Zoning Ordinance Amendment

Listening Session Notes

**April 6, 2021**

Attendees: Cody Riddle (Boise), Bill Vaughan (Eagle), Scott Buck (Eagle Fire), Shawn Nickel (Star)

**General Comments**

Bill said he would like to see more consistent language between city codes and the Ada County Code. Shawn also agreed this would be helpful.

Bill also said that he would like to see Ada County and all of the cities within the County have consistent regulations regarding cell towers and antennas. He noted that attorneys from the cities and Ada County have been meeting regarding this.

Cody noted that the City of Boise is currently working on its one zoning ordinance amendment, and said he would like there to be more similarity in how the City of Boise and Ada County process development applications. He also said Boise was interested in measures which would increase the supply of housing in the County, while also recognizing the importance of preserving agricultural lands.

**What is and isn’t working well with the existing zoning ordinance?**

Scott said the County’scurrent application notification processes were working well for the Eagle Fire Department. He said that he prefers electronic applications, as they are easier to review and process, and that the Eagle Fire Department was hoping to have all work files be electronic by 2022.

Scott said he would like the County to transmit higher-quality images with some of its applications, as in some instances the plans which are transmitted are hard to read, and they end up having to contact the applicant to get clearer images.

Scott also said it was important to ensure any Ada County Code amendments continue to comply with the State Fire Code.

Cody said that in general he felt the County did a good job of implementing the Boise Comprehensive Plan within its Area of City Impact. However, he said he would like the County and Boise City to have more consistent regulations when it came to development along the Boise River, as Boise generally requires larger setbacks along the river than the County does. He said he would also like to see more consistency between the Boise and Ada County Codes regarding foothill development.

**Are there any specific design standards that the County needs to tune up?**

Scott said that private roads were a big concern for the Eagle Fire Department, due to their generally being more narrow than public roads, and due to the difficulty in enforcing no-parking requirements along them. He said he would like to see as many future roads as possible be public rather than private.

Cody said that the City of Boise also prefers public roads over private roads as they provide better connectivity.

Cody said that Boise was working towards creating more pedestrian and bicycle paths along canals within the City, and that he would like the County to also consider measures which could help with this. Bill agreed with this idea, as he said the City of Eagle was also working on adding public pathways along its canals.

Bill said he would like the County to consider additional design criteria, so that development within the Areas of City Impact would more closely resemble that in the cities. He said he wasn’t sure if it would be best to include this in Title 8, or in Title 9 as part of each city’s Area of City Impact agreement with the County.

**Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?**

Cody said he would like the County to consider changes to its Code that would allow for additional housing to be built. In particular, he felt the larger residential lots within the County would provide a good opportunity for accessory dwelling units or duplexes.

**Are there any standards, topics or innovations missing from the current Zoning Ordinance?**

Cody said that, where appropriate, he would like the County to consider planning guidelines that were less focused on automobiles, and more on alternative forms of transportation, such as public transit.

**What should the primary outcome of the zoning ordinance update be?**

Bill said he would like the County to try to align its standards, as much as possible, with those of the cities, so that there would be less dissimilarity between development in the cities and unincorporated parts of the County.