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RECEIVED
APR 04 2018
DEPARTMENT OF
WATER RESOURCES

BEFORE THE IDAHO DEPARTMENT OF WATER RESOURCES

IN THE MATTER OF INTEGRATED MUNICIPAL APPLICATION PACKAGE ("IMAP") OF SUEZ WATER IDAHO INC., BEING A COLLECTION OF INDIVIDUAL APPLICATIONS FOR TRANSFERS OF WATER RIGHTS AND APPLICATIONS FOR AMENDMENT OF PERMITS.

FIRST AFFIDAVIT OF JACK W. RELF (ADA COUNTY COMP PLAN)

State of Idaho)
) ss.
County of Ada)

JACK W. RELF, being first duly sworn upon oath, deposes and states:

1. I am an associate attorney with the above-captioned firm, Givens Pursley LLP. I am one of the attorneys representing SUEZ Water Idaho Inc. in the above-entitled action and am duly licensed to practice law in the state of Idaho.

2. I make this affidavit based upon my personal knowledge of the facts set forth in this affidavit and to the best of my information and belief.

3. A true and accurate copy of the Ada County 2025 Comprehensive Plan (November 2016), as obtained from the Ada County official website,[1] is attached hereto as Exhibit A.

4. This document is also available at https://adacounty.id.gov/Portals/0/DVS/PLN/Doc/AdaCounty2025_Adopted_110916.pdf.

[1] https://adacounty.id.gov/Development-Services/Planning-Zoning-Division/Comprehensive-Plans

DATED this 4th day of April, 2018.

GIVENS PURSLEY LLP

By _____
Jack W. Relf

Subscribed and sworn to before me this 4th day April, 2018.



_____
Notary Public for Idaho
Residing at: Boise Idaho
My Commission Expires: 3-22-2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2018, the foregoing was filed, served, and copied as shown below. Service by email is authorized by the Hearing Officer's Order of September 11, 2017 at page 3. Due to the size of the exhibit, a courtesy copy of the foregoing without the exhibit attached was emailed to all parties noted below, and a physical copy of the same with the exhibit has been placed on a disk and mailed as indicated below.

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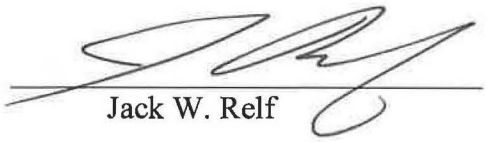
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Jack W. Relf

Exhibit A **ADA COUNTY COMPREHENSIVE PLAN (2025)**











Ada County Comprehensive Plan

Ada County 2025
Collaborate. Innovate. Thrive.





ADA COUNTY 2025

COMPREHENSIVE PLAN

November 2016

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Map figures are included as follows. A full set of printable PDFs of each map are provided in the Map Atlas in Appendix C.

- Parks and Open Space (pgs. 20-21)
- Sensitive Lands (pgs. 22-23)
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- Southwestern Ada County (pg. 43)
- 2040 Functional Classification Map (pgs. 60-61)
- High-Risk Areas Map (pgs. 70-71)

List of Acronyms

ACHD – Ada County Highway District

ACI – Areas of City Impact (also known as AOI or AOCI)

ACSO – Ada County Sheriff's Office

BLM–Bureau of Land Management

BOCC – Board of County Commissioners

CDHD – Central District Health Department

COMPASS – Community Planning Association of Southwest Idaho

DEQ–Department of Environmental Quality

IDF&G – Idaho Department of Fish and Game

IDEQ – Idaho Department of Environmental Quality

IDW – Idaho Department of Wildlife

IDWR – Idaho Department of Water Resources

ITD – Idaho Transportation Department

JLUS–Joint Land Use Study

LOS – Level of Service

LLUPA – Local Land Use Planning Act (Idaho)

MPO – Metropolitan Planning Organization

PIO -Public Information Officer

P&Z – Planning and Zoning Commission

SHPO – State Historic Preservation Office

USGBC– US Green Building Council

VRT – Valley Regional Transit

WUFI – Wildland Urban Fire Interface

INTRODUCTION



Purpose of the Plan

The Ada County Comprehensive Plan (the Plan) is the official policy document of the Planning and Zoning Commission (P&Z) and Board of County Commissioners (BOCC). The Plan provides a concise statement of the County's objectives for future development within unincorporated areas of the County and in municipal growth areas. The Plan states the values and vision of County residents as expressed through a robust public participation process that involved the general public, other government agencies, members of the P&Z, and the BOCC. In addition to serving as a tool for day-to-day decision making, the Plan plays a number of important functions:

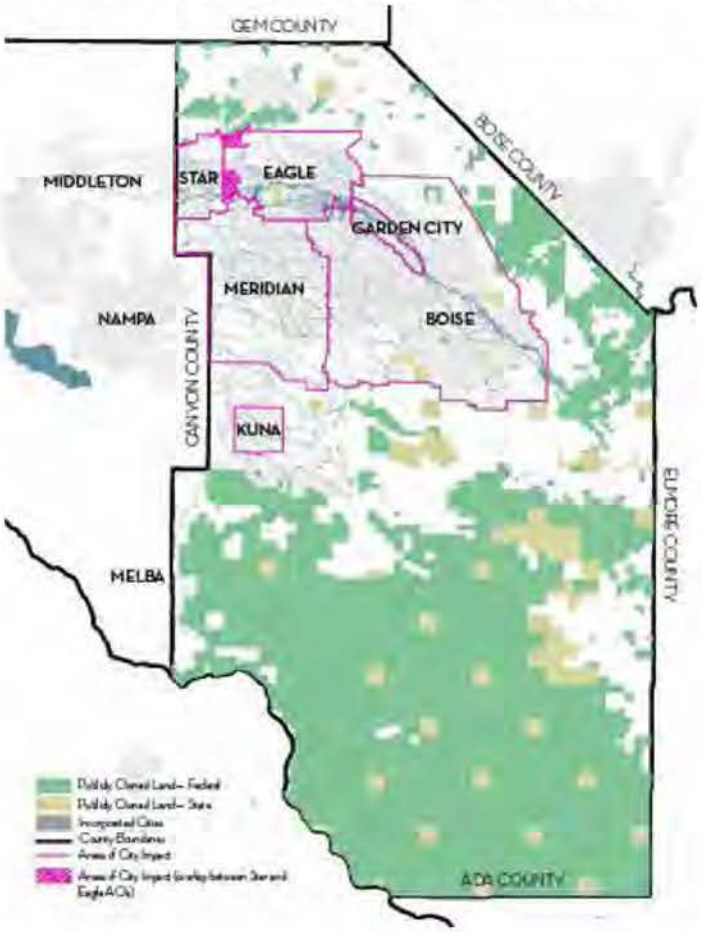
- **Compliance with Local Land Use Planning Act (LLUPA) requirements.** State law stipulates that local planning or planning and zoning commissions conduct a comprehensive planning process for the purposes of preparing, implementing, reviewing, and updating comprehensive plans, pursuant to and required by Idaho Code 67-6508-09. The comprehensive plan forms the basis of both municipal laws and resolutions, as well as all municipal governance. This Plan was developed in accordance with the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.
- **Policy and regulatory guide.** The Plan establishes the policies and intentions of Ada County with respect to the rights and expectations of the general public, private enterprise, and local government. Consistent with Idaho law, the Plan provides the policy basis for the County's Zoning Ordinance, which contains the specific standards and requirements and processes for making land use and development decisions. In reviewing and applying Comprehensive Plan policies, the County's zoning ordinance, and other requirements, the County must balance its responsibility to provide for the good of all County residents with individual private property rights protected by the Idaho State Constitution and laws.
- **Framework for collaboration.** As part of the larger Treasure Valley community, Ada County works with cities, counties, other services providers, state and federal agencies, community groups, the development community, and citizens to help guide growth and manage land and resources in the future. Many of the goals and policies in the Plan involve planning efforts with other jurisdictions. The Plan establishes a basis for coordination, understanding, and collaboration among these diverse interests, and an opportunity to work together on issues that benefit all Ada County residents.

- **Educational tool.** The Plan provides information needed to enable local residents, business and property owners, and others to become informed of the County's long-range and short-range planning goals and policies. It also defines the varied roles and responsibilities of Ada County, the cities, and other agencies and service providers in planning for and providing an array of services and functions to meet the needs of Ada County's residents.

Overview of Ada County

Ada County covers an area of roughly 1,060 square miles in southwestern Idaho and is the most populous county in the state, with an estimated 2013 population of 401,673.

Residents of Ada County are represented by nine elected officials. The Board of County Commissioners is the primary decision-making body in the County and is made up of three Commissioners representing different districts in the County. Other elected officials in the County include the Assessor, the Clerk of the Court, the Coroner, the County Prosecutor, the Sheriff, and the Treasurer.



Approximately 85% of residents live within one of the County's six municipalities: City of Boise, City of Meridian, City of Eagle, City of Garden City, and City of Star. The remaining 15% of County residents (approximately 60,500 people) live in unincorporated Ada County. Within the unincorporated areas of the County, most residents live within an Area of City Impact (ACI), with around 10,000 residents living outside of an ACI. While population growth slowed during the Great Recession, the most recent projections by the Community Planning Association of Southwest Idaho (COMPASS, the region's Metropolitan Planning Organization, or MPO) suggest the population of the County could reach 674,000 people by 2040 – an increase of over 272,000 residents during the next 24 years. Between 1980 and 2013, Ada County grew by 228,637 people, more than doubling its 1980 population of 173,036. Growth in Ada County will be compounded by growth in neighboring counties. Together with Canyon County (expected to grow by over 340,000 residents by 2040), COMPASS predicts the region will be home to over 1 million people by 2040.

Land uses in the County vary greatly by location. The majority of "urban" uses are found within the six municipalities located in north-central Ada County, while a more "rural" character pervades in the unincorporated areas. Irrigated agriculture, which was once a predominant feature in many areas of the County, has decreased as an overall land use

in the County as many once active agricultural lands have been converted to residential and other non-agricultural uses. A unique feature of land use in Ada County is the prevalence of public lands (both federal and state owned and/or managed), which account for roughly 52% of the County's total land area. Within unincorporated Ada County, residential land uses are most common within ACIs or one of four Planned Communities (Avimor, Cartwright Ranch, Dry Creek Ranch, or Hidden Springs) located in the northeastern part of Ada County. Much of southern Ada County remains undeveloped and falls within the Snake River Birds of Prey National Conservation Area – managed by the Bureau of Land Management – and/or within the Orchard Combat Training Center – used by the U.S. armed forces and Idaho National Guard for training and other military exercises.

A detailed *Trends and Forces Report* highlighting the key trends and issues affecting Ada County across a range of topics is provided as an appendix to this Plan. While not all of the trends and key issues are within the County's jurisdiction (such as those relating to transportation), these issues were considered throughout the development of this Plan.

About Ada County 2025

Ada County 2025 is a collaborative, joint planning process to update the Ada County Comprehensive Plan (last updated in 2007) and develop a new Strategic Business Plan. Each plan has a distinct role to play in Ada County's future. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of Ada County over the next ten to twenty years. The Strategic Business Plan establishes a vision for countywide service delivery and business decisions within the County organization and identifies key initiatives to support its implementation. While the primary focus of these two plans is distinctly different, a number of the themes that emerged from the Ada County 2025 process are cross-cutting and relevant to both the Strategic Business Plan and the Plan. Major themes identified included the need to:

- **Define a collective vision for the future of Ada County as an organization and service provider.** For many years, Ada County's individual elected officials (outside the BOCC) and departments had functioned fairly independently. Recognizing that a central vision and a more collaborative approach was needed moving forward, the County conducted a comprehensive Growth and Service Needs Assessment to identify critical needs within the organization. The results of this assessment, combined with many hours of collaborative discussion with County staff and elected officials led to a Strategic Business Plan that establishes a vision and priorities for the County organization in six Focus Areas: 1) Service Delivery; 2) Customer Service; 3) Organization; 4) Human Capital; 5) Systems/Processes; and 6) Facilities. In particular, recommendations related to service delivery, customer service, and organization directly support the goals and policies of the Plan.
- **Understand and proactively manage the effects of projected growth on Ada County.** While the majority of Ada County's population resides within one of six cities, many of the services provided by the County must be provided to all residents of the County, regardless of where they live. As a result, the County must be proactive in understanding the community's needs and identifying opportunities to increase its efficiency and effectiveness. In addition, many of the services that will be most heavily impacted by projected growth—i.e., transportation, water, and sewer—are not provided by the County. The results of the Growth and Needs

Assessment noted above underscored the need for the County to establish formal systems for evaluating service needs and allocating resources going forward. The Strategic Business Plan identifies key priorities in each of the six Focus Areas listed above to advance this discussion. Continued growth also underscores the need for greater collaboration with cities and other service providers within the County to help plan for and manage changes over time, and to protect the quality of life that Ada County's residents enjoy today and wish to continue to enjoy into the future.

- **Create a more accessible Comprehensive Plan with countywide relevance.** In the past, the County's Comprehensive Plan was viewed primarily as a tool to be used by the County's Development Services Department and Planning & Zoning Commission. In practice, many of the goals and polices contained in the Plan support the efforts of other departments and the County's many partners within the region—the cities, service providers, agencies, and other organizations. This updated Comprehensive Plan is designed to reinforce these connections and to encourage broader usage of the Plan for day-to-day decision making. Where applicable, direct references to relevant Strategic Business Plan strategies are indicated in the implementation section of this Comprehensive Plan using the **[SBP]** notation.
- **Confirm key land use concepts and desired land use patterns for Ada County outside of the Areas of City Impact (ACI).** Since the Plan was last updated in 2007, Ada County has experienced significant growth, most of which has occurred within the ACIs. Although growth in the ACIs is planned for by the cities as part of their comprehensive plans, a perceived lack of predictability about which portions of unincorporated Ada County will remain rural—and which will ultimately become urban and annex into a city—was cited as a concern for many stakeholders and residents. To help address these concerns, this Plan places a greater emphasis on defining the planning context in Ada County and on outlining the roles and responsibilities of various agencies and service providers in planning for and managing future growth. In addition, this Plan introduces additional detail and definitions to the Future Land Use Plan to clearly convey what exists in unincorporated portions of Ada County (outside the ACI) today and to provide a framework for evaluating future uses in these areas. The Future Land Use Plan also identifies the diverse array of resources that the community values in unincorporated portions of the County to help guide the application of goals and policies that support the protection of these resources.

- **Foster broad community engagement and regional collaboration.** As the largest jurisdiction, Ada County has the opportunity to promote collaboration among a diverse array of partners—cities; regional, state and federal agencies; non-governmental organizations; and myriad others on issues of shared significance. Throughout the Ada County 2025 process, stakeholders and community members expressed a desire for increased leadership and collaboration on issues related to growth and development, open space and recreation, natural resource protection, agricultural conservation, legislative advocacy, hazard mitigation, and regional economic development. The goals, policies, and strategies in this Plan establish a foundation for the County to foster continued discussion and action in each of these areas.

This review draft of the Plan builds on input received as part of stakeholder and community meetings held in 2015 and 2016, as well as feedback received through online workshops and surveys hosted on the project website.

Vision Statement

The vision statement below was initially developed based on extensive community input received as part of the 2007 Comprehensive Plan update process. The values reflected in this statement were confirmed through discussions with residents and stakeholders as part of the Ada County 2025 process and have been carried forward with minor modifications.

"Growth and development in Ada County are balanced and integrated with the protection and management of our natural resources and agricultural heritage. We support diversity, value and protect our culture and history, and have access to a variety of choices in how we live, work, learn, play, shop, and travel. We enjoy a high quality of life in safe, healthy, and clean neighborhoods that we call home.

Opportunities for Input

One of the main goals of Ada County 2025 was to involve county residents, employees, partners and other stakeholders in the process to update the Plan. A range of opportunities were provided throughout all stages of the process, including:

- **Team 2025 and Transformation Board.** Team 2025 is comprised of more than thirty internal County stakeholders, including the three County Commissioners, elected and appointed public officials, department heads, Ada County Development Services staff, legal staff, and other County staff. A subset of Team 2025 served as the steering committee for the Strategic Business Plan. Team 2025 provided valuable input at the beginning of the Ada County 2025 process during a Visioning Workshop which helped to inform the development of both the Strategic Business Plan and the Plan.
- **Stakeholder Focus Groups.** A series of six focus groups representing state and local agencies, organizations and departments, land use planning professionals and real estate developers, special interest and recreational user groups, local businesses and employers, farmers and agricultural stakeholders, and resident and

community groups were convened early on in the process in order to hear what they thought were the largest issues and opportunities facing Ada County over the next 10 – 20 years.

- **Community Presentations and Work Sessions.** County staff briefed city councils and county commissioners in adjoining counties about the Ada County 2025 process and provided overview presentations to several community groups. Two separate opportunities were provided for city staff to meet with County staff and members of the consultant team to review and provide input on key plan concepts and identify opportunities for collaboration moving forward.
- **Policy Summits.** Issues surrounding agriculture and open space and recreation quickly emerged as topics of particular interest or concern to the community during the early stages of the Ada County 2025 process. Two policy summits were organized in which the issues and opportunities surrounding these topics were explored in greater detail with key stakeholders and regional partners. Each summit involved reviewing the existing policies and regulations and identifying where gaps existed that should be addressed in the updated Comprehensive Plan. Potential implementation strategies were also presented to gauge the level of support for different approaches to funding agricultural and open space preservation among stakeholders.
- **Community Open Houses.** Six community open houses were held in locations across Ada County in order to promote a more diverse participation in public events. Residents were encouraged to attend to review draft materials, as well as to ask questions and provide input that was used to refine the Focus Areas and goals, as well as the draft Plan.
- **Project Website & Online Workshops.** A project website, adacounty2025.com, was launched early on in the process as a way to keep residents informed about Ada County 2025. A series of online workshops and surveys hosted through the project website were also used to provide County residents and employees with an opportunity to weigh-in and provide feedback on the materials presented to the community during in-person open house events, stakeholder focus groups, and the policy summits. The site also allowed for interested residents and stakeholders to sign-up for an email mailing list, which was used to provide updates on the project and to advertise upcoming events and opportunities to provide input.
- **Planning & Zoning Commission.** County staff regularly provided the P&Z with updates on the Ada County 2025 process. The purpose of these updates was to convey input received to date and to present preliminary findings and interim work products for discussion.
- **Board of County Commissioners.** Updates with the BOCC were held at key points during the process. The purpose of these updates was to convey input received to date and to present preliminary findings and interim work products for discussion.

Planning Context

A number of factors influenced the development of the goals, policies, and implementation actions featured throughout the Plan. These include the unique land use planning arrangements allowed for by LLUPA, as well as the role of other public, quasi-public, and private entities in planning for and providing infrastructure and services necessary to support new growth and development in Ada County.

County vs. City Planning Areas

The Ada County Comprehensive Plan applies only within unincorporated portions of Ada County located outside the Areas of City Impact (ACI) or as otherwise negotiated between the City and County. Comprehensive Plans for unincorporated areas within the ACI are negotiated between the County and each city in the County with the final result being adoption of the applicable land use plan and its implementation by the County, although the adopted plans may not necessarily represent the City's most recently adopted plan. Residents living in unincorporated Ada County within an ACI are encouraged to review the applicable comprehensive plan and land use plan for a full understanding of the vision for growth and development in their area as these areas are not addressed by the land use plan contained in this Comprehensive Plan. However, all areas within an ACI, outside of the incorporated cities, are governed by the Ada County Zoning Ordinance (Titles 8 and 9 of the Ada County Code), even if they are planned for in a City's Comprehensive Plan. For reference, a list of the Plans adopted by Ada County for each of the ACIs within its jurisdiction is provided below:

- City of Boise ACI: Blueprint Boise (adopted January 2015)
- City of Meridian ACI: Meridian Comprehensive Plan (adopted March 2015)
- City of Eagle ACI: Eagle Comprehensive Plan (adopted December 2008)
- City of Kuna ACI: City of Kuna Comprehensive Plan (adopted August 1999)
- City of Garden City ACI: Garden City Comprehensive Plan (November 2007)
- City of Star ACI: City of Star Comprehensive Plan (adopted December 2008)

Transportation Planning and Services

Ada County plays a limited role in planning for, maintaining, constructing, or operating transportation systems and infrastructure within the County. Generally these are the responsibilities of the following regional and state agencies, as described below.

- **COMPASS.** The Community Planning Association of Southwest Idaho (COMPASS) serves as Ada County and Canyon County's metropolitan planning organization (or MPO), focusing on long-range planning, as well as providing member governments with advice and/or technical services related to a range of planning and transportation issues. COMPASS is also responsible for transportation planning within Ada County. COMPASS develops its own long-range transportation plan, known as Communities in Motion 2040 (CIM 2040), which directs where and how federal transportation funds should be spent.

- **Idaho Transportation Department.** The Idaho Transportation Department (ITD) is responsible for the construction and maintenance of state, U.S., and interstate highways in Ada County.
- **Ada County Highway District.** The Ada County Highway District (ACHD) is an independent government entity responsible for all short-range planning, construction, maintenance, operations, rehabilitation, and improvements to streets and bridges in the County (excluding those under the responsibilities of ITD).
- **Valley Regional Transit.** Valley Regional Transit (VRT) is the regional public transportation authority serving Ada County and Canyon County. VRT funds and provides a number of transit services to residents of both counties, including bus services, paratransit services, and vanpool/carpool services.

Infrastructure and Services

As with transportation, Ada County plays a limited role in providing certain services to residents. Instead, many of the infrastructure systems and services detailed below are provided by cities or by private or quasi-public entities. Regardless of whether Ada County provides these services to residents, new development within the unincorporated areas of the County must provide verification that sufficient assets, funds, and financing are secured for the construction and continued operation and maintenance of any infrastructure needed to support the development.

- **Water.** Water is not provided to residents by Ada County, but by a number of private, quasi-public, and public entities. The largest provider is Suez Water, a private utility company which serves over 240,000 residents in Boise, Garden City, and Eagle. The City of Eagle, the City of Kuna, and Capital Water are some of the other providers serving County residents. In addition, new development may be served by private wells where adequate groundwater resources are available. Water used for irrigation is provided by one of 30 canal and ditch companies in the County. Management of water resources in the County is largely left to the responsible utility/owner, and not Ada County.
- **Sewer and Wastewater.** Sewer and wastewater services are not provided to residents by Ada County, but by cities or special districts in the County. There are a total of 8 sewer districts in Ada County: 3 special districts and 5 municipal

Services provided by Ada County

Ada County is responsible for providing the following services, most of which are mandated by the constitution of the State of Idaho to provide, and others which the County elects to provide.

- Administration
- Assessor
- Board of County Commissioners
- Clerk of the Fourth District Court
- Coroner
- Development Services
- Elections
- Emergency Management
- Emergency Medical Services
- Expo Idaho
- Information Technology
- Juvenile Court Services
- Operations
- Parks and Waterways
- Public Defender
- Prosecutor
- Recorder
- Sheriff and 911
- Treasurer
- Weed, Pest, and Mosquito Abatement

systems. Areas outside of existing service areas may be served with septic systems, where permitted.

- **Other Utilities.** With the exception of solid waste disposal, all other utility services not mentioned (such as electricity, natural gas, etc.) are provided by other entities, not Ada County. Solid waste collection is overseen by the County, but contracted out to a private provider.
- **Safety and Emergency Services.** Ada County plays a mix of roles in providing safety and emergency services to residents. The Ada County Sheriff's Office is responsible for all areas in unincorporated Ada County, as well as for providing law enforcement services for Eagle, Kuna, and Star. Emergency Medical Services are provided county-wide by the Ada County Paramedics. Unlike these other emergency services, fire services are not provided by the County, and are the responsibility of city fire departments (as in Boise and Meridian), or one of 8 special districts. Not all areas within Ada County are protected by a fire district.
- **Parks, Recreation, and Open Space.** Each municipality in Ada County provides residents with parks and recreational services and amenities, as does Ada County through the Department of Parks and Waterways. However, each jurisdiction has its own plan for the development and provision of parks, recreation opportunities and amenities, and open space. Ada County's Parks and Open Space Master Plan and Open Space Advisory Task Force Findings and Recommendations report are the two main resources at the County level identifying goals, policies, and priorities related to the development and provision of these services. The County also participates in a number of regional planning efforts, such as the Ridge to Rivers Partnership and partners with individual municipalities and other organizations on special projects—such as the Ada-Eagle Bike Park—when opportunities arise.

Plan Framework

Ada County's vision for the future is grounded in six focus areas. These focus areas reflect the vision and values of the community and the County organization and serve as the organizing framework for the Plan:

Focus Area 1:
County Resources & Amenities



Focus Area 2:
Coordinated Growth

Focus Area 3:
Economic Capacity



Focus Area 4:
Community Connections



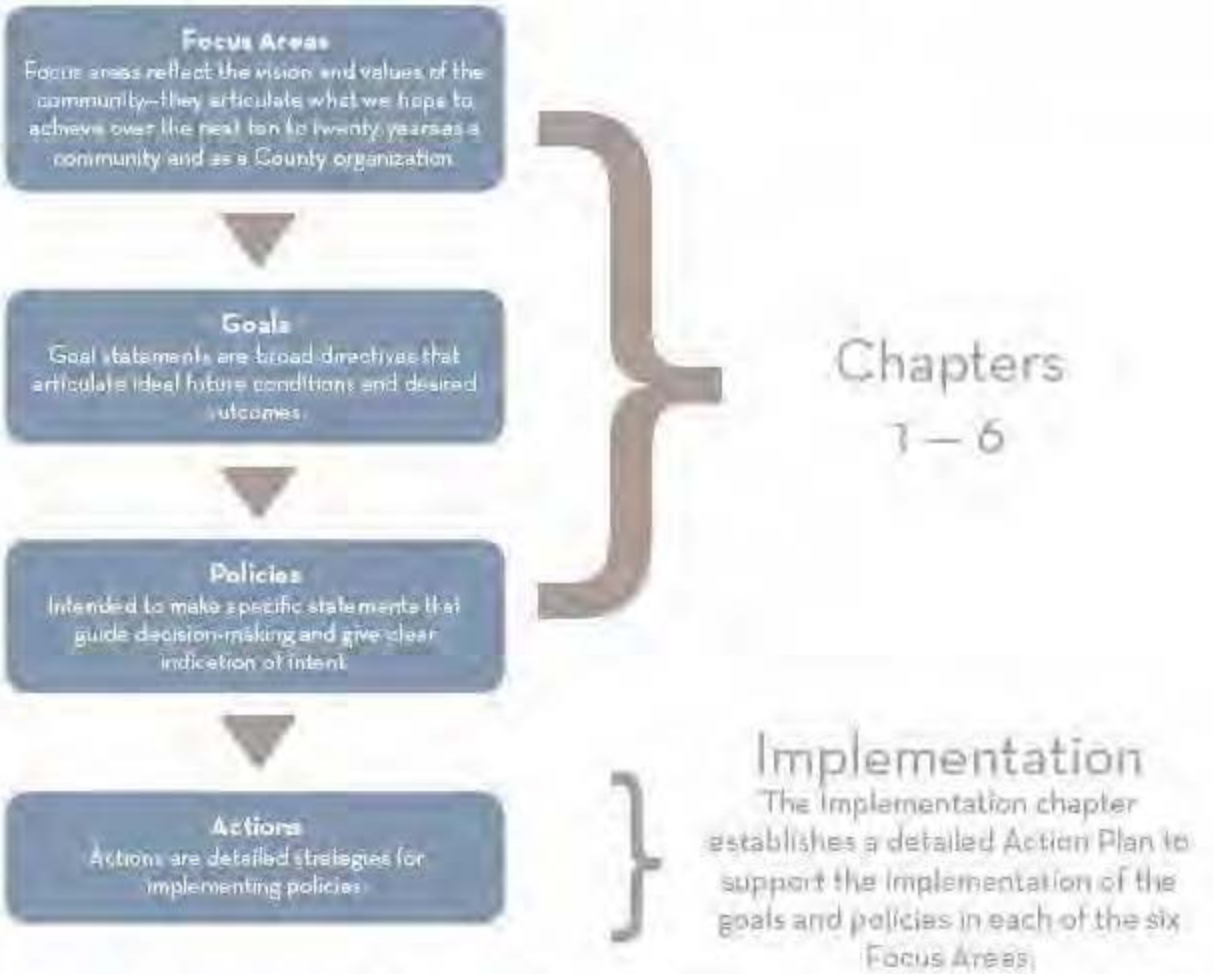
Focus Area 5:
Sustainable Practices & Resiliency



Focus Area 6:
Organizational Effectiveness

Achieving the County's vision will require progress in all six of these focus areas, as well as progress in each of the six Strategic Business Plan focus areas: 1) Service Delivery; 2) Customer Service; 3) Organization; 4) Human Capital; 5) Systems/Processes; and 6) Facilities. As such, the Plan's focus areas are intended to be viewed as being equal in weight and are not listed in any particular order of importance. Goals and policies in each focus area should be implemented using a systems thinking perspective—one which recognizes the interdependent economic, social, and environmental implications of policies, decisions, and outcomes, and recognizes the benefits and tradeoffs across these focus areas.

In addition to this introductory chapter, the Plan includes four levels of policy guidance to help the County achieve its vision for the future. Those four levels are organized within the Plan as shown below:



In addition to these primary chapters, the Plan includes the following supplemental information and appendices:

Glossary of Terms defines key terms used in the Plan.

Appendix A: Trends and Forces Report—provides supporting data and identifies key trends and issues affecting Ada County across a range of topics: governance, population, housing, economy, land use, infrastructure and services, environment and natural resources, and hazards and risks.

Appendix B: Agriculture and Open Space Preservation Toolkit provides an overview of potential facilitation and financial tools to support the preservation of agriculture and open space in unincorporated Ada County.

Appendix C: Map Atlas—includes printable PDFs of each map included in the Plan.

Appendix D: Planned Community Comprehensive Plans—includes resolutions for Planned Communities adopted by reference as part of this Plan.

How to Use this Plan

The table below identifies specific topics addressed as part of individual focus areas, as well as the required LLUPA elements addressed as part of each focus area. Goals and policies related to these topics may be referenced in the respective chapter associated with each focus area.

Focus Area	Topics Addressed	Required Elements (LLUPA)
1. County Resources and Amenities	• Natural environment and habitats • Open space, parks, and recreation • Historic and cultural assets	• Special areas or sites • Recreation
2. Coordinated Growth	• Growth areas and land uses • Housing choices • Community design principles • Special planning areas (airport, military) • Property rights	• Land Use • Population and growth • Housing • Property rights • Economic benefits of agriculture • Airports
3. Economic Capacity	• Regional economic leadership • Business attraction and job growth • Agricultural production • Food security and Local farming • Sand and gravel resource management	• Economic development • Economic benefits of agriculture • Airports
4. Community Connections	• Coordinated transportation and transit system • Mobility options • Access to key activities, schools, and natural amenities • Walkability and connectivity	• Transportation • School facilities and transportation
5. Sustainable Practices and Resiliency	• Environmental quality • Conservation principles • Drainage and stormwater design • Natural hazards risk management • Public safety • Utilities and infrastructure	• Natural resources and hazardous areas • Groundwater • Community and sustainable design • National interest electric transmission corridors • Public service, facilities, and utilities
6. Organizational Effectiveness	• County services • Financial and administrative systems • Interdepartmental coordination • Interagency coordination • Community engagement • Regional collaboration	



Where We Are Today

Ada County is located in the scenic Treasure Valley where residents and visitors are drawn to views of the distinctive foothills backdrop and the diverse landscapes—prairies, buttes, canyons, and rivers— and the ability to access a variety of recreational and outdoor pursuits and unique historic resources. Ongoing conservation and preservation efforts on the part of the City of Boise, Ada County, City of Eagle, City of Garden City, and numerous other organizations over the past fifteen years have expanded recreational opportunities along the Boise River and led to the construction of a growing network of Foothills trails. However, concerns about the pace and extent of growth over the past decade and the potential impacts of future growth on already strained trails and facilities have underscored the need for a more coordinated approach to open space, resource preservation, and recreation countywide.

Desired Future Condition

A countywide system of open space, trails, and recreational opportunities provides residents in all parts of Ada County with access to open space, trails, and recreational opportunities within close proximity of their homes. Historic and cultural resources are well-documented and tools are in place to support their preservation and interpretation. While the Boise River and the Foothills continue to be popular amenities, residents in the southwest part of Ada County enjoy expanded access to trails and other recreational amenities. Ada County actively collaborates with city, state, and federal agencies, and other partners on open space and trail initiatives.

What role does Ada County play in this Focus Area?

County Managed Trails: Ada County manages a variety of trail facilities throughout the County. These include segments of trail along the Boise River, as well as trails created through the Ridge to Rivers partnership (in coordination with the City of Boise, the BLM, and other state and federal agencies) and a portion of the historic Oregon Trail.

County Operated Parks and Recreation Facilities: Ada County owns and operates approximately 900 acres of mostly regional parks. These include Expo Idaho, Barber Park, and Seaman Gulch. In addition, the County runs one community park, Barclay Bay—located at Lucky Peak Reservoir—and owns and manages the Ada County Bike Park.

The Ada County Parks, Open Space and Trails Advisory Board provides recommendations to the Ada County Commissioners in areas related to county parks, recreational opportunities, public recreation trails, and open space identification and preservation. The advisory board continues to work with other jurisdictions to complete trail and greenbelt connections.

The Ada County Historic Preservation Council is charged by the Board of County Commissioners with the preservation of Ada County's heritage, particularly in rural Ada County. The Council consists of 10 volunteer members, and is supported by staff from Ada County Development Services. In addition to its efforts to educate property owners and the public about the value of historic preservation, the Council also conducts surveys of properties that it considers to be eligible for listing on the National Register of Historic Places. The Historic Preservation Council works with a variety of other historical societies and preservation advocates in Ada County. As its budget permits, the Council is a member of organizations such as the Idaho State Historical Society, the Dry Creek Historical Society, Meridian Historical Society, among others.

Goals and Policies

Goal 1.1–Protect, manage, and enhance Ada County's diverse natural resources, including vegetative, fish, and wildlife habitats.

1.1a—Creeks and tributary waterways. Promote the protection and management of natural creeks, lakes, and ponds as valuable resources for historic resources, recreation, stormwater management, and fish and wildlife habitat.

1.1b—Boise River. Collaborate with regional partners to protect and preserve the natural beauty and habitat of the Boise River and land abutting the river, including the black cottonwood forest. Direct development away from the Boise River and adjacent riparian areas through establishment of buffers, site design, conservation easements, and creation of public open space areas.

1.1c—Snake River/ Birds of Prey National Conservation Area. Protect and preserve the natural beauty and habitat of the Snake River, land abutting the river, and canyon. Support the mission and adopted plans for the management and interpretation of the Birds of Prey National Conservation Area.

1.1d—Foothills. Balance the natural beauty and environmental values of the foothills with the rights of property owners, as well as opportunities for development that are sensitive to and compatible with environmental resources in this area.

- Require development in the foothills to prepare an assessment of impacts on wildlife and provide mitigation plans as appropriate, in consultation with the Idaho Department of Fish and Game.



1.1e— Important wildlife habitat. Minimize development encroachment on important winter range areas, the wildlife habitat of federal- and state-listed species, federal sensitive species, rare plant species, and/or other important natural resources. Important wildlife habitat areas identified and mapped by the Idaho Department of Fish and Game may be subject to review by County staff or a County-designated third-party reviewer.

1.1f—Noxious weeds. Actively plan for the prevention, eradication, and management of noxious weeds.

Goal 1.2- Develop and implement a long-range plan for the acquisition, creation, and maintenance of new and existing pathways and trails that form an interconnected countywide system suitable for a wide variety of user groups.

1.2a—Trails and trailheads. Support acquisition, preservation, and maintenance of trails and trailheads through a variety of means, such as but not limited to private donations, targeted land acquisitions, levies, revenue dedication, and easement purchases.

1.2b—Ridge-to-Rivers. Support recommendations from the updated Ridge-to-Rivers Pathway Plan:

- Evaluate all development requests to determine their consistency with this Plan and the updated Ridge-to-Rivers Pathways Plan.
- Coordinate and collaborate at the staff level with other entities involved in updating and implementing the Ridge-to-Rivers Plan.
- Recognize and coordinate with those agencies and other non-governmental organizations participating in the Foothills Management Plan to continue to properly manage and maintain foothills trails and resource values identified in this plan and the APA Ridge-to-Rivers Pathway Plan.
- Continue to provide administrative and financial support for the updated Ridge-to-Rivers pathway program in the Boise Foothills.

1.2c—Regional collaboration. Actively collaborate with city, state, and federal agencies, private entities, and other organizations to implement adopted local, state, and federal trails plans.

1.2d—Manmade drainage ways. Support the enhancement of manmade drainage ways as valuable resources for recreational pathways and potential pedestrian and bicycle transportation routes taking into consideration the need to preserve and maintain their continued use as a vital part of private irrigation systems.

1.2e—Natural drainage ways. Encourage multiple uses of natural creeks, including fishing, hiking, and drainage consistent with environmental protection goals and objectives.

1.2f—Countywide drainage program. Support efforts to seek agreements with irrigation and drainage authorities and other local and regional agencies to develop a countywide drainage program.

1.2g—Snake River Canyon. Coordinate with Canyon County, IDPR, BLM and other agencies in the development of a Snake River Canyon linear pathway



plan for non-motorized recreational opportunities that maintains the natural environment.

1.2h—Bicycle pathway system. Support the coordination of a countywide bicycle pathway system through support for transportation programs, agricultural/irrigation projects, and other applicable plans or programs developed and/or initiated by partner agencies or organizations.

1.2i—Trail maintenance. Continue to utilize volunteers in maintaining and building trails.

Goal 1.3: Develop and maintain a comprehensive system of recreation areas and programs for the use and enjoyment of residents of all ages and abilities.

1.3a-Recreational services. Provide a range of recreational services at County-managed facilities within unincorporated areas, including non-traditional services such as boat docks, off-trail BMX and/or mountain biking opportunities, archery ranges, gun clubs, equestrian trails, wildlife viewing areas/sanctuaries, and other facilities, consistent with demand for such facilities by County residents and the ability of the County and partnering agencies or groups to finance them.

1.3b—Park and recreation planning. Coordinate park and recreation planning with Boise, Canyon and Elmore Counties, cities in Ada County, state and federal agencies such as the BLM, US Forest Service, and the Idaho Department of Parks and Recreation (IDPR) and other non-governmental organizations.

1.3c-System monitoring and maintenance. Periodically assess the County's Park and Recreation system as development occurs countywide. Adequately fund the maintenance and repair of County Park and Recreation facilities.

1.3d—Acquisition and development. Acquire and develop new parks and recreation areas, land, or facilities consistent with identified community goals and priorities through a variety of means, such as but not limited to donations or easement purchases.

1.3e-Accessible recreation opportunities. Provide accessible recreation opportunities for the disabled, handicapped, and other segments of the community with special needs in accordance with the Americans with Disabilities Act.

1.3f-Recreation programs. Involve volunteers and citizen support groups in the prioritization, coordination, and implementation of recreation programs.

1.3g-County-owned facilities. Identify opportunities for incorporating recreational uses or facilities in the Western Idaho Fairgrounds and other County-owned facilities.

1.3h-Areas of City Impact. Support the implementation of city park and recreation system plans through consistent application of County zoning

ordinance provisions (as negotiated by cities) and through County development review processes.

1.3i-Funding. Adequately fund the maintenance and repair of County recreation areas and facilities to ensure their continued value to residents.

Goal 1.4: Foster coordination among city, state, and federal agencies, as well as private entities, to provide a full range of recreational opportunities to County residents.

1.4a-Open space preservation. Support preservation of open space and natural areas through a variety of means such as, but not limited to, private donations, targeted land acquisitions, dedication, offsets, environmental protection regulations, or development mitigation measures such as conservation easements and development easements.

1.4b-Open space programs. Coordinate open space programs in Ada County with those of the incorporated cities and Planned Communities of Ada County, as well as with other regional agencies and jurisdictions and other non-governmental organizations that are involved in open space programs.

1.4c-Development plans. Require new development to provide for parks and open space through acquisition, dedication, or impact fees, where applicable.

1.4d-Special projects. Continue to seek opportunities to partner with the cities and others on parks, trails, or other special projects as opportunities to arise.

Goal 1.5: Increase access to, safety on, and enjoyment of County waterways through education about safety, rules and laws, and by funding and providing additional facilities and services.



1.5a-Boating facilities. Continue to maintain and improve boating facilities throughout Ada County, such as parking, launch ramps, and restrooms. Create and/or expand facilities for overnight camping and day-use boater facilities associated with waterway recreation.

1.5b-Coordinated planning. Coordinate waterways planning with surrounding counties, agencies, and other non-governmental organizations:

- Encourage federal, state, and private water managers to recognize and support recreational

boating and fishing on Lucky Peak, Swan Falls, and the Snake and Boise rivers.

- Encourage ACHD, ITD, cities, and other public entities to provide public access to the Boise River at roads, bridges, or public rights-of-ways.

1.5c-Boat registration. Help increase boat registration designations to Ada County through public education efforts.

1.5d-Enforcement/search and rescue. Continue to support enforcement and search and rescue efforts provided by the Ada County Sheriff's Office and local volunteers.

1.5e-Property rights. Balance recreational needs with private property rights in promoting waterway recreation and improvements.

Goal 1.6: Protect and enhance Ada County's culturally and historically significant resources.

1.6a-Oregon Trail. Coordinate with other agencies and private property owners to preserve the Oregon Trail in Ada County.

1.6b-Historic Preservation. Encourage the rehabilitation and retention of existing historic structures in Ada County.

1.6c-Historic Preservation Council. Support the Ada County Historic Preservation Council's role in surveying, inventorying, and registering Ada County's historic resources in sufficient detail and in an ongoing manner.

1.6d-Interagency planning. Encourage interagency planning efforts to address the evaluation and protection of historic resources.

1.6e-Preservation of County-owned resources. Preserve historic structures owned by Ada County, as appropriate; provide opportunities for the preservation and/or adaptive reuse of such properties prior to approval of disposition or any other decision that would result in demolition or significant alteration of such a property.

1.6f-Educational and interpretive programs. Promote and conduct educational and interpretive programs on historic preservation and historic properties in the County, including efforts by the Ada County Historic Preservation Council to provide information to the public about existing historic and cultural resources.

Goal 1.7: Identify, protect, and use Ada County's sand and gravel resources while mitigating impacts to adjacent residential uses, minimizing long-term negative environmental impacts, and protecting or enhancing natural resources.

1.7a-Mapping of sand and gravel operations. Map locations of sand and gravel operations.

1.7b-Mitigation of adverse impacts. Require sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources:

- Encourage recycling of aggregate resources.
- Design mineral extraction sites to facilitate their reclamation for future use.

1.7c-Reclamation plan. Require a copy of the reclamation plan that will be approved or submitted for approval to state and federal agencies having jurisdiction over reclamation of the site as a condition of any permits granted for both new and expanded extraction operations. Implementation of site reclamation plans should be guaranteed, by bond, letter of credit, or as otherwise required by any State or Federal agency having jurisdiction over reclamation,

prior to and during the course of extraction and until the reclamation plan is completely implemented.

1.7d-Pit design (high groundwater areas). Development of mineral extraction sites in areas of high groundwater (where the pit would contain water to within six feet (6') of the surface year round) should:

- Be designed to create fish and wildlife habitat and enhance their values, including gradual sloping of the sides for the first 10 to 30 feet to provide for enhanced aquatic habitat.
- Pit design should create a meandering edge and consider future use(s) of the property.

1.7e-Pit design (areas lacking year-round water). Development of mineral extraction sites in areas lacking year-round water should:

- Include a re-vegetation plan as part of the overall reclamation plan that provides for the blending of the site back into the surrounding environment.
- Include in the pit design consideration for future use(s) whether for development or open space use.
- Include a phasing plan with reclamation of the currently completed phase occurring concurrent with the start of the next phase. Phasing plans should include manageable units to provide for quicker reclamation or peripheral buffering that shield the view of major extraction sites if long-term reclamation is considered a more appropriate alternative.
- Include plans to manage any water remaining in pits to protect water quality.

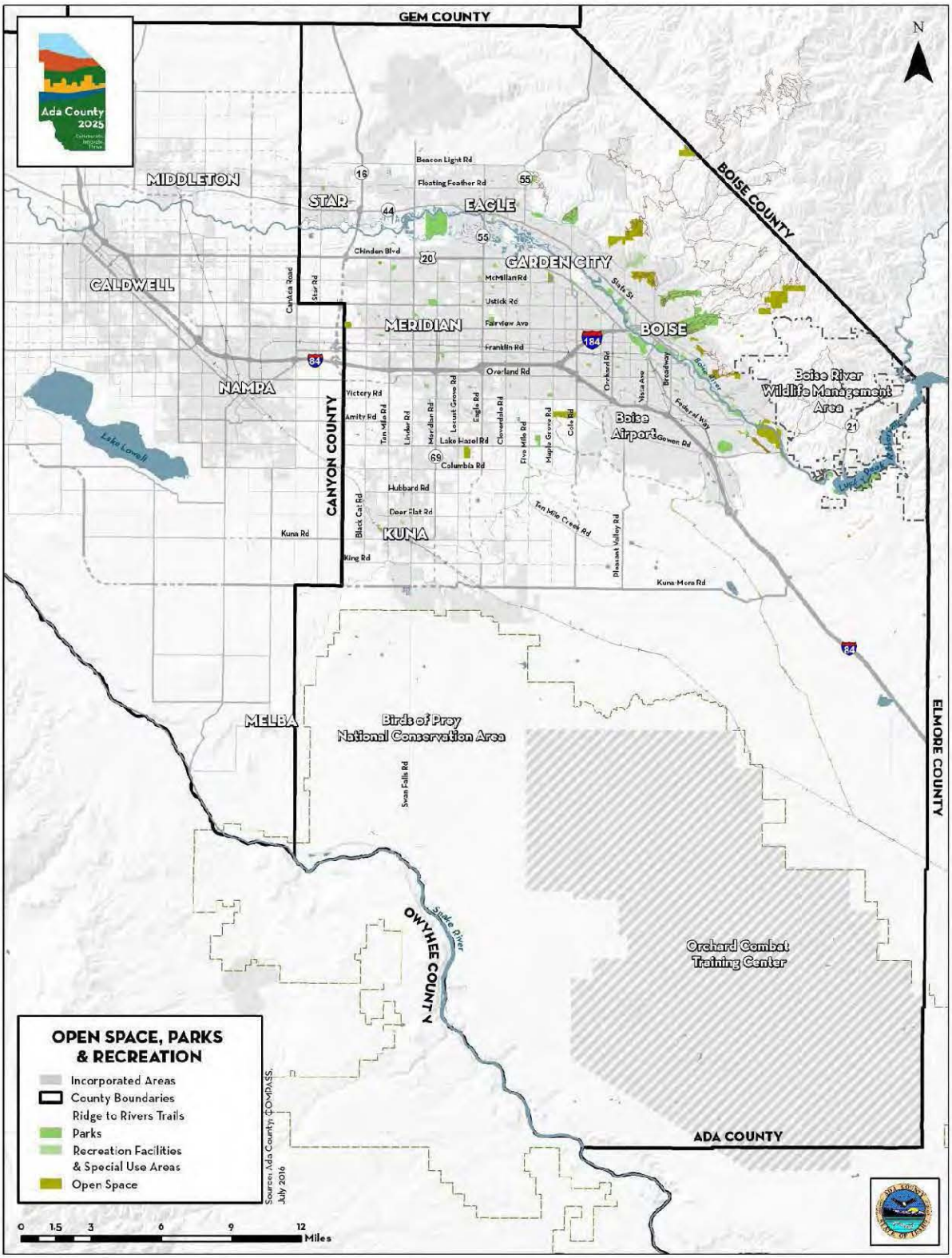
1.7f-Flood mitigation plan. Require a flood mitigation plan for any gravel extraction that takes place within a designated floodplain and where the depth of excavation falls below the lowest point in the adjacent channel.

- The mitigation plan should address routing of flood flows and access to riverbanks for normal maintenance during and after operations.
- The mitigation plan also should ensure that the integrity of the pit is maintained after extraction is complete.
- The mitigation plan should apply to all future gravel extraction operations on the subject property, regardless of change in ownership.

1.7g-Boise River floodplain. Mineral extraction sites located within the Boise River floodplain should conform to the goals, policies, and requirements of all applicable local, state, and federal agencies for development within the Boise River floodplain.

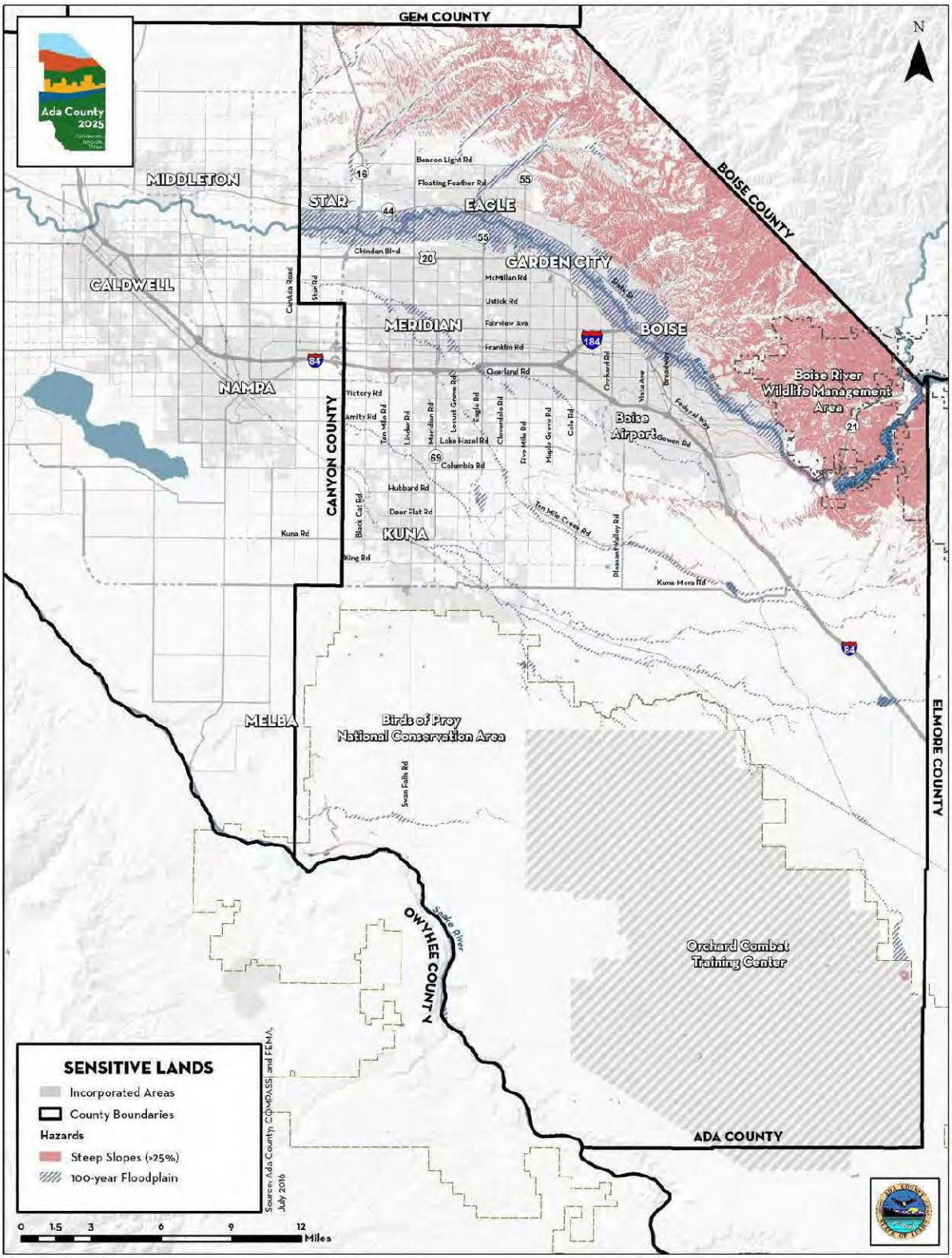
Parks and Open Space Map

Parks and open space within Ada County includes parks and special use areas such as sports complexes and memorials.


GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
OWYHEE COUNTY
CANYON COUNTY
ADA COUNTY
N
Ada County 2025
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
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Boise River
Lake Lowell
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Swan Falls Rd
Snake River
Orchard Combat Training Center
OPEN SPACE, PARKS & RECREATION
Incorporated Areas
County Boundaries
Ridge to Rivers Trails
Parks
Recreation Facilities & Special Use Areas
Open Space
Source: Ada County COMPASS, July 2016
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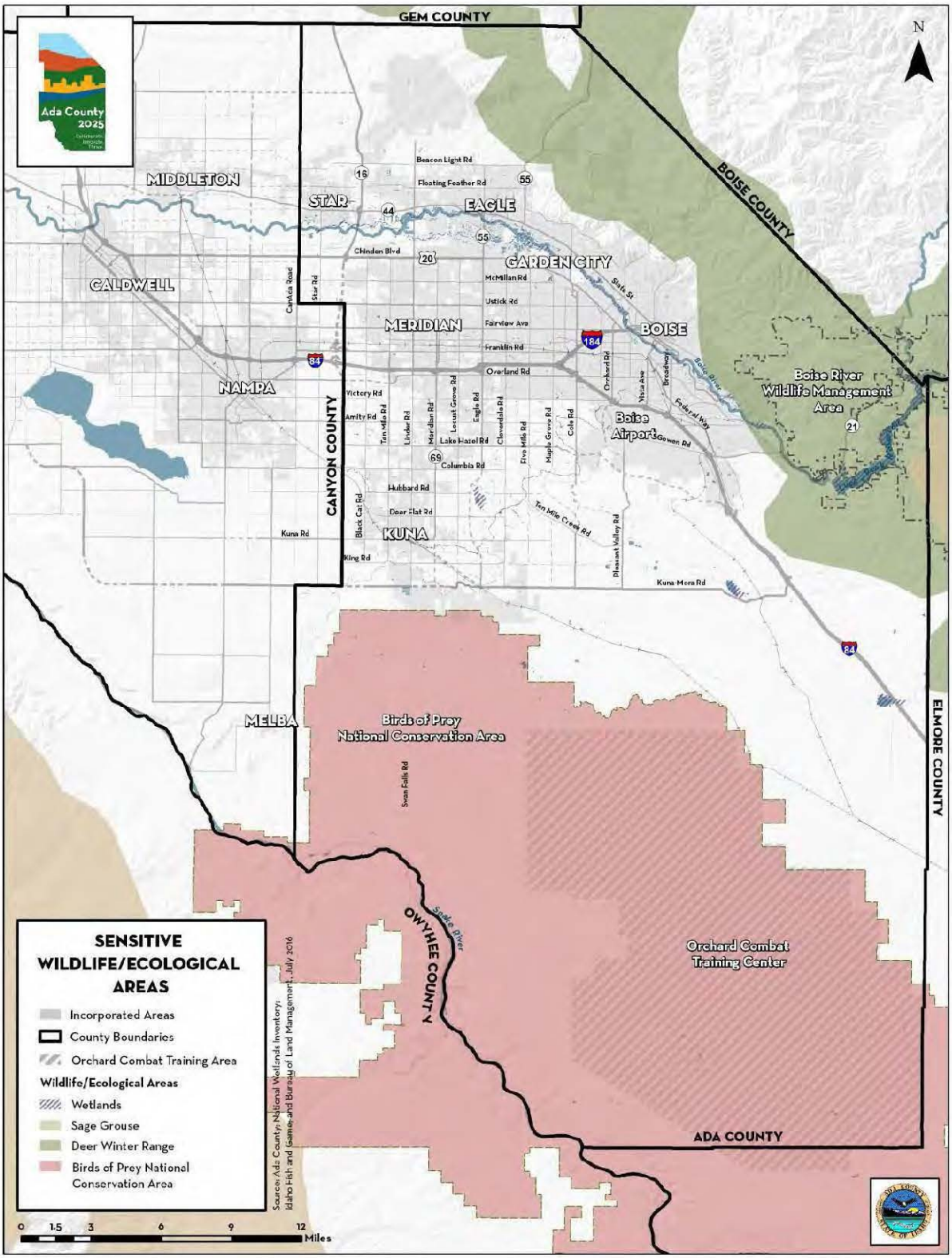
Sensitive Lands Map

Sensitive lands in Ada County include areas with steep slopes of greater than 25%, concentrated primarily in the northeast portion of the County, and areas located within 100-year floodplains (i.e., those areas with a 1% chance of flooding in any given year).

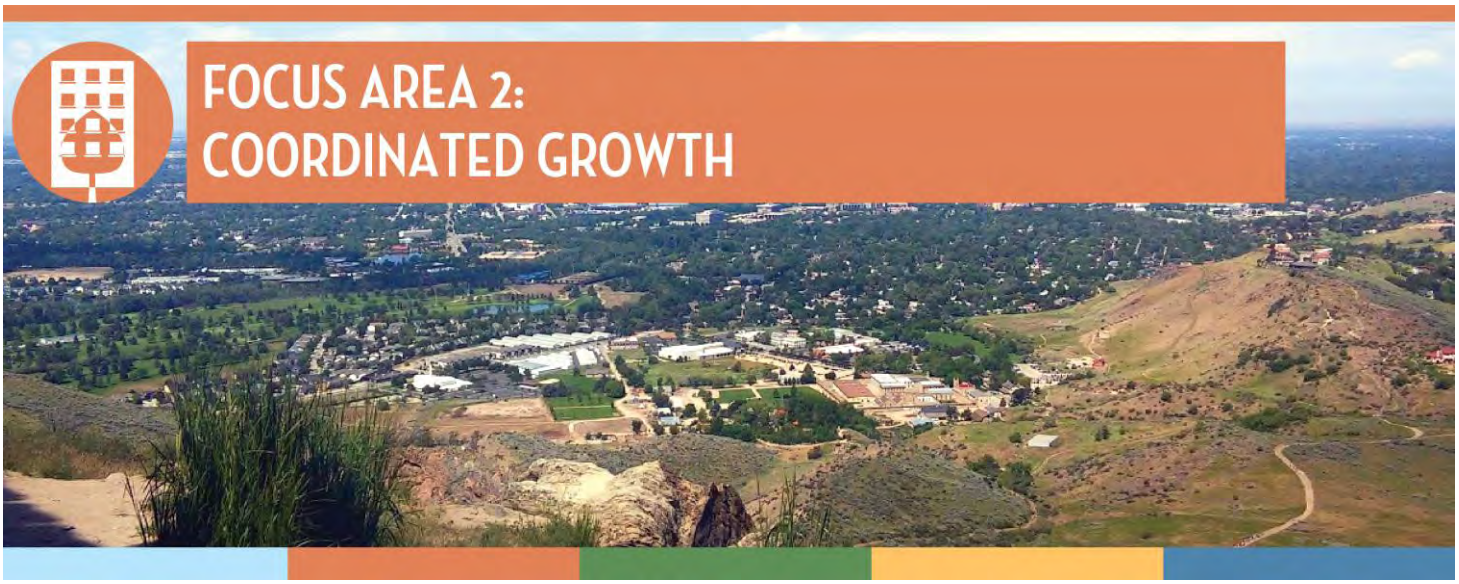

GEM COUNTY
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Ada County 2025
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Ten Mile Creek Rd
Pleasant Valley Rd
Kuna Mora Rd
Swan Falls Rd
Star Rd
Cartia Road
Boise River
Federal Way
SENSITIVE LANDS
Incorporated Areas
County Boundaries
Hazards
Steep Slopes (>25%)
100-year Floodplain
Source: Ada County; COMPASS; and FEMA, July 2016
0 1.5 3 6 9 12 Miles

Sensitive Wildlife/Ecological Areas Map

Sensitive wildlife and ecological areas throughout the County include identified habitats for sage grouse, winter ranging lands of deer, the Birds of Prey National Conservation Area—a unique desert environment that is home to North America's highest density of nesting raptors—and wetlands, which in addition to playing an important role in controlling floods and purifying water, are also important nodes of biodiversity.


GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
OWYHEE COUNTY
ADA COUNTY
CANYON COUNTY
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STAR
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Ten Mile Creek Rd
Pleasant Valley Rd
Kuna Mora Rd
Swan Falls Rd
Cantu Rd
Star Rd
State St
Boise River
Federal Way
SENSITIVE WILDLIFE/ECOLOGICAL AREAS
Incorporated Areas
County Boundaries
Orchard Combat Training Area
Wildlife/Ecological Areas
Wetlands
Sage Grouse
Deer Winter Range
Birds of Prey National Conservation Area
Source: Ada County; National Wetlands Inventory; Idaho Fish and Games and Bureau of Land Management, July 2016
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Where We Are Today

Ada County has experienced significant growth over the past two decades. Land within the Areas of City Impact (ACIs) has continued to urbanize rapidly in accordance with city comprehensive plans as currently negotiated, and incorporated portions of the County have been growing. The transitional nature of the urban/rural interface has posed challenges with respect to the timing and location of infrastructure provision, impacts on transportation systems, continued loss of agricultural lands, and increasing conflicts between suburban and rural traditions. Although most of the future growth projected for Ada County will occur in areas that are already incorporated or are within the ACIs, a higher degree of predictability as to what future uses will occur in rural portions of the County, and which areas are likely to be annexed in the future, is desired.

Much of the land use outside of the ACIs in Ada County is currently managed by state or federal agencies, or is used for agricultural purposes. Over time, agricultural lands across Ada County have been converted to other uses. Yet not all agricultural lands in the County are likely to disappear entirely over the next ten to twenty years and community support for the preservation of agricultural lands is growing, in part due to heightened recognition of the many roles that agriculture plays in Ada County—generating jobs and providing economic benefits, enhancing regional food security, supporting local food access, and contributing to rural character. Urban development is ongoing in the four approved Planned Communities in the north of the County.

Planning efforts, such as the *Communities in Motion 2040* plan, have set the stage for a regional vision for growth and development in Ada County that has largely been reflected in the comprehensive plans of the six cities in Ada County. However, ongoing collaboration is needed to ensure comprehensive plans, within ACIs, adopted as part of the Plan are up-to-date.

Desired Future Condition

Land area within the ACIs has largely been incorporated into adjoining municipalities. As a result, fragmentation of property and infrastructure has been minimized and a clear distinction between "urban" and "rural" portions of the County now exists. Densities that support transportation options have been implemented in accordance with the vision established by Communities in Motion and other regional planning initiatives. Outside the ACIs, rural portions of unincorporated Ada County will look very much like they do today. Agriculture remains a predominant use outside the ACIs as a result of focused efforts on the part of Ada County and willing property owners to set aside lands in perpetuity for the purposes of agricultural use and food production. Planned Communities continue to function independently to provide opportunities for open space and agriculture preservation, recreational activities, commercial development, and a diversity of housing and lifestyle options in Ada County. The Birds of Prey Conservation Area and Orchard Combat Training Center continue to function unencumbered. Environmentally sensitive lands have been preserved as part of a countywide trail and open space system. Impacts associated with development that has occurred outside of the ACIs have been mitigated, protecting the quality of life of existing residents and providing limited opportunities for employment and other uses to support local residents.

What role does Ada County play in this Focus Area?

Ada County manages land use and development in the following areas:

In unincorporated areas through the application of Comprehensive Plan policies and County zoning, subdivision, and other ordinances and standards. This includes the review of applications for Planned Communities through the application of comprehensive plan policies and administration of applicable zoning and other ordinance provisions and requirements.

In negotiated ACIs outside city limits through the application of the Area of City Impact agreement.

Goals and Policies

Goal 2.1: Promote a coordinated and efficient pattern of development countywide.

2.1a-Local plans and policies. Actively participate in efforts to update and implement city comprehensive plans, functional plans, or other plans of mutual interest, in coordination with the cities, to promote consistency with Ada County policies and regulations and concurrent city and County adoption processes where feasible.

2.1b-Regional planning. Pursue joint planning and close cooperation with the cities, COMPASS, ACHD, with Canyon, Elmore, Gem, Boise and Owyhee counties, public facility and service providers, and with others in order to integrate land use with transportation and other growth management issues of mutual interest and concern.

2.1c-Area of City Impact agreements. Negotiate, codify, and periodically update ACI agreements for each incorporated city based upon the following factors:

- Adopted local plans and regulations and state law.
- The availability of essential public services.

- The existence of short-term (five-year) capital improvement programs (CIP's) for services provided by the municipality that are adequately funded to accommodate growth anticipated within at least 50 percent of the ACI.
- Intergovernmental agreements between the County, subject city, and applicable service providers to confirm recognition of joint-planning processes intended to coordinate land use and infrastructure decisions in accordance with the policies established in this Plan.
- Coordinated capital facility plans, where applicable, that reflect historical or reasonable anticipated funding levels to facilitate the efficient provision of adequate water, wastewater, stormwater, and transportation facilities.
- Recent growth trends and projected growth of the applicable city consistent with population projections prepared and adopted by COMPASS.
- The availability of adequate land supplies within the city and its ACI to meet the amount and diversity of growth that may be reasonably anticipated by the city.
- Agreement to annex the area in the future and compliance with adopted city plans, negotiations, and infrastructure policies.
- Additional factors as determined through discussions between the cities and County.

2.1d- School facilities. Work with school districts, cities, other agencies and community members to better coordinate siting of, accessibility to, and compatibility of school facilities with surrounding areas to help ensure cost-effective acquisition of land and timely development of school facilities.

2.1e- Public facilities. Encourage inter-jurisdictional planning partnerships between the County, cities, and public facility providers in matters pertaining to urban public facilities.

2.1f-Public engagement. Actively involve the public in planning activities throughout the County to provide opportunities for input and to promote awareness of plans and policies that may impact or benefit local residents.

2.1g-Affordable housing. Coordinate with other jurisdictions and outside agencies and groups to support the provision of affordable housing in the region.

Goal 2.2: Direct urban development to incorporated cities, ACIs, and Planned Communities where investments in urban services have already been made or are planned and programmed in a CIP or work program.

2.2a-Adopted city comprehensive plans. Support the land-use and development policies expressed in adopted comprehensive plans for the ACIs.

2.2b-Annexation boundary agreements. Adjustments to ACI boundaries should include an agreement not to annex beyond the ACI unless negotiated by the County or the other affected city. Encourage local governments to enter into annexation boundary agreements that establish ultimate boundary lines between individual cities based upon the following factors:

- Anticipated growth and the need for additional land to serve the cities' residential and non-residential land use needs.
- Capacity to provide sewer service.
- Other service area boundaries (e.g., school districts, fire districts).

- Natural or manmade geographic features (e.g., ridges, waterways, arterial streets, railroads, greenways).
- Public input from affected property owners and other citizens.

2.2c-Consistency between city and County plans. Work with cities and residents in proposed expansion areas as part of the process for amending an ACI boundary to address consistency between County and city comprehensive plan designations and policies for the expansion area.

2.2d-Public Improvement Standards. Evaluate instances where urban public facilities are not available within the ACIs on a case-by-case basis and require approval from the appropriate health agency.

2.2e-Applicable goals, policies, and implementing ordinances. Codify the specific goals, policies and implementing ordinances that Ada County and each municipality have agreed will be applicable in their respective ACI in the following chapters of Ada County Code, Title 9, as it may be amended from time to time:

- Kuna Area of City Impact (Chapter 1)
- Eagle Area of City Impact (Chapter 2)
- Boise Area of City Impact (Chapter 3)
- Meridian Area of City Impact (Chapter 4)
- Garden City Area of City Impact (Chapter 5)
- Star Area of City Impact (Chapter 6)

2.2f-Residential development. Encourage residential development to occur at urban densities within the ACIs and in Planned Communities where urban public facilities are available, consistent with the cities' comprehensive plans.

2.2g-Agriculture. Support city or land-owner initiated opportunities to promote the retention of prime agricultural land and/or small-scale or specialized agricultural operations within the ACIs. (See Appendix B: Agriculture and Open Space Preservation Toolkit for examples of available tools.)

Goal 2.3: Provide opportunities for limited residential and non-residential development in unincorporated area outside ACIs.

2.3a- Residential. Limit new residential development to homes entitled through the Farm Development right provision as otherwise allowed in the County's zoning ordinance.

2.3b-Industrial. Provide limited opportunities for manufacturing, warehousing, processing, distribution, and other industries that may not be suitable within incorporated cities or ACIs in accordance with the goals and policies contained in this Plan.

2.3c-Commercial. Provide limited opportunities for commercial uses intended to primarily serve the immediate surrounding area, travelers passing through, or the agricultural community in accordance with the goals and policies contained in this Plan.

2.3d-Planned Communities. Allow for the development of Planned Communities, consistent with the goals and policies of this plan and requirements of the Ada County Code, Title 8, as it may be amended from time to time. Future Planned Communities must:

- Articulate a clear vision for the future and strategies to promote a high degree of self-sufficiency;
- Provide analysis of site and regional impacts from the proposed development and demonstrate how undue impacts to surrounding areas will be mitigated;
- Provide assurances that urban facilities and services can be funded, operated, and maintained in a long term fiscally sound manner;

- Provide for a mix of housing opportunities to meet the needs of individuals and families of all income groups, socio-economic backgrounds, and capabilities.
- Incorporate open space and other recreational opportunities;
- Minimize adverse impacts upon the delivery of services by a political subdivision or regulated public utility;
- Mitigate impacts to wildlife or habitat values through development or design standards related to habitat enhancement, open space preservation, conservation or development easements, or other means; and
- Coordinate with ACHD, ITD, or both on transportation improvements and potential updates to long-term Capital Improvement Plans necessitated by the community.

2.3e-Public/quasi-public. Allow for schools, churches, and other public and quasi-public uses to be in unincorporated Ada County provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land not classified as prime agricultural land and close to existing residential areas.

Goal 2.4: Protect the character and functions of distinct uses in rural, unincorporated parts of Ada County.

2.4a-Agriculture. Protect agricultural activities from land-use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development. (See Goal 2.5 for additional policy guidance.)

2.4b-Rangeland. Encourage cooperative land management efforts among public agencies and private land owners.

2.4c-Environmentally sensitive areas. Protect, manage, and enhance environmentally sensitive areas in accordance with the goals and policies in this plan. (See Goal 1.1 for additional policy guidance.)



2.4d-City/County open space. Support the implementation of city and County open space plans in accordance with the goals and policies in this plan.

2.4e-Snake River Birds of Prey National Conservation Area. Recognize the land-use and management policies defined by the Bureau of Land Management for the Snake River Birds of Prey National Conservation Area. Ensure zoning changes involving land parcels entirely within the Snake River Birds of Prey National Conservation Area are consistent with goals and policies of this plan and do not create adverse impacts to the Snake River Birds of Prey National Conservation Area. Encourage property owners proposing zoning changes to work with the Bureau of Land Management to exchange isolated or biologically significant parcels within the National Conservation Area for properties that lie outside the area.

2.4f-Orchard Combat Training Center. Discourage future land uses that could have an adverse impact on the operation of military installations in Area of Military

Influence (AMI) and Orchard Combat Training Center. (See Goal 2.6 for additional policy guidance.)

Goal 2.5: Continue to support the agricultural industry and preservation of agricultural land in rural, unincorporated parts of Ada County.

2.5a-Right to farm. Support the right to farm in accordance with Idaho Code et seq. §§ 22-4501, recognizing that dust, noise, and odors normally associated with agricultural pursuits are considered acceptable in rural areas. Ensure non-agricultural development does not restrict adjacent agricultural operations.

2.5b-Prime agricultural land. Support the conservation of prime agricultural land and irrigated farmland in collaboration with land owners using available tools at the local, state, and federal level. (See Appendix B: Agriculture and Open Space Preservation Toolkit for examples of available tools.)

2.5c-Irrigation capability and water rights. All development currently served by an irrigation system must preserve the irrigation capability and water rights of the land unless such development is exempted by the appropriate irrigation authority:

- Support the continued operation and maintenance of gravity flow irrigation systems and drainage systems as a long-range economical method for irrigation water delivery to and drainage from agricultural lands.
- Prohibit the disruption or destruction of irrigation canals, ditches, laterals and associated rights-of-way. This does not apply to privately owned, self-contained systems.
- Drainage from new development should not cause negative impacts to any irrigation system or drainage system. Preservation of existing drainage systems, on-site retention of drainage, or other alternatives are encouraged. Drainage into an



irrigation system or drainage system in excess of predevelopment flow should not occur without the review and approval of the irrigation or drainage authority or other owner and operator of the irrigation or drainage system.

2.5d-Sustainable agricultural practices. Encourage water conservation, efficient irrigation, and other sustainable practices in all local food production activities, regardless of scale.

2.5e-Economic impact of agriculture. Consider the economic impact of agricultural operations in land use decisions.

Goal 2.6: Protect the health, safety, and welfare of the general public and mitigate encroachment and compatibility issues in airport and military influence areas.

2.6a-Airport Area of Influence. Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities of the Boise Airport and Gowen Field:

- Use the Boise Airport Master Plan as a guide for land use decisions in the Airport Influence Area

- Require avigation easements for all new development, land divisions, and property boundary adjustments.
- Encourage compatible open space uses such as greenways, parks, agriculture, and recreation within the Airport Influence Area.
- Prohibit the development of schools within the Airport Influence Area, except within Area A where sound-proofing is sufficient.

2.6b-Area of Military Influence. Provide for land uses that are compatible and mitigate encroachment issues with the military operations within the Area of Military Influence (AMI) and Orchard Combat Training Center:

- Limit development in areas where potential risks to health and safety cannot be mitigated.
- Notify military installations of development requests within the AMI and the Orchard Combat Training Center.
- Increase public awareness of military installations for property owners in proximity to Gowen Field and the Orchard Combat Training Center.
- Address compatibility issues involving the military, such as intermittent noise, dust, traffic, and other development design issues, in conjunction with Comprehensive Plan Map Amendments in the AMI.
- Discourage future land uses that could have an adverse effect to the operation of military installations.

Goal 2.7: Each property owner is responsible, as a steward of the land, to use his/her property wisely, maintain it in good condition, and preserve it for future generations.

2.7a-Impacts on neighboring properties. Property owners should not use their property or leave it in a manner that negatively impacts the surrounding neighborhood. Property owners acknowledge and expect that Ada County will preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring land uses.

2.7b-Property maintenance. Property owners, recognizing that they are only temporary stewards of the land, should preserve and maintain their property for the use of future generations (i.e., not cause contamination or other damage that prevents or significantly curtails future use).

2.7c-Land use conflicts. When the use of private property conflicts with the public interest, the land use planning process should provide a guide for decision-making. Such land use conflicts should be considered using a context larger than the boundaries of a particular parcel and a time frame longer than a particular property transaction.

Goal 2.8: Ensure that all planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.

2.8a-Due process. No person should be deprived of private property without due process of law.

2.8b-Just compensation. Private property should not be taken for public use without just compensation.

2.8c-County policies and procedures. Land use ordinances, policies, fees, and decisions, including land use restrictions and/or conditions of approval, should not violate private property rights, as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

2.8d-Review process and guidelines. Before finalizing any administrative or regulatory action prescribed by

the LLUPA, Ada County should use the review process and guidelines established by the Attorney General of the State of Idaho (Idaho Code §67-8003) to evaluate whether such action may result in an unconstitutional taking of private property. To the extent land owners request a review, Ada County will provide this service.

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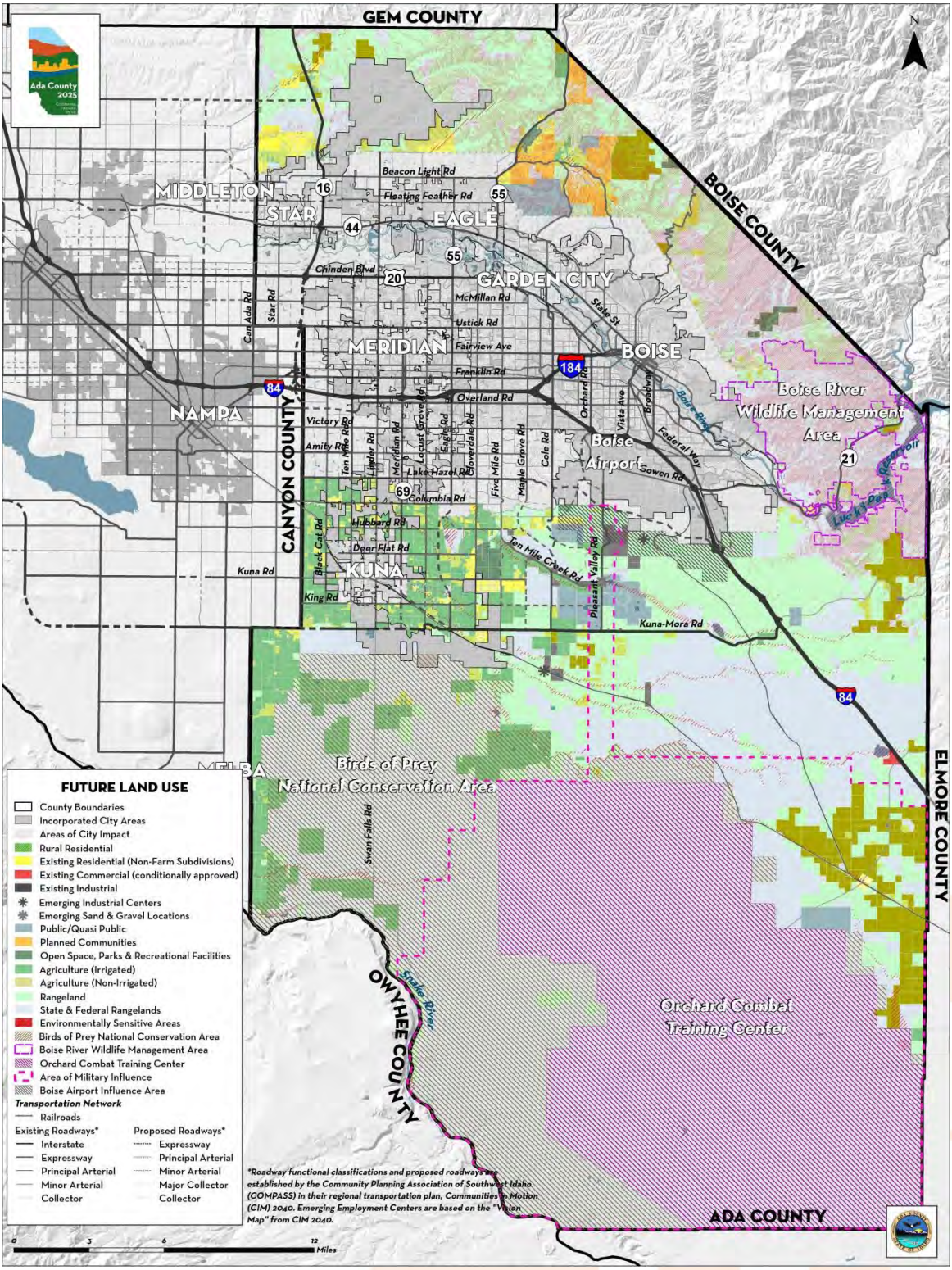
Future Land Use Plan map

The Future Land Use Plan map establishes a generalized framework for future land uses in unincorporated Ada County. This Plan seeks to balance the need to accommodate future growth and development with existing land uses, the protection and management of the County's diverse resources, and the rights of individual property owners.

Land use categories identified on the Future Land Use Plan are grouped into two geographic areas: Incorporated Cities and Areas of City Impact, and Rural (Unincorporated Ada County). Each geography has a different focus and intent with respect to growth and development which is defined as part of Table 1. Table 1 describes and provides examples of the characteristics and the primary and secondary uses of individual land use categories in each area.

Generally, future development in rural portions of unincorporated Ada County should be minimized in accordance with the location criteria provided in Table 1, the goals and policies in this chapter, and underlying zoning. Land use categories in rural, unincorporated portions of Ada County are intended to maintain the open rural character, protect environmentally sensitive areas, support recreational uses, conserve agricultural lands, minimize potential conflicts with agricultural activities, and ensure compatibility with conservation and military uses in the southern portion of the County. Goals and policies in this chapter and throughout this Plan emphasize the importance of cooperative planning and development among the various jurisdictions and agencies throughout the County.

The Future Land Use Plan map should be referenced in conjunction with the more detailed Existing Land Use map series provided in this chapter.

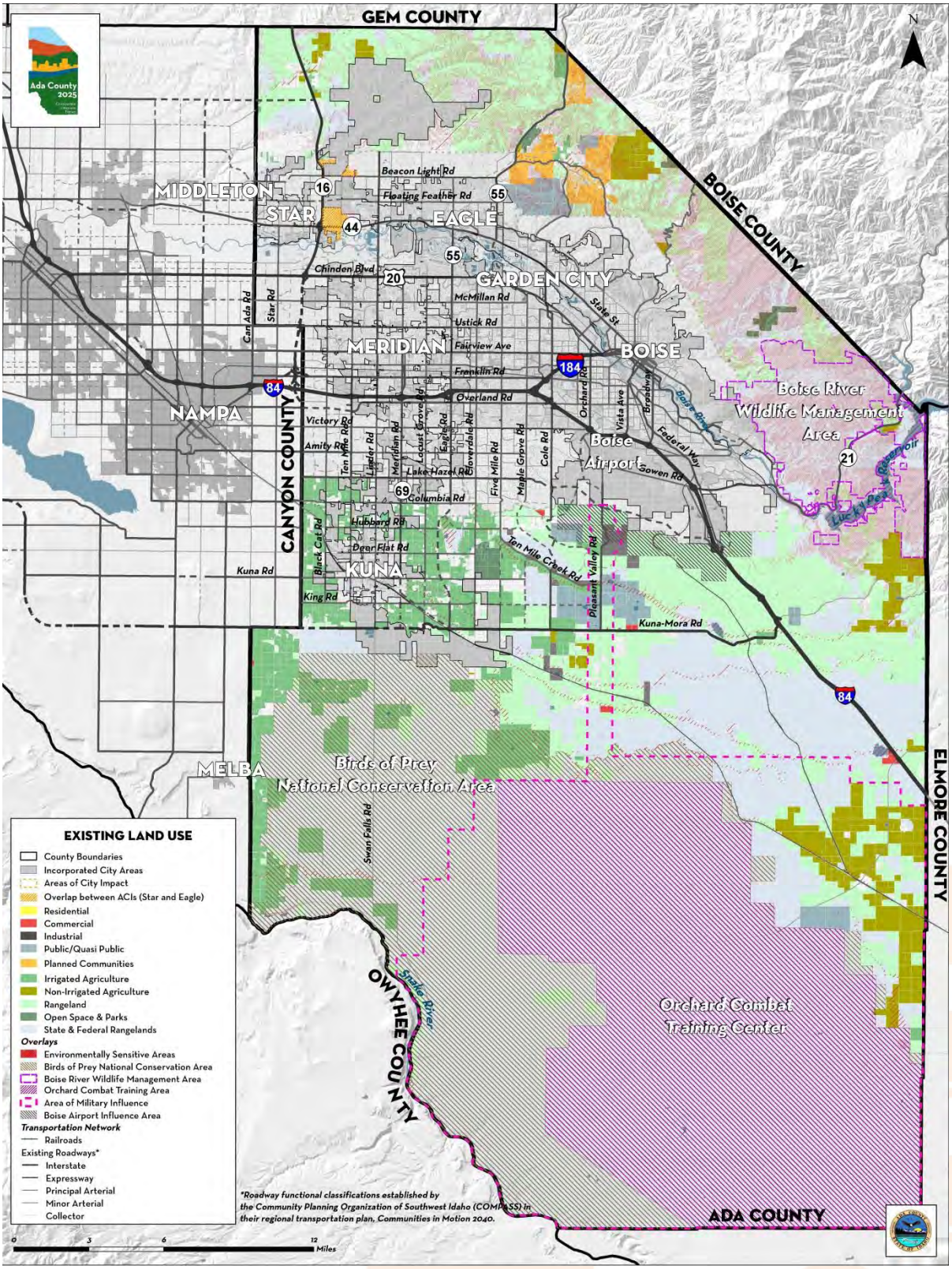

GEM COUNTY
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Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
Federal Way
Sowen Rd
Black Cat Rd
Pleasant Valley Rd
Stake St
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FUTURE LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Rural Residential
Existing Residential (Non-Farm Subdivisions)
Existing Commercial (conditionally approved)
Existing Industrial
Emerging Industrial Centers
Emerging Sand & Gravel Locations
Public/Quasi Public
Planned Communities
Open Space, Parks & Recreational Facilities
Agriculture (Irrigated)
Agriculture (Non-Irrigated)
Rangeland
State & Federal Rangelands
Environmentally Sensitive Areas
Birds of Prey National Conservation Area
Boise River Wildlife Management Area
Orchard Combat Training Center
Area of Military Influence
Boise Airport Influence Area
Transportation Network
Railroads
Existing Roadways*
Interstate
Expressway
Principal Arterial
Minor Arterial
Collector
Proposed Roadways*
Expressway
Principal Arterial
Minor Arterial
Major Collector
Collector
*Roadway functional classifications and proposed roadways are established by the Community Planning Association of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion (CIM) 2040. Emerging Employment Centers are based on the "Vision Map" from CIM 2040.
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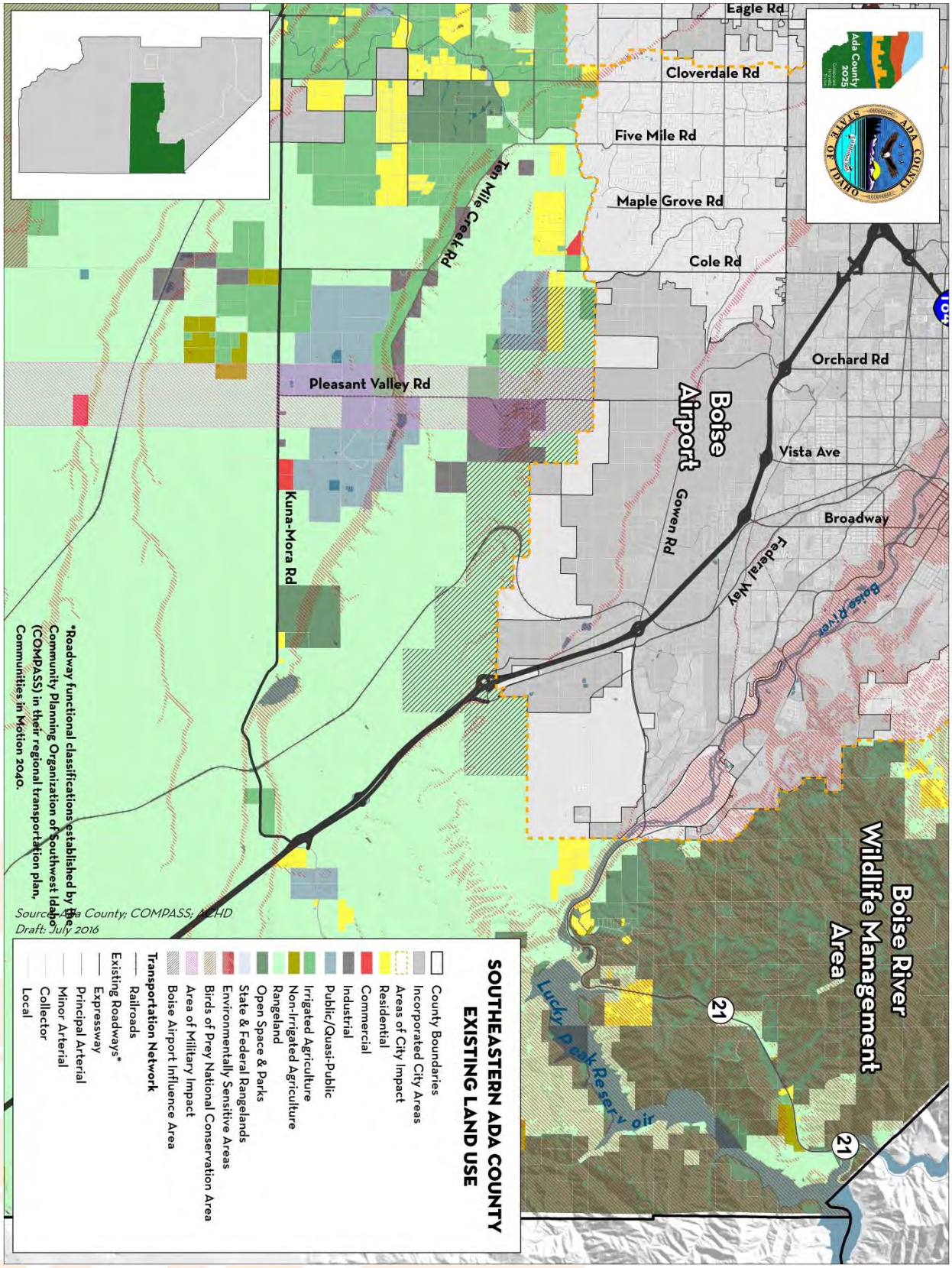
Existing Land Use maps

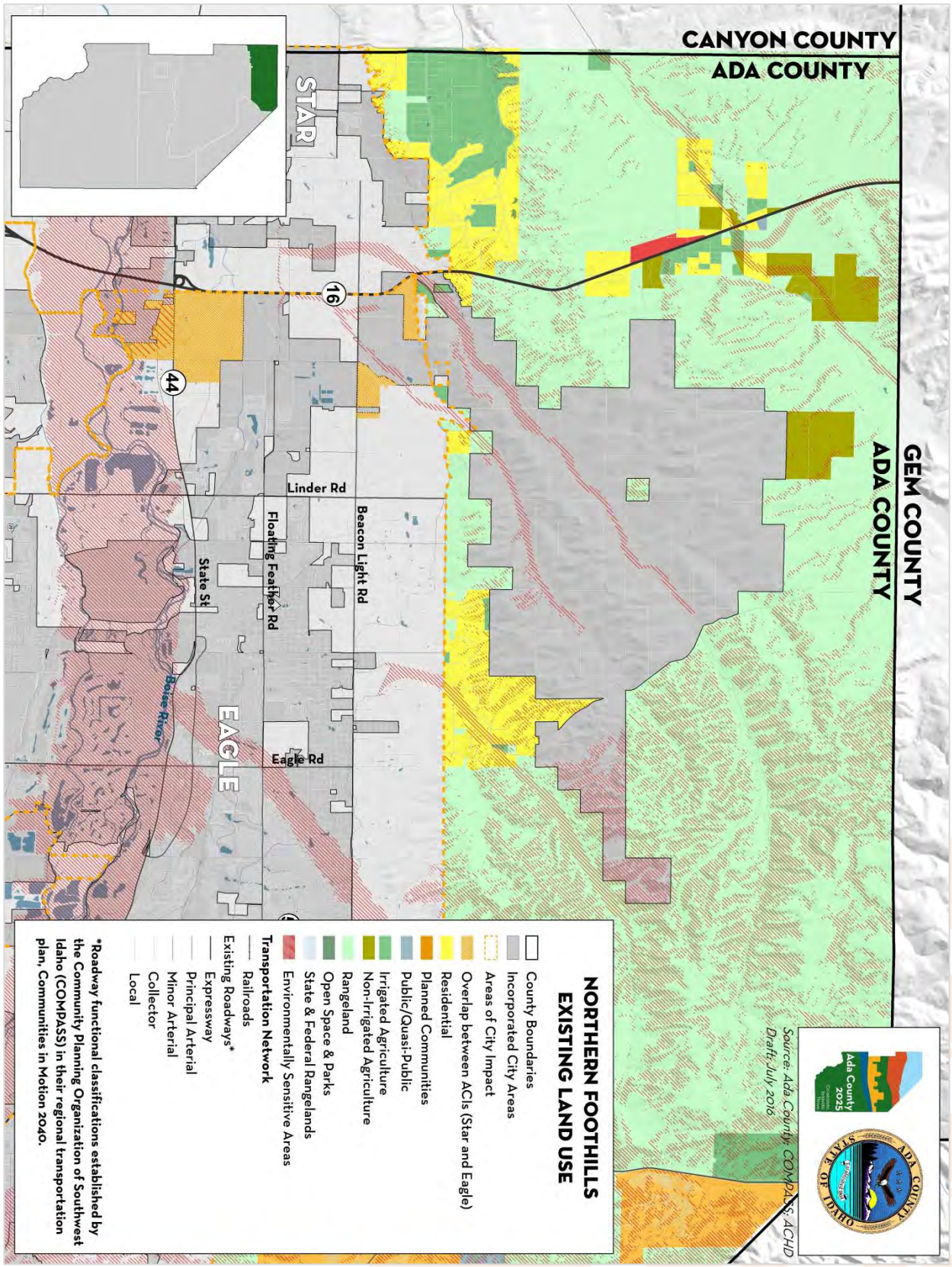
The maps that follow document the range of land uses that exist in the County today. Land use categories identified on the Existing Land Use maps are grouped into two geographic areas: Incorporated Cities and Areas of City Impact and Rural (Unincorporated Ada County). These maps should be used as a companion to the Future Land Use map as proposed uses are considered in Rural (Unincorporated Ada County) in the future. Table 1 describes and provides examples of the characteristics and primary and secondary uses associated with individual land use categories in each geography.

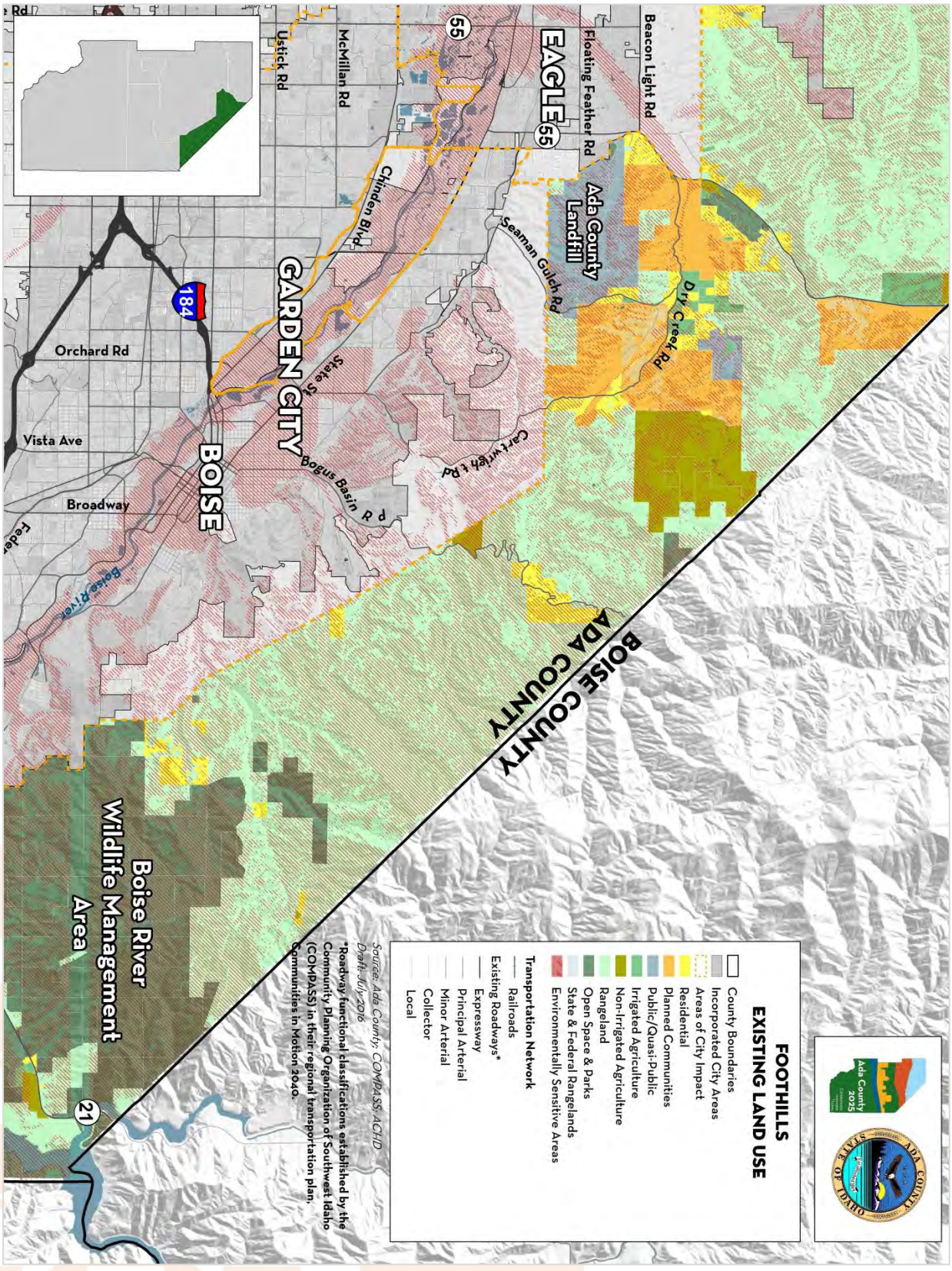
In addition to the countywide Existing Land Use map provided, more focused maps are provided for context as follows:

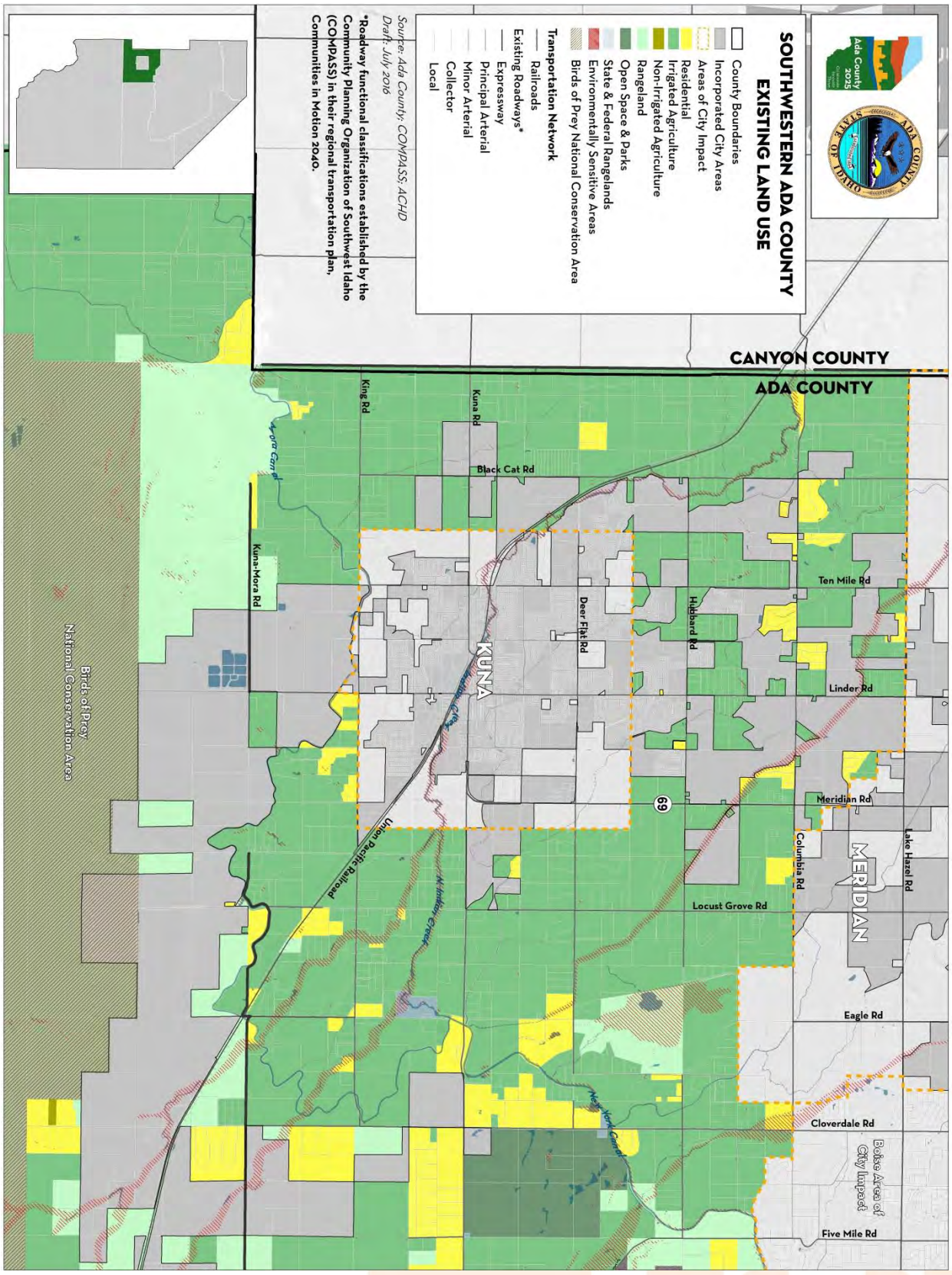
- Southeastern Ada County
- Northern Foothills
- Foothills
- Southwestern Ada County


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Ada County 2025
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Overlap between ACIs (Star and Eagle)
Residential
Commercial
Industrial
Public/Quasi Public
Planned Communities
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Overlays
Environmentally Sensitive Areas
Birds of Prey National Conservation Area
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Orchard Combat Training Area
Area of Military Influence
Boise Airport Influence Area
Transportation Network
Railroads
Existing Roadways*
Interstate
Expressway
Principal Arterial
Minor Arterial
Collector
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
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Eagle Rd
Cloverdale Rd
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Boise River
Kuna-Mora Rd
Boise River Wildlife Management Area
21
Lucky Peak Reservoir
SOUTHEASTERN ADA COUNTY
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Residential
Commercial
Industrial
Public/Quasi-Public
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Environmentally Sensitive Areas
Birds of Prey National Conservation Area
Area of Military Impact
Boise Airport Influence Area
Transportation Network
Railroads
Existing Roadways*
Expressway
Principal Arterial
Minor Arterial
Collector
Local
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
Source: Ada County; COMPASS; ACHD
Draft: July 2016


CANYON COUNTY
ADA COUNTY
GEM COUNTY
ADA COUNTY
STAR
EAGLE
Linder Rd
Beacon Light Rd
Floating Feather Rd
State St
Eagle Rd
Boise River
16
44
NORTHERN FOOTHILLS
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Overlap between ACIs (Star and Eagle)
Residential
Planned Communities
Public/Quasi-Public
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Environmentally Sensitive Areas
Transportation Network
Railroads
Existing Roadways*
Expressway
Principal Arterial
Minor Arterial
Collector
Local
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
Source: Ada County, COMPASS, ACHD
Draft: July 2016


FOOTHILLS
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Residential
Planned Communities
Public/Quasi-Public
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Environmentally Sensitive Areas
Transportation Network
Railroads
Existing Roadways*
Expressway
Principal Arterial
Minor Arterial
Collector
Local
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
Source: Ada County, COMPASS, ACHD
Draft: July 2016
BOISE COUNTY
ADA COUNTY
EAGLE
GARDEN CITY
BOISE
Boise River Wildlife Management Area
Ada County Landfill
Beacon Light Rd
Floating Feather Rd
Dry Creek Rd
Seaman Gulch Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Orchard Rd
Vista Ave
Broadway
State St
Bogus Basin Rd
Cartwright Rd
Boise River
55
184
21


SOUTHWESTERN ADA COUNTY
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Residential
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Environmentally Sensitive Areas
Birds of Prey National Conservation Area
Transportation Network
Railroads
Existing Roadways*
Expressway
Principal Arterial
Minor Arterial
Collector
Local
Source: Ada County; COMPASS; ACHD
Draft: July 2016
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
CANYON COUNTY
ADA COUNTY
King Rd
Kuna Rd
Black Cat Rd
Kuna-Mora Rd
Ten Mile Rd
Hubbard Rd
Deer Flat Rd
KUNA
Linder Rd
Meridian Rd
69
Columbia Rd
Lake Hazel Rd
MERIDIAN
Locust Grove Rd
Union Pacific Railroad
Eagle Rd
Cloverdale Rd
Boise Area of City Impact
Five Mile Rd
Birds of Prey
National Conservation Area

Land Use Categories

Table 1 defines land use categories identified on the Existing and Future Land Use maps provided in this chapter. Land use categories are organized into two categories: Incorporated Cities and Areas of City Impact and Rural (Unincorporated Ada County). Table 1 is intended as a quick reference guide to be used in conjunction with the Existing Land Use maps, the Future Land Use map, and the goals and policies in this Plan. Notations in Table 1 identify distinctions in land use categories between Existing and Future Land Use maps.

The Title 8 of the Ada County Zoning Ordinance is the controlling document for allowed uses.

Incorporated Cities and Areas of City Impact

This Plan encourages growth in areas where public investments in urban public facilities have already been made or are planned and programmed—primarily within incorporated cities, or within ACIs. ACIs (or future city planning areas) are the unincorporated areas surrounding existing cities where future development, annexation, or incorporation is anticipated to occur. Under the current agreements between Ada County and each of the incorporated cities, any new development within an Area of City Impact is subject to the following conditions.

- Board of Ada County Commissioners and each City Council negotiate the applicable comprehensive plan pursuant to LLUPA that applies to unincorporated lands within the respective ACIs.
- Ada County zoning, subdivision, and development regulations apply to the unincorporated areas within Ada County. In the future, city ordinances and/or jointly developed city/county ordinances may be applied in some ACIs as may be negotiated pursuant to LLUPA.
- Impact area adjustments must be negotiated by each of the affected cities with the Board of Ada County Commissioners.

Rural (Unincorporated Ada County)

Rural portions of unincorporated Ada County include agricultural land and facilities; rangeland; city/county open space; environmentally sensitive areas; existing residential, commercial, and industrial uses; and existing and future (approved) Planned Communities. Existing residential, commercial, and industrial uses reflect development approved under current (or prior) County zoning, or through the conditional use process. Table 1 identifies unique uses and considerations associated with specific rural land use categories.

Table 1: Land Use Categories

Land Use Category	Uses	Characteristics	Location Criteria
Incorporated Cities and Areas of City Impact			
Incorporated City Areas	Varies	• Properties that are annexed into one of the six municipalities in Ada County. • City boundaries are reflected on all maps	Annexations are considered on a case-by-case basis by the cities based on Idaho State Statutes.
Areas of City Impact (ACI)	Varies; refer to adopted comprehensive plan for applicable municipality.	• Areas outside city limits through the application of the ACI agreement. • Future land uses in these areas are governed by the ACI, in coordination with the County.	Each City is required by state law to enter into ACI agreement with the County; updates to existing agreements must be negotiated between individual cities and the County. (See Goal 2.2and accompanying policies for details)
Rural (Unincorporated Ada County)			
Residential* *The Future Land Use Plan map identifies existing Non-Farm Subdivisions, as well as rural residential entitled as part of the Farm Development right provision or as otherwise allowed in the County zoning ordinance.	**Primary:** Single-family, detached homes on large lots. **Secondary:** Common Areas—lands typically located within residential subdivisions or other developments and designated for common use among residents (e.g., open space, landscaped or other, similar areas). Farming and other agricultural uses, including small farms and CSAs, are encouraged where such activities remain viable. Some existing subdivisions include golf courses, parks, and other recreational uses.	• Provides limited opportunities for ex-urban or rural lifestyles in unincorporated parts of the County, including opportunities for farming and other low-intensity agricultural activities. • Densities will typically vary from one unit per 10 acres to one unit to 40 acres in unincorporated parts of the County; however, existing Non-Farm Subdivisions with smaller lots are present in some locations. • Includes existing areas that do not have urban services.	• Limited new residential may occur through homes entitled as part of the Farm Development right provision or at densities as otherwise allowed in the County zoning ordinance. • Residential uses are encouraged to maintain an agricultural or open space component. • Generally, clustering future residential near existing residential is encouraged to maintain an orderly pattern of growth, promote the efficient use of available infrastructure and services, and minimize impacts on agricultural and recreational uses in rural portions of unincorporated Ada County.

Land Use Category	Uses	Characteristics	Location Criteria
Industrial* *Both the Existing and Future Land Use Plan maps identify conditionally approved Industrial uses.	**Primary:** Industrial-warehousing, general manufacturing, railroads and industrial business parks, outdoor storage, and rock crushing, agricultural processing plants and technology facilities, as well as lands currently being used for mineral extraction, including sand and gravel. **Secondary:** Ancillary service commercial to serve employees and residents of the immediate area.	• Intended to provide opportunities for manufacturing, warehousing, processing, distribution, and other industries that may not be suitable within ACIs—particularly those that require rail or airport access. • Supporting service commercial uses should be concentrated to the extent feasible.	• Industrial uses should be clustered in locations with adequate services and public infrastructure; typically near major transportation facilities. • Clustering new industrial uses near similar existing uses in **Emerging Employment Areas** (identified on Future Land Use Plan map) is preferred to maintain the rural character of unincorporated Ada County and minimize noise, traffic, and visual impacts on less intense uses. Emerging Employment Areas identified include Agricultural Industrial uses, Sand and Gravel Operations, and airport supportive uses. • Residential development is strongly discouraged adjacent to these uses. • Provide screening, site design techniques, or other mechanisms to buffer noise, vehicles, appearance, and other impacts of industrial uses on adjacent uses.
Commercial* *Both the Existing and Future Land Use Plan maps identify conditionally approved Commercial uses.	**Primary:** Limited retail, wholesale, service, office and limited manufacturing businesses. **Secondary:** Farm or produce stands.	• Intended to primarily serve the immediate surrounding area, travelers passing through, or the agricultural community. • Commercial uses identified on both the Existing and Future Land Use Plan maps reflect uses approved through the conditional use process.	• Additional commercial development within unincorporated Ada County is anticipated to be very limited and must comply with the standards set forth in the Ada County Zoning Code. • Commercial uses should be located in areas with adequate services and public infrastructure, typically near major transportation facilities and in close proximity to the existing residential and non-residential uses it is intended to serve.

Land Use Category	Uses	Characteristics	Location Criteria
Planned Communities	**Primary:** Varies by community, but typically includes a mix of single-family detached and attached homes. **Secondary:** Parks, trails, and other recreational uses; schools, community centers, and other public facilities; and limited supporting retail/commercial services.	• Distinct, free-standing communities. • Each Planned Community is required to pay for and provide its own services and/or enter into agreements with other service providers for such services.	• Development of Planned Communities is governed by the policies of this Plan, as well as the County's zoning ordinance. (See Policy 2.3d.) • A community-specific comprehensive plan and zoning ordinance is required for new Planned Communities.
Public/Quasi-Public	**Primary:** Schools, government offices, fairgrounds, community centers, libraries, hospitals, correctional facilities, and cemeteries. **Secondary:** Also includes facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.	• Varies by use. • Typically free-standing uses on larger sites.	• New public/quasi-public uses should be located based on their primary function. • Schools, community centers, libraries, and other public facilities intended to serve large numbers of people should be located within close proximity to the population they are intended to serve and away from active agricultural uses to minimize conflicts.
Agriculture (Irrigated)	**Primary:** Farmland, cropland, small farms, CSAs, vineyards, pastures, orchards, or other low intensity agricultural uses. **Secondary:** Owner/manager residence, farm or produce stands, winery/tasting room, barns and other agricultural structures used for hay, grain, or equipment storage.	• Low intensity agricultural uses that normally receive, or have the potential to receive irrigation by artificial means to supplement natural rainfall. • Desirable for long-term agricultural use.	• Residential development is discouraged adjacent to these uses.

Land Use Category	Uses	Characteristics	Location Criteria
Agriculture (Non-Irrigated)	**Primary:** Farmland, cropland, small farms, CSAs, vineyards, pastures, orchards, or other low intensity agricultural uses. **Secondary:** Owner/manager residence, farm or produce stands, winery/tasting room, barns and other agricultural structures used for hay, grain, or equipment storage.	• Low intensity agricultural uses that only receive water by natural rainfall. • Desirable for long-term agricultural use.	• Residential development is discouraged adjacent to these uses.
Agricultural facilities and services	**Primary:** Dairies, livestock feeding operations (feed lots), and livestock/poultry ranches. Also includes uses that are related to agriculture, such as granges, elevators, storage facilities and packaging/processing facilities . **Secondary:** Owner/manager residence, produce stands.	• Intensive agricultural operations with designated facilities and equipment.	• Residential development discouraged adjacent to these uses • All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land. • With the exception of those considered to be industrial in nature, agricultural facilities and services are not called out as a separate category on the Existing or Future Land Use map. They are identified here to acknowledge unique considerations associated with their intensity as adjacent uses or new agricultural facilities and services are proposed.
Rangeland	**Primary:** Seasonal grazing by domestic livestock or wild animals. **Secondary:** Hiking, hunting, fishing, and other recreational activities.	• Open and closed rangelands.	N/A

Land Use Category	Uses	Characteristics	Location Criteria
State and Federal Rangelands	**Primary:** Wildlife habitat, active and passive recreation, and grazing, as allowed for by state and federal agency management plans. **Secondary:** Any other uses not in conflict with the management goals and intent of the various state and federal land management agencies.	• Open and closed rangelands owned by state and federal agencies in Ada County. • Includes the Bureau of Land Management, the Bureau of Reclamation, the Idaho Department of Lands, and the Idaho Department of Fish and Game, among others.	• Development adjacent to or in close proximity to State and Federal Rangelands should minimize impacts on the managed resources within these areas, consistent with policies of this Plan and of the relevant state and federal management plans.
Parks, Open Space, and Recreation	**Primary:** Parks, trails, open space, and other recreational resources. **Secondary:** Recreational facilities and maintenance and other facilities that serve the site. Also includes privately-owned golf courses.	• Existing parks, open space, greenways, and natural areas owned and managed by Ada County, one of the municipalities within the County, or other public or quasi-public agencies or organizations. • Provide land for recreation and enjoyment, provide areas for wildlife, and preserve sensitive, beautiful, or historic areas. • Lands that are generally are open to the public.	• The Ada County Park and Open Space Master Plan and city comprehensive and functional plans contain further details about existing/planned open space, trails, parks, and other recreational resources. • New developments should be designed to provide open space, and to provide greenways, bicycle paths, and pedestrian linkages within developments and between existing or planned parks, schools, neighborhoods, and shopping areas.
Environmentally Sensitive Areas	**Primary:** Protection of key wildlife habitat, wetlands, floodplain, riparian areas, areas of steep slope, and native woodlands. **Secondary:** Passive recreational uses with minimal infrastructure requirements, such as trails, open space areas, natural habitat and riparian areas.	• Includes canals and stream corridors • Intended for the protection of key wildlife habitat, wetlands, floodways, riparian areas, and native woodlands. • Areas may or may not be publicly owned.	• Development within these areas shall be minimized. • A higher level of scrutiny will be placed upon development proposals adjacent to these areas to minimize impacts upon them.

Land Use Category	Uses	Characteristics	Location Criteria
Birds of Prey National Conservation Area	**Primary:** Wildlife habitat, active and passive recreation, including hiking, boating, fishing and bird watching. **Secondary:** Single family homes and associated outbuildings on private lots within the Conservation Area.	• Includes publicly and privately-owned lands within the boundaries of the U. S. Bureau of Land Management Birds of Prey Management Plan.	• Development adjacent to or in close proximity to the Conservation Area should minimize impacts on the resources within the Conservation Area, consistent with policies of this Plan and of the U. S. Bureau of Land Management Birds of Prey Management Plan.
Orchard Combat Training Center and Area of Military Influence	Orchard Combat Training Center is expected to continue to be used for military training exercises and will not be developed for other uses. Also includes areas within the Area of Military Influence (AMI), which may be developed for other uses (consistent with underlying zoning) so long as development addresses compatibility with military activities occurring within the AMI.	• Includes lands owned by the state and federal government for military use.	Refer to Goal 2.6. for parameters to guide consideration of development within close proximity to the Orchard Combat Training Center and the AMI.
Airport Influence Area	Uses that are compatible with aircraft noise, approach zones, and operation of the Boise Air Terminal and Gowen Airfield.	• Includes all lands within any of the Airport Influence Area.	Development within the Airport Influence Area should comply with the additional standards set forth in the Ada County Zoning Code. Uses or development within the Airport Influence Area shall not create hazards and/or impair landings, takeoffs, or maneuvering of aircraft.



Where We Are Today

Employment in Ada County has recovered from the losses experienced during the Great Recession and the County's quality of life and well-educated population continue to make it an attractive place for businesses to locate. Major employers include the St. Luke's Health System and Micron Technologies, followed by Boise State University, the West Ada School District, and the Boise School District. Two military installations—Gowen Field, in Boise City, and the Orchard Combat Training Center located in unincorporated Ada County—play an important role in the overall health of the regional economy. The role of agriculture and food processing is also significant. Ada County has the fourth highest number of operating farms in the state and agriculture and food processing jobs span a number of industries, such as manufacturing and transportation. In addition, food producers are increasingly seeking to locate near where the agricultural products they process are grown and in some instances these uses are better suited to more rural locations like unincorporated Ada County. Companies such as J.R. Simplot and PowerBar have facilities in Ada County, and more have facilities in nearby Canyon County.

Key issues for economic growth include fostering economic stability, increasing jobs and wages, maintaining quality of life, and positioning the region to attract and retain larger corporations and talented workers.

Desired Future Conditions

Ada County continues to be an attractive place for businesses to locate and grow and is recognized for its business-friendly environment and high quality of life. The County plays an active role in regional economic development efforts, helping to promote a stable, healthy economy that provides diverse opportunities and living-wage jobs for all residents.

What role does Ada County play in this Focus Area?

Ada County plays a supporting role in regional economic development, working with the Boise Valley Economic Partnership (BVEP), adjoining counties and cities, and area Chambers of Commerce, to support job growth and promote quality of life. The County also works with employers and businesses seeking to locate in unincorporated areas of Ada County through property tax incentives and the development review process.

Goals and Policies

Goal 3.1: Strengthen the County's economic base through regional business attraction, job creation initiatives, and continued support for recreation and tourism initiatives.

3.1a-Regional economic development. Support regional economic development by:

- Actively participating in discussions with the BVEP, area chambers of commerce, business groups, other jurisdictions and cities, ACHD, and agencies.
- Promoting recreation and tourism as economic development strategies, particularly as they relate to the Snake River/Eagle Foothills AVA, Boise River, and Foothills open space uses.

3.1b-Quality of life initiatives. Continue to work with local and regional partners to enhance educational, recreational, and other quality-of-life factors to encourage business retention and attract new businesses and workers to Ada County.

3.1c- Barriers. Work with businesses to address potential regulatory barriers to expanding or relocating their businesses in Ada County.

3.1d-Incentives. Develop a clear and consistent incentive policy for the County to guide future decision-making, inform potential businesses about County priorities, and track progress over time.

3.1e-Business retention/expansion. Facilitate the expansion and diversification of existing businesses and industries and all primary employers.

3.1f-Local labor force/job training. Encourage industries to hire from the local labor force and to provide job training programs where needed to help create jobs for local residents.

Goal 3.2: Identify targeted areas for industry and employment in unincorporated Ada County.

3.2a-Incorporated areas/Areas of City Impact. Direct industrial and employment uses within the cities and ACIs consistent with the goals and policies of the applicable comprehensive plan.

3.2b- Emerging Employment Areas. Consider targeted opportunities for industrial and employment uses in unincorporated Ada County when proposed uses or activities would be incompatible in cities or within ACIs, and are located within an Emerging Employment Area, as identified on the Future Land Use Plan map.

3.2c- Planned communities. Encourage the development of employment uses as part of Planned Communities that can be accessed via transit or within walking, bicycling, or short commute distances from residential areas.

Goal 3.3: Maintain Ada County's strong agricultural industry.

3.3a-Economic benefits. Recognize the role of agriculture in the local, regional, and state economy. Monitor and report economic benefits, as well as direct and indirect impacts of trucking and processing, on an annual basis.

3.3b-Food security. Protect existing agricultural land in rural unincorporated areas and support efforts to bring additional land or operations into production countywide where viable as a means to support local producers, reduce transportation costs and resources needed to import food to the region, and enhance food security.



3.3c-Agricultural production. Protect the County's capacity for agricultural production at a variety of scales and for a variety of purposes—livestock or crop production, food production, greenhouse and nursery crops, specialty farming, aquaculture, and others—recognizing that advances in technology and industry practices will continually evolve and new industries may emerge over time.

3.3d-Agricultural processing. Continue to support development of agricultural processing businesses seeking to leverage the County's location, transportation networks, and proximity to agricultural producers, provided they do not adversely affect adjacent uses.

Goal 3.4: Support continued improvements to the Boise Regional Airport and Gowen Field to support Ada County's aviation needs.

3.4a-Boise Airport Master Plan. Support implementation of the Boise Airport Master Plan and updates, as adopted to ensure that the airport can meet projected use demand.

3.4b-Land use compatibility. Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities of the Boise Airport and Gowen Field.

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Where We Are Today

The Community Planning Association of Southwest Idaho (COMPASS), the Ada County Highway District (ACHD), the Idaho Department of Transportation (ITD), and Valley Regional Transit (VRT) are the primary agencies responsible for planning and maintaining the transportation system in Ada County. In the summer of 2014, COMPASS adopted the update to the regional long-range transportation plan, Communities in Motion 2040 (CIM 2040) for Ada and Canyon Counties. CIM 2040 addresses anticipated transportation issues over the next 20 years, evaluates how projected population and economic growth and development patterns will impact current transportation facilities, and identifies funding and expenditures for future transportation needs. The plan seeks to strike an appropriate balance between roadways and other transportation alternatives, such as transit, carpooling, bicycling, walking, and transportation demand management. It identifies needed long-range transportation improvements and anticipated funding availability, and sets priorities for seeking new funding opportunities. The regional long-range transportation plan is federally required to be updated every four years.

Desired Future Condition

Regional connectivity and mobility options have been enhanced to meet the needs of the County's growing population through strategic land use decisions that support transportation options (in accordance with CIM 2040), and close collaboration between Ada County and local, regional, and state partners and service providers. A clear hierarchy of streets has been established as development has occurred in unincorporated areas of the County, many of which have been designed to accommodate pedestrians and bicycles as well as vehicles, providing residents with convenient access to services, employment, and recreational amenities. Regional transit connections have also been enhanced, supporting major employment and activity centers in the cities and County.

What role does Ada County play in this Focus Area?

While the direct responsibility of planning for and funding future transportation projects does not fall on the County, ongoing coordination with ACHD, ITD, and COMPASS will be essential as the County explores future land use and service delivery options as part of the Plan update process and as it works to implement its ultimate recommendations in the future. Ada County supports the implementation of local and regional plans through its review of proposed development in unincorporated areas.

Goals and Policies

Goal 4.1: Coordinate and assist the ACHD, ITD, VRT, and COMPASS in developing and managing a multi-modal transportation system that provides for the safe, efficient, and cost-effective movement of people and goods.

4.1a-Existing system enhancements. Support ACHD, ITD, VRT, and other agencies in evaluating alternative solutions that maximize the use and efficiency of the existing system before major new transportation construction projects are funded or approved.

4.1b-Roadway capacity. Coordinate with ACHD, ITD, cities, and others to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic. Methods used may include:

- Frontage roads.
- Clustering of activity or other land use planning techniques.
- Limiting access via private driveways and local streets.
- Sharing access.
- Sufficient setbacks from rights-of-way.
- Deceleration lanes.
- Public transit and other alternative modes.
- Intelligent Transportation System (ITS) infrastructure and management.
- Ride-sharing, flexible scheduling, and telecommuting.



Photo: Sylvia Marmon

4.1c-Transportation services. Support programs that provide for the transportation needs of the elderly and persons with disabilities in compliance with the Americans with Disabilities Act.

Goal 4.2: Help promote and enhance multi-modal connectivity and safety in the design and development of local and regional transportation facilities.

4.2a-Transportation improvements. Prioritize transportation improvements that will enhance public

safety and promote multi-modal transportation choices.

4.2b-Safe routes to schools. Work with ACHD, school districts, cities, and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children:

- Prohibit or discourage location or construction of elementary schools on arterial or section line roads.
- Mitigate any impacts of expansion of existing arterials located adjacent to schools.
- Work with the cities, school districts, ACHD, ITD, and transit providers to develop special standards for transportation facilities near schools and school sites.

4.2c-Traffic calming. Work with existing neighborhoods and ACHD to manage traffic on local neighborhood streets to promote safety through use of traffic calming and other measures.

4.2d-Public health standard. Support development and implementation of a long-term transportation system that maintains the public health standard for carbon monoxide attainment.

Goal 4.3: Support the development of local transportation systems that are well-connected, both internally and to the regional transportation system.

4.3a-Collector streets. Promote the design of continuous collector streets that discourage cut-through traffic on local streets but aid internal circulation for new developments.

4.3b-Local streets. Promote connectivity through design of well-connected local street systems and pathways. Discourage cul-de-sac developments wherever possible, particularly within ACIs.

4.3c-Private streets. Discourage the use of private streets within ACIs.

4.3d-Stub streets. Require new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible, consistent with ACHD requirements, and require appropriate signage.

4.3e-Minimum connectivity requirements. Work with ACHD, COMPASS, and local jurisdictions to develop, implement, and apply minimum connectivity requirements (using ACHD's Master Street Map, as may be amended from time to time) to improve traffic flow, pedestrian connectivity, bicycle access, and transit access and to minimize projected vehicle miles traveled from new development.

4.3f-Emergency access. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes

Goal 4.4: Work with local and regional partners to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.

4.4a-Development fair share. Require new developments that generate the need for transportation improvements to provide or fund their fair share of right-of-way and improvements as a condition of development approval in accordance with the requirements of ACHD or ITD.

4.4b-Funding sources. Work with ITD, ACHD, COMPASS, and local jurisdictions to refine and use new or expanded funding sources for capital

improvements and maintenance and operation of transportation facilities that support multi-modal choices including automotive, transit, bicycle, and pedestrian options. This may include pursuing changes to the state statutes.

Goal 4.5: Coordinate with ACHD, ITD, VRT, cities, and others in planning for, designing, developing, and permitting new and/or expanded transportation facilities.

4.5a-Cross-section standards. Work with ACHD and local jurisdictions to develop, implement, and apply street cross-sectional standards that convey existing and projected traffic in accordance with established levels-of-service while promoting safety for all modes, integrating the street design with adjacent land uses and improving visual appearance.

4.5b-Corridor preservation. Work with ACHD, ITD, and COMPASS to identify major transportation corridors (existing or new) and preserve them for future needs.

4.5c-Right-of-way reservation. Work with ACHD, ITD, cities, and others to reserve rights-of-way for planned transportation facilities as a condition of approving development applications.

4.5d-Communities in Motion. Consider the future transportation needs of the community as expressed in the Communities in Motion plan—which is periodically updated—in the siting of all public improvements.

Goal 4.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.

4.6a-Planning and development review. Assist in coordinating land use and transportation planning and development review processes among the County, cities, ACHD, VRT, COMPASS, and ITD to support the implementation of the long-range transportation plan and adopted city plans.

4.6b-Transportation improvements. Transportation improvements, such as streets, curbs, gutters, or drainage, if required, must be approved by and meet the standards of ACHD and/or ITD (as applicable). Such improvements should be funded by the developer.

4.6c-Traffic studies. Require and accept traffic studies in accordance with ACHD and ITD procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods.

Goal 4.7: Support a comprehensive transportation network that provides mobility and choices for all segments of the community.

4.7a-Pedestrian and bicycle pathways. Support creation of a safe network of pedestrian, equestrian, and bicycle pathways and trailheads to provide connections within neighborhoods, and between parks, schools, open spaces, commercial areas, and transit facilities.

- Work with surrounding entities in planning, implementation and maintenance of these facilities.

- Encourage residential and non-residential developments to provide adequate easements for future pathways and to construct such pathways.
- Easements for future pathways may be utilized if another entity commits to construction of the pathway.
- Rather than creating a new pedestrian and bicycle pathway plan, plans already developed for the region—such as the COMPASS, ACHD, and Ada County Parks plans—should be integrated and or implemented in Ada County.

4.7b-Pedestrian crossings. Support the provision of pedestrian crossings with signals, signs, and markings where necessary to address safety issues.

4.7c-Ride-sharing. Encourage employers to promote ride-sharing through ACHD Commuteride and Valley Regional Transit and by providing incentives where appropriate, such as preferred parking spaces, flexible schedules, and free transit passes.

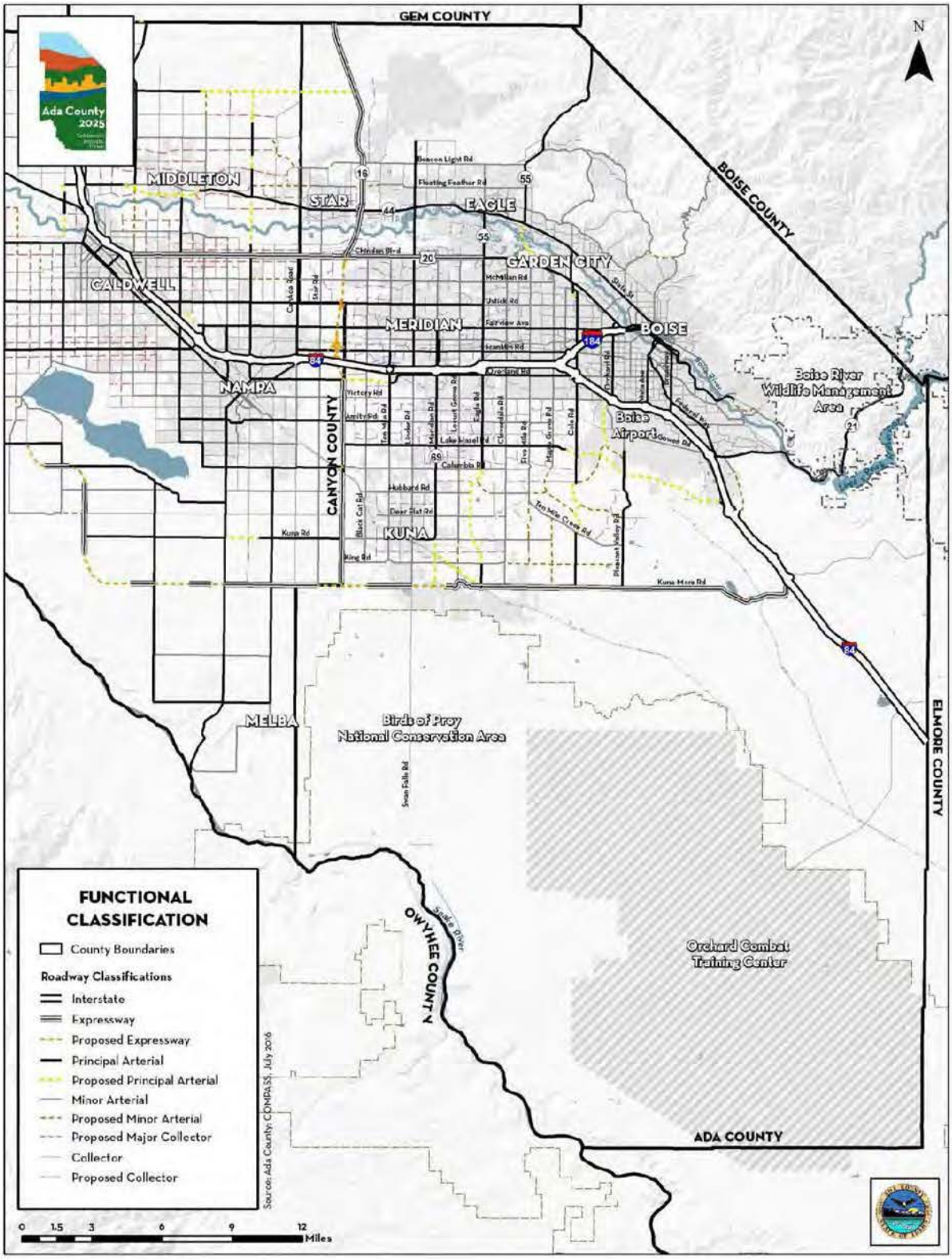
4.7d-Park-and-rides. Encourage development of park-and-ride spaces and/or facilities in or adjacent to mixed-use nodes or major intersections at entrances to subdivisions or Planned Communities.

4.7e-Transit facilities. Encourage development within existing and planned public transportation corridors to safely and efficiently accommodate transit facilities such as on-street bus stops, associated pedestrian and bicycle access, and pullout lanes.

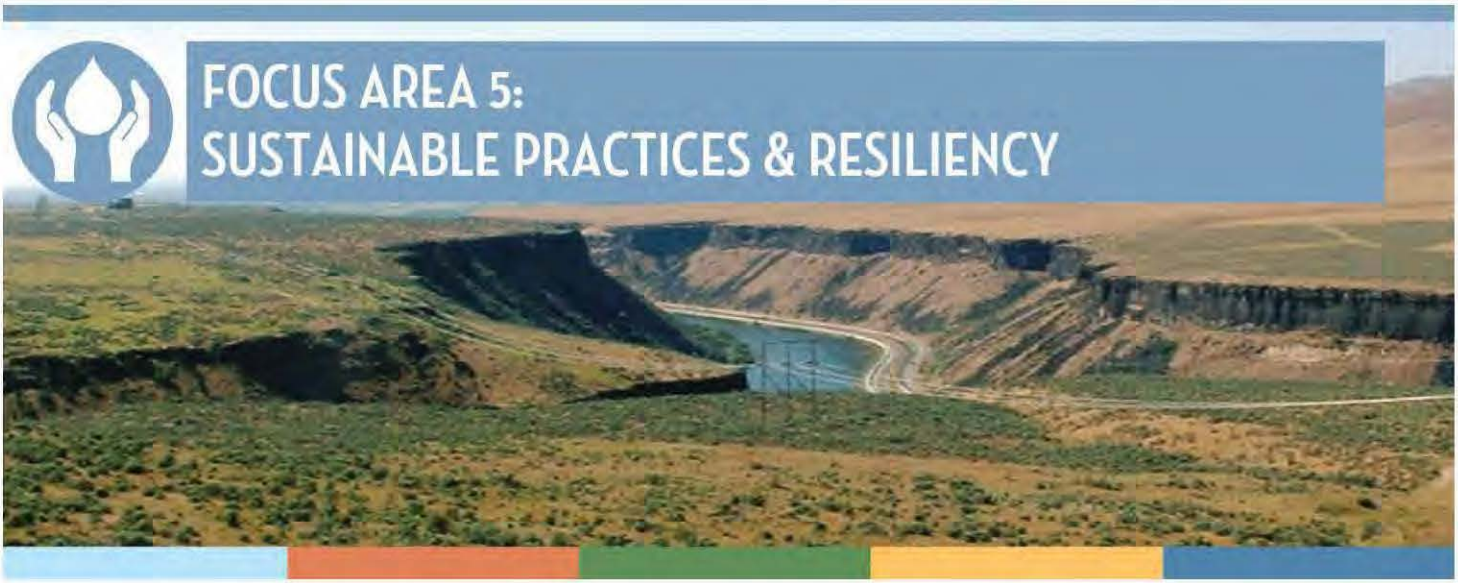


2040 Functional Classification Map

The following map shows the functional classification of existing and proposed roadways in Ada County and neighboring Canyon County based on the COMPASS *Communities in Motion 2040* vision (CIM 2040). Coordinating regional connectivity and mobility plans with regional development is key to ensuring that improvements make cost-effective use of resources and support community goals.


GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
ADA COUNTY
CANYON COUNTY
OWYHEE COUNTY
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Ada County 2025
N
FUNCTIONAL CLASSIFICATION
County Boundaries
Roadway Classifications
Interstate
Expressway
Proposed Expressway
Principal Arterial
Proposed Principal Arterial
Minor Arterial
Proposed Minor Arterial
Proposed Major Collector
Collector
Proposed Collector
Source: Ada County COMPASS, July 2016
0 1.5 3 6 9 12 Miles

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Where We Are Today

Protecting the quality of the region's air and water and reducing the impacts of future growth on the County's natural resources is critical to ensuring the quality of life and amenities that residents and visitors value is protected for future generations. Ada County has demonstrated a strong commitment to integrating sustainability into its daily operations and to proactively identifying and implementing methods to improve building efficiency, controlling utility costs, reducing waste, and conserving natural resources and tax dollars. The County is also actively engaged in planning and preparing for these potential risks, working with other partners in the region to promote community awareness of potential risks, and enhancing the ability of the community to respond and recover in the face of unpredictable events.

Some degree of risk from both man-made and natural hazards exists throughout all of Ada County, although certain areas, such as areas in floodplains or on steep slopes, are more vulnerable than others.

Desired Future Condition

Ada County is recognized as a leader among its peer counties in implementing sustainable practices. The quality of the County's air, water, and other natural resources has been improved through the use of sustainable building and site design techniques in both public and private development. Careful planning with respect to the relationship between areas susceptible to natural hazards and land use, transportation, and infrastructure investments throughout the County has helped the community and County become more resilient.

What role does Ada County play in this Focus Area?

Ada County's **Department of Emergency Management** prepares and maintains a county-wide risk assessment, identifying the types of risks in the County and their likely frequency and impacts.

Ada County's **Department of Operations** ensures that county-owned buildings and facilities are properly built, consistently maintained, and operate at peak performance. This is accomplished through initiatives that support efficient building operations and maintenance, local renewable energy, environmentally essential waste disposal, alternative transportation and parking, and public works construction projects. The County owns and operates several local renewable energy projects and has achieved LEED certification on eight County facilities. Ada County's **Development Services Department** reviews proposed development to ensure consistency with the County's zoning ordinance and provide guidance with regard to land use decisions related to the floodplain, WUFI, and other hazard-prone areas.

Goals and Policies

Goal 5.1: Promote clean air and lower greenhouse gas emissions.

5.1a-Multi-modal transportation. Work with local and regional partners to increase multimodal transportation options such as ridesharing, transit, bicycling, or walking as a means to reduce vehicle miles travelled (VMTs). Continue to incentivize use of multi-modal transportation for County employees.



5.1b-Public-private partnerships. Explore opportunities for public-private partnerships to develop alternative electricity generation facilities.

5.1c-Renewable energy. Continue to support opportunities to develop local renewable energy facilities—whether in conjunction with County facilities (e.g., landfill gas to energy projects, rooftop solar), or as part of private developments, as appropriate.

5.1d-Alternative fuels. Support the use of alternative transportation fuels in the County fleet as consistent with County plans for energy conservation and energy use.

5.1e-Compact development. Encourage compact development patterns near transit, employment, and services, where possible, to allow for less dependence on automobiles.

Goal 5.2: Conserve and protect the County's groundwater and surface waters.

5.2a- Water supply. Support continued assessment of surface and groundwater supplies in Ada County and

the Treasure Valley to assess long-term availability and quality of current and future supplies.



5.2b-Boise River water quality. Promote a minimum flow of water in the Boise River adequate to protect water quality downstream through the procedures set forth in Idaho Code §42-1501 - 1505. Promote objective and scientifically-based water quality standards for the Boise River adequate for human consumption, agriculture, wildlife habitat and recreation.

5.2c- Water quality. Prevent contamination of surface waters and groundwater by:

- Enforcing strict regulations on solid waste disposal activities at approved solid waste management sites.
- Limiting the density and intensity of land uses in areas proposed to be served by new individual wastewater treatment systems and where high soil permeability, shallow water tables, shallow aquifers, or geologic hazards exist.
- Requiring industrial wastes or hazardous materials to be stored or located in a manner that will ensure that they will not enter surface water or groundwater systems.
- Allowing entry on county lands for public utilities and/or water management agencies to conduct needed water resources studies and water quality monitoring.
- Participating in efforts by the Lower Boise Watershed Council to implement water quality protection plans.
- Requiring runoff created or affected by development to be controlled on-site or integrated into a watershed plan to maintain natural runoff rates, reduce erosion and flood hazards, and maintain the area's water quality and recharge capabilities, consistent with state and federal regulations.

5.2d- Education. Promote public awareness of techniques and practices individuals can adopt to protect water quality.

5.2e-Stormwater management. Deploy methods for the sustainable management and re-use of stormwater runoff.

- Continue to use Ada County's Best Management Practices (BMPs) for county facilities and development review process.
- Prevent contamination of groundwater by using Best Management Practices for stormwater management.
- Promote on-site filtration, and other innovative storm water drainage practices, where feasible.

5.2f- Xeric landscaping. Promote the creative use of drought tolerant vegetation and irrigation practices in landscaping for County facilities as well as in private development.

5.2g- Comprehensive Water Management Plan. Continue to work with other jurisdictions, government agencies, water suppliers, and interested parties on implementing the Comprehensive Water Management Plan.

Goal 5.3: Promote the use of sustainable practices in public/private development and County operations.

5.3a- County facilities. Conserve energy and other natural resources by utilizing green building technologies and practices for all new County buildings and major renovations to existing County buildings using the standards set forth by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

5.3b- Sustainable building and site design techniques. Encourage the use of sustainable building and site design techniques to minimize construction waste, promote energy and water conservation, to encourage use of solar, wind, and other renewable energy technologies, to encourage reduced water demand through drought-resistant or other low-impact landscaping, and to provide other benefits to the environment and community.

5.3c-Renewable energy. Encourage the siting of solar, wind, hydrothermal, and other renewable energy facilities in Ada County as consistent with the goals and policies of this plan.

5.3d- Recycling and waste reduction. Continue to implement County plans and procedures for promoting and increasing use of recycling and other waste reduction programs by County residents and at County facilities.

5.3e-Solid waste. Manage the collection, transportation and disposal of solid waste in a manner that will preserve the natural environment and minimize impacts to the community.



Goal 5.4: Protect human life and property and reduce public and private expenditures resulting from natural and manmade disasters.

5.4a-Development location. Guide growth and development away from hazardous areas that pose a threat to people and property.

5.4b-Boise River floodway. Work with other jurisdictions to retain the floodway of the Boise River in a natural state as wildlife habitat and open space-recreation areas. Collaborate with cities and other counties located along the Boise River to develop a consistent approach to managing land along the river to protect stream banks and manage the floodway.

5.4c-Tributary floodways. Limit uses in tributary floodways to open space, prohibiting all structural development that would increase flood damage of surrounding properties either up or downstream, with the exception of:

- Bridges or other selected public facilities as identified in the County's development code.
- Development on the remaining alluvial fans of the tributary floodplain that is adequately flood-proofed and does not alter the flow of water onto surrounding properties not originally designated as being in the floodplain.

5.4d-Foothill tributary floodways. Prohibit development on the alluvial fans of the foothill tributary at the point where the tributary exits the canyon, gulch, or watershed to protect structures and homeowners from damage by lateral erosion and floods/debris flows resulting from a burned-out watershed:

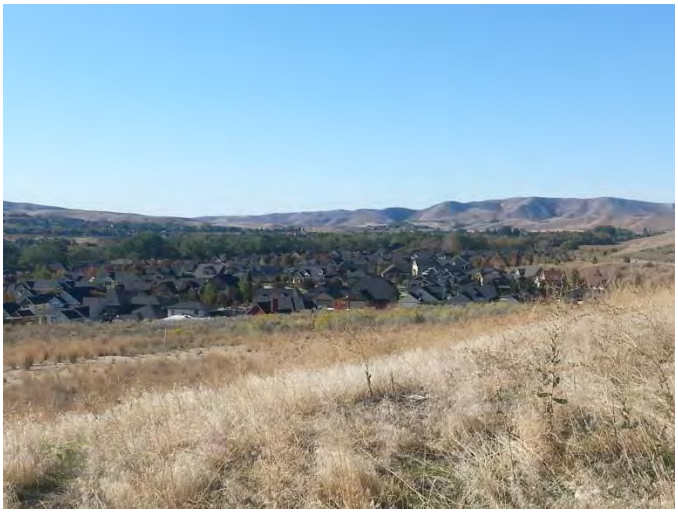
- Establish minimum safety requirements along the periphery of foothill tributary floodways (ex., twice the normal setbacks from the floodway).
- Require developers of any development within the foothill tributary floodplain to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.
- Require flood study and mapping for development within the foothill tributary floodways.

5.4e-100-year floodplain. Minimize alterations to the 100-year floodplain through the development permitting process:

- Allow limited development within the 100-year floodplain provided such development does not restrict or alter the natural flow of water within the floodway, flood surrounding properties, or otherwise increase the size of the existing floodplain
- Require flood-proofing measures specified by the Federal Emergency Management Agency (FEMA) for any development within the 100-year floodplain.
- Require review and approval of dams or retention ponds constructed within floodplain areas intended to impede the flow of flood waters downstream by the Army Corps of Engineers, Federal Emergency Management Agency (FEMA), and/or the County Engineer to ensure the safety of residents potentially affected by flows downstream.
- Require developers of any development within the 100-year floodplain to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or similar method.

5.4f-Hazardous materials. Prohibit the manufacture or storage of toxic, flammable, explosive, or radioactive materials in the floodplain.

5.4g-Wildland Urban Fire Interface (WUFI). Maintain/update the County's map of WUFI lands that pose a high wildfire risk to people and resources.



5.4h-Fire safety standards. Adopt fire safety standards for new construction and access in WUFI lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards.

Goal 5.5 Enhance community resiliency.

5.5a-Integrated planning and decision making. Encourage the integration of hazard mitigation considerations into plans and policies at the city and regional level to increase awareness of the associated risks and costs. Identify strategies to minimize threats for existing development in high-risk areas and to

promote informed decision making when future development within high-risk areas is proposed.

5.5b-Foster interagency coordination. Foster interagency coordination to promote a greater understanding of what resources are available to support hazard mitigation planning and disaster recovery efforts within the region, minimize duplication of efforts, and ensure open lines of communication are established in advance of a major event. Encourage co-location of facilities where feasible.

5.5c-Critical facilities. Prohibit the location of critical facilities, such as school buildings, hospitals or other medical facility buildings, within the floodplain. Require any buildings located within the floodplain to meet FEMA and other safety and mitigation requirements, including mitigation of floodwater displacement that could adversely impact surrounding uses.

5.5d-Infrastructure and facility design. Work with ACHD and other local and regional partners as applicable to ensure new public improvements and repairs to existing infrastructure are designed and constructed to withstand a greater degree of stress and receive less damage from future flooding or other natural disasters. Take into consideration the extreme hazards of foothill tributary floodways when siting transportation routes, ensuring that twice the normal minimum clearance of bridges is established to protect infrastructure from floods/debris flows resulting from a burned-out watershed.

5.5e-Prioritize open space protection in high-risk areas. Prioritize open space protection efforts in areas recognized as being at risk of being impacted by natural hazards, including but not limited to floodplains, steep slopes (in the foothills and elsewhere), and areas located within the WUFI. Consider the protection of properties adjacent to, but not within high-risk areas, as opportunities arise to provide additional protections in the event of unique storm events or other natural disasters in the future.

5.5f- Education/public awareness. Improve public awareness regarding hazards, risks, and emergency preparedness and response procedures.

Goal 5.6: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County.

5.6a-Service expansion. Promote the development of energy services and public utility facilities to meet public needs.

5.6b-Renewable energy resources. Encourage the enhancement of the capacity and reliability of renewable energy resources.



5.6c-Corridor and site acquisition. Support longer term (10- to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.

5.6d-Siting. Support siting of utility corridors to ensure that they connect to similar facilities in adjacent counties, and encourage siting of utilities in identified or designated transportation corridors or corridors that are shared with other utilities.

5.6e-Energy conservation. Promote conservation of energy through support of public education, incentives, and other tools that encourage conservation.

5.6f-Development contingencies. Proposed roads, on-site individual wastewater treatment systems, storm drainage systems, irrigation systems, and other improvements must be approved by the responsible agencies before final development approval.

Goal 5.7: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient, and environmentally sound manner.

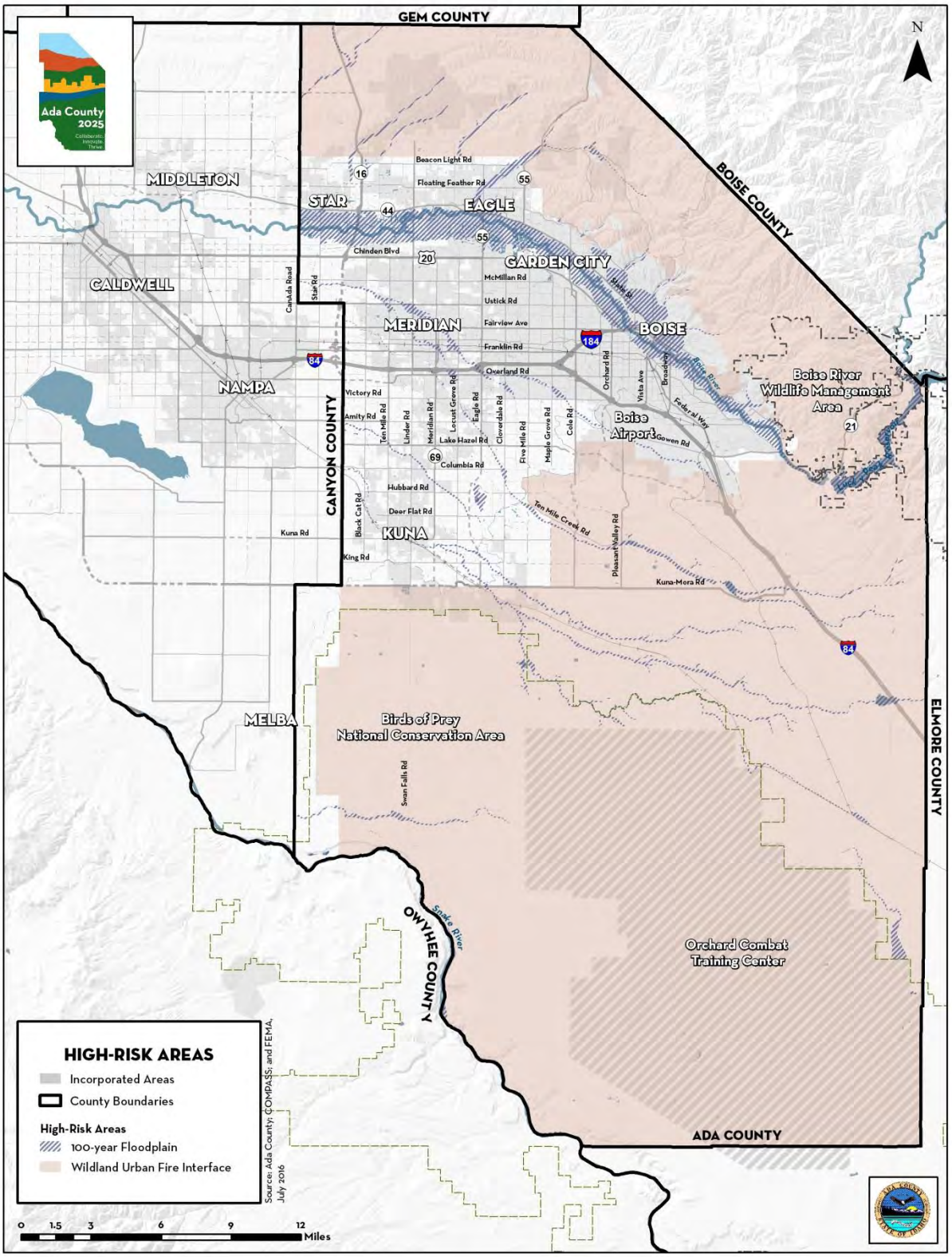
5.7a-Application notification and review. Provide notice to sewer service providers of Planned Community development applications and opportunities for them to review and comment. Planned communities should consider connecting to the municipal sewer services of other nearby Planned Communities or nearby sewer districts as one alternative to wastewater service provision.

5.7b- Coordinated planning. Encourage long-term regional planning of city and sewer district collection and wastewater treatment facilities. Coordinate with cities and sewer districts to develop long-term planning area boundaries to accommodate future expansion to help ensure that wastewater treatment and collection facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as areas outside of Areas of City Impact are urbanized.

5.7c-Groundwater quality. In order to protect groundwater quality and to facilitate cost-effective wastewater treatment and collection, require all new residential development with lot sizes smaller than five acres (excluding rights-of-way), except rural residences, to be served by urban public facilities.

High-Risk Areas Map

High-risk areas include WUFI areas—where the risks associated with wildfires are significantly higher—and areas within the 100-year floodplain—where the risks associated with flooding and damage to property are significantly elevated.


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MERIDIAN
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NAMPA
KUNA
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Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Ada County 2025
N
HIGH-RISK AREAS
Incorporated Areas
County Boundaries
High-Risk Areas
100-year Floodplain
Wildland Urban Fire Interface
Source: Ada County; COMPASS; and FEMA, July 2016
0 1.5 3 6 9 12
Miles

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Where We Are Today

Ada County provides a wide variety of public services to both citizens and others residing, working, or visiting the County. The basis for providing these services is derived from the constitution and statutes of the State of Idaho, State and federal mandates, requests of specific interests, intergovernmental agreements, historical precedent, and insight of constituent desires by elected and appointed officials. The level of service is primarily influenced by fiscal constraints and individual departments or offices' priorities. External demands generated by legislative action and intergovernmental relationships negatively impact staff's capacity to deliver the required level of services when additional staffing is not made available. Inefficiencies and duplication of services exist because of the way in which the County is organized around individual departments and offices rather than around functions.

Desired Future Condition

County resources are directed to those services that are highest priority needs and with public input. Service needs are evaluated comprehensively. Priorities are subject to annual review through the budget process. On-going communication exists with Ada County residents regarding County services and the cost and benefits of providing these services. This on-going communication maintains understanding and confidence in Ada County government.

Organizational changes have been made to improve efficiencies and effectiveness in the delivery of county services. A culture of efficiency and effectiveness is in place that transcends political changes. A process of continuous improvement keeps up with the latest system advances that improve efficiency and effectiveness. Strategic funding actions ensure that the changes can be supported over time.

Sufficient staff is allocated to provide adequate level of service for the demands placed on the organization. Necessary resources are devoted to compensation and professional development to retain and train competent professionals. Adequate levels are appropriate to effectively respond to unanticipated issues without impacting primary responsibilities.

As part of a fully funded Capital Investment Plan, a Facilities Plan is in place that balances brick and mortar improvements with needed maintenance to existing facilities and plans for the future, including property acquisition and recreational facilities. There is public understanding of the County's facilities needs and support for financing the Plan.

What role does Ada County play in this Focus Area?

Ada County provides the following services:

- Administration
- Assessor
- Board of County Commissioners
- Clerk of the Fourth District Court
- Coroner
- Development Services
- Elections
- Emergency Management
- Emergency Medical Services
- Expo Idaho
- Information Technology
- Juvenile Court Services
- Operations
- Parks and Waterways
- Public Defender
- Prosecutor
- Recorder
- Sheriff and 911
- Treasurer
- Weed, Pest, and Mosquito Abatement

The County's Strategic Business Plan establishes a vision for countywide service delivery and business decisions within the County organization and identifies key initiatives to support its implementation. The Strategic Business Plan is intended to work hand-in-hand with this Comprehensive Plan.

Goals and Policies

Goal 6.1: Provide public services and facilities for which the County is responsible in a fair, efficient, and professional manner.

6.1a-Service delivery. Ensure all services are provided to the level required and maintain a solid fiscal foundation to support all services.

6.1b-Public safety and health. Maintain the highest level of public safety and health in cooperation with other agencies and service providers.

6.1c-Staffing. Continue to employ a productive and efficient County staff and compensate them appropriately.

6.1d-County facilities. Provide safe and secure buildings for County staff, elected and appointed officials, and citizens to conduct public business. Ensure all facilities meet federal standards for accessibility.



6.1e-Supplemental services. Work with other organizations to encourage quality informational, educational, cultural, leisure, and library services for all residents of Ada County.

6.1f-Coordinated service planning. Coordinate with internal and external service providers—library, school districts, ACHD, VRT, and others—to plan for the short and long-term needs of Ada County residents.

Goal 6.2: Provide accurate information and administer development application processes in an efficient manner.

6.2a-Development services. Conduct plan review, permitting, and inspections processes in a manner that facilitates efficient and orderly development.

6.2b-Comprehensive Plan maintenance. Review and update the Comprehensive Plan every five to ten years. Develop a process and criteria to incorporate significant policy changes or new information in the Comprehensive Plan more frequently, as such initiatives are completed.

6.2c-Zoning ordinance. Revise zoning and subdivision ordinances in accordance with the adopted Comprehensive Plan and adopt, as necessary, specialized planning tools. Adopt or amend County ordinances, as needed, to implement policies included in this Plan.

6.2d-Development applications. Retain on file and make available to the public the final disposition of all development applications.

6.2e-Public participation. Provide ample opportunities for public participation in planning and permitting processes and decisions through public hearings, notification of affected residents and property owners, use of the County's Web site, opportunities to provide written comments, and other outreach tools.

6.2f-Public notice. Provide ample public notification of planning and permitting activities through the use of a variety of media (e.g., newspaper, TV, radio, mail, etc.).

Goal 6.3: Enhance the understanding of County services and services provided by other public agencies.

6.3a-Communication protocols. Consistently convey information regarding the roles and responsibilities of County bodies to County residents.

6.3b-Regional coordination. Actively collaborate with the cities, school districts, regional agencies, special districts, and other service providers in the process of developing new plans and policies to promote broader understanding of the County's role in such activities among the general public.

6.3c-Public engagement. Establish a broad-based program for involving citizens in the governmental process of the County.

IMPLEMENTATION



Introduction

This chapter establishes a detailed Action Plan to support the implementation of the goals and policies in each of the six Focus Areas:

- Focus Area 1: County Resources and Amenities
- Focus Area 2: Coordinated Growth
- Focus Area 3: Economic Capacity
- Focus Area 4: Community Connections
- Focus Area 5: Sustainable Practices and Resiliency
- Focus Area 6: Organizational Effectiveness

The Action Plan provides a comprehensive list of strategies and recommended actions to support the implementation of Ada County 2025. For quick reference, strategies and recommended actions are organized in tables that correspond with the six focus areas that serve as a foundation for the Plan. Individual components of the Action Plan are described below. The Action Plan should be reviewed and updated on an annual basis or as needed to ensure it remains current and reflects the City's progress over time.

A number of the policies and strategies identified in the Action Plan are cross-cutting in that they support both the Strategic Business Plan and the Comprehensive Plan. References to specific Strategic Business Plan strategies are called out where applicable. In most instances individual Strategic Business Plan strategies have been generalized for incorporation into the Comprehensive Plan. However, in a few instances Strategic Business Plan strategies are simply repeated in the Comprehensive Plan for consistency.

Priority Initiatives

Priority initiatives to help advance the County's vision in the immediate future (one to two years) are briefly summarized below along with example strategies for each. A complete list of strategies to advance each initiative are outlined as they relate to each Focus Area as part of the Action Plan.

1. Establish the tools needed to advance agriculture conservation efforts.

This Plan recognizes the economic and intrinsic value of Ada County's agricultural land and operations, the importance both small-scale and large-scale agriculture, as well as the important role agriculture plays in regional food security and efforts to promote healthy communities within the region. The Action Plan seeks to advance and expand concepts first identified as part of the 2007 Comprehensive Plan, and confirmed through the Ada County 2025 process. Strategies identified assume Ada County will take a leadership role in advancing these efforts, but also recognize the need for close collaboration with a wide range of stakeholders and interest groups. Strategies include:

- Creation of tools and incentives that provide opportunities for the voluntary maintenance of agricultural operations in rural, unincorporated areas outside of the ACIs (using the Agriculture and Open Space Preservation Toolkit contained in Appendix B of this Plan as a starting point). (Strategy 2.5)
- Creation of an Agricultural Preservation Board to further define agricultural uses and identify prime agricultural land suitable for preservation. (Strategy 2.5d)
- Completion of targeted code updates to provide opportunities for small-scale agricultural operations in rural areas as well as within ACIs. (Strategies 2.5e, 3.3a, and 3.3b)
- Account for economic impacts of agriculture when considering development applications. (Strategy 2.5f)

2. Continue to support and enhance open space and recreation in Ada County.

This Plan recognizes that access to open space and recreational opportunities plays a key role in the quality of Ada County residents, but also in the economic vitality of the region. The Action Plan identifies a number of strategies to continue to expand efforts to protect open space and recreational opportunities in unincorporated parts of Ada County in collaboration with a wide range of stakeholders and interest groups. Strategies include:

- Creation of a countywide open space and multi-use trail plan. (Strategy 1.2a)
- Convening a regional, countywide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, publicly supported funding approach (using the Agriculture and Open Space Preservation Toolkit contained in Appendix B of this Plan as a starting point.) (Strategy 1.3d)
- Exploration of the need for a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, and unincorporated areas of the County. (Strategy 1.2b)
- Collaborate with local, regional, and state partners to create an acquisition, education, and preservation plan for portions of the Oregon National Historic Trail in southeast Ada County. (Strategy 1.6a)

3. Support the implementation of the Strategic Business Plan.

The County's Strategic Business Plan was developed to promote efficiency within the organization and to establish formal systems for evaluating service needs and allocating resources going forward. As noted in the introduction to this Plan, the Strategic Business Plan is intended to work hand in hand with the Comprehensive Plan. Some of the cross-cutting strategies that are reflected in this Action Plan include:

- Evaluation of new or expanded services based on the full cost of services and related subsidies, direct and indirect revenues, legality, sustainability, and impact on other ongoing services. (Strategy 6.1c)
- Adoption and implementation of a multi-year Capital Investment Plan providing for investment in current, expanded and new facilities as required in meeting service demands. (Strategy 6.1d)
- Development of a strategic communication plan for current information on the roles and responsibilities of County bodies and on the manner in which information will be provided to County residents. (Strategy 6.3a)

4. Align the Comprehensive Plan with the County's Zoning Code.

Targeted regulatory revisions will be needed to ensure this Plan is aligned with underlying zoning. Strategies include:

- Creation of buffers and development standards for development adjacent to the Birds of Prey area and other natural areas. (Strategy 1.1b).
- Maintenance and possible updates to development standards designed to protect and/or minimize development in sensitive or hazardous areas. (Strategy 1.1c).
- Review the County's zoning ordinance for compliance with the Fair Housing Act. (Strategy 2.1i).

5. Actively collaborate with the cities to promote consistency in policies and regulations within the ACIs.

Although growth in the ACIs is planned for by the comprehensive plans negotiated by the Board of Ada County Commissioners and each respective City Council, a perceived lack of predictability about which portions of unincorporated Ada County will remain rural—and which will ultimately be come urban and annex into a city—has been an ongoing concern for residents and stakeholders. This Plan promotes active collaboration with the cities to help improve the accuracy of information available and promote consistency in policies and regulations where applicable. Strategies include:

- Work with the cities to update the comprehensive plans adopted by reference as part of this Comprehensive Plan to reflect the most recent plan adopted by each city. (Strategy 2.1a)
- Work cooperatively with cities when negotiating ACI boundaries to ensure partnership in the planning process and timely review and adoption. (Strategy 2.1e)
- Adoption of formal criteria for renegotiation of ACI boundaries with cities (Strategy 2.1d)

- Work cooperatively with local and regional partners to estimate future land needs, determine the supply of buildable or developable land within a given ACI, and identify prime agricultural land and open space. (Strategy 2.1f)

How to Use the Action Plan

ACTION TIMING

- **Near-term actions** – following Plan adoption, over the next one two years (indicated by the number 1).
- **Longer-term actions** –Three to five years following Plan adoption (indicated by the number 2).
- **Ongoing actions** – following plan adoption, ongoing over the life of the Plan.

STRATEGIES/RELATED GOALS

Strategies are aligned with the goal they are intended to support for quick reference.

RESPONSIBILITY

- **Lead.** For each of the items listed in the Action Plan, a lead department or organization is identified to initiate the action. Where particularly close coordination or shared resources are needed, more than one department or organization is listed as the lead with the intent that they work as equal partners.
- **Partners.** A supporting list of other departments, partner agencies, municipalities, organizations, and groups to involve in the process of implementation is also provided. County boards and commissions and the community at large will also be consulted as appropriate based on the nature and scope of individual strategies and recommended actions.

TYPES OF STRATEGIES

- **Policies and programs.** The Plan identifies many goals and policies that will be achieved through day-to-day decision-making made by Ada County staff, the Planning & Zoning Commission, and the Board through new or enhanced programs. For example, plan policies related to land use are implemented through the development review process.
- **Regulatory revisions.** In order for the Plan to be effective, the County's development regulations will need to be consistent with the goals and policies of the Plan. For example, updates to the County's zoning code will need to implement specific objectives related to sustainable practices, enhanced connectivity within the ACI, groundwater protection, and others.
- **Public improvements.** Some goals and policies may be best implemented through a specific improvement project or series of projects. Public improvements would typically be identified as part of the County's Capital Investment Plan.
- **Partnerships.** Many goals and policies involve planning efforts with other jurisdictions and inviting other agencies and jurisdictions in the region to participate in Ada County planning efforts. For example, ongoing collaboration with the cities, neighboring counties, ACHD, ITD, VRT, and others will be imperative to support the implementation of the Plan.
- **Advocacy and engagement.** Some goals and policies relate to initiatives and programs led by non-profits, outside agencies, and other organizations that play a significant role in helping the County achieve its goals and policies. In these instances, the strategies place the County in the role of advocating for community priorities and encouraging others to take actions toward implementing our goals. For example, Ada County works with the cities and other agencies to support the provision of affordable housing and enhanced public transportation.



Strategies to support Focus Area 1: County Resources and Amenities

Strategies in this section support collaborative efforts to preserve the County's natural, historic, and cultural resources, and provide expanded access to recreational amenities for County residents.

Strategies	Priority	Responsibility	Type
GOAL 1.1: Protect, manage, and enhance Ada County's diverse natural resources, including vegetative fish, and wildlife habitats.			
Strategy 1.1a. Continue to collaborate with the cities on hillside development protections for the Boise Foothills.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities of Boise Eagle and Star	Policies and programs
Strategy 1.1b. Establish buffers and development standards for development adjacent to the Birds of Prey area and other natural areas, consistent with the U. S. Bureau of Land Management Birds of Prey Management Plan.	2	**Lead:** P&Z Administrator **Partners:** Current Planning, BLM	Regulatory revisions
Strategy 1.1c. Maintain and update, as necessary, development standards designed to protect existing terrain, steep slopes, benches, flood hazard areas, and ridge lines.	Ongoing	**Lead:** P&Z Administrator **Partners:** Current Planning, Engineering	Regulatory revisions
Strategy 1.1d. Continue to require preparation of wildlife protection and mitigation plans for Planned Communities, in accordance with the County's Zoning Ordinance.	Ongoing	**Lead:** Current Planning **Partners:** P&Z	Policies and programs
Strategy 1.1e. Continue to work with other agencies to develop and implement strategies to preserve the Boise River and river corridor.	Ongoing	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, Environmental Advisory Board	Partnerships
Strategy 1.1.f. Maintain a coordinated program for controlling and eliminating noxious weeds.	Ongoing	**Lead:** Weed, Pest, & Mosquito Abatement Partner: ITD	Policies and programs
Strategy 1.1.g. Educate property owners about their responsibility in controlling noxious weeds and services provided by Ada County to aid in noxious weed abatement.	Ongoing	**Lead:** Weed, Pest, & Mosquito Abatement **Partners:** PIO	Outreach and Engagement
GOAL 1.2: Develop and implement a long-range plan for the acquisition, creation and maintenance of new and existing pathways and trails that form an interconnected countywide system.			
Strategy 1.2a. Coordinate with local and state governments, recreation user groups, and non-governmental organizations to develop a County-wide open space multi-use trail plan.	1	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, Open Space Advisory Task Force, cities, BLM, USFW, and many others	Policies and programs/ Partnerships

Strategies	Priority	Responsibility	Type
Strategy 1.2b. Work with other communities to explore the need for, and coordinate, if warranted—a plan similar to the Ridge to Rivers Plan for the areas of Eagle, Star, and unincorporated areas of the County.	1	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, Open Space Advisory Task Force, cities, BLM, USFW, and many others	Policies and programs/ Partnerships
Strategy 1.2c. Explore the opportunity to plan, develop, and coordinate a multi-use trail along the Snake River.	2	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, Open Space Advisory Task Force, Canyon County, BLM, Idaho Power, and many others	Policies and programs/ Partnerships
Strategy 1.2d. Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.		**Lead:** Ada County Engineer **Partners:** Community and Regional Planning and Parks and Waterways	Partnerships
Strategy 1.2.e. Continue to engage all users of the trail system in the planning process	Ongoing	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, cities, BLM	Outreach and Engagement
GOAL 1.3: Develop and maintain a comprehensive system of recreation areas and programs for the use and enjoyment of residents of all ages and abilities.			
Strategy 1.3a. Develop a future facility plan map delineating facilities to be developed and where they will be located in order to limit jurisdictional conflicts, minimize duplication of services within other existing cities service boundaries, and help ensure that the County is not in conflict with existing cities' proposed goals and objectives.	2	**Lead:** Parks and Waterways **Partners:** Community & Regional Planning, Environmental Advisory Board	Policies and programs
Strategy 1.3b. Adopt and implement a fully funded, multi-year Capital Investment Plan (CIP) providing for investment in current, expanded, and new facilities as required in meeting service demands. **(SBP: F1-2)**	1	**Lead:** All Departments **Partners:** BOCC	Policies and programs
Strategy 1.3c. Use statistically valid surveys and/or other means to identify where people recreate and to establish and refine priorities for future County park and recreation planning. **(SBP: CS3.1)**	Ongoing	**Lead:** OLM **Partners:** Parks & Waterways	Policies and programs
Strategy 1.3d. Conduct a regional, County-wide process to determine long-range priorities and opportunities for open space acquisition, including identification of a stable, long-term, publicly supported funding approach. Use the Agriculture and Open Space Preservation Toolkit as a starting point.	1	**Lead:** Parks & Waterways **Partners:** Community & Regional Planning, BOCC, cities, counties	Policies and programs

Strategies	Priority	Responsibility	Type
GOAL 1.4: Foster coordination among cities, state and federal agencies, and private entities to provide a full range of recreational opportunities to County residents.			
Strategy 1.4a. Seek continued opportunities to partner with the cities on planning for and implementing parks, trails, and open space projects in unincorporated areas of the County.	Ongoing	**Lead:** Parks & Waterways **Partners:** Cities, BLM, other land management agencies	Policies and programs
Strategy 1.4b. Examine the feasibility of establishing an impact fee program to be used in providing a full range of recreational opportunities to County residents.	1	**Lead:** Parks & Waterways **Partners:** Community & Regional Planning, BOCC	Policies and programs
Strategy 1.4c. Develop strategies to make boaters aware of opportunities on the Snake River and Swan Falls areas and to reduce overcrowding on Boise River/Lucky Peak.	2	**Lead:** Parks & Waterways **Partners:** Idaho Parks & Recreation	Policies and programs
Strategy 1.4d. Support a feasibility study to determine the need, cost, and possible location of a new four-season, deep-water marina on Lucky Peak.	2	**Lead:** Parks & Waterways **Partners:** Idaho Parks & Recreation	Partnerships
GOAL 1.5: Increase access to, safety on, and enjoyment of County Waterways through education about safety, rules, and laws, and by providing additional facilities and services.			
Strategy 1.5a. Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.	Ongoing	**Lead:** Parks & Waterways **Partners:** City of Boise, Idaho Parks & Recreation, Garden City, City of Eagle	Outreach and engagement
Strategy 1.5b. Support Idaho Parks and Recreation and the state Legislature to create mandatory "Boater Education" requirements for young operators.	Ongoing	**Lead:** Parks & Waterways **Partners:** City of Boise, Idaho Parks & Recreation	Partnerships
Strategy 1.5c. Identify opportunities to use County recreational facilities to host special events, promote environmental education, and achieve other goals of this Plan and other adopted plans.	Ongoing	**Lead:** Parks & Waterways **Partners:** PIO	Policies and programs
GOAL 1.6: Protect and enhance Ada County's culturally and historically significant resources.			
Strategy 1.6a. Collaborate with local, regional, and state partners to create an acquisition, education, and preservation plan for portions of the Oregon National Historic Trail in southeast Ada County.	1	**Lead:** Parks & Waterways **Partners:** Parks, Open Space and Trails Advisory Board, Historic Preservation Council, BOCC	Policies and programs
Strategy 1.6b. Continue to support efforts to protect segments of the Oregon National Historic Trail through voluntary easements or land designation.	Ongoing	**Lead:** Current Planning **Partners:** Parks, Open Space and Trails Advisory Board, Historic Preservation Council, BOCC	Policies and programs
Strategy 1.6c. Create a single, searchable database of historic sites to facilitate locating information about specific properties.	1	**Lead:** Historic Preservation Council **Partners:** GIS	Policies and programs

Strategies	Priority	Responsibility	Type
Strategy 1.6d. Support updating the County's zoning ordinances to require providing interpretive signage for any historic resource directly impacted by construction that triggers Section 106 review under the Historic Preservation Act of 1966.	Ongoing	**Lead:** Historic Preservation Council **Partners:** Current Planning, P&Z Administrator	Regulatory Updates
Strategy 1.6e. Support the development of a resource management plan for historic roads in Ada County.	2	**Lead:** Historic Preservation Council **Partners:** Current Planning, Transportation Agencies	Policies and programs
Strategy 1.6f. Explore potential revisions to County regulations regarding analysis of the historic potential of proposed development sites to: • Clearly define the meaning of "the Ada County historic resources inventory" as used in Title 8 of the Ada County Code to include all resource surveys conducted by Ada County. • Require a record search from the State Historic Preservation Office (SHPO) as part of the development review process. • Require a cultural/historic/archaeological resources reconnaissance survey for Planned Communities, with the findings being a consideration in the design of the project proposal.	2	**Lead:** P&Z Administrator **Partners:** Historic Preservation Council, Current Planning	Regulatory updates
Strategy 1.6g. Expand the existing County GIS theme of historic resources to include all sites identified in pre-1998 surveys conducted on behalf of Ada County.	1	**Lead:** GIS **Partners:** Historic Preservation Council, Current Planning, Community & Regional Planning	Policies and programs
Strategy 1.6h. Coordinate with the Ada County Historic Preservation Council to identify financial and other incentives to encourage restoration and protection of historic resources in Ada County and share information with property owners.	Ongoing	**Lead:** Community & Regional Planning; Current Planning **Partners:** Historic Preservation Council	Policies and programs
Strategy 1.6i. Explore and establish a framework for expanded coordination with the cities on historic preservation.	2	**Lead:** Historic Preservation Council **Partners:** Cities Parks & Waterways, Community & Regional Planning	Partnerships

Strategies	Priority	Responsibility	Type
GOAL 1.7: Identify, protect and use Ada County's sand and gravel resources while minimizing long-term negative environmental impacts and protecting or enhancing natural resources.			
Strategy 1.7a. Map locations of both existing and previously mined sand and gravel pits, Maintain and update the map as operations cease and as new sand and gravel operations are approved.	1	**Lead:** GIS **Partner:** Current Planning, Community & Regional Planning	Policies and programs
Strategy 1.7b. Develop measures for protection of resources, including incentives, consideration of new forms of development, and protection and reclamation of gravel resources.	2	**Lead:** P&Z Administrator **Partners:** Current Planning, Community & Regional Planning	Policies and programs



Strategies to support Focus Area 2: Coordinated Growth

Strategies in this section support close collaboration with local, regional, state, and federal partners on efforts to plan for and promote coordinated growth in unincorporated parts of Ada County—recognizing the distinctions between portions of the County that fall within the Areas of City Impact and those that fall outside the Areas of City Impact.

Strategies	Priority	Responsibility	Type
GOAL 2.1: Promote a coordinated and efficient pattern of development countywide.			
Strategy 2.1a. Offer assistance or support to cities to update city comprehensive plans adopted by reference as part of this Comprehensive Plan to reflect the most recent plan adopted by each city.	1	**Lead:** Community & Regional Planning **Partners:** Cities, BOCC	Partnerships
Strategy 2.1b. Regularly assess, summarize, and provide information about growth and development in the County, including approval of development permits and new construction to COMPASS.	Ongoing	**Lead:** Community & Regional Planning **Partners:** GIS, Current Planning, Building, COMPASS	Policies and programs
Strategy 2.1c. Regularly obtain and review population data and demographic forecasts from COMPASS and incorporated cities. Summarize and distribute such information to County staff for use in evaluating decisions related to planning and development processes.	Ongoing	**Lead:** Community & Regional Planning **Partners:** COMPASS	Policies and programs
Strategy 2.1d. Adopt formal criteria for renegotiation of ACI boundaries with cities to include: • A letter from the city requesting renegotiation; • A map showing the existing and proposed ACI boundaries • Geographic Information System (GIS) shape and data file(s) for the proposed ACI expansion. • Justification pertaining to the proposed ACI as it relates to trade areas and geographic factors. • Justification pertaining to the reasonable likelihood that the proposed ACI will be annexed, including, but not limited to, the availability of urban services as follows: central water; municipal or central wastewater collection and treatment; public safety services such as fire protection, law enforcement, and emergency medical services; schools; urban standard streets, roads, and transportation facilities; park and recreational facilities; public transportation; libraries; storm drainage facilities; utility facilities; and urban irrigation systems. • Documentation and technical assurances that urban services will be provided within ten years. This may include	1	**Lead:** Community & Regional Planning **Partners:** BOCC, cities	Policies and programs

Strategies	Priority	Responsibility	Type
Capital Investment Plans, Capital Facility Plans, and/or Utility-Service Master Plans. • Evidence demonstrating how the proposed ACI will accommodate the future growth goals of the city.			
Strategy 2.1e. Work cooperatively with cities when negotiating ACI boundaries to ensure partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities, BOCC	Partnerships
Strategy 2.1f. Work cooperatively with local and regional partners to estimate future land needs, determine the supply of buildable or developable land within a given ACI, and identify prime agricultural land and open space.	1	**Lead:** Community & Regional Planning **Partners:** Cities, COMPASS, transportation agencies, service providers	Partnerships
Strategy 2.1g. Work cooperatively with the cities and various agencies and service providers to establish MOUs regarding GIS data sharing parameters and a schedule for regular updates.	1	**Lead:** Community & Regional Planning **Partner:** GIS, Cities, service providers	Partnerships
Strategy 2.1h. Review the County's zoning ordinance for opportunities to allow for bike and pedestrian connectivity and open space within new developments.	1	**Lead:** P&Z Administrator **Partners:** Current Planning, Community & Regional Planning	Regulatory updates
Strategy 2.1i. Review the County's zoning ordinance for compliance with the Fair Housing Act and update as necessary.	1	**Lead:** P&Z Administrator **Partner:** Current Planning, Community & Regional Planning	Regulatory updates
Strategy 2.1j. Coordinate with the cities and agencies to support the provision of affordable and fair housing opportunities.	Ongoing	**Lead:** Current Planning **Partner:** Community & Regional Planning, BOCC, housing agencies	Advocacy and engagement
Strategy 2.1k. Monitor and make available information regarding housing trends in Ada County as part of the Trends and Forces report that accompanies this Plan, as specialized information becomes available.	Ongoing	**Lead:** Community & Regional Planning **Partners:** COMPASS	Policies and programs
Strategy 2.1k. Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.	2	**Lead:** Community & Regional Planning **Partners:** Water providers, IDWR	Policies and programs
Strategy 2.1l. Review the County's zoning ordinance to ensure consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.	1	**Lead:** Current Planning **Partner:** Community & Regional Planning, school districts	Regulatory updates
Strategy 2.1m. Participate with representatives of the School Districts and cities to review and ensure consistency among municipal policies, zoning and other development ordinances related to school siting, development permitting and review	Ongoing	**Lead:** Community & Regional Planning **Partners:** School districts, cities	Policies and programs

Strategies	Priority	Responsibility	Type
procedures.			
Strategy 2.1n. Continue to provide information to school districts regarding new development in unincorporated portions of the County.	Ongoing	**Lead:** Current Planning **Partners:** School districts	Policies and programs
GOAL 2.2: Direct urban development to incorporated cities and Areas of City Impact where investments in urban services have already been made or are planned and programmed.			
Strategy 2.2a. Work with individual cities to develop consistent zoning and development regulations that implement the applicable comprehensive plans in ACIs.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities	Partnerships
Strategy 2.2b. Support adoption and implementation of transit-oriented development within ACIs to support the long range transportation plan.	Ongoing	**Lead:** Community & Regional Planning **Partners:** COMPASS, cities, transportation agencies	Policies and programs
Strategy 2.2c. Work collaboratively with individual cities to define short and long-term strategies for County enclaves, recognizing the unique characteristics and issues associated with each.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities	Partnerships
Strategy 2.2d. Work collaboratively with Garden City to plan for lands adjacent to Expo Idaho and regarding long-term plans for the use of Expo Idaho.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Garden City, Expo Idaho, BOCC	Partnerships
Strategy 2.2e. Collaborate with cities to support opportunities for and encourage small-scale or specialized agricultural operations within the ACIs.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities, agricultural interests	Partnerships, Advocacy and Engagement
Strategy 2.2f. Encourage cities to reserve or preserve portions of the areas zoned rural urban transition as part of their Comprehensive Plans to provide opportunities for the retention of agricultural land and operations, as well as for the protection of natural features and creation of open space buffers.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Cities, Parks and Waterways	Partnerships
GOAL 2.3: Provide opportunities for limited residential and nonresidential development in unincorporated area outside ACIs.			
Strategy 2.3a. Review County zoning regulations for residential and non-residential land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies.	1	**Lead:** P&Z Administrator **Partners:** Current Planning, Community & Regional Planning	Regulatory updates
GOAL 2.4: Protect the character and functions of distinct uses in rural, unincorporated parts of Ada County.			
Strategy 2.4a. Explore and adopt measures to permanently protect open space or maintain low densities within rural areas, such as purchase of development rights, conservation	1	**Lead:** Community & Regional Planning **Partners:** BOCC, Cities, Ada Soil	Policies and programs

Strategies	Priority	Responsibility	Type
easements or other tools including cluster, conservation or open space subdivisions, additional hillside regulations and protection of habitat and environmentally sensitive areas.		& Water Conservation District, Parks & Waterways, agricultural interests	
Strategy 2.4b. Continue to sponsor the Open Space Advisory Task Force.	Ongoing	**Lead:** BOCC **Lead:** Parks and Waterways	Policies and programs
GOAL 2.5: Continue to support the agricultural industry and preservation of agricultural land in rural, unincorporated parts of Ada County.			
Strategy 2.5a. Establish incentives and regulations that provide opportunities to maintain and enhance agricultural operations in rural, unincorporated areas outside of the ACI.	1	**Lead:** Community & Regional Planning **Partners:** Cities, agricultural interests, Ada Soil & Water Conservation District, property owners	Policies and programs
Strategy 2.5b. Work with irrigation districts to identify where irrigation water is available for the purpose of preserving agricultural land.	1	**Lead:** Community & Regional Planning **Partners:** Irrigation districts	Policies and programs
Strategy 2.5c. Maintain and regularly update maps of Agriculturally Exempt lands and prime agricultural land.	Ongoing	**Lead:** Community & Regional Planning **Partners:** GIS, County Assessor	Policies and programs
Strategy 2.5d. Support the creation of an Agriculture Preservation Board to further define agricultural uses and identify prime agricultural land appropriate for preservation.	1	**Lead:** BOCC **Partners:** Community & Regional Planning, agricultural interests	Policies and programs/ Partnerships
Strategy 2.5e. Update the zoning code to provide the opportunity for smaller farms.	1	**Lead:** P&Z Administrator **Partners:** Community & Regional Planning, Current Planning, agricultural interests	Regulatory updates
Strategy 2.5f. Account for economic impacts of agriculture when considering development applications.	2	**Lead:** P&Z Administrator **Partners:** Community & Regional Planning, Current Planning, agricultural interests	
GOAL 2.6: Protect the health, safety, and welfare of the general public and mitigate encroachment and compatibility issues in airport and military influence areas.			
Strategy 2.6a. Continue to participate in JLUS Committee.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Army National Guard, Air National Guard, City of Boise, Elmore County, Oywhee County	Policies and programs
Strategy 2.6b. Work closely with the Military and other partners on proposed development within the Military Influence Area.	Ongoing	**Lead:** Current Planning **Partners:** Army National Guard, Air National Guard, City of Boise, Elmore County, Oywhee County	Policies and programs
Strategy 2.6c. Maintain close contact with other local	Ongoing	**Lead:** Community & Regional	Policies and

Strategies	Priority	Responsibility	Type
jurisdictions to coordinate military compatibility planning and management activities.		Planning **Partners:** Cities	programs
Strategy 2.6d. Maintain consistency with Boise City on development regulations in the Boise Airport Influence Area.	Ongoing	**Lead:** P&Z Administrator **Partners:** City of Boise	Policies and programs
GOAL 2.7: Each property owner is responsible, as a steward of the land, to use his/her property wisely, maintain it in good condition, and preserve it for future generations.			
Strategy 2.7a. Conduct outreach and prepare informational materials for property owners addressing the importance of property maintenance and development regulations.	2	**Lead:** Community & Regional Planning **Partners:** Current Planning, PIO	Policies and programs
GOAL 2.8: Ensure that all planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.			
Strategy 2.8a. Conduct regular training with County staff and Planning & Zoning Commission to ensure that they properly adhere to and apply provisions of Idaho Code 67-8003 in land use planning and development review processes.	Ongoing	**Lead:** P&Z Administrator **Partners:** Current Planning	Policies and programs
Strategy 2.8b. Continue to apply the County's policies and procedures on a case-by-case basis with guidance from County legal counsel, as necessary.	Ongoing	**Lead:** Current Planning **Partners:** P&Z Administrator	Policies and programs

Strategies to support Focus Area 3: Economic Capacity

Strategies in this section support continued collaboration with local, regional, and state partners on economic development initiatives and the retention and expansion of Ada County's core industries.

Strategies	Priority	Responsibility	Type
GOAL 3.1: Strengthen the County's economic base through regional business attraction, job creation initiatives, and continued support for recreation and tourism.			
Strategy 3.1a. Continue to participate in regional growth summits or other economic development planning processes or events to share information about employer attraction opportunities and major trends that affect the County and regional economy.	Ongoing	**Lead:** BOCC **Partners:** Other elected officials, department heads, various economic development agencies and chambers, COMPASS	Partnerships
Strategy 3.1b. Establish and implement processes for regular communication with local chambers of commerce and other business organizations, including recreation and tourism organizations, as part of ongoing and project-specific planning processes.	2	**Lead:** BOCC **Partners:** Other elected officials, department heads, various economic development agencies and chambers	Partnerships
Strategy 3.1c. Continue to partner with the state, cities, and other interests on the expansion of recreational opportunities in Ada County, in accordance with the goals and policies outlined as part of Focus Area 1.	Ongoing	**Lead:** BOCC **Partners:** Other elected officials, department heads, cities	Partnerships
GOAL 3.2: Identify targeted areas for industry and employment in unincorporated Ada County.			
Strategy 3.2a. Update County zoning regulations for industrial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in agricultural areas as part of this process.	1	**Lead:** P&Z Administrator **Partners:** Current Planning, Community & Regional Planning	Regulatory updates
Strategy 3.2b. Support ongoing efforts to establish an intermodal freight rail facility in the Treasure Valley.	Ongoing	**Lead:** BOCC **Partners:** Current Planning, Community & Regional Planning	Partnerships
GOAL 3.3: Maintain Ada County's strong agricultural industry.			
Strategy 3.3a. Establish incentives to protect the long-term use of land with prime agricultural soils, used for existing agricultural operations, and designated for agricultural use	1	**Lead:** Community & Regional Planning **Partners:** BOCC, agricultural interests, Ada Soil and Water Conservation District	Policies and programs

Strategies	Priority	Responsibility	Type
Strategy 3.3b. Establish incentives and regulations that provide opportunities for and encourage small-scale or specialized agricultural operations in rural areas and ACIs.	1	**Lead:** Community & Regional Planning **Partners:** BOCC, agricultural interests, Ada Soil and Water Conservation District	Policies and programs
Strategy 3.3c. Monitor and make available information regarding the economic impact of agriculture on Ada County as part of the Trends and Forces Report that accompanies this Plan as it may be amended from time to time.	Ongoing	**Lead:** Community & Regional Planning **Partners:** Idaho Department of Agriculture	Policies and programs



Strategies to support Focus Area 4: Community Connections

Strategies in this section support continued collaboration with COMPASS, ACHD, ITD, VRT, cities, and others on efforts to plan for and manage the County's multimodal transportation system and enhance connectivity to major destinations within the County and to points beyond.

Strategies	Priority	Responsibility	Type
GOAL 4.1: Coordinate and assist the ACHD, ITD, VRT, and COMPASS in developing and managing a multimodal transportation system that provides for the safe, efficient, and cost-effective movement of people and goods.			
Strategy 4.1a. Support efforts by local and regional partners to preserve ROW, implement access management plans, and take other steps needed to support the implementation of the long-range transportation plan as part of the development review process.	Ongoing	**Lead:** Current Planning **Partners:** Transportation agencies	Policies and programs
Strategy 4.1b. Continue to coordinate with transportation agencies and other jurisdictions in addressing long-term transportation planning issues	Ongoing	**Lead:** Community & Regional Planning **Partners:** Transportation agencies, cities, counties	Partnerships
GOAL 4.2: Help promote and enhance multimodal connectivity and safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.			
Strategy 4.2a. Update the County's regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.	1	**Lead:** P&Z Administrator **Partners:** Community & Regional Planning, Current Planning, ACHD	Regulatory updates
Strategy 4.2b. Coordinate with school districts and ACHD, through their planning processes, on the implementation of the Safe-Routes-to-School program.	Ongoing	**Lead:** Community & Regional Planning **Partners:** ACHD, school districts	Policies and programs
Strategy 4.2c. Work with the Safe-Routes-to-School coordinator on opportunities to educate the public on bike safety.	Ongoing	**Lead:** Community & Regional Planning **Partners:** ACHD, ITD, VRT, Safe-Routes-to-School, school districts	Policies and programs
GOAL 4.3: Support the development of local transportation systems that are well-connected, both internally and to the regional transportation system.			
Strategy 4.3a. Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with the long-range transportation plan.	2	**Lead:** P&Z Administrator **Partners:** Community & Regional Planning, Current Planning, COMPASS	Regulatory updates

Strategies	Priority	Responsibility	Type
Strategy 4.3b. Consider updates to the County's private road standards to promote connectivity within the ACIs, such as, but not limited to, limitations on their applicability within the ACIs, stronger limitations on cul-de-sacs, and possible introduction of a connectivity index or other mechanism for measuring multimodal connectivity as part of the development review process.	Ongoing	**Lead:** P&Z Administrator **Partners:** Community & Regional Planning, Current Planning, COMPASS, cities	Regulatory updates
Strategy 4.3c. Support efforts by VRT to provide transit service between activity and employment centers.	Ongoing	**Lead:** Community & Regional Planning **Partners:** VRT, COMPASS	Policies and programs
GOAL 4.4: Work with local and regional partners to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.			
Strategy 4.4a. Participate in and support efforts led by ACHD, ITD, VRT, or others to adopt and implement new transportation funding mechanisms, including efforts on state legislative issues.	1	**Lead:** Community & Regional Planning **Partners:** BOCC, COMPASS, ACHD, ITD, VRT, cities	Partnerships
GOAL 4.5: Coordinate with ACHD, ITD, VRT, cities and others in planning for, designing, developing and permitting new and/or expanded transportation facilities.			
Strategy 4.5a. Coordinate with transportation agencies and the cities through the development process to preserve transportation corridors identified in long-range transportation plans.	Ongoing	**Lead:** Current Planning **Partners:** ACHD, VRT, ITD, COMPASS, cities	Partnerships
Strategy 4.5b. Support the transportation planning process and actively participate in the development and implementation scheduling of transportation projects identified as part of the long-range transportation plan.	Ongoing	**Lead:** Current Planning **Partners:** ACHD, VRT, ITD, COMPASS, cities, counties	Policies and programs
Strategy 4.5c. Continue to actively participate in the implementation of policies, goals, and objectives of the Communities in Motion regional transportation and land use vision.	Ongoing	**Lead:** Current Planning **Partners:** ACHD, VRT, ITD, COMPASS, cities, counties	Partnerships
GOAL 4.6: Help coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals and make efficient and cost-effective use of resources.			
Strategy 4.6a. Coordinate with transportation agencies to preserve ROW and transportation corridors consistent with the long-range transportation plan.	Ongoing	**Lead:** Current Planning **Partners:** Community & Regional Planning; ACHD; ITD	Partnerships
Strategy 4.6b. Continue to participate at COMPASS in the long-range transportation planning process.	Ongoing	**Lead:** Community & Regional Planning **Partners:** COMPASS	Partnerships

Strategies	Priority	Responsibility	Type
GOAL 4.7: Support a comprehensive transportation network that provides mobility and choices for all segments of the community.			
Strategy 4.7a. Work with ACHD, VRT, and other agencies, community groups, local employers and citizens to identify and promote strategies for reducing reliance on the automobile, including through strategies identified in policies of this Plan.	1	**Lead:** Community & Regional Planning **Partners:** Operations, Parks & Waterways, ACHD, VRT, COMPASS	Policies and programs
Strategy 4.7b. Work with ACHD to identify needed infrastructure improvements and/or gaps in bicycle and pedestrian connectivity to include in ACHD's annual project prioritization process.	1	**Lead:** Community & Regional Planning Partners: ACHD, Parks & Waterways, Expo Idaho, cities	Policies and programs
Strategy 4.7c. Support implementation of bike and pedestrian plans as adopted by ACHD, COMPASS, VRT, the cities, or other partners.	Ongoing	**Lead:** Community & Regional Planning **Partners:** ACHD, COMPASS, cities	Policies and programs



Strategies to support Focus Area 5: Sustainable Practices and Resiliency

Strategies in this section support the County's ongoing efforts to promote the use of sustainable practices, as well as planning and coordination with local, regional, and state partners to help reduce future risks from natural and manmade hazards and promote a more resilient community.

Strategies	Priority	Responsibility	Type
GOAL 5.1: Promote clean air and lower greenhouse gas emissions			
Strategy 5.1a. Work with VRT to continue to provide free or reduced-cost transit passes to County and other government employees.	Ongoing	**Lead:** Operations **Partner:** BOCC	Policies and programs
Strategy 5.1b. Work with VRT to encourage major private employers to offer free or reduced-cost transit passes to their employees.	Ongoing	**Lead:** BOCC **Partners:** Operations	Policies and programs
Strategy 5.1c. Evaluate development and design standards for opportunities to support clean air and lower greenhouse emissions.	2	**Lead:** Planning & Zoning Administrator **Partners:** Current Planning	Regulatory updates
Strategy 5.1d. Continue to support Ada County as a Bike-Friendly Business.	Ongoing	**Lead:** BOCC **Partners:** Elected Officials, Department of Administration, Operations, Parks & Waterways	Policies and programs
GOAL 5.2: Conserve and protect the County's groundwater and surface waters			
Strategy 5.2a. Encourage the Idaho Department of Water Resources to conduct studies needed to continue to assess the availability and quality of water resources throughout Ada County and in the Treasure Valley.	1	**Lead:** Community & Regional Planning **Partners:** Cities, counties, IDWR	Partnerships
Strategy 5.2b. Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff and impacts on water quality, and xeric landscaping and irrigation practices.	2	**Lead:** Planning & Zoning Administrator **Partners:** County Engineer, ACHD, IDWR, Current Planning	Regulatory updates
Strategy 5.2c. Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, xeric landscaping and irrigation practices, and water reuse.	2	**Lead:** Community & Regional Planning **Partners:** IDWR, DEQ	Policies and programs
Strategy 5.2d. Identify, adopt and implement Best Management Practices (BMPs) to control erosion and protect water quality.	1	**Lead:** County Engineer **Partners:** Planning & Zoning Administrator, IDWR, DEQ	Policies and programs
Strategy 5.2e. Continue to work with stakeholders on environmental issues.	Ongoing	**Lead:** BOCC **Partners:** Operations, Parks &	Policies and programs

Strategies	Priority	Responsibility	Type
		Waterways, Environmental Groups	
GOAL 5.3: Promote the use of sustainable practices in public/private development and County operations.			
Strategy 5.3a. Continue to support a broad range of sustainability initiatives within the County organization through continued implementation of the County's Strategic Plan for Energy Conservation and Resource Use.	Ongoing	**Lead:** Operations	Policies and programs
Strategy 5.3b. Maintain up to date Energy Audits for all County operations. **(SBP- SD7-1)**	Ongoing	**Lead:** Operations	Policies and programs
Strategy 5.3c. Strive to incorporate best green building practices in the construction and renovation of all buildings. **(SBP- SD7-2)**	Ongoing	**Lead:** Operations	Policies and programs
Strategy 5.3d. Explore opportunities for incentives for energy-efficient design in private development and construction.	1	**Lead:** Planning & Zoning Administrator **Partners:** Current Planning, Building Department	Policies and programs
Strategy 5.3e. Consider partnerships with universities and other partners to promote green building technologies through research programs and local demonstration projects.	2	**Lead:** Operations **Partners:** USGBC, Universities	Partnerships
GOAL 5.4: Protect human life and property and reduce public and private expenditures resulting from natural and manmade disasters.			
Strategy 5.4a. Maintain, and update as necessary, regulations regarding the flood hazard overlay, WUFI overlay, and the Boise River Greenway overlay districts.	Ongoing	**Lead:** P&Z Administrator **Partners:** Current Planning, Building, County Engineer, Fire Districts, cities	Policies and programs
Strategy 5.4b. Continue current levels of emergency preparedness and provide regular employee training. **(SBP: SD3-1)**	1	**Lead:** Emergency Management **Partners:** Elected Offices and Departments	Policies and programs
Strategy 5.4c. Cooperate with other agencies in maintaining public health and safety services. **(SBP: SD3-2)**	Ongoing	**Lead:** Emergency Management **Partners:** Current Planning, EMS, ACSO, CDHD, cities, ACHD	Partnerships
GOAL 5.5: Enhance community resiliency.			
Strategy 5.5a. Work with Emergency Management on the implementation of the All-Hazards Mitigation Plan.	1	**Lead:** County Engineer **Partners:** Planning & Zoning Administrator, Community & Regional Planning, Current Planning	Policies and programs

Strategies	Priority	Responsibility	Type
Strategy 5.5b. Prepare and distribute public education materials on the risks and preparedness steps for the flood hazard overlay and wildland urban fire overlay districts.	Ongoing	**Lead:** Current Planning **Partners:** PIO, Community & Regional Planning	Policies and programs
GOAL 5.6: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County.			
Strategy 5.6a. Work with service providers to designate locations of future utility corridors.	2	**Lead:** Community & Regional Planning **Partners:** Idaho Power	Partnerships
GOAL 5.7: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient and environmentally sound manner.			
Strategy 5.7a. Coordinate with wastewater service providers in review of Planned Community applications, consistent with policies of this Plan.	Ongoing	**Lead:** Community & Regional Planning **Partners:** DEQ, cities, Sewer Districts	Partnerships
Strategy 5.7b. Develop a process to improve coordination with city and sewer district wastewater service providers in identifying long-term (20 years or beyond) wastewater service and facility needs.	1	**Lead:** Community & Regional Planning **Partners:** Sewer Districts, cities	Partnerships
Strategy 5.7c. Explore the possibility of easement dedications in the subdivision process for sewer trunk lines.	2	**Lead:** Planning & Zoning Administrator **Partners:** Current Planning, Community & Regional Planning, Cities, Sewer Districts	Policies and programs
Strategy 5.7d. Encourage all existing developments served by septic systems to connect to central sewer once it becomes available.	Ongoing	**Lead:** Current Planning **Partners:** Central District Health, DEQ, Building	Policies and programs
Strategy 5.7e. Maintain an overall plan for management of County solid waste facilities and regulation and/or coordination among private solid waste service providers.	Ongoing	**Lead:** Landfill	Policies and programs



Strategies to support Focus Area 6: Organizational Effectiveness

Strategies in this section are intended to promote efficient and effective practices within the County organization, in accordance with the County's Strategic Business Plan.

Strategies	Priority	Responsibility	Type
GOAL 6.1: Provide public services and facilities for which the County is responsible in a fair, efficient, and professional manner.			
Strategy 6.1a. Utilize the County's Strategic Business Plan and associated strategies as a tool to support the overall effectiveness of the County organization.	Ongoing	All elected offices and departments	Policies and programs
Strategy 6.1b. Identify, implement, and maintain desired levels of service and service delivery models for all functions provided by the County in accordance with the Strategic Business Plan. **(SBP-SD 1.1, 1.2, and 5.1)**	1	**Lead:** Department of Administration & IT **Partners:** Elected offices and departments	Policies and programs
Strategy 6.1c. Evaluate new or expanded services based on the full costs of services and related subsidies, direct and indirect revenues, legality sustainability, and impact on other on-going services. Consider alternative ways to provide new or expanded services, including building on existing successful inter-governmental cooperative agreements. **(SBP-SD4-1)**	1	**Lead:** Department of Administration **Partners:** Elected offices and departments	Policies and programs
Strategy 6.1d. Adopt and implement a multi-year Capital Investment Plan providing for investment in current, expanded and new facilities as required in meeting service demands. **(SBP-F1.1)**	1	**Lead:** Transformation Board **Partners:** Elected offices and departments	Public improvements
Strategy 6.1e. Ensure the County's facilities and services comply with all applicable federal standards	Ongoing	**Lead:** BOCC **Partners:** Elected offices and departments	Policies and programs
GOAL 6.2: Provide accurate information and administer development application processes in an efficient manner.			
Strategy 6.2a. Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.	1	**Lead:** Planning & Zoning Administrator **Partners:** All divisions in Development Services	Regulatory revisions
Strategy 6.2b. Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.	1	**Lead:** Community & Regional Planning **Partners:** PIO, Current Planning	Advocacy and engagement

Strategies	Priority	Responsibility	Type
GOAL 6.3: Enhance the understanding of County services and services provided by other public agencies.			
Strategy 6.3a. Develop an up-to-date strategic communication plan for current information on the roles and responsibilities of County bodies and on the manner in which information will be provided to county residents. **(SBP-CS1.1)**	1	**Lead:** PIO **Partners:** Elected offices and departments	Advocacy and engagement
Strategy 6.3b. Use all forms of traditional print, electronic and social media to provide information to County constituents. **(SBP-CS1.2)**	Ongoing	**Lead:** PIO **Partners:** Elected offices and departments	Advocacy and engagement
Strategy 6.3c. Adopt an Ada County Policy on Transparency and Public Outreach that implements a broad-based program for involving citizens in the governmental process of the County. **(SBP-CS2-1)**	1	**Lead:** BOCC **Partners:** Elected offices	Advocacy and engagement

GLOSSARY OF TERMS

Administrative. Pertaining to the performance of executive duties or directing the execution, application or conduct of duties of an office, business or institution.

Affordable Housing. Housing units that do not cost more than 30% of a family's household income for families that earn 80% or less than the Boise Metropolitan Statistical Area median income.

Agricultural land, prime. Land that is particularly well-suited to agricultural purposes due to characteristics, which shall include soil type (irrigation Soil Capability Class I, II or III), access to an existing irrigation system and slope less than 5%. In addition, either of the following must be present: (1) compatibility with adjacent uses (majority of parcels contiguous to the subject property); and/or (2) more than 40 acres of land with irrigation Soil Capability Class I, II or III.

Agriculture. The growing of cultivated crops, including grazing, pasturage, raising of domestic horticulture, floriculture, viticulture, fruit trees, berry bushes, and the necessary accessory uses for packing, treating or storing of the produce. The operation of any accessory uses to an agricultural activity shall not include a commercial packing facility, feed lot or stock yard, the commercial feeding of garbage or offal to swine or other animals, slaughterhouses, the operation of a fertilizer works, or plants for the reduction of animal matter. Raising of livestock and farm animals on smaller than one-acre parcels in a residential zone is not an agricultural activity.

Aesthetic. Having a sense of beauty, artistic or being in accordance with accepted notions of good taste.

Airport Influence Area. The area of the Boise Air Terminal/Gowen Field that is affected by significant aircraft noise and safety hazards.

Alluvial fan. A fan-shaped deposit where a fast flowing stream flattens, slows, and spreads typically at the exit of a canyon onto a flatter plain.

Annexation. The process of incorporating land into a city or other service district.

Aquifer. The water-bearing rock, rock formation, or group of rock formations associated with the Boise and Snake Rivers and their tributaries.

Area of City Impact. The land area surrounding and including each incorporated city within Ada County that designates its future physical boundary. Areas of City Impact are established through negotiations between each city and Ada County.

Best Management Practices (BMPs). Recognized, effective, practical methods for managing resources or systems, particularly natural resources such as stormwater, water, wastewater, erosion and other similar processes. A variety of guidebooks and standards have been developed by local, state and federal agencies for BMP's related to these and other resources.

Board. The Board of Ada County Commissioners.

Buffer Zone. An area that acts as a transition between two land uses of different intensity, such as between a residential subdivision and an industrial park.

Capital Improvement Plan (CIP). Also referred to as a Capital Investment Plan, a CIP is a plan that describes when public facilities or community amenities (i.e., a trail) will be built, how much they will cost, and the source of funding. A CIP usually covers a period of between three and ten years.

Cluster Development. A development that redirects, concentrates or focuses a permitted number of residences on a specific portion of one or more properties in a way that preserves open space and unique natural features.

Commercial Use. Any use involving the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.

Commission. The Ada County Planning and Zoning Commission.

Compatible. Existing without conflict or injurious effects with neighboring and surrounding land uses.

COMPASS. Community Planning Association of Southwest Idaho, a regional planning organization that plans for transportation and other facilities and issues in Ada and Canyon counties. COMPASS also collects, maintains and distributes information related to land use, development, population, housing and employment forecasts, other demographic data, and a wide variety of maps and associated information.

Comprehensive Plan. The Comprehensive Plan for Ada County, consisting of the goals, objectives, policies, maps and components or elements as defined in §67-6508, Idaho Code, that are recommended by the Commission and adopted by the Board. The Comprehensive Plan serves as a guide for public and private development and use of the land to ensure the highest standards in living environment, the operation of commerce, industry, agriculture and recreation to achieve a healthy, dynamic economy, the preservation of valuable natural resources, and the conservation to the highest degree of the public health, safety, and welfare for the citizens of Ada County.

Contiguous. Touching or sharing a boundary or property line.

Conservation Easement. A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

Conservation Subdivision. A development technique in which the size of lots is reduced or lots are strategically located in order to permanently protect unique natural features, habitat or open space.

Demographic data. Information that describes the characteristics of human populations such as size, growth, density, distribution and vital statistics. These include age, race and gender designations, as well as information related to household size, structure and other characteristics.

Density. The number of individuals, families, dwelling units or housing structures per unit of land, rounded down to the nearest whole number. Also referred to as gross density. The net density of a unit of land may exclude certain areas such as streets, rights-of-way, easements, water areas, lands with environmental constraints, etc.

Density bonus. Additional density granted to a development over and above the maximum density specified for the zoning district in which the development is located. Density bonuses may be granted for developments that include innovative planning, design features and amenities that create a unique and superior environment.

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

Development constraint. Natural obstacles to land development including steep slopes, wetlands, riparian areas, floodplains and other such conditions that also may create hazards to property or persons.

Drainage. 1. Surface water run-off; 2. The removal of surface water or groundwater from land by drains, creeks, canals, irrigation ditches, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drainageways. Open linear depressions, whether natural or manmade, for collection and drainage of surface water. They may be permanently or temporarily filled with water.

Dwelling, multi-family. A building or portion thereof designed for or used exclusively for residential purposes by three (3) or more families or housekeeping units.

Dwelling, single-family. A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

Environment. The sum of all external conditions and influences affecting the health, life, growth and development of a species or population.

EPA. U.S. Environmental Protection Agency. Federal agency with responsibility for monitoring and protecting air and water quality through establishment and enforcement of regulations such as permits and limits for discharging pollutants into air or water.

FEMA. Federal Emergency Management Agency. The administrator of the National Flood Insurance Program.

Floodplain. The channel and the relatively flat area adjoining the channel of a river or other watercourse which has been or may be covered by floodwater, for example, in a 50-year, 100-year or 500-year flood. Limited development may be permitted within a floodplain.

Floodway. The channel and the adjacent land areas of a river or other watercourse that must be reserved in order to discharge the regulatory base flood without cumulatively increasing the water surface elevation more than one foot, as shown on the flood insurance study for Ada County. No development may occur within a floodway.

Foothills Plan. A plan, as adopted by the City of Boise and Ada County, that is intended to preserve and enhance the environmental and aesthetic values of the Boise Foothills while allowing limited development and recreational enjoyment by the community.

Functional Street Classification Plan. A plan that classifies transportation routes within Ada County as local streets, collector streets, or arterial streets as prepared by the Community Planning Association of Southwest Idaho in connection with the County Transportation Plan.

GIS. Geographic Information System. Computer system of hardware and software used to evaluate and map spatial data.

Greenbelt. An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area, as with the Boise River Greenway.

Groundwater. The supply of fresh water under the surface in an aquifer or soil that forms the natural reservoir for potable water for the community. High groundwater indicates that the water table surface is at or near ground level and will cause limitations or failure of subsurface wastewater treatment systems or damage to structures.

Habitat. The sum total of all the environmental factors of a specific place that is occupied by an organism, a population or a community.

Hazardous areas. Hazardous Areas must be defined by a professional engineer licensed in the State of Idaho.

Historic Preservation. The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archaeology or culture of Ada County.

Historic Resources Inventory, Ada County. A listing and description of historic resources in Ada County. Prepared in 1973, the Resource Inventory, Planning Considerations and Policy Recommendations listed the highest priority historical sites and monuments, geological sites and monuments, and archaeological sites and areas to be preserved in Ada County. Information in this document has been updated to create the current Inventory.

Historic Road. A road that through design, experience or association has contributed to a region's culture in a meaningful way. They can be classified as aesthetic routes, engineered routes or cultural routes.

Idaho Department of Environmental Quality (IDEQ). State agency with the responsibility for monitoring and protecting air and water quality, in part through administration and/or enforcement of federal rules and regulations developed by the EPA.

Idaho Department of Water Resources (IDWR). State agency that plans for and manages water resources through programs or actions related to water rights, well construction, steam channel monitoring, regional water research and planning, and technical assistance to other governmental agencies and the public.

Idaho Department of Fish and Game (IDF&G). State agency charged with preserving, protecting, perpetuating, and managing all wildlife of the state, including all wild animals, wild birds, and fish, within Idaho. Programs include regulation of hunting and fishing, wildlife habitat ownership and management, technical assistance and public information.

Industrial Use. The manufacture, processing and/or testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops, the raising of livestock, or the extraction or severance of raw materials

Infill. The development of new housing or buildings on scattered vacant lots within built-up areas.

Infrastructure. The facilities and services needed to sustain industry, residential and commercial activities. Infrastructure includes water and sewer lines, streets and roads, communications, and public facilities such as fire stations, parks, etc.

In-migration. The movement of people into a specific geographic area as a result of better opportunities in housing, employment and a higher quality of life.

Intensity. The degree of impact of an office, commercial or industrial use on surrounding properties or on the environment; or, the degree of the quantity of services required to operate the office, commercial or industrial use.

Idaho Transportation Department (ITD). State agency responsible for managing state-owned transportation facilities, including roads, bridges, emergency and recreational airstrips.

Landscaping. The addition of lawns, trees, plants and other natural and decorative features to the land. Landscaping can include walks, patios and some elements of street furniture.

Level of Service. (LOS). A term typically used to describe available capacity on a road or street intersection. It is similar to a report card rating and reflects the relative ease of traffic flow. Level of service A and B indicate conditions where vehicles can move freely. Level of service C and D are progressively worse. Level of service F represents congestion and implies the road segment or intersection is being used beyond design capacity. Level of service can be applied to other types of public services and facilities, using different types of standards (e.g., average proximity to an elementary school or average number of acres of park land per resident).

Mitigate. To lessen the severity or intensity of impacts resulting from development of the land.

Manufactured home. 1. A dwelling constructed according to HUD/FHA construction and safety standards and as defined by Idaho Code section 39-4105; 2. A rehabilitated dwelling certified by the state of Idaho Department of Labor and industry, building safety division.

Manufactured home park. A residential development developed exclusively for siting manufactured homes on individual spaces that are rented or leased.

Manufactured home subdivision. A residential subdivision developed exclusively for siting manufactured homes on individual lots under individual ownership.

Mixed-use. Development that includes a variety of integrated uses such as residential and non-residential in a single project area (e.g., residential located over a ground-floor commercial use).

Natural area. An area that has not been developed and remains in an undisturbed state including water bodies, wildlife habitat, native vegetation, geologic landform, etc.

Natural resource. A functioning natural system, such as a wetland or a stream, wildlife habitat or material in the environment used or capable of being used for some purpose, including minerals and fuels, grazing resources and forests.

Open space area. A portion of a development which remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenways and recreation areas.

Para-transit. Modes of transportation that are accessible to or serve the needs of handicapped and/or disabled persons.

Planned Community. As defined in Title 8 of Ada County Code.

Planned Development. A contiguous area of land under single ownership or control planned for subdivision or development with two (2) or more principal permitted uses as set forth in the base zone. A planned development is the same as a planned unit development (PUD).

Programmed. Urban public facilities included in the Capital Improvements Plan of a city, a Planned Community provider outside an area of city impact, a taxing district or a regulated public utility, as being constructed within five years.

Transit. A common carrier transportation system having established routes and schedules including bus, rail, light rail and shuttle services.

Public Utility. A facility or service regulated by the Idaho Public Utility Commission.

Reclamation Plan. A plan that indicates necessary land treatment measures, including a schedule for installation, which will effectively reclaim, restore and reuse land that has been impacted through development, such as sand and gravel extraction.

Recharge Area. The area within an aquifer where water is added or replenished.

Redevelopment. Additional or new residential, commercial or industrial development on land that is already developed, but has the capacity for additional or more intensive development through remodeling, demolition or reconstruction.

Residential, urban. Residential within areas of city impact, or within Planned Communities.

Retention Pond. A pond, pool or basin used for the permanent storage of water runoff. Retention basins differ from detention basins in that the latter are temporary storage areas. Retention basins may offer potential for water recreation since the water remains. Both types of basins may provide for controlled release of water.

Ridge-to-Rivers Plan. The goals of this plan are to develop (1) an on-street pathway system to aid non-motorized transportation, (2) a multiple-use path system to enhance recreational opportunities, and (3) a multiple-use trail system in the foothills and outlying areas connecting neighborhoods, parks and other public open spaces.

Right-of-way. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

Riparian. Pertaining to land that is traversed or bounded by a natural watercourse or adjoining tidal lands.

Scenic resources. Scenic resources are defined as those landscape patterns and features which are visually or aesthetically pleasing and which therefore contribute affirmatively to the definition of a distinct community or region within Ada County.

Setback. The minimum required distance between the property line and the nearest structure.

Soil permeability. The ease with which air, water or other fluids can move through soil or rock.

State Historic Preservation Office (SHPO). The state agency that has jurisdiction over documentation, management and preservation of historic and cultural resources.

Street. A public right-of-way officially accepted by the Ada County Highway District, fifty feet (50') or more in width, which provides a public means of access to abutting property. The term "street" shall include "avenue", "boulevard", "circle", "drive", "highway", "parkway", "place", "road", "thoroughfare" or any other similar term.

Street, Arterial. A street signed for speeds above 30 miles-per-hour and traffic volumes exceeding 3,000 vehicles daily.

Street, Collector. A street used primarily for carrying traffic from local streets to arterials.

Street, Local. A street used exclusively for access to abutting properties.

Street, Private. Any easement used for a road that is privately owned and maintained.

Surface water. Water found above the surface of the earth (e.g., in rivers, streams or lakes).

Sustainable. The use of land or resources in a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Transition area. An area in the process of changing from one use to another or which acts as a buffer between land uses of different intensity.

Tributary. A river or stream flowing into a larger river or stream.

Urban. Uses characteristic of city life, including a variety of housing types and densities, a variety of commercial types and intensities, availability of goods, services and employment, and urban public facilities.

Urban Service Planning Area. The land area within an Area of City Impact where urban public facilities are available or planned, as provided and described in the city's Comprehensive Plan.

Urbanization. The transition from rural usage of the land to urban uses characteristic of city life; or, an increase in the density and intensity of suburban or city land uses. Urbanized areas are characterized by a variety of housing types or densities, availability of goods, services and employment and provision of urban public facilities

Urban Public Services. As defined in Title 8 of Ada County Code.

Viewshed. An area of land, water and other environmental element that is visible from a fixed vantage point.

Watershed. A geographical unit defined by the flow of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, river, lake or wetland.

Wetland. A lowland area, as a marsh or swamp, that is saturated with moisture and typically contains natural habitat for wildlife.

Wildlife Preservation Area. An area designated by the Idaho Fish and Game Department and U.S. Fish and Wildlife Service in which preservation of wildlife habitat and native vegetation is encouraged and in which only compatible development is allowed.

Wildlife Refuge. A refuge for wildlife that may be a naturally-occurring sanctuary that provides protection or an official geographic area within which wildlife is protected.

Zoning Ordinance. The Ada County Zoning Ordinance that regulates land use within unincorporated Ada County and implements the Plan.

APPENDIX A: TRENDS & FORCES REPORT

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Ada County 2025 Trends & Forces





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ABOUT THIS REPORT

ABOUT ADA COUNTY 2025

The Ada County 2025 process represents a collaborative and innovative county-wide planning effort led by Ada County to update the Ada County Comprehensive Plan, last updated in 2007. As part of the Ada County 2025 process, the County will also be developing a Strategic Business Plan that establishes a vision and future direction for Ada County as an organization and service provider and helps inform the updated Comprehensive Plan. In addition, the County will be developing a new strategy to guide and help prioritize future capital investments. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of Ada County over the next ten years. This update will be a collaborative and inclusive process in which all citizens and stakeholders are encouraged to participate!

Learn more about Ada County 2025 by visiting the project's website: **www.adacounty2025.com**.

ABOUT THE TRENDS AND FORCES REPORT

The purpose of this report is to identify major trends and key issues affecting Ada County and its cities. Specifically, this report provides an overview of key demographic, social, economic, and other trends and highlights key issues, opportunities, and constraints to be considered as part of the Ada County 2025 process. The report is intended to help inform and serve as a foundation for discussion among Ada County's diverse stakeholders and community at large during subsequent phases of the process.

RELATED PLANS AND REPORTS

Additional information about the topics discussed in this report can be found in a variety of plans and reports authored by Ada County and other local agencies and organizations. These include:

- **Ada County Comprehensive Plan (Ada County, 2007)**
- **Ada County Hazard Vulnerability Analysis (Ada County, 2010)**
- **Ada County All Hazard Mitigation Plan (Ada County, 2011)**
- **Ada County Parks and Open Space Master Plan (Ada County, 2007)**
- **Ada County Open Space Advisory Task Force Findings and Recommendations (Ada County, 2008)**
- **Communities in Motion 2040 (COMPASS, 2014)**
- **Proposed Treasure Valley Comprehensive Aquifer Management Plan (Idaho Water Resource Board, 2012)**
- **Preservation Plan for Cultural and Historic Resources (Ada County Historic Preservation Council, 2006)**

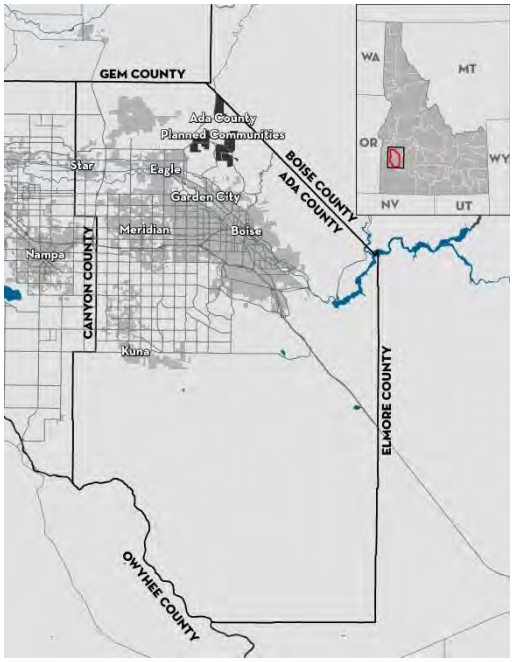

ADA COUNTY CO
ADA COUNTY COURTHOUSE
AND ADMINISTRATION BUILDING
200 WEST FRONT STREET

GOVERNANCE

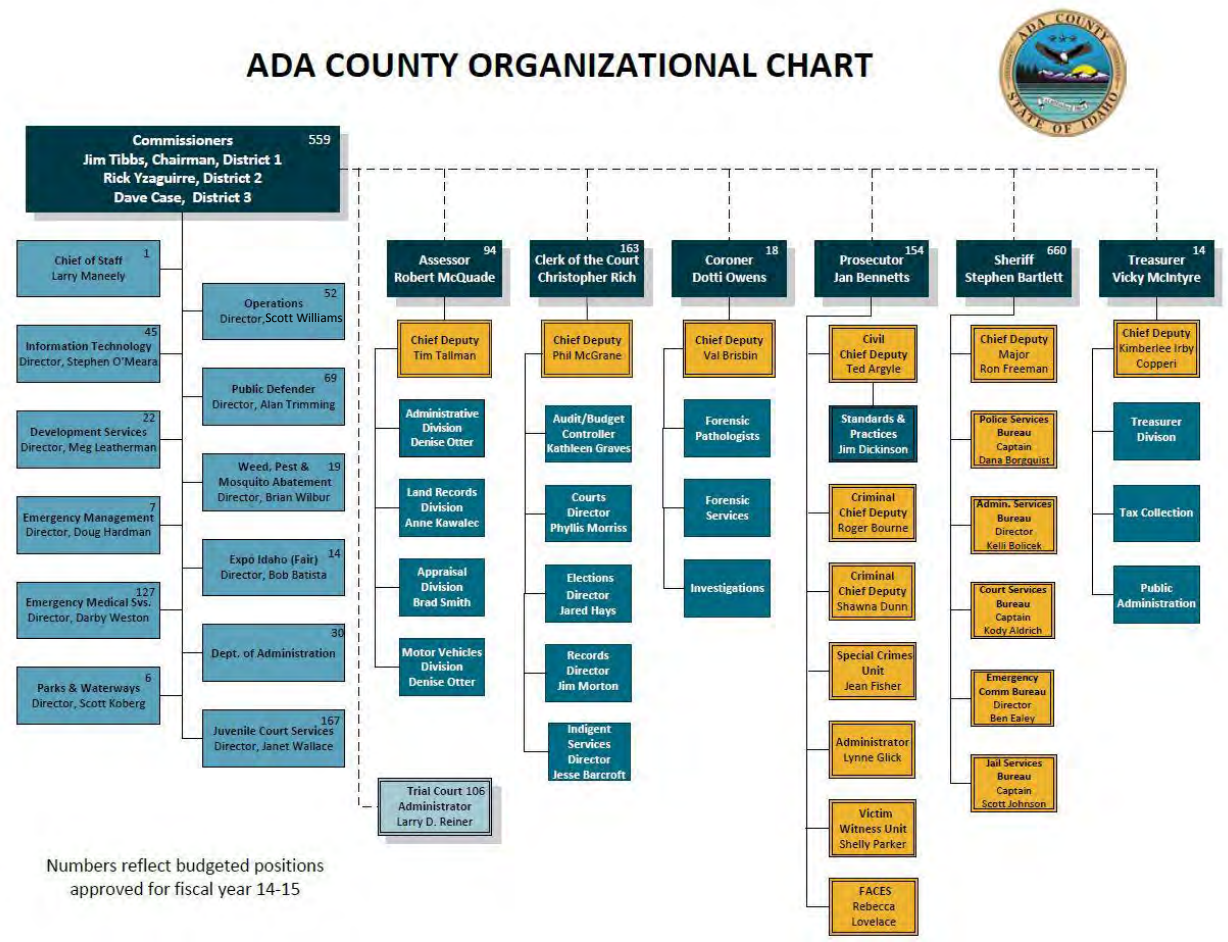
GOVERNANCE

ADA COUNTY

Jurisdiction



- **Location and size:** Ada County is located in southwest Idaho, and covers an area of approximately 1,060 square miles.
- **Land Ownership:** A little over half of the County is owned or managed by state and federal government agencies, primarily the Bureau of Land Management (or BLM).
- **Residency:** Every person in Ada County is a resident of Ada County, even if they also happen to live within one of the County's six cities.
- **Representation:** Residents of Ada County are represented by nine elected officials. The Board of County Commissioners is the primary decision-making body in the County, and is made up of three Commissioners representing different districts in the County. Other elected officials in the County include the Assessor, the Clerk of the Court, the Coroner, the County Prosecutor, the Sheriff, and the Treasurer.



CITIES

- **Cities:** There are currently six municipalities within Ada County: the City of Boise, the City of Meridian, the City of Eagle, the City of Kuna, the City of Garden City and the City of Star. Residents of these six cities are also residents of Ada County even though they live within a city.
- **Shared Services:** Ada County is responsible for providing residents of these cities with services, both those mandated by the constitution of the State of Idaho to provide and those the County elects to provide. Furthermore, many of the cities contract with Ada County for certain services, such as law enforcement (County Sheriff) and emergency services.
- **Land Use Planning:** City governments have many of their own responsibilities, including land use planning. Land use plans within the Areas of City impact are negotiated between the County and each city in the County; the final result being adoption of the land use plan and its implementation by the County.

REGIONAL ORGANIZATIONS AND SPECIAL DISTRICTS

Ada County Highway District

- **Responsibilities:** The Ada County Highway District is responsible for all short-range planning, construction, maintenance, and operations of urban streets, rural roads (excluding Interstate, US, and state highways), and bridges in Ada County.
- **Jurisdiction:** ACHD is an independent government agency established by a voter referendum in 1972. Its jurisdiction includes Boise, Eagle, Garden City, Kuna, Meridian, and Star, as well as the unincorporated areas of Ada County.
- **Governance:** ACHD is governed by an independently elected board, each representing sub-districts in the County.

Valley Regional Transit

- **Responsibility and Jurisdiction:** Public transportation services in Ada County are the responsibility of Valley Regional Transit (or VRT). VRT's jurisdiction includes all of Ada County as well as Canyon County.
- **Services:** VRT provides local bus service in Boise and Garden City, as well as inter-county services between the cities of Meridian, Star and Eagle (as well as Middleton in Canyon County).

COMPASS

- **Responsibility:** A third entity in Ada County, the Community Planning Association of Southwest Idaho (or COMPASS) is also responsible for transportation planning within Ada County.

- **Function and Services:** Focusing on long-range planning, COMPASS serves as Ada County's and Canyon County's metropolitan planning organization (or MPO), as well as providing member governments with advice and/or technical services related to a host of planning and transportation issues.
- **Long-Range Planning:** COMPASS develops its own long-range transportation plan, known as *Communities in Motion 2040*, which directs where and how federal transportation funds should be spent.


ADA COUNTY COURTHOUSE
AND ADMINISTRATION BUILDING
200 WEST FRONT STREET

WHAT DOES IT MEAN?

- **Impact:** While Ada County is quite large, the land use policies of the Comprehensive Plan will only apply to around 30% of the County's total area, as roughly 50% of the County is managed by state and federal agencies and 20% is within the Areas of City Impact of the County's six cities.
- **All residents matter:** Although most County residents live in one of the six cities (Boise, Meridian, Eagle, Kuna, Garden City, and Star), they are still residents of Ada County, and play a role in the process to update the Ada County Comprehensive Plan.
- **Integrating Existing Plans and Policies:** Transportation and land use planning in Ada County is divided up among many different organizations, including Ada County, its cities, and regional organizations like COMPASS. It will be important that the Ada County Comprehensive Plan account for and integrate key ideas from other agencies and plans, such as *Communities in Motion 2040* or municipal comprehensive plans, where appropriate.

POPULATION



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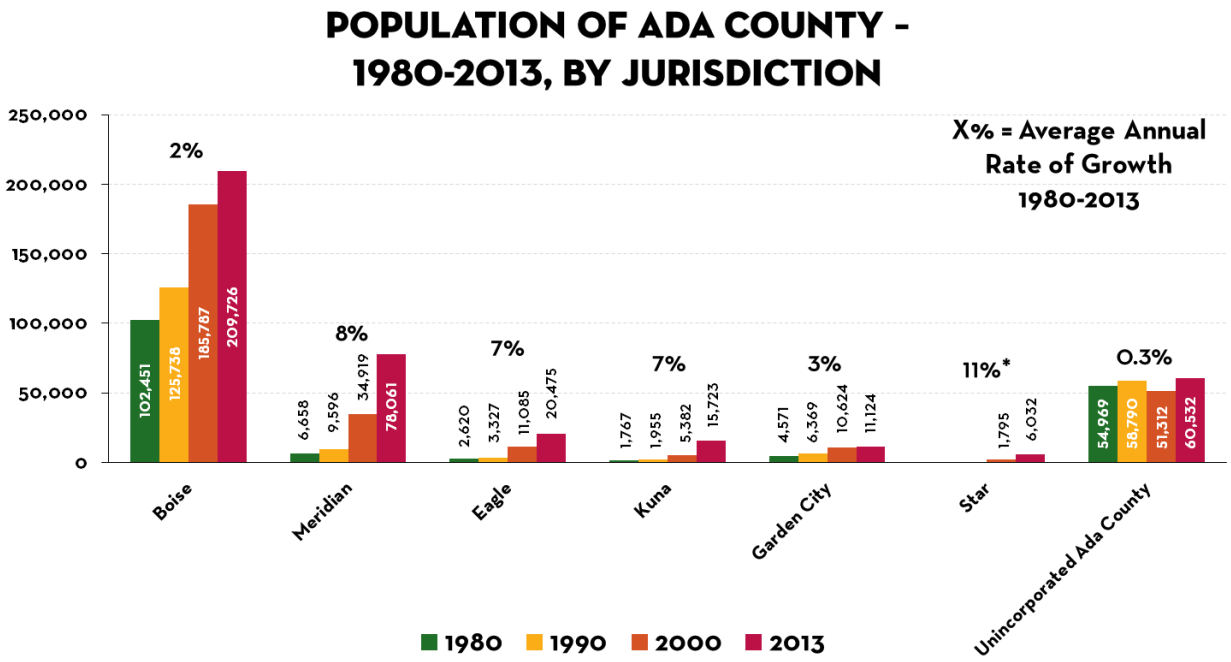
POPULATION

POPULATION OF ADA COUNTY AND ITS CITIES		
LOCATION	2013	% OF COUNTY POP
Boise	209,726	52%
Meridian	78,061	19%
Eagle	20,475	5%
Kuna	15,723	4%
Garden City	11,124	3%
Star	6,032	2%
Unincorporated Ada County	60,532	15%
ADA COUNTY	401,673	100%

Source: US Census Bureau

CURRENT POPULATION

- **Total Population:** Ada County had an estimated population of 401,673 residents in 2013. This accounted for around 25% of the State of Idaho's population of 1,583,364 that same year. According to the US Census Bureau's Population Estimates Program (which uses a different methodology than the American Community Survey), Ada County's population reached 426,236 residents as of July 1, 2014.
- **Where Residents Live:** The majority of County residents (85% of the total) lived in one of the County's six cities in 2013. The City of Boise, the state capital and county seat, had the largest population with 209,726 residents, over half (52%) of Ada County's total population. The next largest city was the City of Meridian, with 78,061 residents, followed by Eagle (20,475 residents), Kuna (15,723 residents), Garden City (11,124 residents), and Star (6,032). If unincorporated Ada County is included, it would be the third largest jurisdiction in the County (with approximately 60,532 residents).



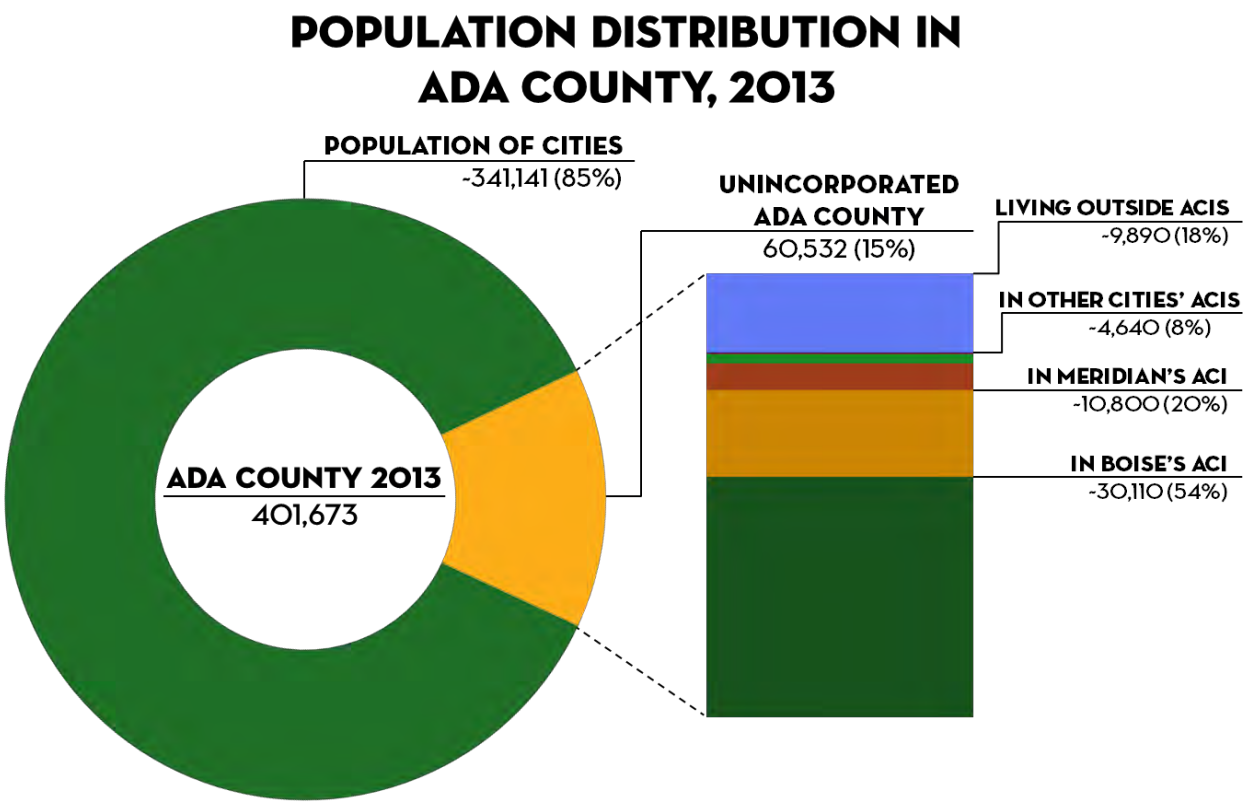
Only includes portion of cities in Ada County
*City of Star was incorporated in 1997, rate of growth calculated for period 2000-2013

Source: US Census Bureau; National Historical GIS (NHGIS)

GROWTH AND TRENDS

Growth Since 1980

- **Above Average Growth:** Between 1980 and 2013, the population of Ada County grew by approximately 228,637 people, more than doubling the 1980 population of 173,036. The average annual growth rate over this same period was 3%, faster than the average annual rate of 1.6% for the State of Idaho over the same period.
- **Location of Growth:** Most growth occurred within the County's cities, which together grew at an average annual rate of 3.4% between 1980 and 2013, faster than the rate for the County as a whole (3%).
- **Growth in the Cities:** Among Ada County's cities, the City of Boise saw the largest amount of total population growth, adding 107,275 people between 1980 and 2013. However, other cities in the County grew at a faster rate than Boise over this same period. The City of Meridian, for example, grew at an average annual rate of 8%
- **Growth in Unincorporated Ada County:** Growth in unincorporated Ada County was much slower than in incorporated areas, growing at an annual rate of 0.3% between 1980 and 2013. However, this low growth had more to do with changing city boundaries than a lack of overall population growth in the unincorporated County.



Note: ACI figures are based on TAZ boundaries and do not align exactly with municipal and ACI boundaries

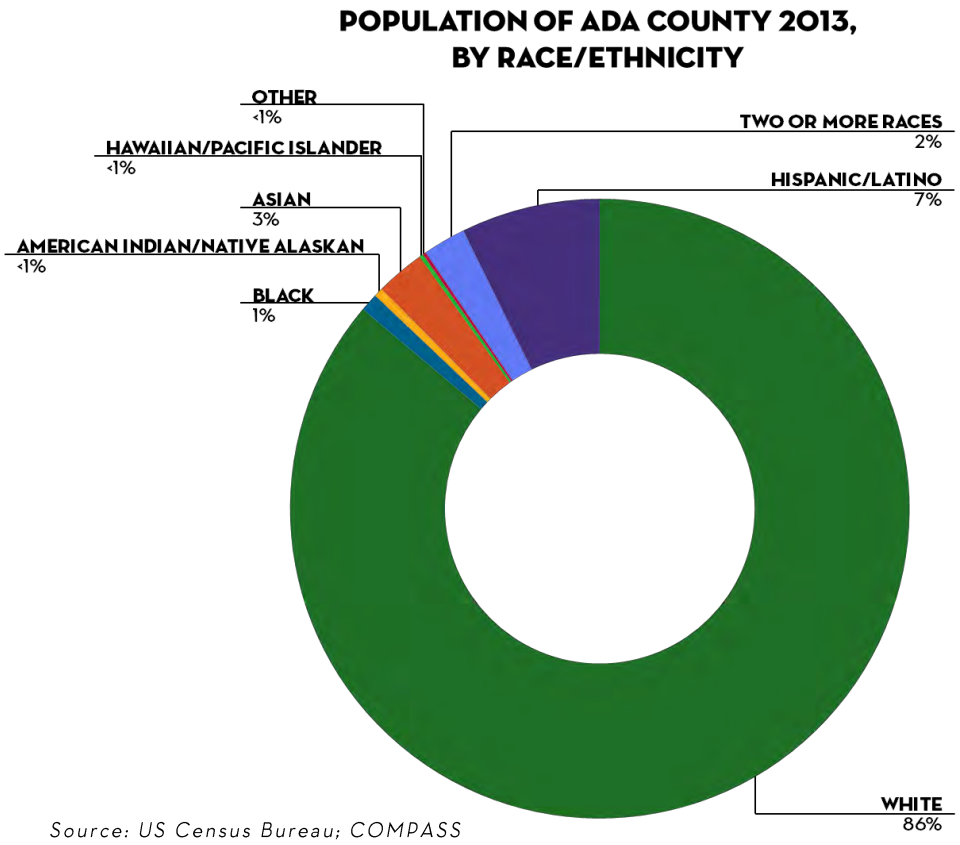
Source: US Census Bureau; COMPASS

Population in the Unincorporated County

- **Population:** Only 60,532 (or 15% of Ada County's 401,673 residents) lived in the unincorporated areas of the County in 2013.
- **Within a City's ACI:** Of those living in unincorporated areas of Ada County, 82% lived within a city's Area of City Influence (or ACI). Over half lived within Boise's ACI, and another 20% lived in Meridian's ACI, with another 8% living in the ACIs of Eagle, Kuna, Garden City, and Star.
- **Outside the ACIs:** Only 18% of people living in unincorporated areas (approx. 9,900) of the County live outside of an ACI, mainly those living in one of the County's four Planned Communities. In all, only around 2.5% of the County's population lived in unincorporated areas outside of the cities' ACIs in 2013.

Projected Growth

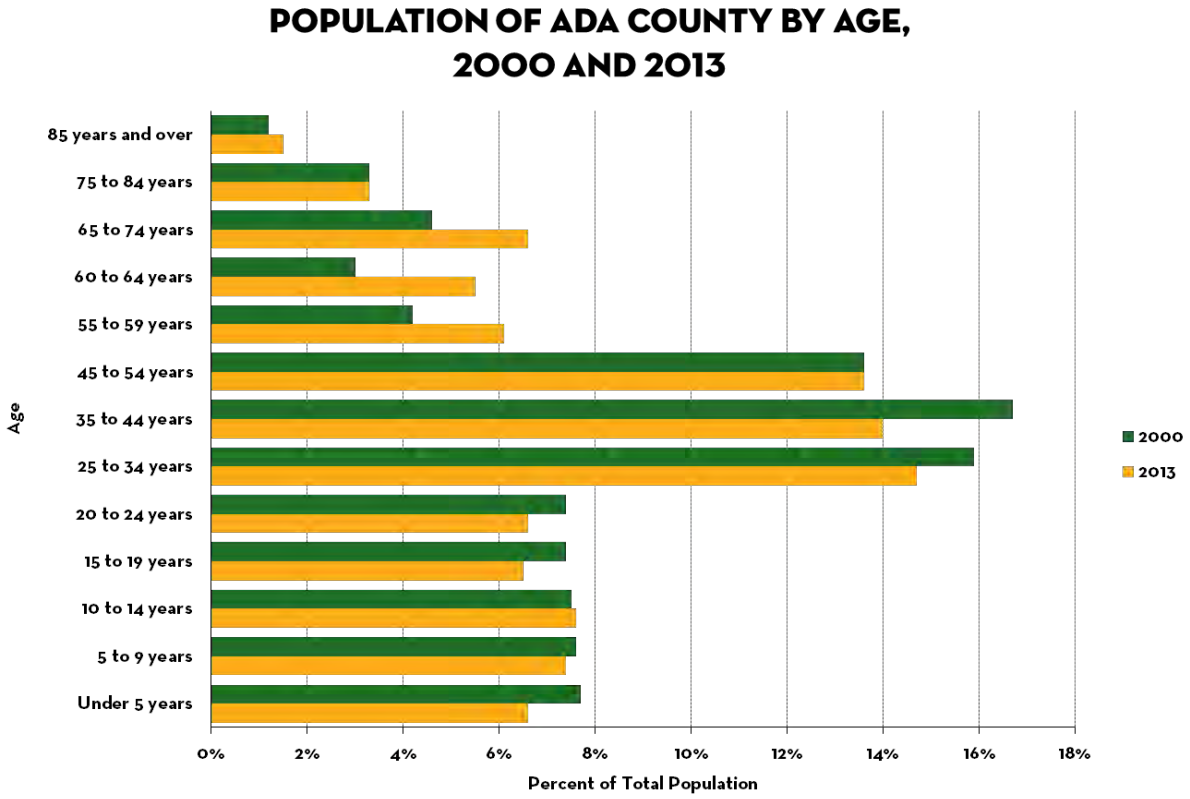
- **Projected Population:** By 2040, COMPASS predicts that Ada County will grow by approximately 270,000 residents, to a population of around 674,000. Almost three-quarters of this growth will occur in the cities, while 27% of this growth will occur in unincorporated Ada County.
- **Location of Future Growth:** Compared to the cities, unincorporated Ada County is forecast to see the largest population increase by 2040, roughly 70,000 new residents compared to 64,500 in Boise, the next largest population increase. However, it is unclear whether this growth will occur in the ACIs, in which case this distribution will likely to change as the cities continue to annex lands within their ACIs.
- **Growth Rates:** The annual rate of growth in the County as a whole should slow from 3% between 1980 and 2013 to 2% between 2013 and 2040. Slowing rates of growth should be seen across all of the cities, however, unincorporated Ada County will see annual rates of growth increase from 0.3% between 1980 and 2013 to 3% between 2013 and 2040 (although it is uncertain whether this growth will be within a city's ACI and thus likely to be annexed).



Source: US Census Bureau; COMPASS

RACE AND ETHNICITY

- **Racial/Ethnic Composition:** The overall racial and ethnic composition of Ada County is very similar to that of its individual cities. Non-Hispanic Whites accounted for the largest racial group in the County in 2013, or 86% of Ada County's population in 2013, and ranged between 90% of the population in Eagle to 83% of the population in Garden City. This is similar to the state as a whole, in which 83.7% of the population was White in 2013.
- **Hispanic and Latinos:** The largest non-White minority group in Ada County in 2013 were Hispanics and Latinos, accounting for 7% of the County's population (and ranging from 13% of the population of Garden City to 4% of the population in Eagle). In all, 14% of the County's population in 2013 was non-white, slightly lower than the 16.3% of Idahoans who identified as non-white. However, this was higher than in 2000, when just 4.5% of the population identified as being Hispanic or Latino.
- **Basque Heritage:** Many of Ada County's residents have Basque heritage, which plays an important role in the culture of Ada County, especially in Boise. Elements of Basque culture can be found throughout the County, especially in the "Basque Block" in Boise. Annual festivals, such as Jaialdi in Boise, celebrate the Basque heritage of some of the County's residents.



Source: US Census Bureau

AGE

Median Age

- **Ada County vs. State:** The median age of residents in Ada County in 2013 was 35.4 years old, slightly older than the state-wide median age of 34.9. The median age in 2013 is also older than in 2000, when it was 32.8 years.

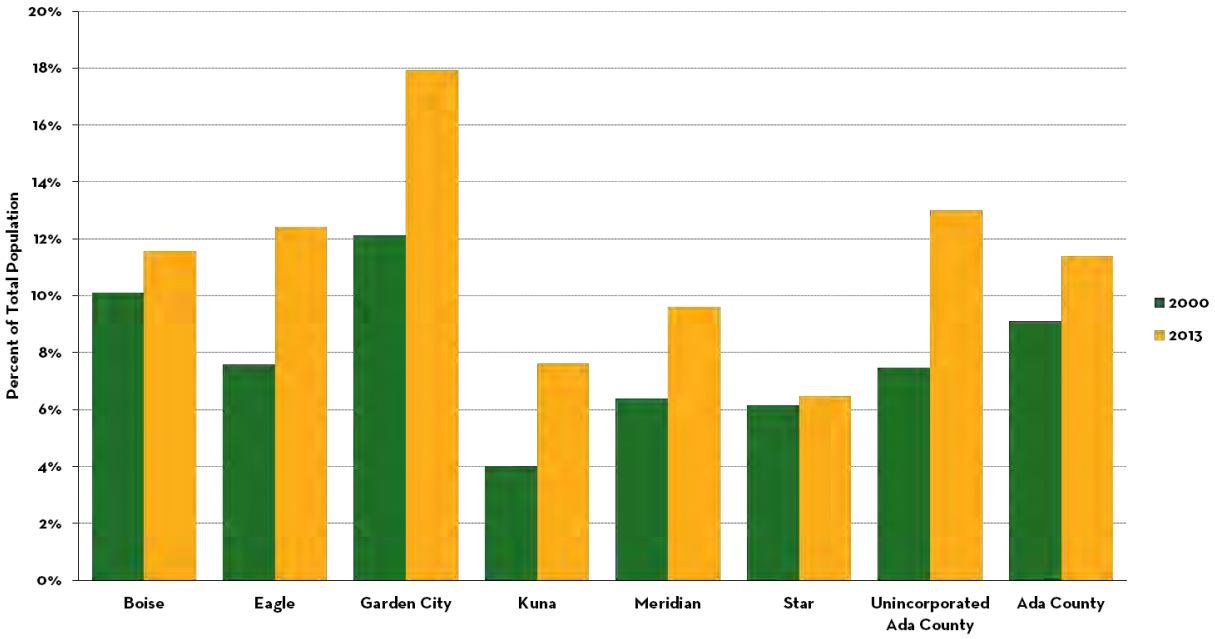
Distribution

- **Largest Age Cohorts in 2013:** Residents between the ages of 25 and 34 made up the largest age cohort in Ada County in 2013, accounting for 14.7% of the total population. The next largest cohorts were 35- to 44-year olds and 45- to 54-year olds. Together, these three cohorts accounted for 42.3% of the County's population.
- **Largest Age Cohorts 2000:** In 2000, these same three age cohorts were also the largest in the County, and accounted for a greater proportion of the population (at 46.2%) than in 2013.
- **Millennial Population:** Millennials, or residents between the ages of 20 and 34, accounted for 21% of Ada County's total population in 2013. The largest population of millennials in Ada County lived in Boise during 2013, accounting for almost a quarter (24%) of the

City's total population. Kuna's percentage of millennials as a share of its total population, at 28%, was the highest among all jurisdictions in Ada County in 2013.

- **Millennial Population Decrease:** In all jurisdictions except for unincorporated Ada County, millennials decreased as a percentage of the population between 2000 and 2013. However, all jurisdictions except for Garden City saw increases in their total number of millennials. The number of millennials in Ada County grew at an average annual rate of 1.8% between 2000 and 2013, slower than the annual growth rate of 2.4% for County as a whole.

RETIREMENT-AGE POPULATION IN ADA COUNTY (AGE 65+)



Source: US Census Bureau

- **Retirement-Age Population:** In 2013, adults of retirement age (those over the age of 65), accounted for 11.4% of Ada County's total population. Garden City had the highest proportion of retirement-age residents in 2013, with 18% of its total population, while Star (at 6%) had the lowest.
- **Percentage Increase:** While the population of Ada County increased at an average annual rate of 2.4% between 2000 and 2013, the population of adults over 65 increased by 4.6% over the same period. In all jurisdictions, this cohort made up a larger percentage of the total population in 2013 than it did in 2000.



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WHAT DOES IT MEAN?

- **Increased Demand for Services:** The population of Ada County is expected to grow by approximately 270,000 people by 2040, which will place increased demands on the infrastructure, resources, and services of the County and its cities. Since everyone living in Ada County is a resident of the County, new growth will increase demand for County services and resources, whether it occurs in the unincorporated County or in one of the cities.
- **Location of Future Growth in Unincorporated Ada County:** Predicting future growth in unincorporated parts of Ada County is difficult, as much of the unincorporated County's population lives in an ACI. When these areas are annexed will largely determine whether the additional 70,000 people predicted to live in unincorporated Ada County in 2040 will remain in the unincorporated County or end up in one of the cities.
- **School-Age Residents:** While the County is aging overall, some areas are younger than others. The number of families with school-age children, and where they choose to live in the future, will have impacts on both the services and amenities (such as parks and recreational facilities) provided by the County and cities, as well as the school districts located within Ada County.
- **Attracting Millennials:** The decrease in younger residents (especially those between the ages of 20-34) may signal the need to focus attention on employment opportunities and amenities that appeal to younger age cohorts. This process could be an opportunity to start a dialogue with the cities about what community qualities are attractive to 20 to 34 year olds, and how to promote/support these. Convincing young people to stay in Ada County after graduation from one of the area's colleges and universities will be key in creating a skilled and educated workforce, especially as institutions like Boise State University increasingly attract out-of-state students.
- **Aging Population:** Ada County looks set to see a substantial increase in older adults over the next 20 to 30 years. As the population of the County ages, older residents will require additional services, housing, transportation, and amenities tailored to meet their unique needs.

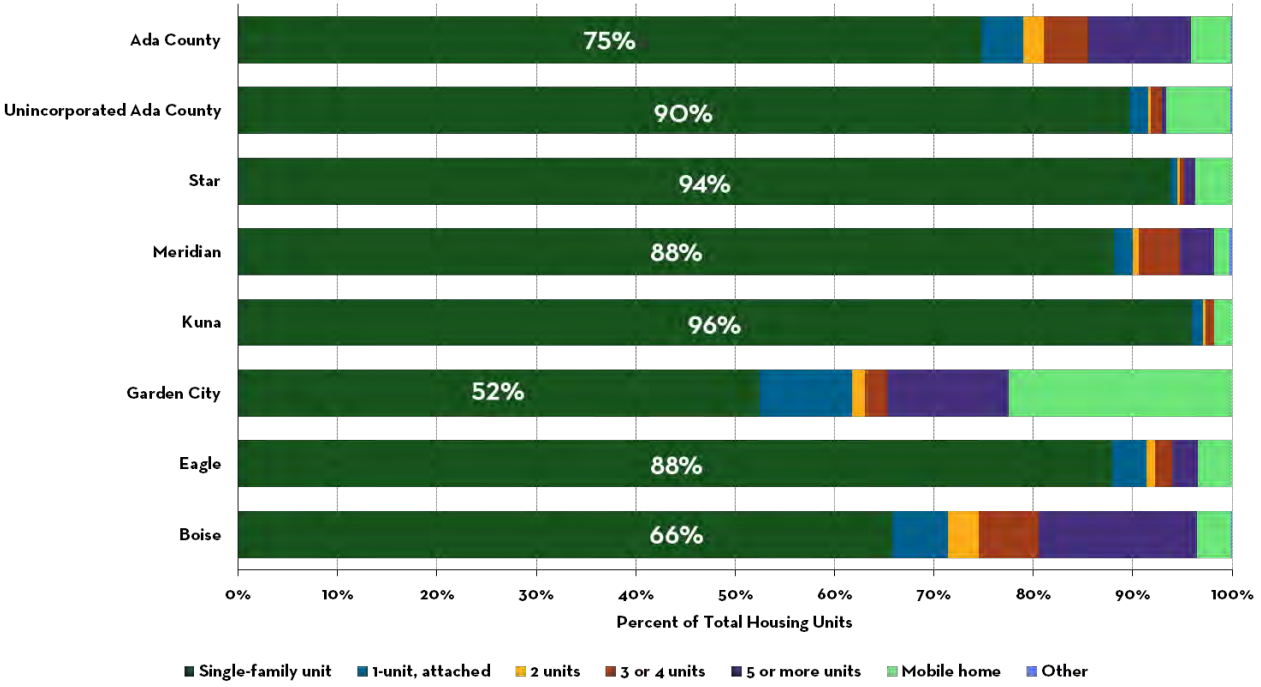

HOUSING

HOUSING

HOUSING UNITS

- **Total Units:** In all, there were 162,089 housing units in Ada County in 2013.
- **Increase:** Since 2000, the number of housing units has increased by 43,573 units, or at an average annual rate of 2.6%.
- **Housing Distribution:** The majority of housing units in Ada County were located in the City of Boise, which had 92,005 units (or 57% of the County's total) in 2013. Meridian and unincorporated Ada County had the next largest number of housing units in 2013, accounting for 18% and 13% of the County's total units, respectively.

HOUSING TYPES IN ADA COUNTY, 2013



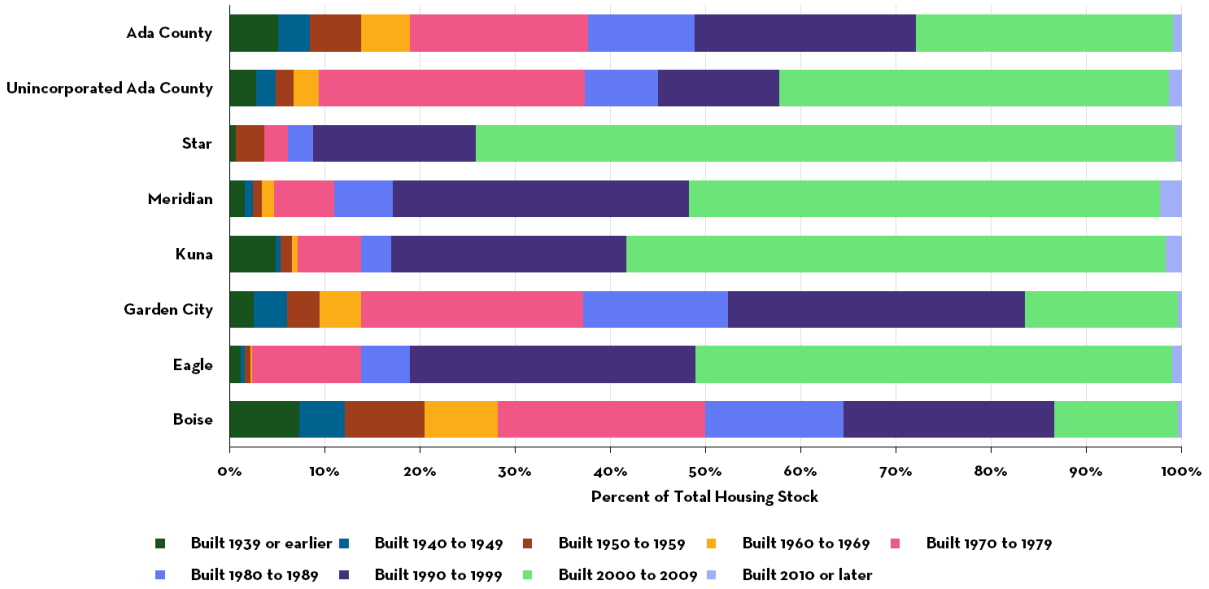
Source: US Census Bureau

Housing types

- **Single-Family:** 1-unit, detached or single-family homes were the most common housing type in Ada County, accounting for 75% of all units. Garden City and Boise had the lowest percentage of single-family homes, which made up 52% and 66% of their total housing units in 2013, respectively. The housing stock of Kuna, Star, and unincorporated Ada County had the highest percentage of single-family homes, with 96%, 94%, and 90%, respectively.

- **Multi-Family:** According to building permit data collected by COMPASS, 2014 marked the first year where permits issued for multifamily units exceeded those for single-family homes (2,279 multifamily units versus 2,206 single-family units). Approximately 70% of these were issued for developments in Boise. However, multifamily units remain uncommon in Ada County, except for in Boise and Garden City.

AGE OF HOUSING IN ADA COUNTY, 2013



Source: US Census Bureau

Housing Growth

- **Past Housing Growth:** Around 64% of Boise's housing stock was built prior to 1990, making it the oldest, on average, of any jurisdiction in the County. In Boise, the periods between 1970 and 1979 and 1990 and 1999 saw the most growth, with each period accounting for 22% (or 44% in total) of Boise's current housing stock.
- **New Trends in Housing Growth:** Meridian added more housing units to its total stock between 2000 to 2009 and 2010 to 2013 than did any other jurisdiction in Ada County. However, building permit data collected by COMPASS shows Boise issued more units in 2014 than Meridian.
- **Distribution of New Homes:** Homes in Eagle, Kuna, Meridian, and Star are, on average, newer than elsewhere in the County. Over half of the homes built in each of these jurisdictions were built after 2000.

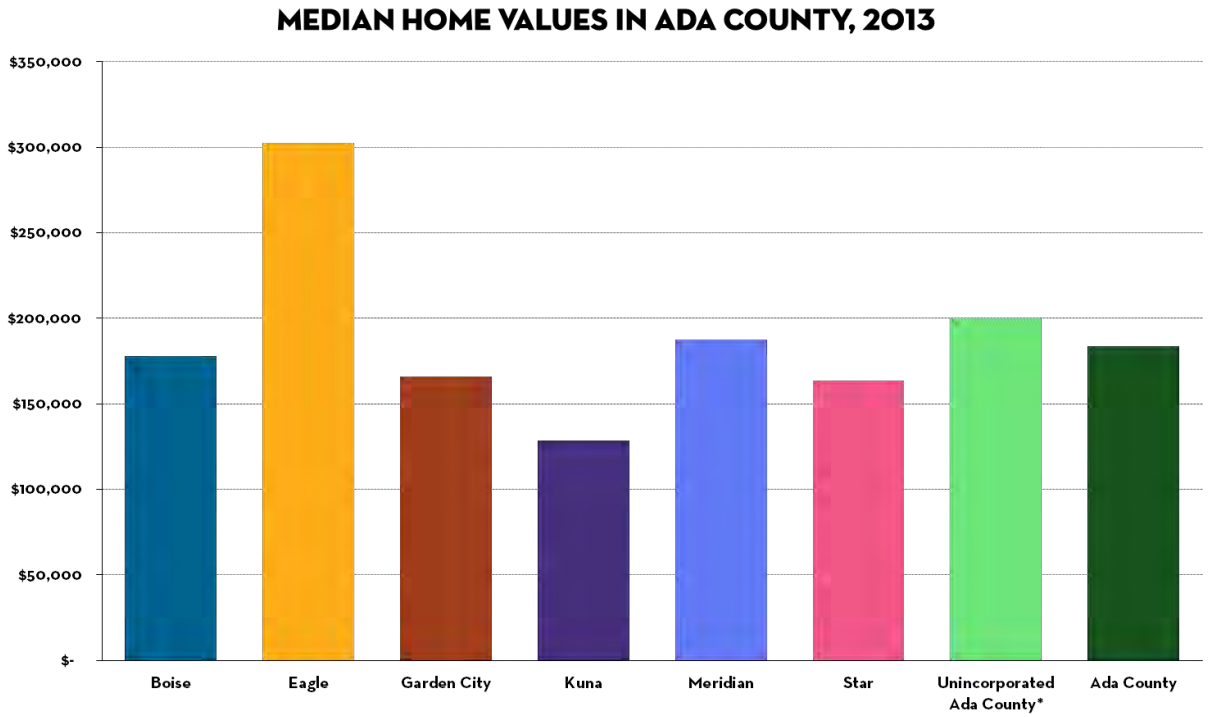
OCCUPANCY AND TENURE

Vacant Housing

- **Ada County vs. State:** In all, just 6% of Ada County's housing stock was vacant in 2013, much lower than the state-wide vacancy rate of 13.5%.
- **Vacancy Distribution:** In the unincorporated County, only 7% of homes were vacant, fewer than in Star, where 12% of homes were vacant. Kuna had the lowest vacancy rate in the County, at 2% in 2013.

Owners and Renters

- **Percentage of Owners vs. Renters:** 68% of occupied housing units in Ada County were owner-occupied in 2013, compared to 32% of units that were renter-occupied. This was almost exactly the same as in Idaho (70% owner-occupied and 30% renter-occupied) during the same year.
- **Highest Concentration of Rental Housing:** The majority (70%) of the County's rental housing stock was located in Boise in 2013, although rental housing only accounted for 39% of that city's total occupied housing units.
- **Distribution of Rental Housing:** With 39% of all occupied housing units renter-occupied, Garden City was the only other jurisdiction to have a higher percentage of renters than the County as a whole.
- **Owner-Occupied Housing:** Kuna had the highest rate of owner-occupied housing in the County, at 85% of all occupied units. Homeownership was next highest in unincorporated Ada County (82%), followed by Eagle (81%), Star (81%), and Meridian (75%).



*Median Home Values for Unincorporated Ada County are approximated based on the distribution of housing values in Ada County and its citiess.
Source: US Census Bureau

VALUES AND COSTS

Home Values

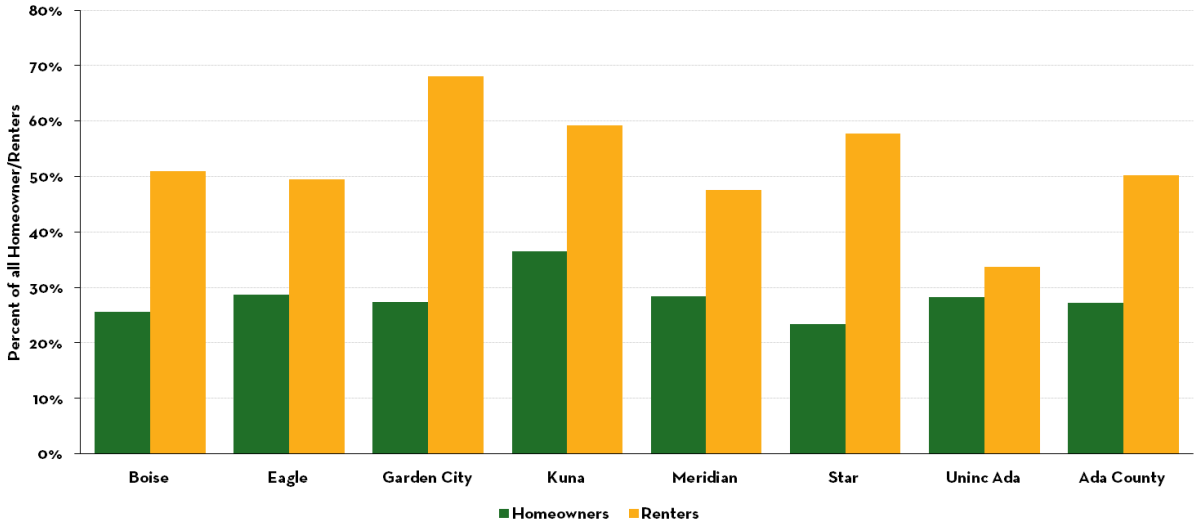
- **Median Value:** The median value of an owner-occupied home in Ada County in 2013 was $183,600, over $20,000 higher than the state median of $162,100.
- **Change in the Median Value:** Median home values in the County increased since 2000, when they were $124,700 (or approximately $174,370 in 2013 dollars, adjusted for inflation). However, recent data from the American Community Survey indicate that the median home value in Ada County has been decreasing since 2006.
- **Highest Value:** In 2013, Eagle had the highest mean home value, at $302,300, while Kuna had the lowest, at $128,200.
- **Unincorporated Ada County Value:** While U.S. Census data is unavailable for housing units in unincorporated Ada County, the median owner-occupied home value in 2013 was likely close to $200,000, higher than in the County as a whole and the second highest among the jurisdictions in the County.[1]

[1] According to a breakdown of housing values in unincorporated Ada County derived from U.S. Census data, approximately 50% of housing had a value between $0 and $199,999 and 50% of housing had a value of $200,000 or more.

Monthly Housing Costs

- **Median Costs:** According to the U.S. Census, the median price paid by a homeowner for monthly costs (including mortgage payments) was $1,383 in 2013, slightly higher than the median monthly costs for homeowners in Idaho.
- **Median Rent:** The median gross monthly rent paid by renter households in Ada County was $833 in 2013, slightly over $100 more than the median gross monthly rent paid by renters in Idaho during the same year.
- **Rent Variation:** Both Garden City and Boise, with median gross monthly rents of $745 and $784, respectively, had lower rents than the County as a whole. The other cities in Ada County all had higher median gross monthly rents than the county-wide median. Star had the highest median gross monthly rent in 2013, at $1,184, followed by Eagle ($1,102), Meridian ($1,039), and Kuna ($959).
- **Unincorporated Ada County Rent:** Median rent figures are not available for unincorporated Ada County, but given that 52% of renter households paid over $1,000 per month, it is likely that the median is somewhere between $1,000 and $1,499.

HOUSEHOLDS PAYING MORE THAN 30% OF INCOME ON HOUSING, 2013



Source: US Census Bureau

Affordability

- **Overview:** In 2013, approximately one-third (34%) of Ada County's households spent more than 30% of their incomes on housing, slightly higher than the 33% of households across the

State of Idaho who spent more than 30% of their incomes on housing costs.

- **Owner vs. Renter Affordability:** 27% of households in Ada County who owned their home spent more than 30% of their income on housing costs in 2013, compared to 50% of renter households.

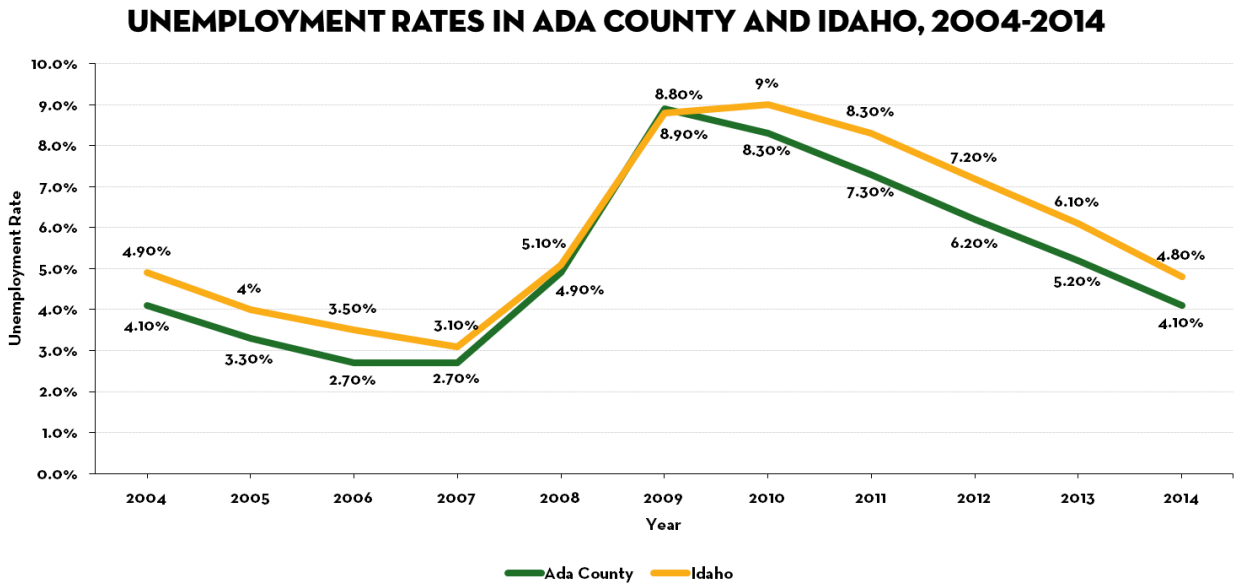
WHAT DOES IT MEAN?

- **Single-Family Homes:** Most homes in Ada County were single-family homes in 2013. While there was some variation in the amount of single-family homes as a percentage of total units among the various jurisdictions in the County, the large supply of a single housing type limits the choices available to residents. While this is not an issue for those who prefer single-family homes, some County residents may be looking to live in alternative forms of housing, such as apartments or townhomes (by preference or by necessity).
- **Shift in Housing Growth:** Increasingly, growth in Ada County is occurring outside of Boise. This raises questions about how much of the County's current services and infrastructure are focused to serve Boise and its residents, and how much the current approach to service provision will need to change in the future as more people and homes are added elsewhere in the County.
- **Rental Housing:** Over two-thirds of Ada County's rental housing stock is located in Boise. Residents looking to rent a home will have a hard time finding housing elsewhere in the County. While not always true, single-family homes are not common as rental housing, as they tend to be larger than what typical renter households need, or require too much maintenance. Increasing the diversity of housing types found in Ada County's other cities could help expand housing options everywhere in the County.
- **Housing Affordability:** As growth continues in Ada County, housing affordability is likely to become more of a concern for residents, especially those who rent their homes. Already 1/3 of County residents spend more money on housing than is generally considered to be affordable. Supporting the construction of additional affordable housing across the County (especially for renters, since affordability is already an issue for 50% of renter-households), is just one solution that could help to free up more money for households to spend on other goods and services in the local economy.
- **Increasing Housing Options:** As Ada County's population ages, an increasing share of residents may seek to downsize from their current single-family home to apartments, condos, patio homes or other housing types with less maintenance and more accessible features. The County should consider whether or not there is a need for senior-friendly housing now and in the near future. Additionally, a mix of housing units should exist throughout the County for millennials and older adults.



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ECONOMY



Source: State of Idaho Department of Labor

EMPLOYMENT

Unemployment

- **Unemployment:** Between 2004 and 2014, Ada County had lower rates of unemployment than the average for the State of Idaho, except during 2009. While unemployment has still not dropped to its pre-recession levels, 4.1% of Ada County's workforce was unemployed in 2014, slightly lower than the statewide unemployment rate of 4.8%.
- **Great Recession:** Like most places across the United States, Ada County saw a significant increase in unemployment following the Great Recession in 2008. Unemployment rose from a low of 2.7% in 2007 to a peak of 8.9% in 2009. Since then, Ada County has seen a net increase of 22,320 jobs between 2004 and 2014, recovering more than the amount lost during the recession.

Employment by Industry

- **Top Industry:** The largest industry by employment in Ada County during 2014 was the trade, utilities, and transportation sector, in which 41,244 people (or 20% of all workers) were employed.
- **Other Top Industries:** The next largest industries in the County during 2014 were professional and business services (34,066); educational and health services (33,457); government (31,088); and leisure and hospitality (21,890). In all, these five industries accounted for 77% of all employment in Ada County in 2014.

TOP EMPLOYERS IN BOISE-NAMPA MSA, 2014		
BUSINESS	EMPLOYMENT RANGE	INDUSTRY
St. Luke's Health System	8,400-8,499	Education and Health Services
Micron Technologies	5,700-5,799	Manufacturing
Boise State University	4,600-4,499	Education and Health Services
West Ada County School District	4,300-4,399	Education and Health Services
Boise School District	3,800-3,899	Education and Health Services
Saint Alphonsus Regional Medical Center	3,400-3,499	Education and Health Services
Wal-Mart	2,500-2,599	Trade, Utilities, Transportation
Hewlett-Packard	2,000-2,099	Manufacturing
JR Simplot	2,000-2,099	Manufacturing
Albertsons	2,000-2,099	Trade, Utilities, Transportation

Source: Boise Valley Economic Partnership

Top Employers

- **Largest Employer:** According to the Boise Valley Economic Partnership (BVEP), the largest employer in the Boise-Nampa Metropolitan Statistical Area (which includes Ada, Boise, Canyon, Elmore, Gem, Malheur (in Oregon), Owyhee, and Payette Counties) between July 2013 and June 2014 was St. Luke's Health System, employing between 8,400 and 8,499 workers. Micron Technologies was the second largest employer, followed by Boise State University, the Meridian School District, and the Boise School District.[2]
- **Private Sector:** Excluding public sector employers, St. Alphonsus Regional Medical Center, Wal-Mart, and Hewlett-Packard round out the top five largest employers in the Boise-Nampa MSA.

[2] Note: the list of largest employers compiled by BVEP divides state and federal employees into their respective departments or agencies.

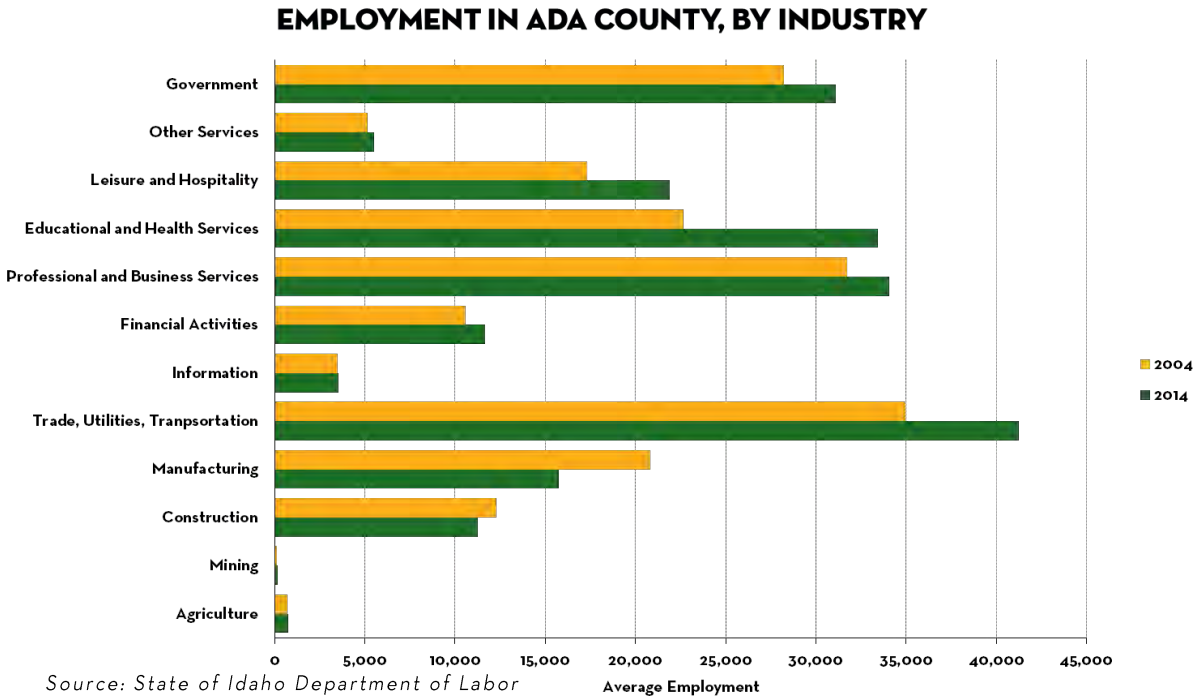
Military Installations

- **Gowen Field:** Gowen Field is the only Joint Military installation in Idaho. Located near the Boise International Airport, Gowen Field provides training opportunities for a variety of U.S. military forces, including the U.S. Army Reserves, the Air National Guard, the Army National Guard. While its primary role is as a training site for the armed forces, it also serves as a mobilization site, equipping and preparing units for deployments.
- **Orchard Combat Training Center:** An additional military installation located in Ada County is the Orchard Combat Training Center (OCTC). Located primarily on BLM land in southern Ada County, the OCTC includes both gunnery and firing ranges as well as maneuver areas.
- **Economic Impacts:** The presence of these military installations in Ada County provides a number of direct and indirect economic benefits. The Minnesota IMPLAN Group, Inc. estimates the Gowen Field alone provides around 2,818 jobs in the Treasure Valley, and has a total economic impact of $210 million. Recently, there have been discussion within the U.S. Air Force for retiring the Gowen's A-10 fighter jets, a decision that could have a large impact on Gowen Field, and its economic benefits to the County. A final decision by the Air Force has yet to be made.

Agriculture and Food Processing

- **Farms:** According to the USDA and the Idaho Department of Agriculture, there were 1,233 farms operating in Ada County in 2012, the fourth highest in the state. However, farms in Ada County are, on average, smaller than elsewhere in the state.
- **Agricultural Production:** In 2012, approximately $221 million of agricultural products were sold in Ada County, the majority of which came from sales of livestock, poultry and their products (such as milk or eggs). This equates to an average production of $179,229 per farm in the County.
- **Agriculture and Food Processing:** In addition to farming, food processing, production and manufacturing are an additional component to the agricultural economy in Ada County. J.R Simplot, Meadow Gold Dairy, PowerBar, and Bigelow Tea Company are all companies with agriculture or food processing facilities in Ada County.
- **Economic Impacts:** Jobs in agriculture and food processing can be found across a number of industries, such as manufacturing and transportation. In all, the U.S. Bureau of Labor Statistics estimates that there were approximately 15,430 food processing-related jobs in the Boise-Nampa MSA

in 2013, 5% of the metropolitan area's total employment that year.



Source: State of Idaho Department of Labor

Employment Growth

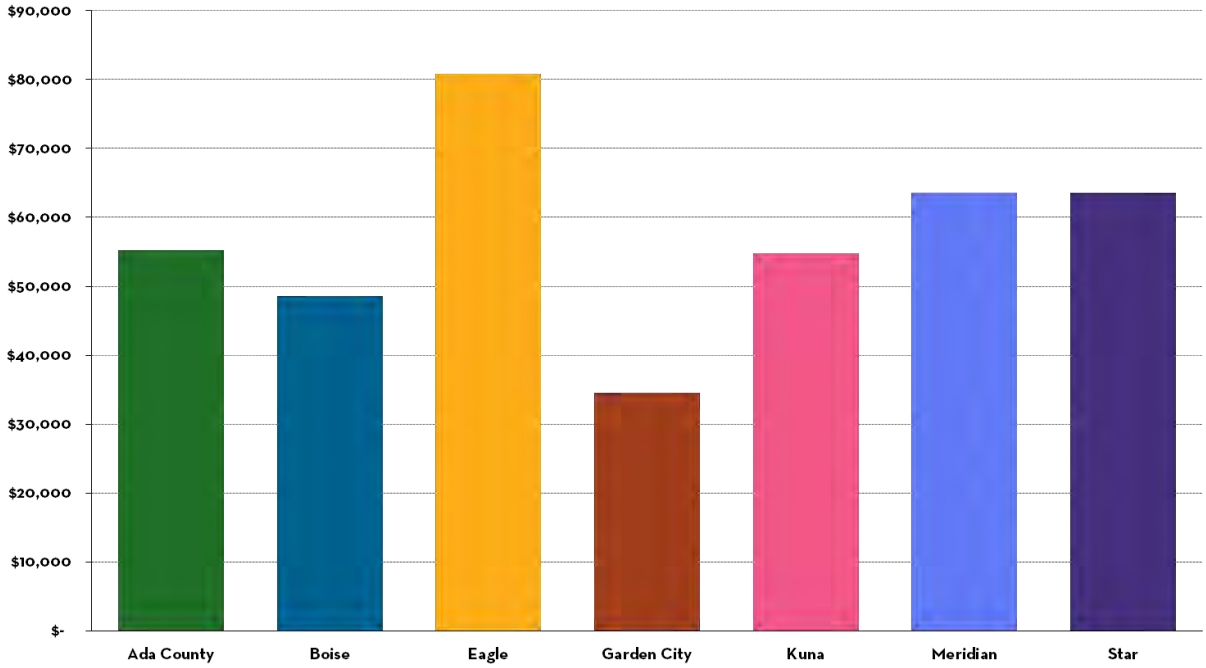
- **Overall Growth:** The average number of people employed in Ada County increased by 22,320 workers since 2004. However, not all industries experienced growth during this period.
- **Growing Industries:** The educational and health services industry grew the most between 2004 and 2014, adding over 10,800 jobs. The trade, utilities, and transportation and leisure and hospitality sectors saw the next largest amount of job growth, adding 6,296 and 4,550 jobs, respectively.
- **Declining Industries:** The manufacturing and construction sectors both saw decreases in employment, losing 5,063 and 1,056 jobs, respectively.
- **10 "Hot Jobs":** Looking to the future, the State of Idaho predicts that top 10 "hot jobs" (or those that on average rank high in terms of the abundance of jobs in the economy, jobs that are growing the fastest and jobs with the highest pay) in Southwestern Idaho (which includes Ada County, Adams County, Boise County, Canyon County, Elmore County, Gem County, Owyhee County, Payette County, Valley County, and Washington County) over the next 10 years will be jobs for registered nurses, electricians, carpenters, dental hygienists, physical therapists, construction

laborers, practical and vocational nurses, operating engineers and other construction equipment operators, and social and human services assistants.

Commuting

- **Residents Employed in Ada County:** Nearly 85% of all employed Ada County residents lived and worked somewhere in the County in 2013. 61% of residents worked in Boise, followed by 13% in Meridian, and 3% in Garden City.
- **Residents Employed Outside of Ada County:** Around 15% of County residents worked outside of Ada County. 7.6% worked in Canyon County, while the remaining 7.8% worked elsewhere.
- **Non-Residents Employed in Ada County:** 71% of people who worked in Ada County in 2013 also lived somewhere in Ada County. 40% of Ada County's workers lived in Boise, 13% in Meridian, and 3% in Eagle.
- **Non-Resident Employee Distribution:** Because Ada County had more jobs in 2014 than working age population, a percentage of jobs were filled by workers who did not live in Ada County. In 2013, 15.6% of workers commuted to Ada County from Canyon County, 1.2% commuted from Gem County, 1.2% commuted from Elmore County, and 1% commuted from Twin Falls County. The remaining 10.1% of workers commuted to Ada County from some other county in Idaho.

MEDIAN HOUSEHOLD INCOMES IN ADA COUNTY, 2013



Source: US Census Bureau

INCOME AND WAGES

Income

- **Median Income:** In 2013, the median household income for Ada County was $55,210, higher than the median income of $46,767 for the State of Idaho and higher than the national median income of $53,046.
- **Median Income over Time:** The County's median household income in 2013 was approximately $10,000 higher than the $46,140 it was in 2000. However, adjusting for inflation, the median household income in 2000 was approximately $64,500 in 2013 dollars, meaning the real median household income of the County has declined by more than $9,000 in real terms.
- **Median Income Distribution:** Garden City had a median household income of $34,571, the lowest of any municipality in the County. On the other hand, Eagle, at $80,788, had the highest median household income in 2013.

Wages

- **Overall Wages:** The annual average wage paid to all workers employed in Ada County was $43,028 in 2013.
- **Wage Distribution:** Broken down by industries, wages in Ada County ranged from $15,128 in the leisure and hospitality industry to $83,233 in the manufacturing industry.
- **Wages in Growing Industries:** Of the three fastest growing industries in Ada County between 2004 and 2014 (see "Employment Growth" above), the educational and health services industry had the highest average annual wage in 2013, at $43,593. The trade, utilities, and transportation industry had an average wage of $38,795, and the leisure and hospitality industry had an average annual wage of $15, 128, the lowest of any industry.
- **Wages over Time:** Wages have increased in nominal terms in Ada County since 2004, from $35,729 to $43,028. However, as with household median incomes, real wages actually decreased between 2004 and 2014 adjusting for inflation (the annual average wage in 2004 was approximately $44,062 in 2014 dollars).

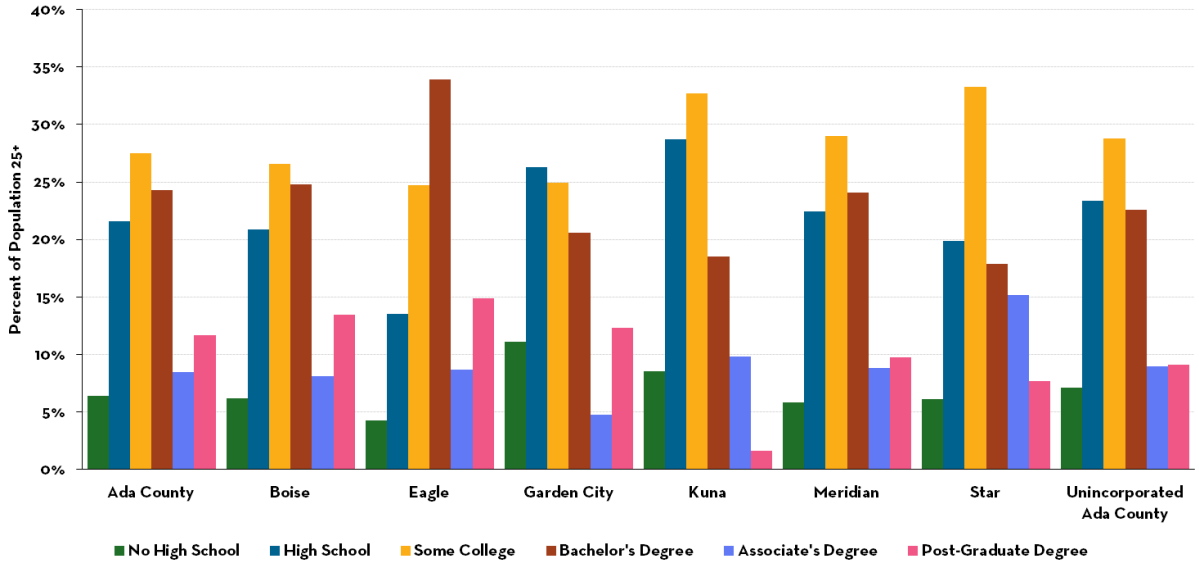
Poverty

- **Poverty over Time:** In Ada County, 13.1% of all residents had incomes lower than the poverty level in 2013, a higher percentage than in 2000 when 7.7% of all residents had incomes lower than

the poverty level. However, the County had a lower poverty rate in 2013 than the State of Idaho (15.5%) that same year.

- **Poverty Rates by Group:** The poverty rate in Ada County varied among different groups. Among children under the age of 18 the rate was 15.4%, 8.4 points higher than in 2000. On average, minority groups had a poverty rate of 22% in 2013, higher than the 12.2% rate for Whites. Poverty rates were also higher for those with a lower educational attainment and among households headed by single mothers.
- **Poverty by Municipality:** 21.1% of individuals in Garden City lived below the poverty line in 2013, the highest among all of Ada County's cities. Eagle, at 5.9% had the lowest poverty rate. Boise, with a poverty rate of 15.6%, had the largest total number of individuals living below the poverty line in 2013.

HIGHEST LEVEL OF EDUCATION IN ADA COUNTY, 2013



Source: US Census Bureau

EDUCATION

Educational Attainment

- **Ada County vs. State of Idaho:** Overall, the workforce in Ada County is more educated than the workforce in Idaho as a whole. In 2013, over one-third (36%) of residents of Ada County over the age of 25 had a bachelor's degree or higher, compared to one-quarter (25%) of Idahoans.
- **High School or Equivalent:** In 2013, just 6% of the population over 25 years of age in Ada County had no high school diploma or equivalent, much lower than the statewide rate of 11.2%.

- **Low Educational Attainment:** At 11%, Garden City had the highest rate of residents over 25 without a high school diploma or equivalent in 2013, although Boise had the largest number of residents without a high school diploma.
- **Education Distribution:** Residents of Eagle had the highest rates of educational attainment in the County, with just under half (49%) of its residents over 25 having a bachelor's degree or higher. Even though Garden City had the highest percentage of residents over 25 without a high school diploma, it had a higher percentage of residents over the age of 25 with bachelor's degrees (33%) than Kuna (20%) or Star (26%).

Schools Districts

- **School Districts by Size:** Ada County is home to four different school districts. The largest district as of the 2014-2015 school year was the West Ada School District, with a total enrollment of 36,859 students. The Boise School District was the next largest by enrollment, with 26,275 students, followed by the Kuna School District, with an enrollment of 5,220 students.
- **Enrollment over Time:** Overall, enrollment in schools in the Boise, West Ada, and Kuna school districts has increased by 20,536 students since the 1995-1996 school year, an increase of approximately 43% over the past 20 years or around 1.9% each year.
- **Boise School District Enrollment:** Boise School District has seen its enrollment both increase and decrease year to year, and actually had around 400 fewer students enrolled in its schools during the 2014/2015 school year than it did during the 1995/1996 school year. The average annual growth rate in enrollment between these years was -0.1%.
- **Enrollment Growth:** Kuna and West Ada, on the other hand, have seen large amounts of growth in their districts. The West Ada School District has grown at an average annual rate of 3.7%, while the Kuna School District has grown at an average annual rate of 4.1%.

Colleges and Universities

- **Top College by Enrollment:** The most prominent college or university in Ada County is Boise State University (BSU), a public university located in Boise. In the fall of 2014, 22,259 undergraduate and graduate students were enrolled at the university, an increase of 29% since 2004, when enrollment was 17,254 students.
- **BSU Instate vs. Out-of-State Enrollment:** The student body of BSU has also changed over the past decade. Whereas in 2004,

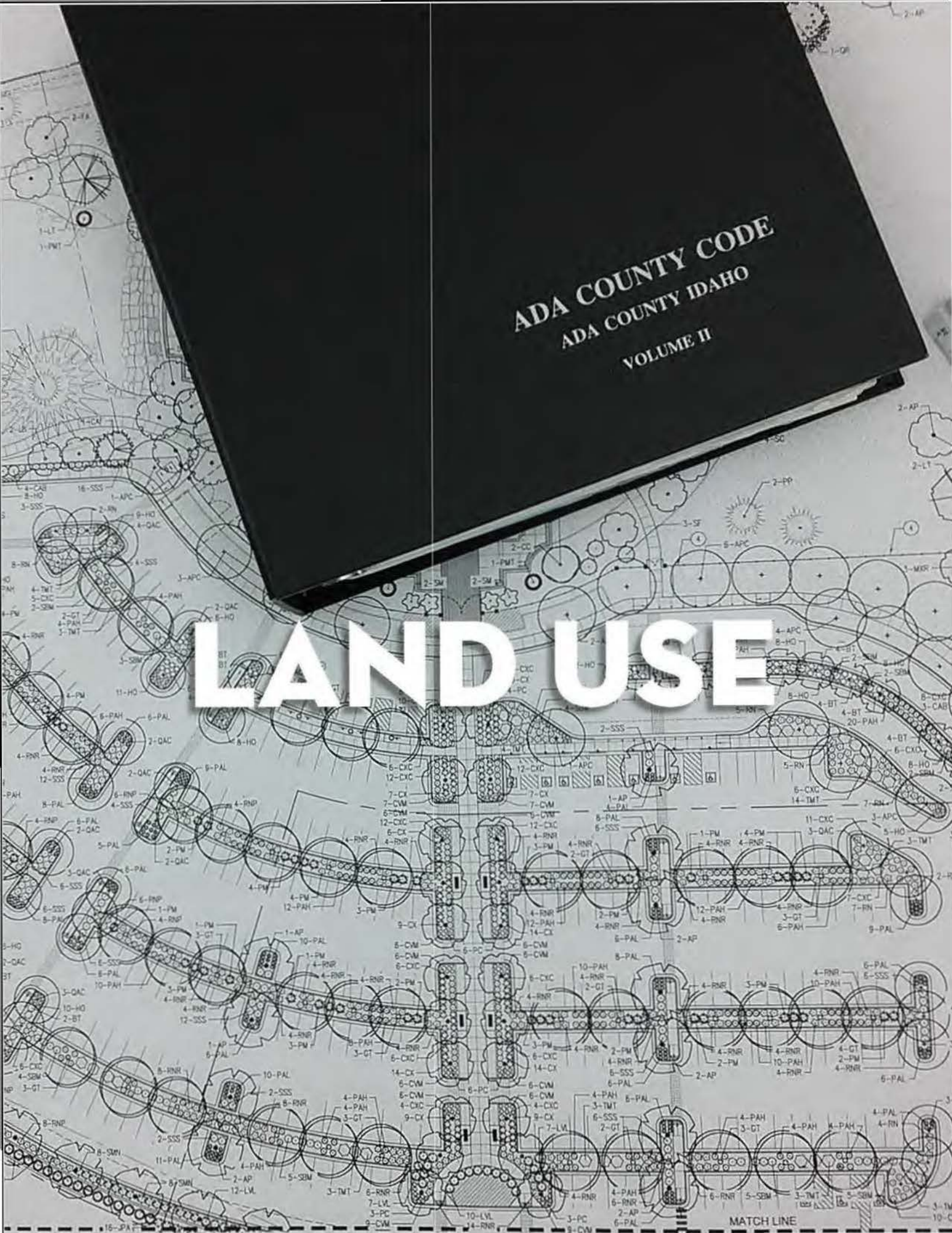
91% of students were from Idaho, and 60% were from cities in Ada County, in 2014 only 78% of students were from Idaho, and 45% from cities in Ada County.

- **BSU Majors and Degrees:** BSU offers a range of majors and degrees at the undergraduate, graduate, doctorate, and associate level, a total of 196 different programs. According to the University, the largest undergraduate program was in Community and Environmental Health, followed by Nursing, Psychology, Management, and Marketing and Finance.
- **College of Western Idaho:** Another important public institution of higher education in Ada County is the College of Western Idaho (or CWI). While its main campus is located in Nampa, ID (in Canyon County), CWI also has a campus located in Boise; and approximately half of its 20,700 enrolled students live in Ada County. CWI offers associates degrees, technical certificates, and other certificates in a variety of areas.
- **Private and For-Profit Colleges:** There are a number of private and for-profit colleges and universities located in Ada County, including: Boise Bible College, Brown Mackie College, Broadview University, Carrington College, Concordia University School of Law, ITT Technical Institute, Lesley University, Stevens-Henager College, Treasure Valley Community College, and the University of Phoenix.

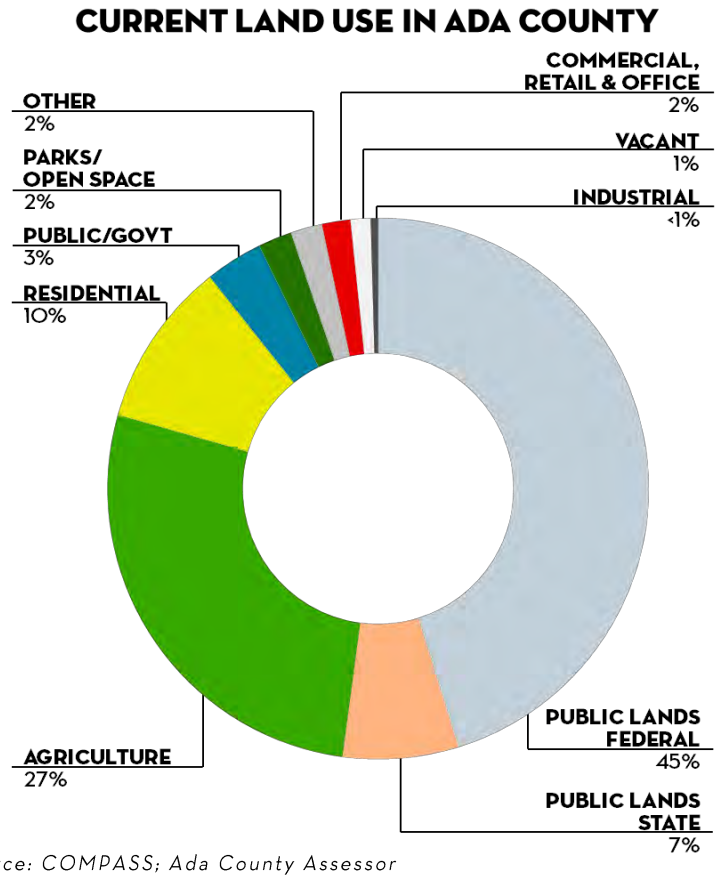

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WHAT DOES IT MEAN?

- **Economic Recovery:** Employment in Ada County has recovered from the losses experienced during the Great Recession. However, job recovery has not been equal across industry sectors. The construction and manufacturing industries both have fewer jobs today than in 2004, however, the State's "hot jobs" list seems to indicate that the construction industry will make a resurgence in the coming years.
- **Job Growth:** Among the different industries in the County, the educational and health services sector grew the most between 2004 and 2014. This industry should continue to grow, as four of the top 10 "hot jobs" identified by the State for Southwestern Idaho fall into this industry.
- **Agriculture and Food Processing:** Increasingly, food producers are looking to locate near where the agricultural products they process on are grown. Companies such as J.R. Simplot and PowerBar have facilities in Ada County, and more have facilities in nearby Canyon County. Moving forward, the Treasure Valley, and Ada County in particular, could become important centers of food production due to access to agricultural products as well as transportation networks, such as I-84, railroad lines, and an international airport.
- **Increased Commuting:** While most of Ada County's residents also work in Ada County, nearly 30% of workers commute from areas outside of the County. This number has increased from approximately 24% in 2003. As economic growth continues in Ada County, it is likely that more workers will commute to Ada County, especially from nearby Canyon County. More commuters from outside the County will have impacts on the transportation system, especially highways.
- **Income and Wage Stagnation:** Incomes and wages in Ada County have increased in nominal terms, but have actually decreased once adjusted for inflation. This means that the cost of living and prices paid by residents of Ada County for goods and services have increased faster relative to increases in wages and incomes. In general, residents of the County will feel poorer today than they did in 2000 or 2004.
- **Well-Educated Population:** Overall, the population of Ada County is more educated than the population of the state as a whole, making it an attractive place for businesses to locate. The proportion of college educated workers is likely to rise in the future, as many of the "hot jobs" identified by the state of Idaho require some level of tertiary education.
- **School District Enrollment:** If current trends continue, the Boise School District will see decreasing enrollment, while West Ada and Kuna school districts will see more students each year. Close coordination and cooperation among districts may be necessary to make the best use of existing facilities.
- **Boise State University:** BSU has grown to attract a much more diverse student body to the region, and currently offers a wide range of degree programs and majors. Such a large university helps to raise the average educational attainment of residents, helping to make the County an even more attractive location for businesses. Ensuring students educated in Ada County remain to work and live in Ada County following graduation should be a top priority for increasing the education and skills of the County's workforce.


ADA COUNTY CODE
ADA COUNTY IDAHO
VOLUME II
LAND USE
MATCH LINE

LAND USE



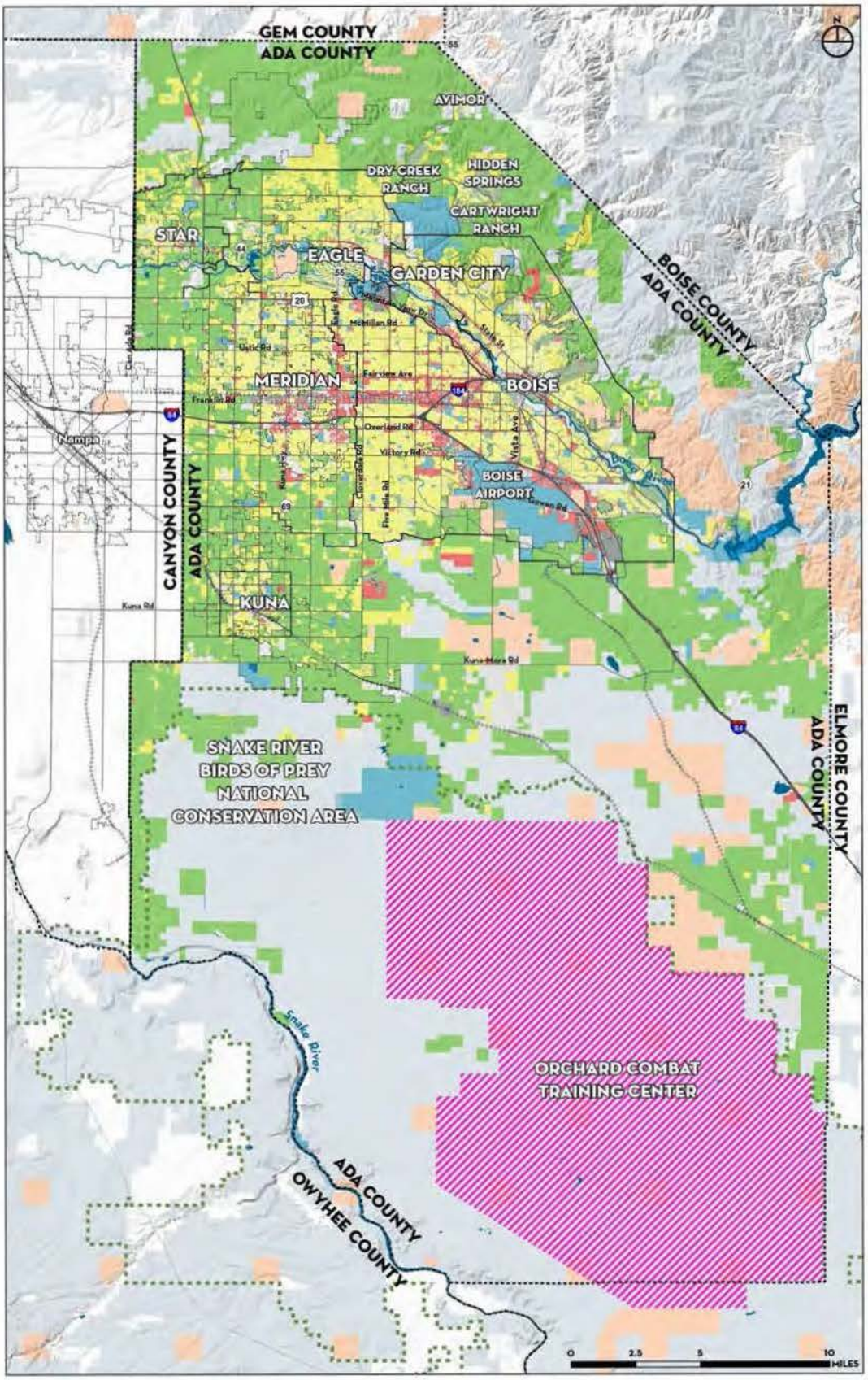
Source: COMPASS; Ada County Assessor

EXISTING LAND USE

Overall

- **Public Lands:** Public lands account for roughly 52% of the County's total area. Most public lands are found in the southern portion of Ada County, in the Snake River Birds of Prey National Conservation Area, and in the foothills to the east of Boise.
- **Agricultural:** Agricultural lands (though not necessarily active) are the next most common land use in the County, accounting for 27% of the total area. Once a dominant use of the land in Ada County, agricultural lands have been gradually replaced with suburban and urban development.
- **Other Land Uses:** Residential land uses account for approximately 10% of land use in the County. Commercial, retail, and office uses and industrial uses account for a little less than 3% of all land uses in the County.

ADA COUNTY - CURRENT LAND USE

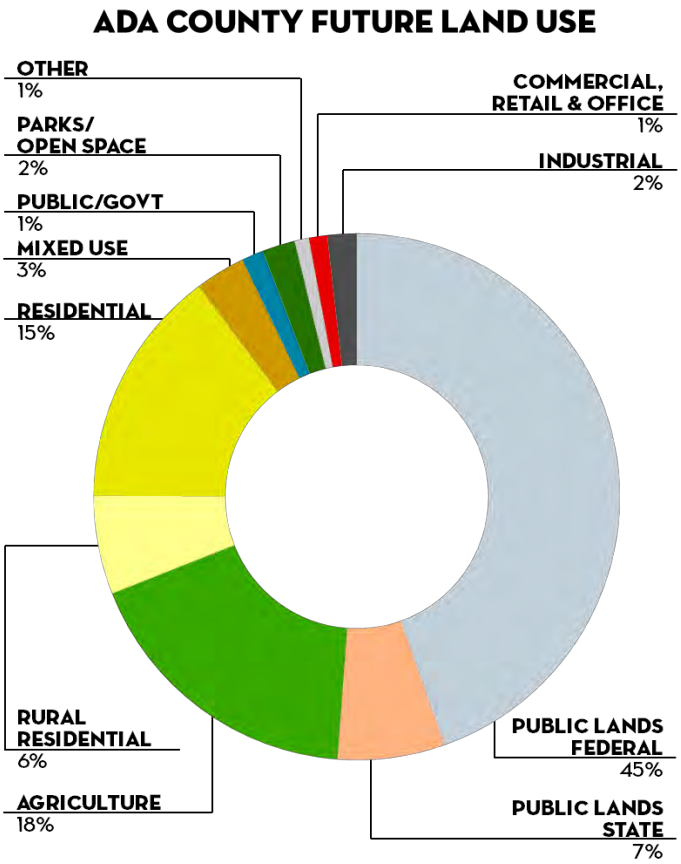


Source: COMPASS; Ada County Assessor

Outside ACIs

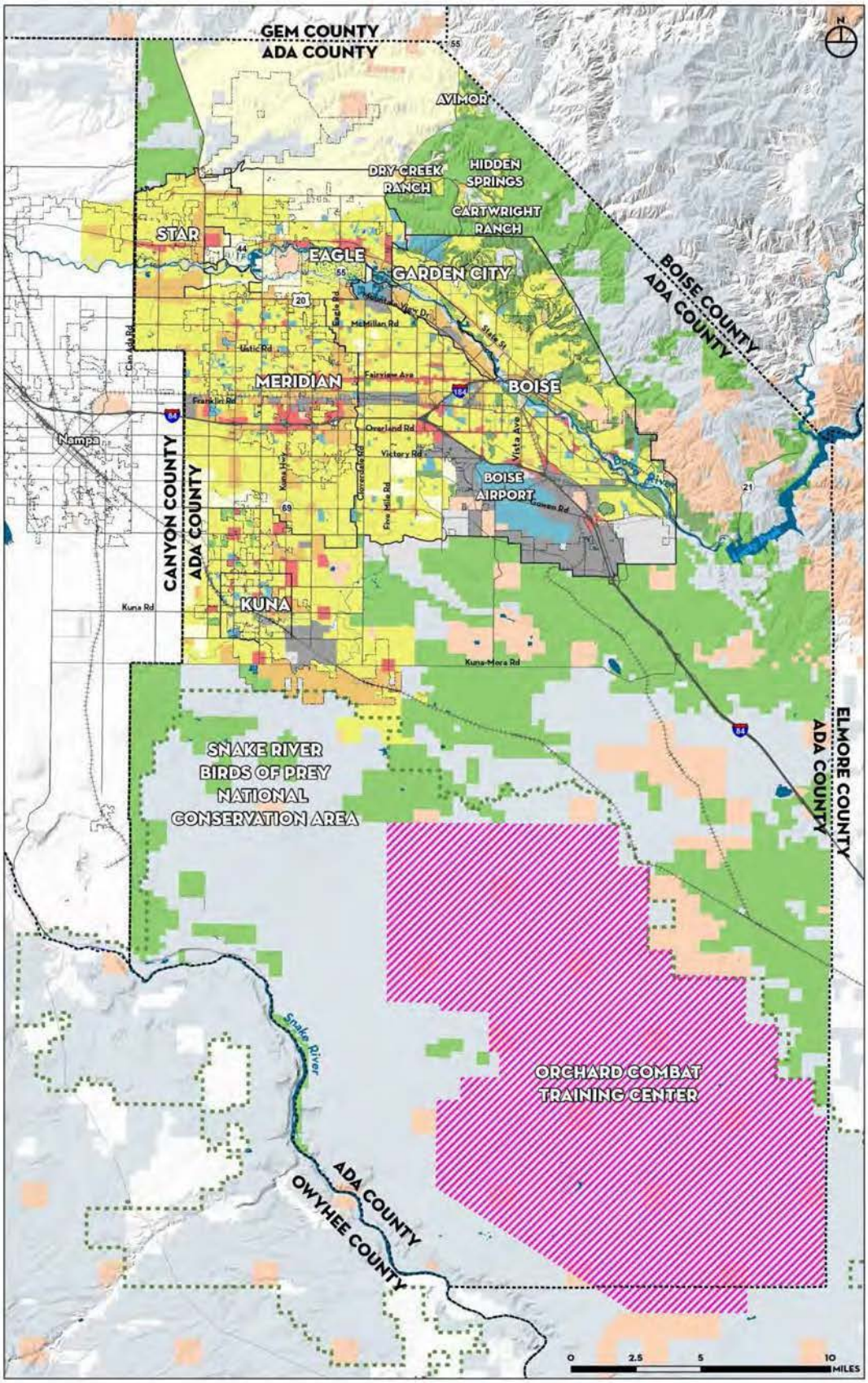
- **Undeveloped Land:** Unincorporated Ada County outside of Areas of City Impact is largely undeveloped. Approximately 66% of this land area is managed by federal and state agencies, and 26% is agricultural.
- **Residential Development:** There are a few small areas of residential development in the southern portion of the unincorporated County, but most development is concentrated in the four planned communities located in the northeast of Ada County. In all, residential land uses cover 3% of the unincorporated area outside of ACIs.
- **Commercial Development:** There is little commercial development, account for less than 1% of the unincorporated County.

FUTURE LAND USE



Source: COMPASS; Ada County Assessor

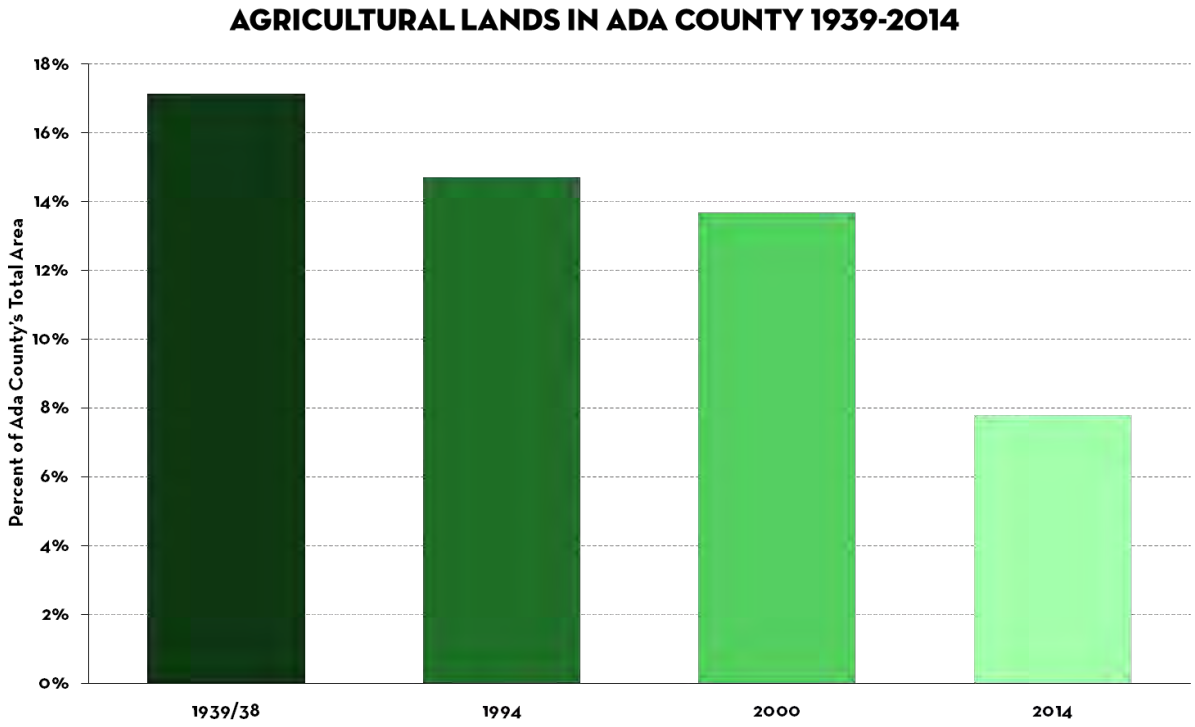
ADA COUNTY - FUTURE LAND USE



Source: COMPASS; Ada County Assessor

See "Ada County Future Land Use" chart on previous page for the map legend.

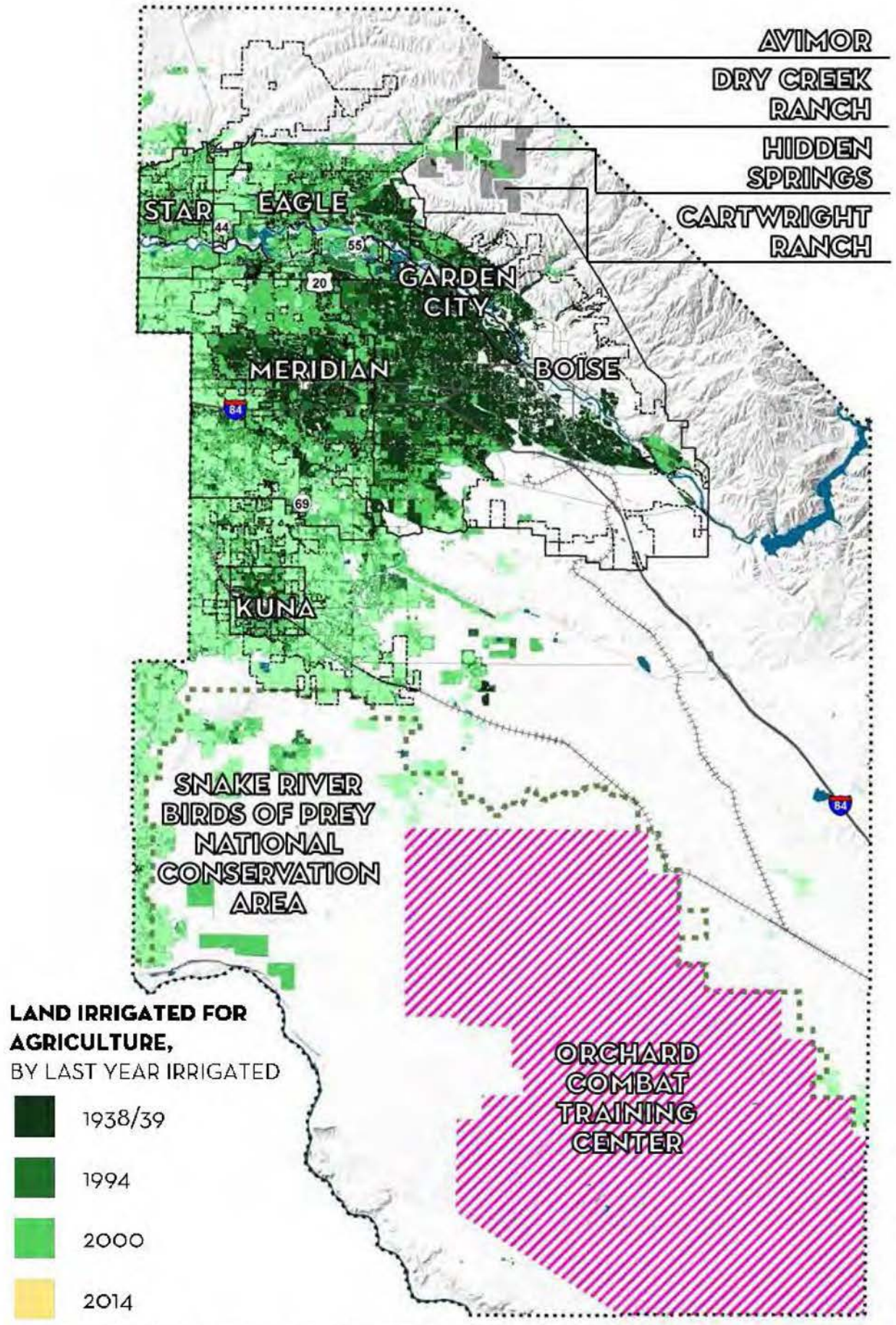
- **Agriculture:** Based on the comprehensive plans of the six cities in Ada County, agriculture should still be the largest land use in the County over the next 15 to 20 years. However, it will account for much less of the County's total land area than it does today. Agriculture is likely to decrease from 27% to around 18% of the land area in Ada County as the cities' land use plans are implemented over the next 10-20 years.
- **Rural Residential:** Many of the cities' comprehensive plans introduced a new agricultural/rural residential land use category, which would allow for residential development but at much lower densities and with the intent of preserving existing agricultural aspects and characteristics of the landscape. Such land uses will account for 6% of the County's total area.
- **Residential, Industrial, and Commercial:** Residential land uses will increase by 5 points, from 10% today to 15% in the future. Industrial land uses will also increase, while commercial, office, and retail uses will remain similar to today.
- **Mixed-Use:** Multiple cities' comprehensive plans included a new land use category for mixed-use development. Mixed-use should account for 3% of the County's land use in the future.



Source: USDA National Agriculture Statistics Service; State of Idaho Dept. of Water Resources

AGRICULTURE

- **Prime Farmland:** A large portion of the County contains soils considered to be prime farmland (if irrigated) by the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture (USDA). In all, 135,034 acres are considered prime farmland, or 20% of Ada County's land area.
- **Farming Obstacles:** One of the largest barriers to agriculture in Ada County is water, as almost all types of farming requires irrigation. Another obstacle is the limits on agriculture in protected areas. For example, just 22% (or 29,618) of the acres identified as prime farmland are used for farming. 76,467 acres (or 57%) of prime farmland are not used for agriculture, but have not been developed as much of this land is located within the Snake River Birds of Prey National Conservation Area, and therefore cannot be farmed.
- **Crop Cultivation:** While the existing land use breakdown indicates that roughly 27% of Ada County is agricultural lands, data from the USDA and the Idaho Department of Water Resources that even less is used for cultivation of crops. According to the USDA, in 2014 only 8% of the County was used for the cultivation of crops, down from 14% in 2000.



Source: USDA National Agriculture Statistics Service; State of Idaho Dept. of Water Resources

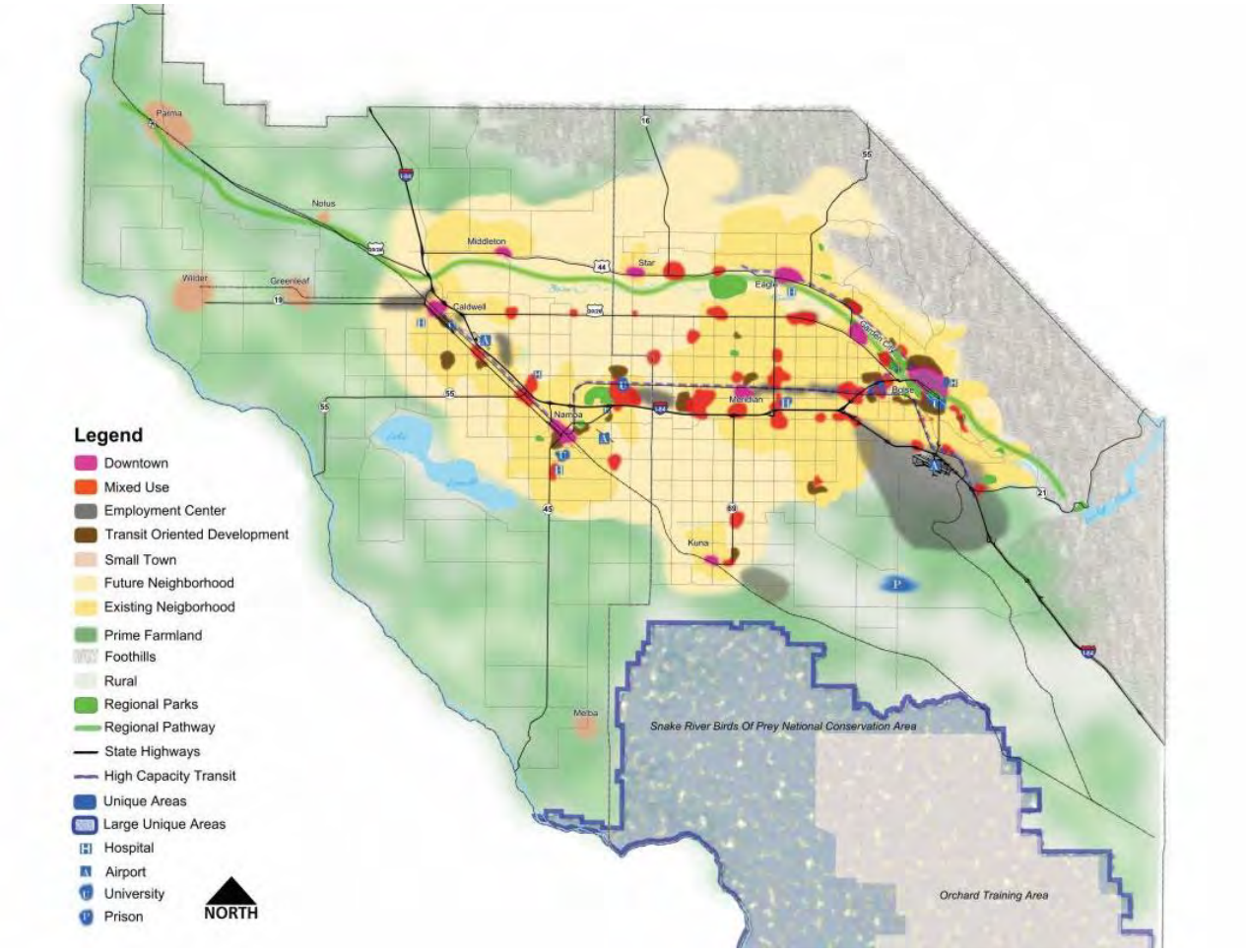
- **Agricultural Distribution:** Currently, most agricultural lands are located in the northwestern part of Ada County, around Star and Kuna. Agriculture was common in most of northern Ada County in the past, but development in Boise, Garden City, and Meridian has meant much of that land has been converted to other land uses, mostly residential.

PLANNED COMMUNITIES

- **Overview:** While much of unincorporated Ada County is rural, urban development is allowed for through approved "planned communities". Planned communities are master planned developments that are required to include a compatible mix of land uses, adequate internal connectivity and connections to exiting transportation networks, and open space provision and habitat protection.
- **Public Services:** Since the County does not provide urban services (like water, sewer, power, etc.), developers of planned communities must make agreements with existing service districts, or construct the proper facilities themselves. In addition, they are required to either build school facilities or set aside land for the construction of schools in the future. Full details on what is required for new planned communities are detailed in the Ada County Land Use Code.
- **Existing Planned Communities:** Currently, there are 4 planned communities in Ada County: Avimor, Hidden Springs, Cartwright Ranch, and Dry Creek Ranch. All are located in the northern Ada County.

REGIONAL PLANNING

COMMUNITIES IN MOTION 2040 VISION



Source: COMPASS

Communities in Motion 2040

- **Overview:** Communities in Motion 2040 is the current long-range transportation plan developed by COMPASS, the metropolitan planning organization (or MPO) for Ada County and Canyon County, and adopted in 2014. The plan includes goals related to land use, housing, infrastructure, health, economic development, open space, and farmland, in addition to transportation.
- **CIM 2040 Vision:** Through extensive community outreach, COMPASS developed a preferred vision for growth in Ada and Canyon Counties which seeks to concentrate new development along transit corridors and in major activity centers in order to allow for the preservation of open space throughout both counties. Under this scenario, new growth would be comprised of a variety of housing types and densities.

- **Performance Measures:** Implementation of the plan is gauged through 56 performance measures to be tracked by COMPASS. COMPASS has also developed a development checklist to help local governments evaluate whether new developments help support the vision and guiding principles of *Communities in Motion 2040*.

HISTORIC PRESERVATION

- **Ada County Historic Preservation Council:** Established in 1988, the Ada County Historic Preservation Council is charged by the Board of County Commissioners with the preservation of Ada County's heritage, particularly in rural Ada County. The Council consists of 10 volunteer members, and supported by staff from Ada County Development Services. In addition to its efforts to educate property owners and the public about the value of historic preservation, the Council also conducts surveys of properties that it considers to be eligible for listings on the National Register of Historic Places.
- **Preservation Plan:** In addition, the Council released a plan in 2006 to assess the County's historic preservation needs and establish a short-term strategic plan for addressing these needs.
- **Collaboration:** The Historic Preservation Council works with a variety of other historical societies and preservation advocates in Ada County. As its budget permits, the Council is a member of organizations such as the Idaho State Historical Society, the Dry Creek Historical Society, Meridian Historical Society, among others.

WHAT DOES IT MEAN?

- **Public Lands:** Much of Ada County is managed by federal and state government agencies, which provides tremendous opportunities for outdoor recreation to County residents. Each agency has its own mission for land management, which needs to be considered by the County as it plans for its future.
- **Changing Role of Agriculture:** Over time, agricultural lands across Ada County have been converted to other uses, especially in cities like Boise and Meridian. While all agricultural lands in the County are not likely to disappear entirely over the next 10-20 years, the County and its residents will need to look at ways to preserve agricultural lands if they would like to maintain the agricultural character of the unincorporated County.
- **ACIs:** The influence of the Comprehensive Plan on land use in Ada County is limited by public lands and the expansion of the cities' ACIs. Since a city's comprehensive plan applies to its ACI in Ada County, the amount of land planned for under the County's Comprehensive Plan will continue to shrink in the future as more lands are added to cities' ACIs. Alternatives to this arrangement are possible under LLUPA, and could be explored further through the Ada County 2025 process.
- **Ada County Comprehensive Plan:** Much of the land use outside of the ACIs in Ada County is currently public lands or agricultural lands. Urban development is ongoing in the planned communities in the north of the County. While no additional planned communities are currently proposed in Ada County, more have been proposed in the past, especially in southern Ada County. The Comprehensive Plan Update process is an opportunity to re-examine the planned community process to ensure development occurs in rural Ada County in a way that is desirable and beneficial to the County and its residents.
- **Regional Planning:** Recent planning efforts, such as the *Communities in Motion 2040* plan, have set the stage for a regional vision for growth and development in Ada County. The policies, recommendations, and vision supported in such efforts should be incorporated into the updated Comprehensive Plan where they align with the vision of the County and its residents.



INFRASTRUCTURE & SERVICES

INFRASTRUCTURE AND SERVICES

SOLID WASTE AND LANDFILL

- **Service Provider:** Solid waste services are provided by Ada County through the Department of Solid Waste Management, although trash collection services are contracted through a private provider, Republic Services.
- **Ada County Landfill:** The majority of solid waste in Ada County is disposed of in the Ada County Landfill, located in the foothills north of Boise. The landfill consists of two "cells" the Hidden Hollow and North Ravine cells. Of the two, the Hidden Hollow cell is the oldest, and is reaching its designed-for capacity. Efforts are underway to cap the cell. The North Ravine cell was commissioned in 2004, and has enough capacity to accommodate solid waste generated in the County for the next 100 years.
- **Landfill Gases Converted to Energy**: The Department of Solid Waste Management collects the gases produced by the landfill and converts it into energy. According to the Department's website, the gas produced annually is enough to power around 2,400 for one year, and generates revenues of $272,000.

LAW ENFORCEMENT & PUBLIC SAFETY

- **Sheriff's Office**: Police services are provided by a number of agencies in Ada County. The Ada County Sheriff's Office is the largest local law enforcement agency in the State of Idaho, with 655 employees. As in most counties, the Sheriff of Ada County is an elected position, chosen by voters every 4 years.
- **Jurisdiction**: Sheriff's deputies patrol areas in unincorporated Ada County, as well as in Eagle, Kuna, and Star, which contract with the County for law enforcement services. The Sheriff's Office also operates the County jail and a crime lab.
- **Local Police Forces**: Boise, Garden City, and Meridian have their own local police forces.
- **Paramedics**: In 2013, Ada County and 6 other emergency medical services agencies entered into a Joint Powers Agreement, unifying the provision of EMS functions in the County under a single system. In all, the Ada County Paramedics operate 13 stations across the County.
- **Coroner**: The Ada County Coroner is another elected position within Ada County, chosen by voters every four years. The Coroner is responsible for determining the cause and manner of death for all deaths (including natural deaths, accidental deaths, homicides and suicides) that occur within the County. To this end,

the Coroner's office employs a Forensic Team, an Anthropology Team, an Investigations Team, as well as administrators. The Coroner also operates a forensics facility.

- **Prosecutor:** The Ada County Prosecutor is an elected position within Ada County, chosen by voters every four years. The prosecutor is the chief lawyer for the County, representing the County, its offices, and its residents in the Fourth Judicial District Court. The Prosecutor's office has two divisions, which handle both criminal and civil cases. The Prosecutor also provides legal advice and guidance to the Board of County Commissioners and other departments within Ada County, in addition to running special programs, such as the Domestic Violence Unit.

PARKS AND WATERWAYS

- **County Operated Parks:** In all, Ada County owns and operates approximately 900 acres of parks, mostly regional parks. These include Ladybird Park, Barber Park, and Seaman Gulch. In addition, the County runs 1 community park, Barclay Bay, located at Lucky Peak Reservoir. In addition to Barber Park, Ada County also owns and manages the Ada County Bike Park, which was acquired from the City of Eagle in 2014.
- **County Managed Trails:** Ada County also manages a variety of trail facilities throughout the County. These include segments of trail along the Boise River Greenbelt, as well as trails created through the Ridge to Rivers partnership (in coordination with the City of Boise, the BLM, and other state and federal agencies) and a portion of the historic Oregon Trail.
- **Ada County as Coordinator:** In one survey of attendees at a public meeting for the 2007 Ada County Parks and Open Space Master Plan, the top parks and open space priority was the need to create or preserve an interconnected trail system that accommodates multiple users, followed by creating financing mechanisms and/or placing a higher priority on funding for parks, open space, trails, and recreation. In another survey, the highest ranked "priority action" for the County with regards to parks and open space was to "Acquire land for open space" and to "Develop a regional trail system".
- **Ada County as Provider:** In the same survey, no participants indicated that the County should "Provide recreation services", while just 4 out of 92 voted that the County should "Develop existing parks" on sites currently undeveloped, and just 5 out of 92 voted that the County should "Acquire land for regional parks".

OTHER SERVICES

- **Treasurer:** The Ada County Treasurer is an elected position within Ada County, chosen by voters every 4 years. The Treasurer

is responsible for collecting, safe keeping, accounting, depositing, and disbursing County funds. The collection of property taxes is one of the primary responsibilities of the Treasurer.

- **Assessor:** The Ada County Assessor is another elected position within Ada County, chosen by voters every 4 years. One of the major responsibilities of the Assessor is to determine a fair and equitable valuation of real and personal property in the County for taxation purposes. The Assessor also manages the County's land records, as well as motor vehicle licensing and titles (working with the Idaho Department of Transportation).
- **Clerk:** The Ada County Clerk is an elected position within Ada County, chosen by voters every 4 years. The Clerk runs the Office of the Clerk, Auditor, and Recorder, which encompasses a variety of responsibilities and functions including clerical and administrative support to the Fourth District Court; recording documents related to property ownership, marriages, and other licenses, as well as recording and publishing minutes and resolutions from public meetings (such as the Board of County Commissioners); auditing funds collected and spent by County offices and issuing annual financial reports and County budgets; and running and supporting elections for local, state, and federal elections. The Clerk's office is also in charge of administering the County's Department of Indigent Services.
- **Expo Idaho:** Expo Idaho is a special events facility located in Ada County near Garden City, and managed by the County. Expo Idaho hosts the annual Western Idaho Fair, as well as many other expositions and trade shows throughout the year.
- **Other Services:** In addition to the services discussed above, Ada County provides services to residents relating to weed and pest control, mosquito abatement, issuing building permits and conducting inspections, reviewing site plans and other development proposals, and surveying, among others. The County also plays a significant role in emergency management, which is discussed further in the "Hazards and Risks" chapter of this report.

TRANSPORTATION

Roads and Highways

- **Responsible Entities:** The construction and maintenance of roads and highways in Ada County falls to the Idaho Transportation Department (ITD), which covers state and federal highways and interstates, and the Ada County Highway District (ACHD), which is in charge of all other streets and roads in the County.
- **Major Highways:** The most notable roadway in Ada County is Interstate 84, which travels east-west through Ada County. Other

major highways include US highway 20, US highway 26, state Highway 55, state Highway 44, state highway 16, state highway 69, and state highway 21.

- **TLIP/Livable Streets for Tomorrow:** As a result of the Blueprint for Good Growth process, ACHD adopted a Transportation and Land Use Integration Plan (TLIP), also known as Livable Streets for Tomorrow. Under this plan, ACHD worked with the communities in Ada County to create a more context sensitive functional classification system for the streets in the County. Detailed in the Livable Street Design Guide, the new system creates specific cross-sections and policies for arterials, collectors, and local streets that pass through commercial corridors, downtowns and town centers, residential neighborhoods, industrial districts and rural areas. In addition to automobile travel lanes, the guidelines include policies for multimodal transportation such as bike lanes and sidewalks.
- **Variations in Travel Time:** Comparing travel times at peak or congested periods to periods of free flow or ideal conditions, COMPASS determined that in 2014, 3.7% (or 13.6 miles) of east or northbound roads evaluated in the Treasure Valley had high levels of congestion, meaning that on freeways, suburban streets, and urban streets it took 1.5, 2.25, and 2.5, respectively, times the amount of time to travel north or east on these streets during peak time. While there was more congestion along streets in the Treasure Valley in 2014 than in the past two years, it is lower than the 12 year average of 4.3%. Heading west or southbound, 5.2% of evaluated streets had high levels of congestion. This was fewer roads than in 2013, and barely lower than the 12-year average of 5.3%.
- **Areas of Major Congestion:** Hotspots for congestion in Ada County include I-84 between Boise and Meridian, Front Street between US 20 and Capital Boulevard in Boise, Overland Road between South Roosevelt Street and South Orchard Street, and along State Street between 27th Street and Veterans Memorial Parkway, between North Pierce Park Lane and ID 44, and through Eagle.

Railroads

- **Union Pacific:** A number or railroad lines travel through Ada County. The main rail line, owned by Union Pacific, travels through Ada County by way of Kuna. Boise and Meridian are linked to the system through trunk lines.

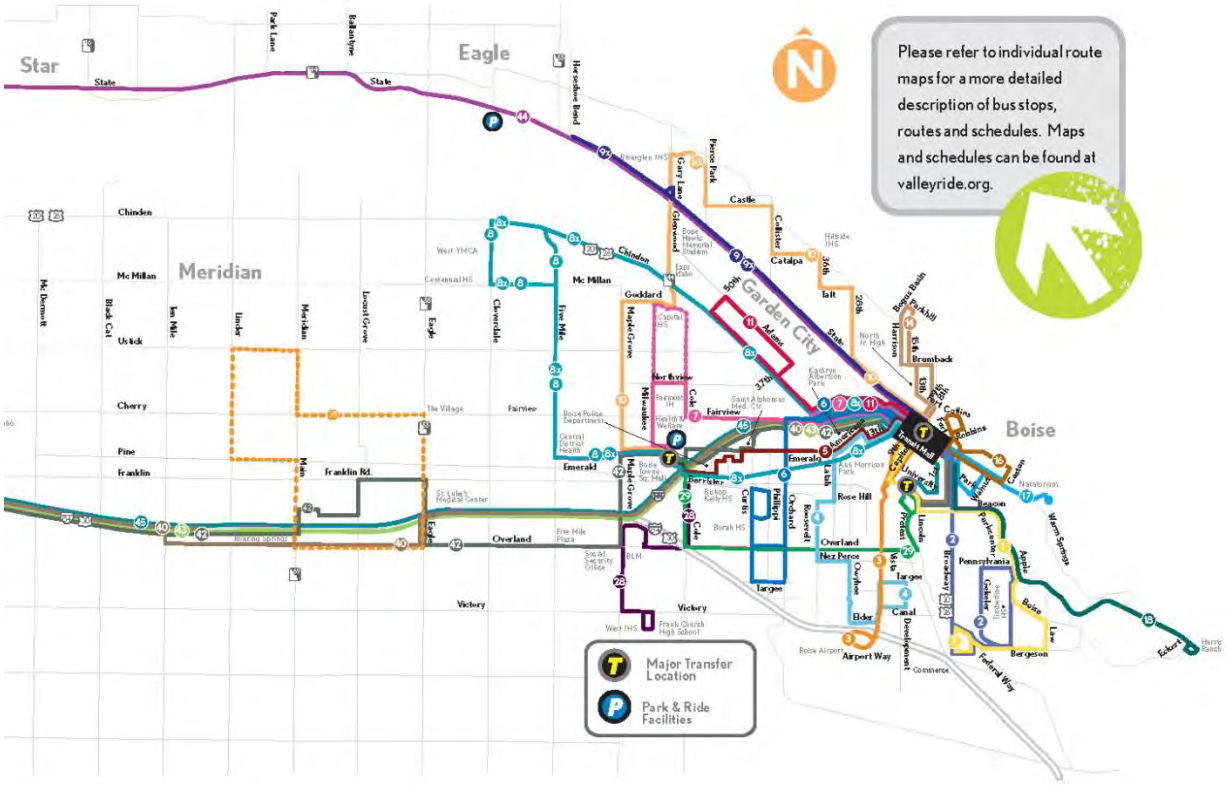
Public Transportation

- **Service Provider:** Public transportation service is provided to residents of Ada County by Valley Regional Transit (VRT). Its main

service is known as Valley Ride, which has 16 fixed routes in Boise and Garden City.

- **Routes:** 5 intercounty routes provide transit services between Ada and Canyon Counties, connecting Boise, Eagle, Meridian, and Star to Caldwell and Nampa in Canyon County. In addition, the Ada County Highway District operates Commuteride, a van sharing program for commuters who begin or end their trips in Ada County.

VALLEY RIDE TRANSIT ROUTE MAP



Source: ValleyRide, Valley Regional Transit

Transportation Needs and Funding

- **Transportation Costs:** According to COMPASS's Communities in Motion 2040 long-range plan, the transportation system in Ada County and Canyon County will require around $9.7 billion to maintain the current system and meet the demands of new growth by 2040. However, only around $5.4 billion will be available from federal, state and local sources over this period, leaving a shortfall of $4.3 billion.
- **Funding Source Breakdown:** Approximately two-thirds of funding for roads in Ada County comes from local sources, one-quarter from state sources, and the remainder from the federal government.

- **Taxes and Impact Fees:** Property taxes levied by the ACHD are the single largest source of funding for roads in the County, although COMPASS predicts that by 2025 impact fees collected by ACHD will become the largest source of funding. Thanks to these sources, especially impact fees, COMPASS predicts that ACHD should have enough funds to expand the roadway system as needed over the next 30 years, in addition to maintenance.
- **Transit Funding:** VRT, on the other hand, will face funding shortfalls starting as early as 2017, according to COMPASS. This means the transit agency will have no funds to expand services, and faces operating shortfalls of $2.6 million in 2020 and $34.2 million in 2040.

WATER USE IN THE TREASURE VALLEY

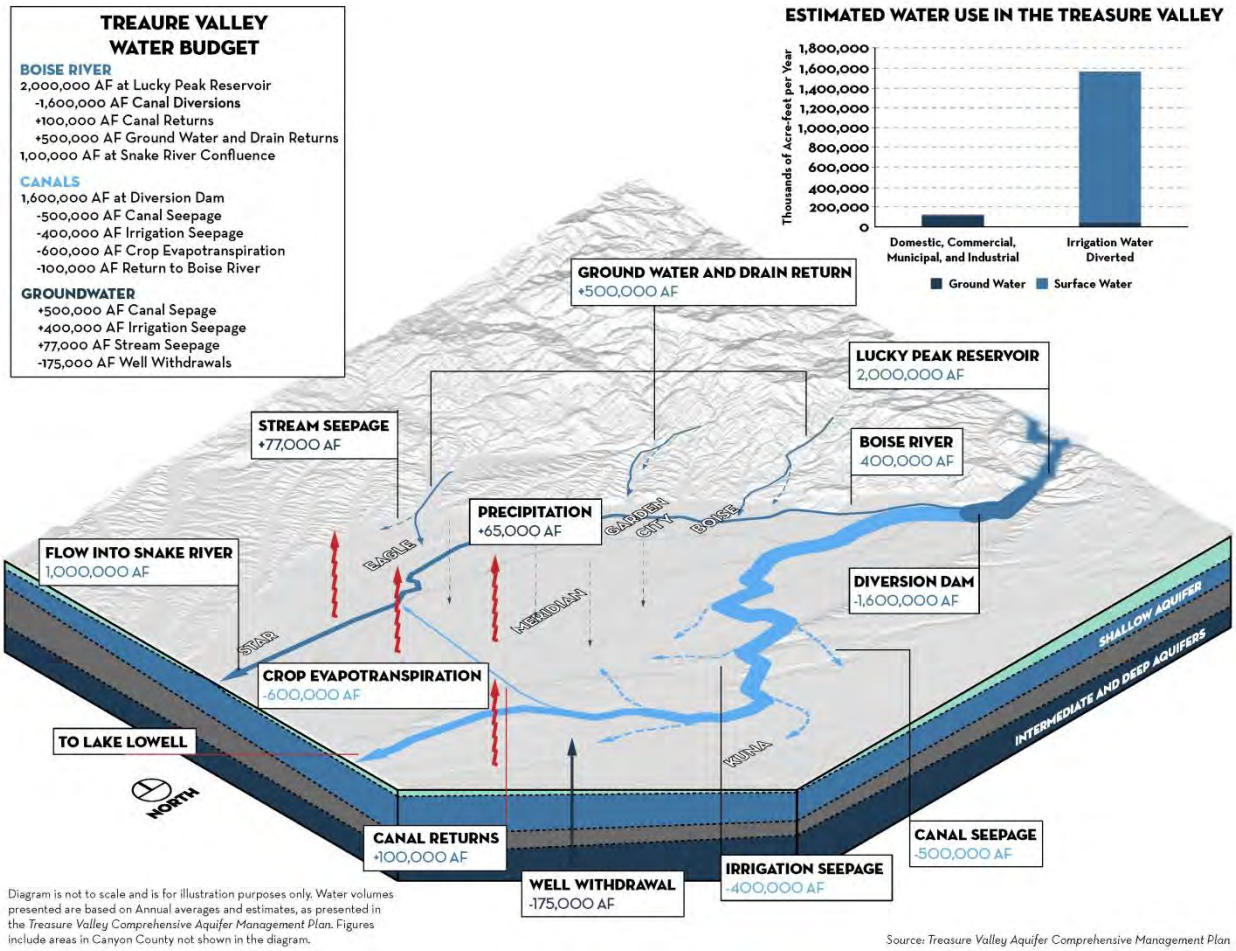


Diagram is not to scale and is for illustration purposes only. Water volumes presented are based on Annual averages and estimates, as presented in the *Treasure Valley Comprehensive Aquifer Management Plan*. Figures include areas in Canyon County not shown in the diagram.

Source: *Treasure Valley Aquifer Comprehensive Management Plan*

WATER AND SEWER

Supply of Water

- **Sources:** Water in Ada County and the Treasure Valley comes from one of two sources: groundwater or surface water.
- **Drinking Water:** Approximately 95% of the drinking water in the Treasure Valley comes from groundwater wells, which take

advantage of the Treasure Valley Aquifer System, pulling water from shallow, intermediate, and deep aquifers that exist below the ground.

- **Farming and Irrigation Water:** 97% of water used for farming and irrigation comes from surface waters, such as the Boise River or canals. The majority of surface water is stored in the Lucky Peak Reservoir, before being released into the Boise River or diverted into canals.
- **Domestic Wells:** There are at least 16,600 domestic wells in Ada County, which provide water to homes not on a water supply system. However, groundwater levels are not consistent across all of Ada County, and access to groundwater is limited in some areas, such as in the Southeast and in the north foothills, according to the Idaho Department of Water Resources.
- **Water Storage and Control:** The supply of surface water in Ada County is controlled through a system of 4 reservoirs and various canals which provide both water storage for irrigation and flood control along the Boise River.
- **Reservoirs:** Three reservoirs (Anderson Ranch, Arrowrock, and Lucky Peak) are fed by the Boise River, and are operated by the U.S. Bureau of Reclamation and the U.S. Army Corps of Engineers as a unified system. The fourth reservoir (Lake Lowell) is fed by the New York Canal (which diverts water from the Boise River) and is independently operated.
- **Canals:** There are approximately 1,170 miles of irrigation canals in the Treasure Valley. During the irrigation season (roughly April-October) there is not enough water flowing in the Boise River to meet irrigation demands, and must be supplemented by water stored in the reservoirs.
- **Future Needs:** It is difficult to determine how much water is available in Ada County's water system and how much demand for water will grow in the future. While the exact amount of water needed to meet future demands varies by analysis, all point to the fact that demand will increase as additional growth occurs in Ada County and elsewhere in the Treasure Valley.
- **Proposed Treasure Valley Aquifer Management Plan:** According to the recommendations in the Proposed Treasure Valley Aquifer Management Plan drafted by the Idaho Water Resources Board in 2012, communities and water managers in the Treasure Valley should seek to enhance water data collection and analysis, explore additional storage opportunities and supply sources, reduce demand through conservation, ensure that surface water currently used for irrigation is available for residential use if or when land transitions from agricultural to

residential uses, and to preserve and protect the water delivery infrastructure in the County, such as the system of irrigation canals and ditches.

- **Management Plan Adoption:** Although it was drafted in 2012, the Proposed Treasure Valley Aquifer Management Plan was never submitted to the state legislature for approval due to concerns from members of the Idaho Water Resources Board. As a result, the goals and recommendations established in the proposed plan have not been adopted or included in the State Water Plan.

Water Providers

- **Overview:** A number of municipal and private companies provide water to residential, commercial and industrial consumers. The largest supplier of water in Ada County is United Water Idaho, which provided water to roughly 240,000 people living in Boise, Garden City, and Eagle in 2012. Other water providers include the City of Eagle, the City of Kuna, Capital Water, and smaller systems in the planned communities.
- **Canal and Ditch Providers:** Water is also provided for irrigation by canal and ditch companies. These divert surface water from the Boise River into a series of canals that convey water to the western portions of the County. In all there are 30 irrigation districts served in Ada County, primarily the western portion.

Sewer and Wastewater Treatment

- **Responsibility:** Ada County does not provide wastewater or sewer services to residents. Instead, these functions are the responsibility of cities, special districts, or individual property owners (where septic systems are used).
- **Service Providers:** The City of Boise is the largest provider of wastewater treatment services, and operates two wastewater treatment plants. Other cities with treatment plants include Meridian, Kuna, and Star.
- **Community Systems:** Since Ada County does not provide sewer service, planned communities in the unincorporated County are required to build and maintain their own community systems.

UTILITIES

- **Electricity:** Idaho Power provides residents of Ada County with electricity.
- **Power Rates:** According to a survey by the Edison Electric Institute, Boise residents had the sixth lowest residential power rates among cities included in the survey, per 1,000kWh. Medium commercial customers had the lowest rates, while large

commercial and small industrial customers paid the second lowest rates of the cities surveyed.

- **Sources of Energy:** These low rates are made possible in large part thanks to the utility company's reliance on hydroelectric power. In 2014, approximately 43% of electricity generated by Idaho Power came from hydroelectric sources, the largest of any source of energy. Coal was the next largest, at 35%, followed by wind (11%) and natural gas (8%). In all, well over half of the utility's electricity was generate from renewable sources.
- **Natural Gas:** Natural gas in Ada County is provided by Intermountain Gas Company.

PARKS AND RECREATION

- **Service Providers:** Several agencies and local governments in Ada County provide park and recreational services to residents, including federal and state agencies (like BLM or Idaho Fish and Game), Western Ada Recreation District, the cities of Boise, Meridian, Kuna, Garden City, Eagle, and Star, and the Boise, Meridian, and Kuna school districts. Parks, trails, and open space in unincorporated Ada County is provided by the Ada County Department of Parks and Waterways.
- **Largest Parks and Recreation System:** Boise has the largest parks and recreation system in the County, with over 150 sites and facilities covering around 5,350 acres, or 56% of all parks and recreation lands (excluding public lands) in the County.
- **Park Types:** By size, the 24 regional parks in the County account for 32% of all parks and recreation facilities. Neighborhood parks are the most common park type in the County, with 74 parks located throughout Ada County.

FIRE

- **Service Providers:** Fire services are provided to Ada County residents by a both municipal fire departments and special districts.
- **Service Distribution:** The Cities of Boise and Meridian both have their own fire departments, while the smaller cities and unincorporated County are served by 8 special districts.
- **Contract Services:** Many of these districts have agreements with municipal fire departments, and contract their services in an effort to reduce costs and improve services for their constituents (for example, through a Joint Powers Agreement, the North Ada County Fire and Rescue District contracts fire services through the City of Boise Fire Department).

- **Service Coverage:** Federal agencies provide fire protection and management services for the lands they manage. However, the entire County is not included in a fire district, leaving residents who live outside one vulnerable to fires.

PUBLIC HEALTH

Health and Wellness

INDICATOR	ADA COUNTY	IDAHO	USA
Behaviors Influencing Health (as a percentage of the population, self-reported)			
No Leisure Time Physical Activity	16.3%	19.8%	22.6%
Excessive Alcohol Consumption	14.5%	14.7%	16.9%
Tobacco Users	15%	16.6%	18.1%
Inadequate Fruit and Vegetable Consumption	73.9%	76.6%	75.7%
Access to Healthcare (per 100,000 residents or as a percentage of the population)			
Primary Care Physicians	83.9	61.8	74.5
Dentists	79.7	63.9	63.2
Mothers without Prenatal Care in 1st Trimester	22%	28%	17%
Adults without a Regular Doctor	26%	28%	22%
Living in a Health Professional Shortage Area	0%	67%	34%
Health Outcomes (prevalence as a percentage of the population, self-reported)			
Diabetes	7.5%	8.4%	9.1%
High Cholesterol	39.5%	38.7%	38.5%
Heart Disease	3.5%	3.9%	4.4%
Obesity	24%	28%	27%
Asthma	13%	13%	13%
Poor Dental Health	10%	13%	16%
Reporting Poor or Fair Health	12%	15%	16%
Infant Mortality (per 1,000 births)	5.9	6	6.5
HIV/AIDS (per 100,000 residents)	100.7	63	340.4

Source: Community Health Needs Assessment, www.chna.org

- **Behaviors Influencing Health:** Residents of the County seem to exercise more, smoke and drink less, and eat more fruits and vegetables than residents of Idaho or the United States.
- **Access to Healthcare:** Residents of Ada County also appear to have excellent access to healthcare professionals, although fewer mothers have access to prenatal care during their first trimester than all mothers in the United States, and fewer adults (1 in 4) than in the United States have a doctor or physician they visit regularly.
- **Health Outcomes:** Healthy behaviors and access to healthcare are reflected in the health outcomes indicators. In general, there are fewer instances of diseases and conditions in the County than in Idaho or the United States, and residents report having much lower rates of poor or fair health.
- **HIV/AIDS:** However, the County does appear to have a higher incidence of HIV/AIDS than in the rest of the state, although much lower than in the Country as a whole. In 2010, 100.7 out of every 100,000 residents was diagnosed with HIV/AIDS. This rate has increased since, rising to 103.3 per 100,000 in 2012.

Health Facilities and Services

- **Facilities:** Ada County is home to a variety of hospitals, medical centers, and clinics. The two largest general service hospitals in the County are St. Luke's and Saint Alphonsus. Both hospitals operate more than one facility in Ada County.
- **Level of Care:** Saint Alphonsus is the only level II trauma center in the region, and one of the few in the State of Idaho.

WHAT DOES IT MEAN?

- **Transportation:** Ada County and its cities have less influence over their transportation system than in other communities. While the County is represented on the boards of COMPASS and VRT, the board of ACHD is independently elected by Ada County voters.
- **Traffic and Congestion:** Today, congestion is not a serious issue in the County, although it does affect certain segments of roadway more than others during peak times. However, as funding for transportation investments becomes more scarce at the federal and state levels, and as the County continues to grow, congestion could become an issue in the future.
- **Long-term Transportation Funding:** Impact fees collected by ACHD in Ada County represent an important source of revenue for the district, and should be maintained in order to provide ACHD with the resources it needs to continue maintaining and expanding the County's roadway system as new growth occurs.
- **Water Planning:** A Comprehensive Aquifer Management Plan for the Treasure Valley Aquifer System has yet to be adopted by the state legislature or incorporated into the State Water Plan. As population growth continues, demands for water in the region will increase. Understanding available supplies of water in the County and how best to manage them should be a priority for Ada County moving forward.
- **Groundwater:** Access to groundwater is not uniform across all of Ada County, greatly affecting where development is likely to occur. Areas where groundwater is not available are less likely to develop, as servicing these areas with water becomes much more expensive, and developers do not have the option to create their own service district or use domestic wells.
- **Water Demand:** While the surface water storage system in the County has largely been sufficient to meet the demand for irrigation, during drought years the supply is supplemented by groundwater, further placing stress on the ground water supplies (which are also impacted by droughts).
- **Water-Land Use Connection:** Water use in Ada County is closely tied to land use. Agricultural users depend on surface water, while all other users depend on ground water. As less land is used for agriculture and more is converted to other uses, the sourcing of water may need to change to reflect changes in supply and demand.
- **Water Quality:** Water quality across both surface and ground water sources is generally good, but should be closely monitored, especially in areas where groundwater contamination is possible (such as the landfill). Any negative impact to water quality could have wide-ranging consequences to water supply in the County, especially since both the ground water and surface water systems interact with one another, an impact to either could also affect the other.

- **Many Water Providers:** While the water system in the Ada County is one interconnected system over two dozen water companies and irrigation districts use its waters on top of domestic well users, not to mention the users downstream in Canyon County. In the future, greater coordination and collaborative management of the region's water system could be necessary to ensure there is an adequate supply to meet demand and that appropriate conservation measures and best practices are used by all water providers.
- **"Carry Over" Water:** Carry over water, or water left in the reservoirs at the end of the irrigation season, is essential for the sustainability of the water supply. However, the amount of carry over water heavily depends on the amount of snowfall and the irrigation demand that season, and so can vary significantly year to year, especially during periods of drought.
- **Independent Systems:** Water and wastewater services are not provided by Ada County in unincorporated areas. Planned communities are required to provide their future residents with these services, either by contracting with an existing provider, or by creating their own system. However, if these systems are not properly operated or maintained, it could lead to serious issues for County residents living in these developments, as well as raises environmental concerns if wastewater is not properly treated.
- **Utility Costs:** Inexpensive utility prices in Ada County add to the attractiveness of the area for businesses. According to a survey by the Edison Electric Institute, the City of Boise had some of the lowest electricity rates among the cities survey, giving Boise and other areas of Ada County a competitive edge over other similarly situated communities in the Intermountain West, like Reno, Nevada and Salt Lake City, Utah.
- **Health Outcomes:** Although Ada County residents tend to score better on a variety of health indicators than residents of the State of Idaho and the United States, there is room for improvement. For instance, nearly 1 in 4 residents of Ada County has a body mass index (BMI) that qualifies them as being obese, a fairly high percentage of the population.
- **Health Facilities:** Hospitals and medical centers, especially St. Luke's and Saint Alphonsus, are major drivers of both the community's health and the economy. Asides from being two of the largest employers in the Boise-Nampa MSA, these facilities provide residents with quality healthcare. As more of the population of the County ages, the availability of healthcare and health services, especially those geared towards older adults and geriatrics will become increasingly important.
- **Park Usage:** Although individual cities in Ada County provide parks and recreational facilities for their residents, many are used by all residents of the County, no matter where they live. As population grows within the cities and ACIs, use of the County's recreation facilities will continue to rise.
- **Park and Trail Connectivity:** In developing the 2007 Ada County Parks and Open Space Master Plan, the County was perceived to be the proper organization to lead or coordinate development of trail connections to park and recreation opportunities throughout the County.


ENVIRONMENT
& NATURAL
RESOURCES

ENVIRONMENT & NATURAL RESOURCES

PHYSICAL SETTING

Topography

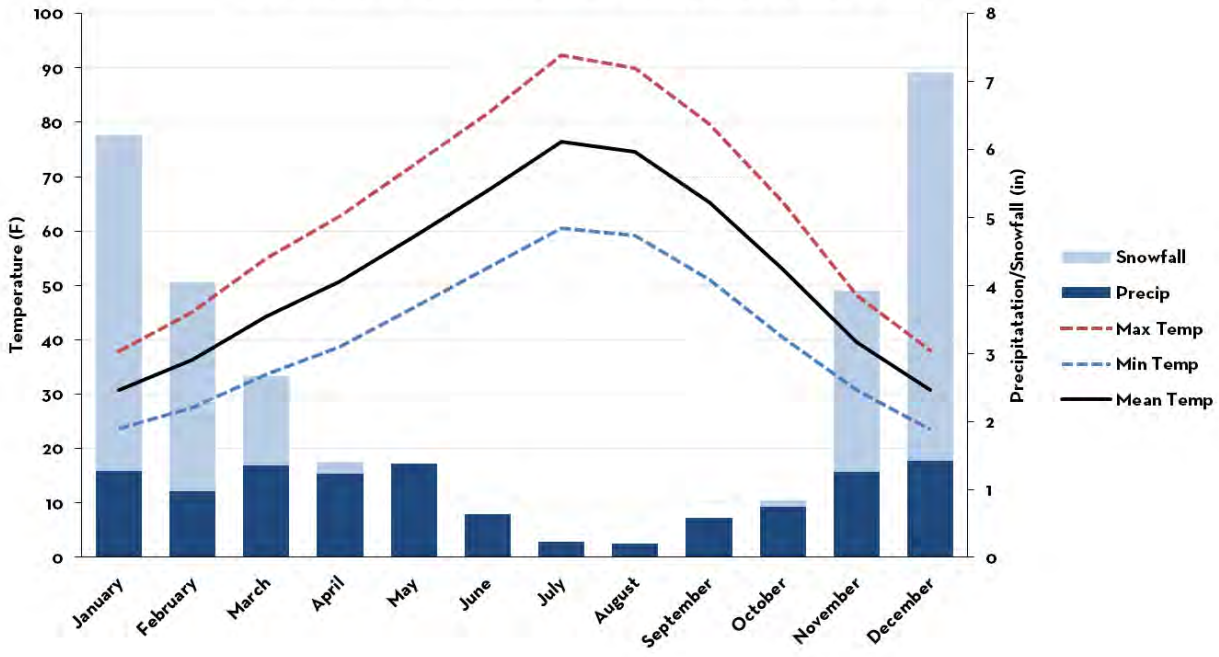
- **Location:** Ada County is located in the Treasure Valley, an area of lowlands bordered to the north by the Boise Mountains and to the south by the Owyhee Mountains. The Treasure Valley is part of the larger Snake River Plains, an east-west band of lowlands crossing southern Idaho, following the course of the Snake River across the state. As a result, much of Ada County is relatively flat, and general slopes downwards to the northwest.
- **The Foothills:** The Boise Foothills, located in the northern and northeastern portions of the County, are the main topographic features in the County. Not as steep as the mountains to the north, the foothills provide a dramatic backdrop to the City of Boise, and are a valued open space and recreational asset to the County's residents.
- **Elevation:** Elevations in Ada County range from a low of approximately 2,253 feet above sea level to a high of approximately 6,016 feet above sea level.

Hydrology

- **Boise River:** The Boise River is the main hydrologic feature in Ada County, and flows west across the northern portion of the County. The river originates east of Ada County in the Sawtooth Mountains, where the north fork and the middle fork of the Boise River meet. The river has a third, south fork, which meets the main fork of the river at Arrowrock Reservoir, east of Ada County.
- **Boise River Watershed:** The Boise River drains an area of approximately 4,016 square miles or 2,570,037 acres. Over half of the land that drains into the Boise River or its tributaries is managed by the U.S. Forest Service, while 32% of the watershed is owned by private landowners, the majority of which are located in Ada County.
- **Snake River:** The Snake River forms part of the southern border of Ada County as it flows through the Birds of Prey National Conservation Area. The Boise River flows into the Snake River near Parma, Idaho in Canyon County.
- **Canals:** Numerous canals crisscross the County, diverting water from the Boise River to the west, where it is used to irrigate crops during the summer months. The largest canal is the New York Canal, which diverts water directly from the Boise River below the Diversion Dam, and feeds most of the other canals in the County before flowing into Lake Lowell, in Canyon County.

- **Reservoirs:** There are no natural lakes in Ada County, however the western portion of the Lucky Peak Reservoir, located along the Boise River, falls in the County. A number of smaller reservoirs are also present.

CLIMOGRAPH: BOISE AIRPORT, ID 1985-2014



Source: National Climatic Data Center, NOAA

CLIMATE

- **Climate Type:** Ada County has a cold semi-arid climate, meaning that on average it has moderately hot, dry summers, and moderately cold, snowy winters. Spring and fall are cooler than summer, and tend to be wetter. It is not uncommon to see snow in early spring and late fall.
- **Summer Temperatures:** As recorded at the Boise Airport between 1985 and 2014, the warmest months of the year on average are July and August, with mean daily temperatures of 76 degrees Fahrenheit and and 74 degrees Fahrenheit. Max daily temperatures can be quite hot during these months, on average 92 degrees Fahrenheit in July and 90 degrees Fahrenheit in August.
- **Diurnal Temperature Changes:** Daily variations in temperatures can be quite large during the summer months. At the Boise Airport between 1985 and 2014, the average difference between the maximum and minimum daily temperatures was approximately 30 degrees Fahrenheit during July and August.

- **Winter Temperatures:** On average, December and January are the coldest months at the Boise Airport, with an average mean daily temperature of 30 degrees Fahrenheit.
- **Precipitation:** Between 1985 and 2014, the Boise Airport received an average of approximately 11 inches of rainfall each year. Rainfall is most common during the winter, spring, and fall. In the summer, the airport receives less than a quarter of an inch of rain each month, the driest part of the year.
- **Snow:** Ada County also sees snow during the winter months. An average of 18 inches falls at the Boise Airport each year, mostly during December and January.

Climate Change

- **Impacts:** The exact impacts of climate change on Ada County are difficult to determine with certainty. Most studies estimate increases in mean monthly temperatures, and that most climate-related events (thunderstorms, droughts, floods, etc.) will be more frequent and severe.
- **Warming Temperatures:** Warmer temperatures also suggest that more winter precipitation will fall in the form of rain rather than snow. This could result in earlier snowmelts, and change the timing of peak flows in streams and rivers in the region.
- **Timing of Snow Melt:** According to the Treasure Valley Comprehensive Aquifer Management Plan, earlier melting snow will result in lower summer stream base flows, at a time when demand for surface water for irrigation is greatest.
- **Unpredictable Weather:** Although climate models indicate that Ada County will see more water during wet years, storage of this water is fixed by the capacity of the reservoir system along the Boise River. As a result, residents of Ada County may still face water shortages during dry years, which are also predicted to be drier than they are currently.

ECOSYSTEM

- **Land Cover:** Nearly 40% of Ada County is covered by cool semi-desert scrub and grasslands, characterized by patches of grass interspersed with larger shrubs, such as sagebrush. Plants in this habitat type are well suited to dry, arid climates.
- **Elevational Changes:** The vegetation patterns found in Ada County change with elevation, particularly in the Boise Foothills. While similar to the semi-desert scrub and grasslands found in the lower elevations of the County, shrubs, like sagebrush, are less frequent. Known as a Columbia Plateau steppe and grassland, the vegetation found in the foothills is characterized by a more frequent fire regime.

- **Riparian Areas:** In addition, the gravelly soils in the floodplain of the Boise River support a different set of plants, those of the Columbia Basin foothill riparian woodland and shrubland. Cottonwoods, common along the Boise River, thrive in this ecosystem thanks to the gravel soils, which keep the water table close to the surface.
- **Wildlife:** Ada County is home to many species of wildlife, including deer, elk, mountain lions, badgers, beavers, and a variety of fowl. While the ranges for these species can extend across the entire County, the Boise Foothills are an important wintering habitat for many.
- **Crucial Habitat:** Using the methodology of the crucial habitat assessment tool (CHAT), the State of Idaho has classified areas across the state according to their importance as habitat for species of concern, their landscape conditions, their natural vegetation communities, the presence of wetland and riparian areas, and their importance as habitat for species of economic and recreational importance. Areas prioritized as crucial habitat by this assessment in Ada County are found primarily in the Boise Foothills, but also include riparian areas along the Boise and Snake Rivers.

OPEN SPACE

- **Significance:** Residents across the County value its open spaces and natural areas. Values related to the natural environment and open space are referenced in almost every jurisdictions' comprehensive plans, as well as regional planning documents such as Communities in Motion 2040.
- **Regional Efforts:** Ada County and its cities are involved in open space acquisition and preservation to varying degrees; however no unified effort exists to create a regional system of open space and trails.
- **Open Space Advisory Task Force:** An Open Space Advisory Task Force was formed in 2007 to better coordinate open space preservation activities among the jurisdictions of the County. Its main purpose was to create conservation priorities in the four quadrants of Ada County, identify public priorities for open space acquisition, recommendations for funding or incentives, and to evaluate the potential of exchanging or consolidating existing public lands.
- **Task Force Recommendations:** The task force created a number of priorities and recommendations for open space conservation in the Foothills, along the Boise River, in the southern portion of the County, and in for the Snake River Birds of Prey National Conservation Area, as well as in the rest of Ada County.

Additional recommendations include the creation of a County-wide Open Space Advisory Committee, creating consistent language regarding open space across the County's and cities' Comprehensive Plans, and to creating a unified set of policies for open space conservation in key areas, such as the Foothills.

- **Ada County Parks, Open Space and Trails Advisory Board:** Per the recommendations of the Open Space Advisory Committee, a County Parks, Open Space and Trails Advisory Board was created, and provides recommendations to the Ada County Commissioners in areas related to county parks, recreational opportunities, public recreation trails, and open space identification and preservation. The advisory board continues to work with other jurisdictions to complete trail and greenbelt connections.
- **Private Organizations:** A number of private non-profit organizations, such as the Land Trust of the Treasure Valley, work to preserve open space in Ada County.
- **Birds of Prey National Conservation Area:** A unique open space amenity in the southern part of Ada County is the Snake River Birds of Prey National Conservation Area. Established in 1993, this area was designated a National Conservation Area to protect the cliff habitat along the Snake River that is used by a variety of falcons, eagles, hawks, and owls as a nesting site in the spring. In addition to bird-watching, the area supports a range of recreational activities, such as hiking, camping, fishing, and hunting.

RESOURCE EXTRACTION

- **Sand and Gravel:** There is a long history of sand and gravel extraction in Ada County. There are several sand and gravel pits operating along the Boise River and South Pleasant Valley Road, as well as other locations throughout Ada County.



WHAT DOES IT MEAN?

- **Boise River Watershed:** Since the Boise River plays such an important role in Ada County, both as a provider of irrigation and drinking water and as a recreational amenity, it is important the County is aware of what is going on elsewhere in the watershed. Most of the watershed is managed by the U.S. Forest Service and other federal and state agencies, which provide fairly strong protections from any uses that could impair water quality.
- **Irrigation Season:** Water demand in the Treasure Valley is highest during the irrigation season, which occurs during the months of April to October. These months are also some of the driest months in terms of precipitation.
- **Snowfall:** Snow is an important part of the water cycle in Ada County. Snowfall helps to replenish water lost to irrigation during the summer, and to refill the reservoirs along the Boise River.
- **Boise Foothills:** Future development in the Boise Foothills should be discouraged to the extent possible. Not only is this area valued as a recreational area by residents of the County, but it is also crucial habitat for wildlife species, it's more prone to wildfires than other ecosystems in the County, and its steep topography increases the risk of landslides, especially during heavy thunderstorms or flashfloods.
- **Open Space:** Ada County is well positioned to coordinate open space preservation and acquisition activities among its cities, however, apart from the 2008 recommendations of the Open Space Advisory Task Force, there has been no formal effort to create a County-wide open space conservation plan.



HAZARDS & RISKS

HAZARDS AND RISKS

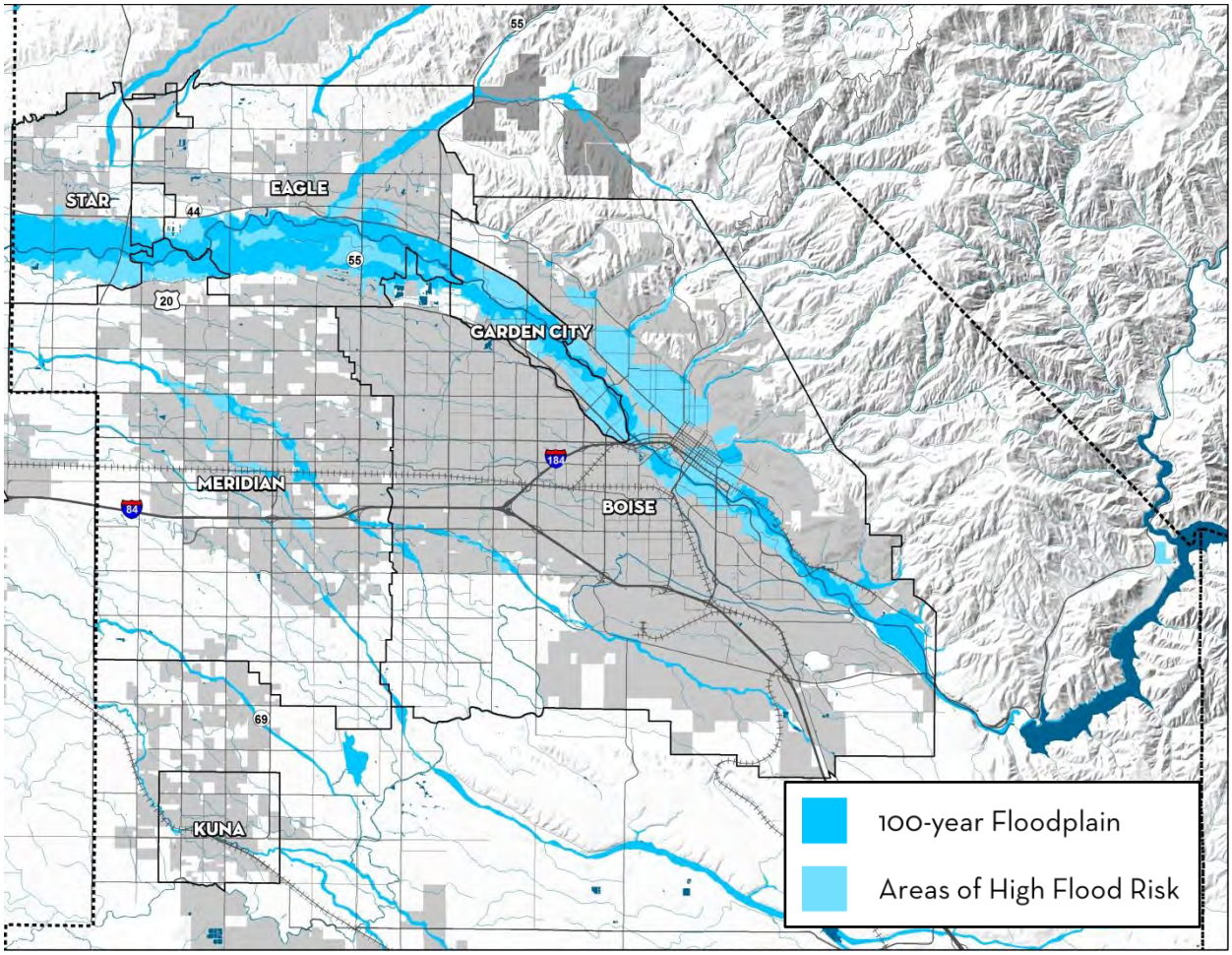
DAM FAILURE

- **Location of Dams:** Dams exist along both the Boise and Snake Rivers, however failure of those along the Boise River pose the most serious risks to the population of Ada County.
- **Impacts:** While a failure is extremely unlikely, the impacts of a dam failure along the Boise River would be severe for the residents of Ada County, and require the immediate evacuation of all low-lying areas in Boise, and almost all of Garden City, Eagle, and Star, as well as cities in Canyon County.
- **Failures Upstream:** A failure of the Anderson Ranch Dam or the Arrowrock Dam (both upstream from the Lucky Peak Dam) would most likely result in a failure of the dams downstream.

DROUGHT

- **Drought:** Drought is always a concern in Ada County, especially for farmers who depend on precipitation throughout the year to supply the water they use for irrigation.
- **Recent Drought History:** While a formal drought emergency was last declared in Ada County in 2005, as of September 2015, all of Ada County was experiencing moderate drought conditions. The County has been under some degree of drought conditions since July 2012 according to the U.S. Drought Monitor.
- **Longer-Term History:** Over the past 15 years, Ada County has experienced some degree of drought or water shortage during 65% of this period.

FLOODPLAIN AND AREAS OF FLOOD RISK



Source: FEMA

FLOODING

- **Risks:** The risk of flooding in Ada County is moderate, although floods in Ada County could have a number of causes/sources.
- **FEMA Map Updates:** While the map above shows areas identified by FEMA as being within a floodplain in Ada County, it should be noted that the agency is currently in the process of revising its floodplain maps. Areas in Ada County identified as being in a floodplain could change depending on the results of this update.
- **Flood Control:** While the flow of the Boise River is largely controlled by the dams further upstream, the river frequently reaches and exceeds flood-stage flows (6,500 cfs or greater) each year, although damage is usually minor, affecting the Greenbelt and agricultural lands along the river. However, the Boise River's capacity has been increasingly diminished by its damming, causing silt that would otherwise be deposited by flood waters in the River's original floodplain to be deposited in the river bottom instead.

- **Canal Flooding:** Canals are another potential source of floods in Ada County. The risk of canals flooding is greatest when the canals draw the most water from the Boise River, typically between April and October. Obstructions, breaches, or overflow are the most likely causes of flooding.
- **Foothill Flooding:** Another potential source of flooding in Ada County is one or more the many tributaries that flow into the Boise River from the Boise Foothills. While small, during heavy rainstorms they can experience flash flooding, and have the potential to flood large areas of Boise, including the downtown.

WILDFIRE

- **Risk:** All of Ada County is at risk for wildfires, especially during years of drought. Wildfires can occur in any given year and the number of acres can be highly variable.
- **Causes:** According to the 2010 Ada County Hazard Vulnerability Analysis, about half of the wildfires in the County are caused by humans, and the other half by lightning strikes.
- **Location of Highest Risk:** Wildfires' risks to Ada County residents is typically highest along the wild-urban interface, or those areas where undeveloped land comes into contact with developed land, typically residential subdivisions and especially in the Boise Foothills.

GEOLOGIC HAZARDS

- **Risk:** Earthquakes are rare events in Ada County. Although the County is located near the Western Idaho Fault System and the Owyhee Mountains Fault System, none of these appear to be active.
- **Damages:** While most buildings built in Ada County over the past 30 years have been designed to resist damage from seismic events, an earthquake could still cause landslides, liquefaction, and/or subsidence in many parts of the County, damaging buildings and infrastructure.
- **Other Impacts:** Landslides and mudflows in Ada County have typically been small, not causing large amounts of damage or affecting a large area. Generally, areas most at risk for landslides are those areas with steep slopes, or where the soil structure is weakest.

OTHER HAZARDS

- **Hazardous Materials:** Hazardous materials pose a risk to residents of Ada County. Not only are such materials manufactured and stored in facilities across the County, but I-84, US-26, and US-20 are major shipping routes that see many trucks

transporting hazardous materials. Pipelines, railroads, and airplanes also transport hazardous materials in the County.

MITIGATION AND EMERGENCY RESPONSE

- **Ada County Emergency Management:** As an organization, Ada County is the primary entity responsible for evaluating risks from hazards in the County, creating recommendations for mitigating identified hazards, and preparing emergency response procedures and protocols. Within the County, these functions are the responsibility of the Department of Emergency Management. Currently, the department is in the process of updating the Ada County All Hazards Mitigation Plan, which was last updated in 2011. In addition, Ada County, working with the cities and special districts, has created a number of emergency response plans for disasters ranging from floods and wildfires, to mass casualties and hazardous material spills. Ada County Emergency Management also provides information to residents regarding how the public can prepare for emergencies and disasters.
- **Evacuation Plans:** Ada County Emergency Management and each of the County's cities have created evacuation plans to facilitate a coordinated and efficient large-scale evacuation of residents.

WHAT DOES IT MEAN?

- **Risks from Hazards:** Some degree of risk from both man-made and natural hazards exists throughout all of Ada County, although certain areas, such as areas in a floodplain or on a steep slope, are more vulnerable than others. Ada County's Department of Emergency Management prepares and maintains a county-wide risk assessment, identifying the types or risks in the County, and their likely frequency and impacts. The Department of Emergency Management also maintains response plans, made in coordination with the cities.

APPENDIX B: AGRICULTURE AND OPEN SPACE PRESERVATION TOOLKIT

Agricultural and Open Space Preservation Toolkit

Ada County, its residents, and community stakeholders have emphasized the importance of preserving land for agriculture and open space during recent Issue Summits held as part of the Comprehensive Plan update. Two polls of stakeholders in February 2016 indicate broad support for these goals. Out of nearly 30 Agriculture Policy Summit participants, 84 percent felt the County should facilitate agricultural land preservation, while 95 percent of the 20 Open Space Policy Summit participants felt the county should facilitate open space acquisition. This memo provides a discussion of tools available to Ada County to support these objectives, categorized into two broad approaches.

The first approach involves supporting policies, programs, activities, or relationships that facilitate land preservation. In this role, the County facilitates local governments, organizations, and individuals understanding of common land preservation objectives, and provides assistance, guidance, and supervision in planning and achieving the desired outcomes. Where land development and preservation often entail arrangements between landowners and other land conservation organizations, facilitation can be a very effective tool.

In a second approach, the County can implement mechanisms to directly fund the preservation of agricultural and open space land. In this role, the County must identify land preservation funding needs, and either develop or designate revenue streams specifically for those needs on an ongoing basis; or provide discretionary funds through the county budgeting process. There are a number of options available to the County for generating and allocating public funds, described in greater detail in this memo.

The figure below illustrates the various alternatives under the facilitation and funding approaches for agricultural and open space land preservation:

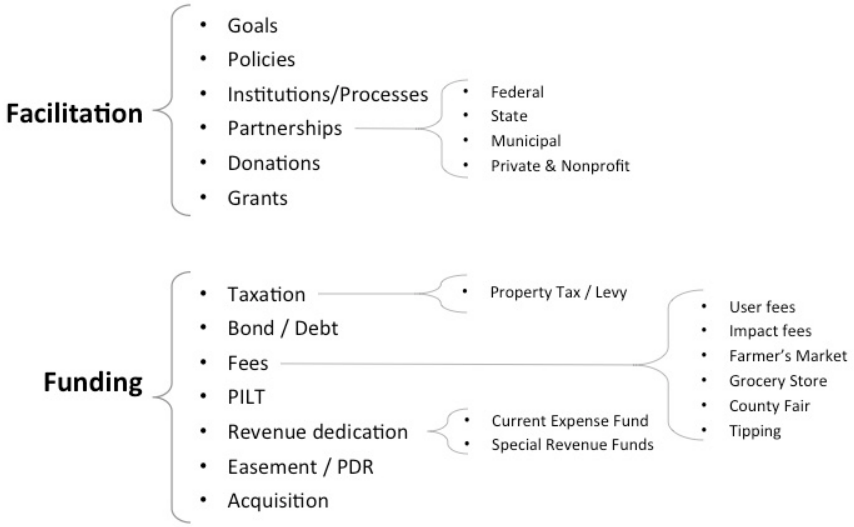


Figure 1. Approaches for supporting agricultural and open space land preservation in Ada County. Source: BBC Research & Consulting.

Facilitation

There are a number of ways that Ada County can facilitate agricultural and open space land preservation. County facilitation can serve a number of purposes, including defining a collective vision for the future of County agriculture and open space programs, promoting a culture of multi-jurisdictional collaboration, and exploring new funding opportunities beyond County funds.

Goals. The County has developed a set of goals to facilitate agricultural and open space land preservation as part of the Comprehensive Plan, defining the county's vision of the future for each. These goals provide direction for policies aimed at conserving open space and preserving agricultural land. By developing and codifying land preservation goals, the County can increase awareness among governments, organizations, and individuals alike. Policy goals that can be quantified with available data, scientific information or objective observation allow the County to benchmark, measure, and motivate progress towards their achievement.

As part of the Comprehensive Plan, Ada County has laid out several goals related to agricultural land preservation and open space acquisition, including:

- **Goal 1.2:** Develop and implement a long-range plan for the acquisition, creation and maintenance of new and existing pathways and trails that form an interconnected countywide system.
- **Goal 1.3:** Develop and maintain a comprehensive system of recreation areas and programs for the use and enjoyment of residents of all ages and abilities.
- **Goal 1.4**: Foster coordination among city, state, and federal agencies, as well as private entities, to provide a full range of recreational opportunities to County residents.
- **Goal 2.4:** Protect the character and functions of distinct uses in rural, unincorporated parts of Ada County.
- **Goal 2.5:** Continue to support the agricultural industry and preservation of agricultural land in rural, unincorporated parts of Ada County.
- **Goal 3.3:** Maintain Ada County's strong agricultural industry.

Policies. For Policy Summit attendees, strengthening goals and policies was one of the primary ways they thought Ada County should focus its efforts. Under each of the goals above, there are a number of policies that the County has developed as part of the Comprehensive Plan in order to foster agricultural land preservation and open space recreation, listed below.

- **Policy 1.2a—Trails and trailheads.** Support acquisition, preservation, and maintenance of trails and trailheads through a variety of means, such as but not limited to private donations, targeted land acquisitions, environmental protection regulations, and volunteer efforts.
- **Policy 1.2c—Regional collaboration.** Actively collaborate with city, state, and federal agencies, private entities, and other organizations to implement adopted local, state, and federal trails plans.
- **Policy 1.2i—Trail maintenance.** Continue to utilize volunteers and the Sheriff's Inmate Labor Detail in maintaining and building trails.

- **Policy 1.3a-Recreational services.** Provide a range of recreational services at County-managed facilities within unincorporated areas, including non-traditional services such as boat docks, off-trail BMX and/or mountain biking opportunities, archery ranges, gun clubs, equestrian trails, wildlife viewing areas/sanctuaries, etc., consistent with demand for such facilities by County residents and the ability of the County and partnering agencies or groups to finance them.
- **Policy 1.3b—Park and recreation planning.** Coordinate park and recreation planning with Boise, Canyon and Elmore Counties, cities in Ada County, state and federal agencies such as the BLM, US Forest Service, and the Idaho Department of Parks and Recreation (IDPR) and other non-governmental organizations.
- **Policy 1.3d—Acquisition and development.** Acquire and develop new parks and recreation areas, land, or facilities consistent with identified community goals and priorities.
- **Policy 1.4a-Open space preservation.** Support preservation of open space and natural areas through a variety of means such as, but not limited to, private donations, targeted land acquisitions, environmental protection regulations, or development mitigation measures such as conservation easements and development easements.
- **Policy 1.4b-Open space programs.** Coordinate open space programs in Ada County with those of the incorporated cities and Planned Communities of Ada County, as well as with other regional agencies and jurisdictions and other non-governmental organizations that are involved in open space programs.
- **Policy 1.4c-Development plans.** Require new development to provide for parks and open space through acquisition, dedication, or impact fees.
- **Policy 1.4d-Special projects.** Continue to seek opportunities to partner with the cities and others on parks, trails, or other special projects as opportunities to arise.
- **Policy 2.4a-Agriculture.** Protect agricultural activities from land-use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development. (See Goal 2.5 for additional policy guidance.)
- **Policy 2.4b-Rangeland.** Encourage cooperative land management efforts among public agencies and private land owners.
- **Policy 2.5a-Right to farm.** Support the right to farm in accordance with Idaho Code §§ 22-4501, recognizing that dust, noise, and odors normally associated with agricultural pursuits are considered acceptable in rural areas. Ensure non-agricultural development does not restrict adjacent agricultural operations.
- **Policy 2.5b-Prime agricultural land.** Support the conservation of prime agricultural land and irrigated farmland in collaboration with land owners using available tools at the local, state, and federal level.
- **Policy 2.5d-Sustainable agricultural practices.** Encourage water conservation, efficient irrigation, and other sustainable practices in all local food production activities, regardless of scale.
- **Policy 2.5e-Economic Impact of Agriculture.** Consider the economic impact of agricultural operations in land use decisions.
- **Policy 3.3a-Economic benefits.** Recognize the role of agriculture in the local, regional, and state economy. Monitor and report economic benefits on an annual basis.
- **Policy 3.3b-Food security.** Protect existing agricultural land in rural unincorporated areas and support efforts to bring additional land or operations into production countywide where viable as a means to support local

producers, reduce transportation costs and resources needed to import food to the region, and enhance food security.

- **Policy 3.3c-Agricultural production.** Protect the County's capacity for agricultural production at a variety of scales and for a variety of purposes—livestock or crop production, food production, greenhouse and nursery crops, specialty farming, aquaculture, and others—recognizing that advances in technology and industry practices will continually evolve and new industries may emerge over time.
- **Policy 3.3d-Agricultural processing.** Continue to support limited development of agricultural processing businesses seeking to leverage the County's location, transportation networks, and proximity to agricultural producers, provided they do not adversely affect adjacent uses.

Institutions and processes.

Local governments generally have the authority to establish government entities or task forces with specific objectives. In order to facilitate improved agricultural and open space land preservation, Ada County could establish dedicated institutions and processes to ensure that the associated policies are being implemented and goals achieved.

Ada County convened one such entity in 2007 with the Open Space Advisory Task Force. This group was appointed to create conservation priorities, identify priorities for public open space acquisition, provide recommendations for funding or incentives to create and maintain the public open space priorities, evaluate existing public lands, and make recommendations for the exchange or consolidation of these public lands. The Task Force presented their findings to the Board of Ada County Commissioners in 2008[1]. As a result of their recommendations, the Ada County Parks, Open Space & Trails Advisory Board was formed. This Advisory Board currently meets monthly to provide guidance and carry forward the recommendations of the Task Force plan.

A similar task force or government entity could also be established for the preservation of agricultural land. About 80 percent of the participants at the Agriculture Policy Summit favored the creation of an agricultural land conservation advisory board.

Partnerships.

Another approach for supporting the preservation of agricultural and open space lands is for the county to establish strategic partnerships with organizations that can provide support or resources for these objectives. A number of governmental, nonprofit and private organizations often partner with local governments for the purpose of supporting agriculture and open space.

Federal. There are several federal agencies dedicated to agricultural land and open space objectives. The United States Department of Agriculture (USDA) is the primary federal department responsible for overseeing agricultural land use and preservation. The USDA has two primary programs for land preservation:

[1] Ada County Open Space Advisory Task Force. "Findings and Recommendations." April 22, 2008. Presented to the Board of Ada County Commissioners.

- The Natural Resource Conservation Service (NRCS)[2] is an organization that actively supports the preservation of agricultural lands. Their Agricultural Conservation Easement Program (ACEP) provides financial and technical assistance to help conserve agricultural lands and their related benefits. Under the Agricultural Land Easements (ALE) component, NRCS helps American Indian tribes, state and local governments and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land.
- The Grassland Reserve Program (GRP)[3] works to prevent grazing and pasture land from being converted into cropland or used for urban development. In return for voluntarily limiting future development on their land, farmers can receive rental payments.

The Farm Service Agency (FSA)[4], a division of the USDA, oversees a number of programs related to the conservation of open space and agricultural lands.

- The Conservation Reserve Program (CRP)[5] provides annual payments and cost sharing incentives to encourage farmers to convert highly erodible cropland to vegetative cover such grasses, wildlife plantings, trees, filterstrips, or riparian buffers.
- The Conservation Reserve Enhancement Program (CREP)[6] is a voluntary federal-state cooperative conservation program for agricultural landowners, providing incentive payments for establishing long-term, resource conserving covers on eligible land.
- The Farmable Wetlands Program (FWP)[7] is designed to restore wetlands and wetland buffer zones that are farmed. FWP gives farmers and ranchers annual rental payments in return for restoring wetlands and establishing plant cover.
- FSA also makes direct and guaranteed farm ownership and operating loans[8] to family-size farmers and ranchers who cannot obtain commercial credit. FSA loans can be used to purchase land, livestock, equipment, feed, seed, and supplies, or to construct buildings or make farm improvements. A similar program is available exclusively for beginning farmers and ranchers[9].

Other federal programs dedicated to open space conservation include:

- The United States Forest Service (USFS)[10] emphasizes the importance of open space conservation in their Open Space Conservation Strategy. This Strategy envisions the USFS as a catalyst and motivator, in partnership with tribes and local communities, to contribute to open space conservation as a policy advisor at the national level, a convener at the regional level, and an information provider and stakeholder at the local level.

[2] http://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/
[3] http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/grassland/
[4] http://www.fsa.usda.gov
[5] https://www.fsa.usda.gov/programs-and-services/conservation-programs/conservation-reserve-program/index
[6] http://www.fsa.usda.gov/FSA/webapp?area=home&subject=lown&topic=cep
[7] https://www.fsa.usda.gov/programs-and-services/conservation-programs/farmable-wetlands/index
[8] http://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index
[9] http://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index
[10] http://www.fs.fed.us/openspace/national_strategy.html

- The U.S. Department of Transportation (USDOT)– Federal Highway Administration's Fixing America's Surface Transportation (FAST) Act[11] is a Surface Transportation Block Grant (STBG) program funding for transportation alternatives. These funds encompass a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, community improvements such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity.
- USDOT also oversees the Recreational Trails Program (RTP)[12], which provides funds to states to develop and maintain recreational trails and trail-related open space facilities for motorized and non-motorized recreational trail uses.
- The Department of Interior – National Park Service operates the Rivers, Trails, and Conservation Assistance (RTCA)[13] Program is designed to provide assistance to community-led natural resource conservation and outdoor recreation initiatives. RTCA conservation and recreation planning professionals partner with community groups, nonprofits, tribes, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities.

State. There are opportunities for Ada County to partner with state government organizations in Idaho that support agricultural and open space land uses. The Idaho Soil Conservation Commission (ISCC)[14], a non-regulatory natural resource agency of the Idaho Department of Agriculture[15], works to coordinate programs related to agriculture and related natural resources. ISCC provides for natural resource conservation improvements, projects, and programs at the local level, cooperating with Conservation Districts, state and federal agencies. The Commission leads efforts to conserve, sustain, improve, and enhance Idaho's private and state lands, and to provide assistance to private landowners and land users to plan, develop, and implement conservation plans addressing soil, water, air, plant, and animal resources.

In 2000, ISCC partnered with five other groups to form Idaho's core conservation partnership, which now includes the Idaho Association of Soil Conservation Districts (IASCD)[16], USDA Natural Resources Conservation Service[17], the IASCD Auxiliary, the Idaho District Employees Association[18], and the Idaho Resource Conservation and Development Association[19]. This alliance of conservation organizations provides many programs and services designed to assist in the implementation of a wide range of conservation activities.

The Idaho Soil and Water Conservation Commission (ISWCC) [20] also features programs aimed at agricultural conservation. The Resource Conservation and Rangeland Development Loan Program (RCRDP)[21] provides low-interest

[11] http://www.fhwa.dot.gov/fastact/
[12] http://www.fhwa.dot.gov/environment/recreational_trails/
[13] https://www.nps.gov/orgs/rtca/index.htm
[14] http://www.agri.idaho.gov/AGRI/Categories/Environment/scc.php
[15] http://www.agri.idaho.gov/AGRI/
[16] http://www.iascd.org/
[17] http://www.id.nrcs.usda.gov/
[18] http://idea.ncdea.org/index.htm
[19] http://www.idahorcd.org/IRCDA/state.htm
[20] http://swc.idaho.gov
[21] http://swc.idaho.gov/what-we-do/conservation-loans

loans to landowners to install conservation measures on private property. Eligible projects address soil and water issues, like improving riparian areas or enhancing fish and wildlife habitat. ISWCC also administers Idaho OnePlan[22], which provides resources to help farmers and ranchers to create online conservation plans.

Municipal. Ada County may also consider partnering with the local municipal Parks & Recreation departments to collaborate on policies, projects, acquisitions, easements, or funding for agricultural and open space preservation. Some municipalities may have dedicated agencies dedicated to these purposes, such as the newly approved Boise Open Space and Clean Water Advisory Committee. Municipalities may also have dedicated funding sources that can be used in concert with County funds to leverage grants that require matching funds or for direct land acquisition or easement purchase.

Private & Nonprofit. A number of private and nonprofit organizations are dedicated to agricultural and open space land preservation.

Land trusts are private nonprofit organizations that actively work to conserve land by assisting with conservation easement acquisition or by planning and managing land use and easements. The goal of conservation land trusts is to preserve natural areas, particularly for agriculture or open space. Land trusts utilize a number of strategies to accomplish these goals, including land acquisition, purchasing development rights or conservation easements, or providing funding to private buyers or government organizations for these activities.

As non-profit organizations, land trusts generally rely on volunteers, donations, grants, and public programs for their operations and activities. Within the Ada County area, there are two major land trust organizations - The Idaho Coalition of Land Trusts[23] and the Land Trust of the Treasure Valley[24]. National organizations with an active presence in Idaho include The Trust for Public Land[25], The Conservation Fund[26], The Nature Conservancy[27], and Farm Aid[28].

Donations. In order to generate interest and outside funding for preserving agricultural or open space lands, the County may facilitate fundraising from outside sources. For example, the County may actively seek donations or volunteer hours from organizations or individuals with an interest in agriculture and open space. Funds or resources donated to these programs can then be used specifically to achieve the County's goals for land and open space preservation.

Grants. The County may also apply, or facilitate applications for grants to help support agricultural land preservation and open space recreation. Governments usually provide assistance through local matching funds. Both federal and state grants are available for these purposes.

The USDA's Natural Resources Conservation Service (NRCS) administers the Farm and Ranch Lands Protection Program, which offers grants to help purchase the development rights of ranch and farm properties to ensure they continued to be used for agricultural purposes. The NRCS also provides cost-share assistance to eligible entities to

[22] http://www.oneplan.org
[23] http://www.idaholandtrusts.org
[24] http://www.lttv.org
[25] https://www.tpl.org
[26] http://www.conservationfund.org
[27] www.nature.org/
[28] https://www.farmaid.org

purchase agricultural easements, up to 50 percent of the fair market value of the easement. If there is a determination that grasslands of special environmental significance will be protected, up to 75% can be funded.

The State of Idaho has established a process for conservation grants, provided by the ISWCC. Under Title 22 Chapter 27 of the Idaho Statutes[29], applicants may file an application with the local soil conservation district or the state soil and water conservation commission for a grant from the state soil and water conservation commission general fund for the purpose of financing conservation improvements, projects and implementation of the water quality program for agriculture.

Funding

There are a number of direct funding options for Ada County to preserve agricultural and open space land. In this approach, the county collects and/or allocates funds specifically to use for these purposes.

Taxation. Ada County's primary local funding source for government activities and capital funding is an ad valorem (property) tax that is added to the County's general fund (or Current Expense fund). General County funds can be re-allocated to open space and agricultural land preservation. The County can also use several methods to raise and dedicate specific funds for agricultural or open space land preservation, described below.

County property tax. In Idaho, the primary source of county tax revenue is property tax. Property taxes are levied on properties within a county's jurisdiction, and require the owner to pay a percentage of the assessed value of the property to the county. Idaho Code 63-805 establishes county authority to levy a property tax rate of up to 0.0026. Revenues from this levy are held in the county's Current Expense fund, and may be allocated based on the Board of Commissioners' discretion. The total property tax revenue levied for general purposes by Ada County in fiscal year 2014 was nearly $93 million[30]. In order to support the preservation of agricultural or open space lands, the County could reallocate a portion of this existing property tax revenue stream to these objectives.

Special levy funds. A second possibility would be to create a separate property tax levy and associated fund dedicated to supporting agriculture and open space. In order to do so, a county must have statutory and budgetary authority for the new tax under the Idaho Code. Agriculture and open space are not explicitly authorized under the state code, however the County may impose a property tax levy of 0.0001 for the purchase and maintenance of County Fair Grounds. The County is also authorized to impose a levy of up to 0.0001 for Parks and Recreation. This levy may be used for "the acquisition, maintenance and operation of public parks or public recreational facilities."[31] Revenue collected under this authorized tax must be apportioned to a fund designated specifically for uses related to parks and recreation.

One example of a successful local levy program aimed at protecting plants, wildlife, soils, slopes, recreation and public open spaces is the Boise City Foothills Open Space Management Plan. This plan was developed by several federal, state, and local land management agencies in 2000, along with private landowners. A special election was held in 2001, and voters authorized a $10 million property tax, to be collected over two years. The tax ultimately generated nearly

[29] http://legislature.idaho.gov/idstat/Title22/T22CH27SECT22-2733.htm
[30] Comprehensive Annual Financial Report. Ada County, Idaho. Fiscal Year Ended September 30, 2014.
[31] Idaho Code 63-805

$12 million, and these funds were used to protect nearly 11,000 acres, valued at about $38 million, through fee-title purchase, donation, bargain sale or exchange. The city of Boise is the only city in Idaho that has created a special fund for the protection of open spaces, funded by property tax. In 2015, Boise voters approved a renewed commitment to the plan, with a projected $10 million in property taxes expected in 2016 and 2017[32]. It is important to note that counties and cities do not necessarily have the same statutory authority to impose similar property taxes.

Property tax exemptions. While property taxes are generally levied to generate revenue, they may also be useful for incentivizing agricultural or open space land use. Idaho currently allows significant property tax exemptions for land actively devoted to agriculture by lowering the taxable value of eligible lands. Property tax exemptions are also often available for landowners that enter into conservation easement or Purchase of Development Rights agreements, described in more detail in a later section.

Special taxing districts. A final option for generating property tax revenue for agricultural and open space lands would be to establish a dedicated tax district. Under Idaho Code 31-4318 and 31-4304A, a Board of County Commissioners may issue an order forming a recreational tax district with 60 percent approval from voters within the proposed district. Recreation tax districts may overlap with the County's Parks and Recreation Department, though multiple recreation tax districts may not overlap. Within Ada County there is currently only one recreation tax district, the Western Ada Recreation District, located in the northwest part of the county. The remainder of the county is eligible for the establishment of a recreation district, which could then impose and collect a property tax levy of up to 0.0006, dedicated to acquiring, providing, maintaining and operating public recreation centers, picnic areas, camping facilities, ball parks, recreational pathways, ski areas, and golf courses and public transportation systems and facilities.

Bonding. Another funding option for Ada County to acquire or support agricultural and open space land preservation is to issue a bond in order to generate revenue. Under Idaho Code 31-1903, the board of county commissioners may issue bonds for purchasing public open-space land and/or easements for scenic and recreational purposes. In order to issue a bond dedicated to these goals, Ada County would need to submit the bond measure for two-thirds voter approval. Once approved, the County would sell the bond for a cash purchase price, in exchange for a promise to repay bondholders over time. The length and interest terms of repayment often depend on the size of the bond. The issuance of bonds is an attractive source of financing, as Section 103 of the Internal Revenue Code allows local governments to obtain a lower borrowing rate for bonds than for other lending channels. The bond could be repaid with a dedicated revenue source (i.e., a revenue bond with a levy) or through county general funds (i.e., general obligation bond).

Fees. County governments also collect revenues in the form of fees imposed for various activities or uses. Each type of fee has specific criteria and allowed uses, described in further detail below.

User fees. User fees are collected for the use of certain facilities by the public, such as parks, public spaces, highways, and parking, and are established based on the cost of providing the service. In Ada County, user fee revenues support emergency medical services, sanitation, county fair activities and billing services operating costs. These revenues could also be used to support the operations of government entities dedicated to agricultural and open space land preservation. Ada County could implement additional user fees on a number of activities, particularly where the

[32] https://parks.cityofboise.org/about-us/open-space/

activity is related to agricultural land or open space. Examples of these activities could include a voluntary entrance fee at Farmer's Markets or County Fairs, or to charge fees to use county open space and public land.

In order to establish new user fees, the County Commissioners must issue public notice and hold public hearings on the proposed fee. Fee increases of 5% or more must also follow these requirements.

Development impact fees. Another type of fee available to Ada County is a development impact fee. Idaho Code 67-8202 allows governmental entities to impose development impact fees. These fees may be imposed in order to ensure that adequate public facilities are available to serve new growth and development. In Ada County, 'adequate public facilities' may include agricultural or open space lands. Impact fees must ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth. These fees could be imposed on new developments that generate additional need for agricultural or open space land. Multiple municipalities in Ada County impose development impact fees and the County can work with the municipalities to develop best practices to preserve agricultural land and open space of regional importance.

Payments in lieu of taxes (PILT). PILT payments are made from the federal government to local governments each year to offset losses in property tax revenues due to the presence of nontaxable Federal lands with their jurisdiction. These types of land include those administered by the Bureau of Land Management, the National Park Service, the U.S. Fish and Wildlife Service (all agencies of the Interior Department), the U.S. Forest Service (part of the U.S. Department of Agriculture), and for Federal water projects and some military installations. PILT payments to a county are not required to be further distributed to other local governments entities such as municipalities or school districts.

Common uses of PILT payments include funding vital services such as firefighting and police protection, construction of public schools and roads, and search-and-rescue operations. However, Section 6902 of U.S. Code Public Law 97-258 explicitly authorizes the use of PILT payments for any governmental purpose, which could include supporting agricultural or open space land preservation.

In 2016, Ada County received $770,915 in PILT payments, continuing an upward trend seen in Figure 2 below. In recent years, PILT payments received by the County have been allocated into the current expense fund for discretionary allocation[33].

[33] Ada County Open Space Advisory Task Force. "Findings and Recommendations." April 22, 2008. Presented to the Board of Ada County Commissioners.

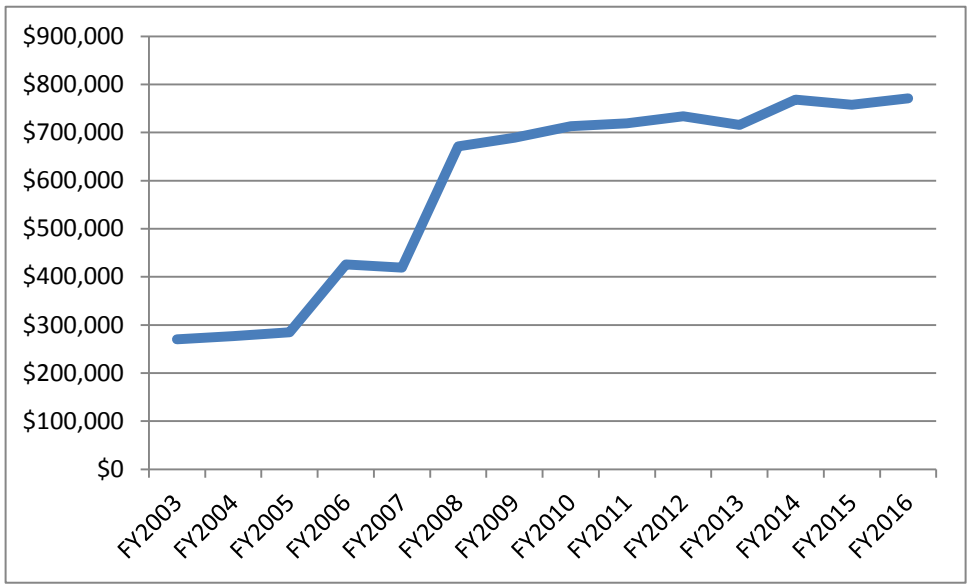


Figure 2. Annual PILT Payments to Ada County. Source: U.S. Department of the Interior.

Revenue Dedication

Funds that are collected directly by the County may be allocated for agricultural and open space land conservation through two primary channels.

Current expense fund. The County's current expense fund accounts for all financial resources except those included in special revenue funds. The current expense fund provides the financial resources necessary for day-to-day operations, including administrative and operating costs. Current expense fund expenditures are dedicated through Ada County's annual budgeting process, and are allocated to meet the priorities determined by the County Commissioners. The county commissioners can allocate current expense funds to agricultural and open space land preservation at their discretion.

Special revenue funds. Ada County may also consider creating a special revenue fund (SRF) specifically for agricultural and open space land preservation. SRFs are legally restricted to expenditures for specific purposes, and are generally funded by the proceeds of specific revenue sources. In some cases, SRFs may not have a specific revenue source, but are composed entirely of transferred resources. Other SRFs combine multiple revenue sources that are limited to a common purpose, such as the license fees and motor fuel taxes that finance highway operations and maintenance.

Supporting Agricultural and Open Space Land Preservation

Once the County has collected and allocated funding for agricultural and open space land preservation, there are three primary purposes for which these funds may be spent to support these objectives.

Land acquisition. Land acquisition allows the county to obtain full ownership of land and water rights via direct purchase. When land is purchased, the County retains full authority to restrict land use to agricultural activities, or to develop open space recreation. In both cases, the full carrying costs of the land, i.e. maintenance and upkeep, are also

the full responsibility of the County. Land acquisition is costly, and local governments may not have the necessary resources. However, Ada County demonstrated its ability and willingness to purchase land in 2012, buying 250 acres of a foreclosed subdivision for $240,000. Policy Summit attendees overwhelmingly supported open space acquisition by a margin of 86 percent in favor versus 5 percent against.

Maintain or improve existing lands and open spaces. The County may expend funds to maintain or improve existing agricultural lands and open spaces. This could take the form of upkeep such as mowing and maintenance, or developing open spaces to support recreational activities.

Purchase development rights. The County may also use funds to purchase development rights from landowners in order to restrict allowed land uses. These programs, also known as conservation easements, are described in detail below. Stakeholders at the Policy Summits also firmly approved PDR programs, with 100 percent of the open space attendees and 80 percent of the agricultural land attendees supporting further evaluation of a County PDR program.

Easements and Purchase of Development Rights (PDR)

Local governments may pursue a voluntary legal agreement, known as an easement, with a landowner to limit the use of land in order to protect its agricultural use and conservation value. Easements may be donated by the landowner, or purchased by non-profit entities such as a land trusts or conservation organizations, as well as local governmental entities. When an easement is purchased, the agreements are also referred to as a purchase of development rights (PDR). These programs can be flexible since the terms of the easement can be adapted to the needs of the landowner and the easement holder, as well as the values of individual communities.

PDR programs and easements often have combined goals of preserving natural areas, agricultural lands and open space. In order to achieve these goals, conservation easements typically restrict certain types of real estate development on the lands. Easement and PDR programs usually have specific criteria to assess the eligibility of lands for protection, and are coordinated with local comprehensive plans and agricultural preservation programs. This is particularly important to garner support for funding measures to support acquisition of development rights and placing conservation easements, especially for government entities.

Once an easement is established, it is recorded in local land records, and represents a real interest in the property for the easement holder. The restrictions of the easement are then applicable in perpetuity, for current and future owners of the land. The easement holder is responsible for monitoring land use to ensure and enforce compliance with the easement terms.

A key characteristic of PDRs and conservation easements is that they allow the easement holder to achieve specific conservation objectives on the land. However, the land remains under the ownership and control of landowners, and they retain the right to sell or transfer the land. While conservation easements restrict certain land uses for the owner, they generally do not grant any use of the land for the easement holder or the public.

Conservation easements have appeal for landowners since some may qualify the landowner for state income tax credits or property tax incentives. However, easements may reduce the sale value of land because it can no longer be developed for certain uses. This pre- and post-easement valuation difference forms the basis for the tax incentives.

Public funds can be, and are, used to purchase development rights in a PDR program. For county governments, these funds could come from the current expense fund or dedicated special revenue funds. Federal funding is also available for eligible easement purchases, as described in previous sections.

Under the repealed FRPP program, Idaho received an allocation of just over $9,500,000 in 2013[34]. In 2014, Idaho received $3,682,000 in funding under the new ALE program. Three agricultural land easements protecting 4,254 acres were recorded in 2014 with assistance through the ALE program[35]. According to the NRCS Idaho Office website, nearly 1.21 million is allocated in the ALE program for fiscal year 2016. Applications to participate in the program are accepted through January prior to the upcoming fiscal year.

Based on data from the National Conservation Easement Database[36], there are currently around 700 conservation easements in the Idaho protecting, 297,964 acres. However, only one conservation easement in the state is held by a local government. The Ada County Assessor's office currently does not track or maintain data on easements[37].

Summary

This memo outlines several options available to Ada County to actively support agricultural and open space land preservation. The amount of effort and resources needed for each approach vary significantly. Many facilitation efforts would require little more than communication and coordination, while efforts to directly fund agricultural and open space land preservation could require more intensive actions by the county, such as voter approval for the establishment of new taxes or fees.

Based on polling results from the February 2016 Policy Summits, a large majority of stakeholders support County efforts to both facilitate and fund agriculture and open space. Many respondents believe the County should focus on strengthening goals and policies for both agricultural and open space land preservation. The second most supported facilitation approach for both land uses was to create or reform county level processes for land preservation, such as re-forming an open space advisory committee. Poll results show that stakeholders strongly believe Ada County should evaluate an easement or PDR program for both agricultural and open space land preservation.

Policy Summit participants had differing preferences for funding agricultural versus open space land preservation. Polling results show that stakeholders slightly prefer the dedication of existing revenues for agricultural land, followed closely by imposing new taxes or levies. On the other hand, respondents overwhelmingly believed that a new levy or debt should be used to fund open space acquisition.

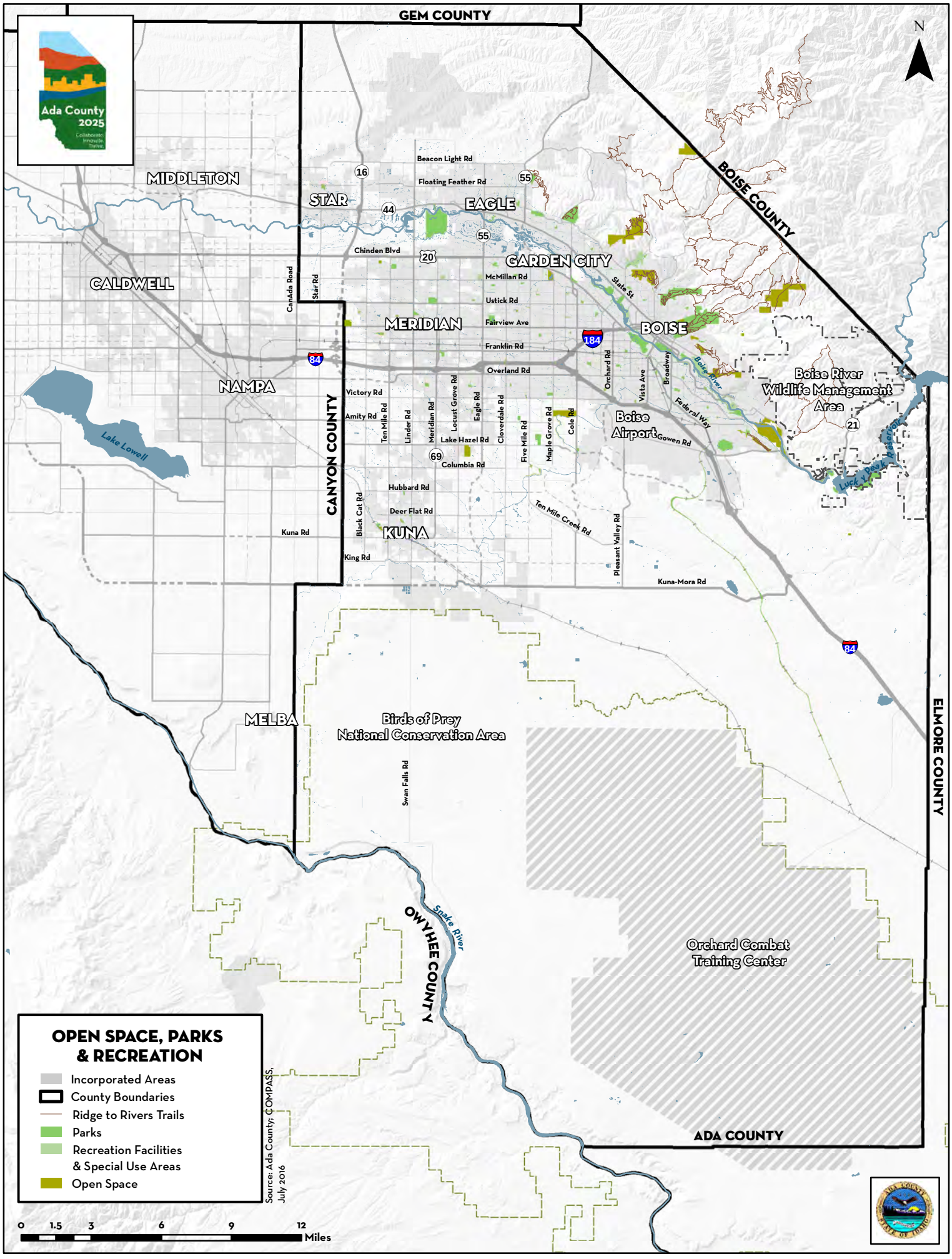
As the County continues to develop a new Comprehensive Plan, this memo and these survey results should provide valuable guidance for identifying the appropriate and preferred approaches for supporting the preservation of agricultural and open space lands.

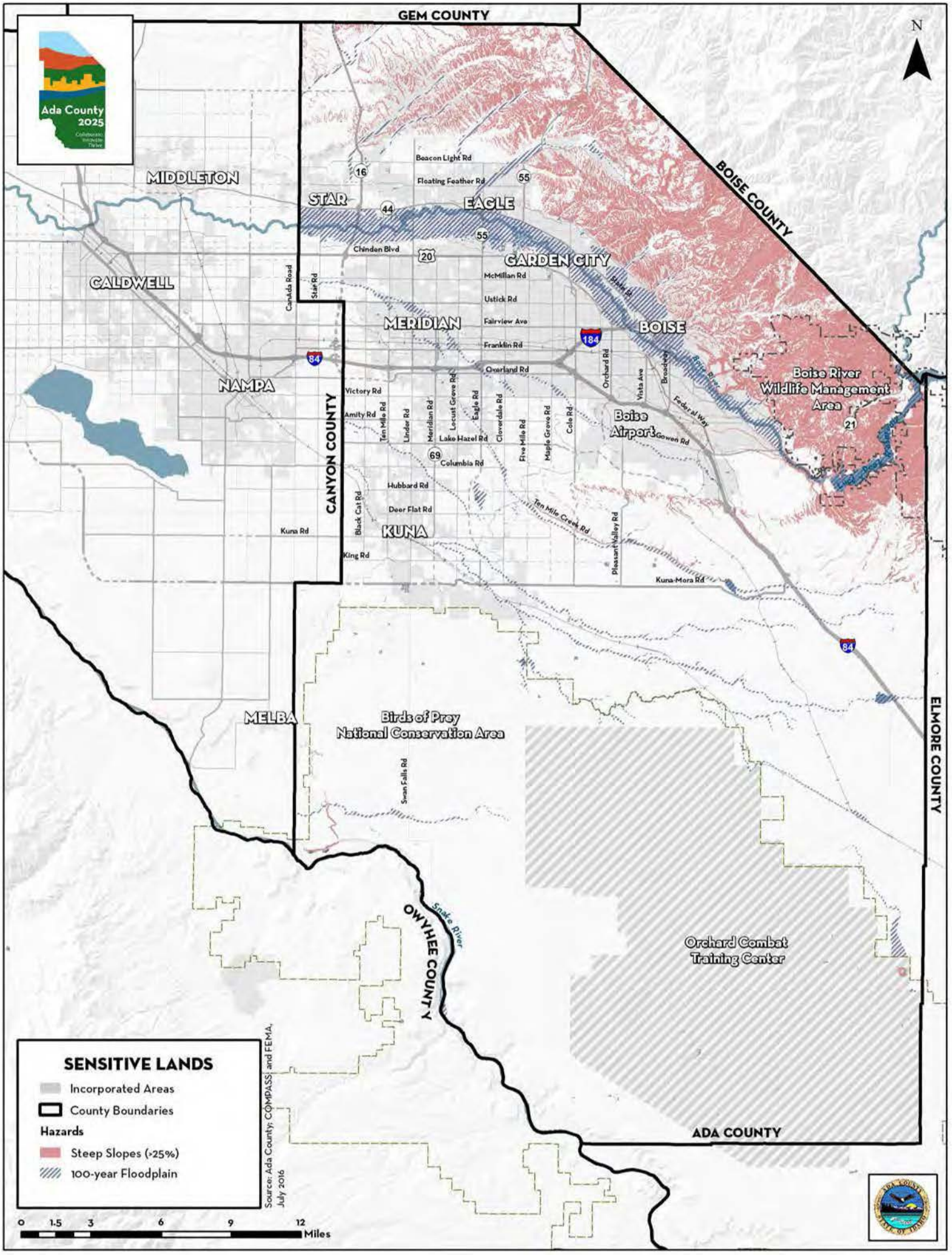
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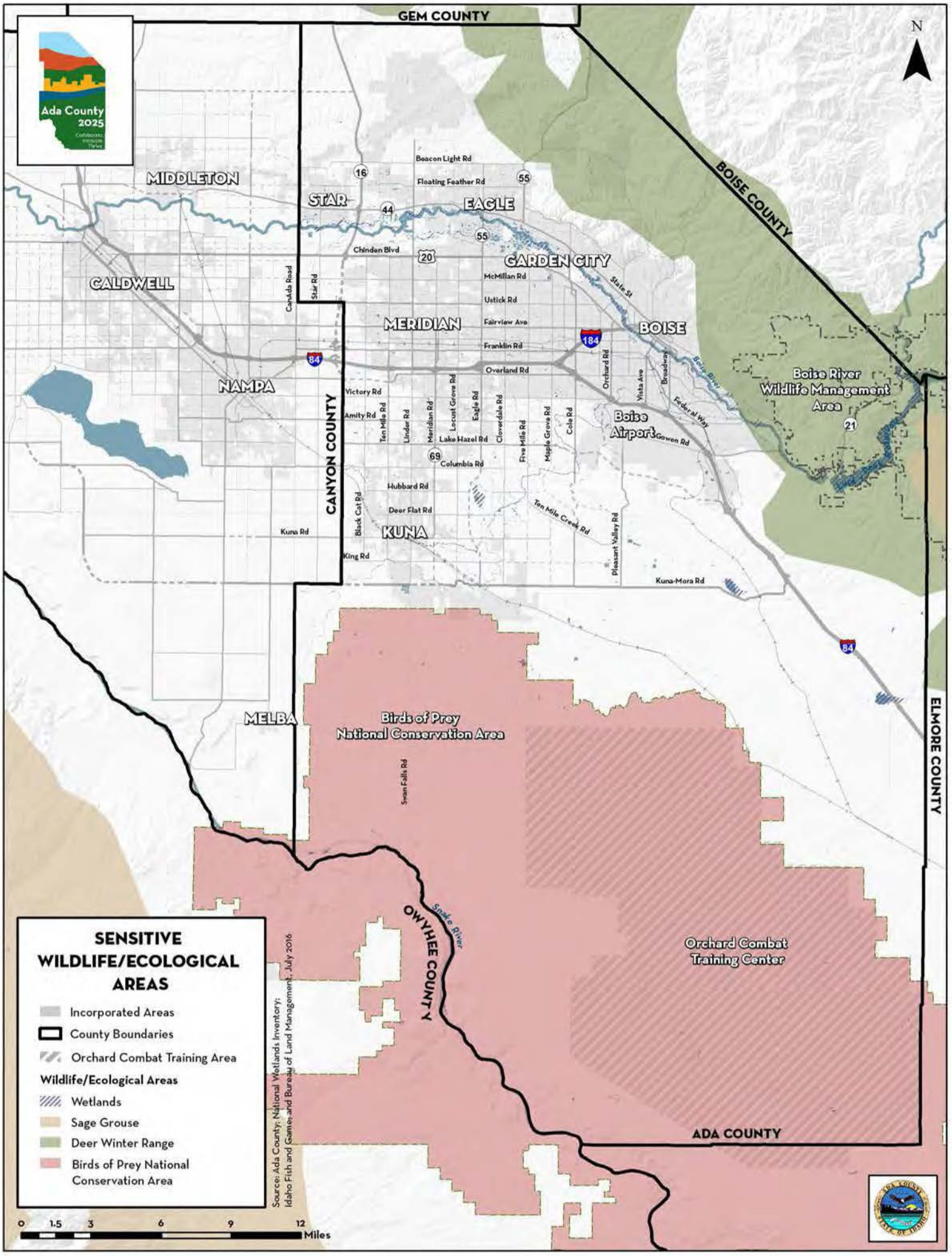
[34] Farm and Ranch Lands Protection Program, Farmland Information Center, 2014
[35] Natural Resources and Conservation Service website.
http://www.nrcs.usda.gov/Internet/NRCS_RCA/reports/srpt_cp_acep.html#ncpd
[36] http://www.conservationeasement.us/reports/easements?report_state=Idaho&report_type=All
[37] https://adacounty.id.gov/Assessor/Land-Records/Land-Records-FAQs

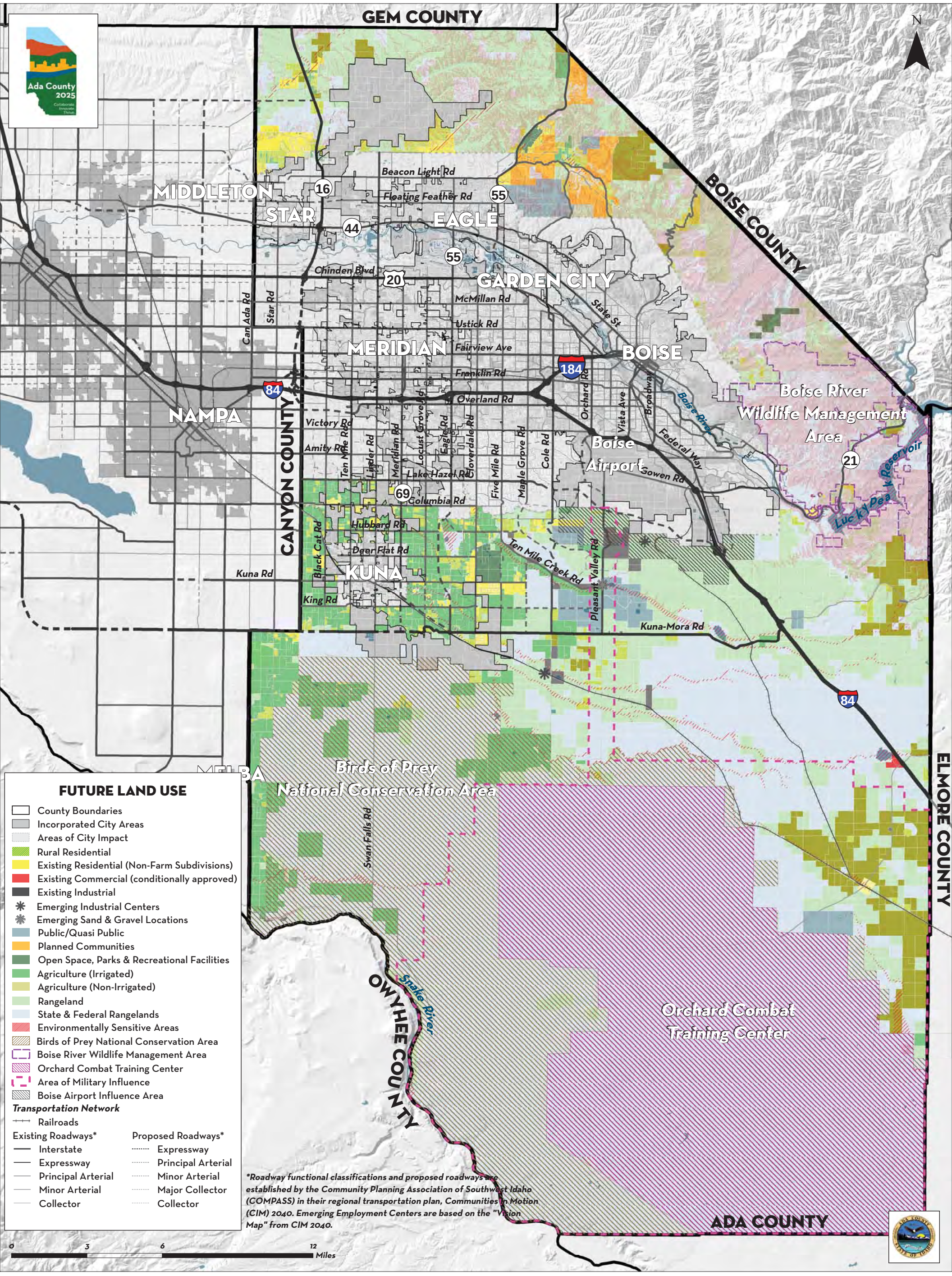
APPENDIX C: MAP ATLAS

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GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
ADA COUNTY
CANYON COUNTY
OWYHEE COUNTY
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Ada County 2025
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Kuna-Mora Rd
Ten Mile Creek Rd
Gowen Rd
Federal Way
Broadway
Vista Ave
Orchard Rd
State St
Cole Rd
Maple Grove Rd
Five Mile Rd
Cloverdale Rd
Eagle Rd
Locust Grove Rd
Meridian Rd
Linder Rd
Ten Mile Rd
Black Cat Rd
Pleasant Valley Rd
Star Rd
CanAda Road
Swan Falls Rd
Boise River
Snake River
Lake Lowell
Boise Airport
Boise River Wildlife Management Area
Lucky Peak Reservoir
Birds of Prey National Conservation Area
Orchard Combat Training Center
OPEN SPACE, PARKS & RECREATION
Incorporated Areas
County Boundaries
Ridge to Rivers Trails
Parks
Recreation Facilities & Special Use Areas
Open Space
Source: Ada County; COMPASS, July 2016
0 1.5 3 6 9 12
Miles


Ada County 2025
GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
OWYHEE COUNTY
CANYON COUNTY
ADA COUNTY
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MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
State St
Federal Way
Gowen Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Black Cat Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Swan Falls Rd
Snake River
Boise River
Star Rd
Can Ada Road
SENSITIVE LANDS
Incorporated Areas
County Boundaries
Hazards
Steep Slopes (>25%)
100-year Floodplain
Source: Ada County; COMPASS; and FEMA, July 2016
0 1.5 3 6 9 12
Miles


Ada County 2025
GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
CANYON COUNTY
OWYHEE COUNTY
ADA COUNTY
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GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Boise River
Snake River
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Kuna-Mora Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Swan Falls Rd
Gowen Rd
Federal Way
State St
Broadway
Vista Ave
Orchard Rd
Cole Rd
Five Mile Rd
Maple Grove Rd
Cloverdale Rd
Eagle Rd
Locust Grove Rd
Meridian Rd
Linder Rd
Ten Mile Rd
Black Cat Rd
Star Rd
CanAda Road
16
44
55
20
84
184
69
21
SENSITIVE WILDLIFE/ECOLOGICAL AREAS
Incorporated Areas
County Boundaries
Orchard Combat Training Area
Wildlife/Ecological Areas
Wetlands
Sage Grouse
Deer Winter Range
Birds of Prey National Conservation Area
Source: Ada County; National Wetlands Inventory; Idaho Fish and Game; and Bureau of Land Management, July 2016
0 1.5 3 6 9 12
Miles



FUTURE LAND USE

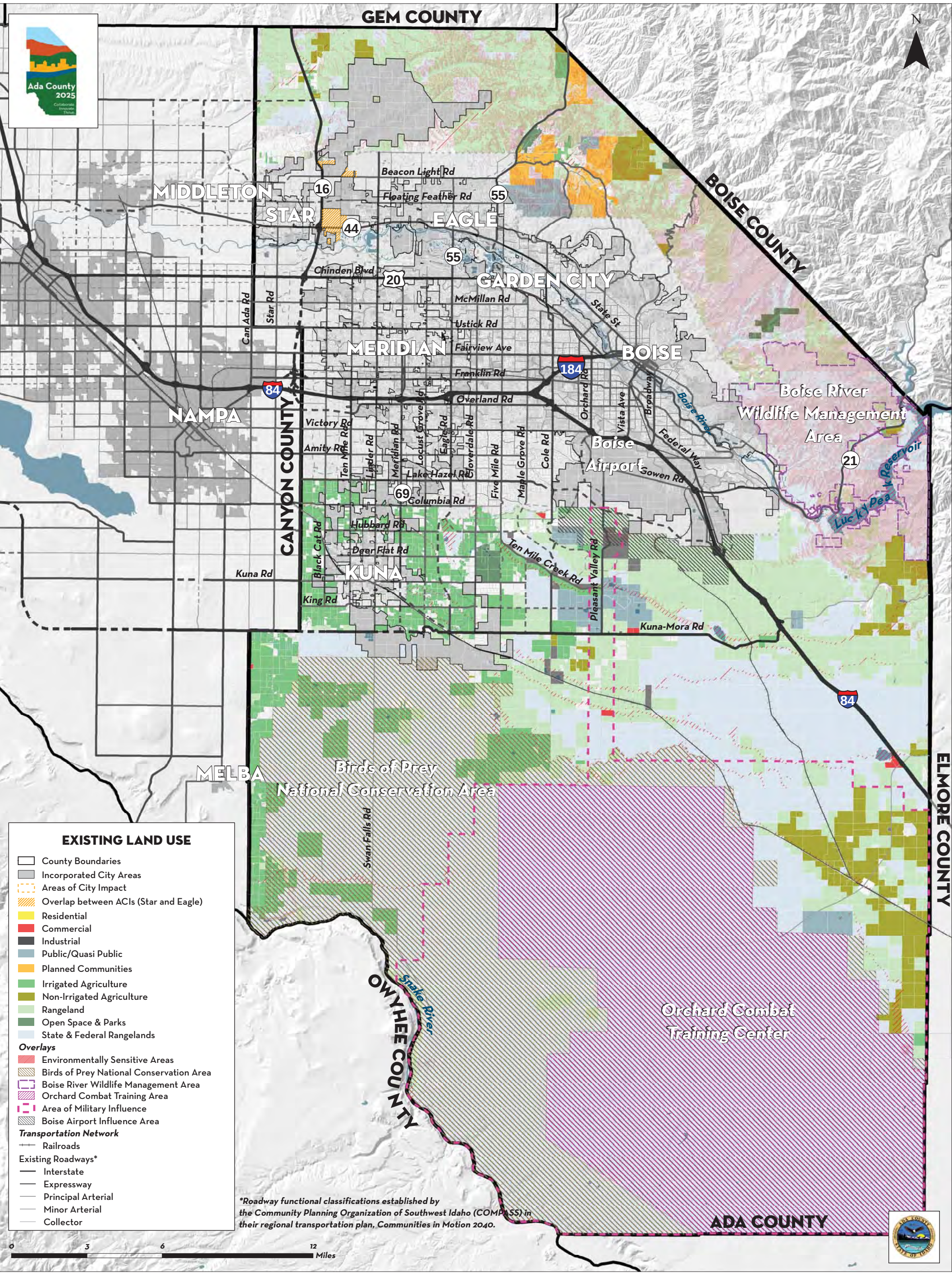
- County Boundaries
- Incorporated City Areas
- Areas of City Impact
- Rural Residential
- Existing Residential (Non-Farm Subdivisions)
- Existing Commercial (conditionally approved)
- Existing Industrial
- Emerging Industrial Centers
- Emerging Sand & Gravel Locations
- Public/Quasi Public
- Planned Communities
- Open Space, Parks & Recreational Facilities
- Agriculture (Irrigated)
- Agriculture (Non-Irrigated)
- Rangeland
- State & Federal Rangelands
- Environmentally Sensitive Areas
- Birds of Prey National Conservation Area
- Boise River Wildlife Management Area
- Orchard Combat Training Center
- Area of Military Influence
- Boise Airport Influence Area

Transportation Network

- Railroads

Existing Roadways*	Proposed Roadways*
Interstate	Expressway
Expressway	Principal Arterial
Principal Arterial	Minor Arterial
Minor Arterial	Major Collector
Collector	Collector

Roadway functional classifications and proposed roadways are established by the Community Planning Association of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion (CIM) 2040. Emerging Employment Centers are based on the "Vision Map" from CIM 2040.


Ada County 2025
Collaborate. Innovate. Thrive.
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GEM COUNTY
BOISE COUNTY
ELMORE COUNTY
OWYHEE COUNTY
CANYON COUNTY
ADA COUNTY
MIDDLETON
STAR
EAGLE
GARDEN CITY
MERIDIAN
BOISE
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Kuna-Mora Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Gowen Rd
Federal Way
Broadway
Vista Ave
Orchard Rd
Cole Rd
Maple Grove Rd
Five Mile Rd
Eagle Rd
Locust Grove Rd
Meridian Rd
Linder Rd
Ten Mile Rd
Can Ada Rd
Star Rd
Black Cat Rd
Swan Falls Rd
State St
Boise River
Snake River
Lucky Peak Reservoir
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
16
44
55
20
69
84
184
21
EXISTING LAND USE
County Boundaries
Incorporated City Areas
Areas of City Impact
Overlap between ACIs (Star and Eagle)
Residential
Commercial
Industrial
Public/Quasi Public
Planned Communities
Irrigated Agriculture
Non-Irrigated Agriculture
Rangeland
Open Space & Parks
State & Federal Rangelands
Overlays
Environmentally Sensitive Areas
Birds of Prey National Conservation Area
Boise River Wildlife Management Area
Orchard Combat Training Area
Area of Military Influence
Boise Airport Influence Area
Transportation Network
Railroads
Existing Roadways*
Interstate
Expressway
Principal Arterial
Minor Arterial
Collector
*Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.
0
3
6
12
Miles

FOOTHILLS
EXISTING LAND USE

- County Boundaries
- Incorporated City Areas
- Areas of City Impact
- Residential
- Planned Communities
- Public/Quasi-Public
- Irrigated Agriculture
- Non-Irrigated Agriculture
- Rangeland
- Open Space & Parks
- State & Federal Rangelands
- Environmentally Sensitive Areas

Transportation Network

- Railroads

Existing Roadways*

- Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

Source: Ada County; COMPASS; ACHD
Draft: July 2016

***Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.**

BOISE COUNTY
ADA COUNTY
Dry Creek Rd
Beacon Light Rd
Floating Feather Rd
Ada County Landfill
EAGLE
55
Seaman Gulch Rd
Cartwright Rd
Chinden Blvd
McMillan Rd
State St
Bogus Basin Rd
GARDEN CITY
Ustick Rd
BOISE
184
Orchard Rd
Vista Ave
Broadway
Boise River
Boise River Wildlife Management Area
21

GEM COUNTY

ADA COUNTY

CANYON COUNTY

ADA COUNTY

Source: Ada County; COMPASS; ACHD
Draft: July 2016

NORTHERN FOOTHILLS EXISTING LAND USE

- County Boundaries
- Incorporated City Areas
- Areas of City Impact
- Overlap between ACIs (Star and Eagle)
- Residential
- Planned Communities
- Public/Quasi-Public
- Irrigated Agriculture
- Non-Irrigated Agriculture
- Rangeland
- Open Space & Parks
- State & Federal Rangelands
- Environmentally Sensitive Areas

Transportation Network

- Railroads

Existing Roadways*

- Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

***Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.**

STAR

EAGLE

Beacon Light Rd

Floating Feather Rd

State St

Linder Rd

Eagle Rd

Boise River

16

44

20

Ada County 2025
Collaborate Innovate Thrive

ADA COUNTY STATE OF IDAHO
Established 1864

Boise River Wildlife Management Area

Boise Airport

Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
Federal Way
Gowen Rd
Boise River
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Lucky Peak Reservoir

I-84
21
21

SOUTHEASTERN ADA COUNTY EXISTING LAND USE

- County Boundaries
- Incorporated City Areas
- Areas of City Impact
- Residential
- Commercial
- Industrial
- Public/Quasi-Public
- Irrigated Agriculture
- Non-Irrigated Agriculture
- Rangeland
- Open Space & Parks
- State & Federal Rangelands
- Environmentally Sensitive Areas
- Birds of Prey National Conservation Area
- Area of Military Impact
- Boise Airport Influence Area

Transportation Network

- Railroads

Existing Roadways*

- Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

***Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.**

Source: Ada County; COMPASS; ACHD
Draft: July 2016

SOUTHWESTERN ADA COUNTY EXISTING LAND USE

- County Boundaries
- Incorporated City Areas
- Areas of City Impact
- Residential
- Irrigated Agriculture
- Non-Irrigated Agriculture
- Rangeland
- Open Space & Parks
- State & Federal Rangelands
- Environmentally Sensitive Areas
- Birds of Prey National Conservation Area

Transportation Network

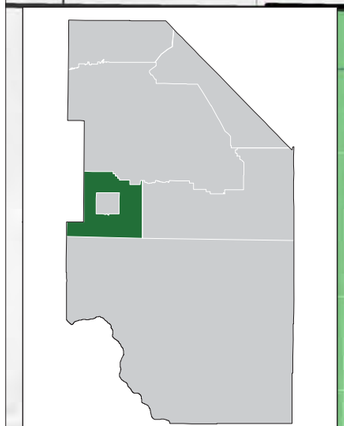
- Railroads

Existing Roadways*

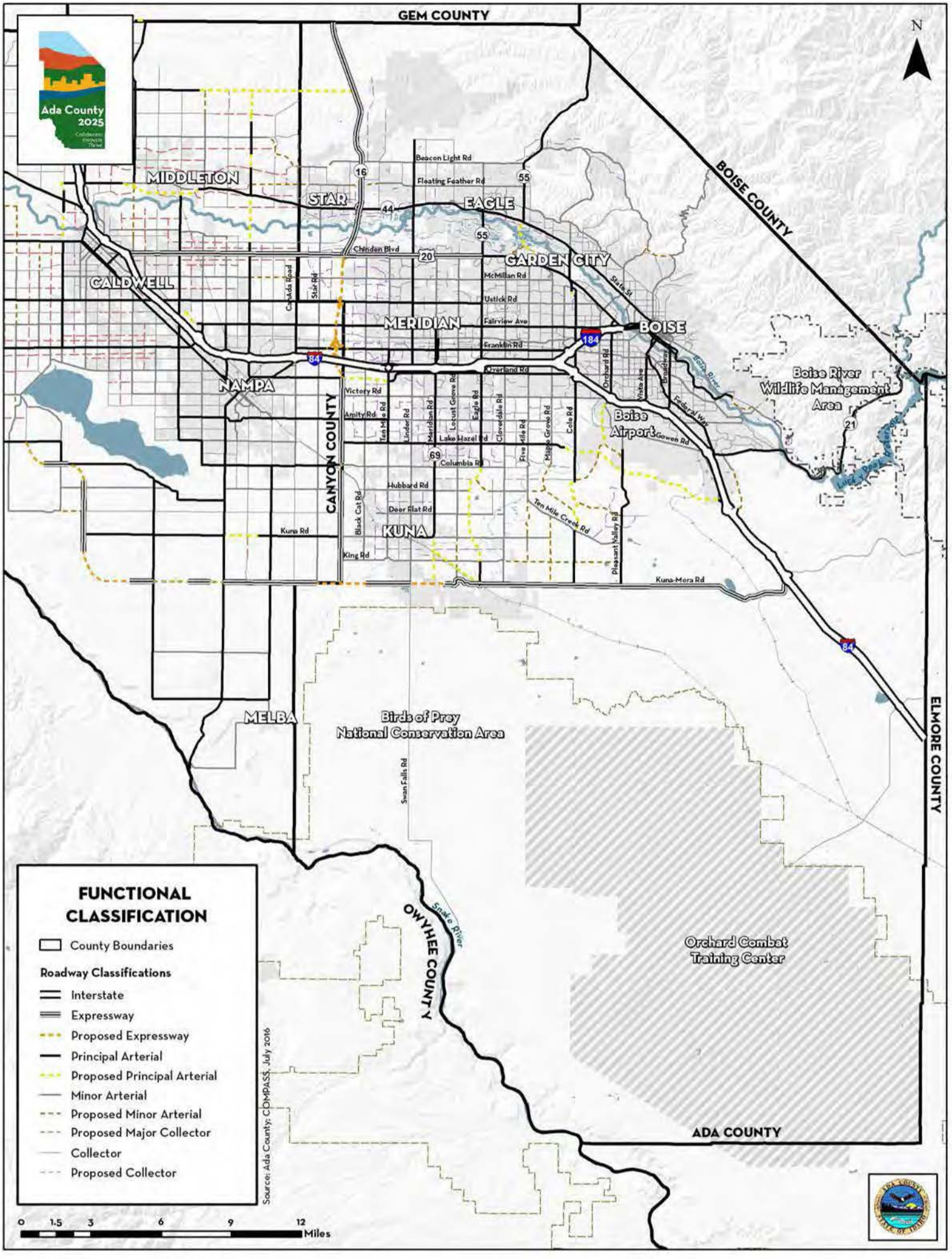
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- Principal Arterial
- Minor Arterial
- Collector
- Local

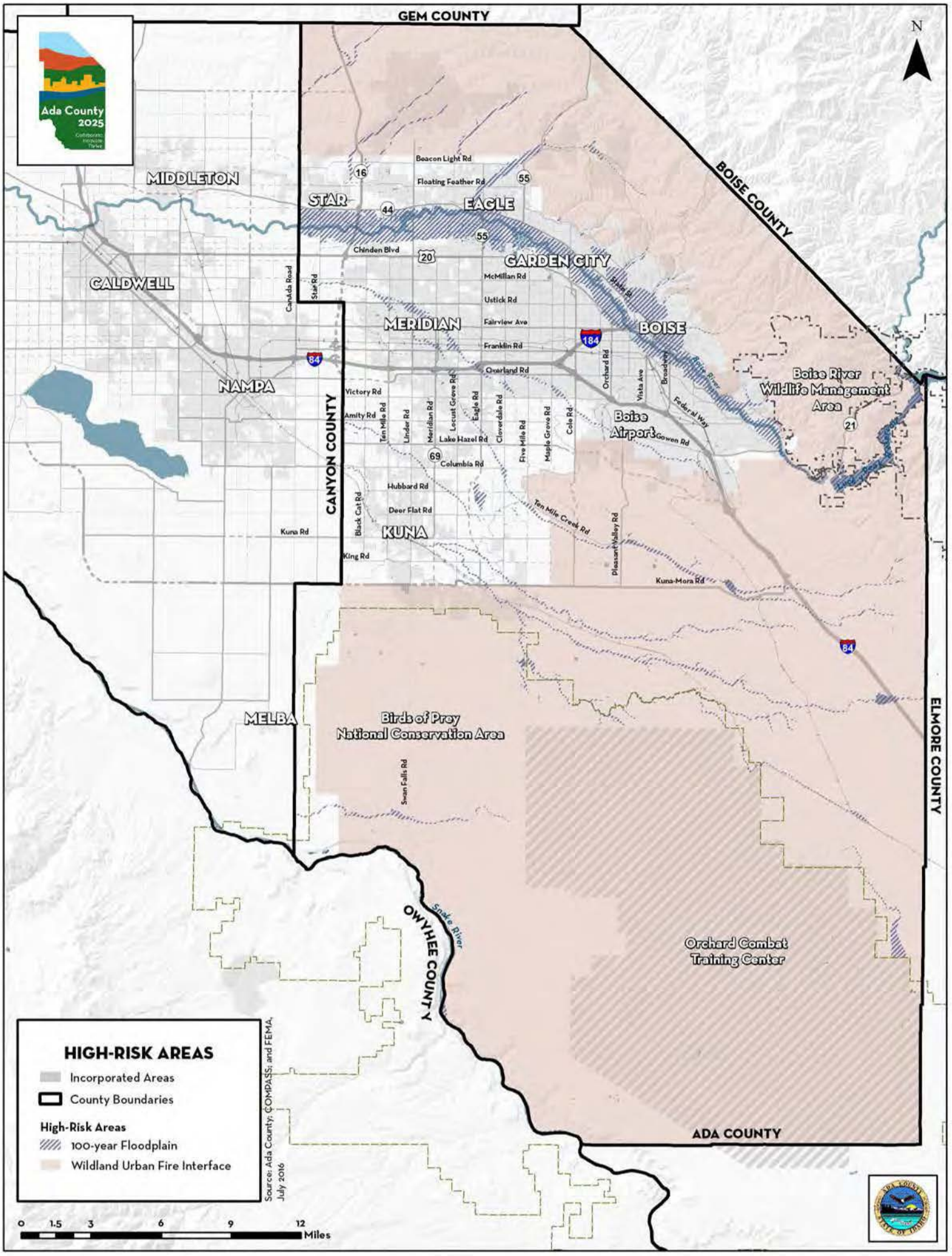
Source: Ada County; COMPASS; ACHD
Draft: July 2016

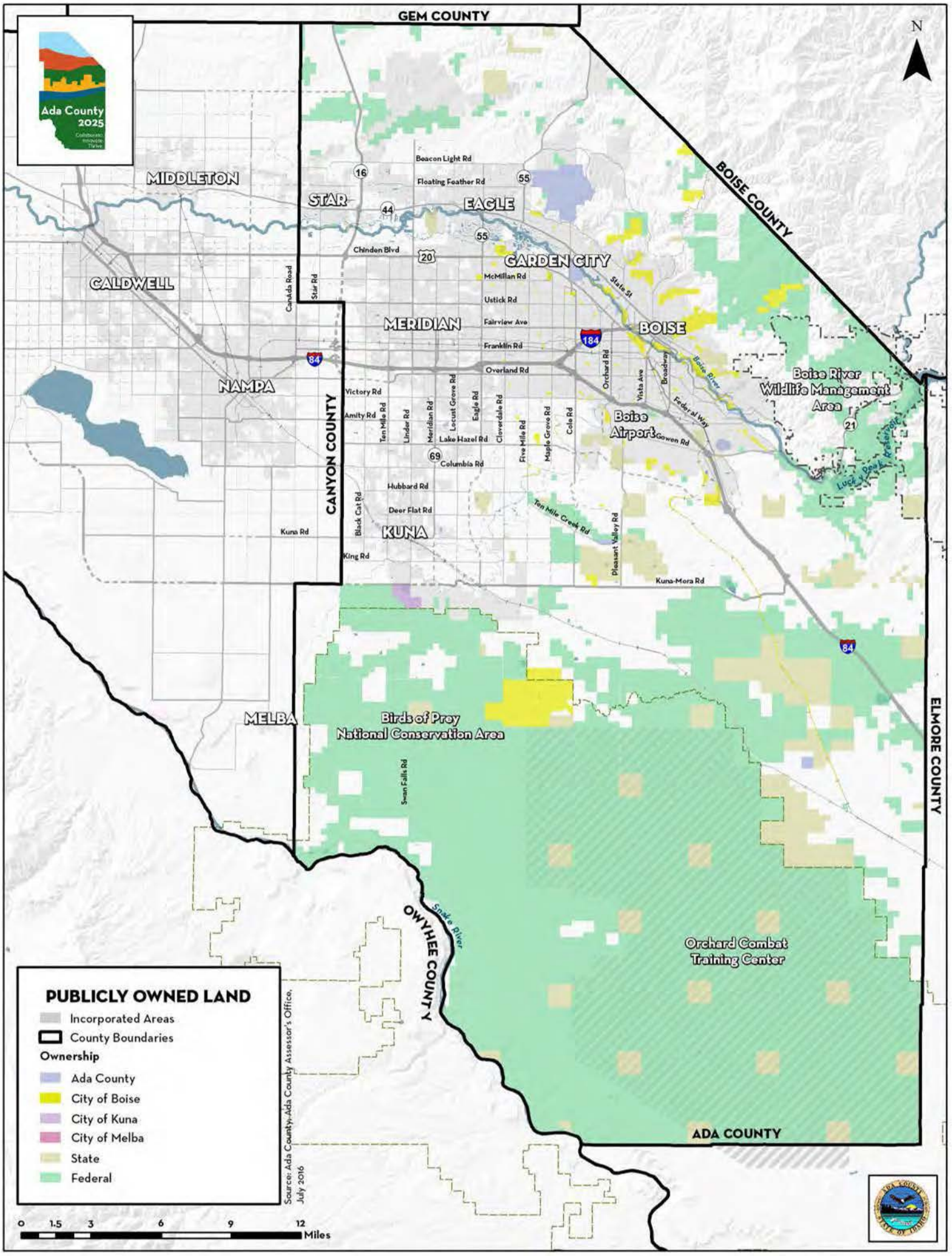
***Roadway functional classifications established by the Community Planning Organization of Southwest Idaho (COMPASS) in their regional transportation plan, Communities in Motion 2040.**

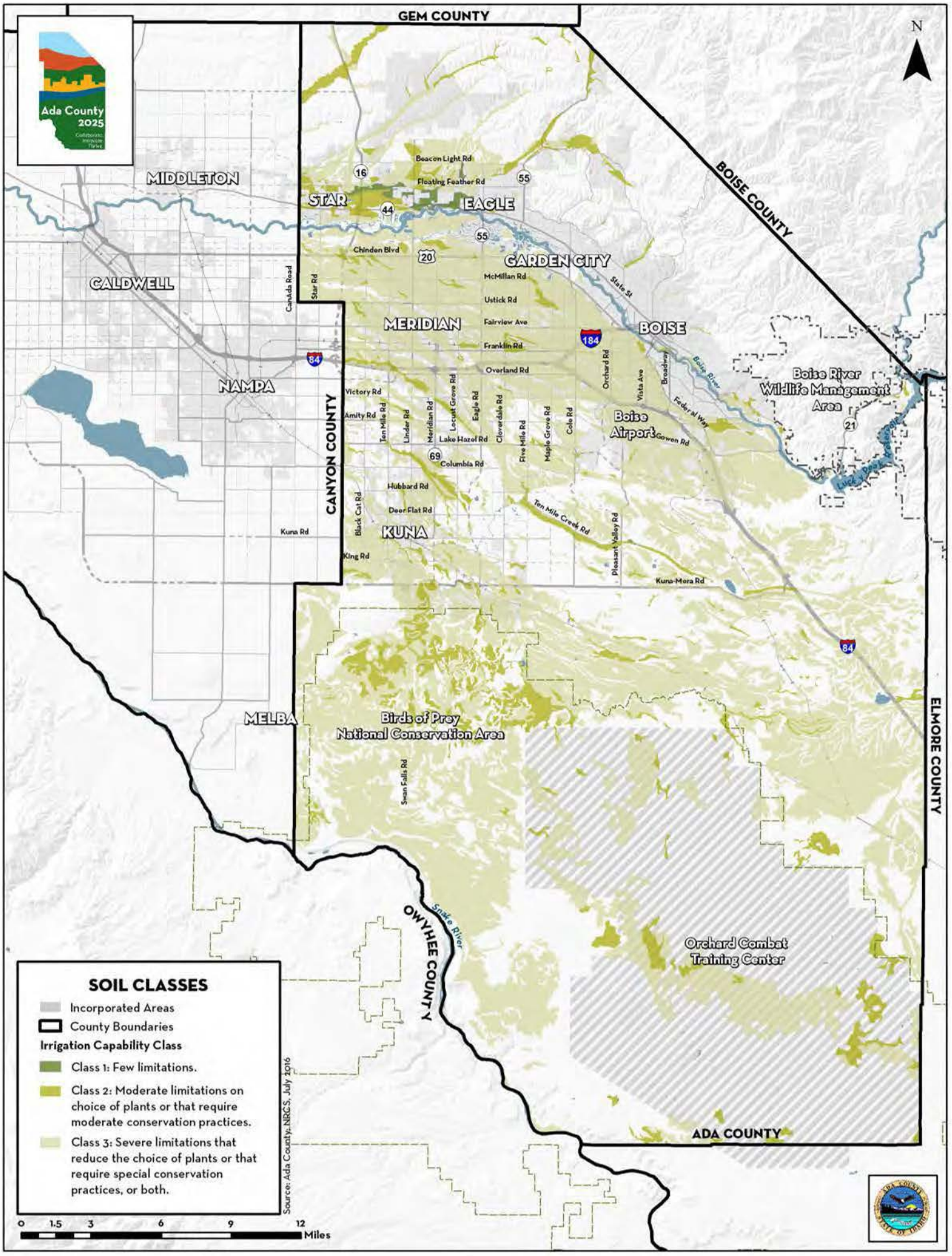


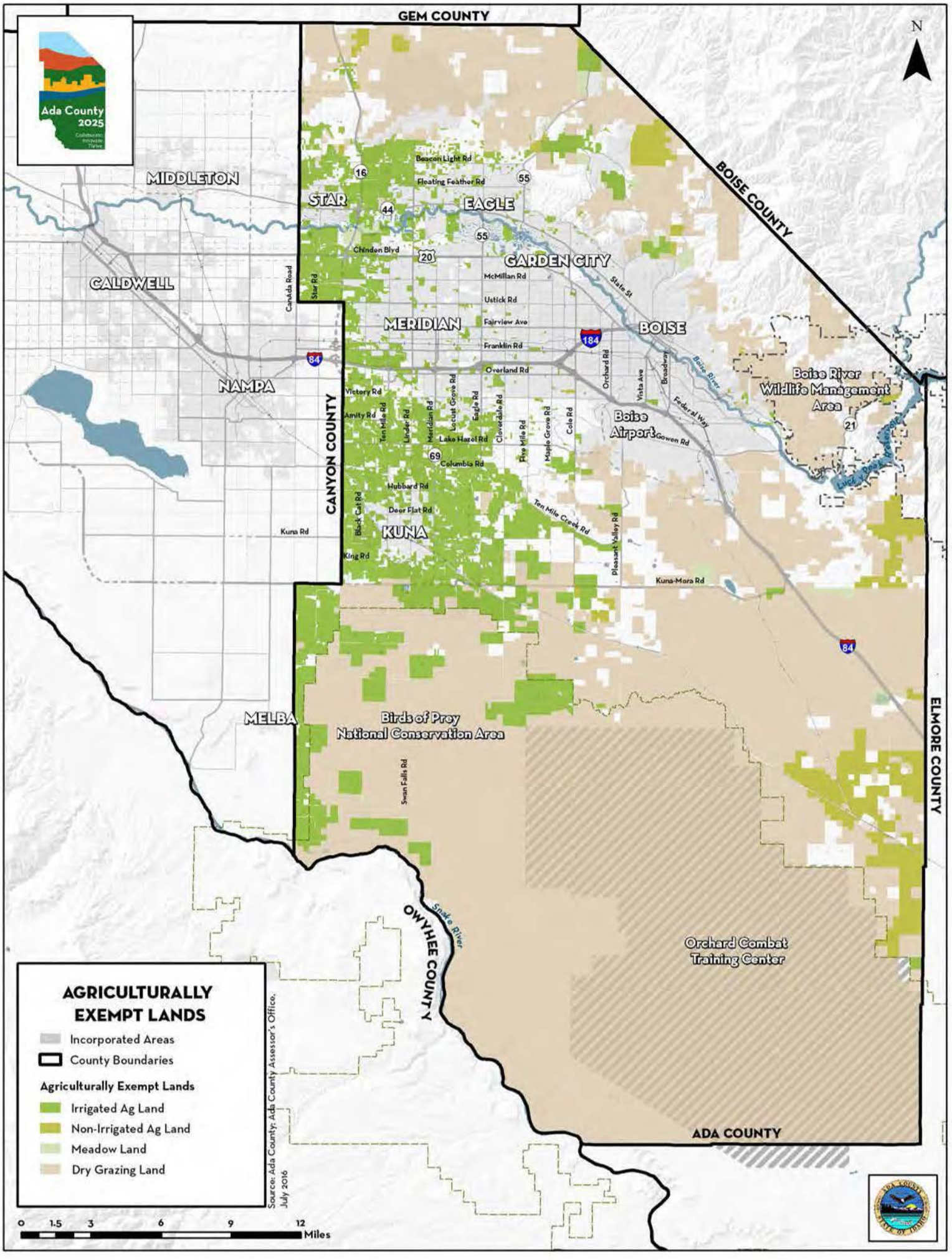
CANYON COUNTY
ADA COUNTY
Ten Mile Rd
Linder Rd
Meridian Rd
Lake Hazel Rd
MERIDIAN
Eagle Rd
Cloverdale Rd
Five Mile Rd
Boise Area of City Impact
Columbia Rd
Locust Grove Rd
Hubbard Rd
69
Deer Flat Rd
New York Canal
Black Cat Rd
Kuna Rd
KUNA
Indian Creek
N. Indian Creek
Union Pacific Railroad
King Rd
Mora Canal
Kuna-Mora Rd
Birds of Prey
National Conservation Area

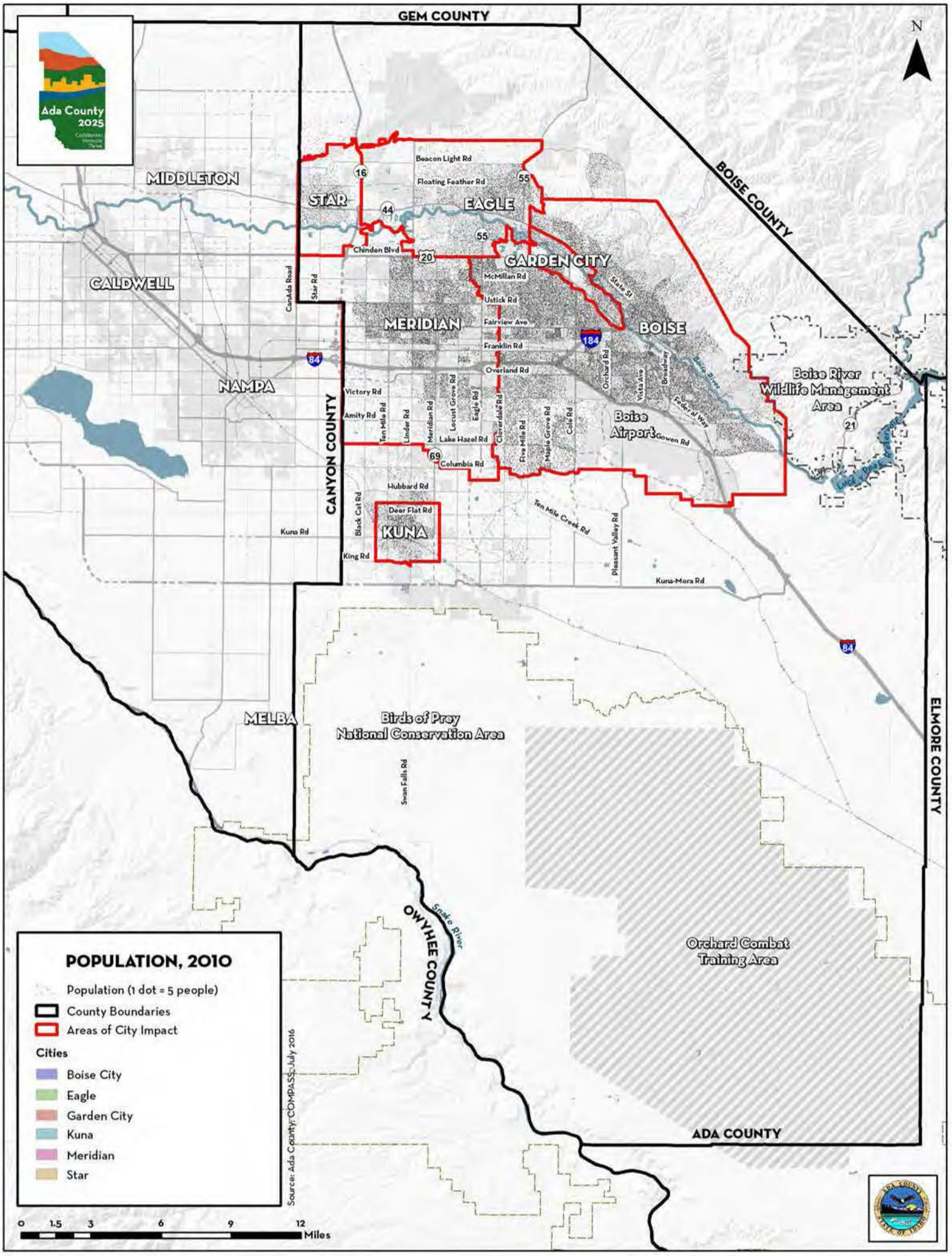

GEM COUNTY
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Ada County 2025
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Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Swan Falls Rd
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Pleasant Valley Rd
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Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Black Cat Rd
Boise River
Snake River
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184
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FUNCTIONAL CLASSIFICATION
County Boundaries
Roadway Classifications
Interstate
Expressway
Proposed Expressway
Principal Arterial
Proposed Principal Arterial
Minor Arterial
Proposed Minor Arterial
Proposed Major Collector
Collector
Proposed Collector
Source: Ada County; COMPASS, July 2016
0 1.5 3 6 9 12
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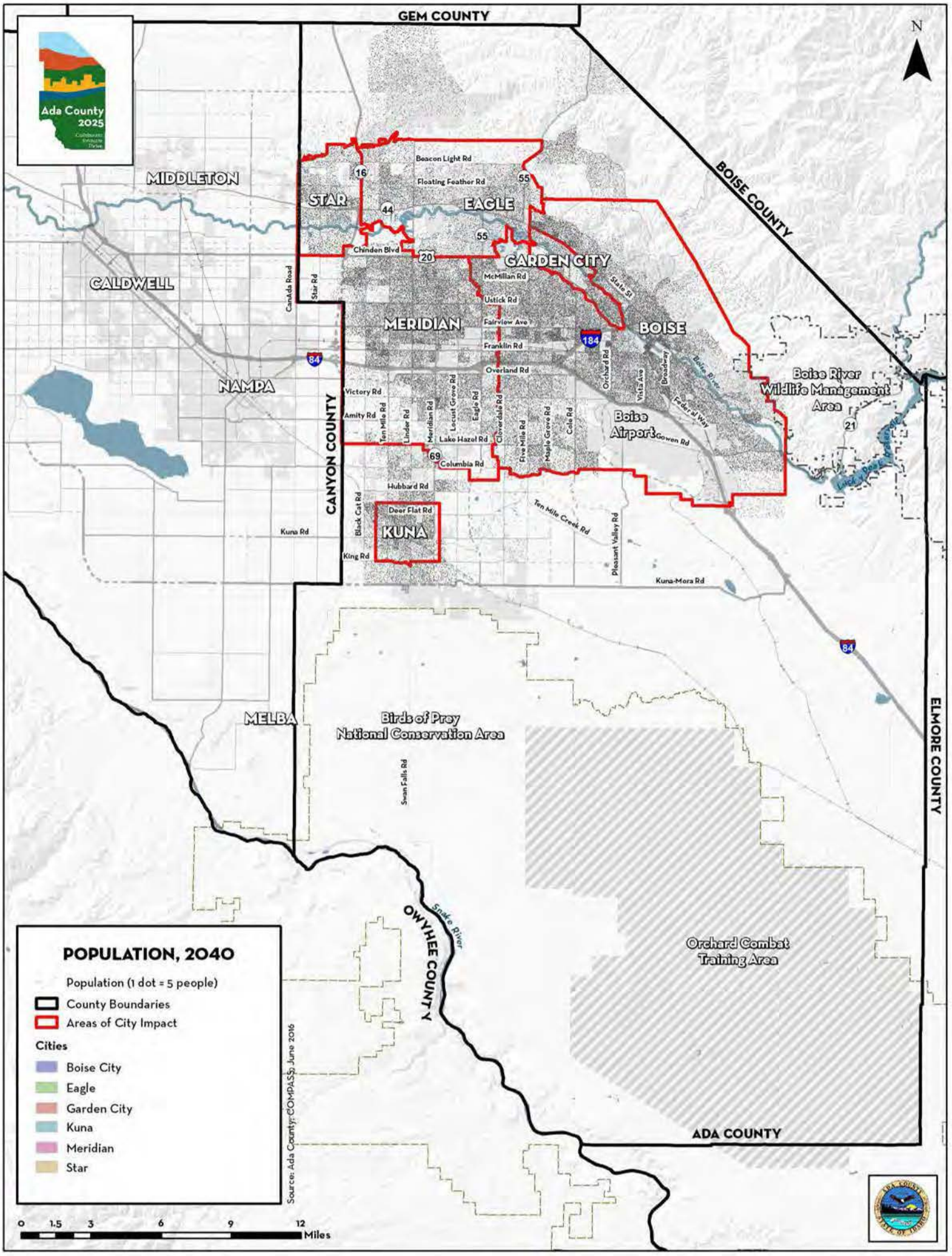

Ada County 2025
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Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Boise River
Snake River
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Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
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Black Cat Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Swan Falls Rd
Star Rd
Canada Road
Shaw St
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21
HIGH-RISK AREAS
Incorporated Areas
County Boundaries
High-Risk Areas
100-year Floodplain
Wildland Urban Fire Interface
Source: Ada County; COMPASS; and FEMA, July 2016
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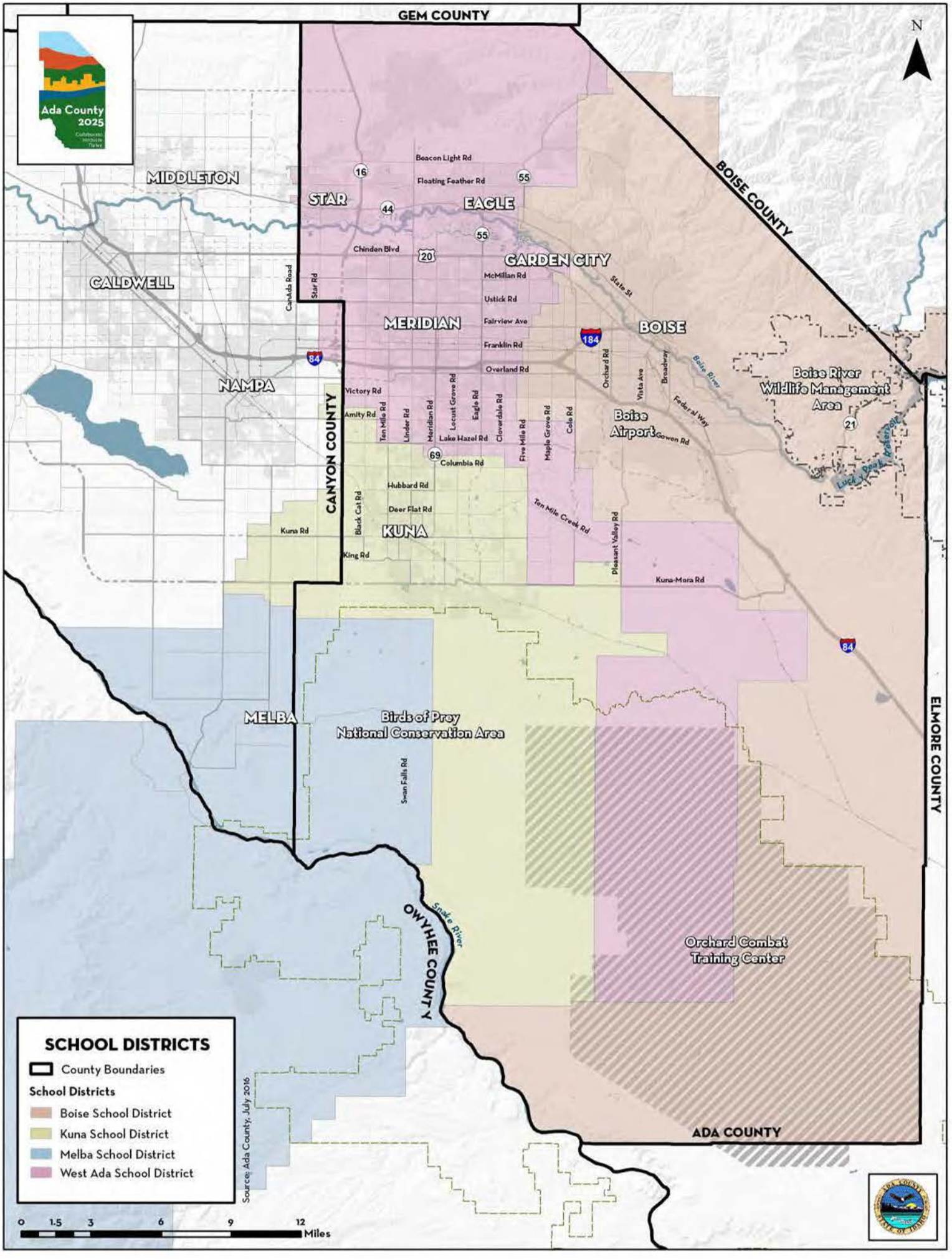

Ada County 2025
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Can-Ada Road
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Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Swan Falls Rd
Snake River
Boise River
Lucky Peak Reservoir
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
16
55
44
20
184
84
69
21
PUBLICLY OWNED LAND
Incorporated Areas
County Boundaries
Ownership
Ada County
City of Boise
City of Kuna
City of Melba
State
Federal
Source: Ada County Assessor's Office, July 2016
0 1.5 3 6 9 12
Miles


GEM COUNTY
BOISE COUNTY
CANYON COUNTY
ELMORE COUNTY
OWYHEE COUNTY
ADA COUNTY
N
Ada County 2025
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Lake Hazel Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Black Cat Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna Mora Rd
Star Rd
Canada Road
State St
Orchard Rd
Vista Ave
Broadway
Federal Way
Gowen Rd
Boise River
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Swan Falls Rd
Snake River
Orchard Combat Training Center
16
44
55
20
84
184
69
21
SOIL CLASSES
Incorporated Areas
County Boundaries
Irrigation Capability Class
Class 1: Few limitations.
Class 2: Moderate limitations on choice of plants or that require moderate conservation practices.
Class 3: Severe limitations that reduce the choice of plants or that require special conservation practices, or both.
Source: Ada County, NRCS, July 2016
0 1.5 3 6 9 12
Miles


Ada County 2025
GEM COUNTY
BOISE COUNTY
CANYON COUNTY
ELMORE COUNTY
OWYHEE COUNTY
ADA COUNTY
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
State St
Boise River
Federal Way
Gowen Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Black Cat Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Canada Road
Star Rd
Swan Falls Rd
Snake River
Boise Airport
Boise River Wildlife Management Area
Lucky Peak Reservoir
Birds of Prey National Conservation Area
Orchard Combat Training Center
N
AGRICULTURALLY EXEMPT LANDS
Incorporated Areas
County Boundaries
Agriculturally Exempt Lands
Irrigated Ag Land
Non-Irrigated Ag Land
Meadow Land
Dry Grazing Land
Source: Ada County; Ada County Assessor's Office, July 2016
0 1.5 3 6 9 12
Miles


Ada County 2025
GEM COUNTY
BOISE COUNTY
CANYON COUNTY
ELMORE COUNTY
OWYHEE COUNTY
ADA COUNTY
N
MIDDLETON
STAR
EAGLE
GARDEN CITY
CALDWELL
MERIDIAN
BOISE
NAMPA
KUNA
MELBA
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
King Rd
Kuna Rd
Kuna-Mora Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Swan Falls Rd
Snake River
Boise River
Boise River Wildlife Management Area
Boise Airport
Birds of Prey National Conservation Area
Orchard Combat Training Area
Canada Road
Star Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
Federal Way
Gowen Rd
State St
Black Cat Rd
16
44
55
20
84
184
69
21
POPULATION, 2010
Population (1 dot = 5 people)
County Boundaries
Areas of City Impact
Cities
Boise City
Eagle
Garden City
Kuna
Meridian
Star
Source: Ada County; COMPASS; July 2016
0 1.5 3 6 9 12
Miles


Ada County 2025
GEM COUNTY
BOISE COUNTY
CANYON COUNTY
ELMORE COUNTY
OWYHEE COUNTY
ADA COUNTY
N
MIDDLETON
STAR
EAGLE
GARDEN CITY
CALDWELL
MERIDIAN
BOISE
NAMPA
KUNA
MELBA
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Area
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Ten Mile Creek Rd
Kuna-Mora Rd
Pleasant Valley Rd
Swan Falls Rd
Snake River
Boise River
Lucky Peak Reservoir
Canada Road
Star Rd
Black Cat Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
Federal Way
State St
16
44
55
20
84
184
69
21
POPULATION, 2040
Population (1 dot = 5 people)
County Boundaries
Areas of City Impact
Cities
Boise City
Eagle
Garden City
Kuna
Meridian
Star
Source: Ada County; COMPASS; June 2016
0 1.5 3 6 9 12
Miles


GEM COUNTY
BOISE COUNTY
CANYON COUNTY
OWYHEE COUNTY
ELMORE COUNTY
ADA COUNTY
MIDDLETON
STAR
EAGLE
GARDEN CITY
BOISE
CALDWELL
MERIDIAN
NAMPA
KUNA
MELBA
Boise Airport
Boise River Wildlife Management Area
Birds of Prey National Conservation Area
Orchard Combat Training Center
Beacon Light Rd
Floating Feather Rd
Chinden Blvd
McMillan Rd
Ustick Rd
Fairview Ave
Franklin Rd
Overland Rd
Victory Rd
Amity Rd
Ten Mile Rd
Linder Rd
Meridian Rd
Locust Grove Rd
Eagle Rd
Cloverdale Rd
Five Mile Rd
Maple Grove Rd
Cole Rd
Orchard Rd
Vista Ave
Broadway
Federal Way
Gowen Rd
Lake Hazel Rd
Columbia Rd
Hubbard Rd
Deer Flat Rd
Kuna Rd
King Rd
Black Cat Rd
Ten Mile Creek Rd
Pleasant Valley Rd
Kuna-Mora Rd
Swan Falls Rd
Snake River
Boise River
Lucky Peak Reservoir
Star Rd
Canada Road
State St
16
44
55
20
84
184
69
21
N
SCHOOL DISTRICTS
County Boundaries
School Districts
Boise School District
Kuna School District
Melba School District
West Ada School District
Source: Ada County, July 2016
0 1.5 3 6 9 12
Miles

APPENDIX D: PLANNED COMMUNITY COMPREHENSIVE PLANS

SUMMARY OF ADA COUNTY ORDINANCE NO. 325

AN ORDINANCE PROVIDING A NEW CHAPTER 21, ARTICLE A OF TITLE 8 (ZONING ORDINANCE) CONSISTING OF THE SPECIFIC PLAN FOR THE HIDDEN SPRINGS PLANNED COMMUNITY. THE PLANNED COMMUNITY IS GENERALLY LOCATED AT THE INTERSECTION OF DRY CREEK AND CARTWRIGHT ROADS, MORE PARTICULARLY DESCRIBED AS PORTIONS OF SECTIONS 28, 29, 31, 32 AND 33 OF TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN AND PORTIONS OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

THIS NEW ARTICLE CONSISTS OF A TEXT AMENDMENT AND THE HIDDEN SPRINGS ZONING MAP WHICH MAP IS NOW FILED IN THE OFFICE OF THE RECORDER OF ADA COUNTY AND IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT. FOR THE PURPOSE OF ADMINISTRATION AND ENFORCEMENT, THE ZONING MAP IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT SHALL BE CONSIDERED AS AN OFFICIAL ZONING MAP. ANY AND ALL AMENDMENTS TO THE HIDDEN SPRINGS ZONING MAP SHALL BE MADE CONCURRENTLY ON THE ZONING MAP IN THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT AND MADE CONCURRENTLY WITH THE AMENDMENT BEING RECORDED WITH THE ADA COUNTY RECORDER.

THE SPECIFIC PLAN PROPOSES AND DESCRIBES THE DEVELOPMENT OF 915 DWELLING UNITS ON VARYING LOT SIZES, A VILLAGE COMMERCIAL AREA, AN AGRICULTURAL COMMERCIAL AREA, OPEN SPACE, EMPLOYMENT CENTER USES, AND COMMUNITY FACILITY USES. THE PLAN CONSISTS OF A GOALS AND POLICIES SECTION, A DEVELOPMENT STANDARDS/ ADMINISTRATION SECTION, A UTILITY PLAN, A CIRCULATION PLAN, AN OPEN SPACE AND LANDSCAPE PLAN, AND AN ESSENTIAL PUBLIC SERVICES AND ANTICIPATED FINANCING PLAN.

THE GOALS AND POLICIES SECTION INCLUDES A VISION STATEMENT; GOALS, OBJECTIVES AND POLICIES; A DESCRIPTION OF THE DENSITY OF PROPOSED LAND USES; AND A MASTER LAND USE MAP DESIGNATING LAND USE CATEGORIES FOR THE ENTIRE PLANNED COMMUNITY AREA. THE ANTICIPATED POPULATION OF THE PLANNED COMMUNITY AT COMPLETION IS ESTIMATED TO BE 2,278 PEOPLE. EXISTING SITE CONDITIONS ARE DESCRIBED, INCLUDING SLOPES, ASPECT, CLIMATE, GEOLOGY, SOILS, HYDROLOGY, DRAINAGE, GROUNDWATER, GEOTECHNICAL HAZARDS, VEGETATION, WILDLIFE AND HABITAT CONSIDERATIONS, CULTURAL RESOURCES, AND GENERAL LAND USE PATTERNS ON-SITE AND WITHIN ONE (1) MILE. THE PLAN DESCRIBES IMPACTS ON AREA GROUNDWATER QUALITY, CENTRAL DESIGN CONCEPTS, AND THE PHASING AND TIMING OF DEVELOPMENT.

THE DEVELOPMENT STANDARDS/ADMINISTRATION SECTION OF THE SPECIFIC PLAN DESCRIBES THE PRINCIPAL PERMITTED, ACCESSORY, ADMINISTRATIVE PERMIT, AND PROHIBITED USES WITHIN THE PROPOSED ZONING SUBDISTRICTS AND USES THEREIN, SETBACK AREAS, STRUCTURE HEIGHTS AND BULK; BUILDING AND IMPERMEABLE SURFACE COVERAGE; LOT SIZE; LANDSCAPE AND OPEN SPACE AREA; STREET FRONTAGE AND STREET ACCESS; SIGNAGE; ON AND OFF-STREET PARKING; ENERGY AND WATER CONSERVATION; GRADING; DESIGN GUIDELINES AND STANDARDS FOR BUILDINGS AND SITE IMPROVEMENTS.

THE ORDINANCE PROVIDES FOR ADMINISTRATIVE REGULATIONS FOR THE IMPLEMENTATION OF THE SPECIFIC PLAN INCLUDING, BUT NOT LIMITED TO, PRE-APPLICATION PROCEDURES, PRELIMINARY PLAT APPROVAL PROCESSES AND PROCEDURES, FINAL PLAT APPROVAL PROCESSES AND PROCEDURES, SPECIFICATIONS FOR PRELIMINARY AND FINAL PLATS, PRELIMINARY PLAT SUPPLEMENTAL DATA, REQUIRED APPROVALS AND CERTIFICATES SHOWING COMPLIANCE WITH PLAT SPECIFICATIONS, BOUNDARY ADJUSTMENT PROCEDURES, ADMINISTRATIVE PERMIT USE APPROVAL PROCESS, ACCESSORY USE PERMIT PROVISIONS, EMPLOYMENT CENTER APPROVAL PROCESS, BUILDING PERMIT PROCESS CONFORMING WITH THE ADA COUNTY BUILDING CODE ORDINANCE, VIOLATIONS AND PENALTIES, AND PROVIDING THAT ADA COUNTY CODE TITLE 8, CHAPTER 21, ARTICLE A SHALL BE AMENDED IN THE SAME MANNER AS OTHER PORTIONS OF TITLE 8.

ORDINANCE NO. 325, SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 650 MAIN STREET, BOISE, IDAHO.

STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. # 325 is true and complete and provides adequate notice to the public, pursuant to Idaho Code §31-715A.

J. David Navarro
Ada County Clerk

STATE OF IDAHO)
)ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 12 day of March, 1997

Notary Public for Idaho
Commission Expires 8/3/03

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 25 DAY OF Feb 1997.

BOARD OF COUNTY COMMISSIONERS

Vernon L. Bisterfeldt

Vernon L. Bisterfeldt, Chairman

Gary Glenn, Commissioner

Roger Simmons, Commissioner

ATTEST:

J. David Navarro, Ada County Clerk

3/12/97

Date of Publication

RESOLUTION NO. 1377

A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE AVIMOR SPECIFIC PLAN

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 8th day of February, 2006, hereby adopts the following and amends the 1996 Ada County Comprehensive Plan (Plan) to wit:

WHEREAS, on June 17, 1996, the Board of Ada County Commissioners adopted by, Resolution No. 882, the current Plan, as allowed by the Local Planning Act, § 67-6509(c); and

WHEREAS, Goal 5.8 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and

WHEREAS, on July 5, 2005, SunCor Idaho, LLC submitted applications for approval of a Planned Community called Avimor that included an application to amend the Plan to adopt and include the Avimor Specific Plan as part of the Plan; and

WHEREAS, on August 22, 2005, property owners within a minimum of 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Ada County Planning and Zoning Commission's (Commission) hearing was published in The Idaho Statesman on August 17 and 23, 2005. Notices of the public hearing were posted on the site on August 16, 2005. And on August 24, 2005, a Public Service Announcement was issued and;

WHEREAS, on September 1, 2005, the Commission tabled this application to October 6, 2005 due to the County receiving additional information from the applicant and not receiving various agency comments on the application for Staff to include as part of their staff report and;

WHEREAS, on September 8, 2005, staff transmitted additional information to agencies and solicited their comments and;

WHEREAS, on September 21, 2005, property owners within a minimum of 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Commission's hearing was published in The Idaho Statesman on September 20, 2005 and September 27, 2005. The applicant posted notices of the public hearing on site. And on September 27, 2005, a Public Service Announcement was issued and;

WHEREAS, on October 6, 2005, a public hearing was held by the Commission. Public testimony was taken and the hearing was left open for staff to review recently submitted changes to the Avimor Zoning Ordinance made by the applicant. The hearing was continued by the Commission to October 13, 2005 in order for the staff and the Commission to find a date for the next public hearing where the Commission members could attend and;

WHEREAS, on October 13, 2005, the Commission continued the hearing to November 10, 2005 and;

WHEREAS, on November 10, 2005, the Commission recommended approval of File No. 05-01-PC to the Board of Ada County Commissioners (Board) and recommended the adoption of the Avimor Specific Plan as a text amendment to the Ada County Comprehensive Plan and;

WHEREAS, on November 14, 2005, property owners within 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Commission's hearing was published in The Idaho Statesman on November 29, 2005 and December 6, 2005. The applicant posted notices of the public hearing on site. And on November 30, 2005 a Public Service Announcement was issued and;

WHEREAS, the Board, after complying with the requisite due process and having the requisite public hearings, has approved the Avimor Planned Community Application; and

WHEREAS, it is appropriate as part of the approval to amend the Plan to adopt the Avimor Specific Plan as part of the Plan by adding Section 5.8A entitled the "Avimor Specific Plan" and adopting the Specific Plan as an addendum to the Plan.

BE IT THEREFORE RESOLVED, that the 1996 Ada County Comprehensive Plan be amended to add Section 5.8A to be entitled the "Avimor Specific Plan" and to provide for the addition of the "Avimor Specific Plan" as attached hereto as Exhibit 1 to the Ada County Comprehensive Plan as an addendum thereto.

Board of Ada County Commissioners

By: _____
Rick Yzaguirre, Chairman

By: _____
Judy M. Peavey-Derr, Commissioner

By: _____
Fred Tilman, Commissioner

ATTEST:

_____
J. David Navarro, Ada County Clerk

RESOLUTION NO. 1377 – A RESOLUTION AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE AVIMOR SPECIFIC PLAN

r:\current planning\records\avimor comp plan resolution1377.doc

RESOLUTION NO. 1441

A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS AMENDING THE 1996 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE AVIMOR SPECIFIC PLAN

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 2nd day of January, 2006, hereby adopts the following and amends the 1996 Ada County Comprehensive Plan (Plan) to wit:

WHEREAS, on June 17, 1996, the Board of Ada County Commissioners adopted by, Resolution No. 882, the current Plan, as allowed by the Local Planning Act, § 67-6509(c); and

WHEREAS, Goal 5.8 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and

WHEREAS, on February 8, 2006 the Board approved the Avimor Planned Community Application subject to Development Requirements; and

WHEREAS, the Development Requirements, in part, required the Avimor Planned Community to develop a Wildlife Mitigation Plan that included a Wetland Mitigation Plan and a Noxious Weed Abatement Plan, and development standards and design guidelines addressing the duties of Avimor Design Review Committee, to review such things as, but not limited to, parking, landscaping, setbacks, and lighting; and

WHEREAS, Avimor had developed the required Wildlife, Wetlands and Noxious Weed Plans and the required development standards and design guidelines and the plans and development standards satisfy the conditions of approval; and

WHEREAS, the Development Requirements require the Wildlife, Wetlands and Noxious Weed Plans and development standards and design guidelines to be adopted into the adopted Avimor Specific Plan; and

WHEREAS, the submitted items satisfy the Development Requirements; and

WHEREAS, Resolution #1377 dated February 8, 2006 adopted the Avimor Specific Plan as Section 5.8A to the Plan.

NOW THEREFORE BE IT RESOLVED, that the Avimor Specific Plan be amended to delete the current chapter 13 entitled "Central Design Concepts and Guidelines," and adopt new chapter B.13 entitled "Design Guidelines" as attached hereto as Exhibit "1" and to adopt the Wildlife Mitigation Plan and accompanying appendices A through H as attached hereto as Exhibit "2".

Board of Ada County Commissioners

By: _____
Rick Yzaguirre, Chairman

By: _____
Judy M. Peavey-Derr, Commissioner

By: _____
Fred Tilman, Commissioner

ATTEST:

_____
J. David Navarro, Ada County Clerk

RESOLUTION NO. 1568

A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS AMENDING THE 2007 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE CARTWRIGHT RANCH COMPREHENSIVE PLAN, DEVELOPMENT PLAN, AND ECONOMIC IMPACT ANALYSIS

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 12th day of August, 2008, hereby adopts the following and amends the 2007 Ada County Comprehensive Plan (Plan) to wit:

WHEREAS, on November 27, 2007, the Board of Ada County Commissioners adopted by, Resolution No.1518, the current Plan, as amended by Resolution No.1556 adopted June 24, 2008, all as allowed by the Local Planning Act, § 67-6509(c); and

WHEREAS, Goal 5.10 and the subsequent policies of the Plan directs the promotion and encouragement of Planned Communities outside of areas of city impact; and

WHEREAS, on June 22, 2006 Cartwright Ranch, LLC and Developers of Hidden Springs, LLC submitted applications for approval of a Planned Community called Cartwright Ranch that included an application to amend the Plan to adopt and include the Cartwright Ranch Comprehensive Plan, Cartwright Ranch Economic Impact Analysis, and Cartwright Ranch Development Plan as part of the Plan; and

WHEREAS, property owners within a minimum of 1,000 feet of the site were notified of the hearing by alternate forms of notice. Legal notice of the Ada County Planning and Zoning Commission's (Commission) hearing was published in The Idaho Statesman on November 13 and November 20, 2007. Notices of the public hearing were posted on the site on November 13, 2007. And on November 21, 2007 a Public Service Announcement was issued and;

WHEREAS, on February 14, 2008, February 28, 2008, and March 13, 2008 public hearings were held by the Commission; and

WHEREAS, on March 13, 2008, the Commission recommended approval of File No. 200600180 PC to the Board of Ada County Commissioners (Board) and recommended the adoption of the Cartwright Ranch Comprehensive Plan as a text amendment to the Ada County Comprehensive Plan and;

WHEREAS, property owners within a minimum of 1,000 feet of the site were notified of the hearing by alternate forms of notice. Legal notice of the Board's hearing was published in The Idaho Statesman on April 29, 2008 and May 6, 2008. Notices of

the public hearing were posted on the site April 16, 2008. And on May 7, 2008 a Public Service Announcement was issued and;

WHEREAS, on May 14, 2008, June 18, 2008, and July 16, 2008 the Board held public hearings on the application; and

WHEREAS, the Board, after complying with the requisite due process and having the requisite public hearings, has approved the Cartwright Ranch Planned Community Application; and

WHEREAS, it is appropriate as part of the approval to amend the Plan to adopt the Cartwright Ranch Comprehensive Plan as part of the Plan by adding Appendix C.4 entitled the "Cartwright Ranch Comprehensive Plan" and to provide for the addition of the "Cartwright Ranch Comprehensive Plan" as attached hereto as Exhibit 1; "Cartwright Ranch Economic Impact Analysis" as attached hereto as Exhibit; and "Cartwright Ranch Development Plan" as attached hereto as Exhibit 3 to the Ada County Comprehensive Plan as an addendum thereto.

BE IT THEREFORE RESOLVED by the Board of Ada County Commissioners that 2007 Ada County Comprehensive Plan be amended to add Appendix C.4 to be entitled the "The Cartwright Ranch Comprehensive Plan", and to provide for the addition of the Cartwright Ranch Comprehensive Plan, as attached hereto as Exhibit 1; together with the Cartwright Ranch Economic Impact Analysis, as attached hereto as Exhibit 2, and the Cartwright Ranch Development Plan, as attached hereto as Exhibit 3, to the Ada County Comprehensive Plan as an addendum thereto.

Board of Ada County Commissioners

By: _____
Fred Tilman, Chairman

ABSENT

By: _____
Paul R. Woods, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

_____
J. David Navarro, Ada County Clerk

ORIGINAL

RESOLUTION NO. 1662

A RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS AMENDING THE 2007 ADA COUNTY COMPREHENSIVE PLAN PROVIDING FOR THE ADOPTION OF THE DRY CREEK RANCH COMPREHENSIVE PLAN

The Board of County Commissioners of Ada County, Idaho, meeting in regular session on the 16 day of February, 2010, hereby adopts the following and amends the 2007 Ada County Comprehensive Plan, as amended on June 24, 2008, and February 1, 2010 to wit:

WHEREAS, on June 17, 1996, the Board of Ada County Commissioners ("Board") adopted by, Resolution No. 882, the 1996 Ada County Comprehensive Plan, as allowed by the Local Planning Act, § 67-6509(c); and

WHEREAS on May 24, 2006, the Board adopted by Resolution No. 1396, amendment of the 1996 Comprehensive Plan; and

WHEREAS, Goal 5.8 and the subsequent policies of the Plan direct the promotion and encouragement of Planned Communities outside of areas of city impact that are self-supporting and do not result in a degradation of public services; and

WHEREAS, on August 1, 2006, JMM Dry Creek, LLC submitted applications for approval of a Planned Community called Dry Creek Ranch Planned Community that included an application to amend the Plan to adopt and include the Dry Creek Ranch Planned Community Comprehensive Plan as part of the Plan and;

WHEREAS, on November 27, 2007, the Board adopted by, Resolution No. 1518 a new Ada County Comprehensive Plan ("Plan"); and

WHEREAS, on April 21, 2008, property owners within a minimum of 1,000 feet of the proposed Dry Creek Ranch Planned Community were notified of a public hearing before the Ada County Planning and Zoning Commission ("Commission") by mail. Legal notice of the Commission's hearing was published in the *Idaho Statesman* on May 6, and May 13, 2008. Notices of the public hearing were posted on the site on May 13, 2008, and on May 15, 2008, a Public Service Announcement was issued; and

WHEREAS, on April 10, 2008 a public hearing was scheduled before the Commission; however the applicant requested that the hearing be rescheduled for May 22, 2008. Public testimony was taken at the May 22, 2008 public hearing, and then the matter was continued until June 19, 2008. Additional comments were received at the June 19, 2008 hearing, and at the conclusion of the hearing, a motion was made to approve the application. The Motion received two votes to approve the application and two votes against approval of the application. The Commission forwarded the application to the Board with the understanding that pursuant to the Ada County Code, a lack of a recommendation by the Commission is considered a denial; and

WHEREAS, on June 24, 2008, the Board adopted by Resolution No. 1556 amendment of the Plan; and

WHEREAS, on July 25, 2008, property owners within 1,000 feet of the site were notified of a public hearing before the Board on the Dry Creek Ranch Planned Community application by mail. Legal notice of the Board's hearing was published in the *Idaho Statesman* on August 12, 2008 and August 19, 2008. Notices of the public hearing were posted on the site of the proposed Dry Creek Ranch Planned Community on August 12, 2008 and on August 11, 2008 a Public Service Announcement was issued; and

WHEREAS, on August 27, 2008 the Board tabled the application to September 24, 2008, on September 24, 2008, the Board tabled the application to October 8, 2008; on October 8, 2008 the Board held a public hearing on the application. After taking public comment, the Board tabled the application until November 12, 2008; the application was tabled again until December 3, 2008; and tabled again until January 7, 2009; and

WHEREAS, on January 7, 2008, the Board directed staff to work with the applicant to consider a significant reduction in overall net density for the project and the potential ramifications and tabled the application until March 11, 2009; and

WHEREAS, on March 11, 2009, the applicant committed to a net density reduction of 32% and the Board remanded to application to the Commission for a revised application that reflected a reduction of at least 32% net density, a better transition zone on the eastern boundary, and an adequate, updated transportation plan; and

WHEREAS, legal notice of the Commission's hearing was published in the *Idaho Statesman* on August 25, 2009 and September 1, 2009. Notices of the public hearing were posted on the site of the proposed Dry Creek Ranch Planned Community on September 3, 2009, and on August 25, 2009 a Public Service Announcement was issued; and

WHEREAS, on September 10, 2009, a public hearing was scheduled before the Commission. Public testimony was taken at the September 10, 2009 public hearing, and at the conclusion of the hearing, a motion was made to approve the application. The Motion received three votes to approve the application and one vote against approval of the application. The Commission forwarded the application to the Board with the recommendation to approve the application; and

WHEREAS, on September 28, 2009, Development Services determined that the noticing for the September 10, 2009 Commission hearing was inadequate because notice was not mailed to property owners within 1000 feet of the boundary of the project as required by Idaho Code § 67-6511 and Ada County Code § 8-7A-5(C).

WHEREAS, on November 3, 2009, property owners within 1000 feet of the site were notified of a public hearing before the Commission on the Dry Creek Ranch Planned Community

application by mail. Legal notice of the Commission's hearing was published in the *Idaho Statesman* on November 17, 2009 and November 24, 2009. Notices of the public hearing were posted on the site of the proposed Dry Creek Ranch Planned Community on November 19, 2009, and on November 17, 2009 a Public Service Announcement was issued; and

WHEREAS, on December 3, 2009, a public hearing was scheduled before the Commission. Public testimony was taken at the December 3, 2009 hearing, and at the conclusion of the hearing, a motion was made to approve the application. The Motion received 6 votes to approve the application and the application was forwarded to the Board with a recommendation from the Commission to approve the application; and

WHEREAS, on January 8, 2010, property owners within 1,000 feet of the site were notified of a public hearing before the Board on the Dry Creek Ranch Planned Community application by mail. Legal notice of the Board's hearing was published in the *Idaho Statesman* on January 26, 2010. Notices of the public hearing were posted on the site of the proposed Dry Creek Ranch Planned Community on February 1, 2010, and on January 25, 2010 a Public Service Announcement was issued; and

WHEREAS, on February 1, 2010, the Board adopted by Resolution No. 1659, amendment of the Plan; and

WHEREAS, on February 10, 2010 the Board held a public hearing on the application. After taking public comment, the Board approved the Dry Creek Ranch Planned Community Application;

WHEREAS, the Board, after complying with the requisite due process and having the requisite public hearings, has approved the Dry Creek Ranch Planned Community Application; and

WHEREAS, it is appropriate as part of the Board's approval to amend the Ada County Comprehensive Plan to adopt the Dry Creek Ranch Planned Community Comprehensive Plan, which consists of the following:

The Dry Creek Ranch Planned Community Comprehensive Plan;
- Element B, Sub Element B-1 dated 101506 (Revision 2)
- Element B, Sub Element B-2 dated 042109 (Revision 6)
- Element B, Sub Element B-3 dated 042409 (Revision 8)
- Element B, Sub Element B-4 dated 091806 (Revision 1)

The Dry Creek Ranch Development Plan
- Element F, Sub Element F-1 dated 042409 (Revision 4)
- Element F, Sub Element F-2 dated 050709 (Revision 3)
- Element F, Sub Element F-3 dated 042409 (Revision 2)
- Element F, Sub Element F-4 dated 050409 (Revision 3)
- Element F, Sub Element F-5 dated 050709 (Revision 3)

Element F, Sub Element F-6 dated 121809 (Revision 4)
Element F, Sub Element F-7 dated 042409 (Revision 5)
Element F, Sub Element F-8 dated 043009 (Revision 6)
Element F, Sub Element F-9 dated 022307 (Revision 2)
Element F, Sub Element F-10 dated 041409 (Revision 5)
Element F, Sub Element F-11 dated 050209 (Revision 2)
Element F, Sub Element F-12 dated 042409 (Revision 2)

The Dry Creek Ranch Economic Impact Analysis
The Economic Feasibility Study – Element E-1 dated 050409 (revision 9)
The Infrastructure and Financing Plan – Element E-2 dated 050409 (revision 9)
The Fiscal Impact Study –Element E-3 dated 050409 (revision 9)

WHEREAS, the Board adopts the Dry Creek Ranch Planned Community Comprehensive Plan as part of the Plan by adding Section 7 entitled the "Dry Creek Ranch Comprehensive Plan" to Appendix C and adopting the Dry Creek Ranch Comprehensive Plan as an addendum to the Ada County Comprehensive Plan.

BE IT THEREFORE RESOLVED, that the 2007 Ada County Comprehensive Plan, as amended on June 24, 2008, and February 1, 2010, be amended to add Section 7 entitled the "Dry Creek Ranch Comprehensive Plan" to Appendix C and to provide for the addition of the "Dry Creek Ranch Comprehensive Plan" as attached hereto to the Ada County Comprehensive Plan as an addendum thereto.

Board of Ada County Commissioners

By: _____
Fred Tilman, Chairman

By: Opposed - SMU
Sharon M. Ullman, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

_____
J. David Navarro, Ada County Clerk