

# WHITE & SMITH, LLC

## MEMORANDUM

Ada County, ID



**To:** Mark Perfect, Planning and Zoning Administrator, Development Services  
**From:** White & Smith, LLC  
**Date:** March 17, 2021  
**Re:** ZOA Listening Session 1 Notes

### MEETING ATTENDEES

On March 17, 2020, the Consultant Team – White & Smith, LLC (Mark White and Rhys Wilson) joined staff to discuss issues and concerns about the Ada County Zoning Ordinance.

- Mark Perfect
- Brent Moore
- Brianna Bustos
- Jenah Thornborrow
- Scott Koberg
- Lanette Daw
- Alissa Taysom
- Eric Grace – LISTED, BUT DID NOT ATTEND
- Casey Pozzanghera – LISTED, BUT DID NOT ATTEND

### MARK PERFECT

- Code doesn't have requirements for property donation for schools
- Each city has an agreement with the County for development in AOs
- These agreements vary with each city
- Smaller cities have 45 day requirements for meetings
- The County Code lacks a lot of design requirements
- We should work this out with the cities

## **BRENT MOORE**

- County been involved with application meetings for developments in city's AOs

## **BRIANNA BUSTOS**

- Residents watching meeting online
- Continuing with communication component for the listening sessions

## **JENAH THORNBORROW**

- Planner with Garden City
- Wants zoning to align with ACIs in GC
- County needs to look at the cost of services
- Need to take a leadership role with coordination
- GC is not in the process of updating their code
- Good job of noticing stakeholders
- Mapping system for applications is good
- Likes County's accessible data
- RUT tends to be more industrial (mines, billboards)
- Conflicting areas of impact
- Hard for the County to get design right
- Got to find ways to prevent nonconformities in AOs with the County Code
- County zoning regulations affect ACI – 2 areas within the City.
- Uses annexed to city could be conforming or nonconforming use – RUT with all the different needs of ACI.
- Would like to see uses and design align better with annexation.

## **SCOTT KOBERG**

- Director of Parks and Waterways
- Manages County waterways and easements
- How can we work better together with the County planning staff?
- They don't really work with developers
- When they do, its with PDs
- Concerned about trail connectivity with large developments
- Consider regional parks, trailheads, equestrian trails
- Really don't have pocket parks
- How do I get from here to there with a trail in a development?
- county owned and county licensed.
- Interface tends to be park and improvement projects, nested under county umbrella.

- Different silo from time to time.
- Mostly capital improvements – enhancements, noticing.
- Currently they rarely work with developers, usually just planned community.
- Only 3 (Hidden Springs, Avimore, Dry Creek) – may be a lack of understanding.
- Big concern is connectivity, ensure that we have public trail access through a large development.
- For his shop they don't work consistently with developers for trail access.
- In incorporated areas they are reaching capacity for trail heads and parks.
- Experiencing a surge of development and everyone is outside more during COVID.
- Mostly regional parks / trail heads, not neighborhood pocket parks.
- Trail connectivity is important – huge concern for recreational users if county approves a big development.

## LANETTE DAW

- Supervisor for school district transportation planning
- Planning and preparing for growth and estimating students from new development
- They use a single family generation rate to determine how many students are coming
- Working to acquire land for future school uses
- Land is usually donated to the district for schools
- Usually have good partnerships with developers
- A lot of what they do is planning and preparing for growth
- She keeps track of development and students they expect by grade level.
- Want kids to walk to school if possible.
- They have a student generation rate (SGR) for different types of development – in other communities, have worked with large partners developing a whole community to set aside land for schools (eg East Boise, Harris Ranch), with 2-3,000 dwelling units.
- The developers donate the land (ie its not just reserved).
  - Eg S. Coal Road, several homes, ensure that they set aside land for elementary school.
  - County doesn't have specific regulations that require land to be donated, they do have incentives (density bonus) to set aside land for public schools.
  - Harris Ranch and South Coal are in Boise.
  - Good partnerships and relationships.

## ALISSA TAYSOM

- Planner for valley regional transit
- Looks at services for growing areas in the County

- Prioritizing expansion of services to Ada County – bus traffic, and multiple transit options to support the community
- They plan on extending services to Kuna
- when development goes up it affects routing of transit lines.
- Potential expansion of service throughout the county, incorporate BRT, transit options to support.
- Valley Connect 2.0 calls for extending service to Kuna, working on plan with them, goes through unincorporated area (meat packing plants, prison, etc.) .
  - Won't be stops – mostly express service.
  - Won't do BRT right away, good in long run, but initially will be commuter transit, 1<sup>st</sup> BRT is along state street.

## NOTES BY QUESTION

### Discussion

The Consultant Team noted the following discussion points.

- What is working well with the existing Zoning Ordinance?
  - Good job at noticing stakeholder of events and actions taken.
  - Like that when there are addresses outside the agency they can map and let them know what.
- Are there any specific design standards that the County needs to tune up?
  - RUT tends to be industrial in nature, some uses like billboards.
  - Unsure if development and regulations could be better in RUT areas
  - If in ACI may show a future downtown and may be incompatible – mine adjacent to Boise industrial area.
  - Design is harder to get right, defer to city – eg require building to front a street (not parking lot). Requires detached sidewalk with street trees, would helpful for landowners not come in nonconforming.
- Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?
  - Housing – dovetails with County taking on a more leadership and coordination on cost of services.
  - Where housing is directed dictates costs of service.
  - All uses for region in general – because we are urbanizing, ensure that zoning codes facilitate that urbanization.
  - Garden City hasn't updated its codes recently.
- Are zoning application processes meeting the needs of staff and the development community?

- In general terms, each city has Title 9 agreements with procedures that vary from city to city (would like to unify those as much as possible).
  - Smaller cities have a 45-day transmittal before Planning and Zoning Commission hearing, repeats when they get to the board.
  - Done originally to accommodate the cities.
- Each city is unique, has its own code, plan and vision.
  - That can cause issue with facades and fronting street corners, code lacks new urbanist design requirements.
  - So would make sense to unify that.
  - Better job lately in ACI to invite city staff to preapplication meeting to coordinate with future plans.
- Garden City has a very small ACI
  - Not much going on there
  - Not much in last decade

## **APPENDIX A: QUESTION LIST**

Note: this list may be updated as the project moves forward.

1. What is working well with the existing Zoning Ordinance?
2. What is not working well with the existing Zoning Ordinance?
3. Are there any specific design standards that the County needs to tune up?
4. Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?
5. Are there any standards, topics or innovations missing from the current Zoning Ordinance?
6. Are zoning application processes meeting the needs of staff and the development community?
7. What should the primary outcome of the Zoning Ordinance update be?