

*DEMOGRAPHIC ADVISORY COMMITTEE*  
*July 20, 2006 – 8:30 a.m. to 10:30 a.m.*  
*COMPASS Conference Room*



**\*\*MINUTES\*\***

*ATTENDEES:* Mary Berent, City of Middleton, *Vice-Chair*  
Bruce Eggleston, City of Boise  
Matt Ellsworth, City of Meridian  
Kelli Fairless, Valley Regional Transit  
Pete Friedman, Ada County Development Services  
Jorge Garcia, Idaho Dept. of Environmental Quality  
James Grunke, Boise Metro Chamber of Commerce  
Norm Holm, City of Nampa  
Gary Inselman, Ada County Highway District  
Gian Paolo Mammone, City of Star  
Larry Rincover, Public Participation Committee  
David "Kip" Sikes, Idaho Power  
Barr Smith, Idaho Power  
Nichoel Baird Spencer, City of Eagle, *Chair*  
Jenah Thornborrow, Garden City, (for Christy Richardson)  
Mike Wardle, SunCor Development

*MEMBERS ABSENT:* Diana Sanders, City of Kuna  
Rich Sweaney, Canyon Development/Real Estate

*OTHERS PRESENT:* Diana Sanders, City of Kuna  
Charles Trainer, COMPASS  
Diane Wilton, COMPASS

*CALL TO ORDER:*

*Chair* Nichoel Baird Spencer called the meeting to order at 8:30 a.m., and introductions were made.

*AGENDA ADDITIONS/CHANGES*

None.

*OPEN DISCUSSION/ANNOUNCEMENTS*

Charles Trainor announced that Nicole Prehoda is leaving COMPASS to pursue her graduate degree, praised her contributions to COMPASS, and stated that solicitations for her replacement will start in the next couple of weeks.

## *CONSENT AGENDA*

### *A. Approve April 13, 2006 DAC Meeting Minutes*

*Matt Ellsworth moved, and Pete Friedman seconded the motion to approve the April 13, 2006 DAC Meeting Minutes; amended to correct spelling of a last name. Motion was unanimously approved.*

## *ACTION ITEMS*

### *A. Elect Chair and Vice Chair*

*After discussion, Mary Berent moved and Larry Rincover seconded the motion to nominate Nicole Baird Spencer as DAC Chair. The motion was unanimously approved.*

*After discussion, Larry Rincover moved and Jorge Garcia seconded the motion to nominate Mary Berent as DAC Vice-Chair. The motion was unanimously approved.*

## *INFORMATION/DISCUSSION ITEMS*

### *A. Annual Monitoring Report*

Charles Trainor provided an overview of the Annual Monitoring Report, and how it will tie into the goals and objectives in ***Communities in Motion***. The report will be used to monitor land use patterns, transportation patterns, and also to focus on policy issues in the transportation plan. Some of the areas the report will monitor are:

- Land use,
- Investments,
- Transportation system maintenance,
- Priorities, and
- Protecting open spaces.

Larry Rincover asked how often the report is prepared and Charles stated that it is done annually; usually in August or September. Charles noted there is enough interest to have a truncated version of the Annual Monitoring Report prepared mid-year, and the full report published in August/September. Larry also asked how current the data is. Charles replied that the information collected is about one month old.

Kelli Fairless expressed concern that the timing of the report and data collected from the Monitoring Report would not match the National Transit Database information. Kelli approved the monitoring transit service in terms of population, and would like to include factors to monitor service level fluctuations from year to year. Charles commented that it would be interesting to know how much travel is induced by the fact that jobs may be located in one location, but salary prevents affordable housing near the jobs.

### *B. Cumulative Development Analysis*

Charles provided background on the Cumulative Development Analysis, and how this analysis will be used to forecast travel demands, increments of growth, and the impact to the area. The four categories used are:

1. What is currently built,
2. What is approved (not built),
3. What is expected to be approved (submitted – such as preliminary plats), and
4. What is most likely to be submitted (such as planned communities).

Charles noted that some elected officials have voiced concern that COMPASS not imply that because a preliminary plat is on the list, it is a done deal. Preliminary plats were put in the third category because they are very likely to be approved.

Charles stated the unit ratio is 3 per acre and 7-8 units per acre along the transit corridors. Mike Wardle stated that some of the assumptions regarding planned communities may not occur, but Charles reiterated that these are not approved numbers, and only used to give a more diverse view of the future. In addition, Charles stated the COMPASS Executive Committee had a favorable response toward the analysis for use as an analytical tool.

Charles noted COMPASS is working with ACHD on The North Ada Foothills Study and the Kuna-Mora Corridor Study, and the magnitude of impact on the existing system. Even with planned improvements, including an expressway on Hwy 16, there will not be enough capacity to handle the transportation needs. Charles commented that impact fees may need to be higher and possibly increase the amount of money going into transportation. Gary Inselman agreed and stated that impact fees could double or triple in the future. Charles added that by years 2010/2011, ITD will be unable to build roads unless financial remedies are found.

Charles explained the analysis is here to help make decisions about developments, and how to make mitigation decisions along the corridors. Mary Berent summarized that if the capacity is not there for existing roadways, local authorities should not approve new projects; and if the project is approved, the developments need to pay more for the increased traffic and impact. Bruce Eggleston added that the City of Boise is looking at land use, areas of impact, assessments, and surveys to get a handle on development as well.

### *C. Single Family Home Purchase Study*

Charles discussed the article, "Investor interest in Valley homes slows" printed in the Idaho Statesman recently. Charles would like to conduct a survey of recent home buyers, and obtain their reasons for relocating to this area. Kelli stated that VRT is doing a similar survey, and suggested partnering with other groups to collect this type of information or develop a focus group.

James Grunke stated that more companies are considering Boise as a possible business site, and Boise is using this as a marketing tool. Charles stated that in the last 6 years, Ada and Canyon counties have experienced a 4.4% growth rate compared to the national average of .7% and hopes the study will explain what is driving the growth in our area.

### *OTHER*

The next meeting of the Demographic Advisory Committee will be held on Thursday, October 26, 2006 8:30 a.m. at COMPASS.

### *ADJOURNMENT*

There being no further business, the meeting adjourned at 9:55 a.m.