Reflections on the State of Community Planning in 2022

Idaho Smart Growth Summit
September 1, 2022

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Personal Historical Perspective

1999
- Going back in time
- “Good enough”
- Where are the anti-growth advocates?

2000 - 2016
- Recession
- Planners Bloom
- Planning Schools open & close

2016-2022
- Unprecedented GROWTH

“Good enough”

Where are the anti-growth advocates?

Personal Historical Perspective
The Plus scorecard

- People care, engaged and more active community involvement
- Planners are smarter
- Planning is better
- Communities want more.

The Negative scorecard

- Fear, mis-trust is high-lots of NIMBYism
- Communities are struggling to keep up
- Issues are complex and decisions are tough
- Tools are lacking
- Staffs are leaving
- Resources are limited
Planning
- Housing
- Community Character - Quality of life
- Managing growth
Housing
- Housing
- Community Character - Quality of life
- Managing growth
Community Character

“Like the concept. Like the whole thing. But take out the arches.”
Community Character

Urbane Planning

Don't think of it as 'big box' retail;
Think of it as a mega-sized
'mom and pop' shop!

Planning Commission

Spinnit Developers

Big Box developers “compete” with the Mom & Pop shops...

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I hear it’ll be a short-term rental.
- Housing
- Community Character - Quality of life
- Managing growth
Managing Growth

- No enabling legislation – ACI is inadequate
- Too much government
- Market dynamics
- Culture, values and perceptions
Two contrasting examples

Willamette Valley, Oregon
- Same size valleys
- Same size populations
- Different land use patterns

Wasatch Valley, Utah
Local Governments in Idaho

- 44 counties
- 200 municipalities
- 880 special purpose districts
- 116 independent school districts
- 1240
Idaho Local Government Facts

Idaho is ranked 39th among US States in population

- 35th in the number of municipalities
- 32nd in the number of counties
- 27th in the total number of local governments
- 14th in the number of special purpose districts

For a state that does not like government – we sure have a lot!
Market dynamics

- Land prices drive development to the periphery where land is cheaper, and infrastructure is most costly.
- Land development is more expensive closer-in, where infrastructure already exists.
- Full costs of infrastructure are not passed on to new development.
- Priority is on development over public investment requirements.
Culture, values and perceptions

- Private property rights
- No value in planning mandates
- Fiscally stringent
- Short term perspective of decision-makers
- Minimization of the role of government
- Resistance to change
• Impact Fees for schools
• Make ACI work
• Reform Local Land Use Planning Act
• Resources, resources, resources
Thank You