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2021 CONFERENCE OCTOBER 6 - 8

idahoapa.org

American Planning Association
Idaho Chapter
October 6

8:00 – 8:45 AM MDT
Welcome and Logistics

8:45 – 9:30 AM MDT | CM 1.25
Opening Keynote: Dr. Danya Rumore
Amenity Migration and the Changing Landscape of the Rural West | CM 1.25

Throughout the Western United States, natural amenity-rich communities are becoming increasingly popular places to live and visit. With this amenity migration and increased visitation comes a range of development challenges, such as pressure on housing, transportation systems, and surrounding ecosystems as well as concerns about loss of community character and identity.

This interactive keynote presentation will share the findings of research on planning and development challenges in gateway and natural amenity communities across the West and engage participants in exploring what amenity migration means for communities throughout Idaho. Participants will also learn about and explore potential strategies for managing and responding to amenity migration and related development pressures.

This session will be highly interactive. Participants are encouraged to join via computer if possible.
As a regional leader, Ada County developed a Transportation Action Plan which articulates a clear set of goals and strategies that will empower Ada County to be a more proactive and supportive partner to local transportation authorities through communication, collaboration, and a more consistent approach to their transportation and land use planning efforts. The Transportation Action Plan serves as another regional tool to help steer the orderly, predictable, and sustainable physical development of the County.

Join us to learn about how stakeholder and community conversations informed the planning process and resulted in an actionable plan that will provide a more consistent, long-term basis for decision-making and improved transparency to the public, businesses, and community stakeholders.

Speakers: Leon Letson and Wende Wilber

County Roundtable | CM 1.25

The session will help Planners to learn about new or upcoming issues by receiving updates from both the IAC and from the County Planning Directors/Planners. There will be information shared about planning issues that are going to be upcoming for Counties in the next legislative session and about what happened during the last. If there is time, there will also be an update on any new case law pertaining to counties.

Speakers: Tim Hibbard and Michelle Fuson

The Long and Short of Short Term Rentals | CM 1.25

In 2016, the Idaho State Legislature amended the Local Land Use Planning Act to prohibit counties and cities from banning short-term rentals (STR’s) except to “safeguard the public health, safety, and general welfare in order to protect the integrity of residential neighborhoods”. Since that time, Idaho communities have responded with a variety of new zoning provisions that restrict but do not prohibit STRs. But what happens to cities and neighborhoods when long-term housing is converted to short-term rentals, and when neighbors are replaced by “guests”? This presentation addresses the rise of STRs in the global capitals and tourist destinations where they are typically
studied, as well as here in Idaho, examining how STRs impact housing markets, neighborhood character, and community building.

*Speakers: Krista Paulsen, Ph.D., Aaron Qualls, AICP, and Michelle Groenevelt, AICP.*

**October 6 | 1:00 – 2:30 PM MDT**

*The Times They Are A-Changin’: Growth and Demographics in Idaho*  
**CM 1.25**

As households seek more affordable alternatives to cities like San Francisco, Chicago, and New York, their domestic migration is affecting small- and mid-sized regions across the United State (U.S.). Even before the COVID-19 pandemic, Idaho was impacted by this migration, with most of the associated population growth occurring in the Boise Metro Region (Ada, Boise, Canyon, Gem, and Owyhee counties). In addition, the population within the state has been changing with many of the most rural parts of the state seeing population decline as youth and others leave small communities in search of employment and education opportunities in the more urbanized part of the state. This session will cover population shifts in Idaho as well as associated demographic changes in the state.

*Speakers: Vanessa Fry, Matthew May, Saleh Ahmed, and Elizabeth Eklund*

*Idaho’s First Planning and Environmental Linkages (PEL) Study - A Collaborative Effort*  
**CM 1.25**

HDR’s team led the first Planning and Environmental Linkages (PEL) Study in Idaho to address the rapidly growing Idaho Falls community and region, and the infrastructure needs to accommodate the travel demands of increasing local growth and regional tourism.

Several studies over the past 20 years had looked at ways to improve the I-15 and US-20 corridor but none resulted in a collaborative agreement on how to move forward. The Idaho Transportation Department (ITD) knew they needed a collaborative planning tool if they wanted different results. Together, ITD and the consultant team, worked with the Federal Highway Administration (FHWA), the City of Idaho Falls, Bonneville County, the Bonneville Metropolitan Planning Organization (BMPO), and several agencies to complete the PEL in late 2020.

The PEL identified several improvement alternatives and reviewed them through three increasingly detailed screening processes to identify two viable alternatives that will be evaluated through the National Environmental Policy Act (NEPA) phase, which began in early 2021. This unique approach brought many different stakeholders together to collaboratively develop and screen alternatives, incorporating the many viewpoints and priorities from each in the decisions made to help shape the future of the region.
Affordable Housing Developments - Private Partnerships | CM 1.25

At this unique moment, leveraging opportunities through the for-profit sector will be a key factor in solving the housing crisis. This session will outline strategies communities can use to engage and incentivize partnerships with private developers to achieve their housing goals. Within an overview of the affordable development landscape, topics will include Affordable vs. Workforce vs. Market Rate Housing; The Development Process Explained; Aligning Public and Private Entities; RFQ vs. RFP; and Examples of Success.

Speaker: Shellan Rodriguez

Hybrid Successes and Innovation: Combined Virtual and In-Person Public Engagement and Stakeholder Collaboration | CM 1.25

This interactive session will cover a variety of innovative in-person and virtual engagement tools with a focus on “hybrid”, or the purposeful and skillful combination of both in-person and virtual engagement. Participants will learn different choice points in designing hybrid engagement, understand reasons for each choice, learn ways to successfully implement and integrate these tools across different methods and platforms for engaging with the public and collaborating across stakeholders, other agencies, and partners. Exercises and live polls will engage participants on designing meaningful engagement according to their project goals, the evolving needs of their community, to address issues of polarization, accessibility, equity considerations and the needs of different demographics. This interactive session will include multiple discussions, including working through scenarios participants may face in serving their communities.

Speakers: Elizabeth Spaulding, Jennifer Switzer, and Addison Coffelt

October 6 | 2:45 – 3:30 PM MDT

UAL/Urban Active Lanes - Shifting the paradigm from streets to MOVE to streets to BE | CM 1.25

The world is experiencing unprecedented events that are going through a stage of radical transformation. The pandemic revealed profound challenges in cities. On the one hand, in the use of spaces and on the other in the configuration of our societies.

However, profound changes in cities were already being experienced even before the pandemic emergency. In 2016, McKinsey & Company was already anticipating 1. “...a number of additional systems to be at the leading edge of the next phase of advanced mobility. In broad terms, the best will combine shared mobility, autonomy, and electrification with integrated energy systems, public transport, and infrastructure.” More than ever, in this challenging
context, we must rethink and debate the traditional urban practices of cities' downtown.

UAL Urban Active Lanes is a conceptual project that reimagines and speculates about the future of public space in our cities, shifting the paradigm from streets to “move” to streets to “be.” Its fundamental goal is to improve the quality of public space in urban centers. UAL is an open-access project organized into three parts: 1. Context / Physical and Digital Reality; 2. Post-Public / Streets; 3. UAL Urban Active Lanes / UAS Urban Active Surfaces.

Speaker: Emiliano Espasandin

**Identifying Opportunities to Improve Resilience - Planning in Idaho | CM 1.25**

Resilience-planning identifies areas of vulnerability and creates strategies to proactively address such vulnerabilities. As climatic and societal conditions change and the costs of recovery rise, resilience has become an increasingly important planning concept. Due to this, the federal government has begun to highlight and even require resilience in planning documents to avoid future damages, reduce future costs, and adapt to future conditions.

This session will first define resilience through an interactive workshop facilitated by the Hazard and Climate Resilience Institute at Boise State University and then provide examples from local agencies in Idaho on how they incorporate resilience into their planning documents. Participants of this session will gain (1) a strong understanding of resilience through the interactive workshop; (2) hear from local organizations addressing resilience in Idaho; and (3) gain resources to address resilience in their own region of influence.

Speakers: Lila Klopfenstein and Dr. Brittany Brand

October 6 | 4:00 – 5:30 PM MDT

Awards Ceremony
October 7

8:00 – 9:30 AM MDT  
Keynote: Dr. Ryanna Pilgeram - Idaho Past and Present: Using the past to envision our future | CM 1.25  
This presentation highlights portions of my book, Pushed Out: Contested Development and Rural Gentrification in the US West. The project is an extended case study of development in Dover, Idaho, and explores how economic boom and bust cycles, particularly as they relate to infrastructure, affect communities.

Dover is a former lumber mill town. The mill closed and then burned down in the 1990s and the land was purchased by a developer. The Dover City Council made up of the community’s working-class residents, rezoned the 300-acre mill site as a “Planned Use Development,” (PUD), resulting in a 600-unit development that more than doubled the population of Dover. Using interviews with over 30 community stakeholders, archival data, and city council records, this project explores why the council would rezone the land from agricultural to PUD, resulting in the loss of access to their beach, baseball diamond, and fishing holes.

My presentation suggests that rather than rezone because they wanted a development, the city’s hand was forced because of failing infrastructure. This project explores the community’s and developer’s responses to the failing infrastructure in Dover and shows how it set the stage for the change in this rural community.

10:00 – 11:30 AM MDT  
How Does Growth Impact My Community’s Bottomline | CM 1.25  
This presentation will provide an overview of fiscal impact analysis and how such tools can benefit a community. The presentation will illustrate how fiscal impact analyses can better estimate expected revenues and costs to local governments as a result of new development. Such analysis can provide insight for specific development projects and for long-range planning purposes, giving decision-makers another tool to better manage growth. Additionally, the presenter will detail
experiences of constructing fiscal impact analysis tools for communities in the Treasure Valley.

*Speakers: Carson Bise and Colin McAweeney*

**UrbanPlan Lightning Round Workshop**

UrbanPlan is a realistic, engaging exercise in which participants learn the fundamental forces that affect development in our communities. Participants experience challenging issues, private and public sector roles, complex trade-offs, and fundamental economics in play when proposing realistic land use solutions to vexing growth challenges.

We’ve condensed this program into a 120-minute workshop where participants will observe the lightning round (operated by trained volunteers) and participate in the Q&A following the program. The value of this program for both public and private sectors harnesses the power of experiential learning to drive participants to more deeply engage in the complex nature of land-use decisions and inspire them to take an active role as engaged citizens to create better communities. Our hope is the teaser for this larger-scale program helps continue the program’s success within the state of Idaho.

*Learn more about the full Urban Plan program here: [https://americas.uli.org/programs/urbanplan/](https://americas.uli.org/programs/urbanplan/)*

*Speaker: Alexandra Monjar and David Greensfelder*

**The Analysis of Impediments to Fair Housing: Planning Implications | CM 1.25**

This session provides a summary of both the statewide 2021 Analysis of Impediments (AI), focusing on Idaho’s non-entitlement areas, and the AI process for entitlement communities. In both cases, the AI examines demographics and other metrics, along with policies and practices among Idaho’s cities, counties and housing industry to determine potential barriers to fair and equal access to housing for all Idahoans. We’ll describe planning implications in the findings and recommendations, and explore how all stakeholders are impacted.

Changes in federal focus on fair housing and related laws make this session critical to understand how those changes might impact Idaho. Both the statewide and regional AI efforts collect data that planners will find useful. We’ll share key data tools developed for each project and explore how these can be used by all Idaho communities, for planning purposes, to pursue available grant resources, and to use in federal compliance efforts.

*Speakers: Erik Kingston, Elizabeth McNannay, Heidi Aggeler, and Tony Tenne.*
Idaho's Heritage: Preparing Historic Preservation Plans | CM 1.25

As Idaho continues to grow and change, some communities struggle to preserve the historic resources that define them, making them authentic, enhancing the local quality of life, and attracting visitors and newcomers with a unique sense of place. In recent years, the Idaho State Historic Preservation Office (SHPO) has been encouraging, through their Certified Local Government (CLG) funding program, the preparation of city or county-wide specific Historic Preservation Plans (HPP). This session features a panel of planners/consultants who have worked on recent plans in Idaho (Coeur d’Alene, Nampa, and Oneida County HPP). Pete L’Orange, Idaho SHPO CLG coordinator will moderate, using a Q and A format. Each panelist will give a brief presentation to introduce their HPP projects before the group discussion (first with pre-arranged questions from the moderator, and then from participants).

Speakers: Sheri Freemuth, Kirk Huffaker, Pete L’Orange, and Hilary Anderson.

Ethics, Equity, & Empathy: A Panel Discussion of the New E’s of Transportation | CM 1.25

Communities increasingly recognize they must plan for a future where their transportation infrastructure can accommodate a higher density and number of users using a variety of transportation modes. To ensure the transportation profession is adequately prepared for the challenges to come, our team at Toole Design has proposed a new guidance framework for the industry: the three new values-based E’s of transportation.

Ethics, Equity, and Empathy are proposed as guiding principles to supplement the conventional Three E’s approach of Engineering, Education, and Enforcement, which have been used in the profession for almost one hundred years. These conventional three E’s have failed us and negatively impacted the most vulnerable in our society by favoring a single mode of travel above all else: the automobile. Ethics, Equity, and Empathy are proposed as new guiding principles that will inspire us to plan, design, build, and operate a transportation system for the 21st century. This session will cover the importance and relevance of the new three E’s, how they can inform decisions made by transportation professionals, and how they can help cities build a more resilient future.

Attendees of this panel discussion will learn about how the conventional approach to our transportation system is limited by the focus on automobile traffic and cannot deliver safe transportation systems. We will then discuss why a mindset grounded in a people-focused, multidisciplinary approach is necessary to create 21st century solutions to mobility challenges, with a focus on how the old and new E’s have influenced the varied professional and lived experiences of our panel members.

Speakers: Michael Hintze, Nina Schaeffer, and Lisa Brady
October 7 | 3:00 – 4:30 PM MDT

**Incorporating Health Equity in Comprehensive Plans, Multi-Sector Approach | CM 1.25**

This session will review health equity in comprehensive plans. Panel presenters will highlight what occurring nationally and locally pertaining to health in comprehensive plans. Success stories from the City of Driggs and the City of Bonners Ferry will also be highlighted. The City of Driggs received a pilot grant from the Blue Cross of Idaho Foundation for Health supporting the addition of a health focus in its comprehensive plan, while Bonners Ferry will share strategy about how they are including health in their comprehensive plan.

The Blue Cross of Idaho Foundation for Health will be announcing an upcoming request for proposals for cities interested in incorporating health in their comprehensive plans. The grants can be up to $50,000 for this important work. Learn more by attending this session. We look forward to seeing you.

*Speakers: Kendra Witt-Doyle Executive Director, Blue Cross of Idaho Foundation for Health; Erik Calloway, AICP, Leanne Bernstein, MCMP, AICP Candidate, Lisa Ailport, AICP, and Kristy Bruce, GISP.*

**Understanding Population Change in Idaho: An Analysis of DMV Data from 2020 – 2021 | CM 1.25**

In this session, we will try to provide a detailed look at population growth and shifts in Idaho. ITD’s driver’s license data provide a relatively instant overview of people. Rather than just providing raw population growth/decline, it allows us to look at where people are moving to and from in Idaho.

*Speaker: Jaap Vos*
October 8

8:00 – 9:30 AM MDT

**Ethics Cases of the Year 2021 | CM 1.25**

The ethics cases of the year is a series of ethical scenarios based on real-life planning issues from the past year. The program was developed by the AICP Ethics Committee, with the assistance of AICP Ethics Officer James Peters, FAICP. Topics covered are Plagiarism, Volunteer Boards, Equity and ADUs, Emails/Social Media, Revolving Door, and Sub and Salaried Consultants.

*Speakers: Diane Kushlan, FAICP, Deanna Dupuy, AICP, Lisa Ailport, AICP, and Micah Austin, AICP*

**Livable Streets Performance Measures for Bicyclists and Pedestrians | CM 1.25**

ACHD has recently created and is implementing Livable Streets Performance Measures for Bicyclists and Pedestrians. Level of Traffic Stress (LTS) for bicyclists and pedestrians, when combined with the current Level of Service (LOS) measures used for motor vehicle traffic, provides a comprehensive look at how the existing and planned transportation system meets the needs of all people. This measurement tool identifies numerous factors including traffic speed, traffic volume, buffer widths, protected crossings, and quality of the facility - all focused on the comfort of the user. The metrics are used to help determine the best pedestrian and bike facility during project design and identify areas of the transportation network that need improvements. This session will review ACHD’s Livable Streets Performance Measures and discuss how they are implemented across Ada County.

*Speaker: Ryan Head*

**Bridging Planning Education and Practice via Emerging Information Technologies | CM 1.25**

Training future generations of planners in the classroom face various challenges due to the static and generalized textbook approach pedagogy; a challenge since planning in practice is dynamic and localized. This session shares Idaho State University’s experience of bridging such gap by employing a relatively newly developed geographical information system (GIS) software titled ArcGIS Urban. As one the first adopters of
the newly developed scenario-based planning software, we share our experiences in terms of benefits, limitations, and on-going improvements anticipated in further editions. The latter being possible due to our on-going discussions with the software development team and other early adopters across the U.S. In the process, we also highlight potential capacity bottlenecks of the public sector that requires further investment and training to better adopt and harness the rapidly evolving developments in the private sector-led GIS field. The session is relevant for students, new professionals, and veteran planning practitioners as it helps define and anchor the discussion on what we mean by ‘future-proofing’ planning practices.

Speaker: Shin Kue Ryu

October 8 | 10:00 – 11:30 AM MDT
Using the Wisdom of the Crowds to Plan for a Future Your Residents Will Embrace | CM 1.25

What will Idaho look like in 30 years? Which trends will be a “flash in the pan” and which will have a lasting impact? What will those impacts be, and how do we plan for them? Do those plans meet public needs and expectations? The Community Planning Association of Southwest Idaho, COMPASS, grappled with issues such as these as it began updating its long-range transportation plan, and used a series of three public surveys to help answer these questions and ensure its plan will reflect local values and expectations. Join COMPASS as we share the goals and results of each survey, how the surveys built upon each other, how the results are being used to inform the Treasure Valley’s long-range transportation plan, and lessons learned that you can apply when using the “wisdom of the crowds” to inform your own long-range planning.

Speakers: Amy Luft and Carl Miller

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Last One In, Lock the Door. We're All Full! - Land Use Law and Growth Issues in Idaho | CM 1.5 LAW

Planners throughout Idaho are facing growth management challenges and requests by citizens to slow/stop growth. There are legalities of various growth management practices that need to be understood. Additionally, planners need to be apprised of recent legislation and court cases that impact the planning profession. This session will provide valuable information to planners, including AICP certified planners and those pursuing AICP certification, so that they are better prepared to inform and advise elected officials and constituents on growth management do’s and don’ts.
Speakers: Randy Adams, JD, Warren Wilson, JD, Caitlin Kling, JD, Jarom Wagoner, AICP and Hilary Anderson

October 8 | 11:45 AM – 12:15 PM MDT
Closing