

CITY COUNCIL CALENDAR OF THE CITY OF KETCHUM, IDAHO

Monday, August 6, 2012, beginning at 5:30 p.m.

480 East Avenue, North, Ketchum, Idaho

Approximate starting time for each agenda item is indicated at left.



- 5:30 1. CALL TO ORDER
- 5:30 2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
 - a) Discussion on uses at Town Square - Mayor Randy Hall.
- 3. COMMUNICATIONS FROM THE PUBLIC.
 - 5:50 a) Communications from the public.
 - 6:05 b) Local Option Tax ballot measure for Air Service Retention - Fly Sun Valley Alliance. Tab 1
 - 7:00 c) Walkable Ketchum Project Update and Funding Request - Dale Bates, Ketchum Community Development Corporation. Tab 2
 - 7:30 d) Public apology to the City Council - Arson convicts. Tab 3
- 7:45 4. COMMUNICATIONS FROM THE PRESS.
- 5. AGREEMENTS AND CONTRACTS.
 - 7:50 a) Vertical Turbine Reuse Pumps Contract for Services - David Taylor. Tab 4
 - 8:00 b) Ketchum Comprehensive Plan Consulting Agreement - Joyce Allgaier, Planning Manager. Tab 5
- 8:15 6. CONSENT CALENDAR. Tab 6
 - a) Approval of minutes from the July 16, 2012 Council meeting.
 - b) Recommendation to approve current bills and payroll summary.
 - c) Approval of 2012-13 Liquor, Beer & Wine Licenses.
- 7. EXECUTIVE SESSION to discuss personnel, litigation and land acquisition pursuant to Idaho Code §§67-2345 1(a) (b), (c) and (f).
- 8. ADJOURNMENT.

Any person needing special accommodations to participate in the above noticed meeting should contact the City of Ketchum three days prior to the meeting at (208) 726-3841.

This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in **bold**. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.

Check out our website: www.ketchumidaho.org.

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



August 1, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

August 6, 2012 City Council Agenda Report

The regular Council meeting will begin at 5:30 p.m.

2. COMMUNICATIONS FROM THE MAYOR AND COUNCIL.

a) Discussion on uses at Town Square - Mayor Randy Hall.

Randy Hall will lead a discussion on uses at Town Square.

RECOMMENDATION: None at this time.

RECOMMENDED MOTION: None.

This is a legislative matter.

3. COMMUNICATIONS FROM THE PUBLIC.

b) Local Option Tax ballot measure for Air Service Retention - Fly Sun Valley Alliance.

Representatives of Fly Sun Valley Alliance will update the City Council on the proposal to submit a ballot measure to the voters seeking a 1% increase in the Local Option Tax for air service retention. A detailed staff report from Lisa Horowitz has been provided in the packet for Council review.

RECOMMENDATION: None at this time.

RECOMMENDED MOTION: None.

This is a legislative matter.

c) Walkable Ketchum Project Update and Funding Request - Dale Bates, Ketchum Community Development Corporation.

Dale Bates, representing the Ketchum Community Development Corporation (KCDC), will update the Council on the Walkable Ketchum Project and

request funding for the same. At the time that this report was prepared KCDC was unable to provide information regarding the funding request. Material provided by KCDC concerning this agenda item has been provided in the packet for Council review.

RECOMMENDATION: None at this time.

RECOMMENDED MOTION: None.

This is a legislative matter.

d) Public apology to the City Council - Arson convicts.

Three individuals, who were convicted of arson in the fire bombing of two police vehicles in December, 2010, will be present to apologize to the City Council for their actions. A staff report from Chief Harkins has been provided in the packet for Council review.

RECOMMENDATION: None at this time.

RECOMMENDED MOTION: None.

This is a legislative matter.

5. AGREEMENTS AND CONTRACTS.

a) Vertical Turbine Reuse Pumps Contract for Services - David Taylor.

The Wastewater Division Capital Improvement Plan for FY2011-12 includes the installation of three vertical turbine reuse pumps designed to deliver reuse water to the Weyyakin subdivision and to provide reuse water to the Sun Valley Water and Sewer District and their future customers. These pumps were estimated by Forsgren Engineering at \$85,000 and included in the FY2011-12 Wastewater Capital Improvement Fund Budget. Staff is proposing a contract for purchase of the pumps from CH Spencer Company in the amount of \$74,000. A detailed staff report from David Taylor has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the contract to purchase three vertical turbine reuse pumps from CH Spencer Company in the amount of \$74,000.

RECOMMENDED MOTION: *"I move to approve the contract to purchase three vertical turbine reuse pumps from CH Spencer Company in the amount of \$74,000."*

This is a legislative matter.

- b) Ketchum Comprehensive Plan Consulting Agreement - Joyce Allgaier, Planning Manager.

The Planning Division is seeking Council approval of a contract for services with Clarion Associates, of Fort Collins, Colorado, to perform work in support of the City's comprehensive planning effort. Work of this nature was anticipated through the FY2011-12 budget process and funds were appropriated to support it. The contract is in an amount not to exceed \$50,000. A detailed staff report from Joyce Allgaier has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the contract for services with Clarion Associates for comprehensive plan work in an amount not to exceed \$50,000.

RECOMMENDED MOTION: "I move to approve the contract for services with Clarion Associates for comprehensive plan work in an amount not to exceed \$50,000."

This is a legislative matter.

6. CONSENT AGENDA.

- a) Approval of minutes from the July 16, 2012 Council meeting.

Copies of the minutes from the July 16, 2012 Council meeting have been provided in the packet of Council review.

- b) Recommendation to approve current bills and payroll summary.

A list of bills for approval and the payroll summary have been included in the packet for Council review.

- c) Approval of 2012-13 Liquor, Beer & Wine Licenses.

Staff respectfully recommends the Council approve the 2012-13 Liquor, Beer and Wine Licenses listed in the packet.

Sincerely,



Gary B. Marks
City Administrator

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



July 30, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Fly Sun Valley Alliance regarding a request for a ballot measure to increase Local Option Tax by 1% for Air Service Retention, Improvement & Development

Introduction/History

The City Council heard a presentation by Fly Sun Valley Alliance at their July 16, 2012 meeting regarding their request for a ballot measure to increase LOT by 1% for a five (5) year period. The meeting included a presentation by FSVA, comments from the public and questions from City Council members.

Current Report

FSVA has participated in a variety of meetings regarding this topic since the July 16, 2012 Council meeting. Those include:

- July 19, 2012 presentation to the Sun Valley City Council
- July 24 presentation to the Wood River Lodging Association
- July 24 presentation to the Blaine County Commissioners
- July 25th presentation to the Hailey Chamber of Commerce Board of Directors
- July 25th, presentation at WREP meeting hosted at the Sun Valley Inn
- August 1, presentation to Sustain Blaine Advisory Board

A web site has also been created to answer questions from the public and interested parties: <http://yestoair.com>. Based on requests from Ketchum, Sun Valley and Hailey council members, a draft Joint Powers Agreement has been developed, and is Attachment 1 to this report. It has had preliminary review by the City Attorneys representing the three cities.

The Sun Valley Board of Realtors has launched a program called Realtors for Air in support of the need for additional air service. In addition to supporting the 1% LOT ballot measure request, the Board of Realtors has committed \$2,000 towards the passage of the LOT measure, and has created a challenge to all realtor members to contribute a penny from every dollar of realtor commissions earned to be earmarked towards air service. The Board hopes to raise \$50,000 through this challenge program.

No changes have been made to the sample ballot presented at the last meeting. It is attached again for reference and discussion purposes.

Financial Requirement/Impact

City Administrator Gary Marks estimates that, based on the immediate past 12 month rolling revenue totals for LOT (June 2011 through May 2012), a 1% increase of Ketchum LOT across the board for all categories (retail, liquor, building materials, hotel rooms and condos) would yield a revenue of \$1,518,400.

Recommendation

The decision to place this matter (or any matter) on the ballot before the voters is a political decision. Best practices do not encourage city staff members to be involved in any political matters coming before the City. The role of staff in this process will be merely one of helping to disseminate information to voters, the business community and other interested parties. Therefore, this staff report and future staff reports will not contain recommendations other than legal guidance regarding various legal issues related to balloting and the Joint Powers Agreement. According to City Clerk Sandy Cady, September 7 is the last day for the clerk to certify nominees and any special questions placed by action of the governing board of the political subdivision for the November 6 election." (per Idaho Code 34-1404).

Recommended Motion:

There is no recommendation from staff on this matter. The Council may wish to take action on the ballot language at this or at the next regular City Council meeting (August 20, 2012).

Sincerely,

Lisa Horowitz
Community and Economic Development Director

**JOINT POWERS AGREEMENT OF
THE SUN VALLEY AIR SERVICE BOARD
TO RETAIN, IMPROVE AND DEVELOP COMMERCIAL AIR TRANSPORTATION
SERVICES IN BLAINE COUNTY**

_____, 2012

This Agreement ("Agreement"), made and entered into on _____, 2012, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), the CITY OF SUN VALLEY, IDAHO, a municipal corporation ("Sun Valley"), the CITY OF HAILEY, a municipal corporation ("Hailey"), and the COUNTY OF BLAINE, a body politic and corporate ("Blaine County") all described, individually as "Party," or jointly as "Parties;"

WITNESSETH:

WHEREAS, Blaine County established the Friedman Memorial Airport (the "Airport"), and over the past six years commercial enplanements have decreased to the Airport; and

WHEREAS, each of Ketchum, Sun Valley, and Hailey have determined to place before their respective voters on the November, 2012, ballot the question of a 1% local option tax (the "Ballot Questions") to fund retention, improvement and development of commercial air transportation services; and

WHEREAS, an opinion from the Office of the Attorney General dated March 12, 2012, to Representative Wendy Jaquet (the "AG Opinion"), indicates that general authority exists under Idaho statutes for cities and counties to enter into a joint powers agreement to enter into agreements for air service, including minimum revenue guarantees ("MRG's"); and

WHEREAS, to retain, improve and develop commercial air transportation services, the Ballot Questions contemplate the use of MRG's and increased passengers through marketing; and

WHEREAS, this Agreement will not create a separate legal entity but as described below the Sun Valley Air Service Board (the "Board") will contract with one or more parties, pursuant to Contracts for Services as described herein, to discharge the Board's duties and responsibilities described in the Ballot Questions; and

WHEREAS, each of the Parties has made findings regarding the need of this Agreement to satisfy the duties and responsibilities described in the Ballot Questions; and

WHEREAS, the City Parties hereto are municipal corporations organized and existing under and by virtue of the laws of the State of Idaho and as such are authorized and empowered by Idaho Code Sections 50-321, 50-322, 21-110, 21-401 and related statutes to undertake the responsibilities contemplated by the Ballot Questions; and

WHEREAS, the County, pursuant to Idaho Code Sections 21-110, 21-876 and related statutes operates the Airport and as a Party to this Agreement may assist in discharging the duties contemplated by the Ballot Questions; and

WHEREAS, it is the mutual desire of the Parties hereto, acting pursuant to Idaho Code Sections 67-2328, *et seq.*, and Idaho Code Section 21-403, to create and maintain the Board to discharge the duties and responsibilities set forth in the Ballot Questions;

NOW, THEREFORE, in order to accomplish the aforesaid purposes, and in consideration of the mutual term, covenants and conditions set forth herein, the Parties hereto agree as follows:

1. No Separate Legal Entity; Governing Board Created. This Agreement does not create a separate legal entity to conduct the joint undertakings contemplated herein. Instead a joint board (the "Board") will be responsible for administering the joint undertakings consisting of representation of the Parties as described herein.

2. Name. The Board shall be known as Sun Valley Air Service Board.

3. Transportation Board Membership. The Board shall be configured as defined below:

A. Subject to subparagraph C below, two (2) members from the City of Ketchum, one (1) member from the City of Sun Valley and one (1) member from the City of Hailey shall be respectively appointed by the Mayors of Ketchum, Sun Valley and Hailey with the concurrence of the City Council of each city.

B. Subject to subparagraph C below, one (1) member from Blaine County to be appointed by the Board of County Commissioners.

C. Parties will join and become voting members of the Board upon execution of this Agreement by its respective governing body. Should there otherwise be an even number of Board Members, Ketchum shall have three (3) members in order to avoid potential voting deadlocks.

D. The Mayors, Council Members, Commissioners and employees of the Parties hereto shall not be excluded from membership on the Board by virtue of their relationship with the Cities and County involved.

E. Employees, directors, shareholders, partners, owners and others with financial interests in any business, company or entity which the Board has employed or contracted with to provide equipment or services shall not be appointed or remain members of the Board. Members of the Board shall be appointed without respect to political affiliation or religious denomination, and shall serve without compensation. Any person over the age of eighteen (18) may be eligible for appointment.

4. Term of Office. The term of office on said Board shall be for the following initial terms:

2 members (or 3 if needed as provided herein) from Ketchum for one (1) year

1 member from Sun Valley for one (1) year

1 member from Hailey for one (1) year

1 member from Blaine County for one (1) year

Subsequent appointments shall be for one (1) year and a board member shall hold a seat on the board until his or her successor has been appointed and qualified. Vacancies occurring otherwise than through the expiration of appointed terms shall be filled for the remainder of the term by the Party that appointed the board member.

5. Organization. The Board shall be governed by the By-laws specifying the method and manner by which it shall conduct its business and affairs, provided, however, that said By-laws shall be amended so as not be inconsistent with or contrary to the provisions of this Agreement, or any applicable local, state or federal law and shall provide that at least a simple majority must concur for the Board to act. The Bylaws shall provide, among other items, that a majority of the members of the Board shall constitute a quorum.

6. Purposes and Powers. The purpose of the Board is to establish, implement, maintain and fund a program to retain, improve and develop commercial air service to Blaine County. In furtherance of that purpose, the Parties hereto hereby delegate to the Board their power to carry out the duties as described and contemplated by the Ballot Questions, including entering into Contracts for Services with such entities as the Board may select. It is anticipated that the Board will have no employees and that, except for the holding, distribution and oversight of the monetary contributions and entering into Contracts for Services, the Board will have a very limited scope of operation. Such delegated powers shall more specifically include, but not be limited to, the following:

- A. The Board, as allowed under state and federal statutes, may apply for, receive and operate under financial assistance from the federal or state government, and from any agency or political subdivision thereof, or from any private sources;
- B. To acquire by purchase, gift, lease, sublease or otherwise, to the extent and in the manner that a city or county operating under the laws of the State of Idaho might do so, real or personal property, including money, necessary to carry out the purposes of the Board and to invest and hold such money until distributed for the purposes contemplated by the Ballot Questions;
- C. To fund operational and maintenance costs, if any, to carry out the purposes of the Board;
- D. To contract with public or private agencies, companies or entities to retain, improve and develop commercial air transportation services in the Board's service area, including contracting with third parties pursuant to Contracts for Services;
- E. To undertake or contract for studies relating to the commercial air transportation services and the methods by which said needs can best be served.

7. Manner of Financing. The Board shall annually adopt a budget. Each City Party hereto will annually budget and contribute to the Board the money collected pursuant to their respective Ballot Question. Subject to the Ballot Questions, each City has the option to direct its monetary contribution to those purposes it specifically directs; provided, however, in

the event of any litigation or other challenges to the Ballot Questions, this Agreement, the Board or any related matters, each City shall contribute a pro-rata share of its contribution to defray any expenses related thereto. During each fiscal year, the City Parties shall contribute to the Board their respective amount of money as determined by the adopted budget, subject to approval of each City Party's governing board.

- A. In adopting the annual budget, each City Party must contribute the money collected pursuant to its respective Ballot Question. The County, in its discretion, may contribute funds to the Board; it is anticipated that the County will continue its historical financial support for the Airport.
- B. Any entity may contribute additional funds to the Board. It is anticipated that Sun Valley Company will fund fifty percent (50%) of any MRG expenses and will provide marketing support for the air service in collaboration with the airlines and other community marketing efforts.
- C. Any funds received by the Board shall be used for payments to entities pursuant to the Contract for Services, as contemplated by the Ballot Questions, for the purposes authorized therein. The budgeting, allocation and use of said funds by the Board shall be in accordance with the purposes and powers herein provided for, and in no event shall the Board use, spend, encumber or commit funds of the Parties hereto in amounts exceeding those actually budgeted and contributed to the Board by the Parties.

8. Contracts for Services. The initial Contracts for Services with entity(ies) selected by the Board shall be entered into as soon as practicable following the appointment of the Board Members and passage of the Ballot Questions. Each year thereafter, the Board shall enter into similar contracts with such entities as the Board may select. The Contracts for Services shall (i) set forth those specific services which are to be provided consistent with the Ballot Questions, (ii) provide for detailed reporting to the Board and, as appropriate directly to the Parties, of how funds were spent in sufficient detail to demonstrate compliance with constitutional and statutory guidelines as reflected in the AG's opinion; and (iii) have a duration of no more than one (1) year, with any term of renewal satisfying constitutional and statutory limitations.

9. Duration. The duration of the Board created by this Agreement shall be for a period of at least five (5) years; provided, however, that the same may be extended for an additional period of time, as the Parties hereto deem appropriate in order to expend the monies and satisfy the purposes set forth in the Ballot Questions. Any such extension of this Agreement shall be in writing, adopted by the governing body of each of the Parties hereto.

No Party may withdraw from the Agreement, except that any City Party that has failed to pass its Ballot Question shall be deemed to have withdrawn from this Agreement once such election results have been certified. Should no City Party pass a Ballot Question, this Agreement shall be terminated.

10. Dissolution of the Board. Upon the dissolution of the Board created by this Agreement or any extension or renewal thereof, for whatever reason, the property, real and personal, owned by the Board shall be sold or distributed in the manner provided for by law for the disposition of property by cities and counties, and the proceeds of any such sale shall be divided between the Parties hereto in proportion equal to the annual operating and capital contributions of each to the Board since its inception. Provided, however, that prior to any sale of property, real or personal, Parties may agree to distribute said property between themselves in a manner deemed by them to be equitable and approved in writing by the governing body of each.

11. Mediation. Any controversy or claim arising out of or relating to this Agreement or breach thereof, shall be submitted to mediation upon the written request of any Party and conducted by one (1) neutral mediator. If the Parties are unable to select a mediator, then selection shall follow the procedure published by the American Arbitration Association Commercial Mediation Rules. Mediation shall be held in Blaine County. This Agreement to mediate and any other agreement or consent to mediate entered into in accordance with this Agreement shall be specifically enforceable under the prevailing law of Idaho. Each party shall bear its own costs and the parties shall split equally the cost and expenses of the mediator.

12. Execution and Effect. Upon execution of this Agreement by the Parties, this Agreement shall be effective. This Agreement may be executed in counterparts, each of which shall be deemed to be an original.

13. Amendment. This Agreement may only be amended upon the unanimous approval of the Parties, and only as would be not inconsistent with the Ballot Questions.

As of the date hereof, the Parties hereto have caused this Agreement to be executed by the duly-authorized representatives this _____ day of _____, 2012.

CITY OF KETCHUM

By: _____
Mayor

Date: _____

ATTEST:

City Clerk

CITY OF SUN VALLEY

By: _____
Mayor

Date: _____

ATTEST:

City Clerk

CITY OF HAILEY

By: _____
Mayor

Date: _____

ATTEST:

City Clerk

BLAINE COUNTY COMMISSIONERS

By: _____

Date: _____

By: _____

Date: _____

By: _____

Date: _____

ATTEST:

iRedline Report (11:19 AM 7/26/2012)

Word Source Files:

Original document: 5126517_4.DOCX
Revised document: (2)5126517_5.DOCX
Revision No: 3

Scheme Source:

Firm Standard Scheme (Global)

Scheme Definitions:

Inserted Text: Double underline, Underline color: Blue, Font color: Blue, Priority: 2
~~Deleted Text:~~ Font color: Red, Strikethrough, Not Double strikethrough, Priority: 2
Move To: Double underline, Underline color: Green, Font color: Green, Priority: 2
~~Move From:~~ Font color: Green, Not Strikethrough, Double strikethrough, Priority: 2
Formatted Text: No underline, Font color: Black
Inserted Cell: Font: Pattern: Clear (Pale Blue), Priority: 2
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Merged Cell: Font: Pattern: Clear (Light Yellow), Priority: 2
Split Cell: Font: Pattern: Clear (Light Orange), Priority: 2

Statistics:

Insertions: 8
Deletions: 6
Formatted text: 0
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Merged Cells: 0
Split Cells: 0
Total Changes: 14

	Original Document	Revised Document
File name:	5126517_4.DOCX	(2)5126517_5.DOCX

Pages:	7	7
Paragraphs:	75	75
Words:	2,190	2,209
Characters:	11,381	11,472
Characters (with spaces):	13,667	13,777
Lines:	240	242
Sections:	1	1
Date Created:	7/26/2012	7/26/2012
Date Last Saved:	7/26/2012	7/26/2012
Date Last Printed:	7/23/2012	7/26/2012
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DRAFT BALLOT QUESTION

SPECIAL NON PROPERTY TAX ELECTION

CITY OF KETCHUM
STATE OF IDAHO

November 6, 2012

QUESTION: Shall the City of Ketchum, Idaho (the "City") adopt Ordinance No. [___], which shall provide for the imposition and collection of, for a period of five (5) years from its effective date of ____, 2012, certain non-property taxes to raise the current rates of LOT as follows:

(A) A one percent (1%) food and beverage tax on the sale price on all sales transactions described: as furnishing, preparing, or service food, meals, or drinks and nondepreciable goods and services directly consumed by customers included in the charge thereof.

(B) A one percent (1%) tax on the sales price of the following sales: admission to a place for an event in the City of Ketchum; the use of or privilege of using tangible personal property or facilities for recreation, including golf membership and fees, but not ski lift facilities; providing hotel, motel, campground, or trailer court accommodations, nondepreciable goods directly consumed by customers and included services, except where residence is maintained continuously under the terms of a lease or similar agreement for a period in excess of thirty (30) days; the lease or rental of tangible personal property; the interstate transportation for hire by air of freight or passenger, except (1) as part of a regularly scheduled flight by a certified air carrier, under authority of the United States, or (2) when providing air ambulance services; any sale, regardless where generated, for admission to a place for an event taking place within the City of Ketchum; any sale, regardless where generated, for the use of the privilege of using tangible personal property or facilities for recreation in the City of Ketchum.

(C) A one percent (1%) tax on the sale price of all remaining tangible personal property not described in (B) above.

(D) A one percent (1%) tax on the sale of all ski lift tickets and season ski passes.

(E) A one percent (1%) hotel-motel room occupancy sales tax on receipts from all short term rental (30 days or less) charges for hotel rooms, motel rooms, condominium units, tourist homes or other sleeping accommodations or living unit.

(F) A one percent (1%) liquor-by-the-drink sales tax on all sales at retail of liquor-by-the-drink, including liquor, beer, wine and all other alcoholic beverages, for consumption on the premises or at an event or activity in the City of Ketchum.

(1) The purposes for which the revenues derived from the additional one percent (1%) of each of said taxes shall be used, pursuant to a joint powers agreement, are as follows:

a) maintaining and increasing commercial air service to the local area through the use of Minimum Revenue Guarantees or other inducements to providers; b) promoting the existing service and any future service to increase passengers; c) for all ancillary costs which are associated with the ongoing effort to maintain and increase commercial air service, including reasonable program management costs; and d) direct costs to collect and enforce the tax, including administrative and legal fees.

all as provided in Ordinance No. [] adopted by the Council of the City on _____, 2012?

IN FAVOR	→	<input type="checkbox"/>
AGAINST	→	<input type="checkbox"/>

Request for funding for Wayfinding System for City of Ketchum

The attached budget outlines three options for wayfinding signage for the Downtown core. The Sign Type refers to the sign hierarchy outlined in the City Council Packet Submitted at the July 16, 2012 meeting. Each level gives complete cost for that level, inclusive of the less expensive levels. The levels are NOT additive.

The Walkable Ketchum Team has proposed 3 levels of completion:

Level 1 is the minimum recommended to make an impact. It would demonstrate the direction and intent of the wayfinding and would be concentrated around Main St., Sun Valley Road, and Fourth Ave.

Level 2 is the optimum level and would provide a workable system for town core.

Level 3 is the complete wayfinding for the downtown core at current conditions.

The Walkable Ketchum Team will solicit private donations and funds from the KURA to offset the cost of some of the sign types: Gateway Signs, Pedestrian / Bike Bollards, and Locational. Any money raised will reduce the amount the city would need to contribute to complete the wayfinding system.

The grant we are currently planning on applying for would contribute to the sidewalks and streetlights, and not be applicable for wayfinding signage.

If funding is approved, we would be able to complete a significant portion of Level 1 by the middle of November 2012, and the full extent of Level 2 by the end of April, 2013.

Thank you for your consideration.

Dale Bates
Project Manager Walkable Ketchum
A KCDC project

WALKABLE KETCHUM WAYFINDING BUDGET

HIERARCHY OF SIGNS	COST EST.	LEVEL 1 Minimum Threshold of Effectiveness		LEVEL 2 Optimal effectiveness completed by July 2013		LEVEL 3 Complete for current conditions	
		QUAN	TOTAL	QUAN	TOTAL	QUAN	TOTAL
GATEWAY SIGNS							
Car Gateway	\$18,500	1	\$18,500	1	\$18,500	3	\$55,500
Bike Gateway	\$5,000	0	\$0	0	\$0	1	\$5,000
MAP KIOSK							
Map Kiosk Large	\$1,800	1	\$1,800	2	\$3,600	3	\$5,400
Map Sign Kiosk Small	\$675	3	\$2,025	5	\$3,375	7	\$14,175
VEHICLE DIRECTIONAL SIGNS							
Vehicle New Sign Fabrication	\$225	20	\$4,500	20	\$4,500	72	\$16,200
Vehicle Signs Street Light Attachme	\$100	12	\$1,200	12	\$1,200	20	\$2,000
Vehicle Sign Relocate	\$2,500	1	\$2,500	3	\$7,500	3	\$7,500
Sunflake	\$250	5	\$1,250	5	\$1,250	12	\$3,000
PEDESTRIAN / BIKE DIRECTIONAL							
Pedestrian/Bike on Streetlight	\$1,000	10	\$10,000	12	\$12,000	17	\$17,000
Pedestrian/Bike on Bollard	\$1,500	5	\$7,500	10	\$15,000	13	\$19,500
Bike Path Signs 6x6"	\$50	5	\$250	10	\$500	15	\$750
LOCATIONAL							
Parks	\$900	1	\$900	4	\$3,600	6	\$5,400
Museum	\$900	1	\$900	2	\$1,800	2	\$1,800
Heritage	\$1,000	2	\$2,000	2	\$2,000	2	\$2,000
REGULATORY							
Yield to Pedestrians & Bikes	\$175	15	\$2,625	35	\$6,125	50	\$8,750
Shared Roadway/Bikes & ped							\$0
Misc. Regulatory							\$0
SPECIALTY							
Fourth/Main Lights	\$10,000	0	\$0	0	\$0	1	\$10,000
Fourth & Main Applique in St.	\$5,000	0	\$0	1	\$5,000	1	\$5,000
Subtotal Wayfinding			\$55,950		\$85,950		\$178,975
Contingency	10.00%		\$5,595		\$8,595		\$17,898
TOTAL WAYFINDING			\$61,545		\$94,545		\$196,873

Submitted by Walkable Ketchum Team

31-Jul-12

Katie Carnduff

From: Gary Marks
Sent: Thursday, August 02, 2012 11:28 AM
To: Katie Carnduff
Subject: FW: Request for Funding: Walkable Ketchum Wayfinding

Katie,

Please include this email chain in the Council packet under the Walkability tab. Thanks!

Gary

From: Gary Marks
Sent: Thursday, August 02, 2012 11:26 AM
To: 'dale bates'
Subject: RE: Request for Funding: Walkable Ketchum Wayfinding

Thank you, Dale. The \$28K number is one that I feel the City could successfully handle through the General Fund Contingency. I will include this email in the Council packet so the Council can be aware of my response to you and how the Walkability funding request could be expected to be split between the current and next fiscal year.

Gary

From: dale bates [<mailto:dale@livarch.com>]
Sent: Thursday, August 02, 2012 11:17 AM
To: Gary Marks
Subject: Re: Request for Funding: Walkable Ketchum Wayfinding

Gary
Even if we went all out with construction, fabrication, and installation we would not incur more than \$28,000 that needed to be paid by Sept 30th.
I've take your advise and estimated high.
Dale

On Aug 2, 2012, at 10:58 AM, Gary Marks wrote:

Dale,

Thanks for the report. Crucial to the City's financial processes will be knowing an estimate of how much of Level 1 could be expected to be **invoiced and paid** by September 30th, which is the end of the City's fiscal year. Could you pitch me a number? I will understand that it might not be completely accurate.

Gary

From: dale bates [<mailto:dale@livarch.com>]
Sent: Wednesday, August 01, 2012 4:54 PM
To: Gary Marks; Lisa Horowitz

Cc: Jon Duval

Subject: Request for Funding: Walkable Ketchum Wayfinding

Gary and Lisa;

Thank you for your patience on this.

Attached is a cover letter and budget outline for Wayfinding.

Please let me know if you need anything else

Dale Bates
Community Rising
208-720-3609

Dale Bates
Community Rising
208-720-3609

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



July 30, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

PUBLIC APOLOGY TO COUNCIL FROM ARSON DEFENDANTS

**Chris Carnes
Karel Kaiser
Parker Morris**

August 6th Agenda

Introduction/History

In December, 2010 three people were responsible for the fire bombings of two police cars, one of them being Chief Harkins City of Ketchum police vehicle that was parked in front of his private residence in Hailey, Idaho. His wife and young child were home at the time of the attacks. The three subjects- Karel Kaiser, Parker Morris and Chris Carnes were convicted and sentenced for arsons, a felony.

Current Report

As a result of an agreement in a restorative justice mediation, Chief Harkins requested they appear in front of the Ketchum City Council to explain what they did, how it happened, why they chose to commit terrorist acts against a police officer, the impact it caused the City of Ketchum, what they have learned, and what they are doing to repay to the community.

Financial Requirement/Impact

No financial impact is anticipated at this time.

Recommendation

I respectfully recommend the City Council approve these three subjects be able to address the Mayor and Council.

Suggested Motion

Not applicable.

Sincerely,

Steve Harkins
Chief of Police
City of Ketchum

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



July 31, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation for Approval of a Contract for Services With CH Spencer Co.

Introduction/History

The Wastewater Department Capital Improvement Plan for FY 2011-12 includes the installation of three vertical turbine pumps that will be located at the Wastewater Treatment Plant to deliver reuse water to Weyyakin and to provide reuse water to Sun Valley Water and Sewer District (SVWSD) and their future customers.

Current Report

The Utilities Department recently advertised in the Idaho Mountain Express, from June 27th through July 13th as required by Idaho Statute, requesting bids for the Vertical Turbine Pumps needed for the water reuse pump station. We received quotes from two bidders.

1. CH Spencer Co. in the amount of \$74,000.00
2. Unit Process Co. in the amount of \$ 116,279.00

The city's engineers (Forsgren) estimated the total cost for pumps at \$85,000.00, just slightly higher than the bid from CH Spencer Co. Attached is a copy of the Forsgren Engineering Report and Recommendation. They have recommended using the bid from CH Spencer Co.

Financial Requirement/Impact

The proposal of \$74,000.00 submitted by CH Spencer Co. for the vertical turbine pumps portion of the project reflects the cost to supply all three pumps. Since this is a capital improvement project that cost will be shared equally by the SVWSD and the City of Ketchum.

Recommendation

I respectfully recommend the City Council approve the contract for services with CH Spencer Co. in the amount of \$74,000.00

Recommended Motion:

RECOMMENDATION: *“I move to approve the Contract for Services Agreement with CH Spencer Co. for the not to exceed amount of \$74,000.00”*

Sincerely,

A handwritten signature in black ink, appearing to read 'David Taylor', written over a horizontal line.

David Taylor, Wastewater Treatment Plant Supervisor

FORSGREN

Associates Inc.

July 25, 2012

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Attn: Steve Hansen

Re: Bid Award Recommendation
Vertical Turbine Reuse Pumps

Dear Steve:

The Vertical Turbine Pumps for the reuse pump station were bid on July 13, 2012. The City of Ketchum/SVWSD advertised for bids to provide the pumps in the City's official publication newspaper, Idaho Mountain Express on June 27th and July 1, 2012.

To maintain high quality equipment, the specification listed three brands that are considered equal in quality; ITT - Gould's Pump, Peerless Pump Co., and Patterson Pump Co. We transmitted the bidding documents to all three pump representatives (CH Spencer, Unit Process and Sabol Rice Associates).

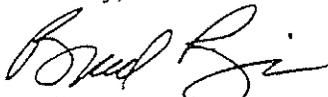
One addendum was issued to delay the bid from July 11th to July 13th, with the objective of less restrictive contract language and more bidding time to encourage bids. Only two of the three pump representatives chose to respond. Both bidders acknowledged the addendums and included bid bonds as required. Bid amounts were read aloud at the prescribed time for two bidders: CH Spencer and Unit Process Company. The bid totals are shown below:

- | | |
|-----------------|--------------|
| 1. CH Spencer | \$ 74,000.00 |
| 2. Unit Process | \$116,279.00 |

The engineer's estimate for the pumps was \$85,000. The low bidder's price was less than the engineer's estimate and we have successfully worked with the low bidding representative, CH Spencer Co. The ITT-Gould's brand pumps are high quality and meet the specification, we therefore recommend award to CH Spencer.

If you have any questions regarding our recommendation, please call us.

Sincerely,



Bradley S. Bjerke, P.E.
Project Manager

Attachments: Proposals from Bidders

Cc: Dave Taylor / City of Ketchum

415 South 4th Street • Boise, Idaho, 83702 • 208-342-3144 • Forsgren.com

engineering stronger communities

JAA Copy

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



July 31, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With Clarion Associates for Comprehensive Plan Work

Introduction/History

As part of the rewrite of the Ketchum Comprehensive Plan this year, the Planning Division is requesting the services of a planning firm to assist in some of the work associated the project. With the goal of having the plan drafted and underway for adoption processes by early 2013, we will need to have assistance for certain tasks. You will recall that the council approved a contract for services with Tory Canfield of Ketchum in February of this year for assistance with background data collection and research.

The City Council appropriated a budget of \$90,000 in the 2011-2012 fiscal year budget for the purposes of accomplishing the rewrite of the comprehensive plan project. To date, about \$60,000 of the budgeted amount is still unspent for the plan project.

Current Report

The Planning Division has entered into discussions with Clarion Associates to work for the City on this project over a time period of about 7 months. Clarion is a nationally recognized land use planning firm based out of Fort Collins, Colorado. They have a great deal of experience in Idaho having just completed and saw adopted, "Blueprint Boise". (Both the Ketchum Planning and Zoning Commission and staff in our work sessions have used "Blueprint Boise" as a model and inspiration for content, current planning theory, and plan layout.) The firm continues to do additional work with Boise on plan implementation and zoning. Clarion also worked for Blaine County on the county's most recent update of its comprehensive plan. Clarion knows the area, Idaho land use law, and has a proven track record of excellent comprehensive planning work. This is evidenced by their several American Planning Association awards for planning – "Plan Cheyenne", 2008, and "One Wilson Growing Together", 2009, Wilson, North Carolina's plan, to name a couple. Additionally, over the past five years, Clarion Associates has been an acknowledged leader in the theory and practice of land use planning for community sustainability. Staff has full confidence with the ability of this firm to carry out the work and in the timeline that is needed to meet the City's goals.

Clarion Associates is ready to start work and has the capacity to allocate resources to the project immediately. Staff expected to need assistance on the comprehensive plan project and the timing to bring Clarion on board is important for two main reasons, 1.) We are heading into the last two months of this fiscal year for which these funds are allocated, and 2.) Staff is at a juncture in the comprehensive plan project where additional support is needed.

Attached is a proposed Consulting Agreement, including Attachment, Scope of Services. (Attachment A)

I am also attaching some sample sections from the Blueprint Boise document to give you an idea of the type of comprehensive plan products Clarion produces. Ketchum's plan will take on this more lively, colorful, and attractive formatting. Lastly, for your information, I am including as Attachment C, the latest draft of the Ketchum plan document outline we are working from for our plan. In the near future, I would be very happy to give you an update on where we are, the next steps ahead, timeline, and progress made on the Ketchum Comprehensive Plan.

Attachments:

- A - Consulting Agreement with attachment
- B - Sample section of "Blueprint Boise", Boise's Comprehensive Plan
- C - Draft Outline for Ketchum Comprehensive Plan

Financial Requirement/Impact

The contract for services with Clarion Associates is for an amount not-to-exceed \$50,000. This amount is budgeted for in the adopted 2011-2012 fiscal year budget.

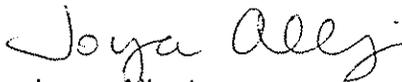
Recommendation

I respectfully recommend approval of the contract for services with Clarion Associates.

Recommended Motion:

"I move to allow Mayor Hall to sign the contract for services with Clarion Associates for an amount no-to-exceed \$50,000 for FY 12."

Sincerely,



Joyce Allgaier
Planning Manager

CONSULTING AGREEMENT

THIS AGREEMENT, made and entered into this 25th day of July, 2012, by and between the CITY OF KETCHUM, IDAHO, (hereinafter referred to as "the City") and Clarion Associates (hereinafter referred to as "the Consultant").

WHEREAS, pursuant to the terms and conditions of this Agreement, the City desires to engage the Consultant, and the Consultant desires to be engaged by the City, to render certain technical and professional services described hereinafter.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, it is agreed by and between the City and the Consultant as follows:

1. Services To Be Rendered.

The Consultant hereby agrees to render and perform technical and professional services in assistance of the rewriting of the Ketchum Comprehensive Plan, including such services as listed in Attachment A under the direction of Planning Manager, Joyce Allgaier.

2. Consideration To Be Paid.

This contract reflects a not to exceed amount of \$50,000; however, the amount may be less as determined by the City if the work program for the consultant does not warrant as large a work component for the Consultant.

Consultant will submit monthly statements for services and costs at the end of the month; if Consultant performs minimal services in a particular month, the Consultant may send a statement covering more than one month. Invoices will be paid following approval at the next City Council meeting, provided the invoice has been submitted at least seven days prior to the meeting.

3. Modification Of Services To Be Rendered.

The parties hereby agree that the City may request that the Consultant change, add to, or delete the services the Consultant is required to perform hereunder, provided that any such change, addition to or deletion of said services shall be evidenced in writing, which writing shall be first approved and signed by a duly authorized representative of the City and of the Consultant and shall set forth any additional modifications in the terms of this Agreement (including, but not limited to, the compensation to be paid to the Consultant hereunder) resulting from any such change, addition or deletion as may be mutually agreed to by the City and the Consultant.

4. Consultant's Performance of Services.

The Consultant shall use his/her best efforts to perform the services required hereunder and shall work under Planning Manager, Joyce Allgaier for feedback and direction of work assignment as it relates to the rewriting of the Ketchum Comprehensive Plan. The Consultant shall be available for meeting with the project manager on a regular basis via phone, as deemed necessary by the City and at a time determined to be convenient for both parties. The consultant may need to meet with other city staff, representatives of organizations, regional and state agencies, municipalities and others as part of her work.

5. Duties of City.

All information, data and reports which the Consultant deems reasonably necessary for the performance of the services she is required to provide hereunder shall be furnished to the Consultant without charge by the City. The City shall also cooperate with the Consultant in every way possible as requested by the Consultant to aid her in the performance of the services to be rendered hereunder.

6. Term and Commencement.

The services that the Consultant is required to perform hereunder shall commence as soon as practicable after the execution of this Agreement by both parties. The Consultant shall perform said services in an expeditious manner and in such sequence as the Consultant and the City may determine.

7. Termination of Agreement.

Either party to this Agreement may terminate this Agreement for cause by giving the other party written notice of such termination, which written notice shall specify an effective date of such termination which shall be at least thirty (30) days after the receipt of such notice by the other party, unless a shorter period of time is mutually agreed to by the parties. In the event of such termination, each party shall perform its obligations under this Agreement up to such effective date, and as of said effective date the parties shall be discharged of any further obligation under this Agreement and this Agreement shall become null and void.

In the event of any such termination, all finished or un-finished documents, data, studies, surveys, drawings, maps, models, photographs, reports or other material prepared by the Consultant for the City under this agreement shall become the joint property of the City and the Consultant, and both parties, without the consent of the other, shall be entitled to receive and retain copies of, and have access to, all such materials to the extent practicable.

8. Breach and Liquidated Damages.

In the event that either party materially breaches the provisions of this Agreement, the parties hereby agree that the non-breaching party will only be entitled to the following liquidated damages as a result of any such material breach:

a. If the City Materially Breaches. If the City materially breaches the provisions of this Agreement, the Consultant shall only be entitled to any and all of the unpaid balance of the consideration required to be paid by the City to the Consultant under the provisions of Paragraph 2 and/or 7 of this Agreement and hereby waives and releases the City from any and all other claims and remedies, including consequential and incidental damages, to which the Consultant may be entitled at law or in equity as a result of such a material breach. The Consultant shall notify the City in writing of any alleged breach and give the City ten (10) days from the date of notification in which to cure the breach before proceeding under this paragraph.

b. If the Consultant Materially Breaches. If the Consultant materially breaches the provisions of this Agreement, the City shall only be entitled to the recovery of any and all of the consideration paid to the Consultant by the City under the provisions of Paragraph 2 of this Agreement and hereby waives and releases the Consultant from any and all other claims or remedies, including consequential and incidental damages, to which the City may be entitled at law or in equity as the result of such material breach. The City shall notify the Consultant in

writing of any alleged breach and give the Consultant ten (10) days in which to cure the breach before proceeding under this paragraph.

9. Consultant Is An Independent Contractor.

The parties hereby agree that the Consultant is an independent contractor, and not an employee of the City of Ketchum Community and Economic Development Department, and that nothing contained in this Agreement shall constitute or designate the Consultant as employees of the City. Consultant shall not be reimbursed for but may utilize copy, fax, telephone, and internet services and supplies of the City of Ketchum Community and Economic Development Department. Alternately, the Consultant may use their own work equipment, telephone, and vehicle in performing work associated with this contract. Vehicle trips to places outside of the City of Ketchum city limits by the Consultant will be reimbursed at the City's adopted rate per mile. Personal work equipment, fax, copy and telephone shall not be reimbursed.

10. Notices.

All notices required or permitted hereunder shall be in writing and shall be deemed to have been duly delivered hereunder if mailed by first class mail, postage prepaid, to the respective parties at the respective addresses:

- a. City: City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

- b. Consultant: Clarion Associates
621 17th Street, Suite 2250
Denver, Colorado 80290

11. Modification.

No change or modification of this Agreement shall be valid or enforceable unless the same shall be in writing signed by both of the parties hereto.

12. Benefit.

This Agreement shall bind and inure to the benefit of the parties hereto, and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

DATE: _____

DATE: _____

CITY OF KETCHUM, IDAHO

CLARION ASSOCIATES

By: _____
Randy Hall, Mayor

By: _____
Benjamin Herman, Vice-President/Principal

Attest:

Sandy Cady, City Clerk

Attachment Scope of Services

Clarion Associates will provide the following services to support city staff in the Ketchum Comprehensive Plan Update process as needed under the direction of the Planning Manager:

Task 1: Prepare Draft Community Profile

- Review all background materials provided by city staff (existing plans, interim work products, community input summaries, etc.)
- Work with staff to identify potential gaps/additional analysis needed
- Prepare draft and final Community Profile for city staff review using background information and data assembled by city staff (annotated to identify potential gaps, questions for discussion, etc.)

Task 2: Prepare Draft Policy Framework

- Develop draft Policy Framework based on outreach and work completed by city staff to date and discussions with city staff
 - Detailed plan outline
 - Develop plan template and overall layout with placeholders for local images to be provided by city
 - Prepare preliminary draft chapters for city staff review (annotated to identify potential gaps, questions for discussion, etc.)
- Refine draft Policy Framework based on discussion with city staff and results of community outreach activities

Task 3: Community Outreach Support

- Assist city staff with preparation of community outreach materials as needed, including, but not limited to:
 - Overall outreach approach/handout development
 - Identification of tools to use at key points in the process
 - Assistance with online survey development and/or synthesis of responses
 - Other support as needed

Task 4: Meetings and Coordination

- Two-day meeting/work session with city Staff to identify/tour community, explore issues and opportunities, outline project approach and refining scope of work
- Regular coordination meetings with staff (via phone) to discuss interim work products and overall project strategy at key steps in the process

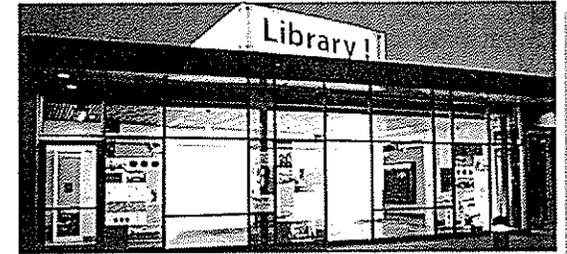
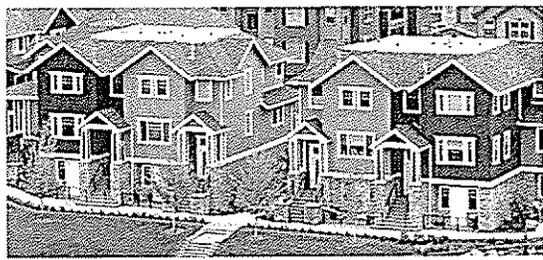
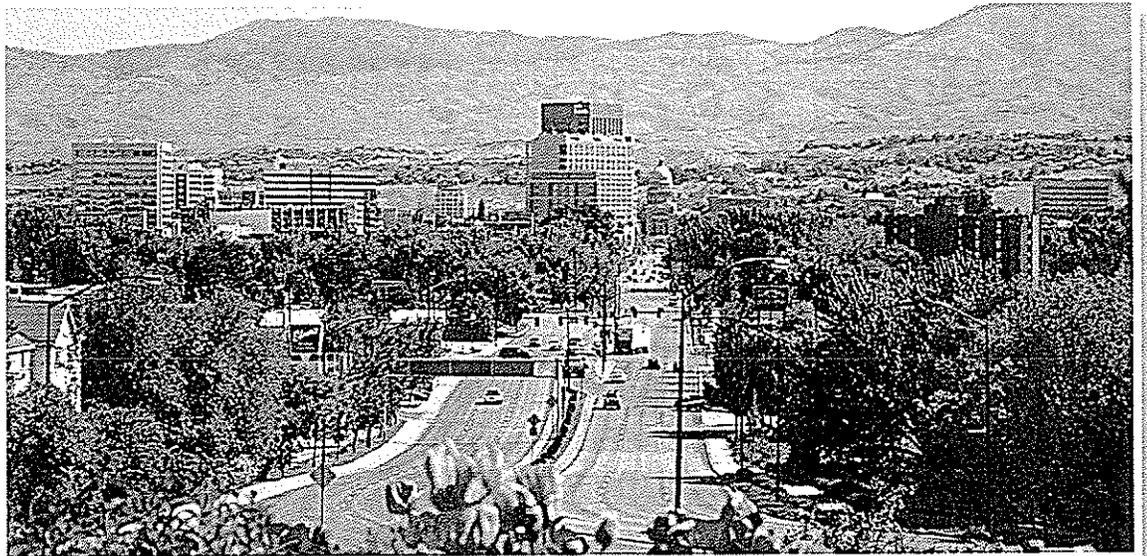
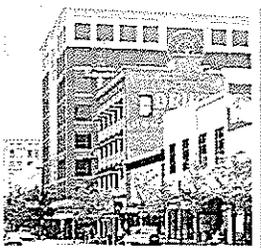
Task 5: Other Tasks to be Assigned by Planning Manager

- Assist city staff with other tasks to support the comprehensive plan update as needed and as resources allow

Boise



Boise's Comprehensive Plan



Chapter 1: A VISION FOR BOISE CITY

Boise will continue to grow in stature as a world-class city with valued neighborhoods; outstanding natural, scenic, recreational, educational, historical, and cultural amenities; and economic vitality. Boise's growth will happen in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future. Boise is committed to becoming a more sustainable community by taking steps to enhance the local, regional, and global environment. A sustainable community is one where the integrated economic, social, and environmental systems are structured to support healthy, productive, and meaningful lives for its residents, while laying the foundation for a high quality of life without compromising the ability of future generations to meet their own needs.

Boise will be known for:

- Environmental stewardship;
- A predictable development pattern;
- Stable neighborhoods and mixed-use activity centers;
- Being a connected community;
- Being a community that values its culture, education, arts, and history,
- Having a strong, diverse economy; and
- Being a safe, healthy, caring community.

INTRODUCTION

Background

Citizen input provided the basis for the city's 1997 Comprehensive Plan and for the generalized vision that guided its development. Based on extensive community input received as part of recent regional planning efforts, such as the Blueprint for Good Growth and Communities in Motion, as well as part of the Blueprint Boise process, many of the ideals embedded in the 1997 vision still ring true. Those ideals have been expanded and refined in this updated Comprehensive Plan to reflect the changes that Boise City has experienced during the last ten years and those it is likely to face during the *next* ten to twenty years.

Blueprint Boise Objectives

Four "big picture" objectives were identified to guide the Blueprint Boise process:

- Create a clear vision for the future;
- Establish a strong linkage between land use, transportation, and urban design;
- Provide clear guidance at the planning-area level; and
- Synchronize regulations with the community's vision.

An explanation of each objective is provided below.

Create a clear vision for the future

Although many of the vision, concepts and policies contained in the city's 1997 plan remain valid today, newer concepts (e.g., transit-oriented development, mixed-use activity centers) introduced by recent regional planning efforts highlighted the need for

Boise City to clearly define how regional policies would play out at a local level from a community vision, policy, and regulatory standpoint. In addition to unifying local and regional planning efforts, the Blueprint Boise process was also tasked with reinforcing the concept of Boise as a unified community in itself and defining a clear vision for the city's future, both of which play a key role in helping to preserve the quality of life that residents value.

Establish a strong linkage between land use, transportation, the environment, and urban design

The need to define a more integrated approach to land use and transportation was a major objective of the Blueprint Boise process. As with the vision, significant momentum had been established with regional efforts; however, additional work was needed

to translate regional land use and transportation concepts, such as mixed-use activity centers and transit corridors, to Boise specifically. Because Boise City streets fall under the jurisdiction of the Ada County Highway District (ACHD), close coordination was and will continue to be required. To help address these and other issues, ACHD developed a plan for the implementation of the Blueprint for Good Growth effort entitled the Transportation and Livable Streets Design Guide (LSDG). Coordination with ACHD on LSDG occurred throughout the Blueprint Boise process and a foundation established for the two plans to work in unison once complete.

Boise City residents clearly value the livability and character of their community. While a strong emphasis has been placed in recent years on the design and character of the urban fabric within Downtown, the role of urban design in other areas of the community has been less clear. The importance of linking urban design with Blueprint Boise planning efforts was raised within the context of ensuring future growth is supportive of mass transit (e.g., density in appropriate locations, pedestrian-oriented design, public spaces) as well as a means of ensuring that future infill is viewed as a positive rather than a negative change within the city's existing fabric.

Provide clear guidance at the planning-area level

Although the role of the Comprehensive Plan is primarily to address citywide planning issues, it sometimes can be challenging to reassure neighborhoods about the impacts—or lack thereof—of citywide policies on their area of the city. To help increase the level of predictability for Boiseans about the potential for future changes in their "backyards" and steer the development community to areas where future development activity may be most desirable, the Blueprint Boise process was designed to proactively seek feedback from residents in different planning areas. Feedback received as a result of this targeted outreach strategy was used to develop the more detailed policies for each planning area contained in Chapter 4. Although each planning area is distinct in its character and specific issues, planning area policies are clearly linked to the citywide vision and policies contained in Chapter 2.

Synchronize regulations with the community's vision

The city's limited set of land use tools has led to uncertainty for both neighborhood residents and the development community and often resulted in

unwarranted controversy for projects that were supported by the 1997 Comprehensive Plan.

In order to make sure the city had the right tools in place to implement its new Comprehensive Plan, Boise City committed to take on an update of its Development Code concurrently. This ambitious effort demonstrates Boise's strong commitment to the implementation of the community's vision and the overall health of the region.

State Requirements

In addition to this introduction, the *Comprehensive Plan* is organized into four chapters that address the 13 elements mandated by Section 67-6508 of the Idaho State Code. Table 1 on the following page identifies chapter locations for each state-mandated element. Many of the elements are addressed to some degree in multiple locations throughout the plan. Table 1 on the following page identifies locations within the plan where each element is most directly addressed.

Chapter 2: Citywide Policies

Quality of Life

When asked to describe what they value about their community, residents of Boise City resoundingly responded—*quality of life*. While “quality of life” can mean different things to different people—whether views of the foothills, a quiet neighborhood, safety, access to parks and recreation, good schools, cultural amenities, being able to walk to work, frequent transit service, or something altogether different—Boise City residents were able to agree on seven common themes that will help protect their quality of life as the city prepares to welcome many new residents over the next ten to 20 years. As noted in Chapter 1, these seven themes represent the city’s vision for the future. Of equal weight and in no particular order, the seven themes are as follows:

- #1: Environmental Stewardship;
- #2: A Predictable Development Pattern;
- #3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers;
- #4: A Connected Community;
- #5: A Community that Values its Culture, Education, Arts, and History;
- #6: A Strong, Diverse Economy; and
- #7: A Healthy, Safe, and Caring Community.

The process of achieving this vision will be approached holistically—not as a series of separate actions. In many cases, some rely directly on others; for example, the city will not be able to achieve its goal of protecting air quality if its land use decisions do not support increased transit usage and ultimately reduce vehicle miles traveled. Nor will the process of achieving this vision be something the city can accomplish through its actions alone.

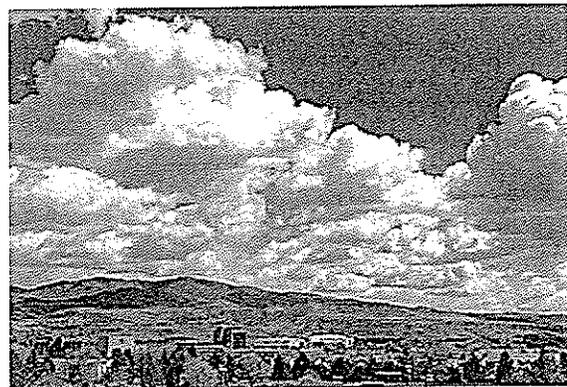
The ideals set forth by the community for Boise City clearly reinforce the ideals captured by regional planning efforts such as Blueprint for Good Growth, Communities in Motion, and the Transportation and the Livable Streets Design Guide that preceded or paralleled this planning effort. As a result, their applicability does not end at the city’s Area of City Impact (AOI) boundary. Implementation of these ideals will require continued diligence and

cooperation on the part of Boise City and its many regional partners. The reward for these efforts will be a better quality of life—not just for Boise residents, but for residents throughout the Treasure Valley.

Because the themes are closely interrelated, a balanced approach to decision-making should be employed in the day-to-day application of this Comprehensive Plan. Careful consideration should be given to the extent to which each decision relates to one or more of the seven themes. Generally, decisions should be supportive of the overall philosophy embodied in each theme.

Themes and Guiding Principles

An overview of each theme and its corresponding guiding principles is provided below.



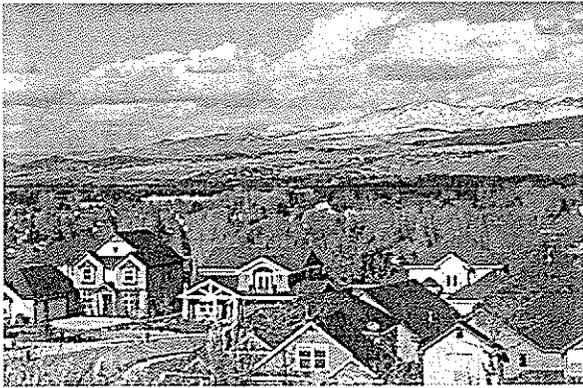
#1: ENVIRONMENTAL STEWARDSHIP

Boise is committed to becoming a more sustainable community by taking steps to reduce its impact on the environment. In addition to establishing a strong foundation for a more sustainable pattern of growth through its land use and transportation policies, the city will also strive to address many other aspects of sustainability, such as climate change, air and water quality, waste reduction, energy conservation and alternative energy production, and the protection of environmentally sensitive areas, within the context of its comprehensive plan and development code. Boise City is committed to “think globally” and “act locally” by doing its part to address these issues.

CITYWIDE VISION AND POLICIES

Goals and policies to further Boise's commitment to becoming a more sustainable community are based on the following principles:

- Preserve and enhance natural resources;
- Promote the use of environmentally friendly development practices;
- Promote energy conservation and alternative energy production;
- Preserve opportunities for urban agriculture;
- Inform and educate members of the community on their role in a sustainable future; and
- Monitor progress towards becoming a more sustainable community.



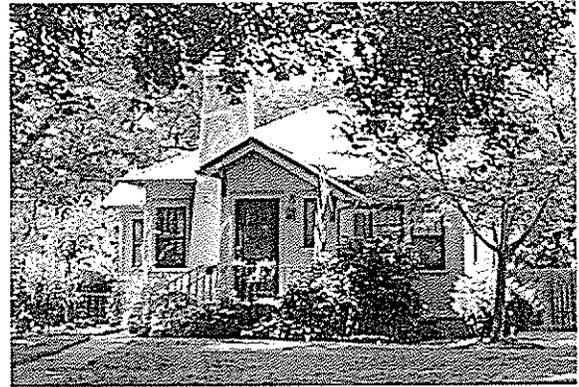
#2: A PREDICTABLE DEVELOPMENT PATTERN

Boise will strive to maintain a predictable development pattern in which each part of the community has a distinct character and style. Growth will be planned in a manner that protects the quality of life valued by the city's residents and helps the city maintain fiscal health. The city will be home to a range of housing choices, retail and service uses, and employment centers that serve the community's needs. Activity centers throughout the city have been chosen for their ability to potentially reduce vehicle miles traveled by single occupant vehicles, resulting in an increase in pedestrian/bicycle travel and transit users. This objective must be approached at both the local and regional levels. At a local level, the city will reinforce the region's goal of promoting more responsible growth by identifying opportunities for infill and redevelopment within established parts of the city and encouraging a more compact pattern of new growth throughout the AOCl. At a regional level, the city will continue to work with its regional

partners to promote an integrated approach to land use and transportation planning.

Goals and policies to achieve a predictable development pattern are derived from the following principles:

- Encourage compact growth;
- Plan for and coordinate growth within the city's AOCl; and
- Use and expand public facilities and services efficiently.



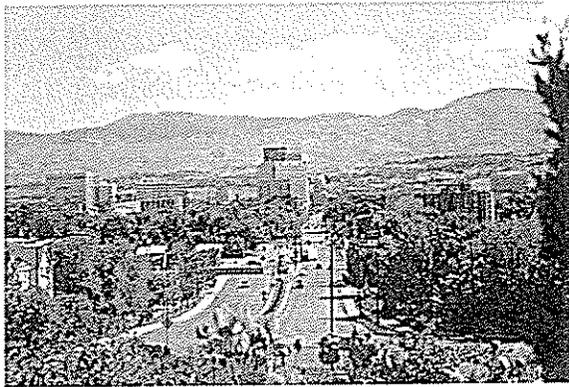
#3: A COMMUNITY OF STABLE NEIGHBORHOODS AND VIBRANT MIXED-USE ACTIVITY CENTERS

Boise residents value the safety, quality, and character of their neighborhoods and the accessibility of parks, open space, and basic services. New neighborhoods will incorporate the best features of the city's existing neighborhoods and be integrated with the surrounding community; be developed to include a mix of housing types and a pedestrian-oriented scale; and have access to a mixed-use activity center and indoor and outdoor spaces for residents to gather. Existing auto-oriented commercial centers will be revitalized as mixed-use activity centers over time to serve adjacent neighborhoods, increase housing options, and establish a more transit-supportive pattern of growth. Historic resources will be protected and enhanced as an important component of the city's past and future.

Goals and policies to achieve stable neighborhoods and vibrant activity centers are derived from the following principles:

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers including schools;

- Protect stable neighborhoods;
- Provide a variety of housing choices;
- Emphasize the importance of high-quality urban design in the built environment; and
- Protect the city's historic resources.



#4: A CONNECTED COMMUNITY

To residents of Boise, being a "connected community" extends beyond the physical connections implied by multi-modal transportation objectives. It encompasses a community that is connected technologically and socially as well.

As a region, Boise and its partners have indicated a desire to strive for a connected Treasure Valley that provides safe and efficient facilities for pedestrians, bicycles, vehicles, and transit. The city also acknowledges the important role that transportation plays in its long-term sustainability. The city will further these objectives first through ongoing regional coordination and thoughtful land use decisions that support the expansion of the region's transit network over time, encouraging the use of a wide range of travel options, and promoting an overall reduction in regional traffic congestion and vehicle miles traveled.

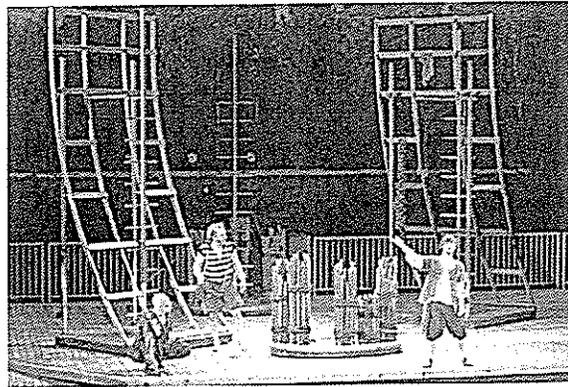
Second, the city will encourage continued expansion of a reliable technology infrastructure to serve and connect the community. Continued expansion of the city's technology infrastructure will increase access to information and foster better communication between residents, businesses, institutions, and city government. Better technology connections will increase areas within the city where residents have the capability to work from home or in a live/work setting.

Finally, the city will support social connectivity in the community through its ongoing support of various

social service organizations and by encouraging land use patterns and creating gathering places that attract people and promote social interaction.

Goals and policies that promote a physically, technologically, and socially connected community are based on the following principles:

- Promote an integrated approach to land use and transportation planning;
- Expand the city's non-motorized transportation options;
- Expand the city's transit options; and
- Support technological and social connectivity.



#5: A COMMUNITY THAT VALUES ITS CULTURE, EDUCATION, ARTS, AND HISTORY

The quality of Boise's cultural and performance facilities is a source of community pride. Arts and culture, including visual arts, performing arts, and local history, are integral to the city's community identity and can be found in community celebrations and events, neighborhoods, and public institutions. The city noted the importance of supporting cultural endeavors when it created the Department of Arts and History in March 2008.

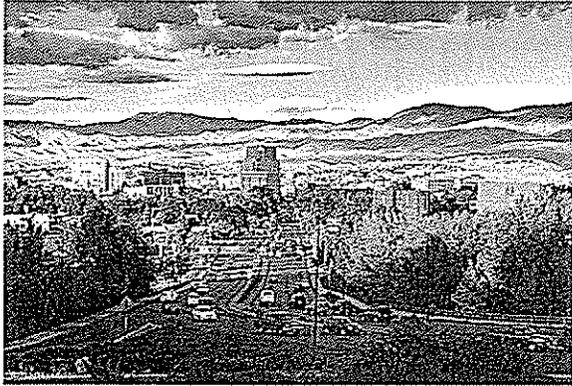
Similarly, educational facilities are a source of great pride for residents, including the city's public and private schools as well as Boise State University (BSU), Idaho State University, and University of Idaho.

Goals and policies to promote the role of cultural activities, education, arts, and history in Boise are based on the following principles:

- Reinforce the role of visual and performing arts and history within the community;

CITYWIDE VISION AND POLICIES

- Support the development of public spaces that promote community gatherings and cultural events;
- Promote quality schools to serve the community;
- Support institutions of higher education that meet the changing needs of Boise's residents and business community; and
- Provide high-quality library services for city residents.



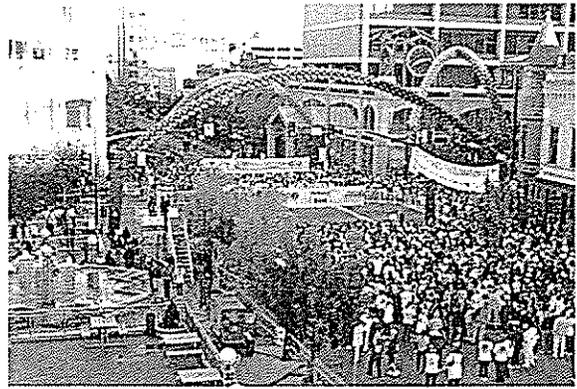
#6: A STRONG, DIVERSE ECONOMY

Boise serves as the economic hub of southwest Idaho—providing financial, medical, and commercial services for the most populous part of the state. The city should strive to maintain its current position and continue to identify opportunities to strengthen the economic base of the community. Additional efforts should continue to focus on Downtown, which is recognized as a unique area of the community whose long-term health and viability are critical to the economic success of the community and region. Opportunities to diversify the city's economic base through the retention and expansion of smaller, "knowledge-based" and cottage industries should also be encouraged, in addition to supporting the region's larger employers.

The city and its citizens will foster a strong and diverse economy through activities that are directly targeted at economic development as well as those undertaken for other reasons that also strengthen the economy. Examples of activities directed at economic development include allocating land for employment and commercial uses and planning for infrastructure needed to support such uses. Examples of activities with secondary benefits for economic development include providing an efficient and diverse transportation system that includes high-frequency transit, supporting the arts and cultural activity, encouraging high-quality schools, planning for a

range of housing needs, promoting the creation of mixed-use activity centers throughout the community, and providing parks and recreational opportunities that improve quality of life and community health and make Boise attractive to employers. Goals and policies in this chapter are centered on the following principles:

- Maintain and enhance the city's primary job base diversity;
- Leverage the city's concentration of state and federal activities; and
- Reinforce the role of Downtown Boise as the city, state's, and region's civic, cultural, and employment center.



#7: A SAFE, HEALTHY, AND CARING COMMUNITY

Boise residents rely on the city's police and fire departments to keep them safe and to protect their property. Monitoring existing growth patterns and carefully planning for future growth helps to ensure that the city's emergency personnel have the equipment and manpower necessary to respond to calls throughout the community. Careful planning also ensures that the city's neighborhoods, schools, work places, and other gathering places are sited so as to minimize risks to life and property from natural hazards such as flooding and wildfires.

In addition to ensuring the safety of the community, Boise seeks to promote the health and wellness of its residents by ensuring health care services are accessible to the community, encouraging active lifestyles, and ensuring residents have access to a range of indoor and outdoor recreational activities. Lastly, Boise strives to be a caring community—a community that values the health and wellness of each of its residents and that seeks to provide the range of social services necessary to address a full spectrum of need.

Goals and policies in this chapter are based on the following principles:

- Protect life and property from natural hazards;
- Promote a safe community;
- Promote active living and healthy lifestyles;
- Provide access to health care services; and
- Support a range of health and social services.

How to Use this Chapter

This chapter contains the citywide principles, goals, and policies that will guide Boise City in its decision making over the next ten to 20 years. Each of the comprehensive plan elements required by Idaho statutes is addressed within the context of the seven

themes described above, as identified in Table 1. Table 2 illustrates the interconnected nature of the themes and the principles that accompany them. Many of the goals and policies listed under a particular theme support more than one theme. This table is intended as a tool for quickly locating policies related to a specific topic.

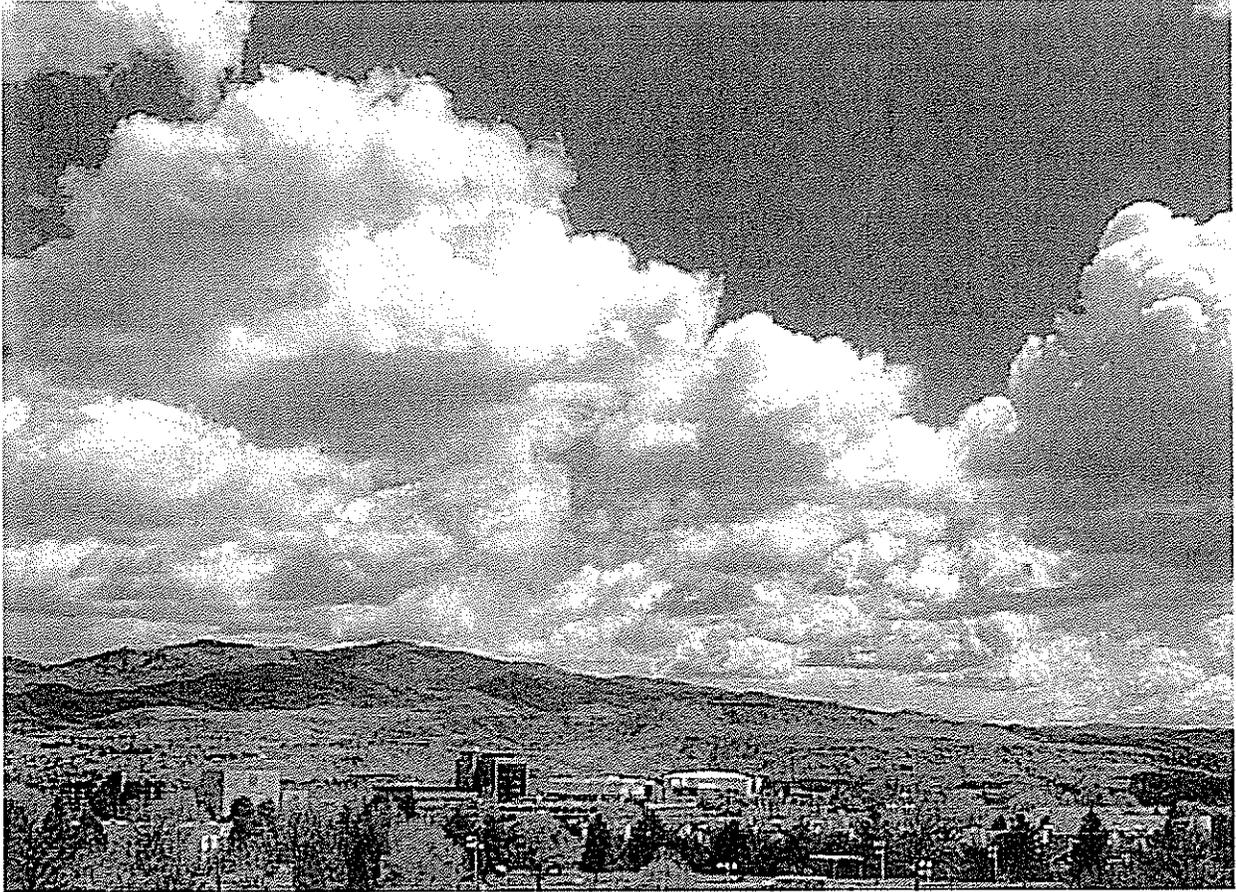
These citywide policies are intended to be applied in conjunction with the Land Use Plan and design principles contained in Chapter 3 and the planning area policies contained in Chapter 4.

Table 2: Themes and Principles

THEMES AND PRINCIPLES	Comprehensive Plan Elements													
	Land Use	School Facilities	Population	Transportation	Housing	Economic Development	Recreation	Natural Resources	Public Services, Facilities, and Utilities	Natural Hazard	Hazardous Areas	Growth Management	Community Design	Special Areas or Sites
#1: Environmental Stewardship														
Preserve and enhance natural resources	●						●	●		●	●	●		●
Promote the use of environmentally-friendly development practices	●							●		●	●	●		●
Promote energy conservation and alternative energy production								●	●	●	●			
Preserve opportunities for urban agriculture	●					●		●				●		
Inform and educate the community on their role in a sustainable future	●		●			●	●	●				●		
Monitor progress towards becoming a more sustainable community	●		●				●	●		●	●	●		
#2: A Predictable Development Pattern														
Encourage compact growth	●			●	●	●						●	●	
Plan for and coordinate growth within the city's AOCI	●	●										●	●	●
Use and expand public facilities and services efficiently	●	●		●					●					●
#3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers														
Ensure neighborhoods are served by a hierarchy of mixed-use activity centers, including schools	●	●				●						●	●	
Protect stable neighborhoods	●				●							●	●	●
Encourage a variety of housing choices			●	●									●	
Emphasize the importance of high-quality urban design in the built environment	●												●	
Protect the city's historic resources	●								●				●	●
#4: A Connected Community														
Promote an integrated approach to land use and transportation planning	●		●	●	●							●	●	
Expand city's the non-motorized transportation options	●		●	●	●								●	
Expand the city's transit options	●			●									●	
Support technological and social connectivity		●					●		●					

THEMES AND PRINCIPLES	Comprehensive Plan Elements													
	Land Use	School Facilities	Population	Transportation	Housing	Economic Development	Recreation	Natural Resources	Public Services, Facilities, and Utilities	Natural Hazards	Hazardous Areas	Growth Management	Community Design	Special Areas or Sites
#5: A Community That Values Its Culture, Education, Arts, and History														
Reinforce the role of visual and performing arts within the community							•						•	
Support the development of public spaces that promote community gatherings and cultural events							•		•				•	
Promote quality schools to serve the community		•				•			•					
Support institutions of higher education that meet the changing needs of Boise's residents and business community		•				•			•					
Provide high-quality library services for city residents							•		•				•	
#6: A Strong, Diverse Economy														
Maintain and enhance primary job base diversity			•			•								
Leverage the city's concentration of state and federal activities						•								
Reinforce the role of Downtown Boise as the city, region's and state's civic, cultural, and employment center						•	•						•	
#7: A Safe, Healthy, and Caring Community														
Protect life and property from natural hazards	•		•					•		•	•	•		•
Promote a safe community			•	•			•		•				•	
Promote active living and healthy lifestyles	•	•					•		•				•	
Provide access to health care services	•		•						•					
Support a range of health and social services	•		•						•					

#1: Environmental Stewardship



Boise is committed to becoming a more sustainable community by taking steps to reduce its impact on the environment. A sustainable community is one where the economic, social, and environmental systems are in balance, so as to provide a healthy, productive, and meaningful life for its residents without compromising the ability of future generations to meet their own needs. Many aspects of sustainability—energy, climate change, biodiversity—are viewed as global in nature, and it can be challenging to envision how local planning policies can affect these issues in a meaningful way. In actuality, the cumulative effects of local and regional decisions play a significant role in the sustainability not only of the community but the entire planet. Traditional elements of the city's comprehensive plan, such as land use, transportation, growth management, and environmental protection, provide a foundation for establishing a more sustainable pattern of growth at the local level. It is within the context of these traditional comprehensive plan elements that issues such as climate change, air

and water quality, waste reduction, energy conservation, and alternative energy production should be considered. Boise City is committed to "think globally" and "act locally," by doing its part to address these issues. Goals and policies to further Boise's commitment to becoming a more sustainable community are based on the following principles:

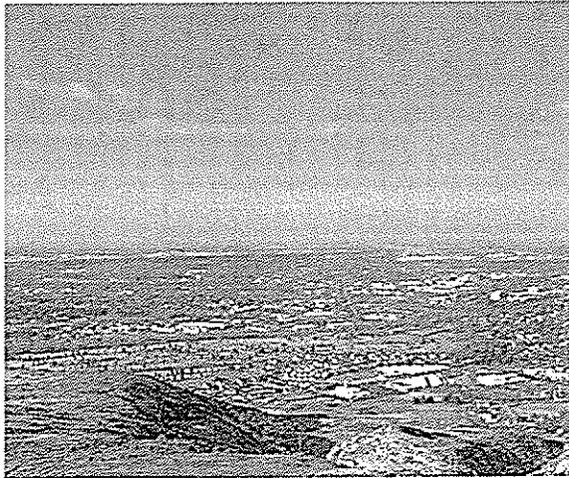
- Preserve and enhance natural resources;
- Promote the use of environmentally-friendly development practices;
- Promote energy conservation and alternative energy production;
- Preserve opportunities for urban agriculture;
- Inform and educate members of the community on their role in a sustainable future; and
- Monitor our progress towards a more sustainable community.

Principles, Goals, and Policies for Environmental Stewardship (ES):

PRESERVE AND ENHANCE NATURAL RESOURCES

Preservation of the city's natural resources—air, water, and environmentally sensitive areas—is a key factor in promoting sustainability and protecting quality of life. Efforts to manage the surrounding foothills and the Boise River corridor in a sustainable manner have already been under way for several years. Building on these successes, the city will continue to preserve the economic, social, and environmental resources associated with the large tracts of land in the foothills and in high desert areas and riparian and flood prone areas. In addition, the city realizes numerous and significant benefits from the protection of human health and the environment, particularly related to air and water quality.

Goal ES1: Protect and enhance air quality and minimize health hazards associated with air pollution.



Clean air is vital to a healthy community.

ES1.1: BURNING BANS

Publicize voluntary burning bans when PM_{2.5} exceeds 80 micrograms per centimeter (mcg/cm) and require compulsory no-burn days when PM_{2.5} levels exceed 100 mcg/cm.

ES1.2: VEHICLE EMISSIONS

(a) Support emission testing programs in seeking new technologies for testing and reducing vehicle emissions.

(b) Coordinate with ACHD and Idaho Transportation Department (ITD) to improve traffic flow and minimize vehicle time spent idling and accelerating.

(c) Support anti-idling programs throughout the Treasure Valley

ES1.3: REGIONAL AWARENESS

Coordinate with the Idaho Department of Environmental Quality (IDEQ), local jurisdictions, the Ada County Air Quality Board, the Clean Cities Coalition and the ACHD to:

- Raise awareness about ozone issues;
- Work toward a better understanding of local ozone issues; and
- Develop necessary control measures.

ES1.4: DEVELOPMENT PATTERNS

Promote compact, walkable development patterns that support transit and reduce carbon emissions from vehicles and discourage development patterns that rely solely on vehicles for transportation in an effort to reduce vehicle miles traveled.

Goal ES2: Protect surface water quality by enhancing natural watershed processes and promoting efficient water use.

ES2.1: STORMWATER INFRASTRUCTURE MANAGEMENT

- (a) Encourage high-quality design and maintenance of stormwater management infrastructure and development of practices to significantly reduce runoff, erosion, and flooding, and to meet other drainage management needs. Design should include wetland restoration where appropriate.
- (b) Explore opportunities for a comprehensive green streets program and the benefits associated with replacing detention pond standards with standards for green streets.

ES2.2: STORMWATER CONVEYANCE PROTECTION

(a) Support strategies for flood mitigation in flood-prone areas, such as the creation of flood storage areas.

(b) Pursue the restoration of floodplains and flood conveyance capacities, with preferences given to non-structural and vegetated stabilization measures (e.g., setbacks, preservation of riparian areas and other types of open space).

ES2.3: INTRA-JURISDICTION COORDINATION AND COOPERATION

(a) Support intra-jurisdictional efforts to aggressively pursue treatment of pollutants on site or through natural filtration and management of urban runoff.

(b) Identify and develop funding mechanisms to plan, construct, monitor, map, maintain, improve, expand, operate, and inspect stormwater infrastructure.

ES2.4: EFFICIENT WATER USE AND REUSE

(a) Encourage efficient water use and reuse for all development.

(b) Support the co-location of infiltration infrastructure into landscaping as a method to “stack” multiple environmental and economic benefits.

ES2.5: MINIMIZE URBAN RUNOFF

Encourage aggressive use of “green infrastructure” that maximizes stormwater retention on-site and land development designs for urban runoff that minimize flooding and the need for additional or expanded flood control and conveyance facilities.

ES2.6: HIGH-FLOW CONVEYANCE MANAGEMENT & PROTECTION

Support the application of best conventional engineering to manage high flows and associated efforts to replace, repair, and improve aging stormwater infrastructure.



Native vegetation helps purify water and minimizes water pollution.

ES2.7: PRESERVE NATIVE VEGETATION LAND COVER AND FUNCTION

Pursue land use action to preserve a high percent of native vegetation and encourage appropriate use of native landscape materials; support landscape areas that minimize polluted runoff and mimic natural watershed processes.

ES2.8: REDUCE POLLUTANTS IN STORMWATER

Minimize sources of water pollutants in urban runoff through stormwater retention, on-site water treatment technologies, and the implementation of pollution prevention programs.



On-site retention helps purify water before it becomes ground water.

Goal ES3: Protect groundwater quality and quantity.

ES3.1: GROUNDWATER PROTECTION PLAN

Participate with the state in implementing the Groundwater Protection Plan and adopt appropriate implementing ordinances.

ES3.2: GROUNDWATER MANAGEMENT

Protect identified groundwater management areas, including the Southeast Boise Groundwater Management Area and Boise Front Groundwater Management Area, through proper land use and site planning. Development in these areas must comply with the adopted management plans and policies as applicable.

ES3.3: BEST MANAGEMENT PRACTICES

Promote implementation of Best Management Practices for residential, commercial, industrial, and construction activities to protect ground water quality.

ES3.4: LANDSCAPE MATERIALS

- (a) Promote landscape plant materials that require minimal use of pesticides and fertilizers.
- (b) Encourage use of organic pesticides and fertilizers to reduce impacts on area groundwater.

ES3.5: AQUIFER RECHARGE

- (a) Explore the contribution of unlined irrigation canals and drainage ditches in aquifer recharge and coordinate with the drainage districts and canal companies to ensure that these facilities remain unlined.

- (b) Support the use and preservation of natural groundwater resources for recharge.

ES3.6: CITY OPERATIONS

- (a) Explore the expansion of Integrated Pest Management practices to all city-owned properties.
- (b) Develop specific goals for the reduction of pesticides.

Goal ES4: Identify areas of groundwater contamination and support remediation where feasible.

ES4.1: CONTAMINATION STATUS AND RESPONSE

Assess areas of potential groundwater contamination and assist all appropriate agencies in prompt, adequate, and efficient response to incidents of contamination.

ES4.2: REMEDIATION AGREEMENTS

Review all development applications for evidence of groundwater contamination sources. If contamination is found, require the developer to work with the state to prepare a remediation agreement.

ES4.3: WELLHEAD PROTECTION

Coordinate with the Idaho Department of Water Resources (IDWR) and IDEQ in the identification of wellhead protection areas and apply principles for wellhead protection through the subdivision plat review process.

ES4.4: INTERAGENCY RESPONSE

Facilitate interagency responses to groundwater issues within the AOCI.

Goal ES5: Reduce the amount of solid waste being landfilled or incinerated.

ES5.1: SOLID WASTE STRATEGIC PLAN

Implement the city's Solid Waste Strategic Plan, specifically recommendations related to:

- Waste reduction and recycling;

- Waste transfer;
- Promotion, education, and outreach; and
- Administration/organization.

ES5.2: WASTE STREAM REDUCTION

Reduce the community's solid waste stream through the implementation of the 2008 Solid Waste Management Plan. Community goals for waste stream reduction are as follows:

- 30% diversion rate by 2012;
- 50% diversion rate by 2016; and
- 70% diversion rate by 2020.

ES5.3: CITY OPERATIONS

Reduce waste and lead by example in the city's day-to-day operations by creating a waste reduction plan for city government.

ES5.4: COMPOSTABLE MATERIALS

Support composting through:

- Seasonal collection programs for yard waste and Christmas trees;
- Coordination with Ada County to periodically evaluate the benefits of collecting compostable materials using the current EPA model for greenhouse gases; and/or
- Creation of permanent community compost sites if further reduction of the city's carbon footprint would be achieved.

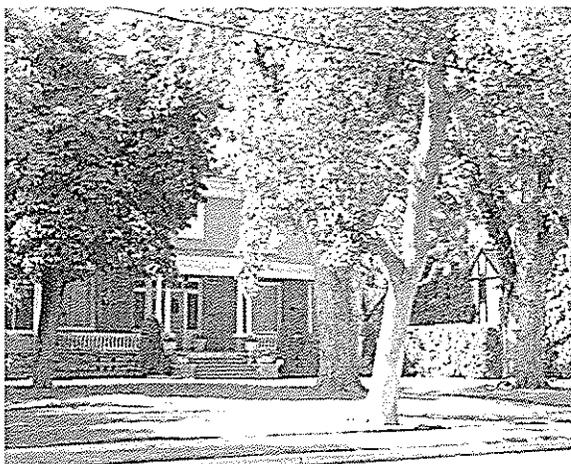
ES5.5: HAZARDOUS WASTE

Offer curbside hazardous waste collection to ensure the proper disposal of materials.

ES5.6: INTERAGENCY COOPERATION

Support planning and implementation of solid waste management programs through interagency cooperative efforts. Research the role of the City in Ada County's Eco-park efforts.

Goal ES6: Promote a healthy urban forest to enhance the city's environment, air quality, and appearance.



The city's urban forest improves the appearance and energy efficiency of the built environment, improves air quality, and enhances the overall character of the community.

ES6.1: TREE CANOPY

Complete a citywide tree canopy analysis to identify where significant gaps exist and trees are most needed to shade streets and parking lots. Based on the analysis:

- Develop a strategy for the city's tree canopy to increase shade in the public right-of-way;
- Focus tree planting efforts, such as ReLeaf Boise, in areas demonstrated to have the greatest need; and
- Develop educational materials on the benefits of maintaining tree canopy on private property by using Class II and III trees.

ES6.2: MAINTENANCE AND REHABILITATION

Rehabilitate, restructure, and enhance the public urban forest through efforts to:

- Preserve healthy specimens of mature, robust, and long-living species;
- Ensure the health and survival of all intermediate-aged trees;
- Plant new juvenile trees to increase the quantity, distribution, and diversity of trees;
- Support the implementation of the city's Comprehensive Planting Plan;
- Develop a tree care program for the city's most urban areas, such as in Downtown and in designated activity centers, that includes partnering with developers, ACHD, Capital City Development Corporation (CCDC), and others; and

- Develop a pilot project to demonstrate available tree care alternatives and increasing soil volume for trees in public rights-of-way and parking lots.

ES6.3: COMMUNITY EDUCATION AND OUTREACH

Emphasize the significant role trees play in achieving a more sustainable community by expanding Boise City Forestry's education and outreach program to include efforts to:

- Partner with other city departments, state agencies, neighborhood associations, schools, and other institutions; and
- Provide information to contractors, educators, and homeowners that explains the benefits of planting deciduous trees on the south side of homes and commercial buildings, identifies appropriate species, and provides planting and care specifications.

ES6.4: TREE PROTECTION

Expand the Boise Tree Ordinance to promote tree retention and replacement.

Goal ES7: Protect and enhance the natural environment.

ES7.1: BOISE RIVER SYSTEM ORDINANCE

(a) Implement and periodically update the Boise River System Ordinance to achieve the goals of flood protection, fish and wildlife protection, pollution and runoff control, recreation, and development opportunities.

(b) Place priority on the protection of environmentally significant areas and waterways, identified as Class A and Class B in the Ordinance, in that order.

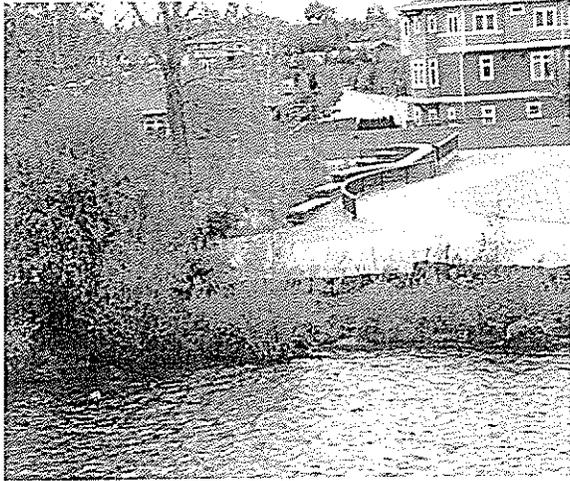
(c) Allow for urban interface with the river when there is no demonstrated adverse impact on wildlife habitat.

ES7.2: HABITAT STUDIES AND MAPPING

(a) Conduct analysis to define and map habitat areas along perennial and intermittent waterways that are not addressed by the Boise River System Ordinance, including Five and Eight Mile Creeks, Warm Springs Creek, Cottonwood Creek, Crane Creek, Freestone Creek, Stuart Gulch, existing gravel pits, irrigation canals, and feeder canals.

(b) Condition development to provide interim setbacks from these waterways until detailed mapping is completed and permanent setbacks are established.

(c) Assess mapped lands for significant wildlife value and possible preservation through studies and regulations.



Urban access to the Boise River should be allowed where there is no demonstrated adverse impact on wildlife habitat.

ES7.3 WINTERING BALD EAGLES

(a) Implement the goals and program recommendations including setbacks and use restrictions to the extent defensible by law of the Wintering Bald Eagle Conservation Plan dated May 1995.

(b) Increase public awareness of Boise's wintering bald eagle population and its habitat needs by encouraging public and private cooperation to protect, maintain and enhance riparian lands along the Boise River to provide long-term availability of wintering bald eagle habitat.

(c) Maintain and enhance riparian plant communities, particularly black cottonwood forest, along the Boise River and its side channels to provide protection and long term availability of wintering bald eagle perching and roosting habitat, including screening vegetation. Preserve wintering eagle day-use habitat and protect perching eagles from human disturbance and maintain healthy diverse aquatic habitat in the Boise River to support wintering bald eagles.

(d) Accommodate the rookery and feeding requirements of great blue herons in conjunction with other programs enacted on behalf of wintering bald eagles.

ES7.5: PROPERTY REVIEW

Review all public sales, purchases, or trades of properties in the Boise Front Foothills for consistency with this plan.

ES7.6: PUBLIC ACQUISITION

Explore public purchase of land, easements, and development rights in the Boise River floodplain, Boise Front Foothills, and along selected waterways.

Give priority to lands identified in the Heritage Preservation Report.

ES7.7: GIFT DEEDS

Expand opportunities for open space protection provided by the Foothills Levy, by accepting gift deeds of foothills land in the mapped areas and other areas that are consistent with the public acquisition program.

ES7.8: SPECIAL RESOURCE WATER DESIGNATION

Retain the designation of Special Resource Water conferred by the State of Idaho on the Boise River from Lucky Peak Dam to Veterans Park.



The Boise River provides critical wildlife habitat and is a significant resource for the community.

ES7.9: PROTECT NIGHT SKIES

Minimize light trespass from developed areas, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments by adoption of night-sky lighting standards.

Goal ES8: Prevent and mitigate adverse impacts of excessive noise exposure.

ES8.1: NOISE MONITORING

(a) Monitor and update available data on existing and projected ambient and stationary noise levels.

(b) Conduct a noise study to determine noise contours in 5-decibel (A-Weighted Sound Level) increments along arterials and highways, railroad tracks, and around other noise generators.

ES8.2: NOISE REGULATIONS

Modify and update noise ordinances, regulations, and guidelines as required by state and federal

requirements and the adopted Airport Master Plan, and based on noise monitoring.

ES8.3: UNIFORM BUILDING CODE

Enforce provisions of the Uniform Building Code that prevent noise impacts between individual tenants and businesses in commercial structures, and between individual dwelling units in multifamily residential structures.

ES8.4: NOISE MITIGATION

Require mitigation measures for development of "noise-sensitive" land uses (such as single-family residences, hospitals, and schools) where noise studies show existing or future noise levels exceed an Ldn of 60 dB(A) exterior and an Ldn of 45 dB(A) interior. This policy is not intended to restrict multi-level or high-rise construction that cannot be protected with standard noise mitigation measures.

ES8.5: STREET IMPROVEMENTS

(a) Assess potential noise impacts on adjacent "noise-sensitive" land uses when expanding arterial and collector streets.

(b) Require noise abatement when impacts are projected to exceed standards.

ES8.6: CONSTRUCTION ACTIVITIES

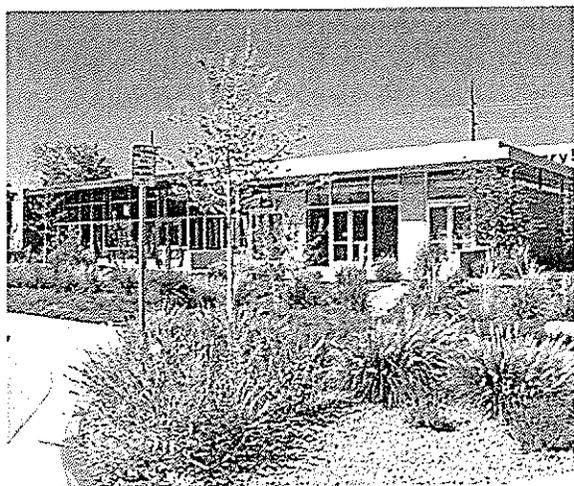
Require that construction activities adjacent to "noise-sensitive" land uses be regulated or conditioned, as necessary, to prevent adverse or excessive noise impacts.

PROMOTE THE USE OF ENVIRONMENTALLY FRIENDLY DEVELOPMENT PRACTICES

The city will continue to explore initiatives, incentives, and requirements within its policies and development regulations that will help further the community's sustainability objectives. Sustainable site design and construction techniques such as orienting streets and buildings to optimize solar access and promote energy conservation, utilizing sustainable stormwater management practices, and others will be encouraged at a policy and regulatory level, as appropriate, to achieve better decision-making that balances attention to the economy, the environment, and the community.

To have a meaningful effect, these techniques and practices must be applied in conjunction with a strong linkage between land use and transportation, as embodied in the mixed-use and transit-supportive principles contained in this Comprehensive Plan.. The benefits of energy-efficient buildings will be lost if the future occupants of those buildings must drive twenty minutes to the nearest grocery store and commute an hour each way to work. The goals and policies outlined below establish a range of ways — beyond encouraging a more compact pattern of development — in which future development and redevelopment can be designed to reduce its overall impact on the environment.

Goal ES9: Reduce water and energy consumption in new and existing development.



The library at Ustick and Cole is landscaped with drought tolerant and native vegetation to help conserve water.

ES9.1: WATER CONSERVATION

Promote water conservation through ordinance revisions and public education activities that encourage the use of low-flow plumbing fixtures, drought-tolerant and native vegetation, and other low-impact site development techniques in new development and rehabilitation projects.

ES9.2: RESIDENTIAL CONSTRUCTION

Promote efficiency in new residential development through incentives for documented energy and water use reductions that:

- (a) Meet minimum energy efficiency levels equal to EnergyStar NW requirements; and
- (b) Support efforts to achieve net zero energy use in new residential construction by 2030.

ES9.3: COMMERCIAL CONSTRUCTION

Promote efficiency in new commercial construction, through incentives for documented energy and water use reductions that:

- (a) Exceed the 2006 International Energy Conservation Code by a minimum of 20 percent; and
- (b) Increase water efficiency above the adopted Uniform Plumbing Code (UPC) by at least 30 percent.

ES9.4 RETROFIT INCENTIVES

(a) Provide incentives for residential and commercial retrofits that reduce energy use and water consumption.

- (b) Place the highest priority on providing incentives for retrofits that will result in the most significant decrease in energy or water use, such as the installation of high-efficiency furnaces, air conditioners, and water heaters, and low-flow plumbing fixtures.

ES9.5 REUSE OF BUILDINGS

Promote the adaptive reuse of historic buildings rather than demolition to promote energy conservation, conservation of imbedded energy and the reuse of building materials.

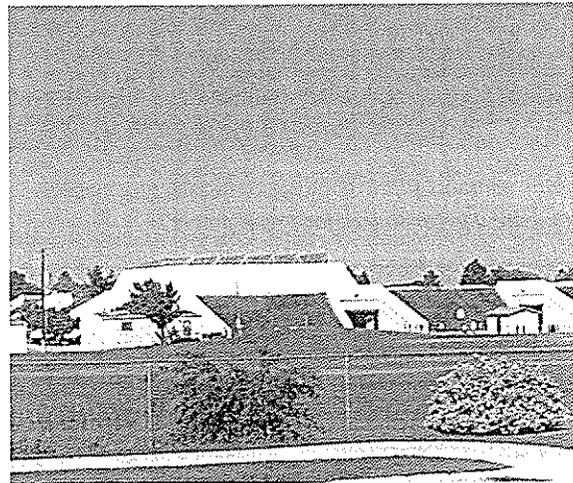
PROMOTE ENERGY CONSERVATION AND ALTERNATIVE ENERGY PRODUCTION

Promoting energy conservation is a key component of any sustainable community. Boise City has already taken many steps to promote energy conservation in its day-to-day operations by incorporating hybrid cars into its automobile fleet, providing incentives for its employees to ride the bus, walk and bicycle to work, and instituting recycling programs. However, the city is committed to exploring additional opportunities to promote energy conservation at the community-wide level through the creation of energy efficiency standards and incentives, demonstration projects, and through partnerships with utility companies and building associations, among others. The city is also committed to fostering the use of renewable energy and will ensure that its policies and regulations are supportive of alternative energy production at both the regional and local level. The goals and policies outlined below are intended to encourage energy conservation and improve the ease with which alternative energy production can be accomplished.

Goal ES10: Reduce water and energy usage in municipal buildings and facilities.

ES10.1: EXISTING MUNICIPAL FACILITIES

- (a) Audit existing municipal facilities to establish a baseline of current energy and water use and identify opportunities for reductions.
- (b) Implement all solutions with a demonstrated pay-back of seven years or less.
- (c) Monitor energy and water costs at all facilities and compare consumption based on similar parameters, such as square footage.
- (d) Share costs and other data from the city's experience with the development and construction community.
- (e) Consider use of the Environmental Management System, ISO 14001, as a method to assess and track opportunities for meeting the city's sustainability objectives.



Amity Elementary school is designed with earth cover as well as solar panels.

ES10.2: MUNICIPAL BUILDING DESIGN

- (a) Design new municipal buildings to meet, at a minimum, Leadership in Energy and Environmental Design (LEED) Silver standards.
- (b) Require the integration of features that will maximize energy reduction and water conservation.

ES10.3: SHADING

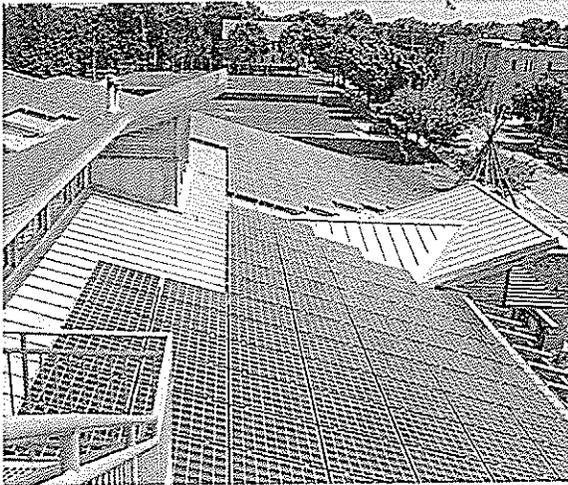
Install green roofs, "living walls" (including vine applications), and trees to shade municipal buildings and paving.

ES10.4: GREEN POWER

- (a) Source a minimum of ten percent of the electricity consumption in city facilities from non-hydro, renewable sources, such as purchased green power and power generated on-site.
- (b) Consider integration and net metering of on-site renewable energy production and use in municipal

facilities, such as small-scale wind turbines and hydroelectric, geothermal, bio-energy, and solar sources.

(c) Explore opportunities for the city to become a purveyor of alternative energy.



Solar panels can be installed on almost any rooftop and are a great source for green power.

ES10.5: SOIL CARBON SEQUESTRATION

Investigate soil carbon sequestration at Twenty-Mile South Farm and implement reasonable options.

ES10.6: SUSTAINABLE PURCHASING POLICIES

(a) Implement sustainable purchasing policies for the city such as energy-efficient appliances and equipment, recyclable materials, and items with recyclable content.

(b) Track and review purchases on an annual basis to find reduction opportunities.

Goal ES11: Promote increased use of geothermal systems and protection of the city's geothermal resources.

ES11.1: USAGE/MONITORING

(a) Encourage and create incentives for the use of geothermal systems in new development and the retrofit of existing development.

(b) Monitor the geothermal aquifer and manage development to ensure current and future usage does not diminish the long-term capabilities of the resource.

ES11.2: IMPROVEMENTS

(a) Increase the efficiency and capacity of the city's geothermal resources, through support for ongoing improvements.

(b) Explore funding and seek partners for further expansion of the system.

ES11.3: CONSERVATION MEASURES

Develop and implement conservation measures in coordination with other water programs to maintain the health of the geothermal system.

Goal ES12: Promote increased use of renewable energy.

ES12.1: INCENTIVES

Establish incentives for the use of non-hydro, renewable energy, such as solar and wind, in new development and the retrofit of existing development.

ES12.3: REMOVE REGULATORY BARRIERS

Remove regulatory barriers to renewable energy usage and production in new development and the retrofit of existing development:

- Identify appropriate locations for and allow for small and large scale renewable energy facilities;
- Establish development standards to mitigate potential impacts from renewable energy facilities; and
- Establish guidelines for subdivision Covenants, Conditions, and Restrictions (CC&Rs) that prevent barriers to sustainable building design and energy-saving installations.