

## POLICY STATEMENT

### No. Board 05-01

**Adopted:** 01/24/05  
**By:** COMPASS Board  
**Last Revision:** None

#### Policy Statement:

**Planned Community Review Policy - Ada County**  
(Approved by COMPASS Board January 24, 2005)

This policy applies to a determination of consistency between the regional long-range transportation plan adopted by the Community Planning Association of Southwest Idaho and proposed planned communities in Ada County under the provisions of Zoning Ordinance, Article 8-2E.

1. The questions to be addressed in a determination of the need to amend the regional transportation plan would be:
  - a. Are the general nature and amount of development to be allowed under the planned community proposal consistent with the demographic forecast used in the adopted plan?
  - b. Would the traffic generated by the proposal indicate a need for new or added arterial capacity beyond that included in the plan?
  - c. Does the location or nature of the proposal directly violate an explicit policy or policies of the plan?
2. To arrive at its determination the following information from the official application will be used by COMPASS:
  - a. A description of the density and/or intensity of land uses proposed within the planned community. 8-2E-4.B.5 (These items reference the appropriate sections of the Ada County Code.)
  - b. A general land use map designating land use categories for the entire planned community area. 8-2E-4.B.6
  - c. Anticipated population of the planned community at completion. 8-2E-4.B.7
  - d. Circulation plan relating to streets. 8-2E-4.B.10
  - e. A phasing plan indicating the sequence of development, general land uses, and anticipated commencement and completion times of each phase. 8-2E-4.B.14
  - f. Written statements from affected municipalities, agencies and/or districts, and other service providers related to transportation impacts. 8-2E-4.E
3. A written request for a determination from Ada County along with the official development application will initiate the process. COMPASS will provide its determination within the review schedule as established by Ada County.
4. COMPASS staff will develop an analysis of the need for a plan update. This analysis will be placed before the Regional Technical Advisory Committee, which will be requested to make a recommendation regarding the analysis to the COMPASS Board. The recommendation will address the three questions noted in this policy and recommend a determination that the proposal would or would not require an update to the regional transportation plan and the nature of changes needed. The analysis and recommendation will then be put on the COMPASS Board agenda for consideration and action. When the COMPASS Board has acted on the recommendation, the

Board's action and any supporting documentation will be relayed to Ada County Development Services in writing along with an estimate of time and expenses needed to complete the amendment if deemed necessary.

5. The determination regarding the need for an update of the plan based on the proposed planned community is not to be interpreted as a statement for or against the proposal itself. The analysis will not address the merits or issues of the proposal beyond its consistency with the regional transportation plan.
6. The determination will not constitute a traffic impact analysis nor would it eliminate the need for additional transportation studies as may be required by other agencies.
7. Any changes in the assumptions or information provided may invalidate the determination. The need for a new determination will be reviewed by the Regional Technical Advisory Committee upon a request by Ada County Development Services.
8. Should the Board determine an update is needed, the Board is not committed to perform the update, even should the applicant be willing to fund an update. Should an update process be performed, approval of changes needed to make the plan consistent with the proposal is not guaranteed.
9. The determination will include consideration of the timing of the proposed development in relationship to the status of the regional long-range transportation plan. Should an update be underway at the time of an application or proposed to be underway within 12 months of an application, the issue of whether an update is needed may be moot.