



# ADA COUNTY

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**FOR IMMEDIATE RELEASE**  
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## **Ada County Development Services Deems 'The Cliffs' Planned Community Application Complete**

*Application's 'official acceptance' now starts the clock on the  
project review and public hearing process*

(Boise, ID) – Ada County Development Services staff today officially accepted Skyline Development Company's planned community application for 'The Cliffs' project in northeast Ada County. This action comes nearly two months after Skyline Development submitted the application to the County. Before formally accepting the document and deeming it complete, Ada County Development Services staff first had to review the approx. 533 page application to make sure the developer had addressed all sections contained in Ada County's planned community ordinance (ord. 389, 6-14-2000).

"The completeness determination made today officially starts the clock as it relates to staff review timelines, outside agency reviews, the scheduling of public hearings, and the ultimate decision to either deny or approve the application," said Ada County Planning and Development Services Director Gerry Armstrong. "Our completeness review has determined Skyline Development has adequately addressed the appropriate local, state and federal regulations and ordinances as they pertain to their proposed development. We also checked to determine if the developer provided information regarding other relevant issues, such as existing site conditions, project design, proposed zoning

regulations, potential environmental impacts and mitigation measures clearly required by Ada County's planned community development ordinance.”

The completeness review process is designed to ensure valuable staff time isn't wasted processing planned community applications that are not complete. A planned community application fee is charged to developers who submit a planned community application for review. This ensures Ada County tax dollars aren't spent reviewing large-scale planned community projects that may never go beyond the proposal stage.

Even though Skyline's application has now been formally accepted, today's action **does not** mean the developer has correctly followed or applied Ada County's planned community ordinance. Development Services staff will now begin to evaluate how well the proposed development complies with the ordinance. Upon completion of that evaluation, staff will either recommend it be 'approved' or 'denied' to the Ada County Planning and Zoning Commission. That recommendation is scheduled to come at a public hearing scheduled for July 20, 2006 at 6pm. The public hearing will be held in the main hearing room on the first floor of the Ada County Courthouse located at 200 W. Front Street in Boise. After the Ada County Planning and Zoning Commission rules on the project, the Board of Ada County Commissioners will also hold a separate public hearing on the proposed development plan.

Skyline's formal planned community application is a matter of public record and available for review. Public comment on the project is strongly encouraged and will be accepted in either email or written form. Public testimony will also be gathered during the public hearing process. The Ada County Development Services final staff report will be available to the public one week prior to the first planning and zoning commission public hearing on July 20, 2006.

**(Note: attached to this news release is an overview of Ada County's Planned Community Development Ordinance. It clearly identifies the 14 key requirements developers must meet in order to obtain project approval. The Ada County Planning and Development staff may also require the developer to comply with additional requests as a condition of approval.)**

## ADA COUNTY PLANNED COMMUNITY ORDINANCE OVERVIEW

The purpose of the Ada County Planned Community Ordinance is to provide a stringent set of standards, policies and goals for review and implementation of planned communities. (Ord. 389, 6-14-2000)

These regulations apply to applications for planned communities. They must meet the following size and location standards:

- Minimum of six hundred forty (640) acres
- Located outside existing areas of city impact
- Have a boundary that enhances the area's ability to incorporate or be annexed

The comprehensive ordinance requires the following fourteen elements be included in a detailed plan and should include drawings and documents necessary to evaluate the application and ensure the services and amenities will be provided for.

- 1) A vision statement for the use and design of the site.
- 2) List of goals, objectives and policies for residential, commercial and industrial development, provisions for essential public services like sewer, water, air and water quality, schools, recreational facilities, and special or sensitive areas.
- 3) Land use patterns on site and within a minimum of one mile of the developments perimeter.
- 4) Geographic analysis of natural features that occur in the area and a description of the impact on area ground water quality.
- 5) A description of the number of and diversity of housing types and intensity of proposed land use.
- 6) A land use map showing categories like recreational, commercial and housing types.
- 7) A demographic breakdown of the anticipated population of the community.
- 8) An assessment of population trends documenting the justification for development of the community outside the existing areas of city impact.
- 9) A public services and utilities plan to describing the location and type of electric service, natural gas service, storm drainage, flood control systems, wastewater treatment and collection, water service, irrigation, telephone, television cable, public safety services and schools.

- 10) A circulation plan, which shows types of trails and walking paths for connectivity, including the types of streets that will be integrated into the community.
- 11) Dedicated open space plan featuring both active and passive recreation areas, pedestrian, equestrian and bicycle trails to serve all of the public.
- 12) A financing plan that describes: a phased-in implementation; steps necessary to initiate and maintain each phase, financial assurances that include costs of providing utilities, open space landscaping and other public improvements, mitigation of negative economic impacts beyond normally expected impacts on affected municipalities and other agencies and/or districts. Each phase shall include sufficient essential public services and provide for the integration into the planned community.
- 13) A description of high quality design standards that create themes to guide land use and an appropriate mixture of such uses. These concepts shall consider site conditions, the careful placement of public land uses, ample open space areas interconnecting all phases of development with appropriate construction, all improvements and landscaping.
- 14) A phase-in plan that shows the sequence of development and the proposed completion times of each phase that indicate land use types, as well as anticipated population and essential public services. Ada County will monitor and audit the development every 2 years, which includes a survey of residents and a public hearing process.

The application process is open to the public and the public is encouraged to provide comments written or oral throughout the public hearing process. Ada County Development Services is located at 200 W. Front, Boise Idaho 83702. They can be reached at (208) 287-7900 or access information on the website at [www.adaweb.net](http://www.adaweb.net) Development Services.

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