

WHITE & SMITH, LLC

MEMORANDUM

Ada County, ID



To: Mark Perfect, Planning and Zoning Administrator, Development Services
From: White & Smith, LLC
Date: April 6, 2021
Re: ZOA Listening Session 4 Notes

MEETING ATTENDEES

On April 6, 2021, 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
- Tally Gaskins
- Scott Buck (Planning Division Manager – Meridian)
- Shawn Nickel (Planning Director – Star)
- Cody Riddle (Deputy Planning Director – Boise)
- Bill Vaughn (Planning Director – Eagle)

NOTES BY QUESTION

Discussion

The Consultant Team noted the following discussion points.

- What is working well with the existing Zoning Ordinance?
 - Code works well
 - Flow is good with getting notified (zoning certificate – anything with hillside, conditional use permit are looked at by fire)
 - At some point will go to electronic/paperless
 - They get notified and access all the files electronically

- Hopes to be all electronic by 2022, look at development and even if a text amendment you can read it there
- The only clunky thing is when docs get loaded, site plans, etc that needs to be scaled, if can load in pdf so they can scale it easier
- Issue is there is not specific format required – work on getting set of plans they can utilize for the agencies
- At building side everything is to scale so need to move in that direction with zoning
- Fire districts get notified of all zoning applications – WUFI, ingress/egress
- Often applicants on edge of city seek annexation and have to go to city first before county, discuss development potential with both agencies
 - county does good job implementing their comprehensive plan
- There is a template finalizing Title 9 agreement with new language to help to ensure their plan and ordinance are used as much as possible with contiguous land.
- Language in Title 9 on bigger scale applications, with Meridian they have smaller administrative applications as well that they could use with the other cities (can send to other cities) to use with ACI negotiations
 - Adopting city's water, sewer, trails, etc plans
- What is not working well with the existing Zoning Ordinance?
 - Occasional gripes about different application processes between the jurisdictions
 - Valley is short a few housing units
 - How are we to handle 5G?
 - Want consistency among jurisdictions
 - City attorneys have monthly meetings on how to tackle 5G regulations
 - Both county and Boise have river system ordinances with varying setbacks
 - Consider updating
 - Setbacks are off the high water line - county is 100' and city is 200' especially on east side with bald eagle setback.
 - County was set to adopt the same ordinance but politically was reduced to 100'.
 - Setback works well, bigger rub is (setback falls near downtown) is desire to remove vegetation to see the water.
 - Eckert Road/Boise Ave years ago someone played the standards off each other
 - One thing is they look at unincorporated land, most is protected (either Barber Park or conservation easement) - some small pockets to look at

- Foothills have some different standards, not sure if its good or bad, but a focused look to make sure they are in sync
- Are there any specific design standards that the County needs to tune up?
 - Street design
 - Need more ACHD streets and less private roads
 - Private roads and connectivity
 - Put private roads in appropriate places
 - Need to increase connectivity where there are cul-de-sacs in close proximity to each other
 - Look into turnaround requirements
 - Eagle allows bollards at secondary access points at walking trails to improve connectivity
 - Use canal and irrigation system for bike connectivity – there’s opportunity in the valley.
 - Eagle has made a significant effort on that.
 - Fire does not like private roads
 - Become a pain
 - Need to look a road widths
 - Everyone has reduced street width and Fire has to allow it
 - Enforcement nightmare
 - Fire has difficulty with some ACHD roads, too
 - Fire doesn’t support private roads
 - Parking is up to the HOAs
 - These roads require fire lanes
 - Design guidelines
 - Boise has design standards
 - County doesn’t
 - County has discussed a design committee before but never gained traction
 - Look into other communities design guidelines and find ways to incorporate in the County Code
- Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?
 - Increase housing with emphasis on ADUs, duplexes (allow in more places)
 - Large swaths of land in county subdivided for SF homes so include ADUs and duplexes.
 - Majority are in older v new subdivisions,

- SF zoning misses other housing opportunities
- Are there any standards, topics or innovations missing from the current Zoning Ordinance?
 - Housing availability
 - Sustainability (less emphasis on accommodating auto)
 - Areas on city edges where there's transit, recognize need, and include in code standards.
- Are zoning application processes meeting the needs of staff and the development community?
 - Works well in ACIs
- What should the primary outcome of the Zoning Ordinance update be?
 - Have similar language to help with enforcement
 - Incorporate design standards for new developments
 - Align standards with other jurisdictions to provide consistency with applicants and the public

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?