



DEMOGRAPHIC ADVISORY COMMITTEE
May 1, 2008, 8:30 a.m. to 10:30 a.m.
Community Planning Association of Southwest Idaho
Meridian, ID

****MINUTES****

ATTENDEES: Jim Farrens, Ada County Development Services
 Jorge Garcia, Idaho Department of Environmental Quality
 Paul Hilbig for Wayne Forrey, Canyon County
 Development Community
 Kathy Knapp for Tim Richard, Association of Canyon
 County Highway Districts
 Susan Mason, Boise State University
 Carl Miller, COMPASS
 Amar Pillai for Christy Little, Ada County Highway District
 Barr Smith, Idaho Power Company
 Deanna Smith, Public Participation Committee
 Jennifer Tomlinson, City of Boise
 Mike Wardle, Brighton Corporation, **Chair**

MEMBERS ABSENT: Nichoel Baird Spencer, City of Eagle
 Brian Billingsley, City of Caldwell
 Bob Bruce, Chamber of Commerce, Canyon County
 Matt Ellsworth, City of Meridian
 Kelli Fairless, Valley Regional Transit
 Bonnie Ford-LeCompte, Canyon County Development
 Paul Hiller, Chamber of Commerce-Ada County
 Norm Holm, City of Nampa
 Wendy Howell, City of Middleton
 Nathan Mitchell, Mayor, City of Star
 Tim Richard, Association of Canyon County Highway
 Districts
 Jenah Thornborrow, City of Garden City, **Vice Chair**
 Stacey Yarrington, City of Kuna

OTHERS PRESENT: Eric Adolfson, COMPASS
 Lethal Coe, COMPASS
 Asana Draper, COMPASS
 Marilyn Sampson, COMPASS
 MaryAnn Waldinger, COMPASS

CALL TO ORDER:

Chair Mike Wardle called the meeting to order at 8:37 a.m. Introductions were made.

AGENDA ADDITIONS/CHANGES

None.

OPEN DISCUSSION/ANNOUNCEMENTS

None.

ACTION ITEMS

A. Approve January 31, 2008 DAC Minutes.

Chair Wardle requested that “Dean Gunderson directed” be changed to “Dean Gunderson requested” and a spelling error in paragraph 7 be corrected. Susan Mason moved and Jennifer Tomlinson seconded approval of the January 31, 2008 Minutes with corrections. The motion passed unanimously.

INFORMATION/DISCUSSION ITEMS

A. Traffic Analysis Zone Review

Mary Ann Waldinger gave a presentation on Traffic Analysis Zones (TAZ's). She discussed why TAZ's are necessary, how they are developed and used. She said the primary function and use is in regional travel demand forecast modeling. MaryAnn explained TAZ's don't match city geography or areas of impact, but follow geographic features; and need to be consistent for about 10 years. She explained the difficulty of changing boundaries of TAZ's. MaryAnn noted that the amount of TAZ's has increased threefold and that TAZ's are a forecast, an estimate. MaryAnn Waldinger and Carl Miller are available for further questions.

B. Review Community Preference Survey

Carl Miller presented the Community Preference Survey. He explained the Survey will build on last years Homebuyers Survey. This survey allows a stated preference for community and housing selection, it dovetails with the *CIM* Implementation Guidebook and will add information to the recommendations section. The survey is an online visual image survey of housing styles and will be launched at the May 7, 2008 Visualizing Density presentation.

DAC member comments:

- Jennifer Tomlinson said the zoning of the house with the concrete pad in front has been changed, the City doesn't allow concrete pads and she said she will send a better picture.
- Susan Mason said the house with the 4-plex doesn't look like a 4-plex and should be labeled as such. She also said that this scale needs to have five or seven choices and have a no opinion or don't know option.
- Jorge Garcia suggested a label with the type of development be added to the survey.
- Jennifer Tomlinson suggested adding single family or multi-family labels.
- Barr Smith suggested there was a disconnect with having the question above the picture and the response below the picture.
- Susan Mason said the ethnicity question is incorrect. You ask what their race is, then do a follow-up question about their ethnicity. These are two separate questions.
- Susan Mason asked if it was possible to have the survey respondent enter their zip code, and then have the survey pull up several close-by intersections to choose from.

C. Update on Development Monitoring Report

Lee Coe presented the Development Monitoring Report (DMR). Lee said the report has been simplified, but includes a brief introduction, with distinguishing demographic areas such as city limits. Highlights for this years report are that building permit numbers are about 1/3 lower than in 2006, but there was strong activity in SW Boise, North Meridian, Kuna, West Nampa and South Caldwell. Lee said building permits may not be a reflection of what is actually occupied and COMPASS is considering using certificates of occupancy for the report. Research indicated that several smaller cities don't issue certificates of occupancy. Carl said with the slowing economy building permits may not be accurate. The report would have to be restructured to use certificates of occupancy but if it's a more accurate it may be worthwhile. Mike Wardle asked that the record reflect the Committee's preference that the certificates of occupancy be used for the report. Deanna suggested the number of units per building reported be broken down to more accurately identify traffic impact.

D. UPlan Discussion

Carl Miller explained that UPlan is the land use model and reviewed the features, values and weights that were input into the model. He said what is input into the model affects the results of the model. Carl presented the features being used and asked the Committee if they were using the right features and giving those features the right values. Jim Farrens said Ada County Development Services would be having a meeting to discuss how to handle planned communities and volunteered to forward that information to COMPASS.

Carl introduced the sensitivity analysis based on the UPlan model. Carl said MPO's in California and in the east are using the model with varying levels of success and are fairly pleased with it noting that models have limitations. The model was used to allocate growth with the features and values COMPASS has assigned as if the Valley was starting from scratch. They used a current comprehensive plan instead of a historical plan. The model forecast where growth tends to occur as areas where we generally see growth occurring. Carl stated that it could not be totally accurate unless historical information was input. This run was a test to show where the model has limitations and Carl asked the Committee members where they saw limitations. Committee comments included:

- Include the economic price of raw dirt
- Include the price of housing
- Include densities.
- Include open space data.
- Include vehicle miles travelled.

Carl asked Committee members to forward updated comprehensive plans and areas of impact and to let him know specific values that should be included in the model.

E. Review Buildout Analysis

Carl Miller reviewed the Buildout report and said they used the UPlan to run the report. The Regional Technical Advisory Committee requested the report and Carl noted it is a tool to use to develop the next population forecast. The report allocates growth based on comprehensive plans. Committee members asked for a breakdown by cities.

F. Status Report on 2010 Census LUCA

Carl Miller provided an update on the status of the Local Update of Census Addresses (LUCA) stating COMPASS had completed the address list updates for most of the cities and counties in the area. The work has been sent back to the Census Bureau. The Census Bureau sent out a letter that indicated that your city has not submitted the LUCA data; the letter was sent out too early and is null and void, the data has been submitted. Currently, the Census Bureau is reviewing the address list and will contact COMPASS and tell them what updates have been accepted and rejected. There will be an opportunity to appeal the results. In Fall 2009 or early 2010, COMPASS will send a list of new buildings constructed so the Census Bureau will have the most accurate list possible.

OTHER

A. Approve Changing DAC Meeting to Every Other Month for 1.5 hours.

Carl requested the DAC meet every other month for an hour and a half at 8:30 to 10:00 a.m. to facilitate feedback in a timely manner. There were no objections.

B. The next DAC meeting will be July 17, 2008 at 8:30 a.m.

ADJOURNMENT

The meeting was adjourned at 10:28 a.m.