



**Consortium Member Agency Meeting**  
**Thursday, March 1, 2007 1:30 P.M. to 3:30 P.M.**  
Meridian Police Department

**AGENDA**

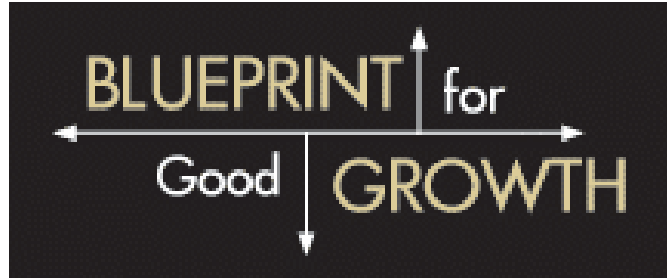
- I. **Consent Agenda**
  - a. **Approval of the February 1, 2007 Meeting Notes (pg. 2-10)**
  
- II. **Informational Items**

**Memorandum regarding Adequate Public Facility Consulting Services from Michael Lauer (pg. 11-12)**  
Refer to attached memorandum. Per Michael Lauer's request, a separate meeting with the Consortium during the month of March is being planned to discuss the issues as highlighted in his correspondence.
  
- III. **Informational Items**
  - a. **Area of City Impact Process Status**  
A verbal update will be given on the February 28 meeting of the Area of Impact modification subcommittee.
  
  - b. **Phase II Implementation Plan Status**  
A verbal update will be given on the discussions at the March 1 Steering/Technical Committee regarding Phase II Implementation Plan.
  
  - c. **Project Coordinator's Report (pg. 13-14)**
  
  - d. **Funding Status Update (pg. 15-16)**

**Upcoming Consortium Meetings**

March 2007 – to be determined to discuss Transportation Adequate Public Facilities  
April 5, 2007, 1:30 – 3:30 pm, ACHD Auditorium

*Blueprint for Good Growth - c/o Doherty & Associates – 575 E. Parkcenter Blvd, Suite 200 - Boise, ID 83706*  
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## ***Countywide Land Use and Transportation Guide Plan***

### **Meeting Minutes**

**Consortium Meeting – ACHD Auditorium  
Thursday, February 1, 2007 1:30 P.M. to 3:30 P.M.**

**Attendees:**

David Bieter, Mayor, City of Boise \*  
Elaine Clegg, Council member, City of Boise  
Anna Canning, City of Meridian \*  
Stephanie Bonney, Attorney, City of Eagle \*  
Paul Woods, Commissioner, Ada County  
Eric Shannon, District 3 Engineer, ITD\*  
Fred Tilman, Commissioner, Ada County \*  
Rick Yzaguirre, Commissioner, Ada County  
Karen Doherty, Doherty & Associates, Inc.

**Others:**

*(See attached sign-in sheet)*

President Bieter called the meeting to order at 2:30 P.M. Official delegates are noted with a \* in the attendee listing.

**CONSENT AGENDA**

- a. Approval of the December 14 Meeting Notes**  
Consent agenda approved.

**ACTION ITEMS**

**a. Approval of Scope for Adequate Public Facilities**

After a brief discussion regarding clarification of adequate versus inadequate facility terminology, the Consortium voted on a motion to retain Michael Lauer/Planning Works as the lead consultant for the Phase II Implementation Plan. Lauer's contract would be organized such that his work would be approved via individual task order. His first task order would be based on the summary for transportation, water, and wastewater as attached in the agenda. Lauer will create a detailed scope and budget to complete the work for presentation to the various committees on March 1. The votes were as follows:

Ada County – Yes  
Boise – Yes  
ITD – Yes  
Eagle – Yes  
Meridian – Yes  
Garden City – Yes (via phone conversation)

The motion passed.

**b. Payment Approval for Paul Hastings (memo distributed at the meeting is attached)**

Karen Doherty explained how the recommendation for payment for Paul Hastings was determined; 100% payment for Phase I and no further payment for Phase II until deliverables are received and reviewed.

There was a motion to approve the payment for Paul Hastings and the votes were as follows:

Ada County – Yes

Boise – Yes

ITD – Yes

Eagle – Yes

Meridian – Yes

Garden City – Yes (via phone conversation)

The motion passed. Dr. Freilich will provide the deliverables for Phase II to date during the month of February with final payment request expected at the March 1 meeting. He will no longer be working on the project.

**INFORMATIONAL ITEMS**

**a. Area of City Impact Process Status**

Karen summarized the events from the January 18<sup>th</sup> meeting. She described the three key aspects that the attendees had discussed: identify a planning boundary, perform a sub-area plan, and adopt a modified Area of City impact boundary. She noted that a sub-committee is moving forward with suggested process modifications and will bring those to the March meeting.

**b. Phase II Implementation Priorities**

Council member Clegg expressed concerns regarding open space; this should be more fully addressed in the Implementation Plan. Deanna Smith explained that open space was discussed during the Steering/Technical meeting as a high priority and she would be looking into it for the March meeting. Karen summarized the other high priorities for Phase II as determined at the Steering/Technical meeting including Adequate Public Facilities (water, wastewater, transportation), Transit Oriented Zoning Districts, R/W Preservation, and Access Management on Arterials. Karen also summarized the Steering and Technical Committee's desire to reengage members and work on public involvement items.

Boise, Meridian, Eagle, Ada County, and COMPASS gave similar descriptions to the ones that were given at the Steering and Technical Committees meeting highlighting the ways in which each respective jurisdiction is working to implement BGG. In absence of the ACHD staff member, Karen distributed and summarized the letter from ACHD (attached) providing information on that agency's work. The current jurisdiction implementation is as follows:

***The City of Boise***

- Boise City's comprehensive plan update, Blueprint Boise, will emulate the growth pattern adopted in Communities in Motion and the Blueprint for Good Growth.
- Boise City has partnered with ACHD to develop the 30th Street Specific Area Plan to study the land use and multi-modal transportation opportunities connected with the extension of 30th Street from State Street to Main/Fairview.
- Boise City is developing transit-oriented development policy guidelines for the State Street Corridor.

***Garden City***

- Garden City is involving the public in their citywide visioning process.
- The City has prepared an award winning comprehensive plan recognized by Idaho Smart Growth.
- Garden City is securing funding for a consultant to research necessary code revisions to implement the comprehensive plan provisions.
- Garden City has received a commitment by the City Council to enact appropriate ordinances developed from code revisions described above.

### ***The City of Meridian***

- Meridian is consistent with Blueprint in their current planning efforts for the Ten Mile Interchange Specific Area Plan, which proposes transit supportive densities of commercial, office, and residential development.
- Meridian's plan to revitalize their downtown core will create a community activity center that is a pedestrian-oriented environment.
- Meridian's update of their development code includes new zoning designations to facilitate transit oriented development.
- The City is evaluating fiscal impacts associated with development--working toward an adequate public facilities ordinance.
- The City of Meridian supports opportunities to create an open space separation between the City of Meridian and the City of Kuna.

### ***The City of Eagle***

- The City of Eagle is developing a Foothills sub-area plan and Adequate Public Facilities Ordinances.

### ***Ada County Highway District (ACHD)***

#### **Livable Streets Initiative**

The Transportation and Land Use Integration Plan will ensure that the built environment, roads and other transportation elements work together. Specifically, it will:

- Improve the collector network;
- Develop street designs that fit the surroundings;
- Enhance pedestrian and bicycle facilities; and
- Upgrade the methods for project selection.

#### **Communities in Motion**

- Perform corridor studies for key regional roadways;
- Studies currently underway: State Street, Fairview, Cloverdale, and Ustick.

### ***Ada County***

Ada County is currently holding a series of Public Hearings with their Planning and Zoning Commission to complete the following plans, all of which incorporate the Blueprint for Good Growth guiding principles:

- Draft Comprehensive Plan;
- Open Space Plan;
- Trails and Recreation Plan; and
- Sub-Area Plan for North Ada County.

### ***COMPASS***

COMPASS will produce, with the assistance of its member agencies, a transit-oriented development guidebook. COMPASS is also reviewing model traffic impact study ordinances, and developing a toolbox and guidebook on access management. The agency will continue to monitor growth and development in Ada County and Canyon County, a key to Blueprint implementation.

### **c. Project Coordinator's Report**

This item was provided for information and was not discussed due to time restraints.

### **d. Funding Status Update**

This item was provided for information and was not discussed due to time restraints.

The meeting was adjourned at 3:40 P.M.





**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** January 31, 2007  
**RE:** Payment Approval

**Action Requested:**

Approve the payment of the amount outlined in the table below for Paul Hastings for Services as detailed on the following pages.

**Background:**

A billing summary for the services from Paul Hastings (Freilich/Lauer) received to date is attached. Approval for payment is requested based on percent work complete.

**Recommendation for Payment Approval - Feb. 1, 2007**

|  |               |
|--|---------------|
| 100% of Phase I  | \$ 405,000.00 |
| Phase II as of Oct 1, 2006 (as approved by the Consortium on Nov. 2, 06) | 62,060.00     |
| <hr/>  | <hr/>         |
| Total Phase I completion plus Phase II as of Oct. 1, 06                  | 467,060.00    |
| Less total payments to date (as of Oct 1, 06 billings)                   | (441,429.54)  |
| <hr/>  | <hr/>         |
| Total Recommended for Payment on Feb. 1, 07                              | \$25,630.46   |

Phase II deliverables will be provided by Paul Hastings in February 2007. Doherty & Associates will review them against the additional percent complete claimed and recommend the final Phase II payment to Paul Hastings at the March 2007 Consortium meeting.

**Blueprint for Good Growth, Inc.**  
**Project Billing Summary**  
**Paul Hastings for Consulting Services**

**Invoice Summary as of 12/31/06**

| <b>Vendor</b>                                    | <b>Invoice</b> | <b>Service Date End</b>  | <b>Invoice Amount</b> | <b>Feb 1<br/>Recommended<br/>Pay</b> | <b>Unpaid<br/>Balance</b> | <b>Notes</b> |
|--|----------------|--------------------------|-----------------------|--------------------------------------|---------------------------|--------------|
| Freilich, Leitner & Carlisle                     | 6              | 7/31/2004                | \$80.00               |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 12             | 7/31/2004                | \$507.00              |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 6              | 8/31/2004                | \$26,091.10           |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 6              | 9/30/2004                | \$27,475.19           |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 7              | 10/31/2004               | \$25,014.58           |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 8              | 11/30/2004               | \$19,369.50           |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 9              | 12/31/2004               | \$17,853.15           |                                      |                           |              |
| Freilich, Leitner & Carlisle                     | 10             | 1/31/05; dated 2/17/05   | \$31,646.58           |                                      |                           |              |
| Paul Hastings                                    | 1432882        | 2/28/05; dated 4/7/05    | \$24,570.00           |                                      |                           |              |
| Paul Hastings                                    | 1428089        | 2/28/05; dated 5/16/05   | \$15,828.97           |                                      |                           |              |
| Paul Hastings                                    | 1436919        | 3/31/05; dated 5/16/05   | \$45,581.40           |                                      |                           |              |
| Paul Hastings                                    | 1443272        | 4/30/05; dated 5/20/05   | \$13,604.53           |                                      |                           |              |
| Paul Hastings                                    | 1447839        | 5/31/05; dated 6/15/05   | \$22,879.58           |                                      |                           |              |
| Paul Hastings                                    | 1457555        | 6/30/05; dated 7/25/05   | \$6,646.42            |                                      |                           |              |
| Paul Hastings                                    | 1464946        | 7/31/05; dated 8/26/05   | \$21,189.39           |                                      |                           |              |
| Paul Hastings                                    | 1468424        | 8/31/05; dated 9/20/05   | \$1,435.88            |                                      |                           |              |
| Paul Hastings                                    | 1474635        | 9/30/05; dated 10/14/05  | \$18,511.46           |                                      |                           |              |
| Paul Hastings                                    | 1482211        | 10/31/05; dated 11/16/05 | \$25,941.80           |                                      |                           |              |
| Paul Hastings                                    | 1489755        | 11/30/05; dated 12/19/05 | \$1,981.70            |                                      |                           |              |
| Paul Hastings                                    | 1496291        | 12/31/05; dated 1/18/06  | \$30,738.04           |                                      |                           |              |
| Paul Hastings                                    | 1501311        | 1/31/06; dated 2/28/06   | \$8,292.67            |                                      |                           |              |
| Paul Hastings                                    | 1505173        | 2/28/06; dated 3/20/06   | \$2,682.98            |                                      |                           |              |
| Paul Hastings                                    | 1514534        | 3/31/06; dated 4/24/06   | \$9,653.86            |                                      |                           |              |
| Paul Hastings                                    | 1518707        | 4/30/06; dated 5/16/06   | \$4,954.01            |                                      |                           |              |
| Paul Hastings                                    | 1521780        | 5/16/06; dated 5/25/06   | \$6,624.80            |                                      |                           |              |
| Paul Hastings                                    | 1528092        | 5/31/06; dated 6/23/06   | \$4,842.44            |                                      |                           |              |
| Paul Hastings                                    | 1539396        | 7/31/06; dated 8/17/06   | \$5,123.78            |                                      |                           |              |
| Paul Hastings                                    | 1548713        | 8/31/06; dated 9/27/06   | \$1,190.00            |                                      |                           |              |
| Paul Hastings                                    | 1551938        | 9/30/06; dated 10/16/06  | \$21,118.73           |                                      |                           |              |
| Paul Hastings                                    | 1556623        | 10/13/06; dated 10/30/06 | \$7,662.84            | \$7,662.84                           |                           | (1)          |
| Paul Hastings                                    | 1565152        | dated 11/30/06           | \$8,739.22            | \$8,739.22                           |                           | (1)          |
| Paul Hastings                                    | 1565152        | dated 12/29/06           | \$22,117.49           | \$9,228.40                           | \$12,889.09               | (1)          |
| Paul Hastings                                    | 1575436        | 12/31/06; dated 1/11/07  | \$7,692.88            |                                      | \$7,692.88                |              |
| <b>Total Recommended Approved as of 12/31/06</b> |                |                          | <b>\$467,060.00</b>   | <b>\$25,630.46</b>                   | <b>\$20,581.97</b>        |              |
| <b>Total Project Budget</b>                      |                |                          | <b>\$ 755,000.00</b>  |                                      |                           |              |
| <b>Remaining Contract</b>                        |                |                          | <b>\$ 287,940.00</b>  |                                      |                           |              |

Notes:

(1) Approval for Recommended Payment will be sought by Consortium on February 1, 2007

**BLUEPRINT FOR GOOD GROWTH BUDGET - KD review 12/31/2006**

|  |                  | 12/31/2006       |                       |
|--|------------------|------------------|-----------------------|
|  | Task Budget      | Percent Complete | Amount Billable Total |
| <b>Task 1: Consortium Workshop (July)</b>                    | <b>\$2,384</b>   |                  |                       |
| <b>Subtotal</b>  | <b>\$2,384</b>   | 100%             | \$2,384               |
| <b>Task 2: Initial Review and Analysis</b>                   |                  |                  |                       |
| 2.1 Data Assembly.   | \$5,960          | 100%             | \$5,960               |
| 2.2 Physical Assessment.                                     | \$17,868         | 100%             | \$17,868              |
| 2.3 Planning Assessment.                                     | \$19,868         | 100%             | \$19,868              |
| 2.4 Regulatory Assessment.                                   | \$19,868         | 100%             | \$19,868              |
| 2.5 Growth Assessment.                                       | \$9,934          | 100%             | \$9,934               |
| 2.6 Community Issues Identification                          |                  |                  |                       |
| 2.6.1 Focus Groups with Stakeholders                         | \$8,544          | 100%             | \$8,544               |
| 2.6.2 Community Workshop (Oct)                               | \$9,240          | 100%             | \$9,240               |
| 2.6.3 Consortium Workshop (Sept)                             | \$4,272          | 100%             | \$4,272               |
| 2.7 Needs, Issues and Opportunities Report.                  | \$19,868         | 100%             | \$19,868              |
| 2.8 Consortium Workshop (Oct)                                | \$4,272          | 100%             | \$4,272               |
| 2.9 Interim Development Regulations.                         | \$4,769          | 100%             | \$4,769               |
| <b>Subtotal</b>  | <b>\$124,463</b> |                  | \$124,463             |
| <b>Task 3: Alternatives Map</b>                              |                  |                  |                       |
| 3.1 Steering Committee Workshop (Nov)                        | \$4,272          | 100%             | \$4,272               |
| 3.2 Community Workshops (Nov)                                | \$9,638          | 100%             | \$9,638               |
| 3.3 Alternatives Mapping.                                    | \$9,934          | 100%             | \$9,934               |
| 3.4 Consortium Session (Nov)                                 | \$4,272          | 100%             | \$4,272               |
| <b>Subtotal</b>  | <b>\$28,116</b>  |                  | \$28,116              |
| <b>Task 4: Refine Alternatives Map</b>                       |                  |                  |                       |
| 4.1 Steering Committee Workshop (Dec)                        | \$4,272          | 100%             | \$4,272               |
| 4.2 Technical Committee Work Session (Dec)                   | \$4,272          | 100%             | \$4,272               |
| <b>Subtotal</b>  | <b>\$8,544</b>   |                  | \$8,544               |
| <b>Task 5: Alternatives Impact Analysis</b>                  |                  |                  |                       |
| 5.1 Initial Analysis.  | \$22,948         | 100%             | \$22,948              |
| 5.2 Technical Committee Work Session.                        | \$4,272          | 100%             | \$4,272               |
| 5.3 Implementation Strategy Development.                     | \$7,948          | 100%             | \$7,948               |
| 5.4 Steering Committee Workshop.                             | \$4,272          | 100%             | \$4,272               |
| 5.5 Alternatives Analysis Report.                            | \$40,730         | 100%             | \$40,730              |
| <b>Subtotal</b>  | <b>\$80,170</b>  |                  | <b>\$80,170</b>       |
| <b>Task 6: Select Preferred Alternative</b>                  |                  |                  |                       |
| 6.1 Steering Committee Workshops.                            | \$9,638          | 100%             | \$9,638               |
| 6.2 Community Workshops.                                     | \$9,638          | 100%             | \$9,638               |
| 6.3 Governing Entity Workshop.                               | \$4,272          | 100%             | \$4,272               |
| <b>Subtotal</b>  | <b>\$23,548</b>  |                  | <b>\$23,548</b>       |
| <b>Task 7: Preferred Alternative Implementation Strategy</b> |                  |                  |                       |
| 7.1 Draft Implementation Strategy.                           | \$17,868         | 100%             | \$17,868              |
| 7.2 Steering Committee Workshop.                             | \$4,272          | 100%             | \$4,272               |
| <b>Subtotal</b>  | <b>\$22,140</b>  |                  | <b>\$22,140</b>       |

|  |                                   |                  |      |                  |
|--|-----------------------------------|------------------|------|------------------|
| <b>Task 8: Initial Plan Draft</b>            |                                   |                  |      |                  |
|  | 8.1 Draft Plan.                   | \$64,571         | 100% | \$64,571         |
|  | 8.2 Steering Committee Workshop.  | \$5,365          | 100% | \$5,365          |
| <b>Subtotal</b>                              |                                   | <b>\$69,936</b>  |      | <b>\$69,936</b>  |
| <b>Task 9: Stakeholder and Public Review</b> |                                   |                  |      |                  |
|  | 9.1 Community Workshops.          | \$9,638          | 100% | \$9,638          |
|  | 9.2 Focus Groups.                 | \$4,669          | 100% | \$4,669          |
|  | 9.3 Decision-Maker Workshops.     | \$4,272          | 100% | \$4,272          |
|  | 9.4 Optional Survey.              | \$0              |      |                  |
| <b>Subtotal</b>                              |                                   | <b>\$18,579</b>  |      | <b>\$18,579</b>  |
| <b>Task 10: Refine Plan Draft</b>            |                                   |                  |      |                  |
|  | 10.1 Steering Committee Workshop. | \$4,272          | 100% | \$4,272          |
|  | 10.2 Plan Refinement.             | \$18,875         | 100% | \$18,875         |
| <b>Subtotal</b>                              |                                   | <b>\$23,147</b>  |      | <b>\$23,147</b>  |
| <b>Task 11: Plan Regulation Adoption</b>     |                                   |                  |      |                  |
|  | 11.1 Plan Adoption.               | \$3,973          | 100% | \$3,973          |
| <b>Subtotal</b>                              |                                   | <b>\$3,973</b>   |      | <b>\$3,973</b>   |
| <b>Subtotal</b>                              |                                   |                  |      |                  |
| <b>TOTAL</b>                                 |                                   | <b>\$405,000</b> |      | <b>\$405,000</b> |

## Phase II (\$350,000)

|  |  |                  |     |                  |
|--|--|------------------|-----|------------------|
| <b>Task 12: Initial Assessment</b>                           |  |                  |     |                  |
|  | 12.1 Physical and Market Assessment.     | \$19,787         | 15% | \$2,968          |
|  | 12.2 Regulatory Assessment.              | \$19,787         | 60% | \$11,872         |
|  | 12.3 Legal Assessment.                   | \$19,787         | 70% | \$13,851         |
|  | 12.4 Market and Construction Assessment. | \$22,187         | 0%  | \$0              |
|  | 12.5 Infrastructure Assessment           | \$22,187         | 30% | \$6,656          |
| <b>Task 13: Initial Draft Local Plan and Code Revisions.</b> |  |                  |     |                  |
|  | 13.1 Land Use/Growth Management Elements | \$39,574         | 30% | \$11,872         |
|  | 13.2 Draft Initial Code Text.            | \$59,361         | 25% | \$14,840         |
| <b>Task 14: Initial Review of Regulatory Documents</b>       |  |                  |     |                  |
|  | 14.1 Planning Commission Summit          | \$7,532          | 0%  | \$0              |
|  | 14.2 Planning Commission Briefing Report | \$15,830         | 0%  | \$0              |
| <b>Task 15: Initial Revisions</b>                            |  |                  |     |                  |
|  | 15.1 Regulatory Revisions                | \$29,680         | 0%  | \$0              |
|  | 15.2 Public Workshops                    | \$34,927         | 0%  | \$0              |
|  | 15.3 Planning Commission Briefing Report | \$29,680         | 0%  | \$0              |
| <b>Task 16: Final Revisions</b>                              |  |                  |     |                  |
|  | 16.1 Final draft ordinances              | \$29,680         | \$0 | \$0              |
| <b>Phase II Totals</b>                                       |  | <b>\$350,000</b> |     | <b>\$62,060</b>  |
| <b>Grand Totals</b>  |  | <b>\$755,000</b> |     | <b>\$467,060</b> |

Received at Steering/tech  
committee on Feb 1, 07  
KD



John S. Franden, President  
Rebecca W. Arnold, Vice President  
Sherry R. Huber, Commissioner  
Dave Bivens, Commissioner  
Carol A. McKee, Commissioner

February 1, 2007

Blueprint for Good Growth, Inc.  
c/o Doherty & Associates, Inc.  
575 East ParkCenter Boulevard, Suite 200  
Boise, ID 83706

## ACHDs' Blueprint for Good Growth Implementation

### A. Transportation and Land-use Integration Study

In June, 2006 ACHD began the *Transportation and Land-Use Integration Plan* (TLIP) as an effort to determine implementation tools for both Blueprint for Good Growth and Communities in Motion. As it became clear that a major street plan was needed to help identify Right of Way, cross sections for unique locations, and the implementation of multimodal options, TLIP was developed to become the vehicle to attain such findings. Additionally, TLIP will eventually help ACHD recognize any needed changes in the prioritization process, develop new roadway performance standards, update the COMPASS modeling process with improvements to the collector system, and preservation methods for future right of way that are in line with the principles of Blueprint for Good Growth.

The TLIP study has helped identify a county wide disconnect between the way ACHD has constructed roadways and the land use decisions that have impacted them. With the notion of a "Complete Street" ACHD hopes to gain the support of Ada County municipalities to implement land use and design standards that are required to implement context sensitive street designs. The goal is to build streets with more pedestrian amenities and scale while still moving traffic efficiently and safely on identified corridors of regional importance and demonstrating the need for land use components that finish complete streets.

The study is currently entering its second half and is due for approval from ACHD Commissioners by November, 2007.

### B. EPA Grant

Recognizing the need for funding of the Phase II work, ACHD was able to obtain an Environmental Protection Agency (EPA) Grant in the amount of \$22,500, in May of 2005.

### C. Communities in Motion Studies

As Blueprint for Good Growth and Ultimately Communities in Motion helped identify regionally and locally significant corridors, ACHD has begun several studies to help make the necessary roadway changes for future transportation needs. Additionally, the studies which are all-progressing, will help determine appropriate land uses which will ensure performance standards sought can be met and maintained.

1. Fairview
2. Cloverdale
3. Ustick
4. Purple Sage/ Beacon Light

# Memo

To: Blueprint for Good Growth Consortium  
 From: Michael Lauer, AICP – Principal  
 Date: February 23, 2007  
 Re: Adequate Public Facilities

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I recently submitted a scope of services to assist member jurisdictions in the development of Adequate Public Facilities (APF) requirements. I've received numerous comments that can easily be addressed with minor amendments to the scope. The most significant comment focuses on the viability of my proposed approach to transportation system adequacy. This is a cornerstone of BGG and it is essential that we approach this with several common understandings.

**Each jurisdiction is committed to using its full authority to implement APF.** Local governments clearly have the authority to require adequate road capacity as a condition of subdivision approval and the ability to delegate review of adequacy to ACHD. However, if there isn't a commitment from every jurisdiction to pursue this approach, it would be more effective to pursue the implementation of transportation APF through ACHD.

**Each jurisdiction must be firmly committed to the implementation of APF or the results will be counter-productive.** In simple terms, if APF limits development in urban centers, but not in rural areas, growth will be drawn to rural areas. If some communities fail to adopt or uniformly implement transportation APF requirements, we will create incentives for sprawl development that undermines the intent of Communities in Motion, BGG and most local comprehensive plans. APF standards will create incentives to develop where adequate capacity is available because they require mitigation in areas where adequate capacity is lacking. As I've previously mentioned to the Consortium, ACHD is in the process of developing level of service standards that will allow for more congestion in urban centers than in rural or suburban areas in collaboration with each local government. The Transportation/Land Use Integration Program (TLIP) will provide the transportation standards that are essential to APF implementation. If a local government ignores these level of service standards or fails to require mitigation, the resulting development will overburden existing streets and result in the overcrowded streets or the shifting of limited funds from other projects to remedy the resulting problems.

**To demonstrate the commitment necessary to make transportation APF work, each member agency should agree to the following:**

1. Each local government pledges to adopt transportation APF standards that are consistent with BGG policies and the level of service standards established through TLIP.
2. Each local government pledges to execute and honor agreements<sup>1</sup> to:

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<sup>1</sup> Note: The APF ordinances will include appeals processes and maximum delay provisions that are sufficient to minimize risks of takings or delegation of authority claims, but these must have very

- a. assign responsibility for the determination of transportation system adequacy to ACHD; and
- b. assign responsibility for determining the acceptability of necessary mitigation measures to ACHD.

If these conditions are not acceptable to each local government in Ada County, I recommend that the BGG Consortium reconsider its priorities for implementation. While I could assist members in developing APF standards for the other essential public facilities, I do not believe that this would be the most effective use of the Consortium's funds. Each local government is, through a variety of means, checking for adequacy of water, sewer and stormwater management facilities. Several jurisdictions review for adequacy of fire protection facilities. No jurisdiction has standards for school APF; and I suspect that it will be more difficult to get firm commitments from every jurisdiction to implement APF for schools than for transportation.

I remain optimistic that together we can better manage growth throughout Ada County. However, my experience here has taught me that it is essential to be pragmatic and to ensure that everyone fully understands the implications of our actions before moving forward. I cannot attend the March 1 Consortium meeting, but look forward to discussing my concerns with you at your earliest convenience.

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narrow applicability and be subject to mutually agreeable review criteria to provide adequate assurances that APF standards will be applied uniformly and consistently.



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium

**FROM:** Karen Doherty, P.E. – Project Coordinator

**DATE:** February 26, 2007

**RE:** Local Project Coordinator Report

**Action Requested:**

Attached billing information is for your information only. No action is requested at this time.

**Blueprint for Good Growth, Inc.  
Project Billing Summary  
by Doherty & Associates, Inc.  
for Project Coordination Services**

**Invoice Summary as of 2/26/07**

**Actual Consultant Hours Spent to Date as  
of 2/23/07**

| <i>Invoice #</i>                                | <i>Date</i> | <i>Amount</i>        | <i>Name</i>   | <i>Hours</i>   | <i>Total</i>         |
|---|-------------|----------------------|---------------|----------------|----------------------|
| 1240  | 12/31/2004  | \$ 7,058.82          | Doherty       | 1183.50        | \$ 131,217.66        |
| 1249  | 1/31/2005   | \$ 3,529.41          | Carroll       | 77.50          | \$ 6,855.73          |
| 1254  | 3/9/2005    | \$ 3,529.41          | Slupe         | 383.00         | \$ 15,725.92         |
| 1270  | 4/1/2005    | \$ 3,529.41          | Melander      | 23.00          | \$ 851.29            |
| 1276  | 5/2/2005    | \$ 3,529.41          | Piepmeyer     | 59.90          | \$ 4,389.93          |
| 1297  | 5/31/2005   | \$ 3,529.41          | Nemec         | 57.50          | \$ 3,965.01          |
| 1312  | 6/30/2005   | \$ 3,529.41          | Brosious      | 3.00           | \$ 89.16             |
| 1319  | 7/31/2005   | \$ 3,529.41          | Miller        | 1.00           | \$ 79.88             |
| 1331  | 8/30/2005   | \$ 3,529.41          | Hackett       | 33.00          | \$ 2,247.11          |
| 1340  | 10/3/2005   | \$ 3,529.41          | <b>Total</b>  | <b>1821.40</b> | <b>\$ 165,421.70</b> |
| 1350  | 10/31/2005  | \$ 4,716.91          |               |                |                      |
| 1360  | 11/28/2005  | \$ 4,716.91          |               |                |                      |
| 1372  | 12/30/2005  | \$ 4,716.91          |               |                |                      |
| 1383  | 1/30/2006   | \$ 4,716.91          |               |                |                      |
| 1391  | 2/27/2006   | \$ 4,716.91          | Admin 2004    |                | \$ 5.05              |
| 1399  | 4/3/2006    | \$ 4,716.91          | Meetings 2004 |                | \$ 23.50             |
| 1408  | 5/1/2006    | \$ 1,187.50          | Admin 2005    |                |                      |
| 1422  | 5/31/2006   | \$ 1,187.53          | Meetings 2005 |                |                      |
| 1438  | 6/9/2006    | \$ 45,000.00         | Admin 2006    |                | \$ 275.14            |
| 1439  | 6/30/2006   | \$ 5,714.29          | Meetings 2006 |                | \$ 1,073.10          |
| 1449  | 7/31/2006   | \$ 5,714.29          | Admin 2007    |                |                      |
| 1463  | 8/28/2006   | \$ 5,714.29          | Meetings 2007 |                | \$ 88.18             |
| 1480  | 10/2/2006   | \$ 5,714.29          |               |                |                      |
| 1498  | 10/30/2006  | \$ 5,714.29          |               |                |                      |
| 1507  | 11/27/2006  | \$ 5,714.29          |               |                |                      |
| 1521  | 12/29/2006  | \$ 5,714.26          |               |                |                      |
| 1537  | 1/29/2007   | \$ 6,000.00          |               |                |                      |
| 1549  | 2/26/2007   | \$ 6,000.00          |               |                |                      |
| <b>Total Invoiced to date</b>                   |             | <b>\$ 166,500.00</b> |               |                |                      |
| Total Initial Budget Through May 31, 2006       |             | \$ 69,500.00         |               |                |                      |
| Extra Services Through May 31, 2006             |             | \$ 45,000.00         |               |                |                      |
| <b>Total Budget Through May 31, 2006</b>        |             | <b>\$ 114,500.00</b> |               |                |                      |
| Project Coordination June 1 - December 31, 2006 |             | \$ 40,000.00         |               |                |                      |
| Project Coordination January 1 - June 30, 2007  |             | \$ 36,000.00         |               |                |                      |
| <b>Remaining Contract</b>                       |             | <b>\$ 24,000.00</b>  |               |                |                      |

**Direct Expenses as of 2/23/07**

**Total           \$           1,464.97**



**MEMORANDUM:**

**TO:** Blueprint for Good Growth Consortium  
**FROM:** Karen Doherty, P.E. – Project Coordinator  
**DATE:** February 23, 2007  
**RE:** **Funding Committee Status**

**Action Requested:**

For information only. This information provides you with a background on the funding status.

**Background:**

Non-Profit Status

The IRS has determined that BGG, Inc. is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to BGG, Inc. are deductible under section 170 of the Code Ruling effective December 23, 2004.

Funding Solicitation Status

The funding committee is actively soliciting additional funds from the remaining participating jurisdictions as outlined below.

| Jurisdiction | Request          | Responsible Funding Member |
|--------------|------------------|----------------------------|
| Kuna         | \$ 20,000        | Bieter                     |
| <b>Total</b> | <b>\$ 20,000</b> |                            |

Mayor Bieter and Mayor Merrill are working to establish meetings with Idaho Power, Blue Cross, Blue Shield, and Intermountain Gas. Mayor Bieter and Commissioner Franden will be meeting with United Water (Greg Wyatt).

Commissioner is are working to set up meeting with Simplot to continue solicitation of funding.

Funding Status

Following is a summary of the total contributions to date.

| <b>Name</b>                            | <b>Total</b>     | <b>Notes</b>   |
|--|------------------|--|
| Ada County                             | \$ 210,000       | \$50k for Phase I and \$50k for Phase II; \$60k for Doherty. Addtl \$50k for Phase II in Aug 2006. |
| ACHD                                   | 150,000          | \$122k for Phase I; \$28k for Phase II.  |
| City of Boise                          | 150,000          | \$50k ea Phase I and II. Addtl \$50k for Phase II in June 2006.                                    |
| ITD                                    | 50,000           |  |
| City of Meridian                       | 60,000           | \$30k each Phase I and II. Phase II pledged in July 2006.  |
| US Environmental Protection Agency     | 22,500           |  |
| City of Eagle                          | 20,000           | \$20k Phase I. \$20k Phase II pledged in June 2006 pending all other contributions received.       |
| City of Kuna                           | 20,000           |  |
| City of Star                           | 20,000           |  |
| City of Garden City                    | 10,000           |  |
| COMPASS Yr End Sweep                   | 9,266            | Doherty supplemental.  |
| Boise River Flood Control District #10 | 7,500            |  |
| Hewlett Packard Boise Operations       | 5,000            | Phase II   |
| Tom Ryder                              | 1,000            |  |
| North End Neighborhood Assn.           | 300              |  |
| <b>Total Contributions</b>             | <b>\$735,566</b> |  |

| <b>Overall Financial Status</b>  |                     |
|--|---------------------|
| <b>Total Contributions</b>   | <b>\$ 735,566</b>   |
| Phase I Payments (completed)   | (\$ 405,000)        |
| Phase II Payments (as of Oct 1, 2006 work completion)                                    | (62,060)            |
| Local Project Coordination Contract through June 30, 2007                                | (190,500)           |
| <b>Less subtotal Phase I + Phase II payments plus Project Coordination Authorization</b> | <b>(\$ 657,560)</b> |
| <b>Total Remaining Funds for Phase II</b>  | <b>\$ 78,006</b>    |