

## **Hidden Springs Transfer Fee Requirements**

Ada County Ordinance requires that Hidden Springs implement a program to protect its natural and agricultural open spaces (Conservation Easement lands). Both the planned community Vision Statement and Goals listed in Ada County Code include provisions for the protection and enhancement of the community's natural environment.

The Transfer Fee funds, held in the Conservation and Preservation Fund, are used to implement the protection and enhancement requirements for Conservation Easement lands. Improved community parks and paved paths, not held in the Conservation Easement, are funded by regular quarterly Homeowner Assessments.

## **Ada County Code, Hidden Springs Ordinance**

### **8-21A-9-1: VISION STATEMENT:**

**Vision:** The primary vision of Hidden Springs is the creation of a rural community in the tradition of small towns spread throughout Idaho. In accomplishing this goal the traditional character of the Dry Creek area will be maintained, while allowing for low density residential development. In addition, development of the Hidden Springs community is intended to provide residents with a clear sense of place. The Hidden Springs plan includes a small village center; a general store; a school site; fire and sheriff facilities; playing fields; and recreation facilities.

Another principal element of the Hidden Springs vision is an emphasis on protecting and enhancing the natural environment. Plans for development are based on careful analysis of the physical and ecological characteristics of the land. Design standards and guidelines will ensure that only a very small fraction of the land is ever developed or disturbed and that homes will be compatible with the environmental systems of the area.

Perhaps most importantly, Hidden Springs has been conceived as an integrated rural planned community with requisite maintenance and operating entities and established development standards and design guidelines. When people make the choice to live in Hidden Springs it will be with a vision of what the community and its surroundings will be like both now and in the future.

### **Major Plan Elements:**

Trails And Greenbelt: Hidden Springs will initiate and provide the foundation for major additions to the Boise foothills trail system, including:

- \* A publicly accessible greenbelt system for all of Dry Creek Valley, from Bogus Basin Road to Eagle, for both public recreation and wildlife habitat protection.
- \* Public access along Dry Creek, the western foothills and to trail systems beyond.
- \* In addition, Hidden Springs will feature a comprehensive internal pedestrian and bicycle path system to encourage non-motorized transportation and on-site recreation.

Wildlife: The plans for Hidden Springs place strong emphasis on promoting wildlife, including:

- \* The conservation and enhancement of large upland and riparian areas as wildlife habitat or migration corridors.
- \* Attention to both game and nongame wildlife needs.
- \* A unique set of development standards and design guidelines prepared to minimize conflicts between wildlife and development through landscape design and domestic pet controls.
- \* Conservation and enhancement of the Dry Creek greenbelt corridor.

#### **8-21A-9-2: GOALS, OBJECTIVES AND POLICIES:**

Community Goals, Objectives And Policies: The goals, objectives and policies for the community of Hidden Springs are as follows:

1. Create a rural community and a traditional village center.
- 2. Preserve and enhance the rural character of Hidden Springs in general and for the project site in particular.**
- 3. Conserve and enhance wildlife habitat and migration corridors.**
- 4. Maintain and enhance the natural environmental qualities of the land, and air and water quality.**
5. Implement trip reduction strategies to reduce vehicular trip generation and minimize the number of vehicle trips outside the community.
6. Direct traffic to existing collector, state highways, and arterial streets to the south and west.
7. Provide for a mix of housing types and densities and commercial activities in order to provide for a strong and diverse community.
8. Minimize negative visual impacts of new development.
9. Provide a network of public and private paths for bicycles, pedestrians and, where appropriate, equestrians, to allow ease of movement around the community.
10. Provide for an irrigation delivery system for agricultural land and common areas.
- 11. Provide a publicly accessible greenbelt area and path along Dry Creek within the project site and on-site trails which link to the foothills regional trail system.**
12. Ensure that the community has all essential public services and mechanisms in place to maintain and operate such systems.

13. Establish project, site and building design guidelines that will minimize the threat and assist in the control of wildfires.

14. Provide sites for schools, a fire station and law enforcement facilities.

15. Create parks, playing fields and recreational facilities.

16. Establish a community association with appropriate responsibilities for maintenance, management and governance of Hidden Springs. (Ord. 325, 3-12-1997).