

# Zoning Ordinance Amendment

## Citizens Advisory Committee Meeting

### September 16, 2021 @ 6:00 p.m. – WebEx

**Attendees:**

**Citizens Advisory Committee:** Bill Rauer, Lara Disney, Marisa Keith, Jessica Bryant, Kris Crookham

**White & Smith, LLC:** Mark White, Rhys Wilson

**Ada County Development Services:** Leon Letson, Community Planning Manager, Stacey Yarrington, Community & Regional Planner, Brent Moore, Community & Regional Planner, Corrie Brending, Assistant Planner

Mark White gave a presentation on the first module of Ada County's Zoning Ordinance Amendment rewrite, which includes the Base Zoning Districts, Overlay Districts, and the Use Table.

A synopsis of the proposed changes are as follows:

- The elimination of four base districts which were not being utilized
  - R1M, R8M, C3, and TI
- Updates to the Airport Influence Area and Boise River Greenway Overlay District standards
  - Changed to match those of Boise City
- Updates to the Wildland Urban Fire Interface Overlay District
  - Made to be more consistent with Fire Department comments
- Updates to the Flood Hazard and Hillside Overlay Districts
  - Changed in response to professional comments
    - Received and reviewed by Ada County Engineer
- Updates to the allowed use table
  - Changes regarding the level of application in each base district
    - Promotes the development of a mix of housing options and flexibility including in larger mixed-use zones (i.e., PUDs and Planned Communities), and the addition of more agri-centric land uses
  - Changes to allowed use definitions
    - Consolidation of similar uses
  - Consolidated accessory uses under a stand-alone section of the Use Table

The majority of the discussion, comments and questions were favorable of the proposed draft or will be fleshed out with the next Module that will include Development Standards and Specific Use Standards, as well as working on definitions and purpose statements.