

AMENDMENT TO ADAMS COUNTY SUBDIVISION ORDINANCE  
ORDINANCE NO. 2006-4

AN ORDINANCE OF ADAMS COUNTY, IDAHO, REVISING THE SUBDIVISION ORDINANCE BY ADDING A SECTION THAT IMPLEMENTS THE COMMUNITY HOUSING POLICY BY REQUIRING 10 PERCENT OF SUBDIVISION LOTS IN AN AREA ROUGHLY EQUIVALENT TO COMMISSIONER DISTRICT III, AND ANY PLANNED UNIT DEVELOPMENT LOCATED ANYWHERE IN THE COUNTY, TO BE USED FOR HOUSEHOLDS WITH INCOMES BELOW 90% OF MEDIAN INCOME; PROVIDING FOR EXCEPTIONS AND PAYMENTS IN LIEU; REQUIRING A COMMUNITY HOUSING PLAN FOR SUBDIVISIONS; PROVIDING FOR RENT AND/OR DEED RESTRICTION; PROVIDING FOR RELATED MATTERS, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the revision to the Adams County Subdivision Ordinance, ordained and adopted by the Board of County Commissioners of Adams County, Idaho, on June 12, 2006, is as follows:

This ordinance revises the Subdivision Ordinance to provide for a Community Housing policy in Planned Unit Developments located anywhere in the county, and subdivisions with ten (10) or more lots located in the Designated District north and east and of a line commencing at the Northern Adams County Line and the boundary between Range 01 West and Range 02 West;

thence proceeding south along the boundary between Range 01 West and Range 02 West to the boundary between Township 18 North and Township 19 North;

thence east along the boundary Township 18 North and Township 19 North to the Boise Meridian between Range 01 West and Range 01 East;

thence south along the boundary between Range 01 West and Range 01 East to the boundary between Range 02 East and Range 01 East;

thence east along the boundary between Township 16 North and Township 17 North to the Eastern Adams County Line

The revision shall become effective upon publication.

Section 1 adds Subsection M to Section IV of the Subdivision Ordinance and requires subdivisions in the Designated District to provide 10% of the lots and housing units as Community Housing. Subdivision applications must be submitted to the Housing Authority for approval. Housing units shall be constructed on site unless the County allows for off site construction, in lieu donation of land, or in lieu donation of money. Community Housing will be deed and/or rent restricted.

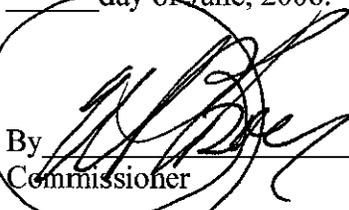
Section 2: Adams County Commissioners direct the Valley Adams Regional Housing Authority to develop incentives for private enterprise to construct Community Housing; pursue resources to

help implement the Community Housing Policy; and commit to work in partnership with the private sector, the communities of the Valley Adams Planning Partnership, the State of Idaho, and the federal government to develop and manage Community Housing in the region.

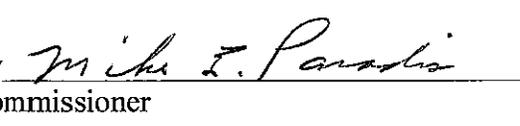
Section 3: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4: All Ordinances or parts of Ordinances in conflict with this Subdivision Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect. This Ordinance shall become effective from and after the date of its approval and adoption and publication, as provided by law.

ADOPTED by the Board of County Commissioners of the County of Adams, Idaho, this \_\_\_\_\_ day of June, 2006.

By  \_\_\_\_\_  
Commissioner

By  \_\_\_\_\_  
Commissioner

By  \_\_\_\_\_  
Commissioner

ATTEST:

 \_\_\_\_\_  
County Clerk  
(SEAL)