



PLANNED COMMUNITY CHECKLIST (ACC 8-8)

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A Planned Community request is a **hearing level** application, and requires two (2) public hearings.

GENERAL INFORMATION:

Applicant:	DESCRIPTION	Staff:
	MASTER APPLICATION FORM	
	PUBLIC SERVICES SCOPING SESSION DATES & SUMMARIES	
	TRANSPORTATION SCOPING SESSION DATES & SUMMARIES	
	PUBLIC INVOLVEMENT SESSION DATES & SUMMARIES <i>in accordance with ACC 8-8-7.B.3</i>	
	DETAILED LETTER by the applicant fully describing the request or project	

QUALIFICATIONS: *ALL Technical Reports and recommendations shall be prepared under the supervision of and signed by a qualified expert in each relevant field in accordance with ACC 8-8-6.*

	<p>POPULATION ANALYSIS: <i>Analysis of pertinent historical and future trends of the Boise Metropolitan Area & Ada County as context for the proposed planned community.</i></p> <p>Written assessment shall include the following:</p> <ul style="list-style-type: none"> Population & household demographic trends as a determinant of planned community design. Population and household growth projections including consideration of established regional or state projections utilized for public planning purposes. Demonstrate the adequacy of the location & proposed land uses of the planned community in accommodating demographic growth trends in the Boise Metropolitan Area & Ada County. 	
	<p>SCHOOL FACILITIES & TRANSPORTATION ANALYSIS: <i>Analysis of public school capacity and associated transportation considerations for the proposed planned community developed in coordination with the applicable school district(s) and shall include the following:</i></p> <ul style="list-style-type: none"> Map depicting existing school facilities within one (1) mile of the planned community boundary, including any school district boundary lines. Determination of the specific school district(s) that will provide public education services to planned community residents. <p>Written assessment to include the following:</p> <ul style="list-style-type: none"> Potential school enrollment generated by the planned community including detail of elementary, middle and high school enrollment consistent with enrollment projection standards of the affected school district(s). Public school facility needs, if any, within the planned community as a result of anticipated enrollment generated by the planned community consistent with capital facilities planning standards of the affected school district. Public school student transportation needs (if any) from the planned community to school facilities off-site consistent with student transportation standards of the affected school district(s). 	
	<p>ECONOMIC DEVELOPMENT ANALYSIS: <i>Analysis of the economic base of the area, including, employment, industries, economies, jobs, & income levels</i></p> <p>Written assessment demonstrating that the planned community is reasonably supported by economic & market conditions in Ada County & the Boise Metropolitan Area to include the following:</p> <ul style="list-style-type: none"> Projected dwelling unit counts, build out/absorption and occupancy in the context of regional growth trends. Likely residential product types and price ranges in current dollars suitable for location, market conditions, and demographics. <p>Planned commercial buildings/gross space, if any, and anticipated build out/absorption in the</p>	

	context of regional growth trends, residential development, and locational features including transportation and access.	
	Planned industrial building/gross space, if any, and anticipated build out/absorption.	
	Written assessment of current dollar costs associated with both private & public infrastructure and facility improvements required to provide urban public services to the site. Include an analysis of unique conditions of the site consistent with the natural resources inventory, which may contribute to an increased cost in providing urban public facilities & urban public services.	
LAND USE ANALYSIS:		
	<i>Analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreations, housing, commerce, industry, and public facilities to include the following.</i>	
	Map depicting existing land use and zoning within one (1) mile of the proposed planned community boundary (including interior boundaries, if any).	
	Written assessment describing the general categories of existing land uses and zoning within one mile of the proposed planned community boundary.	
	Map depicting proposed general land uses and densities within the proposed planned community and within one mile of the proposed planned community boundary, including intensity of nonresidential uses, and developed and natural open space.	
	Written assessment describing the general categories of proposed land uses within the proposed planned community boundary including conceptual intensity of nonresidential uses, net density and potential impacts to adjacent properties as a result of the proposed land uses.	
NATURAL RESOURCES AND WILDLIFE INVENTORY:		
	<i>Analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, minerals, thermal water, beaches, watersheds, and shorelines, and existing wildlife & habitat conditions to include the following:</i>	
	Natural Resources Inventory:	
	Map depicting and a written assessment of the following: topography, wetlands, soils, prime agricultural land, mineral resources, and rivers and other bodies of water.	
	Written assessment of the effect the planned community will have on the source, quantity and quality of ground and surface water in the area.	
	Wildlife Habitat Inventory:	
	Aerial photography showing land unit boundaries, geological features, vegetation types, creeks, riparian areas and wetlands, roads, trails, and other landscape features.	
	Map prepared in consultation with the Idaho Department of Fish and Game depicting along with a written assessment of the following:	
	Site resources: vegetation/habitat types and wildlife.	
	Existing vegetation condition based on the latest version of the "Indicators of Rangeland Health."	
	Special status species and threatened and endangered species based on Idaho Fish and Game conservation data, and US Department of Interior Fish and Wildlife Service information.	
	Current and potential use of big game winter range.	
	Structure and function of existing wildlife habitats.	
	Priority habitat based upon the Idaho comprehensive wildlife conservation strategy.	
	Existing human disturbance to wildlife and habitat as a result of livestock, transportation, recreation, agriculture, and development within a minimum of one mile of the planned community boundary.	
HAZARDOUS AREAS ANALYSIS:		
	<i>Analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches, floodplain and wildfire hazards to include the following:</i>	
	Written assessment of known hazards.	
	Map of hazardous areas.	

URBAN PUBLIC SERVICES and URBAN PUBLIC FACILITIES ANALYSIS:	
<i>Analysis showing general plans for urban public services and facilities, locations of civic centers, and public buildings. The plan shall be developed in coordination with the affected public service providers and regulatory agencies to include the following:</i>	
	Map depicting existing urban public services and urban public facilities within one mile of the proposed planned community boundary.
	Map depicting proposed urban public services and urban public facilities to serve the proposed planned community.
	Written assessment to include the following:
	Existing urban public services and urban public facilities within one (1) mile of the proposed planned community boundary.
	Proposed urban public services and urban public facilities including availability and adequacy to serve the proposed land uses and population.
	Water rights.
	Determination of reasonable access, per Idaho Department of Environmental Quality.
TRANSPORTATION ANALYSIS:	
<i>Analysis of the impacts to the regional transportation system prepared in coordination with, as applicable, Idaho Transportation Department, Ada County Highway District, Community Planning Association of Southwest Idaho, and Valley Regional Transit, and any other jurisdiction(s) having authority over the public highways and streets materially affected by the planned community.</i>	
	Copy of Traffic Impact Study submitted to ITD and ACHD (submittal to these agencies shall occur a minimum of 30-days prior to submission of this application.
RECREATION ANALYSIS:	
<i>Analysis showing the existing system of recreation and natural and developed open space areas, including parks, parkways, trailways, riverbank greenbelts, beaches, playgrounds, and other recreation areas and programs within one (1) mile of the boundaries of the proposed planned community subarea comprehensive plan area to include the following:</i>	
	Map depicting existing public recreation, open space areas, parks and trails.
	Map of proposed conceptual, natural and developed open space, or a reference to the land use section of the planned community comprehensive plan.
	Written assessment to include the following:
	Existing public recreation, open space areas, parks, trails, and programs.
	Proposed conceptual natural and developed open space and programs, or a reference to the land use section of the planned community comprehensive plan.
SPECIAL AREAS OR SITES ANALYSIS:	
<i>Analysis of areas, to include the following:</i>	
	Written assessment of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.
HOUSING ANALYSIS:	
<i>Analysis of areas, to include the following:</i>	
	Written assessment including:
	Housing conditions and needs within the region.
	Housing options, including single-family, multi-family, condominiums, apartments, live/work, mixed use units and affordable and low cost conventional housing.
	Discussion for how the planned community will provide for the housing needs of the project population.
COMMUNITY DESIGN:	
<i>Analysis of areas developed in consideration of the vision of the planned community comprehensive plan to include the following:</i>	
	Written assessment to include the following:
	Clear description of the vision of the desired future state of the planned community that provides direction for strategic planning.

	General description of the regulations that will be created and utilized for the control of landscaping, building design, tree planting, signs, and suggested patterns and standards of community design.
	Illustrative examples of the proposed vision for the community.
PLANNED COMMUNITY SUBAREA COMPREHENSIVE PLAN GOALS AND POLICIES: <i>Goals and policies of areas, to include the following elements:</i>	
	Population
	School Facilities and Transportation
	Economic Development
	Land Use
	Natural Resources
	Hazardous Areas
	Urban Public Services
	Transportation
	Recreation
	Special Areas or Sites
	Housing
	Community Design
SUPPLEMENTAL DATA (required by County Engineer)	
NEIGHBORHOOD MEETING CERTIFICATION	
	Completed Certification Form
	Notice Letter
	List of Invitees' addresses or copy of labels
	Sign-in Sheet
MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
ASSOCIATED CHECKLISTS:	
	Planned Community Implementation Plan - <i>required</i>
	Flood Hazard (ACC 8-3F) - <i>if applicable</i>
	Hillside (ACC 8-3H) - <i>if applicable</i>
	Preliminary Plat (ACC 8-6)
	Private Road (ACC 8-4D) - <i>if applicable</i>
	Zoning Ordinance Map Amendment & Development Agreement (ACC 8-7-3 & 8-7C) - <i>required</i>
	Zoning Ordinance Text Amendment (ACC 8-7-3) - <i>required after Comprehensive Plan Amendment</i>
APPLICATION FEES	
<i>NOTE: Building, Engineering, and Surveying applications and fees may be required and are separate from Planning & Zoning Applications and Fees.</i>	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.