASS, the region's Metropolitan Planning Organization, or MPO) suggest the population of the County could reach 674,000 people by 2040 — an increase of over 272,000 residents during the next 24 years. Between 1980 and 2013, Ada County grew by 228,637 people, more than doubling its 1980 population of 173,036. Growth in Ada County will be compounded by growth in neighboring counties. Together with Canyon County (expected to grow by over 340,000 residents by 2040), COMPASS predicts the region will be home to over 1 million people by 2040.

Land uses in the County vary greatly by location. The majority of “urban” uses are found within the six municipalities located in north-central Ada County, while a more “rural” character pervades in the unincorporated areas. Irrigated agriculture, which was once a predominant feature in many areas of the County, has decreased as an overall land use in the County as many once active agricultural lands have been converted to residential and other non-agricultural uses. A unique feature of land use in Ada County is the prevalence of public lands (both federal and state owned and/or managed), which account for roughly 52% of the County's total land area. Within unincorporated Ada County, residential land uses are most common within ACIs or one of four Planned Communities (Avimor, Cartwright Ranch, Dry Creek Ranch, or Hidden Springs) located in the northeastern part of Ada County. Much of southern Ada County remains undeveloped and falls within the Snake River Birds of Prey National Conservation Area — managed by the Bureau of Land Management — and/or within the Orchard Combat Training Center — used by the U.S. armed forces and Idaho National Guard for training and other military exercises.

A detailed *Trends and Forces Report* highlighting the key trends and issues affecting Ada County across a range of topics is provided as an appendix to this Plan. While not all of the trends and key issues are within the County's jurisdiction (such as those relating to transportation), these issues were considered throughout the development of this Plan.

About Ada County 2025

Ada County 2025 is a collaborative, joint planning process to update the Ada County Comprehensive Plan (last updated in 2007) and develop a new Strategic Business Plan. 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 establishes a vision for countywide service delivery and business decisions within the County organization and identifies key initiatives to support its implementation. While the primary focus of these two plans is distinctly different, a number of the themes that emerged from the Ada County 2025 process are cross-cutting and relevant to both the Strategic Business Plan and the Plan. Major themes identified included the need to:

- **Define a collective vision for the future of Ada County as an organization and service provider.** For many years, Ada County's individual elected officials (outside the BOCC) and departments had functioned fairly independently. Recognizing that a central vision and a more collaborative approach was needed moving forward, the County conducted a comprehensive Growth and Service Needs Assessment to identify critical needs within the organization. The results of this assessment, combined with many hours of collaborative discussion with County staff and elected officials led to a Strategic Business Plan that establishes a vision and priorities for the County organization in six Focus Areas: 1) Service Delivery; 2) Customer Service; 3) Organization; 4) Human Capital; 5) Systems/Processes; and 6) Facilities. In particular, recommendations related to service delivery, customer service, and organization directly support the goals and policies of the Plan.
- **Understand and proactively manage the effects of projected growth on Ada County.** While the majority of Ada County's population resides within one of six cities, many of the services provided by the County must be provided to all residents of the County, regardless of where they live. As a result, the County must be proactive in understanding the community's needs and identifying opportunities to increase its efficiency and effectiveness. In addition, many of the services that will be most heavily impacted by projected growth—i.e., transportation, water, and sewer—are not provided by the County. The results of the Growth and Needs Assessment noted above underscored the need for the County to establish formal systems for evaluating service needs and allocating resources going forward. The Strategic Business Plan

identifies key priorities in each of the six Focus Areas listed above to advance this discussion. Continued growth also underscores the need for greater collaboration with cities and other service providers within the County to help plan for and manage changes over time, and to protect the quality of life that Ada County's residents enjoy today and wish to continue to enjoy into the future.

- **Create a more accessible Comprehensive Plan with countywide relevance.** In the past, the County's Comprehensive Plan was viewed primarily as a tool to be used by the County's Development Services Department and Planning & Zoning Commission. In practice, many of the goals and policies contained in the Plan support the efforts of other departments and the County's many partners within the region—the cities, service providers, agencies, and other organizations. This updated Comprehensive Plan is designed to reinforce these connections and to encourage broader usage of the Plan for day-to-day decision making. Where applicable, direct references to relevant Strategic Business Plan strategies are indicated in the implementation section of this Comprehensive Plan using the [SBP] notation.
- **Confirm key land use concepts and desired land use patterns for Ada County outside of the Areas of City Impact (ACI).** Since the Plan was last updated in 2007, Ada County has experienced significant growth, most of which has occurred within the ACIs. Although growth in the ACIs is planned for by the cities as part of their comprehensive plans, a perceived lack of predictability about which portions of unincorporated Ada County will remain rural—and which will ultimately become urban and annex into a city—was cited as a concern for many stakeholders and residents. To help address these concerns, this Plan places a greater emphasis on defining the planning context in Ada County and on outlining the roles and responsibilities of various agencies and service providers in planning for and managing future growth. In addition, this Plan introduces additional detail and definitions to the Future Land Use Plan to clearly convey what exists in unincorporated portions of Ada County (outside the ACI) today and to provide a framework for evaluating future uses in these areas. The Future Land Use Plan also identifies the diverse array of resources that the community values in unincorporated portions of the County to help guide the application of goals and policies that support the protection of these resources.

- **Foster broad community engagement and regional collaboration.** As the largest jurisdiction, Ada County has the opportunity to promote collaboration among a diverse array of partners— cities; regional, state and federal agencies; non–governmental organizations; and myriad others on issues of shared significance. Throughout the Ada County 2025 process, stakeholders and community members expressed a desire for increased leadership and collaboration on issues related to growth and development, open space and recreation, natural resource protection, agricultural conservation, legislative advocacy, hazard mitigation, and regional economic development. The goals, policies, and strategies in this Plan establish a foundation for the County to foster continued discussion and action in each of these areas.

This review draft of the Plan builds on input received as part of stakeholder and community meetings held in 2015 and 2016, as well as feedback received through online workshops and surveys hosted on the project website.

Vision Statement

The vision statement below was initially developed based on extensive community input received as part of the 2007 Comprehensive Plan update process. The values reflected in this statement were confirmed through discussions with residents and stakeholders as part of the Ada County 2025 process and have been carried forward with minor modifications.

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

Opportunities for Input

One of the main goals of Ada County 2025 was to involve county residents, employees, partners and other stakeholders in the process to update the Plan. A range of opportunities were provided throughout all stages of the process, including:

- **Team 2025 and Transformation Board.** Team 2025 is comprised of more than thirty internal County stakeholders, including the three County Commissioners, elected and appointed public officials, department heads, Ada County Development Services staff, legal staff, and other County staff. A subset of Team 2025 served as the steering committee for the Strategic

Business Plan. Team 2025 provided valuable input at the beginning of the Ada County 2025 process during a Visioning Workshop which helped to inform the development of both the Strategic Business Plan and the Plan.

- **Stakeholder Focus Groups.** A series of six focus groups representing state and local agencies, organizations and departments, land use planning professionals and real estate developers, special interest and recreational user groups, local businesses and employers, farmers and agricultural stakeholders, and resident and community groups were convened early on in the process in order to hear what they thought were the largest issues and opportunities facing Ada County over the next 10 – 20 years.
- **Community Presentations and Work Sessions.** County staff briefed city councils and county commissioners in adjoining counties about the Ada County 2025 process and provided overview presentations to several community groups. Two separate opportunities were provided for city staff to meet with County staff and members of the consultant team to review and provide input on key plan concepts and identify opportunities for collaboration moving forward.
- **Policy Summits.** Issues surrounding agriculture and open space and recreation quickly emerged as topics of particular interest or concern to the community during the early stages of the Ada County 2025 process. Two policy summits were organized in which the issues and opportunities surrounding these topics were explored in greater detail with key stakeholders and regional partners. Each summit involved reviewing the existing policies and regulations and identifying where gaps existed that should be addressed in the updated Comprehensive Plan. Potential implementation strategies were also presented to gauge the level of support for different approaches to funding agricultural and open space preservation among stakeholders.
- **Community Open Houses.** Six community open houses were held in locations across Ada County in order to promote a more diverse participation in public events. Residents were encouraged to attend to review draft materials, as well as to ask questions and provide input that was used to refine the Focus Areas and goals, as well as the draft Plan.
- **Project Website & Online Workshops.** A project website, adacounty2025.com, was launched early on in the process as a way to keep residents informed about Ada County 2025. A series

of online workshops and surveys hosted through the project website were also used to provide County residents and employees with an opportunity to weigh-in and provide feedback on the materials presented to the community during in-person open house events, stakeholder focus groups, and the policy summits. The site also allowed for interested residents and stakeholders to sign-up for an email mailing list, which was used to provide updates on the project and to advertise upcoming events and opportunities to provide input.

- **Planning & Zoning Commission.** County staff regularly provided the P&Z with updates on the Ada County 2025 process. The purpose of these updates was to convey input received to date and to present preliminary findings and interim work products for discussion.
- **Board of County Commissioners.** Updates with the BOCC were held at key points during the process. The purpose of these updates was to convey input received to date and to present preliminary findings and interim work products for discussion.

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) or as otherwise negotiated between the City and County. Comprehensive Plans for unincorporated areas within the ACI are negotiated between the County and each city in the County with the final result being adoption of the applicable land use plan and its implementation by the County, although the adopted plans may not necessarily represent the City's most recently adopted plan. Residents living in unincorporated Ada County within an ACI are encouraged to review the applicable 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. However, all areas within an ACI, outside of the incorporated cities, are governed by the Ada County Zoning Ordinance (Titles 8 and 9 of the Ada County Code), even if they are planned for in a City's Comprehensive Plan. 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 the following regional and state agencies, as described below.

- **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.
- **Ada County Highway District.** The Ada County Highway District (ACHD) is an independent government entity responsible for all short-range planning, construction, maintenance, operations, rehabilitation, and improvements to streets and bridges in the County (excluding those under the responsibilities of ITD).
- **Valley Regional Transit.** Valley Regional Transit (VRT) is the regional public transportation authority serving Ada County and Canyon County. VRT funds and provides a number of transit services to residents of both counties, including bus services, paratransit services, and vanpool/carpool services.

Infrastructure and Services

As with transportation, Ada County plays a limited role in providing certain services to residents. Instead, many of the infrastructure systems and services detailed below are provided by cities or by private or quasi-public entities. Regardless of whether Ada County provides these services to residents, new development within the unincorporated areas of the County must provide verification that sufficient assets, funds, and financing are secured for the construction and continued operation and maintenance of any infrastructure needed to support the development.

- **Water.** Water is not provided to residents by Ada County, but by a number of private, quasi-public, and public entities. The largest provider is Suez Water, a private utility company which serves over 240,000 residents in Boise, Garden City, and Eagle. The City of Eagle, the City of Kuna, and Capital Water are some of the other providers serving County residents. In addition, new development may be served by private wells where adequate groundwater resources are available. Water used for irrigation is provided by one of 30 canal and ditch companies in the County. Management of water resources in the County is largely left to the responsible utility/owner, and not Ada County.
- **Sewer and Wastewater.** Sewer and wastewater services are not provided to residents by Ada County, but by cities or special districts in the County. There are a total of 8 sewer districts in Ada County: 3 special districts and 5 municipal systems. Areas outside of existing service areas may be served with septic systems, where permitted.

Services provided by Ada County

Ada County is responsible for providing the following services, most of which are mandated by the constitution of the State of Idaho to provide, and others which the County elects to provide.

- Administration
- Assessor
- Board of County Commissioners
- Clerk of the Fourth District Court
- Coroner
- Development Services
- Elections
- Emergency Management
- Emergency Medical Services
- Expo Idaho
- Information Technology
- Juvenile Court Services
- Operations
- Parks and Waterways
- Public Defender

- **Other Utilities.** With the exception of solid waste disposal, all other utility services not mentioned (such as electricity, natural gas, etc.) are provided by other entities, not Ada County. Solid waste collection is overseen by the County, but contracted out to a private provider.
- **Safety and Emergency Services.** Ada County plays a mix of roles in providing safety and emergency services to residents. The Ada County Sheriff’s Office is responsible for all areas in unincorporated Ada County, as well as for providing law enforcement services for Eagle, Kuna, and Star. Emergency Medical Services are provided county-wide by the Ada County Paramedics. Unlike these other emergency services, fire services are not provided by the County, and are the responsibility of city fire departments (as in Boise and Meridian), or one of 8 special districts. Not all areas within Ada County are protected by a fire district.
- **Parks, Recreation, and Open Space.** Each municipality in Ada County provides residents with parks and recreational services and amenities, as does Ada County through the Department of Parks and Waterways. However, each jurisdiction has its own plan for the development and provision of parks, recreation opportunities and amenities, and open space. Ada County’s Parks and Open Space Master Plan and Open Space Advisory Task Force Findings and Recommendations report are the two main resources at the County level identifying goals, policies, and priorities related to the development and provision of these services. The County also participates in a number of regional planning efforts, such as the Ridge to Rivers Partnership and partners with individual municipalities and other organizations on special projects—such as the Ada–Eagle Bike Park—when opportunities arise.

Plan Framework

Ada County's vision for the future is grounded in six focus areas. These focus areas reflect the vision and values of the community and the County organization and serve as the organizing framework for the Plan:



Focus Area 1:
County Resources & Amenities



Focus Area 2:
Coordinated Growth



Focus Area 3:
Economic Capacity



Focus Area 4:
Community Connections



Focus Area 5:
Sustainable Practices & Resiliency

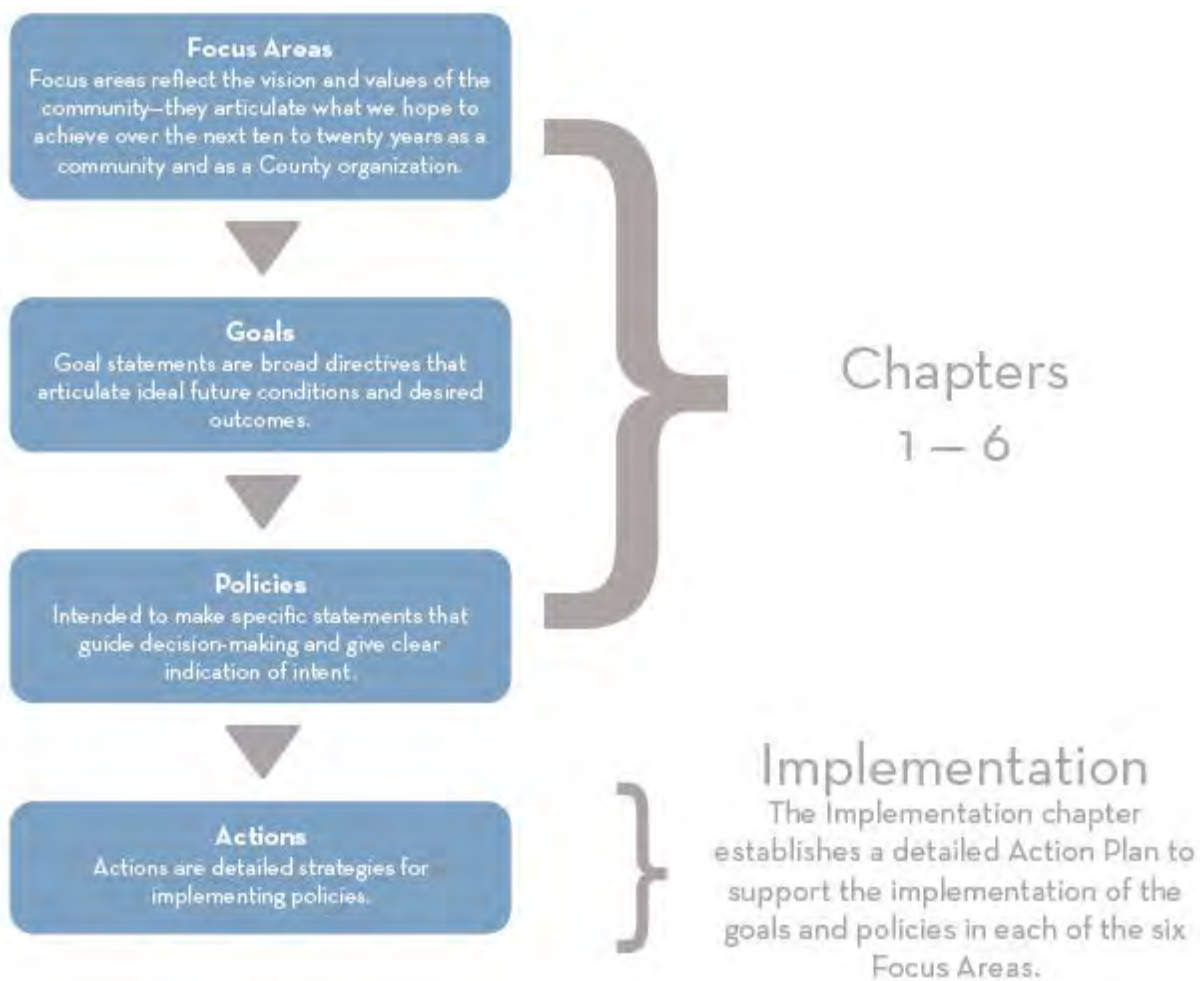


Focus Area 6:
Organizational Effectiveness

Achieving the County's vision will require progress in all six of these focus areas, as well as progress in each of the six Strategic Business Plan focus areas: 1) Service Delivery; 2) Customer Service; 3) Organization; 4) Human Capital; 5) Systems/Processes; and 6) Facilities. As such, the Plan's focus areas are intended to be viewed as being equal in weight and are not listed in any particular order of

importance. Goals and policies in each focus area should be implemented using a systems thinking perspective—one which recognizes the interdependent economic, social, and environmental implications of policies, decisions, and outcomes, and recognizes the benefits and tradeoffs across these focus areas.

In addition to this introductory chapter, the Plan includes four levels of policy guidance to help the County achieve its vision for the future. Those four levels are organized within the Plan as shown below.



In addition to these primary chapters, the Plan includes the following supplemental information and appendices:

Glossary of Terms—defines key terms used in the Plan.

Appendix A: Trends and Forces Report—provides supporting data and identifies key trends and issues affecting Ada County across a range of topics: governance, population, housing, economy, land use, infrastructure and services, environment and natural resources, and hazards and risks.

Appendix B: Agriculture and Open Space Preservation Toolkit—provides an overview of potential facilitation and financial tools to support the preservation of agriculture and open space in unincorporated Ada County.

Appendix C: Map Atlas—includes printable PDFs of each map included in the Plan.

Appendix D: Planned Community Comprehensive Plans—includes resolutions for Planned Communities adopted by reference as part of this Plan.

How to Use this Plan

The table below identifies specific topics addressed as part of individual focus areas, as well as the required LLUPA elements addressed as part of each focus area. Goals and policies related to these topics may be referenced in the respective chapter associated with each focus area.

Focus Area	Topics Addressed	Required Elements (LLUPA)
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 (airport, military) • Property rights 	<ul style="list-style-type: none"> • Land Use • Population and growth • Housing • Property rights • Economic benefits of agriculture • Airports
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 • Economic benefits of agriculture • Airports
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 and 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 stormwater design • Natural hazards risk management • Public safety • Utilities and infrastructure 	<ul style="list-style-type: none"> • Natural resources and hazardous areas • Groundwater • Community and sustainable design • National interest electric transmission corridors • Public service, facilities, and

Focus Area	Topics Addressed	Required Elements (LLUPA)
		utilities
6. Organizational Effectiveness	<ul style="list-style-type: none"> • County services • Financial and administrative systems • Interdepartmental coordination • Interagency coordination • Community engagement • Regional collaboration 	



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, City of Garden City, and numerous other organizations over the past fifteen years have expanded recreational opportunities along the Boise River 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 trails and facilities 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 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.

What role does Ada County play in this Focus Area?

County Managed Trails: Ada County manages a variety of trail facilities throughout the County. These include segments of trail along the Boise River, 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.

County Operated Parks and Recreation Facilities: Ada County owns and operates approximately 900 acres of mostly regional parks. These include Expo Idaho, 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, and Meridian Historical Society, among others.



Goals and Policies

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, 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 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.

FOCUS AREA 1: COUNTY RESOURCES & AMENITIES

- 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.

1.1e— Important wildlife habitat. Minimize development encroachment on important winter range areas, the wildlife habitat of federal- and state-listed species, federal sensitive species, rare plant species, and/or other important natural resources. Important 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.

1.1f—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, levies, revenue dedication, and easement purchases.

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.

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 countywide bicycle pathway system through support for transportation programs, agricultural/irrigation projects, and other applicable plans or programs developed and/or initiated by partner agencies or organizations.

1.2i—Trail maintenance. Continue to utilize volunteers 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, and other facilities, 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 through a

variety of means, such as but not limited to donations or easement purchases.

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. Support the implementation of city park and recreation system plans through consistent application of County zoning ordinance provisions (as negotiated by cities) and through County development review processes.

1.3i-Funding. Adequately fund the maintenance and repair of County recreation areas and facilities to ensure their continued value to residents.



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, dedication, offsets, 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, where applicable.

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 funding and 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.

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

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

1.5e-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. Preserve historic structures owned by Ada County, as appropriate; 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, 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.

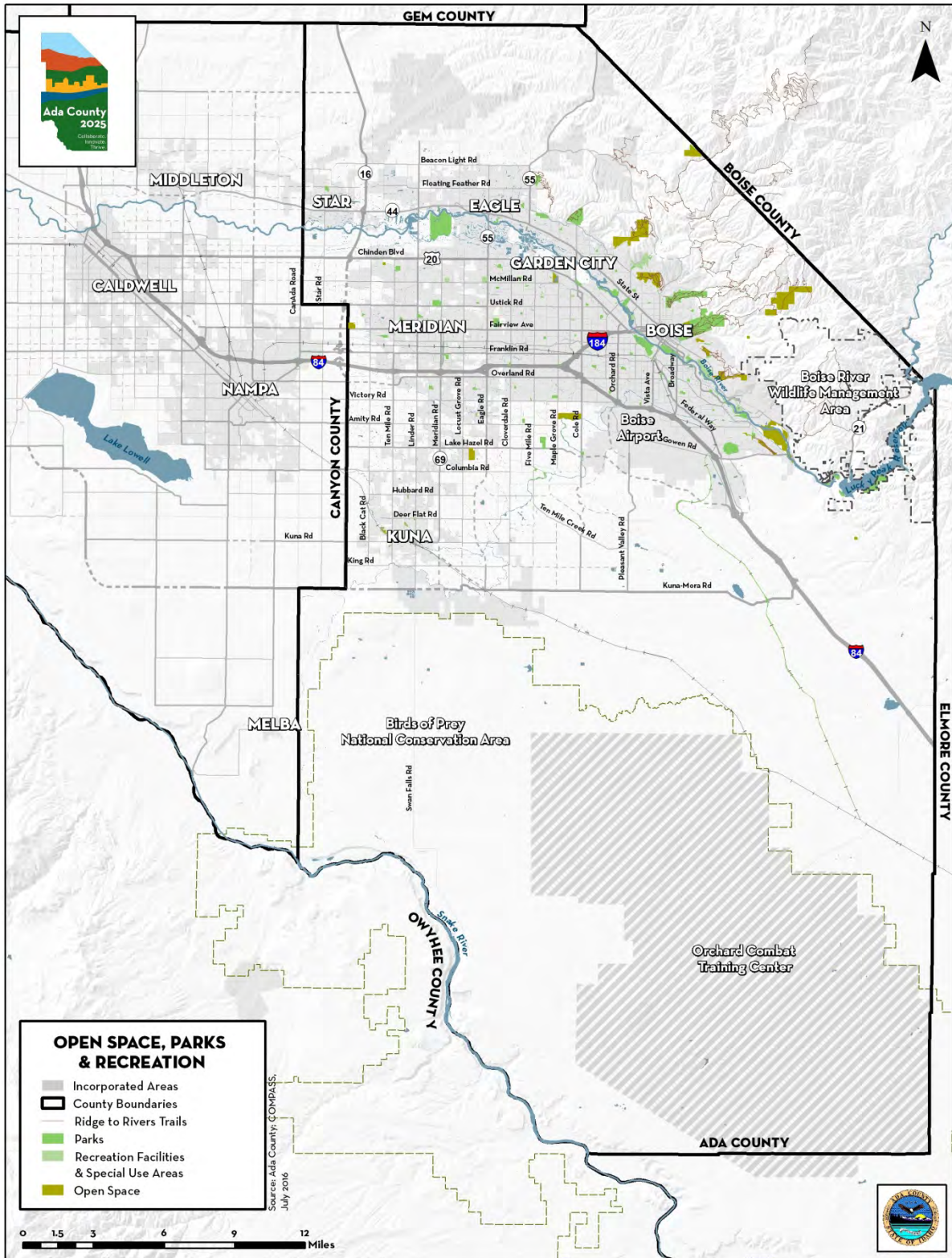
1.7g-Boise River floodplain. Mineral extraction sites located within the Boise River floodplain should conform to the goals, policies, and requirements of all applicable local, state, and federal agencies for development within the Boise River floodplain.





Parks and Open Space Map

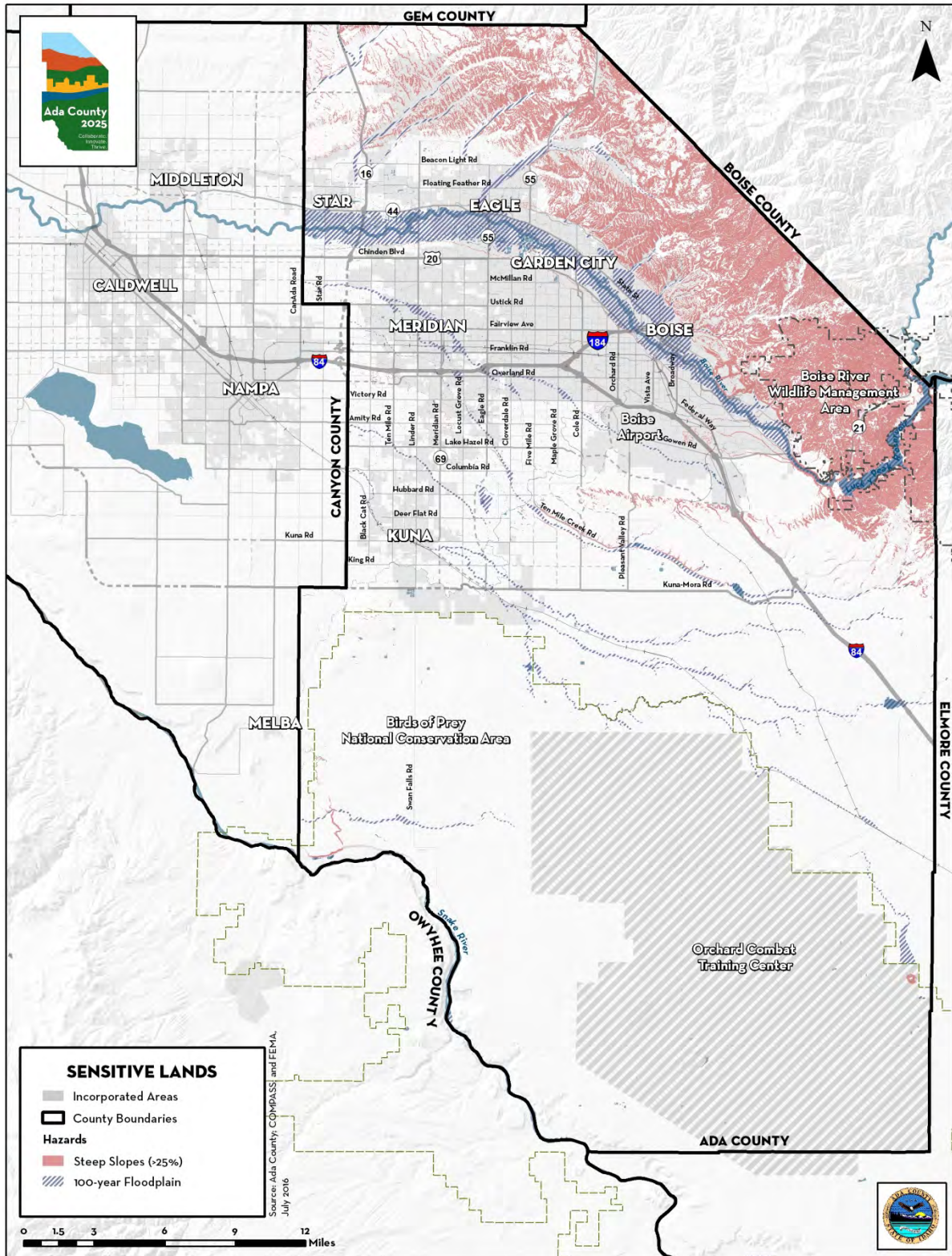
Parks and open space within Ada County includes parks and special use areas such as sports complexes and memorials.





Sensitive Lands Map

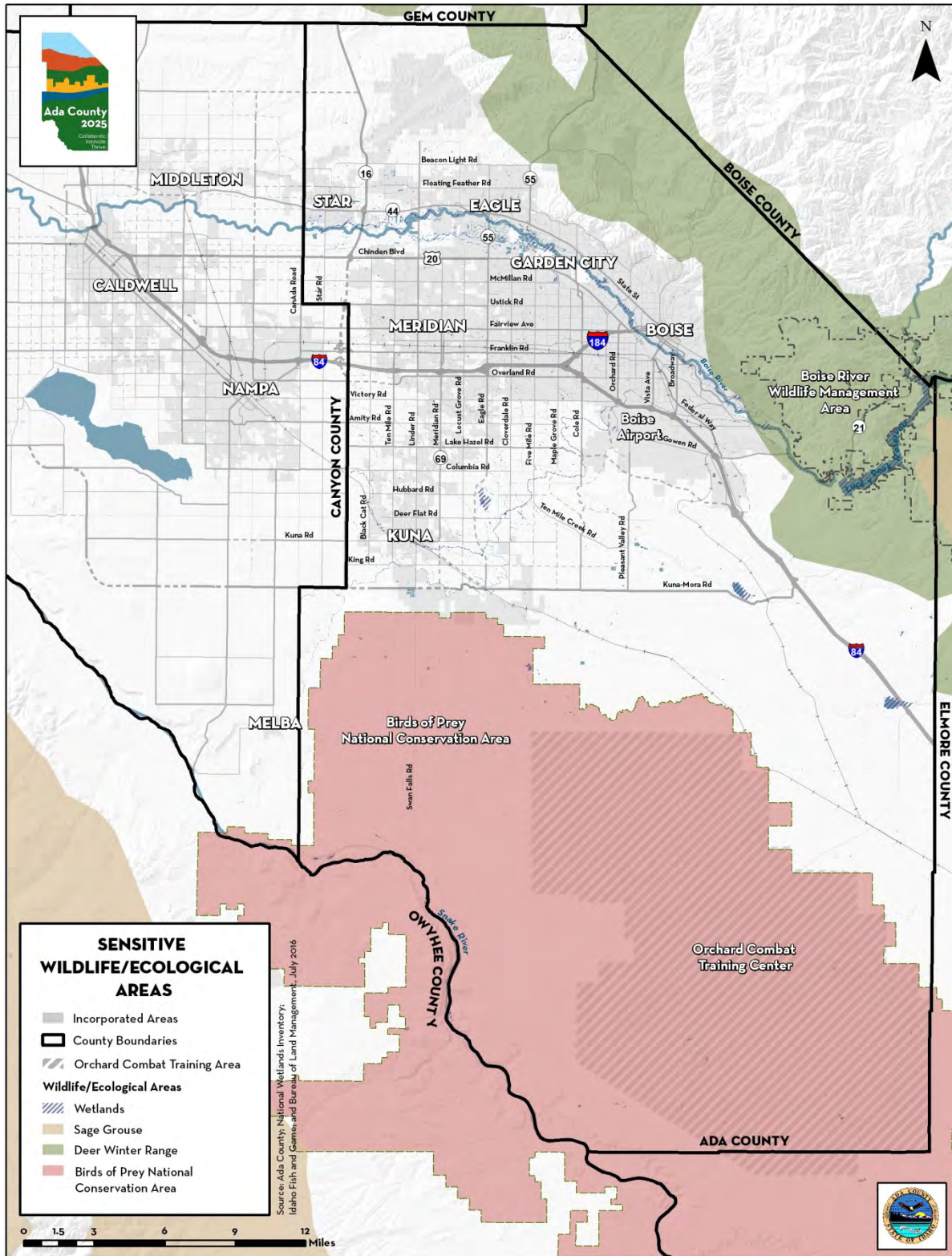
Sensitive lands in Ada County include areas with steep slopes of greater than 25%, concentrated primarily in the northeast portion of the County, and areas located within 100-year floodplains (i.e., those areas with a 1% chance of flooding in any given year).





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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FOCUS AREA 2: COORDINATED GROWTH



Where We Are Today

Ada County has experienced significant growth over the past two decades. Land within the Areas of City Impact (ACIs) has continued to urbanize rapidly in accordance with city comprehensive plans as currently negotiated, and incorporated portions of the County have been growing. The transitional nature of the urban/rural interface has posed challenges with respect to the timing and location of infrastructure provision, impacts on transportation systems, continued loss of agricultural lands, and increasing conflicts between suburban and rural traditions. Although most of the future growth projected for Ada County will occur in areas that are already incorporated or are within the ACIs, a higher degree of predictability as to what future uses will occur in rural portions of the County, and which areas are likely to be annexed in the future, is desired.

Much of the land use outside of the ACIs in Ada County is currently managed by state or federal agencies, or is used for agricultural purposes. Over time, agricultural lands across Ada County have been converted to other uses. Yet not all agricultural lands in the County are likely to disappear entirely over the next ten to twenty years and community support for the preservation of agricultural lands is growing, in part due to heightened recognition of the many roles that agriculture plays in Ada County—generating jobs and providing economic benefits, enhancing regional food security, supporting local food access, and contributing to rural character. Urban development is ongoing in the four approved Planned Communities in the north of the County.

Planning efforts, such as the *Communities in Motion 2040* plan, have set the stage for a regional vision for growth and development in Ada County that has largely been reflected in the



comprehensive plans of the six cities in Ada County. However, ongoing collaboration is needed to ensure comprehensive plans, within ACIs, adopted as part of the Plan are up-to-date.



Desired Future Condition

Land area within the ACIs has largely been incorporated into adjoining municipalities. As a result, fragmentation of property and infrastructure has been minimized 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.
- The existence of short-term (five-year) capital improvement programs (CIP's) for services provided by the municipality that are adequately funded to accommodate growth anticipated within at least 50 percent of the ACI.
- Intergovernmental agreements between the County, subject city, and applicable service providers to confirm recognition of joint-planning processes intended to coordinate land use and infrastructure decisions in accordance with the policies established in this Plan.
- Coordinated capital facility plans, where applicable, 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.
- 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.
- 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.

2.1d- 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.

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

2.1f-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.

2.1g-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 in a CIP or work program.

2.2a-Adopted city comprehensive plans. Support the land-use and development policies expressed in adopted comprehensive plans for the ACIs.

2.2b-Annexation boundary agreements. Adjustments to ACI boundaries 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.

- Capacity to provide sewer service.
- Other service area boundaries (e.g., school districts, fire districts).
- Natural or manmade geographic features (e.g., ridges, waterways, arterial streets, railroads, greenways).
- Public input from affected property owners and other citizens.

2.2c-Consistency between city and County plans. Work with cities and residents in proposed expansion areas as part of the process for amending an ACI boundary to address consistency between County and city comprehensive plan designations and policies for the expansion area.

2.2d-Public Improvement Standards. Evaluate instances where urban public facilities are not available within the ACIs on a case-by-case basis and require approval from the appropriate health agency.

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.

2.2g-Agriculture. Support city or land-owner initiated opportunities to promote the retention of prime agricultural land and/or small-scale or specialized agricultural operations within the ACIs. (See Appendix B: Agriculture and Open Space Preservation Toolkit for examples of available tools.)

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.

- Incorporate open space and other recreational opportunities;
- Minimize adverse impacts upon the delivery of services by a political subdivision or regulated public utility;
- 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; and
- Coordinate with ACHD, ITD, or both on transportation improvements and potential updates to long-term Capital Improvement Plans necessitated by the community.

2.3e-Public/quasi-public. Allow for schools, churches, and other public and quasi-public uses to be in unincorporated Ada County 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 and close to existing residential areas.

Goal 2.4: Protect the character and functions of distinct uses in rural, unincorporated parts of Ada County.

2.4a-Agriculture. Protect agricultural activities from land-use conflicts or undue interference created by existing or proposed residential,

commercial, or industrial development. (See Goal 2.5 for additional policy guidance.)

2.4b-Rangeland. Encourage cooperative land management efforts among public agencies and private land owners.

2.4c-Environmentally sensitive areas. Protect, manage, and enhance environmentally sensitive areas in accordance with the goals and policies in this plan. (See Goal 1.1 for additional policy guidance.)



2.4d-City/County open space. Support the implementation of city and County open space plans in accordance with the goals and policies in this plan.

2.4e-Snake River Birds of Prey National Conservation Area. Recognize the land-use and management policies defined by the Bureau of Land Management for the Snake River Birds of Prey National Conservation Area. Ensure



zoning changes involving land parcels entirely within the Snake River Birds of Prey National Conservation Area are consistent with goals and policies of this plan and do not create adverse impacts to the Snake River Birds of Prey National Conservation Area. Encourage property owners proposing zoning changes to work with the Bureau of Land Management to exchange isolated or biologically significant parcels within the National Conservation Area for properties that lie outside the area.

2.4f-Orchard Combat Training Center.

Discourage future land uses that could have an adverse impact on the operation of military installations in Area of Military Influence (AMI) and Orchard Combat Training Center. (See Goal 2.6 for additional policy guidance.)

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 et seq. §§ 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.

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:

- 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:

- Use the Boise Airport Master Plan as a guide for land use decisions in the Airport Influence Area
- Require avigation 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.

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.

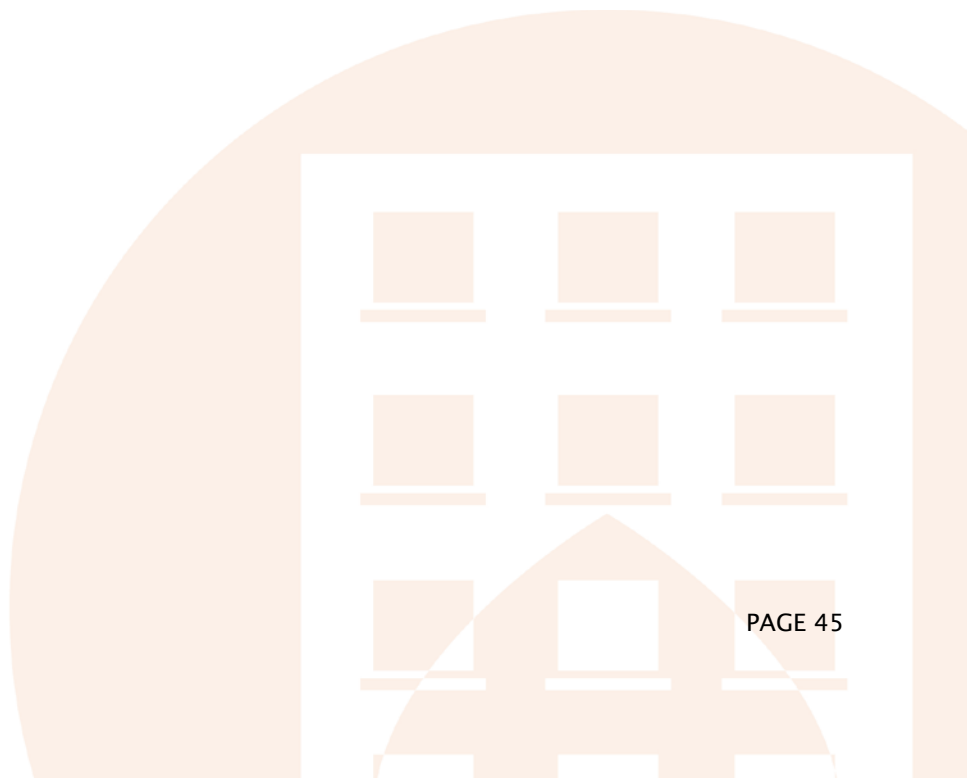
2.8b-Just compensation. Private property should not be taken for public use without just compensation.

2.8c-County policies and procedures. Land use ordinances, policies, fees, and decisions, including land use restrictions and/or conditions of approval, should not violate private property rights, as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

2.8d-Review process and guidelines. Before finalizing any administrative or regulatory action prescribed by the LLUPA, Ada County should use the review process and guidelines established by the Attorney General of the State of Idaho (Idaho Code §67-8003) to evaluate whether such action may result in an

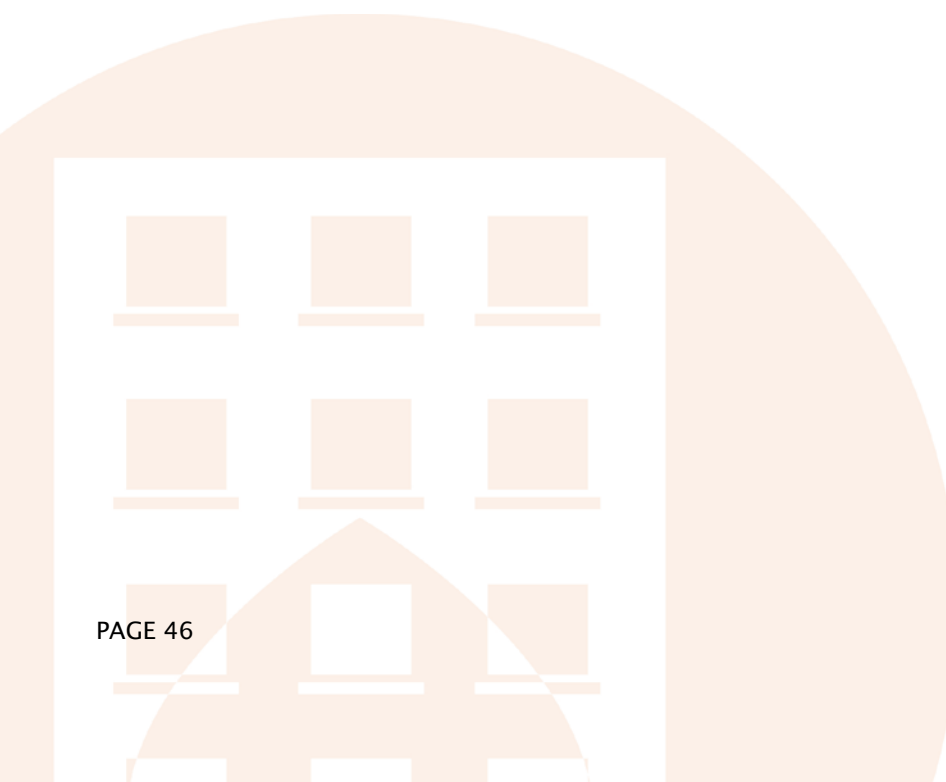


unconstitutional taking of private property. To the extent land owners request a review, Ada will provide the service.





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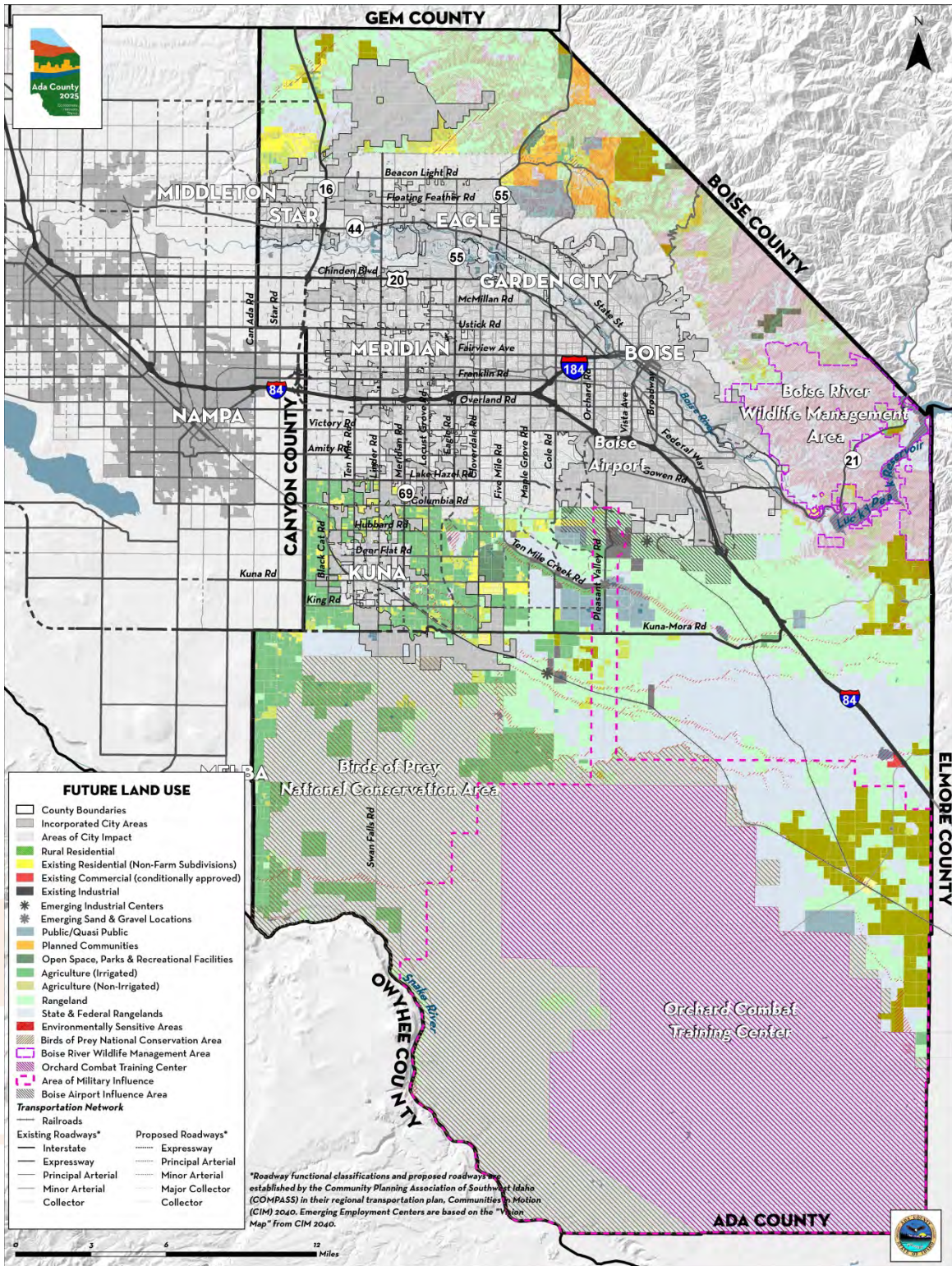
Future Land Use Plan map

The Future Land Use Plan map establishes a generalized framework for future land uses in unincorporated Ada County. This Plan seeks to balance the need to accommodate future growth and development with existing land uses, the protection and management of the County's diverse resources, and the rights of individual property owners.

Land use categories identified on the Future Land Use Plan are grouped into two geographic areas: Incorporated Cities and Areas of City Impact, and Rural (Unincorporated Ada County). Each geography has a different focus and intent with respect to growth and development which is defined as part of Table 1. Table 1 describes and provides examples of the characteristics and the primary and secondary uses of individual land use categories in each area.

Generally, future development in rural portions of unincorporated Ada County should be minimized in accordance with the location criteria provided in Table 1, the goals and policies in this chapter, and underlying zoning. Land use categories in rural, unincorporated portions of Ada County are intended to maintain the open rural character, protect environmentally sensitive areas, support recreational uses, conserve agricultural lands, minimize potential conflicts with agricultural activities, and ensure compatibility with conservation and military uses in the southern portion of the County. Goals and policies in this chapter and throughout this Plan emphasize the importance of cooperative planning and development among the various jurisdictions and agencies throughout the County.

The Future Land Use Plan map should be referenced in conjunction with the more detailed Existing Land Use map series provided in this chapter.



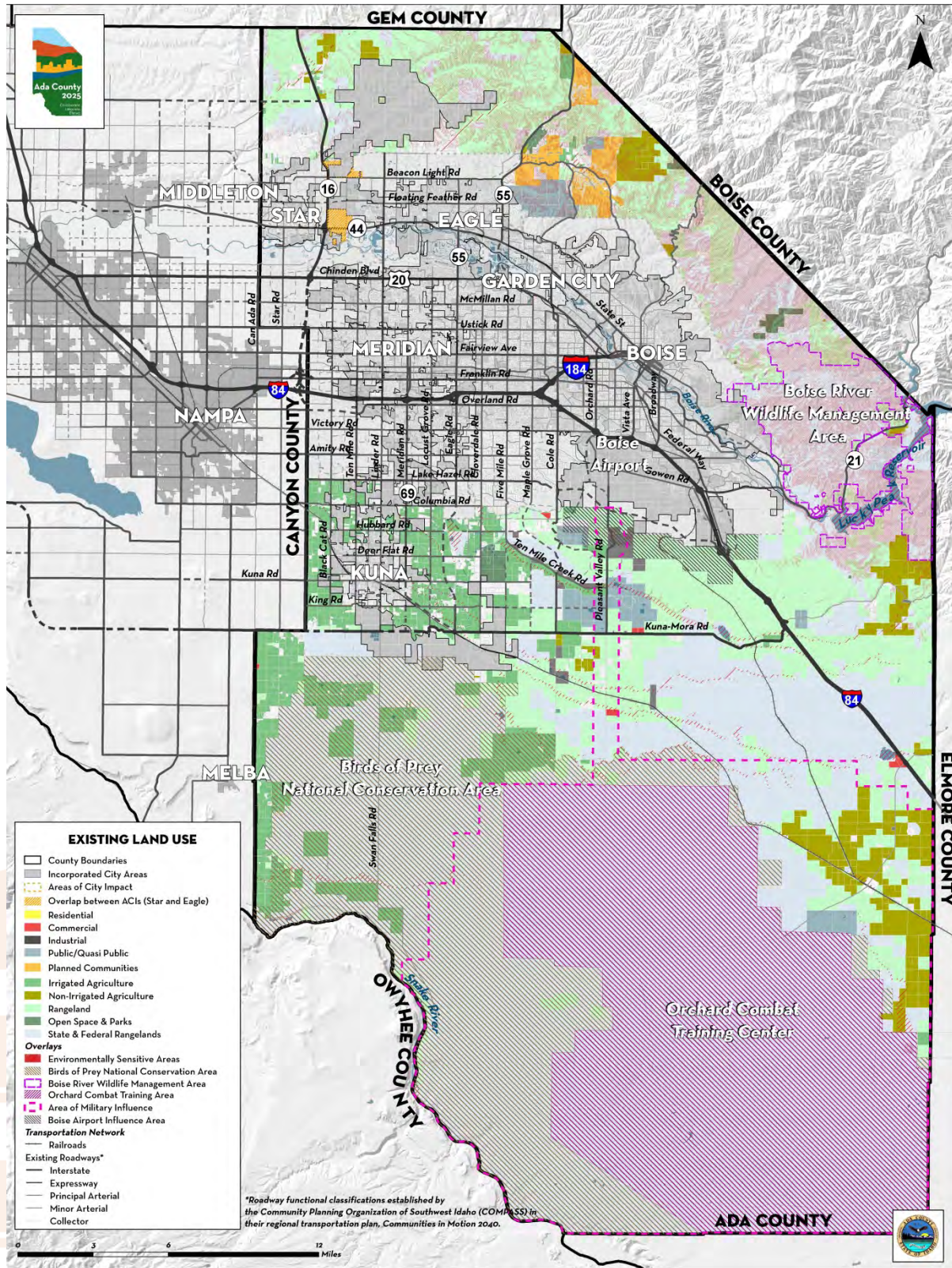


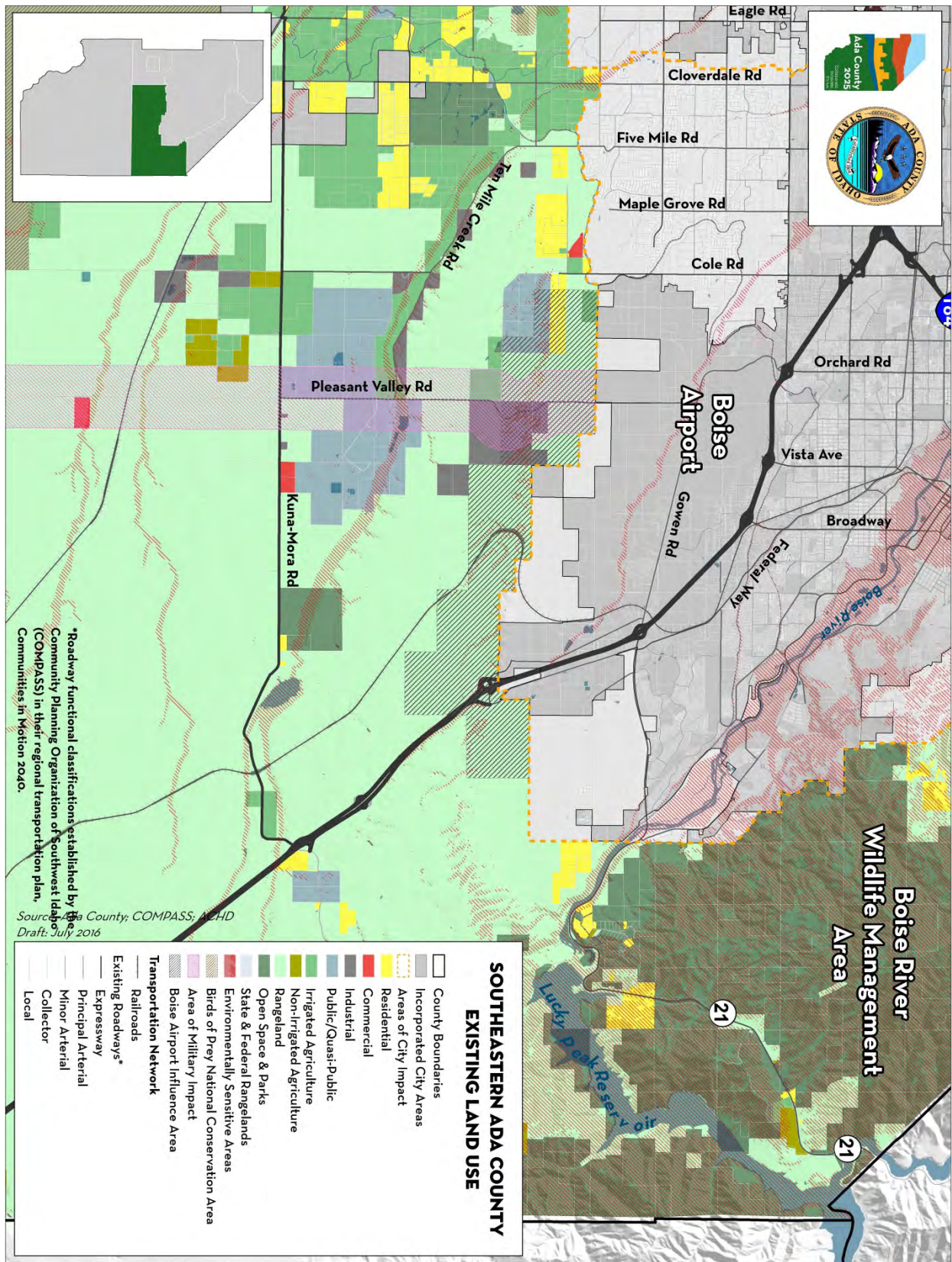
Existing Land Use maps

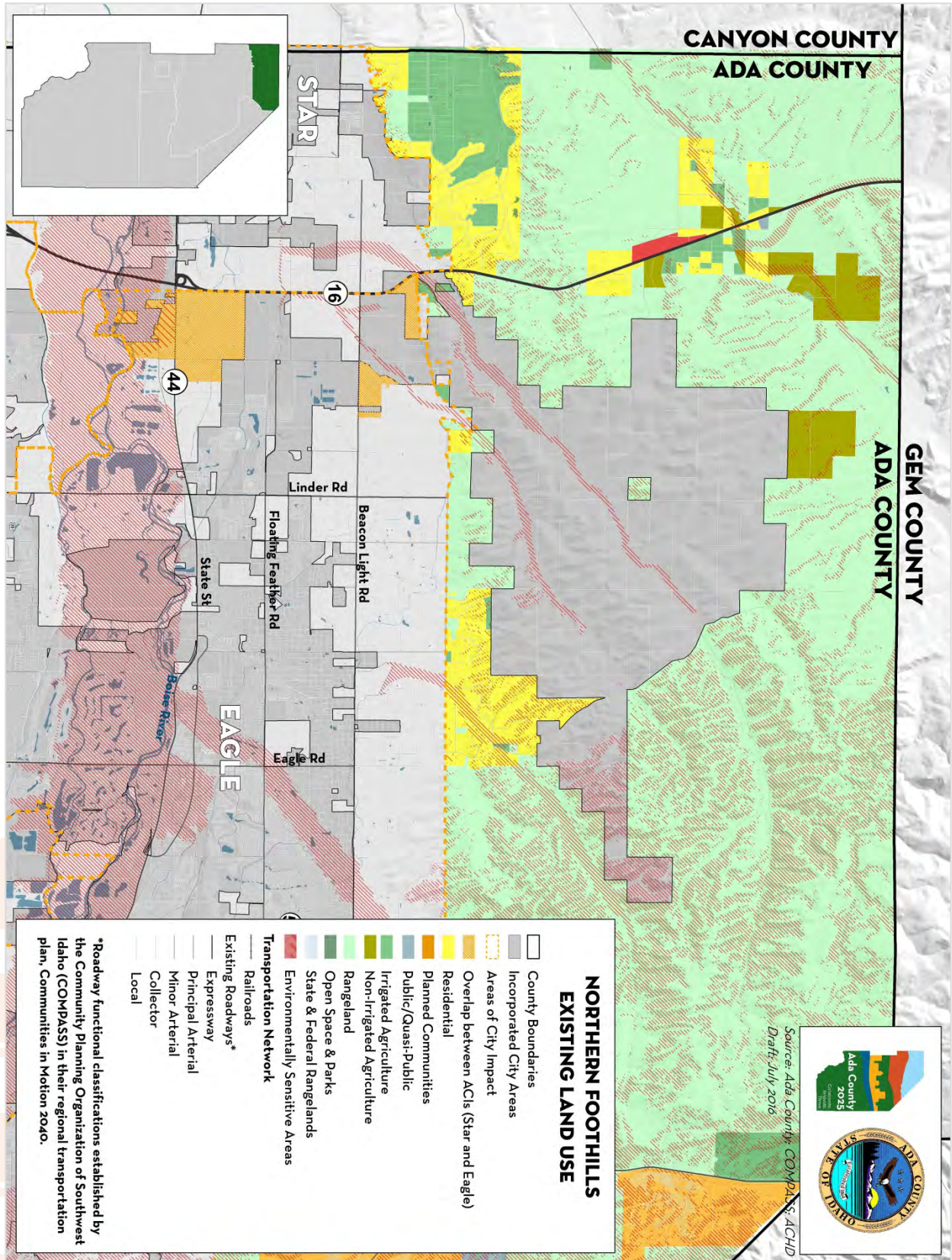
The maps that follow document the range of land uses that exist in the County today. Land use categories identified on the Existing Land Use maps are grouped into two geographic areas: Incorporated Cities and Areas of City Impact and Rural (Unincorporated Ada County). These maps should be used as a companion to the Future Land Use map as proposed uses are considered in Rural (Unincorporated Ada County) in the future. Table 1 describes and provides examples of the characteristics and primary and secondary uses associated with individual land use categories in each geography.

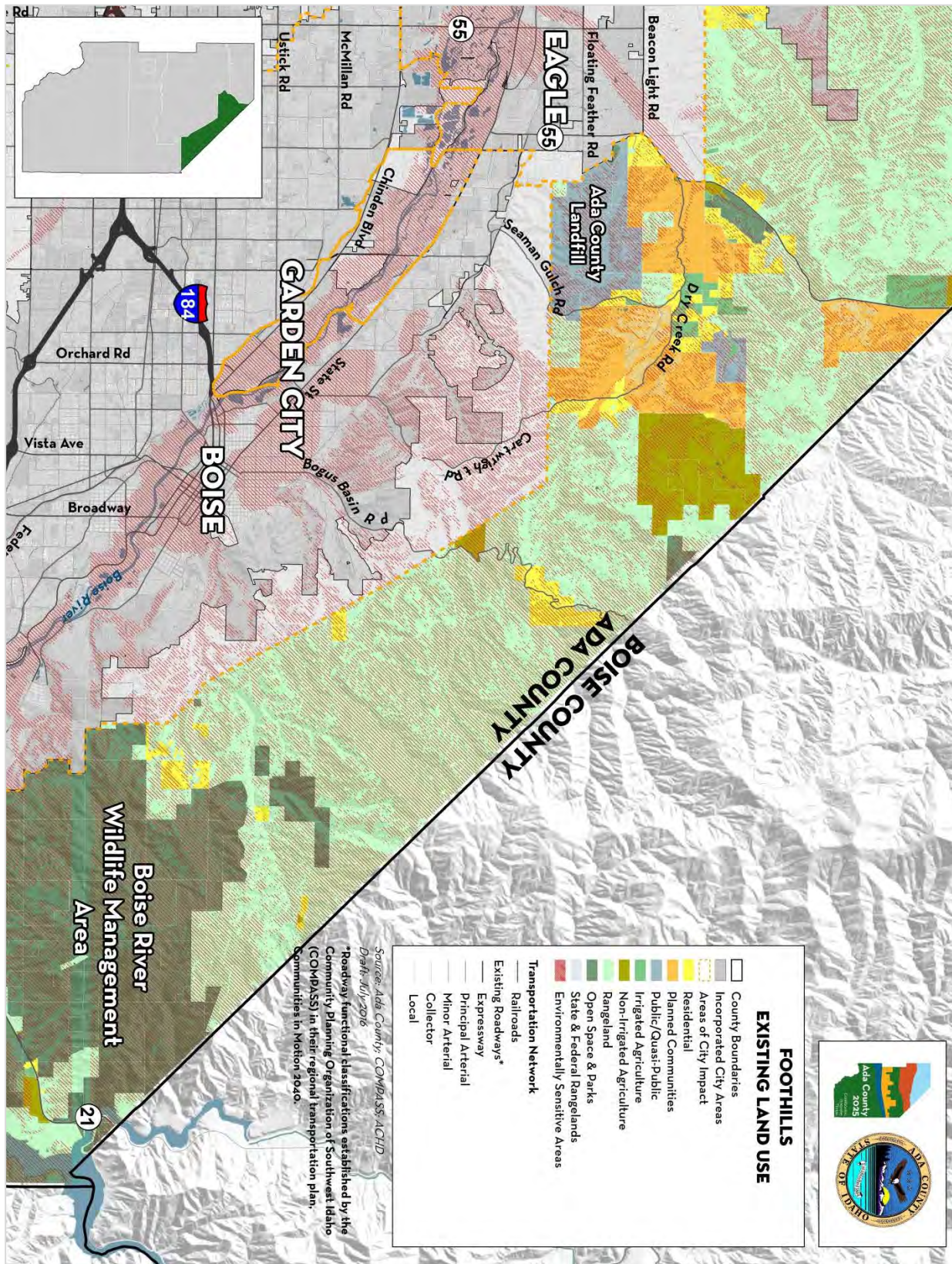
In addition to the countywide Existing Land Use map provided, more focused maps are provided for context as follows:

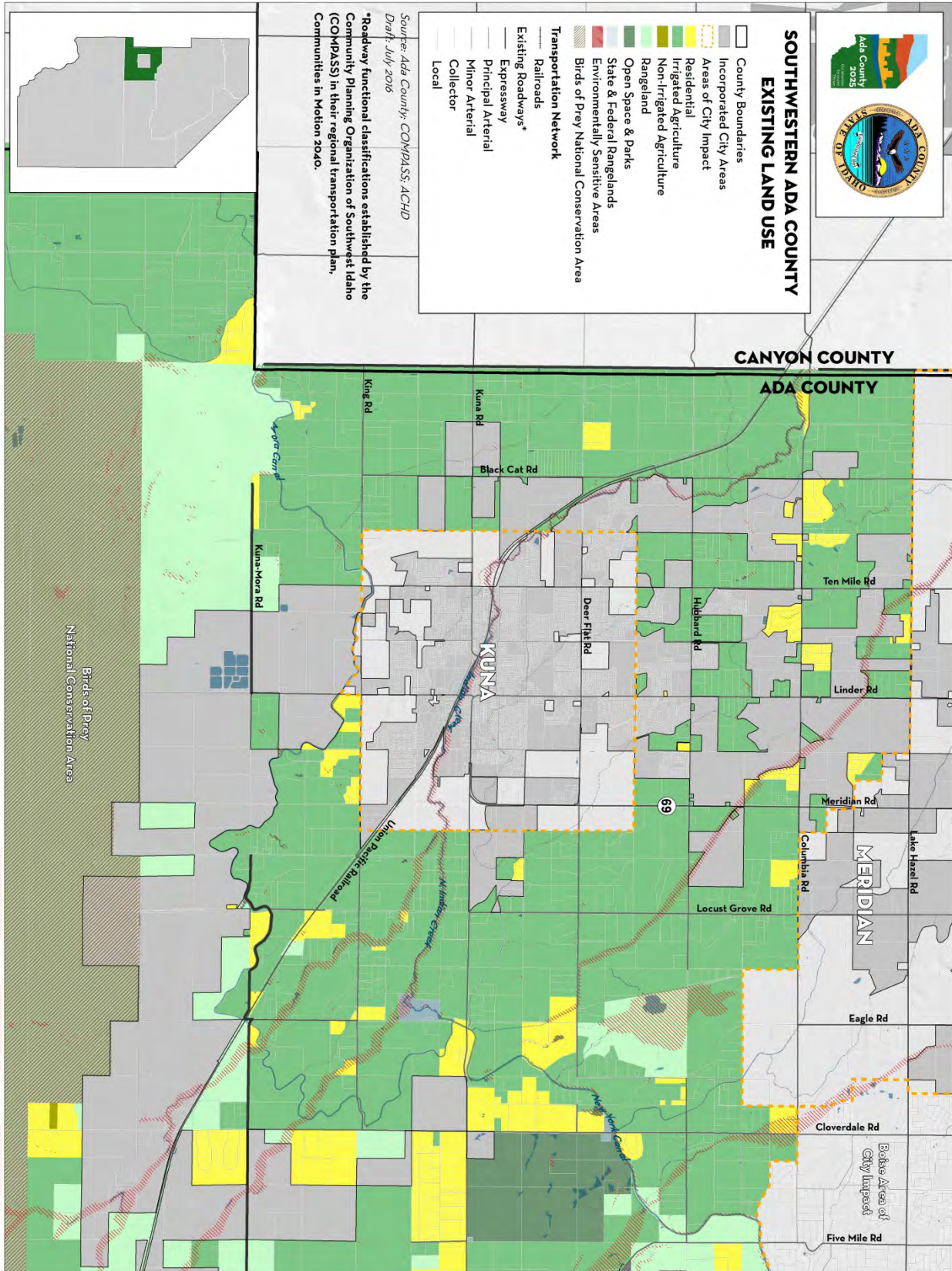
- Southeastern Ada County
- Northern Foothills
- Foothills
- Southwestern Ada County













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 Title 8 of 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.

- 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.
- 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



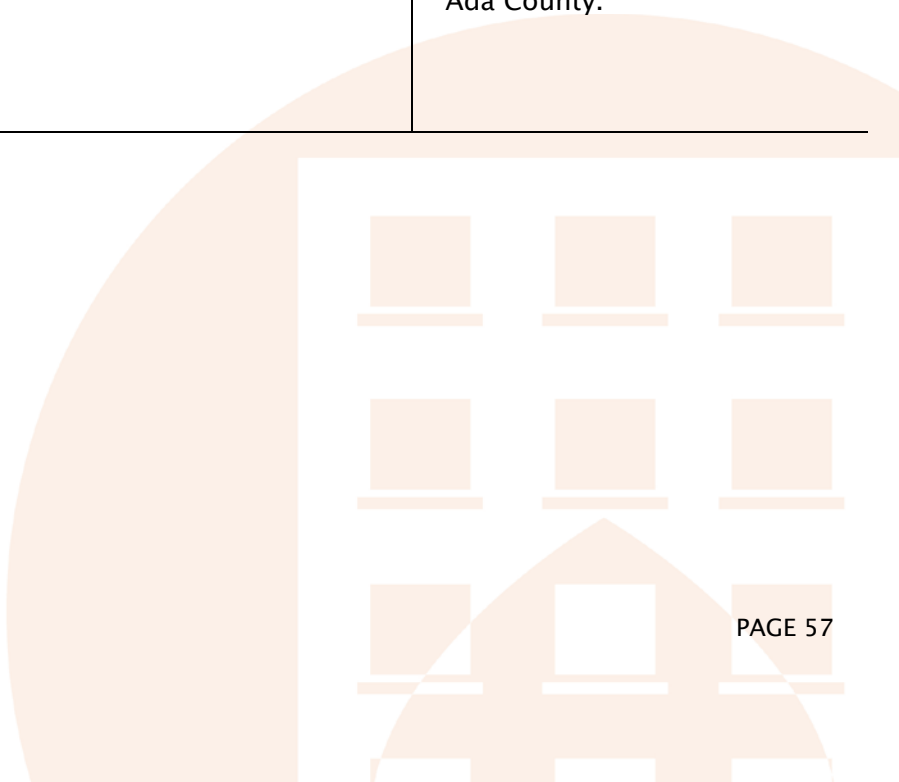
zoning, or through the conditional use process. Table 1 identifies unique uses and considerations associated with specific rural land use categories.

Table 1: Land Use Categories

Land Use Category	Uses	Characteristics	Location Criteria
Incorporated Cities and Areas of City Impact			
Incorporated City Areas	Varies	<ul style="list-style-type: none"> • Properties that are annexed into one of the six municipalities in Ada County. • City boundaries are reflected on all maps 	Annexations are considered on a case-by-case basis by the cities based on Idaho State Statutes.
Areas of City Impact (ACI)	Varies; refer to adopted comprehensive plan for applicable municipality.	<ul style="list-style-type: none"> • Areas outside city limits through the application of the ACI agreement. • Future land uses in these areas are governed by the ACI, in coordination with the County. 	Each City is required by state law to enter into ACI agreement with the County; updates to existing agreements must be negotiated between individual cities and the County. (See Goal 2.2 and accompanying policies for details)



Land Use Category	Uses	Characteristics	Location Criteria
Rural (Unincorporated Ada County)			
<p>Residential*</p> <p>*The Future Land Use Plan map identifies existing Non-Farm Subdivisions, as well as rural residential entitled as part of the Farm Development right provision or as otherwise allowed in the County zoning ordinance.</p>	<p>Primary: Single-family, detached homes on large lots.</p> <p>Secondary: Common Areas—lands typically located within residential subdivisions or other developments and designated for common use among residents (e.g., open space, landscaped or other, similar areas). Farming and other agricultural uses, including small farms and CSAs, are encouraged where such activities remain viable. Some existing subdivisions include golf courses, parks, and other recreational uses.</p>	<ul style="list-style-type: none"> • Provides limited opportunities for ex-urban or rural lifestyles in unincorporated parts of the County, including opportunities for farming and other low-intensity agricultural activities. • Densities will typically vary from one unit per 10 acres to one unit to 40 acres in unincorporated parts of the County; however, existing Non-Farm Subdivisions with smaller lots are present in some locations. • Includes existing areas that do not have urban services. 	<ul style="list-style-type: none"> • Limited new residential may occur through homes entitled as part of the Farm Development right provision or at densities as otherwise allowed in the County zoning ordinance. • Residential uses are encouraged to maintain an agricultural or open space component. • Generally, clustering future residential near existing residential is encouraged to maintain an orderly pattern of growth, promote the efficient use of available infrastructure and services, and minimize impacts on agricultural and recreational uses in rural portions of unincorporated Ada County.





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.



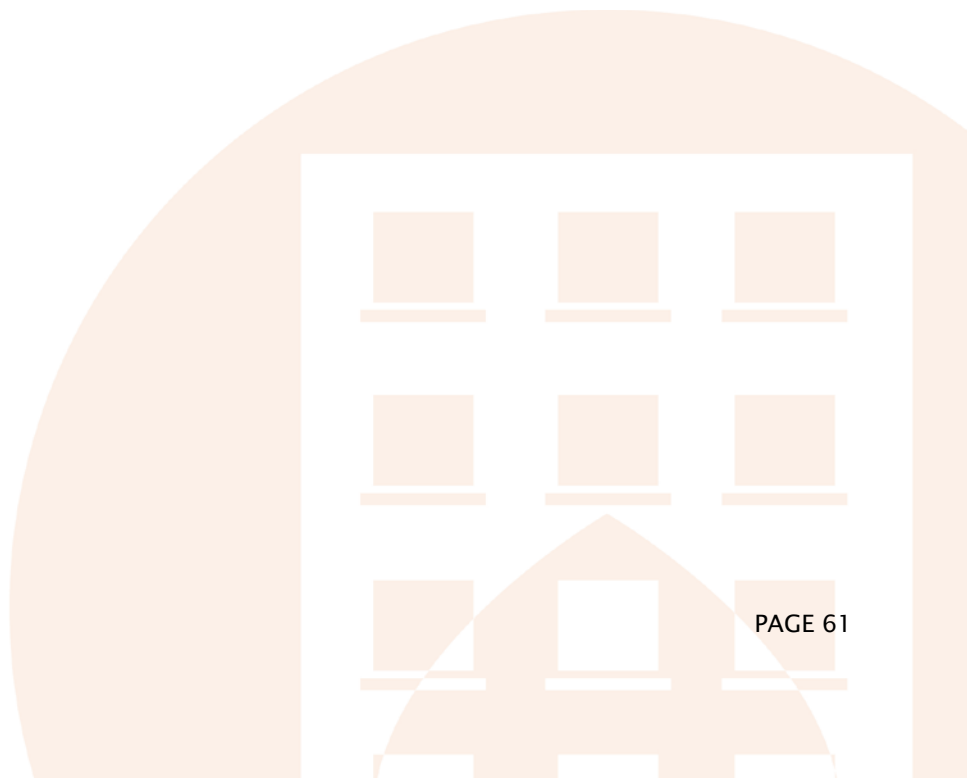
Land Use Category	Uses	Characteristics	Location Criteria
<p>Commercial*</p> <p>*Both the Existing and Future Land Use Plan maps identify conditionally approved Commercial uses.</p>	<p>Primary: Limited retail, wholesale, service, office and limited manufacturing businesses.</p> <p>Secondary: Farm or produce 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.
<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. • 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 ordinance. (See Policy 2.3d.) • A community-specific comprehensive plan and zoning ordinance is required for new Planned Communities.



Land Use Category	Uses	Characteristics	Location Criteria
Public/Quasi-Public	<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.
Agriculture (Irrigated)	<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 discouraged adjacent to these uses.



Land Use Category	Uses	Characteristics	Location Criteria
<p>Agriculture (Non-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 only receive water by natural rainfall. • Desirable for long-term agricultural use. 	<ul style="list-style-type: none"> • Residential development is discouraged adjacent to these uses.





Land Use Category	Uses	Characteristics	Location Criteria
<p>Agricultural facilities and services</p>	<p>Primary: Dairies, livestock feeding operations (feed lots), and livestock/poultry ranches. Also includes uses that are related to agriculture, such as granges, elevators, storage facilities and packaging/processing facilities .</p> <p>Secondary: Owner/manager residence, produce stands.</p>	<ul style="list-style-type: none"> • Intensive agricultural operations with designated facilities and equipment. 	<ul style="list-style-type: none"> • Residential development discouraged adjacent to these uses • 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. • With the exception of those considered to be industrial in nature, agricultural facilities and services are not called out as a separate category on the Existing or Future Land Use map. They are identified here to acknowledge unique considerations associated with their intensity as adjacent uses or new agricultural facilities and services are proposed.
<p>Rangeland</p>	<p>Primary: Seasonal grazing by domestic livestock or wild animals.</p> <p>Secondary: Hiking, hunting, fishing, and other recreational activities.</p>	<ul style="list-style-type: none"> • Open and closed rangelands. 	<p>N/A</p>



Land Use Category	Uses	Characteristics	Location Criteria
<p>State and Federal Rangelands</p>	<p>Primary: Wildlife habitat, active and passive recreation, and grazing, as allowed for by state and federal agency management plans. Secondary: Any other uses not in conflict with the management goals and intent of the various state and federal land management agencies.</p>	<ul style="list-style-type: none"> • Open and closed rangelands owned by state and federal agencies in Ada County. • Includes the Bureau of Land Management, the Bureau of Reclamation, the Idaho Department of Lands, and the Idaho Department of Fish and Game, among others. 	<ul style="list-style-type: none"> • Development adjacent to or in close proximity to State and Federal Rangelands should minimize impacts on the managed resources within these areas, consistent with policies of this Plan and of the relevant state and federal management plans.
<p>Parks, Open Space, and Recreation</p>	<p>Primary: Parks, trails, open space, and other recreational resources. Secondary: Recreational facilities and maintenance and other facilities that serve the site. Also includes privately-owned golf courses.</p>	<ul style="list-style-type: none"> • Existing parks, open space, greenways, and natural areas owned and managed by Ada County, one of the municipalities within the County, or other public or quasi-public agencies or organizations. • Provide land for recreation and enjoyment, provide areas for wildlife, and preserve sensitive, beautiful, or historic areas. • Lands that are generally are open to the public. 	<ul style="list-style-type: none"> • The Ada County Park and Open Space Master Plan and city comprehensive and functional plans contain further details about existing/planned open space, trails, parks, and other recreational resources. • New developments should be designed to provide open space, and to provide greenways, bicycle paths, and pedestrian linkages within developments and between existing or planned parks, schools, neighborhoods, and shopping areas.



Land Use Category	Uses	Characteristics	Location Criteria
<p>Environmentally Sensitive Areas</p>	<p>Primary: Protection of key wildlife habitat, wetlands, floodplain, riparian areas, areas of steep slope, and native woodlands.</p> <p>Secondary: Passive recreational uses with minimal infrastructure requirements, such as trails, open space areas, natural habitat and riparian areas.</p>	<ul style="list-style-type: none"> • Includes canals and stream corridors • Intended for the protection of key wildlife habitat, wetlands, floodways, riparian areas, and native woodlands. • Areas may or may not be publicly owned. 	<ul style="list-style-type: none"> • Development within these areas shall be minimized. • A higher level of scrutiny will be placed upon development proposals adjacent to these areas to minimize impacts upon them.
<p>Birds of Prey National Conservation Area</p>	<p>Primary: Wildlife habitat, active and passive recreation, including hiking, boating, fishing and bird watching.</p> <p>Secondary: Single family homes and associated outbuildings on private lots within the Conservation Area.</p>	<ul style="list-style-type: none"> • Includes publicly and privately-owned lands within the boundaries of the U. S. Bureau of Land Management Birds of Prey Management Plan. 	<ul style="list-style-type: none"> • Development adjacent to or in close proximity to the Conservation Area should minimize impacts on the resources within the Conservation Area, consistent with policies of this Plan and of the U. S. Bureau of Land Management Birds of Prey Management Plan.



Land Use Category	Uses	Characteristics	Location Criteria
<p>Orchard Combat Training Center and Area of Military Influence</p>	<p>Orchard Combat Training Center is expected to continue to be used for military training exercises and will not be developed for other uses. Also includes areas within the Area of Military Influence (AMI), which may be developed for other uses (consistent with underlying zoning) so long as development addresses compatibility with military activities occurring within the AMI.</p>	<ul style="list-style-type: none"> Includes lands owned by the state and federal government for military use. 	<p>Refer to Goal 2.6. for parameters to guide consideration of development within close proximity to the Orchard Combat Training Center and the AMI.</p>
<p>Airport Influence Area</p>	<p>Uses that are compatible with aircraft noise, approach zones, and operation of the Boise Air Terminal and Gowen Airfield.</p>	<ul style="list-style-type: none"> Includes all lands within any of the Airport Influence Area. 	<p>Development within the Airport Influence Area should comply with the additional standards set forth in the Ada County Zoning Code. Uses or development within the Airport Influence Area shall not create hazards and/or impair landings, takeoffs, or maneuvering of aircraft.</p>



FOCUS AREA 3: ECONOMIC CAPACITY



Where We Are Today

Employment in Ada County has recovered from the losses experienced during the Great Recession and the County's quality of life and well-educated population continue to make it an attractive place for businesses to locate. Major employers include the St. Luke's Health System and Micron Technologies, followed by Boise State University, the West Ada School District, and the Boise School District. Two military installations—Gowen Field, in Boise City, and the Orchard Combat Training Center located in unincorporated Ada County—play an important role in the overall health of the regional economy. The role of agriculture and food processing is also significant. Ada County has the fourth highest number of operating farms in the state and agriculture and food processing jobs span a number of industries, such as manufacturing and transportation. In addition, food producers are increasingly seeking to locate near where the agricultural products they process are grown and in some instances these uses are better suited to more rural locations like unincorporated Ada County. Companies such as J.R. Simplot and PowerBar have facilities in Ada County, and more have facilities in nearby Canyon County.

Key issues for economic growth include fostering economic stability, increasing jobs and wages, maintaining quality of life, and positioning the region to attract and retain larger corporations and talented workers.

Desired Future Conditions

Ada County continues to be an attractive place for businesses to locate and grow and is recognized for its business–friendly environment and high quality of life. The County plays an active role in regional economic development efforts, helping to promote a stable, healthy economy that provides diverse opportunities and living–wage jobs for all residents.

What role does Ada County play in this Focus Area?

Ada County plays a supporting role in regional economic development, working with the Boise Valley Economic Partnership (BVEP), adjoining counties and cities, and area Chambers of Commerce, to support job growth and promote quality of life. The County also works with employers and businesses seeking to locate in unincorporated areas of Ada County through property tax incentives and the development review process.

Goals and Policies

Goal 3.1: Strengthen the County’s economic base through regional business attraction, job creation initiatives, and continued support for recreation and tourism initiatives.

3.1a-Regional economic development. Support regional economic development by:

- Actively participating in discussions with the BVEP, area chambers of commerce, business groups, other jurisdictions and cities, ACHD, and agencies.
- Promoting recreation and tourism as economic development strategies, particularly as they relate to the Snake River/Eagle Foothills AVA, Boise River, and Foothills open space uses.

3.1b-Quality of life initiatives. Continue to work with local and regional partners to enhance educational, recreational, and other quality–of–life factors to encourage business retention and attract new businesses and workers to Ada County.

3.1c- Barriers. Work with businesses to address potential regulatory barriers to expanding or relocating their businesses in Ada County.

3.1d-Incentives. Develop a clear and consistent incentive policy for the County to guide future decision–making, inform potential businesses about County priorities, and track progress over time.



3.1e-Business retention/expansion. Facilitate the expansion and diversification of existing businesses and industries and all primary employers.

3.1f-Local labor force/job training. Encourage industries to hire from the local labor force and to provide job training programs where needed to help create jobs for local residents.

Goal 3.2: Identify targeted areas for industry and employment in unincorporated Ada County.

3.2a-Incorporated areas/Areas of City Impact. Direct industrial and employment uses within the cities and ACIs consistent with the goals and policies of the applicable comprehensive plan.

3.2b- Emerging Employment Areas. Consider targeted opportunities for industrial and employment uses in unincorporated Ada County when proposed uses or activities would be incompatible in cities or within ACIs, and are located within an Emerging Employment Area, as identified on the Future Land Use Plan map.

3.2c- Planned communities. Encourage the development of employment uses as part of Planned Communities that can be accessed via transit or within walking, bicycling, or short commute distances from residential areas.

Goal 3.3: Maintain Ada County's strong agricultural industry.

3.3a-Economic benefits. Recognize the role of agriculture in the local, regional, and state economy. Monitor and report economic benefits, as well as direct and indirect impacts of trucking and processing, on an annual basis.

3.3b-Food security. Protect existing agricultural land in rural unincorporated areas and support efforts to bring additional land or operations into production countywide where viable as a means to support local producers, reduce transportation costs and resources needed to import food to the region, and enhance food security.



3.3c-Agricultural production. Protect the County's capacity for agricultural production at a variety of scales and for a variety of purposes—livestock or crop production, food production, greenhouse and nursery crops,



specialty farming, aquaculture, and others—recognizing that advances in technology and industry practices will continually evolve and new industries may emerge over time.

3.3d-Agricultural processing. Continue to support development of agricultural processing businesses seeking to leverage the County’s location, transportation networks, and proximity to agricultural producers, provided they do not adversely affect adjacent uses.

Goal 3.4: Support continued improvements to the Boise Regional Airport and Gowen Field to support Ada County’s aviation needs.

3.4a-Boise Airport Master Plan. Support implementation of the Boise Airport Master Plan and updates, as adopted to ensure that the airport can meet projected use demand.

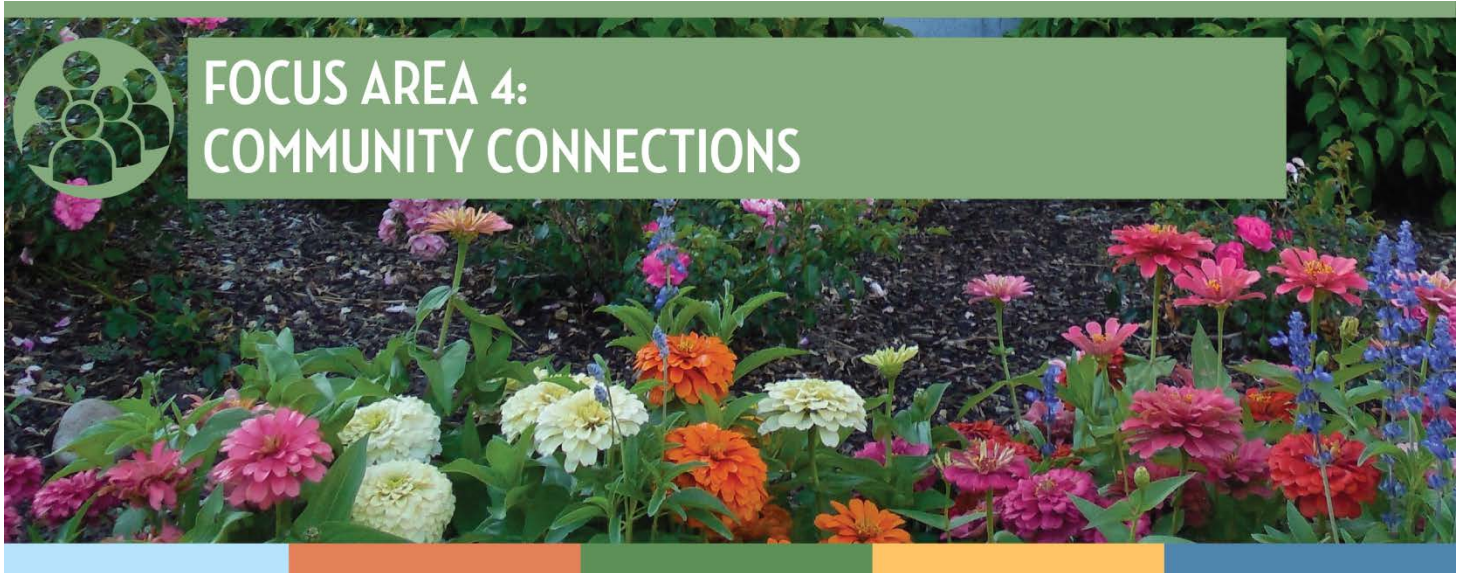
3.4b-Land use compatibility. Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities of the Boise Airport and Gowen Field.



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FOCUS AREA 4: COMMUNITY CONNECTIONS



Where We Are Today

The Community Planning Association of Southwest Idaho (COMPASS), the Ada County Highway District (ACHD), the Idaho Department of Transportation (ITD), and Valley Regional Transit (VRT) are the primary agencies responsible for planning and maintaining the transportation system in Ada County. In the summer of 2014, COMPASS adopted the update to the regional long-range transportation plan, Communities in Motion 2040 (CIM 2040) for Ada and Canyon Counties. CIM 2040 addresses anticipated transportation issues over the next 20 years, evaluates how projected population and economic growth and development patterns will impact current transportation facilities, and identifies funding and expenditures for future transportation needs. The plan seeks to strike an appropriate balance between roadways and other transportation alternatives, such as transit, carpooling, bicycling, walking, and transportation demand management. It identifies needed long-range transportation improvements and anticipated funding availability, and sets priorities for seeking new funding opportunities. The regional long-range transportation plan is federally required to be updated every four years.

Desired Future Condition

Regional connectivity and mobility options have been enhanced to meet the needs of the County's growing population through strategic land use decisions that support transportation options (in accordance with CIM 2040), and close collaboration between Ada County and local, regional, and state partners and service providers. A clear hierarchy of streets has been established as



development has occurred in unincorporated areas of the County, many of which have been designed to accommodate pedestrians and bicycles as well as vehicles, providing residents with convenient access to services, employment, and recreational amenities. Regional transit connections have also been enhanced, supporting major employment and activity centers in the cities and County.



What role does Ada County play in this Focus Area?

While the direct responsibility of planning for and funding future transportation projects does not fall on the County, ongoing coordination with ACHD, ITD, and COMPASS will be essential as the County explores future land use and service delivery options as part of the Plan update process and as it works to implement its ultimate recommendations in the future. Ada County supports the implementation of local and regional plans through its review of proposed development in unincorporated areas.

Goals and Policies

Goal 4.1: Coordinate and assist the ACHD, ITD, VRT, and COMPASS in developing and managing a multi-modal transportation system that provides for the safe, efficient, and cost-effective movement of people and goods.

4.1a-Existing system enhancements. Support ACHD, ITD, VRT, and other agencies in evaluating alternative solutions that maximize the use and efficiency of the existing system before major new transportation construction projects are funded or approved.

4.1b-Roadway capacity. Coordinate with ACHD, ITD, cities, and others to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic. Methods used may include:

- Frontage roads.
- Clustering of activity or other land use planning techniques.
- Limiting access via private driveways and local streets.

- Sharing access.
- Sufficient setbacks from rights-of-way.
- Deceleration lanes.
- Public transit and other alternative modes.
- Intelligent Transportation System (ITS) infrastructure and management.
- Ride-sharing, flexible scheduling, and telecommuting.



Photo: Sylvia Marmon

4.1c-Transportation services. Support programs that provide for the transportation needs of the elderly and persons with disabilities in



compliance with the Americans with Disabilities Act.

Goal 4.2: Help promote and enhance multi-modal connectivity and safety in the design and development of local and regional transportation facilities.

4.2a-Transportation improvements. Prioritize transportation improvements that will enhance public safety and promote multi-modal transportation choices.

4.2b-Safe routes to schools. Work with ACHD, school districts, cities, and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children:

- Prohibit or discourage location or construction of elementary schools on arterial or section line roads.
- Mitigate any impacts of expansion of existing arterials located adjacent to schools.
- Work with the cities, school districts, ACHD, ITD, and transit providers to develop special standards 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.

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.



4.3e-Minimum connectivity requirements. Work with ACHD, COMPASS, and local jurisdictions to develop, implement, and apply minimum connectivity requirements (using ACHD’s Master Street Map, as may be amended from time to time) 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, COMPASS, 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.

Goal 4.5: Coordinate with ACHD, ITD, VRT, cities, and others in planning for, designing, developing, and permitting new and/or expanded transportation facilities.

4.5a-Cross-section standards. Work with ACHD and local jurisdictions to develop, implement, and apply street cross-sectional standards that convey existing and projected traffic in accordance with established levels-of-service while promoting safety for all modes, integrating the street design with adjacent land uses and improving visual appearance.

4.5b-Corridor preservation. Work with ACHD, ITD, and COMPASS to identify major transportation corridors (existing or new) and preserve them for future needs.

4.5c-Right-of-way reservation. Work with ACHD, ITD, cities, and others to reserve rights-of-way for planned transportation facilities as a condition of approving development applications.

4.5d-Communities in Motion. Consider the future transportation needs of the community as expressed in the Communities in Motion



plan—which is periodically updated—in the siting of all public improvements.

Goal 4.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.

4.6a-Planning and development review. Assist in coordinating land use and transportation planning and development review processes among the County, cities, ACHD, VRT, COMPASS, and ITD to support the implementation of the long-range transportation plan and adopted city plans.

4.6b-Transportation improvements.

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

4.6c-Traffic studies. Require and accept traffic studies in accordance with ACHD and ITD procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods.

Goal 4.7: Support a comprehensive transportation network that provides mobility

and choices for all segments of the community.

4.7a-Pedestrian and bicycle pathways. Support creation of a safe network of pedestrian, equestrian, and bicycle pathways and trailheads to provide connections within neighborhoods, and between parks, schools, open spaces, commercial areas, and transit facilities.

- Work with surrounding entities in planning, implementation and maintenance of these facilities.
- Encourage residential and non-residential developments to provide adequate easements for future pathways and to construct such pathways.
- Easements for future pathways may be utilized if another entity commits to construction of the pathway.
- Rather than creating a new pedestrian and bicycle pathway plan, plans already developed for the region—such as the





COMPASS, ACHD, and Ada County Parks plans—should be integrated and or implemented in Ada County.

4.7b-Pedestrian crossings. Support the provision of pedestrian crossings with signals, signs, and markings where necessary to address safety issues.

4.7c-Ride-sharing. Encourage employers to promote ride-sharing through ACHD Commuteride and Valley Regional Transit and by providing incentives where appropriate, such as preferred parking spaces, flexible schedules, and free transit passes.

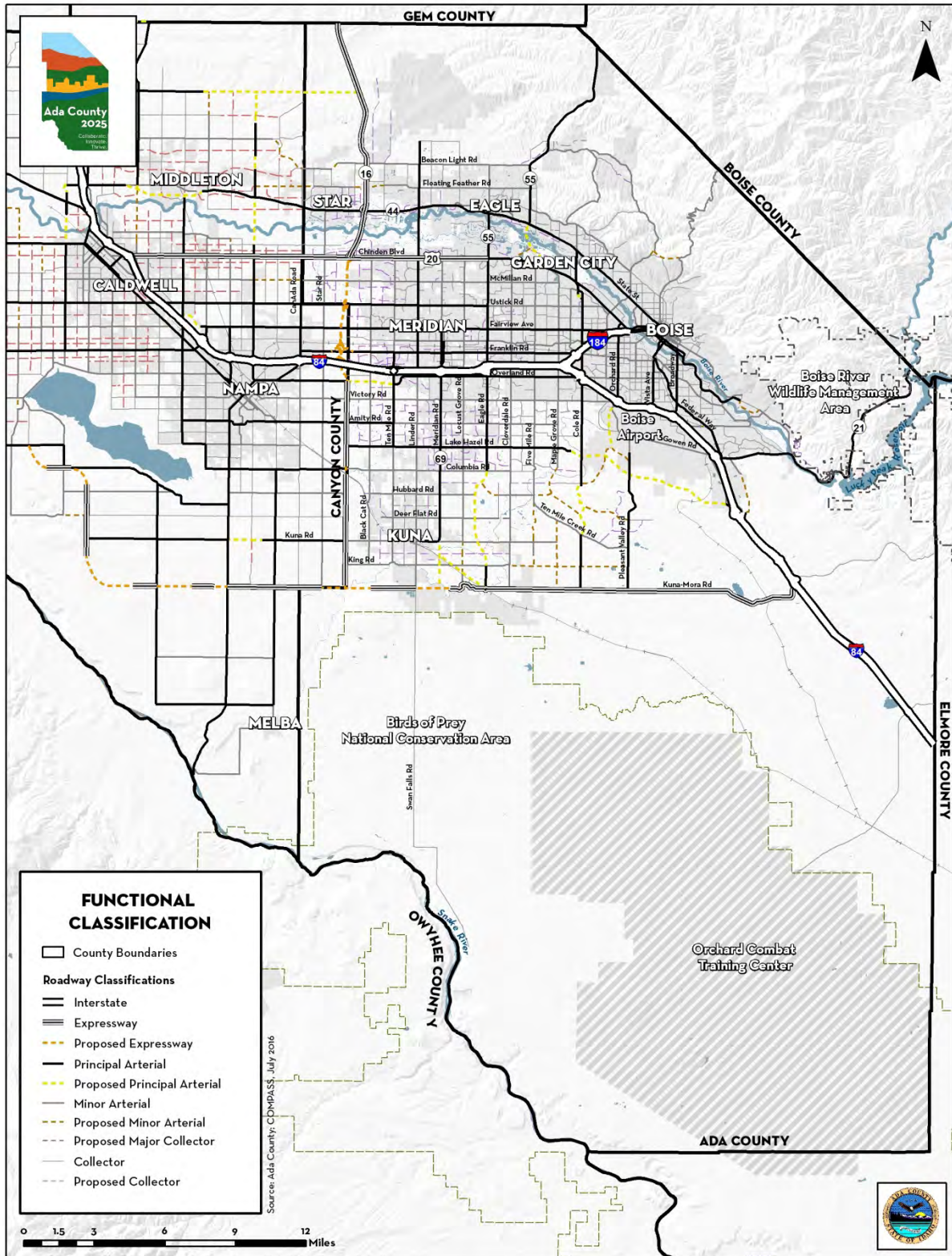
4.7d-Park-and-rides. Encourage development of park-and-ride spaces and/or facilities in or adjacent to mixed-use nodes or major intersections at entrances to subdivisions or Planned Communities.

4.7e-Transit facilities. Encourage development within existing and planned public transportation corridors to safely and efficiently accommodate transit facilities such as on-street bus stops, associated pedestrian and bicycle access, and pullout lanes.



2040 Functional Classification Map

The following map shows the functional classification of existing and proposed roadways in Ada County and neighboring Canyon County based on the COMPASS *Communities in Motion 2040* vision (CIM 2040). Coordinating regional connectivity and mobility plans with regional development is key to ensuring that improvements make cost-effective use of resources and support community goals.





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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

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

5.1a-Multi-modal 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 multi-modal transportation for County employees.



5.1b-Public-private partnerships. Explore 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.

5.2a- Water supply. Support continued assessment of surface and groundwater supplies in Ada County and the Treasure Valley to assess long-term availability and quality of current and future supplies.



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.

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

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

- Continue to use Ada County's Best Management Practices (BMPs) for county facilities and development review process.

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

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.

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

5.3a- 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.

5.3b- 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.

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.

5.4b-Boise River floodway. Work with other jurisdictions to retain the floodway of the Boise River in a natural state as 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.



5.4d-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 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.

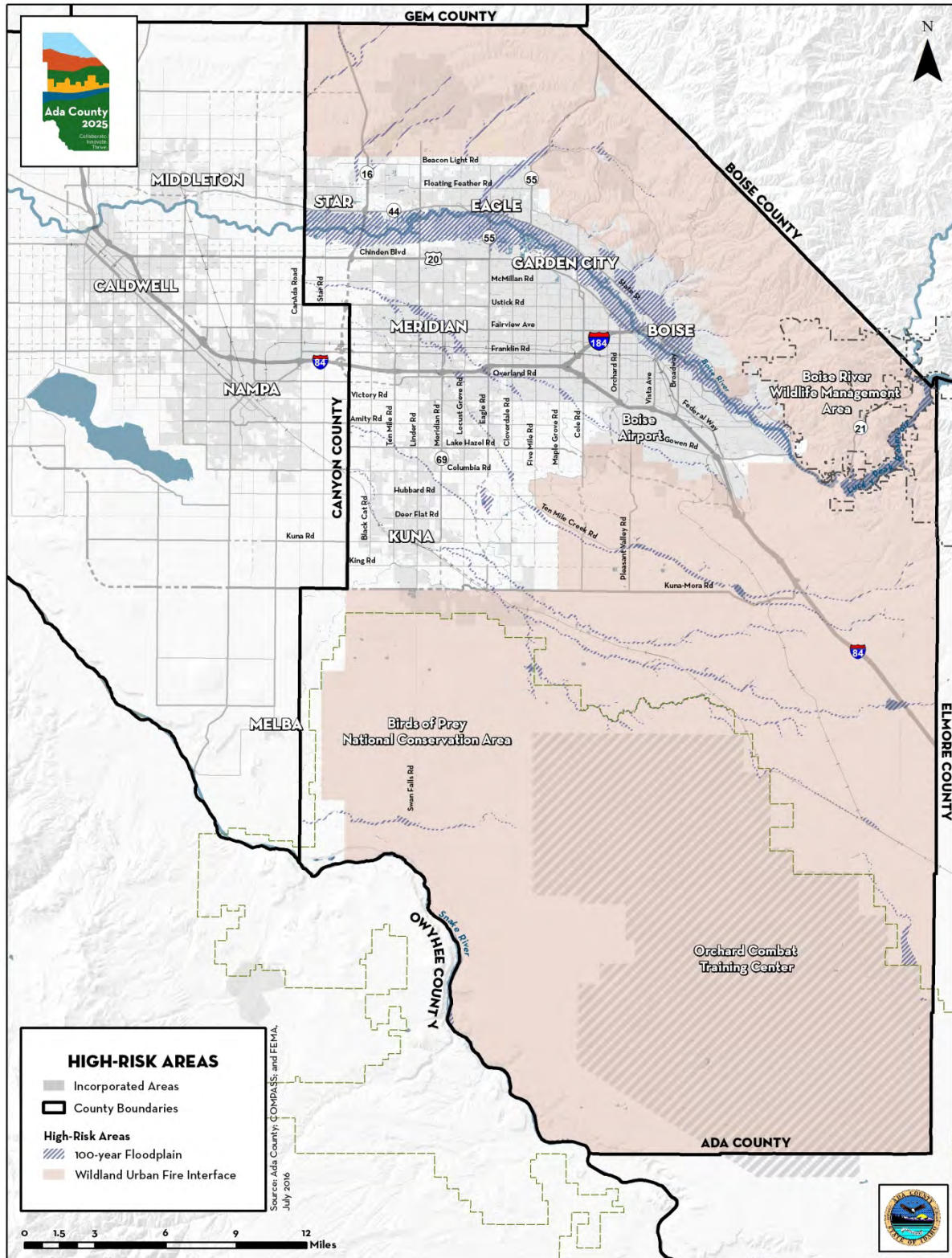
5.7c-Groundwater quality. In order to protect groundwater quality and to facilitate cost-effective wastewater treatment and collection, require all new residential development with lot sizes smaller than five acres (excluding rights-of-way), except rural residences, to be served by urban public facilities.



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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Where We Are Today

Ada County provides a wide variety of public services to both citizens and others residing, working, or visiting the County. The basis for providing these services is derived from the constitution and statutes of the State of Idaho, State and federal mandates, requests of specific interests, intergovernmental agreements, historical precedent, and insight of constituent desires by elected and appointed officials. The level of service is primarily influenced by fiscal constraints and individual departments or offices' priorities. External demands generated by legislative action and intergovernmental relationships negatively impact staff's capacity to deliver the required level of services when additional staffing is not made available. Inefficiencies and duplication of services exist because of the way in which the County is organized around individual departments and offices rather than around functions.

Desired Future Condition

County resources are directed to those services that are highest priority needs and with public input. Service needs are evaluated comprehensively. Priorities are subject to annual review through the budget process. On-going communication exists with Ada County residents regarding County services and the cost and benefits of providing these services. This on-going communication maintains understanding and confidence in Ada County government.

Organizational changes have been made to improve efficiencies and effectiveness in the delivery of county services. A culture of efficiency and effectiveness is in place that transcends political changes.



A process of continuous improvement keeps up with the latest system advances that improve efficiency and effectiveness. Strategic funding actions ensure that the changes can be supported over time.

Sufficient staff is allocated to provide adequate level of service for the demands placed on the organization. Necessary resources are devoted to compensation and professional development to retain and train competent professionals. Adequate levels are appropriate to effectively respond to unanticipated issues without impacting primary responsibilities.

As part of a fully funded Capital Investment Plan, a Facilities Plan is in place that balances brick and mortar improvements with needed maintenance to existing facilities and plans for the future, including property acquisition and recreational facilities. There is public understanding of the County's facilities needs and support for financing the Plan.

Ada County provides the following services:

- Administration
- Assessor
- Board of County Commissioners
- Clerk of the Fourth District Court
- Coroner
- Development Services
- Elections
- Emergency Management
- Emergency Medical Services
- Expo Idaho
- Information Technology
- Juvenile Court Services
- Operations
- Parks and Waterways
- Public Defender
- Prosecutor
- Recorder
- Sheriff and 911
- Treasurer
- Weed, Pest, and Mosquito Abatement





Goals and Policies

Goal 6.1: Provide public services and facilities for which the County is responsible in a fair, efficient, and professional manner.

6.1a-Service delivery. Ensure all services are provided to the level required and maintain a solid fiscal foundation to support all services.

6.1b-Public safety and health. Maintain the highest level of public safety and health in cooperation with other agencies and service providers.

6.1c-Staffing. Continue to employ a productive and efficient County staff and compensate them appropriately.

6.1d-County facilities. Provide safe and secure buildings for County staff, elected and appointed officials, and citizens to conduct public business. Ensure all facilities meet federal standards for accessibility.

6.1e-Supplemental services. Work with other organizations to encourage quality informational, educational, cultural, leisure, and library services for all residents of Ada



ADA COUNTY COMPREHENSIVE PLAN

County.

6.1f-Coordinated service planning. Coordinate with internal and external service providers—library, school districts, ACHD, VRT, and others—to plan for the short and long-term needs of Ada County residents.

Goal 6.2: Provide accurate information and administer development application processes in an efficient manner.

6.2a-Development services. Conduct plan review, permitting, and inspections processes in a manner that facilitates efficient and orderly development.

6.2b-Comprehensive Plan maintenance. Review and update the Comprehensive Plan every five to ten years. Develop a process and criteria to incorporate significant policy changes or new information in the Comprehensive Plan more frequently, as such initiatives are completed.

6.2c-Zoning ordinance. Revise zoning and subdivision ordinances in accordance with the adopted Comprehensive Plan and adopt, as necessary, specialized planning tools. Adopt or amend County ordinances, as needed, to implement policies included in this Plan.



FOCUS AREA 6: ORGANIZATIONAL EFFECTIVENESS

6.2d-Development applications. Retain on file and make available to the public the final disposition of all development applications.

6.2e-Public participation. Provide ample opportunities for public participation in planning and permitting processes and decisions through public hearings, notification of affected residents and property owners, use of the County's Web site, opportunities to provide written comments, and other outreach tools.

6.2f-Public notice. Provide ample public notification of planning and permitting activities through the use of a variety of media (e.g., newspaper, TV, radio, mail, etc.).

Goal 6.3: Enhance the understanding of County services and services provided by other public agencies.

6.3a-Communication protocols. Consistently convey information regarding the roles and

responsibilities of County bodies to County residents.

6.3b-Regional coordination. Actively collaborate with the cities, school districts, regional agencies, special districts, and other service providers in the process of developing new plans and policies to promote broader understanding of the County's role in such activities among the general public.

6.3c-Public engagement. Establish a broad-based program for involving citizens in the governmental process of the County.

IMPLEMENTATION



Introduction

This chapter establishes a detailed Action Plan to support the implementation of the goals and policies in each of the six Focus Areas:

- Focus Area 1: County Resources and Amenities
- Focus Area 2: Coordinated Growth
- Focus Area 3: Economic Capacity
- Focus Area 4: Community Connections
- Focus Area 5: Sustainable Practices and Resiliency
- Focus Area 6: Organizational Effectiveness

The Action Plan provides a comprehensive list of strategies and recommended actions to support the implementation of Ada County 2025. For quick reference, strategies and recommended actions are organized in tables that correspond with the six focus areas that serve as a foundation for the Plan. Individual components of the Action Plan are described below. The Action Plan should be reviewed and updated on an annual basis or as needed to ensure it remains current and reflects the City's progress over time.

A number of the policies and strategies identified in the Action Plan are cross-cutting in that they support both the Strategic Business Plan and the Comprehensive Plan. References to specific Strategic Business Plan strategies are called out where applicable. In most instances individual Strategic Business Plan strategies have been generalized for incorporation into the Comprehensive Plan. However, in a few instances Strategic Business Plan strategies are simply repeated in the Comprehensive Plan for consistency.

Priority Initiatives

Priority initiatives to help advance the County's vision in the immediate future (one to two years) are briefly summarized below along with example strategies for each. A complete list of strategies to advance each initiative are outlined as they relate to each Focus Area as part of the Action Plan.

1. Establish the tools needed to advance agriculture conservation efforts.

This Plan recognizes the economic and intrinsic value of Ada County's agricultural land and operations, the importance both small-scale and large-scale agriculture, as well as the important role agriculture plays in regional food security and efforts to promote healthy communities within the region. The Action Plan seeks to advance and expand concepts first identified as part of the 2007 Comprehensive Plan, and confirmed through the Ada County 2025 process. Strategies identified assume Ada County will take a leadership role in advancing these efforts, but also recognize the need for close collaboration with a wide range of stakeholders and interest groups. Strategies include:

- Creation of tools and incentives that provide opportunities for the voluntary maintenance of agricultural operations in rural, unincorporated areas outside of the ACIs (using the Agriculture and Open Space Preservation Toolkit contained in Appendix B of this Plan as a starting point). (Strategy 2.5)
- Creation of an Agricultural Preservation Board to further define agricultural uses and identify prime agricultural land suitable for preservation. (Strategy 2.5d)
- Completion of targeted code updates to provide opportunities for small-scale agricultural operations in rural areas as well as within ACIs. (Strategies 2.5e, 3.3a, and 3.3b)

IMPLEMENTATION

- Account for economic impacts of agriculture when considering development applications. (Strategy 2.5f)

2. Continue to support and enhance open space and recreation in Ada County.

This Plan recognizes that access to open space and recreational opportunities plays a key role in the quality of Ada County residents, but also in the economic vitality of the region. The Action Plan identifies a number of strategies to continue to expand efforts to protect open space and recreational opportunities in unincorporated parts of Ada County in collaboration with a wide range of stakeholders and interest groups. Strategies include:

- Creation of a countywide open space and multi-use trail plan. (Strategy 1.2a)
- Convening a regional, countywide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, publicly supported funding approach (using the Agriculture and Open Space Preservation Toolkit contained in Appendix B of this Plan as a starting point.) (Strategy 1.3d)
- Exploration of the need for a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, and unincorporated areas of the County. (Strategy 1.2b)
- Collaborate with local, regional, and state partners to create an acquisition, education, and preservation plan for portions of the Oregon National Historic Trail in southeast Ada County. (Strategy 1.6a)

3. Support the implementation of the Strategic Business Plan.

The County's Strategic Business Plan was developed to promote efficiency within the organization and to establish formal systems for evaluating service needs and allocating resources going forward. As noted in the introduction to this Plan, the Strategic Business Plan is intended to work hand in hand with the Comprehensive Plan. Some of the cross-cutting strategies that are reflected in this Action Plan include:

- Evaluation of new or expanded services based on the full cost of services and related subsidies, direct and indirect revenues, legality, sustainability, and impact on other ongoing services. (Strategy 6.1c)

- Adoption and implementation of a multi-year Capital Investment Plan providing for investment in current, expanded and new facilities as required in meeting service demands. (Strategy 6.1d)
- Development of a strategic communication plan for current information on the roles and responsibilities of County bodies and on the manner in which information will be provided to County residents. (Strategy 6.3a)

4. Align the Comprehensive Plan with the County's Zoning Code.

Targeted regulatory revisions will be needed to ensure this Plan is aligned with underlying zoning.

Strategies include:

- Creation of buffers and development standards for development adjacent to the Birds of Prey area and other natural areas. (Strategy 1.1b).
- Maintenance and possible updates to development standards designed to protect and/or minimize development in sensitive or hazardous areas. (Strategy 1.1c).
- Review the County's zoning ordinance for compliance with the Fair Housing Act. (Strategy 2.1i).

5. Actively collaborate with the cities to promote consistency in policies and regulations within the ACIs.

Although growth in the ACIs is planned for by the comprehensive plans negotiated by the Board of Ada County Commissioners and each respective City Council, a perceived lack of predictability about which portions of unincorporated Ada County will remain rural—and which will ultimately be come urban and annex into a city—has been an ongoing concern for residents and stakeholders. This Plan promotes active collaboration with the cities to help improve the accuracy of information available and promote consistency in policies and regulations where applicable. Strategies include:

- Work with the cities to update the comprehensive plans adopted by reference as part of this Comprehensive Plan to reflect the most recent plan adopted by each city. (Strategy 2.1a)
- Work cooperatively with cities when negotiating ACI boundaries to ensure partnership in the planning process and timely review and adoption. (Strategy 2.1e)
- Adoption of formal criteria for renegotiation of ACI boundaries with cities (Strategy 2.1d)
- Work cooperatively with local and regional partners to estimate future land needs, determine the supply of buildable or developable land within a given ACI, and identify prime agricultural land and open space. (Strategy 2.1f)

How to Use the Action Plan

ACTION TIMING

- **Near-term actions** — following Plan adoption, over the next one to two years (indicated by the number 1).
- **Longer-term actions** — Three to five years following Plan adoption (indicated by the number 2).
- **Ongoing actions** — following plan adoption, ongoing over the life of the Plan.

STRATEGIES/RELATED GOALS

Strategies are aligned with the goal they are intended to support for quick reference.

RESPONSIBILITY

- **Lead.** For each of the items listed in the Action Plan, a lead department or organization is identified to initiate the action. Where particularly close coordination or shared resources are needed, more than one department or organization is listed as the lead with the intent that they work as equal partners.
- **Partners.** A supporting list of other departments, partner agencies, municipalities, organizations, and groups to involve in the process of implementation is also provided. County boards and commissions and the community at large will also be consulted as appropriate based on the nature and scope of individual strategies and recommended actions.

TYPES OF STRATEGIES

- **Policies and programs.** The Plan identifies many goals and policies that will be achieved through day-to-day decision-making made by Ada County staff, the Planning & Zoning Commission, and the Board through new or enhanced programs. For example, plan policies related to land use are implemented through the development review process.
- **Regulatory revisions.** In order for the Plan to be effective, the County's development regulations will need to be consistent with the goals and policies of the Plan. For example, updates to the County's zoning code will need to implement specific objectives related to sustainable practices, enhanced connectivity within the ACI, groundwater protection, and others.
- **Public improvements.** Some goals and policies may be best implemented through a specific improvement project or series of projects. Public improvements would typically be identified as part of the County's Capital Investment Plan.
- **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, ITD, VRT, and others will be imperative to support the implementation of the Plan.
- **Advocacy and engagement.** Some goals and policies relate to initiatives and programs led by non-profits, outside agencies, and other organizations that play a significant role in helping the County achieve its goals and policies. In these instances, the strategies place the County in the role of advocating for community priorities and encouraging others to take actions toward implementing our goals. For example, Ada County works with the cities and other agencies to support the provision of affordable housing and enhanced public transportation.



Strategies to support Focus Area 1: County Resources and Amenities

Strategies in this section support collaborative efforts to preserve the County's natural, historic, and cultural resources, and provide expanded access to recreational amenities for County residents.

Strategies	Priority	Responsibility	Type
GOAL 1.1: Protect, manage, and enhance Ada County's diverse natural resources, including vegetative fish, and wildlife habitats.			
Strategy 1.1a. Continue to collaborate with the cities on hillside development protections for the Boise Foothills.	Ongoing	Lead: Community & Regional Planning Partners: Cities of Boise Eagle and Star	Policies and programs
Strategy 1.1b. 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.	2	Lead: P&Z Administrator Partners: Current Planning, BLM	Regulatory revisions
Strategy 1.1c. Maintain and update, as necessary, development standards designed to protect existing terrain, steep slopes, benches, flood hazard areas, and ridge lines.	Ongoing	Lead: P&Z Administrator Partners: Current Planning, Engineering	Regulatory revisions
Strategy 1.1d. Continue to require preparation of wildlife protection and mitigation plans for Planned Communities, in accordance with the County's Zoning Ordinance.	Ongoing	Lead: Current Planning Partners: P&Z	Policies and programs
Strategy 1.1e. Continue to work with other agencies to develop and implement strategies to preserve the Boise River and river corridor.	Ongoing	Lead: Parks and Waterways Partners: Community & Regional Planning, Environmental Advisory Board	Partnerships
Strategy 1.1f. Maintain a coordinated program for controlling and eliminating noxious weeds.	Ongoing	Lead: Weed, Pest, & Mosquito Abatement Partner: ITD	Policies and programs
Strategy 1.1g. Educate property owners about	Ongoing	Lead: Weed, Pest, & Mosquito	Outreach

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
their responsibility in controlling noxious weeds and services provided by Ada County to aid in noxious weed abatement.		Abatement Partners: PIO	and Engagement
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.			
Strategy 1.2a. Coordinate with local and state governments, recreation user groups, and non-governmental organizations to develop a County-wide open space multi-use trail plan.	1	Lead: Parks and Waterways Partners: Community & Regional Planning, Open Space Advisory Task Force, cities, BLM, USFW, and many others	Policies and programs/ Partnerships
Strategy 1.2b. Work with other communities to explore the need for, and coordinate, if warranted—a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, and unincorporated areas of the County.	1	Lead: Parks and Waterways Partners: Community & Regional Planning, Open Space Advisory Task Force, cities, BLM, USFW, and many others	Policies and programs/ Partnerships
Strategy 1.2c. Explore the opportunity to plan, develop, and coordinate a multi-use trail along the Snake River.	2	Lead: Parks and Waterways Partners: Community & Regional Planning, Open Space Advisory Task Force, Canyon County, BLM, Idaho Power, and many others	Policies and programs/ Partnerships
Strategy 1.2d. Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.		Lead: Ada County Engineer Partners: Community and Regional Planning and Parks and Waterways	Partnerships
Strategy 1.2e. Continue to engage all users of the trail system in the planning process	Ongoing	Lead: Parks and Waterways Partners: Community & Regional Planning, cities, BLM	Outreach and Engagement
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.			
Strategy 1.3a. 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	2	Lead: Parks and Waterways Partners: Community & Regional Planning, Environmental Advisory Board	Policies and programs

Strategies	Priority	Responsibility	Type
boundaries, and help ensure that the County is not in conflict with existing cities' proposed goals and objectives.			
Strategy 1.3b. Adopt and implement a fully funded, multi-year Capital Investment Plan (CIP) providing for investment in current, expanded, and new facilities as required in meeting service demands. (SBP: F1-2)	1	Lead: All Departments Partners: BOCC	Policies and programs
Strategy 1.3c. 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. (SBP: CS3.1)	Ongoing	Lead: OLM Partners: Parks & Waterways	Policies and programs
Strategy 1.3d. Conduct a regional, County-wide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, long-term, publicly supported funding approach. Use the Agriculture and Open Space Preservation Toolkit as a starting point.	1	Lead: Parks & Waterways Partners: Community & Regional Planning, BOCC, cities, counties	Policies and programs
GOAL 1.4: Foster coordination among cities, state and federal agencies, and private entities to provide a full range of recreational opportunities to County residents.			
Strategy 1.4a. Seek continued opportunities to partner with the cities on planning for and implementing parks, trails, and open space projects in unincorporated areas of the County.	Ongoing	Lead: Parks & Waterways Partners: Cities, BLM, other land management agencies	Policies and programs
Strategy 1.4b. Examine the feasibility of establishing an impact fee program to be used in providing a full range of recreational opportunities to County residents.	1	Lead: Parks & Waterways Partners: Community & Regional Planning, BOCC	Policies and programs
Strategy 1.4c. 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.	2	Lead: Parks & Waterways Partners: Idaho Parks & Recreation	Policies and programs
Strategy 1.4d. Support a feasibility study to determine the need, cost, and possible location	2	Lead: Parks & Waterways Partners: Idaho Parks & Recreation	Partnerships

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
of a new four–season, deep–water marina on Lucky Peak.			
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.			
Strategy 1.5a. Continue boater education efforts and outreach to recreational boaters, including non–motorized paddle sport boaters.	Ongoing	Lead: Parks & Waterways Partners: City of Boise, Idaho Parks & Recreation, Garden City, City of Eagle	Outreach and engagement
Strategy 1.5b. Support Idaho Parks and Recreation and the state Legislature to create mandatory “Boater Education” requirements for young operators.	Ongoing	Lead: Parks & Waterways Partners: City of Boise, Idaho Parks & Recreation	Partnerships
Strategy 1.5c. 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.	Ongoing	Lead: Parks & Waterways Partners: PIO	Policies and programs
GOAL 1.6: Protect and enhance Ada County’s culturally and historically significant resources.			
Strategy 1.6a. Collaborate with local, regional, and state partners to create an acquisition, education, and preservation plan for portions of the Oregon National Historic Trail in southeast Ada County.	1	Lead: Parks & Waterways Partners: Parks, Open Space and Trails Advisory Board, Historic Preservation Council, BOCC	Policies and programs
Strategy 1.6b. Continue to support efforts to protect segments of the Oregon National Historic Trail through voluntary easements or land designation.	Ongoing	Lead: Current Planning Partners: Parks, Open Space and Trails Advisory Board, Historic Preservation Council, BOCC	Policies and programs
Strategy 1.6c. Create a single, searchable database of historic sites to facilitate locating information about specific properties.	1	Lead: Historic Preservation Council Partners: GIS	Policies and programs
Strategy 1.6d. Support updating the County’s zoning ordinances to require providing interpretive signage for any historic resource directly impacted by construction that triggers Section 106 review under the Historic	Ongoing	Lead: Historic Preservation Council Partners: Current Planning, P&Z Administrator	Regulatory Updates

Strategies	Priority	Responsibility	Type
Preservation Act of 1966.			
Strategy 1.6e. Support the development of a resource management plan for historic roads in Ada County.	2	Lead: Historic Preservation Council Partners: Current Planning, Transportation Agencies	Policies and programs
Strategy 1.6f. Explore potential revisions to County regulations regarding analysis of the historic potential of proposed development sites to: <ul style="list-style-type: none">• Clearly define the meaning of “the Ada County historic resources inventory” as used in Title 8 of the Ada County Code to include all resource surveys conducted by Ada County.• Require a record search from the State Historic Preservation Office (SHPO) as part of the development review process.• Require a cultural/historic/archaeological resources reconnaissance survey for Planned Communities, with the findings being a consideration in the design of the project proposal.	2	Lead: P&Z Administrator Partners: Historic Preservation Council, Current Planning	Regulatory updates
Strategy 1.6g. Expand the existing County GIS theme of historic resources to include all sites identified in pre-1998 surveys conducted on behalf of Ada County.	1	Lead: GIS Partners: Historic Preservation Council, Current Planning, Community & Regional Planning	Policies and programs
Strategy 1.6h. Coordinate with the Ada County Historic Preservation Council to identify financial and other incentives to encourage restoration and protection of historic resources in Ada County and share information with property owners.	Ongoing	Lead: Community & Regional Planning; Current Planning Partners: Historic Preservation Council	Policies and programs
Strategy 1.6i. Explore and establish a framework for expanded coordination with the cities on historic preservation.	2	Lead: Historic Preservation Council Partners: Cities Parks & Waterways, Community & Regional Planning	Partnerships

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
GOAL 1.7: Identify, protect and use Ada County’s sand and gravel resources while minimizing long-term negative environmental impacts and protecting or enhancing natural resources.			
Strategy 1.7a. Map locations of both existing and previously mined sand and gravel pits, Maintain and update the map as operations cease and as new sand and gravel operations are approved.	1	Lead: GIS Partner: Current Planning, Community & Regional Planning	Policies and programs
Strategy 1.7b. Develop measures for protection of resources, including incentives, consideration of new forms of development, and protection and reclamation of gravel resources.	2	Lead: P&Z Administrator Partners: Current Planning, Community & Regional Planning	Policies and programs



Strategies to support Focus Area 2: Coordinated Growth

Strategies in this section support close collaboration with local, regional, state, and federal partners on efforts to plan for and promote coordinated growth in unincorporated parts of Ada County—recognizing the distinctions between portions of the County that fall within the Areas of City Impact and those that fall outside the Areas of City Impact.

Strategies	Priority	Responsibility	Type
GOAL 2.1: Promote a coordinated and efficient pattern of development countywide.			
Strategy 2.1a. Offer assistance or support to cities to update city comprehensive plans adopted by reference as part of this Comprehensive Plan to reflect the most recent plan adopted by each city.	1	Lead: Community & Regional Planning Partners: Cities, BOCC	Partnerships
Strategy 2.1b. Regularly assess, summarize, and provide information about growth and development in the County, including approval of development permits and new construction to COMPASS.	Ongoing	Lead: Community & Regional Planning Partners: GIS, Current Planning, Building, COMPASS	Policies and programs
Strategy 2.1c. Regularly obtain and review population data and demographic forecasts from COMPASS and incorporated cities. Summarize and distribute such information to County staff for use in evaluating decisions related to planning and development processes.	Ongoing	Lead: Community & Regional Planning Partners: COMPASS	Policies and programs
Strategy 2.1d. Adopt formal criteria for renegotiation of ACI boundaries with cities to include: <ul style="list-style-type: none"> • A letter from the city requesting renegotiation; • A map showing the existing and proposed ACI boundaries • Geographic Information System (GIS) shape and data file(s) for the proposed ACI expansion. • Justification pertaining to the proposed ACI as it relates to trade areas and geographic factors. 	1	Lead: Community & Regional Planning Partners: BOCC, cities	Policies and programs

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
<ul style="list-style-type: none"> • Justification pertaining to the reasonable likelihood that the proposed ACI will be annexed, including, but not limited to, the availability of urban services as follows: central water; municipal or central wastewater collection and treatment; public safety services such as fire protection, law enforcement, and emergency medical services; schools; urban standard streets, roads, and transportation facilities; park and recreational facilities; public transportation; libraries; storm drainage facilities; utility facilities; and urban irrigation systems. • Documentation and technical assurances that urban services will be provided within ten years. This may include Capital Investment Plans, Capital Facility Plans, and/or Utility–Service Master Plans. • Evidence demonstrating how the proposed ACI will accommodate the future growth goals of the city. 			
<p>Strategy 2.1e. Work cooperatively with cities when negotiating ACI boundaries to ensure partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.</p>	Ongoing	<p>Lead: Community & Regional Planning Partners: Cities, BOCC</p>	Partnerships
<p>Strategy 2.1f. Work cooperatively with local and regional partners to estimate future land needs, determine the supply of buildable or developable land within a given ACI, and identify prime agricultural land and open space.</p>	1	<p>Lead: Community & Regional Planning Partners: Cities, COMPASS, transportation agencies, service providers</p>	Partnerships
<p>Strategy 2.1g. Work cooperatively with the cities and various agencies and service providers to establish MOUs regarding GIS data sharing parameters and a schedule for regular updates.</p>	1	<p>Lead: Community & Regional Planning Partner: GIS, Cities, service providers</p>	Partnerships
<p>Strategy 2.1h. Review the County’s zoning ordinance for opportunities to allow for bike and pedestrian connectivity and open space within new developments.</p>	1	<p>Lead: P&Z Administrator Partners: Current Planning, Community & Regional Planning</p>	Regulatory updates

Strategies	Priority	Responsibility	Type
Strategy 2.1i. Review the County’s zoning ordinance for compliance with the Fair Housing Act and update as necessary.	1	Lead: P&Z Administrator Partner: Current Planning, Community & Regional Planning	Regulatory updates
Strategy 2.1j. Coordinate with the cities and agencies to support the provision of affordable and fair housing opportunities.	Ongoing	Lead: Current Planning Partner: Community & Regional Planning, BOCC, housing agencies	Advocacy and engagement
Strategy 2.1k. Monitor and make available information regarding housing trends in Ada County as part of the Trends and Forces report that accompanies this Plan, as specialized information becomes available.	Ongoing	Lead: Community & Regional Planning Partners: COMPASS	Policies and programs
Strategy 2.1k. Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.	2	Lead: Community & Regional Planning Partners: Water providers, IDWR	Policies and programs
Strategy 2.1l. Review the County’s zoning ordinance to ensure consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.	1	Lead: Current Planning Partner: Community & Regional Planning, school districts	Regulatory updates
Strategy 2.1m. Participate with representatives of the School Districts and cities to review and ensure consistency among municipal policies, zoning and other development ordinances related to school siting, development permitting and review procedures.	Ongoing	Lead: Community & Regional Planning Partners: School districts, cities	Policies and programs
Strategy 2.1n. Continue to provide information to school districts regarding new development in unincorporated portions of the County.	Ongoing	Lead: Current Planning Partners: School districts	Policies and programs
GOAL 2.2: Direct urban development to incorporated cities and Areas of City Impact where investments in urban services have already been made or are planned and programmed.			
Strategy 2.2a. Work with individual cities to develop consistent zoning and development regulations that	Ongoing	Lead: Community & Regional	Partnerships

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
implement the applicable comprehensive plans in ACIs.		Planning Partners: Cities	
Strategy 2.2b. Support adoption and implementation of transit-oriented development within ACIs to support the long range transportation plan.	Ongoing	Lead: Community & Regional Planning Partners: COMPASS, cities, transportation agencies	Policies and programs
Strategy 2.2c. Work collaboratively with individual cities to define short and long-term strategies for County enclaves, recognizing the unique characteristics and issues associated with each.	Ongoing	Lead: Community & Regional Planning Partners: Cities	Partnerships
Strategy 2.2d. Work collaboratively with Garden City to plan for lands adjacent to Expo Idaho and regarding long-term plans for the use of Expo Idaho.	Ongoing	Lead: Community & Regional Planning Partners: Garden City, Expo Idaho, BOCC	Partnerships
Strategy 2.2e. Collaborate with cities to support opportunities for and encourage small-scale or specialized agricultural operations within the ACIs.	Ongoing	Lead: Community & Regional Planning Partners: Cities, agricultural interests	Partnerships Advocacy and Engagement
Strategy 2.2f. Encourage cities to reserve or preserve portions of the areas zoned rural urban transition as part of their Comprehensive Plans to provide opportunities for the retention of agricultural land and operations, as well as for the protection of natural features and creation of open space buffers.	Ongoing	Lead: Community & Regional Planning Partners: Cities, Parks and Waterways	Partnerships
GOAL 2.3: Provide opportunities for limited residential and nonresidential development in unincorporated area outside ACIs.			
Strategy 2.3a. Review County zoning regulations for residential and non-residential land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies.	1	Lead: P&Z Administrator Partners: Current Planning, Community & Regional Planning	Regulatory updates

Strategies	Priority	Responsibility	Type
GOAL 2.4: Protect the character and functions of distinct uses in rural, unincorporated parts of Ada County.			
Strategy 2.4a. Explore and adopt measures to permanently protect open space or maintain low densities within rural areas, such as purchase of development rights, conservation easements or other tools including cluster, conservation or open space subdivisions, additional hillside regulations and protection of habitat and environmentally sensitive areas.	1	Lead: Community & Regional Planning Partners: BOCC, Cities, Ada Soil & Water Conservation District, Parks & Waterways, agricultural interests	Policies and programs
Strategy 2.4b. Continue to sponsor the Open Space Advisory Task Force.	Ongoing	Lead: BOCC Lead: Parks and Waterways	Policies and programs
GOAL 2.5: Continue to support the agricultural industry and preservation of agricultural land in rural, unincorporated parts of Ada County.			
Strategy 2.5a. Establish incentives and regulations that provide opportunities to maintain and enhance agricultural operations in rural, unincorporated areas outside of the ACI.	1	Lead: Community & Regional Planning Partners: Cities, agricultural interests, Ada Soil & Water Conservation District, property owners	Policies and programs
Strategy 2.5b. Work with irrigation districts to identify where irrigation water is available for the purpose of preserving agricultural land.	1	Lead: Community & Regional Planning Partners: Irrigation districts	Policies and programs
Strategy 2.5c. Maintain and regularly update maps of Agriculturally Exempt lands and prime agricultural land.	Ongoing	Lead: Community & Regional Planning Partners: GIS, County Assessor	Policies and programs
Strategy 2.5d. Support the creation of an Agriculture Preservation Board to further define agricultural uses and identify prime agricultural land appropriate for preservation.	1	Lead: BOCC Partners: Community & Regional Planning, agricultural interests	Policies and programs/ Partnerships
Strategy 2.5e. Update the zoning code to provide the opportunity for smaller farms.	1	Lead: P&Z Administrator Partners: Community & Regional Planning, Current	Regulatory updates

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
		Planning, agricultural interests	
Strategy 2.5f. Account for economic impacts of agriculture when considering development applications.	2	Lead: P&Z Administrator Partners: Community & Regional Planning, Current Planning, agricultural interests	
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.			
Strategy 2.6a. Continue to participate in JLUS Committee.	Ongoing	Lead: Community & Regional Planning Partners: Army National Guard, Air National Guard, City of Boise, Elmore County, Owyhee County	Policies and programs
Strategy 2.6b. Work closely with the Military and other partners on proposed development within the Military Influence Area.	Ongoing	Lead: Current Planning Partners: Army National Guard, Air National Guard, City of Boise, Elmore County, Owyhee County	Policies and programs
Strategy 2.6c. Maintain close contact with other local jurisdictions to coordinate military compatibility planning and management activities.	Ongoing	Lead: Community & Regional Planning Partners: Cities	Policies and programs
Strategy 2.6d. Maintain consistency with Boise City on development regulations in the Boise Airport Influence Area.	Ongoing	Lead: P&Z Administrator Partners: City of Boise	Policies and programs
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.			
Strategy 2.7a. Conduct outreach and prepare informational materials for property owners addressing the importance of property maintenance and development regulations.	2	Lead: Community & Regional Planning Partners: Current Planning, PIO	Policies and programs
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.			
Strategy 2.8a. Conduct regular training with County	Ongoing	Lead: P&Z Administrator	Policies

Strategies	Priority	Responsibility	Type
staff and Planning & Zoning Commission to ensure that they properly adhere to and apply provisions of Idaho Code 67-8003 in land use planning and development review processes.		Partners: Current Planning	and programs
Strategy 2.8b. Continue to apply the County's policies and procedures on a case-by-case basis with guidance from County legal counsel, as necessary.	Ongoing	Lead: Current Planning Partners: P&Z Administrator	Policies and programs



Strategies to support Focus Area 3: Economic Capacity

Strategies in this section support continued collaboration with local, regional, and state partners on economic development initiatives and the retention and expansion of Ada County’s core industries.

Strategies	Priority	Responsibility	Type
GOAL 3.1: Strengthen the County’s economic base through regional business attraction, job creation initiatives, and continued support for recreation and tourism.			
Strategy 3.1a. Continue to participate in regional growth summits or other economic development planning processes or events to share information about employer attraction opportunities and major trends that affect the County and regional economy.	Ongoing	Lead: BOCC Partners: Other elected officials, department heads, various economic development agencies and chambers, COMPASS	Partnerships
Strategy 3.1b. Establish and implement processes for regular communication with local chambers of commerce and other business organizations, including recreation and tourism organizations, as part of ongoing and project-specific planning processes.	2	Lead: BOCC Partners: Other elected officials, department heads, various economic development agencies and chambers	Partnerships
Strategy 3.1c. Continue to partner with the state, cities, and other interests on the expansion of recreational opportunities in Ada County, in accordance with the goals and policies outlined as part of Focus Area 1.	Ongoing	Lead: BOCC Partners: Other elected officials, department heads, cities	Partnerships
GOAL 3.2: Identify targeted areas for industry and employment in unincorporated Ada County.			
Strategy 3.2a. Update County zoning regulations for industrial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in agricultural areas as part of this process.	1	Lead: P&Z Administrator Partners: Current Planning, Community & Regional Planning	Regulatory updates
Strategy 3.2b. Support ongoing efforts to establish an intermodal freight rail facility in the Treasure Valley.	Ongoing	Lead: BOCC Partners: Current Planning, Community & Regional Planning	Partnerships

Strategies	Priority	Responsibility	Type
GOAL 3.3: Maintain Ada County’s strong agricultural industry.			
Strategy 3.3a. Establish incentives to protect the long-term use of land with prime agricultural soils, used for existing agricultural operations, and designated for agricultural use	1	Lead: Community & Regional Planning Partners: BOCC, agricultural interests, Ada Soil and Water Conservation District	Policies and programs
Strategy 3.3b. Establish incentives and regulations that provide opportunities for and encourage small-scale or specialized agricultural operations in rural areas and ACIs.	1	Lead: Community & Regional Planning Partners: BOCC, agricultural interests, Ada Soil and Water Conservation District	Policies and programs
Strategy 3.3c. Monitor and make available information regarding the economic impact of agriculture on Ada County as part of the Trends and Forces Report that accompanies this Plan as it may be amended from time to time.	Ongoing	Lead: Community & Regional Planning Partners: Idaho Department of Agriculture	Policies and programs



Strategies to support Focus Area 4: Community Connections

Strategies in this section support continued collaboration with COMPASS, ACHD, ITD, VRT, cities, and others on efforts to plan for and manage the County’s multimodal transportation system and enhance connectivity to major destinations within the County and to points beyond.

Strategies	Priority	Responsibility	Type
GOAL 4.1: Coordinate and assist the ACHD, ITD, VRT, and COMPASS in developing and managing a multimodal transportation system that provides for the safe, efficient, and cost-effective movement of people and goods.			
Strategy 4.1a. Support efforts by local and regional partners to preserve ROW, implement access management plans, and take other steps needed to support the implementation of the long-range transportation plan as part of the development review process.	Ongoing	Lead: Current Planning Partners: Transportation agencies	Policies and programs
Strategy 4.1b. Continue to coordinate with transportation agencies and other jurisdictions in addressing long-term transportation planning issues	Ongoing	Lead: Community & Regional Planning Partners: Transportation agencies, cities, counties	Partnerships
GOAL 4.2: Help promote and enhance multimodal connectivity and safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.			
Strategy 4.2a. Update the County’s regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.	1	Lead: P&Z Administrator Partners: Community & Regional Planning, Current Planning, ACHD	Regulatory updates
Strategy 4.2b. Coordinate with school districts and ACHD, through their planning processes, on the implementation of the Safe-Routes-to-School program.	Ongoing	Lead: Community & Regional Planning Partners: ACHD, school districts	Policies and programs
Strategy 4.2c. Work with the Safe-Routes-to-School coordinator on opportunities to educate the public on bike safety.	Ongoing	Lead: Community & Regional Planning Partners: ACHD, ITD, VRT, Safe-Routes-to-School, school districts	Policies and programs

Strategies	Priority	Responsibility	Type
GOAL 4.3: Support the development of local transportation systems that are well-connected, both internally and to the regional transportation system.			
Strategy 4.3a. Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with the long-range transportation plan.	2	Lead: P&Z Administrator Partners: Community & Regional Planning, Current Planning, COMPASS	Regulatory updates
Strategy 4.3b. Consider updates to the County’s private road standards to promote connectivity within the ACIs, such as, but not limited to, limitations on their applicability within the ACIs, stronger limitations on cul-de-sacs, and possible introduction of a connectivity index or other mechanism for measuring multimodal connectivity as part of the development review process.	Ongoing	Lead: P&Z Administrator Partners: Community & Regional Planning, Current Planning, COMPASS, cities	Regulatory updates
Strategy 4.3c. Support efforts by VRT to provide transit service between activity and employment centers.	Ongoing	Lead: Community & Regional Planning Partners: VRT, COMPASS	Policies and programs
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.			
Strategy 4.4a. Participate in and support efforts led by ACHD, ITD, VRT, or others to adopt and implement new transportation funding mechanisms, including efforts on state legislative issues.	1	Lead: Community & Regional Planning Partners: BOCC, COMPASS, ACHD, ITD, VRT, cities	Partnerships
GOAL 4.5: Coordinate with ACHD, ITD, VRT, cities and others in planning for, designing, developing and permitting new and/or expanded transportation facilities.			
Strategy 4.5a. Coordinate with transportation agencies and the cities through the development process to preserve transportation corridors identified in long-range transportation plans.	Ongoing	Lead: Current Planning Partners: ACHD, VRT, ITD, COMPASS, cities	Partnerships
Strategy 4.5b. Support the transportation planning process and actively participate in the development and implementation scheduling of transportation projects identified as part of the long-range transportation plan.	Ongoing	Lead: Current Planning Partners: ACHD, VRT, ITD, COMPASS, cities, counties	Policies and programs

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
<p>Strategy 4.5c. Continue to actively participate in the implementation of policies, goals, and objectives of the Communities in Motion regional transportation and land use vision.</p>	Ongoing	<p>Lead: Current Planning Partners: ACHD, VRT, ITD, COMPASS, cities, counties</p>	Partnerships
<p>GOAL 4.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.</p>			
<p>Strategy 4.6a. Coordinate with transportation agencies to preserve ROW and transportation corridors consistent with the long-range transportation plan.</p>	Ongoing	<p>Lead: Current Planning Partners: Community & Regional Planning; ACHD; ITD</p>	Partnerships
<p>Strategy 4.6b. Continue to participate at COMPASS in the long-range transportation planning process.</p>	Ongoing	<p>Lead: Community & Regional Planning Partners: COMPASS</p>	Partnerships

Strategies	Priority	Responsibility	Type
GOAL 4.7: Support a comprehensive transportation network that provides mobility and choices for all segments of the community.			
Strategy 4.7a. Work with ACHD, VRT, and other agencies, community groups, local employers and citizens to identify and promote strategies for reducing reliance on the automobile, including through strategies identified in policies of this Plan.	1	Lead: Community & Regional Planning Partners: Operations, Parks & Waterways, ACHD, VRT, COMPASS	Policies and programs
Strategy 4.7b. Work with ACHD to identify needed infrastructure improvements and/or gaps in bicycle and pedestrian connectivity to include in ACHD’s annual project prioritization process.	1	Lead: Community & Regional Planning Partners: ACHD, Parks & Waterways, Expo Idaho, cities	Policies and programs
Strategy 4.7c. Support implementation of bike and pedestrian plans as adopted by ACHD, COMPASS, VRT, the cities, or other partners.	Ongoing	Lead: Community & Regional Planning Partners: ACHD, COMPASS, cities	Policies and programs



Strategies to support Focus Area 5: Sustainable Practices and Resiliency

Strategies in this section support the County’s ongoing efforts to promote the use of sustainable practices, as well as planning and coordination with local, regional, and state partners to help reduce future risks from natural and manmade hazards and promote a more resilient community.

Strategies	Priority	Responsibility	Type
GOAL 5.1: Promote clean air and lower greenhouse gas emissions			
Strategy 5.1a. Work with VRT to continue to provide free or reduced-cost transit passes to County and other government employees.	Ongoing	Lead: Operations Partner: BOCC	Policies and programs
Strategy 5.1b. Work with VRT to encourage major private employers to offer free or reduced-cost transit passes to their employees.	Ongoing	Lead: BOCC Partners: Operations	Policies and programs
Strategy 5.1c. Evaluate development and design standards for opportunities to support clean air and lower greenhouse emissions.	2	Lead: Planning & Zoning Administrator Partners: Current Planning	Regulatory updates
Strategy 5.1d. Continue to support Ada County as a Bike-Friendly Business.	Ongoing	Lead: BOCC Partners: Elected Officials, Department of Administration, Operations, Parks & Waterways	Policies and programs
GOAL 5.2: Conserve and protect the County’s groundwater and surface waters			
Strategy 5.2a. Encourage the Idaho Department of Water Resources to conduct studies needed to continue to assess the availability and quality of water resources throughout Ada County and in the Treasure Valley.	1	Lead: Community & Regional Planning Partners: Cities, counties, IDWR	Partnerships
Strategy 5.2b. Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff and impacts on water quality, and xeric landscaping and irrigation practices.	2	Lead: Planning & Zoning Administrator Partners: County Engineer, ACHD, IDWR, Current Planning	Regulatory updates

Strategies	Priority	Responsibility	Type
Strategy 5.2c. Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, xeric landscaping and irrigation practices, and water reuse.	2	Lead: Community & Regional Planning Partners: IDWR, DEQ	Policies and programs
Strategy 5.2d. Identify, adopt and implement Best Management Practices (BMPs) to control erosion and protect water quality.	1	Lead: County Engineer Partners: Planning & Zoning Administrator, IDWR, DEQ	Policies and programs
Strategy 5.2e. Continue to work with stakeholders on environmental issues.	Ongoing	Lead: BOCC Partners: Operations, Parks & Waterways, Environmental Groups	Policies and programs
GOAL 5.3: Promote the use of sustainable practices in public/private development and County operations.			
Strategy 5.3a. Continue to support a broad range of sustainability initiatives within the County organization through continued implementation of the County’s Strategic Plan for Energy Conservation and Resource Use.	Ongoing	Lead: Operations	Policies and programs
Strategy 5.3b. Maintain up to date Energy Audits for all County operations. (SBP- SD7-1)	Ongoing	Lead: Operations	Policies and programs
Strategy 5.3c. Strive to incorporate best green building practices in the construction and renovation of all buildings. (SBP- SD7-2)	Ongoing	Lead: Operations	Policies and programs
Strategy 5.3d. Explore opportunities for incentives for energy-efficient design in private development and construction.	1	Lead: Planning & Zoning Administrator Partners: Current Planning, Building Department	Policies and programs
Strategy 5.3e. Consider partnerships with universities and other partners to promote green building technologies through research programs and local demonstration projects.	2	Lead: Operations Partners: USGBC, Universities	Partnerships

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
GOAL 5.4: Protect human life and property and reduce public and private expenditures resulting from natural and manmade disasters.			
Strategy 5.4a. Maintain, and update as necessary, regulations regarding the flood hazard overlay, WUFI overlay, and the Boise River Greenway overlay districts.	Ongoing	Lead: P&Z Administrator Partners: Current Planning, Building, County Engineer, Fire Districts, cities	Policies and programs
Strategy 5.4b. Continue current levels of emergency preparedness and provide regular employee training. (SBP: SD3-1)	1	Lead: Emergency Management Partners: Elected Offices and Departments	Policies and programs
Strategy 5.4c. Cooperate with other agencies in maintaining public health and safety services. (SBP: SD3-2)	Ongoing	Lead: Emergency Management Partners: Current Planning, EMS, ACSO, CDHD, cities, ACHD	Partnerships
GOAL 5.5: Enhance community resiliency.			
Strategy 5.5a. Work with Emergency Management on the implementation of the All-Hazards Mitigation Plan.	1	Lead: County Engineer Partners: Planning & Zoning Administrator, Community & Regional Planning, Current Planning	Policies and programs
Strategy 5.5b. Prepare and distribute public education materials on the risks and preparedness steps for the flood hazard overlay and wildland urban fire overlay districts.	Ongoing	Lead: Current Planning Partners: PIO, Community & Regional Planning	Policies and programs
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.			
Strategy 5.6a. Work with service providers to designate locations of future utility corridors.	2	Lead: Community & Regional Planning Partners: Idaho Power	Partnerships
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.			
Strategy 5.7a. Coordinate with wastewater service providers in review of Planned Community applications, consistent with policies of this Plan.	Ongoing	Lead: Community & Regional Planning Partners: DEQ, cities, Sewer	Partnerships

Strategies	Priority	Responsibility	Type
		Districts	
<p>Strategy 5.7b. Develop a process to improve coordination with city and sewer district wastewater service providers in identifying long-term (20 years or beyond) wastewater service and facility needs.</p>	1	<p>Lead: Community & Regional Planning Partners: Sewer Districts, cities</p>	Partnerships
<p>Strategy 5.7c. Explore the possibility of easement dedications in the subdivision process for sewer trunk lines.</p>	2	<p>Lead: Planning & Zoning Administrator Partners: Current Planning, Community & Regional Planning, Cities, Sewer Districts</p>	Policies and programs
<p>Strategy 5.7d. Encourage all existing developments served by septic systems to connect to central sewer once it becomes available.</p>	Ongoing	<p>Lead: Current Planning Partners: Central District Health, DEQ, Building</p>	Policies and programs
<p>Strategy 5.7e. Maintain an overall plan for management of County solid waste facilities and regulation and/or coordination among private solid waste service providers.</p>	Ongoing	<p>Lead: Landfill</p>	Policies and programs



Strategies to support Focus Area 6: Organizational Effectiveness

Strategies in this section are intended to promote efficient and effective practices within the County organization, in accordance with the County’s Strategic Business Plan.

Strategies	Priority	Responsibility	Type
GOAL 6.1: Provide public services and facilities for which the County is responsible in a fair, efficient, and professional manner.			
Strategy 6.1a. Utilize the County’s Strategic Business Plan and associated strategies as a tool to support the overall effectiveness of the County organization.	Ongoing	All elected offices and departments	Policies and programs
Strategy 6.1b. Identify, implement, and maintain desired levels of service and service delivery models for all functions provided by the County in accordance with the Strategic Business Plan. (SBP-SD 1.1, 1.2, and 5.1)	1	Lead: Department of Administration & IT Partners: Elected offices and departments	Policies and programs
Strategy 6.1c. Evaluate new or expanded services based on the full costs of services and related subsidies, direct and indirect revenues, legality sustainability, and impact on other on-going services. Consider alternative ways to provide new or expanded services, including building on existing successful inter-governmental cooperative agreements. (SBP-SD4-1)	1	Lead: Department of Administration Partners: Elected offices and departments	Policies and programs
Strategy 6.1d. Adopt and implement a multi-year Capital Investment Plan providing for investment in current, expanded and new facilities as required in meeting service demands. (SBP-F1.1)	1	Lead: Transformation Board Partners: Elected offices and departments	Public improvements
Strategy 6.1e. Ensure the County’s facilities and services comply with all applicable federal standards	Ongoing	Lead: BOCC Partners: Elected offices and departments	Policies and programs

Strategies	Priority	Responsibility	Type
GOAL 6.2: Provide accurate information and administer development application processes in an efficient manner.			
Strategy 6.2a. Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.	1	Lead: Planning & Zoning Administrator Partners: All divisions in Development Services	Regulatory revisions
Strategy 6.2b. Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.	1	Lead: Community & Regional Planning Partners: PIO, Current Planning	Advocacy and engagement

IMPLEMENTATION

Strategies	Priority	Responsibility	Type
GOAL 6.3: Enhance the understanding of County services and services provided by other public agencies.			
Strategy 6.3a. Develop an up-to-date strategic communication plan for current information on the roles and responsibilities of County bodies and on the manner in which information will be provided to county residents. (SBP-CS1.1)	1	Lead: PIO Partners: Elected offices and departments	Advocacy and engagement
Strategy 6.3b. Use all forms of traditional print, electronic and social media to provide information to County constituents. (SBP-CS1.2)	Ongoing	Lead: PIO Partners: Elected offices and departments	Advocacy and engagement
Strategy 6.3c. Adopt an Ada County Policy on Transparency and Public Outreach that implements a broad-based program for involving citizens in the governmental process of the County. (SBP-CS2-1)	1	Lead: BOCC Partners: Elected offices	Advocacy and engagement

Glossary of Terms

Administrative. Pertaining to the performance of executive duties or directing the execution, application or conduct of duties of an office, business or institution.

Affordable Housing. Housing units that do not cost more than 30% of a family's household income for families that earn 80% or less than the Boise Metropolitan Statistical Area median income.

Agricultural land, prime. Land that is particularly well-suited to agricultural purposes due to characteristics, which shall include soil type (irrigation Soil Capability Class I, II or III), access to an existing irrigation system and slope less than 5%. In addition, either of the following must be present: (1) compatibility with adjacent uses (majority of parcels contiguous to the subject property); and/or (2) more than 40 acres of land with irrigation Soil Capability Class I, II or III.

Agriculture. The growing of cultivated crops, including grazing, pasturage, raising of domestic horticulture, floriculture, viticulture, fruit trees, berry bushes, and the necessary accessory uses for packing, treating or storing of the produce. The operation of any accessory uses to an agricultural activity shall not include a commercial packing facility, feed lot or stock yard, the commercial feeding of garbage or offal to swine or other animals, slaughterhouses, the operation of a fertilizer works, or plants for the reduction of animal matter. Raising of livestock and farm animals on smaller than one-acre parcels in a residential zone is not an agricultural activity.

Aesthetic. Having a sense of beauty, artistic or being in accordance with accepted notions of good taste.

Airport Influence Area. The area of the Boise Air Terminal/Gowen Field that is affected by significant aircraft noise and safety hazards.

Alluvial fan. A fan-shaped deposit where a fast flowing stream flattens, slows, and spreads typically at the exit of a canyon onto a flatter plain.

Annexation. The process of incorporating land into a city or other service district.

Aquifer. The water-bearing rock, rock formation, or group of rock formations associated with the Boise and Snake Rivers and their tributaries.

GLOSSARY OF TERMS

Area of City Impact. The land area surrounding and including each incorporated city within Ada County that designates its future physical boundary. Areas of City Impact are established through negotiations between each city and Ada County.

Best Management Practices (BMPs). Recognized, effective, practical methods for managing resources or systems, particularly natural resources such as stormwater, water, wastewater, erosion and other similar processes. A variety of guidebooks and standards have been developed by local, state and federal agencies for BMP's related to these and other resources.

Board. The Board of Ada County Commissioners.

Buffer Zone. An area that acts as a transition between two land uses of different intensity, such as between a residential subdivision and an industrial park.

Capital Improvement Plan (CIP). Also referred to as a Capital Investment Plan, a CIP is a plan that describes when public facilities or community amenities (i.e., a trail) will be built, how much they will cost, and the source of funding. A CIP usually covers a period of between three and ten years.

Cluster Development. A development that redirects, concentrates or focuses a permitted number of residences on a specific portion of one or more properties in a way that preserves open space and unique natural features.

Commercial Use. Any use involving the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.

Commission. The Ada County Planning and Zoning Commission.

Compatible. Existing without conflict or injurious effects with neighboring and surrounding land uses.

COMPASS. Community Planning Association of Southwest Idaho, a regional planning organization that plans for transportation and other facilities and issues in Ada and Canyon counties. COMPASS also collects, maintains and distributes information related to land use, development, population, housing and employment forecasts, other demographic data, and a wide variety of maps and associated information.

Comprehensive Plan. The Comprehensive Plan for Ada County, consisting of the goals, objectives, policies, maps and components or elements as defined in §67–6508, Idaho Code, that are recommended by the Commission and adopted by the Board. The Comprehensive Plan serves as a guide for public and private development and use of the land to ensure the highest standards in living environment, the operation of commerce, industry, agriculture and recreation to achieve a healthy, dynamic economy, the preservation of valuable natural resources, and the conservation to the highest degree of the public health, safety, and welfare for the citizens of Ada County.

Contiguous. Touching or sharing a boundary or property line.

Conservation Easement. A non–possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

Conservation Subdivision. A development technique in which the size of lots is reduced or lots are strategically located in order to permanently protect unique natural features, habitat or open space.

Demographic data. Information that describes the characteristics of human populations such as size, growth, density, distribution and vital statistics. These include age, race and gender designations, as well as information related to household size, structure and other characteristics.

Density. The number of individuals, families, dwelling units or housing structures per unit of land, rounded down to the nearest whole number. Also referred to as gross density. The net density of a unit of land may exclude certain areas such as streets, rights–of–way, easements, water areas, lands with environmental constraints, etc.

Density bonus. Additional density granted to a development over and above the maximum density specified for the zoning district in which the development is located. Density bonuses may be granted for developments that include innovative planning, design features and amenities that create a unique and superior environment.

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

GLOSSARY OF TERMS

Development constraint. Natural obstacles to land development including steep slopes, wetlands, riparian areas, floodplains and other such conditions that also may create hazards to property or persons.

Drainage. 1. Surface water run-off; 2. The removal of surface water or groundwater from land by drains, creeks, canals, irrigation ditches, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drainageways. Open linear depressions, whether natural or manmade, for collection and drainage of surface water. They may be permanently or temporarily filled with water.

Dwelling, multi-family. A building or portion thereof designed for or used exclusively for residential purposes by three (3) or more families or housekeeping units.

Dwelling, single-family. A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

Environment. The sum of all external conditions and influences affecting the health, life, growth and development of a species or population.

EPA. U.S. Environmental Protection Agency. Federal agency with responsibility for monitoring and protecting air and water quality through establishment and enforcement of regulations such as permits and limits for discharging pollutants into air or water.

FEMA. Federal Emergency Management Agency. The administrator of the National Flood Insurance Program.

Floodplain. The channel and the relatively flat area adjoining the channel of a river or other watercourse which has been or may be covered by floodwater, for example, in a 50-year, 100-year or 500-year flood. Limited development may be permitted within a floodplain.

Floodway. The channel and the adjacent land areas of a river or other watercourse that must be reserved in order to discharge the regulatory base flood without cumulatively increasing the water surface elevation more than one foot, as shown on the flood insurance study for Ada County. No development may occur within a floodway.

Foothills Plan. A plan, as adopted by the City of Boise and Ada County, that is intended to preserve and enhance the environmental and aesthetic values of the Boise Foothills while allowing limited development and recreational enjoyment by the community.

Functional Street Classification Plan. A plan that classifies transportation routes within Ada County as local streets, collector streets, or arterial streets as prepared by the Community Planning Association of Southwest Idaho in connection with the County Transportation Plan.

GIS. Geographic Information System. Computer system of hardware and software used to evaluate and map spatial data.

Greenbelt. An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area, as with the Boise River Greenway.

Groundwater. The supply of fresh water under the surface in an aquifer or soil that forms the natural reservoir for potable water for the community. High groundwater indicates that the water table surface is at or near ground level and will cause limitations or failure of subsurface wastewater treatment systems or damage to structures.

Habitat. The sum total of all the environmental factors of a specific place that is occupied by an organism, a population or a community.

Hazardous areas. Hazardous Areas must be defined by a professional engineer licensed in the State of Idaho.

Historic Preservation. The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archaeology or culture of Ada County.

Historic Resources Inventory, Ada County. A listing and description of historic resources in Ada County. Prepared in 1973, the Resource Inventory, Planning Considerations and Policy Recommendations listed the highest priority historical sites and monuments, geological sites and monuments, and archaeological sites and areas to be preserved in Ada County. Information in this document has been updated to create the current Inventory.

GLOSSARY OF TERMS

Historic Road. A road that through design, experience or association has contributed to a region's culture in a meaningful way. They can be classified as aesthetic routes, engineered routes or cultural routes.

Idaho Department of Environmental Quality (IDEQ). State agency with the responsibility for monitoring and protecting air and water quality, in part through administration and/or enforcement of federal rules and regulations developed by the EPA.

Idaho Department of Water Resources (IDWR). State agency that plans for and manages water resources through programs or actions related to water rights, well construction, stream channel monitoring, regional water research and planning, and technical assistance to other governmental agencies and the public.

Idaho Department of Fish and Game (IDFG). State agency charged with preserving, protecting, perpetuating, and managing all wildlife of the state, including all wild animals, wild birds, and fish, within Idaho. Programs include regulation of hunting and fishing, wildlife habitat ownership and management, technical assistance and public information.

Industrial Use. The manufacture, processing and/or testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops, the raising of livestock, or the extraction or severance of raw materials

Infill. The development of new housing or buildings on scattered vacant lots within built-up areas.

Infrastructure. The facilities and services needed to sustain industry, residential and commercial activities. Infrastructure includes water and sewer lines, streets and roads, communications, and public facilities such as fire stations, parks, etc.

In-migration. The movement of people into a specific geographic area as a result of better opportunities in housing, employment and a higher quality of life.

Intensity. The degree of impact of an office, commercial or industrial use on surrounding properties or on the environment; or, the degree of the quantity of services required to operate the office, commercial or industrial use.

Idaho Transportation Department (ITD). State agency responsible for managing state-owned transportation facilities, including roads, bridges, emergency and recreational airstrips.

Landscaping. The addition of lawns, trees, plants and other natural and decorative features to the land. Landscaping can include walks, patios and some elements of street furniture.

Level of Service. (LOS). A term typically 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 types of public services and facilities, using different types of standards (e.g., average proximity to an elementary school or average number of acres of park land per resident).

Mitigate. To lessen the severity or intensity of impacts resulting from development of the land.

Manufactured home. 1. A dwelling constructed according to HUD/FHA construction and safety standards and as defined by Idaho Code section 39-4105; 2. A rehabilitated dwelling certified by the state of Idaho Department of Labor and industry, building safety division.

Manufactured home park. A residential development developed exclusively for siting manufactured homes on individual spaces that are rented or leased.

Manufactured home subdivision. A residential subdivision developed exclusively for siting manufactured homes on individual lots under individual ownership.

Mixed-use. Development that includes a variety of integrated uses such as residential and non-residential in a single project area (e.g., residential located over a ground-floor commercial use).

Natural area. An area that has not been developed and remains in an undisturbed state including water bodies, wildlife habitat, native vegetation, geologic landform, etc.

Natural resource. A functioning natural system, such as a wetland or a stream, wildlife habitat or material in the environment used or capable of being used for some purpose, including minerals and fuels, grazing resources and forests.

Open space area. A portion of a development which remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenways and recreation areas.

GLOSSARY OF TERMS

Para-transit. Modes of transportation that are accessible to or serve the needs of handicapped and/or disabled persons.

Planned Community. As defined in Title 8 of Ada County Code.

Planned Development. A contiguous area of land under single ownership or control planned for subdivision or development with two (2) or more principal permitted uses as set forth in the base zone. A planned development is the same as a planned unit development (PUD).

Programmed. Urban public facilities included in the Capital Improvements Plan of a city, a Planned Community provider outside an area of city impact, a taxing district or a regulated public utility, as being constructed within five years.

Transit. A common carrier transportation system having established routes and schedules including bus, rail, light rail and shuttle services.

Public Utility. A facility or service regulated by the Idaho Public Utility Commission.

Reclamation Plan. A plan that indicates necessary land treatment measures, including a schedule for installation, which will effectively reclaim, restore and reuse land that has been impacted through development, such as sand and gravel extraction.

Recharge Area. The area within an aquifer where water is added or replenished.

Redevelopment. Additional or new residential, commercial or industrial development on land that is already developed, but has the capacity for additional or more intensive development through remodeling, demolition or reconstruction.

Residential, urban. Residential within areas of city impact, or within Planned Communities.

Retention Pond. A pond, pool or basin used for the permanent storage of water runoff. Retention basins differ from detention basins in that the latter are temporary storage areas. Retention basins may offer potential for water recreation since the water remains. Both types of basins may provide for controlled release of water.

Ridge-to-Rivers Plan. The goals of this plan are to develop (1) an on-street pathway system to aid non-motorized transportation, (2) a multiple-use path system to enhance recreational opportunities, and (3) a multiple-use trail system in the foothills and outlying areas connecting neighborhoods, parks and other public open spaces.

Right-of-way. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

Riparian. Pertaining to land that is traversed or bounded by a natural watercourse or adjoining tidal lands.

Scenic resources. Scenic resources are defined as those landscape patterns and features which are visually or aesthetically pleasing and which therefore contribute affirmatively to the definition of a distinct community or region within Ada County.

Setback. The minimum required distance between the property line and the nearest structure.

Soil permeability. The ease with which air, water or other fluids can move through soil or rock.

State Historic Preservation Office (SHPO). The state agency that has jurisdiction over documentation, management and preservation of historic and cultural resources.

Street. A public right-of-way officially accepted by the Ada County Highway District, fifty feet (50') or more in width, which provides a public means of access to abutting property. The term "street" shall include "avenue", "boulevard", "circle", "drive", "highway", "parkway", "place", "road", "thoroughfare" or any other similar term.

Street, Arterial. A street signed for speeds above 30 miles-per-hour and traffic volumes exceeding 3,000 vehicles daily.

Street, Collector. A street used primarily for carrying traffic from local streets to arterials.

Street, Local. A street used exclusively for access to abutting properties.

Street, Private. Any easement used for a road that is privately owned and maintained.

Surface water. Water found above the surface of the earth (e.g., in rivers, streams or lakes).

Sustainable. The use of land or resources in a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Transition area. An area in the process of changing from one use to another or which acts as a buffer between land uses of different intensity.

Tributary. A river or stream flowing into a larger river or stream.

GLOSSARY OF TERMS

Urban. Uses characteristic of city life, including a variety of housing types and densities, a variety of commercial types and intensities, availability of goods, services and employment, and urban public facilities.

Urban Service Planning Area. The land area within an Area of City Impact where urban public facilities are available or planned, as provided and described in the city's Comprehensive Plan.

Urbanization. The transition from rural usage of the land to urban uses characteristic of city life; or, an increase in the density and intensity of suburban or city land uses. Urbanized areas are characterized by a variety of housing types or densities, availability of goods, services and employment and provision of urban public facilities

Urban Public Services. As defined in Title 8 of Ada County Code.

Viewshed. An area of land, water and other environmental element that is visible from a fixed vantage point.

Watershed. A geographical unit defined by the flow of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, river, lake or wetland.

Wetland. A lowland area, as a marsh or swamp, that is saturated with moisture and typically contains natural habitat for wildlife.

Wildlife Preservation Area. An area designated by the Idaho Fish and Game Department and U.S. Fish and Wildlife Service in which preservation of wildlife habitat and native vegetation is encouraged and in which only compatible development is allowed.

Wildlife Refuge. A refuge for wildlife that may be a naturally-occurring sanctuary that provides protection or an official geographic area within which wildlife is protected.

Zoning Ordinance. The Ada County Zoning Ordinance that regulates land use within unincorporated Ada County and implements the Plan.