



PLANNED COMMUNITY CHECKLIST (ACC 8-8)

IMPLEMENTATION PLAN APPLICATION

A Planned Community request is a **hearing level** application.

GENERAL INFORMATION:

Applicant:	DESCRIPTION:	Staff:
	MASTER APPLICATION FORM	
	PUBLIC SERVICES SCOPING SESSION DATES & SUMMARIES	
	TRANSPORTATION SCOPING SESSION DATES & SUMMARIES	
	PUBLIC INVOLVEMENT SESSION DATES & SUMMARIES <i>in accordance with ACC 8-8-8.B.4</i>	
	DETAILED LETTER by the applicant fully describing the request or project	

QUALIFICATIONS: *ALL Technical Reports and recommendations shall be prepared under the supervision of and signed by a qualified expert in each relevant field in accordance with ACC 8-8-6.*

FINANCING PLAN: <i>Plan to ensure construction of urban public facilities, long term operation & maintenance of urban public services to include the following:</i>		
Narrative description, including the following:		
	Type of facility or facilities planned identifying any affected public service provider.	
	Description of phasing.	
	Description of the entities responsible for ongoing operation and maintenance of each identified facility and revenue sources to support facility operation	
Plan of construction costs and planned financing for each urban public facility, using Pro Forma example (ACC 8-8-8.C.b) to include the following:		
	Total construction costs and share of costs borne by the owners and partners	
	Funding sources by category, including fees, contribution(s) of owner and partners, and borrowing.	
	Annual cash uses, including facility construction and/or expansion, additional land acquisition, debt retirement, and interest.	
	Total required funding.	
Plan of operation and maintenance financing for each urban public service, using Pro Forma example (ACC 8-8-8.C.b) to include the following:		
	Annual operation and maintenance costs.	
	Capital renewal and replacement costs (capital reserve account).	
	Estimated annual revenue, identified by sources.	
	Estimated annual private funding required, if any, to ensure continuation of urban public facilities.	
	Private funding sources, contribution(s) of owner and partners, and borrowing.	

PHASING PLAN: <i>Plan developed in consideration of the financing plan to include the following:</i>		
Map of anticipated phase line boundaries for the entire planned community.		
Map of each anticipated phase to include the following:		
	Land use designations, including residential, mixed use, commercial, public/quasi-public, natural open space and developed open space.	
	Densities and nonresidential intensities.	
	Anticipated internal street network, including arterials and collectors.	
	Regional anticipated internal trail system, including trails and trailheads.	

	Written assessment of the sequence of development to include the following:	
	Anticipated commencement and completion times of each phase.	
	Distribution of land use designations.	
	Total area of each phase and anticipated population.	
	Implementation of urban public services by phase, including a transition plan if required.	
	Description of how each final plat is a self-supporting unit.	
	How nonresidential uses & recreational opportunities will be phased to keep pace with housing.	
WILDLIFE & HABITAT MANAGEMENT PLAN:		
<i>Plan to utilize the natural resources & habitat inventory of the adopted planned community comprehensive subarea plan to add impact assessment and mitigation components and update it with the following:</i>		
	Narrative of potential direct, indirect, and cumulative impacts to natural resources, wildlife, and wildlife habitat within the project area, including potential secondary impacts to all land within one mile of the exterior boundary of the planned community.	
	Method (information and/or calculations) to evaluate impacts.	
	Mitigation goals and measurable objectives.	
	Description of natural open space management.	
	Description of mitigation activities and implementation measures including actions and methods to meet goals, time line and estimated cost by development phase, management and monitoring plans, financing and funding sources, and alternative/adaptive management strategies.	
	Description of federal and state permitting requirements.	
COMMUNITY DESIGN PLAN:		
<i>Plan shall include a design theme for each phase to include the following:</i>		
Written assessment and illustrations, including (but not limited to) the following:		
	Conceptual context sensitive cross sections for the internal street network and any associated pedestrian improvements.	
URBAN PUBLIC SERVICES PLAN:		
<i>Plan showing how the applicant intends to meet each of the urban public service levels required in this code by phase, including a transition plan if required.</i>		
TRANSPORTATION PLAN:		
<i>Plan to include the following:</i>		
Previously approved Traffic Impact Study, updated with a phasing analysis to include the following:		
	Amount and type of proposed land uses within each phase.	
	Anticipated mitigation measures necessary with each phase.	
Comprehensive transportation demand management plan prepared in coordination with ITD, ACHD and VRT.		
TRANSITION PLAN:		
<i>Plan that, if proposed, shall provide a detailed description on timing of transition of rural to urban services levels.</i>		
SUPPLEMENTAL DATA (required by County Engineer)		
NEIGHBORHOOD MEETING CERTIFICATION		
	Completed Certification Form	
	Notice Letter	
	List of Invitees' addresses or copy of labels	
	Sign-in Sheet	
MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)		

ASSOCIATED CHECKLISTS:		
		Planned Community Comprehensive Plan Text Amendment - <i>required</i>
		Flood Hazard (ACC 8-3F) - <i>if applicable</i>
		Hillside (ACC 8-3H) - <i>if applicable</i>
		Preliminary Plat (ACC 8-6)
		Private Road (ACC 8-4D) - <i>if applicable</i>
		Zoning Ordinance Map Amendment & Development Agreement (ACC 8-7-3 & 8-7C) - <i>required</i>
		Zoning Ordinance Text Amendment (ACC 8-7-3)
		APPLICATION FEES
		<i>NOTE: Building, Engineering, and Surveying applications and fees may be required and are separate from Planning & Zoning Applications and Fees.</i>

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.