



DEMOGRAPHIC ADVISORY COMMITTEE
January 31, 2008, 8:30 a.m. to 10:30 a.m.
Community Planning Association
Meridian, ID

****MINUTES****

ATTENDEES: Linda Alden for Paul Hiller,
 Chamber of Commerce-Ada County
 Nichoel Baird Spencer, City of Eagle
 Mary Berent, City of Middleton, **Chair**
 Bob Bruce, Chamber of Commerce, Canyon County
 Matt Ellsworth, City of Meridian
 Jorge Garcia, Idaho Department of Environmental Quality
 Dean Gunderson, for Leslie Toombs,
 Ada County Development Services
 Jordan Koyle for Wayne Forrey, Canyon County
 Development Community
 Susan Mason, Boise State University
 Carl Miller, COMPASS
 Barr Smith, Idaho Power Company
 Deanna Smith, Public Participation Committee
 Jenah Thornborrow, City of Garden City
 Jennifer Tomlinson, City of Boise
 Mike Wardle, Brighton Corporation, **Vice Chair**
 Stacey Yarrington, City of Kuna

MEMBERS ABSENT: Brian Billingsley, City of Caldwell
 Kelli Fairless, Valley Regional Transit
 Bonnie Ford-LeCompte, Canyon County Development
 Norm Holm, City of Nampa
 Tim Richard, Association of Canyon County Highway
 Districts
 Christy Richardson, Ada County Highway District
 Mary Shaw Taylor, City of Star

OTHERS PRESENT: Eric Adolfsen, COMPASS
 Phil Choate, Idaho Transportation Department
 Ross Dodge, COMPASS
 Marilyn Sampson, COMPASS
 Bob Taunton, ULI
 Charles Trainor, COMPASS

CALL TO ORDER:
 Chair Mary Berent called the meeting to order at 8:35 a.m.

AGENDA ADDITIONS/CHANGES

None.

OPEN DISCUSSION/ANNOUNCEMENTS

None.

ACTION ITEMS

A. Approve November 7, 2007 DAC Minutes.

Mike Wardle moved and Susan Mason seconded approval of the November 7, 2007 Minutes as presented. The motion passed unanimously.

B. Elect DAC Officers for Calendar Year 2008

Bob Bruce nominated Mike Wardle to serve as DAC's Chair. There being no other nominations, the nominations were closed. By unanimous consent Mike Wardle was elected as DAC's Chair for calendar year 2008.

Matt Ellsworth nominated Jenah Thornborrow to serve as DAC's Vice Chair. There being no other nominations, the nominations were closed. By unanimous consent, Jenah Thornborrow was elected as DAC's Vice Chair for calendar year 2008.

C. Approve Population Methodology and Estimates.

Carl Miller presented a power point presentation reviewing how the population estimates are performed and reviewed other data sources that could be used.

Carl explained the methodology currently used by COMPASS to calculate population. He was asked if the vacancy rates used in 2000 are the same as today and he responded COMPASS assumes that every building that is permitted is constructed and occupied within 90 days.

Mary Berent said that there is a different population per housing unit for each city and asked if COMPASS is using the correct population per housing unit for every city. Carl responded that yes they did enumerate persons per household by city and also by housing type.

In response to whether COMPASS has ever used the 2005 American Household Survey Data, Carl said we have reviewed it and would like to provide an option to use that information.

Carl was asked if Certificates of Occupancy were considered. He said that could be considered, however, he didn't know if all the communities issued those. Dean Gunderson requested staff to verify whether all the jurisdictions in Ada and Canyon County actually issue Certificates of Occupancy and to look into the activation of sewer/trash permits as a means of determining occupancy. Dean noted that the sewer/trash permits are only valid inside municipal service areas and there are about 60,000 people who handle their own trash.

Carl reviewed the Housing Vacancy Survey (HVS), American Community Survey (ACS), United States Postal Service Records (USPS) and Idaho Power methodologies. Carl then asked which the Committee thought would be appropriate for COMPASS to use. Mike Wardle said they were all very close in numbers except for the ACS.

In response to a question about how to measure vacancies Carl responded that there are three ways to measure vacancy right now, the 2000 census, assuming they have not changed, ACS numbers, 2005 and Idaho Power electrical load vacancy rate. USPS could be used, but does not

segregate between residential and commercial. Charles Trainor said there isn't a survey being done outside the census.

Nichoel Baird Spencer asked if the Idaho Power information was calculated by city and were they able to determine the load by city or by region. Carl responded the Idaho Power information was calculated by city and housing type, very similar to the 2000 Census. Nichoel stated a preference to use the Idaho Power survey.

Matt Ellsworth suggested being consistent in methodology to avoid confusion in looking at the numbers.

Carl also asked the committee if a 90 day delay between permitting and occupancy is realistic and whether we should be assuming that all buildings are actually built. He noted that population estimates are used by member agencies and COMPASS for dues, as well as for other studies and analysis.

Mike Wardle moved that COMPASS continue using the housing method as the base unit and continue to monitor and use these other methodologies as a means to verify if we're on track. Dean Gunderson seconded the motion.

After discussion, Mike Wardle amended the motion to read that the COMPASS method will continue to be the primary methodology, but COMPASS will continue to monitor the ACS and Idaho Power methods. The motion passed.

Dean Gunderson moved that COMPASS modify the current 90 day lag between permit issuance and occupancy to a 180 day lag. Jordan Koyle seconded. The motion passed unanimously.

INFORMATION/DISCUSSION ITEMS

A. Compare Development Data

Carl Miller reviewed the 2007 Household Estimate by Traffic Analysis Zone (TAZ). Nichoel Baird Spencer asked how the housing units were tracked. Carl said they were tracked from the 2000 Census including development data received from each local jurisdiction, plus building permit data, plus platted lots. Some could be platted lots without houses on them. Nichoel Baird Spencer asked if they could change the title or note that some are lots without houses.

Carl Miller presented the Household Comparison Forecast. Dean Gunderson asked if they used the 2030 forecast to work backwards to what you expected to see in *CIM* in 2007. Carl said they are showing 2030 totals compared to 2007 totals. Charles Trainor clarified the map includes permits and platted lots. Dean said this is not just what was forecasted in 2007, but also what would have been forecasted for *CIM* in the 2030. Carl noted that several TAZ's are already past the 2030 number.

Dean Gunderson said the Traffic Analysis Zones are being analyzed and may be modified. Carl said he expected this to be reviewed on an annual basis as a check to see how growth is occurring compared to how it was anticipated. Dean Gunderson asked to add a color to the existing Forecasted Households map to indicate the TAZ's are on target with the 8% that they were projected to absorb by 2007.

B. Review UPlan Land Use Model

Carl Miller explained the UPlan Land Use Model was used to indicate likely locations for future growth. It's an attraction based model meaning we input certain variables (such as highways, recently annexed areas, areas of impact, boundaries, major roads, preliminary plats, freeway interchanges and urban boundaries) as indicators that likely growth will occur near those in the future. Carl requested input from the Committee.

Dean asked if it would be better to look at attractors within urban service areas. Nichoel asked that the urban boundary be labeled as city limits.

Committee members were given the UPlan User Worksheet and asked to fill them out to be integrated into future land use modeling calibrations. Nichoel Baird Spencer requested that the Committee be given the totals to review before being used in future calibrations. Dean Gunderson said once the map is perfected it would be very helpful to extract out the highly likely candidates for transit lines, developments and infill opportunities.

Carl Miller explained the next map is how the UPlan actually allocated growth. Nichoel Baird Spencer asked if the colors indicate what is shown in the comprehensive plan. Carl said they were meant to be based on comprehensive plans and they generalized 15 different comprehensive plans into those land use values. Carl indicated a conversion matrix is included. Nichoel said she would mark on the map where there are inaccuracies. Mike Wardle asked if the dots in the foothills are supposed to be hobby farms and indicated there is nothing there. Eric Adolfson explained this is random and a slope layer has not been applied but would help screen out some of the inaccuracies. Carl said he would send out these maps.

C. Review Buildout Report

Carl Miller said they had been reviewing a buildout analysis based on what lands could be developed per land use plans both at a maximum buildout and buildout as it has occurred. They will be bringing these maps to the next DAC meeting. Nichoel Baird Spencer asked that the buildout map be emailed to the Committee members.

D. Guidance on Visual Preference Survey

Carl Miller presented the Visual Preference Survey and said that in May the author of "Visualizing Density", Julie Campoli will be presenting her information and COMPASS will be launching the Visual Preference Survey. Carl asked the Committee to contact him if there were other topics they would like to see in the survey. Committee members suggested taking out the garbage cans, using green grass and polishing up the pictures to get more equitable answers. Mary asked how the results would come back to the Committee. Carl answered when the results were back to COMPASS they would be analyzed and be presented to the Committee in July. Nichoel Baird Spencer asked how the survey would be performed. Carl said it would start as a web-based survey; then be presented at the Visualizing Density Forum; offered to the COMPASS data base and contacts to the website; with the possibility of advertising if there are not enough results.

E. Update on 2010 Census LUCA

Carl Miller provided an update on the status of the Local Update of Census Addresses (LUCA) stating COMPASS is in the midst of the address review. The Census Bureau has provided the address list for each of the jurisdictions, COMPASS adds new addresses or changes in addresses and that will be sent back to the Census Bureau by April 1, 2008. Carl noted that due to LUCA's software problems COMPASS is slightly behind and it will become a top priority in February and

March. Carl said COMPASS will be going through the address corrections with the representative of the agencies who have signed the Title XIII requirements.

OTHER

The next meeting is scheduled for May 1, 2008.

ADJOURNMENT

The meeting was adjourned at 10:38 a.m.