



CITY COUNCIL WORK SESSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, September 01, 2020 at 4:30 PM

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Agenda

VIRTUAL MEETING INSTRUCTIONS

Limited seating is available at City Hall. Consider joining the meeting virtually:

<https://us02web.zoom.us/j/89025634975>

To call in: 1-669-900-6833

Webinar ID: 890 2563 4975

ROLL CALL ATTENDANCE

Jessica Perreault

Joe Borton

Brad Hoaglund

Treg Bernt

Liz Strader

Luke Cavener

Mayor Robert E. Simison

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Approve Minutes of the August 18, 2020 City Council Work Session](#)
2. [Approve Minutes of the August 18, 2020 City Council Regular Meeting](#)
3. [Addendum No. 18 to Agreement for City Prosecutor/Criminal Legal Services Dated November 1, 2002 Between the City of Meridian and the City of Boise](#)
4. [License Agreement Between the City of Meridian and Meridian Library District for Storage of Bicycles at Meridian City Hall](#)
5. [School Resource Officer Agreement Between City of Meridian and West Ada School District for the 2020–2021 School Year](#)
6. [Agreement Between City of Meridian and Kurita America, Inc. for the Supply of Well 17 Treatment Facility Filter Tank Project #11081.B](#)
7. [Resolution No. 20-2224: A Resolution of the Mayor and City Council of the City of Meridian, Amending the City of Meridian Comprehensive Plan by Adding Priority](#)

[Levels and Assigning Responsible Department Leads to the Existing Policies of the Plan; and Providing an Effective Date](#)

8. [Resolution No. 20-2225: A Resolution Reserving the Forgone Amount for Fiscal Year 2021 for Potential Use by the City of Meridian in Subsequent Years as Described in Idaho Code § 63-802, et seq.; and Providing an Effective Date](#)
9. [AP Invoices for Payment - 09-02-20 - \\$214,470.85](#)

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

10. [Resolution 20-2226: A Resolution of the City Council of the City of Meridian Supporting Idaho Power's Commitment to 100% Clean Energy by 2045](#)
11. [Fire Department: Memorandum of Understanding and Agreement Between the City of Meridian and the Meridian Rural Fire Protection District](#)
12. [Police Department: Discussion of Proposed Updates to Ordinance Provisions Regarding Disqualifying Criminal Convictions for Mobile Sales Unit Licenses and Vehicle Immobilization Licenses](#)
13. [Adoption of 2020 UDC Text Amendment \(H-2020-0072\) Changes by City of Meridian Planning Division](#)
 - A. [Request: Text amendments to update certain sections of the City's Unified Development Code \(UDC\) pertaining to Code Enforcement and Penalties in Chapter 1; Specific Use Standards in Chapter 4; the Public Hearing Process in Chapter 5; and the Subdivision Design and Improvement Standards in Chapter 6.](#)

DEPARTMENT / COMMISSION REPORTS [Action Item]

14. [Community Development: Discussion Regarding School District Data for Staff Reports](#)

ORDINANCES

15. [Ordinance No. 20-1892: An Ordinance, Pursuant to Idaho Code §50-1002 and §50-1003, Providing For a Title and Findings, Providing for the Adoption of a Budget and the Appropriation of \\$129,364,101 to Defray the Necessary Expenses and Liabilities of the City of Meridian, in Accordance with the Object and Purposes and in the Certain Amounts Herein Specified for the Fiscal Year Beginning October 1, 2020 and Ending on September 30, 2021; to Levy all Such Appropriate Taxes and Levies as Authorized by Law Upon Taxable Property; and to Collect All Authorized Revenue; to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing for an Effective Date and the Filing of a Certified Copy of this Ordinance with the Secretary of State](#)
16. [Ordinance No. 20-1893: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 19-1849, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020 \(FY2020\), Appropriating Monies that are to be Allocated by the City of Meridian, Idaho in the Sum of \\$\(9,126,407\); to](#)

[Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing an Effective Date](#)

EXECUTIVE SESSION

17. Per Idaho Code 74-206A(1)(a) To deliberate on a labor contract offer or to formulate a counteroffer; and (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the August 18, 2020 City Council Work Session

Meridian City Council

August 18, 2020.

A Meeting of the Meridian City Council was called to order at 4:37 p.m., Tuesday, August 18, 2020, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Luke Cavener, Treg Bernt, and Brad Hoaglund.

Members Absent: Jessica Perreault and Liz Strader.

Also present: Adrienne Weatherly, Bill Nary, Cameron Arial, Mike Barton, Scott Colaianni, Joe Bongiorno and Dean Willis.

Roll-call Attendance:

<input type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglund	<input checked="" type="checkbox"/> Treg Bernt
<input type="checkbox"/> Jessica Perreault	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

Simison: Council, I will call this meeting to order. For the record it is Tuesday, August 18th at 4:37 p.m. We will begin tonight's meeting with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item on the agenda is the adoption of the agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: It looks like Item No. 19, code enforcement appeal of order to abate weeds at a lot in Kentucky Villa Subdivision has been resolved and so we can remove this item from the agenda this evening. Other than that -- it looks like that's it. So, I move that we adopt the agenda as amended.

Cavener: Second.

Simison: Okay. I have a motion and a second to adopt the agenda as amended. Mr. Nary, discussion on the motion. Item 9 under the consent, does that get removed at this point in time or is that its own separate removal off the consent for -- to do it then?

Nary: Mr. Mayor, yeah, it would be that point to --

Simison: Okay.

Nary: -- to, then, move it to a discussion item.

Simison: Thank you. Any further discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of August 4, 2020 City Council Work Session**
- 2. Approve Minutes of August 4, 2020 City Council Regular Meeting**
- 3. Blakeslee Commons No. 2 Sanitary Sewer Easement No. 1 and 2**
- 4. Chamberlain Estates Pedestrian Pathway Easement**
- 5. Victory Commons Pedestrian Pathway Easement A**
- 6. Victory Commons Pedestrian Pathway Easement B**
- 7. Volterra South Commercial Subdivision Pedestrian Pathway Easement**
- 8. Bainbridge Subdivision No. 11 Sanitary Sewer and Water Main Easement No. 1**
- 10. Development Agreement Between the City of Meridian and LH Development, LLC (Owner) and Westpark Company, Inc. (Developer) for Lavender Heights (H-2020-0009)**
- 11. Pathway Agreement Between the Nampa & Meridian Irrigation District and the City of Meridian Regarding the Warrick Subdivision No. 3 Pathway**
- 12. Professional Services Agreements Between City of Meridian and West Ada School District Student Awardees for Traffic Box Community Art Project**
 - A. Veronica Willard
 - B. Kamden Prock
 - C. Aeryn Waterman
 - D. Riley Wiles
 - E. Leanna Tackett

13. **Artwork License Agreement Between City of Meridian and Casey Gurr for Traffic Box Community Art Project**
14. **Artwork License Agreement Between City of Meridian and Brittany Bishop for Traffic Box Community Art Project**
15. **Resolution No. 20-2223: A Resolution of the Mayor and the City Council of the City of Meridian Reappointing Dave Winder to Seat 4 and Dan Basalone to Seat 9 of the Meridian Development Corporation; and Providing an Effective Date**
16. **AP Invoices for Payment - 08-19-20 - \$2,675,834.95**

Simison: With that we will move on to the Consent Agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: As you mentioned, Item 9 we will take this off Consent. The applicant filed a formal request to withdraw this application and it was received by the clerk's office on August 14th, 2020. With that said, I move that we approve the Consent Agenda and -- as amended and for the Mayor to sign and for the Clerk to attest.

Cavener: Second.

Simison: I have a motion and a second to remove Item 9 from the Consent Agenda and approve all other items. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. All ayes. The ayes have it and the items are agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Simison: There were no items moved from the Consent Agenda.

9. **Findings of Fact, Conclusions of Law for Villas at Twelve Oaks East (H-2020-0014) by Jim Jewett, Located at 115 S. Linder Rd.**

Simison: So, we will move on to Item 17 Under Department/Commission Reports.

Nary: Mr. Mayor? Sorry. I'm sorry we didn't make a note on the agenda. So, that Item 9 that just removed needs to go -- needs to be moved to next week's agenda for you to take action. So, if you would do that, then, the Clerk will add it to the agenda for next week, so that you can take up the formal request for withdrawal, because we haven't

noticed that. So, Mr. -- Mr. Jewett knows that it will be on next week's agenda for the Council to take formal action to accept his withdrawal. So, that will just move to Item 9 on next week's agenda.

Simison: Have a motion to make that happen?

Bernt: Do we have to do that right now? Is there a specific place on next week's agenda that you would like me to move --

Nary: It will be an action item for next week.

Bernt: Hopefully I do this right. Mr. Mayor?

Simison: Councilman Bernt.

Bernt: As stated previously, I would like to make a motion to move Item 9, which was Mr. Jewett's application to formally request to withdraw, to put that on next week's agenda under one of the action items.

Cavener: Second.

Simison: I have a motion and a second to move Item No. 9 to the Council meeting agenda of August 25th under action items. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Opposed nay. The ayes have it. The motion is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

DEPARTMENT / COMMISSION REPORTS [Action Item]

17. Community Development: Annual Department Report

Simison: Now we will move on under Department/Commission Reports and Item 17, the Community Development Annual Department Update and I will turn this over to Cameron Arial.

Arial: Mr. Mayor, Members of the Council, it's a pleasure to be with you. I'm going to try to share my screen. Hopefully this works well and you can see -- everybody can see this online as well. Is that coming through okay? Okay. I'm going to -- I may limit my notes, but we will do our best here to get through that. Got just a little bit of technical connectivity with the staff computer. But it's -- again it's a pleasure to be with you and I'm excited -- really excited to give this annual update regarding the Community Development Department. A lot has happened since our last update and I think it's timely to take -- take a little bit of a step back. It's been fun with the department to do that and to really kind of reflect on where we have been, where we are and, really, where we want to go and so I'm going to kind of race through this and really look forward to the discussion, if -- you know, feedback or anything that you guys have as we -- as we go forward. So, just real

quick I want to talk about the team, particularly some of the innovations that have occurred there just in our -- our structure. Certainly give a robust staffing update. Talk about economic development. A lot going on in that world. And talk about planning, our Development Services team, and, then, just end with some discussion. So, here is just a quick org chart for you and I just want to kind of direct you to this -- the -- the size and scope of this. So, we have currently 51 positions approved, 47 of them are filled, so we are -- we are really stabilizing. We are really filling out the department, you know, based on the evolution plan, some of the other positions that we have added. We will talk specifically about a few of them, but I just wanted to give you a good overview of the team. If you look to basically the right and bottom here, we have added a lot of folks, especially in the inspection field. That's, again, very much related to our evolution plan to -- and, then, also there the plan review team, entirely new to the -- to the city over the last two years and, then, again, just a number of important positions that we filled going forward. You will recall we also created the administrative division. So, that's right there in the middle headed up with Stephanie Archibald and her team. A great addition to the department as a -- you know, a really important cog in the wheel to help us be effective, efficient, streamlined and that there is a good coordination between all of the divisions. High level. Just really pleased with the -- the folks that we have -- we have hired. Some specifics. Spoke about Stephanie. Great addition with Bret Caulder. He is a past building official and is now our building plans examiner supervisor. Great addition to that team and helping Sam there as the new building official. As you know, Sam was elevated there. We are really pleased with -- with that promotion and how he's building out that -- that team and leading that team forward. Another great promotion -- and you will hear this a lot through these slides, just really pleased with how we are growing our team internally and seeing a lot of personal growth and leadership. Folks -- folks are really stepping up and it's been awesome to see that. Another example of that is Amanda McNutt there is our land development supervisor. So, leading the LD team under Bruce. She's done a great job in leading that. Mercedes is another permit tech. Apologize. See if I can -- Sarah again. Great addition in the permit tech team. She actually was with us as a temporary employee and, then, was hired on full time, so it was really neat to keep her and see her continue to progress. Codee, as you may know, she was elsewhere in the city and we pulled her over into our land development team. She came on to help us with the surety program and, then, she's now since been promoted to a reviewer -- civil plan reviewer. So, it's just great again to see the growth there in Codee. She's fantastic. Kelly Ready. He's a new addition. So, he filled Codee's position there in the surety program and a great -- great hire there. Just good quality folks. Riley, as you know, he -- he was hired originally as a structural building inspector and he was just recently hired over into the plan review team as a plans examiner one doing residential reviews. So, that's going to be a really cool evolution in our program, because now you have on the ground folks that have, you know, seen -- you know, know how the development is happening, but now they are working on the front end to make sure that -- to support those guys in the field. So, it's a -- it's a great crossover and Riley's going to be doing a good job there for us. Kegan, as you may know, she was promoted as well to fill our plans examiner two position, so this is primarily over commercial reviews. This is one that's been really hard for us to fill, but Kegan has stepped up from the residential side and is doing a great job doing pre-screens and really starting to develop out that commercial plan review program.

As you know, we still outsource our commercial reviews, but Kegan is laying the groundwork for, again, even more capacity, more growth in our review program. Dan Cox comes to us from Montana. Great guy. Doing electrical inspection. As you know, those are hard to find. You got to find a journeyman, also, you know, on a path to certification. A great hire in Dan. Joe Dodson. I think you guys have met Joe a number of times now on -- on the planning side doing a lot of our current planning reviews. Just a great hire. Stepped into that role really well and has a good can do kind of attitude. So, we just really appreciate Joe and his addition. Alan I think you have met as well. He is a very experienced planner. Great support there in current planning. Great, again, hire. We hired him right during COVID, so we on boarded him remotely. Just a fantastic hire and has been rolling with the punches and is coming -- coming on learning our culture really quickly. Cam Scott. Great hire from Arizona. Just really filling in on the associate planner side. So, helping a lot -- a lot with our folks coming in. Phone calls and CZC, stuff like that. And you have had the pleasure of meeting Miranda a couple times. Just really pleased with how quickly she is assimilating, as well as turning around a lot of the education and transportation requests. So, you will hear more from her I believe next week on some of the preliminary stuff that she has for you guys to get feedback on some of the additions we want to do to the staff reports. So, again, just real quick a lot of growth in incredible ways and it's just neat to see the team stabilizing and I think that's kind of where the theme of this coming year will come as is to, you know, start to refine, calibrate, fine tune, really continue the innovation that we have already got going and just really support the incredible people that we have hired. So, just really pleased with -- with the department. Kind of go over this just quickly. This is just the process. High level. So, tip of the spear is economic development. We will start there. That, obviously, bleeds into planning and how planning, you know, moves the project through and, then, we have the reviews and the -- you know, the -- the actual construction through the development services. And, of course, we have admin that kind of is the -- is the new cog in the wheel that helps grease all that through the -- through the process. And, then, of course, it -- we are trying to retain what we have and enhance what we have as well in the Community Development Department. So, let's go to the ED side. Some quick accolades. Don't need to beat this over the head, but as you guys know we -- we -- speaking broadly there, there is a lot of legacy here, a lot of really good hard work that's been done to create just the incredible environment that we have economically for Meridian and we really are taking advantage of that going forward. Just incredible growth. Really good stuff. It's just -- it is the -- the opportunity we have to manage that well and responsibly and appropriately. So, just really pleased with this good problem, if you will. On some of the numbers. So, as you can see here just incredible job growth year over year. I will mention on this stat, this actually represents 40 percent of all the valley's growth. So, Meridian is a major contributor to the economic vibrancy of the state, let alone, you know, just our own community. So, major player there. I think in my mind this is a -- again, a culmination of a lot of really hard work over a long period of time and now we are starting to see a lot of this and you will see this in the -- in the development numbers as well where we are starting to see more and more sophisticated development, more and more sophisticated employment and -- and a lot of that is occurring because we have a good quality community. Residents well educated and so on. A lot of business growth. A lot of -- a lot of folks coming in. A lot of even -- currently even before this -- this stuff was loaded in,

we get a lot of calls, a lot of people wanting to come here for various reasons, leave other places. A lot of business growth. On the unemployment number, this is an important one. So, this spiked big you recall just even in the last couple months, but we are already back down to 5.6 percent unemployment. So, I think you got to -- you got to kind of take that one, you know, as a pretty good indicator of, you know, yes, COVID was impactful, but, man, we -- we are still moving. People are still working hard. Jobs and industries. This is an important one, too, and we will get to this more with some of the future steps. Tori is working right now with our consultants to put the final touches on our economic development analysis. As you guys know that we have been working hard on that for a while now. Are really looking forward to present the results of that to you all. But that's going to really give us good targets, good focus for our ED program, as well as a lot of our strategic planning and other things to assimilate that information into it. So, good -- good focuses here. Some more of the numbers as far as the market goes. Great wage -- or great household income. I know that this has kind of been sliced and diced. We do have a lot of double income homes, but as far as income goes, or we have got a good increase there, good -- a good median there. Meridian sale prices. You know, I know Jessica, you know, couldn't be here tonight, but, you know, these are things that, you know, she is very aware of. We just keep seeing our -- our median prices go -- go upward. I think somewhat -- I think she had mentioned to me that we have a week's worth of inventory on the single family side, but just interesting the -- the market going on. Median rent is high and I think that's one thing that, you know, we will -- we will talk more about, diversity of housing, ways to help all levels and strata of our community. And, then, vacancy rates. One thing I will note here -- man, you will see this in the development numbers, but as far as commercial office, industrial space goes, as hot as we have ever been. I mean you see that number in industrial, .9 percent vacancy, that's -- that's an issue and we will talk a little bit more about that. Certainly something that we are talking about as we do area specific plans, as we talk about some of the build out of -- of our current zones. These are areas that we -- we do need to kind of keep sacred. We need to preserve that for that employment opportunity, as well as potentially expand them. So, we will talk more about that.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Cameron, can you go back one? I just -- I don't understand the -- the numbers that are in parentheses by retail, industrial, and office, what that is designed to designate.

Arial: That's telling you last year's numbers.

Cavener: Last year's numbers. Okay.

Arial: So, you know, I guess maybe one way to some -- you know, kind of digest that, Councilman Cavener, is what -- what impact has COVID had. I think our -- you know, our -- our commercial industrial zones are pretty hot. It's really hot. And you will see that played out more even in our -- in our value numbers.

Cavener: Thank you.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. He was breaking up during that explanation, so just -- I don't know if he's moving from the mic or what, but it was hard to hear.

Arial: Sorry. Councilman Hoaglund, is that better?

Hoaglund: That is perfect.

Arial: Okay. I will try to -- I will try to eat this through my mask. All right. Here is just a quick snapshot of some of the -- of the businesses that have come and --

Simison: Cameron, I think -- I think they missed what you said to Councilman Cavener. If you can repeat that for us.

Arial: Repeat that. Okay. You bet. So, Councilman Hoaglund, Councilman Cavener had asked what the numbers in parentheses here -- what they mean and I was explaining that these are last year's vacancy rates at the same time and so, you know, in spite of COVID, in spite of whatever, you know, our -- our commercial industrial uses can continue to be really hot. Again, just pleased with the caliber of businesses that are -- that are joining the Meridian community. You will see some later slides that show some of the expansion as well. Just incredible business activity. Talk really quickly about urban renewal districts. You guys are familiar with these. We have got the Old -- the Downtown District, the Ten Mile District, and the newly minted Downtown Union District. You will see here in a few slides just what the impact from the numbers side urban renewal has had. It's just been awesome to partner with MDC, other partners, to advance the mission of these districts and really to see the power of the tool. Obviously, there is a lot that goes into, you know, making these areas happen, not just urban renewal alone, but certainly an incredible tool to help our -- help our community grow. So, just specifically to downtown, here is just a few of the projects that are currently underway, either in construction or plan. Really pleased with -- with these. I know you guys get my weekly updates on these, but just couldn't tell you how -- how happy I am with the momentum we have generated in our downtown. It certainly isn't without its, you know -- you know, hurdles, like road closures and what have you, but, man, what an incredible vision and opportunity we have to -- to revitalize our downtown. The Ten Mile area. If you haven't been out there recently it's -- it's incredible. Our partners out there on the -- on the private -- in the private sector doing amazing things, attracting great -- great companies and businesses. It's just -- it's phenomenal and you will see that here in some of the numbers. But really pleased with that as well and, again, the partnership with -- with the -- with the development community. Here is some, you know, just expanding corporate footprints, so you are familiar with the AmeriCorps building and some of the stuff going on in Silverstone and El Dorado, just really really pleased with -- with the developments there. Opportunity zone. Here is just

a few of the companies that are taking advantage of that. Again, this is something more passive on the city side. We are just using it to attract investment to folks that can take advantage of that and that's been -- certainly you are probably very familiar with the Union 93 project and others, but just a great opportunity there. Our CDBG program, live and well. I can't -- can't tell you how grateful I am with the hire of Crystal Campbell in Tori's team there. She's done a great job keeping us compliant and moving forward, tweaking things here and there. I know that there was a lot of -- a lot of work there with COVID and some of the -- some of the grants there and amendments to our plans, but just really pleased with -- with how that's going. Also pleased to announce, if you hadn't heard, we did get some of our CARES Act programming approved through the state just yesterday. So, really pleased with some of that and, you know, the partnership there we have with the Mayor's office, Dave Miles, as well as the Chamber of Commerce with Sean Evans and his team to -- to help our small businesses with COVID related programming. Yeah. Talked about that a little bit here as well. Here is some of those initiatives. One that I'm going to just kind of point out is the permit fee waiver one. In addition to that, you are going to hear -- I think it's in the tail end of the next meeting about the UZEP -- the legal requirement there for some of the out -- outward permitting. Just really happy with the partnership we have with legal, particularly Emily Kane to eliminate some of those kind of unnecessary steps to help our business community thrive during COVID and just, you know, Tori's work on that and a number of people's work to help our small businesses adapt and thrive. Here is some of those companies that are new or expanding. Again, just great ones. I think we just announced the JUB headquarters going out at Ten Mile. That's a big one. Obviously, Keller downtown. PillPack, as you know, is the Amazon arm of -- you know, their pharmaceutical arm that's coming out to the Silverstone area. Just a great -- great business growth. More to come. I -- there is a lot more to come and I'm just excited about the -- the quality, the partnerships, you know, the -- the types of businesses that are coming to our community. So, this is one that I just wanted to give a quick, you know, again, just a snapshot of some of these things that really just excite me. You have low unemployment. Jobs are good. Good wages. Vacancy rates are low -- really low. And so, again, how do we make sure we keep -- keep our employment zones there and/or expand them. You know, the commercial investment, the dollars that are coming in. As you can see it's just phenomenal. You can also see here this ten million dollar number, this is contributed capital. So, basically, private sector contributions for public investment. That's a -- that's a really cool sign that people are partnering with the city to put in infrastructure. And, then, I will just point you to this box down here. This just highlights the three urban renewal or, excuse me, the two active renewals and, then, the citywide commercial valuation that's just -- that Ten Mile one is -- is phenomenal. You know, you can see there that there -- there is certainly a good use of that tool occurring. And, then, of course, the -- the downtown we will -- year over year we will probably see that even improve even as we close that one out and -- and work with the new union district urban renewal. So, just really incredible growth in the -- in the commercial area. With that to transition over to planning, again, want to just highlight the team. This is the first time in a long time that the planning team has been fully staffed and we have the -- you know, the new addition of the position for Miranda Carlson. So, really -- really pleased with this team, how they work together, how they are getting assimilated, up to speed, learning our culture, you know, Meridian Way, CARE values, and just, you know, taking

on the load. I'm really excited to see where -- you know, where these guys go. There is great experience there. There is a lot of depth and breadth from other jurisdictions that will continue to help us evolve. So, just really excited about the planning team there. I know Caleb and Bill are as well. So, just kind of just some quick stats, kind of where we are hot. You got to love Brian and his visualizations. Just powerful -- you know, powerful stuff. So, you can see we are really hot in the north. South is hot. Along the freeways. But just a lot of year over year growth. So, inching up on 120,000 as we speak. Here is some -- some more of the stats. So, we continue to see a lot of -- a lot of hearing level applications. You guys know that, because you are working on them late into the night hearing a lot of that. We are trying to make sure that we continue to keep our pulse and finger on these and also that they are running through smoothly, but also the -- the quality of reviews are still really there and I'm just pleased with the team, the pre-ap meetings, the way they collaborate on questions or problems, you know, it's just -- it's neat to see that. And, then, our administrative level. That's -- that's pretty phenomenal numbers there as well. Just TI's, you know, small, you know, CZCs and what have you that these guys review for compliance is -- is pretty amazing. So, a lot of -- a lot of wording here, but just, again, pleased with how we are meeting our expectations. One that I will point out is just the -- you know, the process should take 160 days or less 90 percent of the time. This is one that we have been working closely with a number of other departments on to try to hone in on that. How do we accomplish that. Especially as we, you know, see more and more applications coming in and more and more complex applications. So, how do we continue to hold that high standard of review. The -- you know. And I will say this, this is -- this is an important one. This staff training and longevity. You know, we do have, you know, things that we have got to kind of focus on and make sure that, you know, we are putting our experienced staff to good use and leveraging that as much as possible and, then, helping, you know, everybody grow and advance and I have been pleased with -- with that. Not too much more on the comp plan. As you guys know, we are working through a number of initiatives related to it, area specific plans, other UDC changes, for example, on there -- and I know a number of you guys have, you know, a lot of input into the comp plan, but just, again, an incredible accomplishment there. Some of the highlights. Yeah. So, you know, this is a lot of the -- you know, a lot of the transportation related stuff, but, again, a major focus of our department and, you know, look forward to enhancing that and go forward as well. Some of the major projects. So, just a quick highlight on those. I won't dwell on too many of them, although, you know, we do have focuses and other new ones that may be coming on as well. But just to highlight some of those major focus areas. And major milestones. Again, fully staffed in planning. Really, really happy about that. Really pleased with -- I mentioned this with Alan, but just how the team reacted to COVID. Going remote. Continued to supply a high level of customer service in spite of circumstances. And, really, that is the -- you know, the defining thing really for Planning, but also for the department is just thriving through -- through the circumstance. I just -- I can't -- I couldn't be more proud of the team. All right. Development Services. Real quick, the visual there, this is Bruce's team. A lot of movement here. This is a lot of new folks and just, again, hired really well and now it's a matter of calibrating and innovating as we -- as we keep moving forward. Just a couple few key updates. I mentioned some of these. As you guys know, Denny Cline retired. Just a staple in our -- in the city and we miss him, but so glad to fill that in --

Borton: Mr. Mayor?

Simison: Councilman Borton, are you having a hard time hearing him?

Borton: Yeah. The audio broke up again.

Simison: Eat the mic. Is that better -- is that better, Councilman Borton? Okay. So, just -- let's see. We talked about Amanda and Codee. Kelly Ready. Talked about him. So, one quick change. We used to call in the LD program -- we used to call them development analysts. We found that to be a little confusing, particularly as we were hiring. So, we changed that title to civil engineering plans examiners. Felt that was a little bit more clear. So, just -- just be aware of that and Amanda's team, that there was that change. So, this is a fun one. Bruce helped me put this together, but, you know, we -- we had some decisions to make a few years back and now we have the opportunity to kind of retrospect and, you know, we came to that fork in the road and we took it and I can tell you definitively I'm really proud that we did. It worked out well. You know, we -- at that time we were building the airplane while it was flying. Now it's -- we are not landing the thing, but we are still, you know, bolting stuff on, we are still tweaking things here and there. I mean we kind of lovingly joke that I'm driving there and, you know, Bruce is kind of supporting Sam and Sam's bolting something on the wing there. So, we are still kind of flying the plane, but, you know, we are getting our -- getting our footing. It's just really, really cool. Some just really -- some quick highlights. Some of these we have already mentioned, but just -- this gives you some of the -- the context of size and scope of projects and these are massive projects that are very complex. You know, we are seeing clean rooms, we are seeing, you know, steel erection, you know, we are seeing all kinds of incredible development and that -- that equals valuation and taxation.

Borton: Mr. Mayor?

Arial: And it's -- it's -- that -- that equals valuation and levels of service and it's just a -- it's a great -- again, great to see all this development occurring. All right. On the residential side -- so, here is just kind of the -- the year over year numbers. We will talk a little bit more of this in context, but we -- you know, we are still hot. Last year was incredibly hot and we are -- we are right about the same level there on residential. It will be interesting to see kind of where we end up in the last, you know, few -- you know, few months of this year. I can tell you, you know, July was really hot. We had, you know, over 200 permits, which -- which was near record for the city. So -- let's see. On the commercial side -- so, the things that I -- I want to kind of point out here -- I mean other than the obvious, you know, you see that the number of buildings are down. Valuation a little bit down. Square footage is actually more. So, you are seeing larger, more complex projects. TI's, again, I will be interested to see how that goes. But a lot of square footage -- commercial square footage coming on.

Borton: Mr. Mayor?

Simison: Yes, Mr. Borton.

Borton: Yeah. It's the same problem just continuing. It crackles in and out and a six seconds of crackle and eight seconds of clarity and --

Simison: We will move him someplace else.

Borton: Thank you.

Simison: Are you sure it's not the quality of the Borton Lakey telecommunications equipment? If you need, I can come down and check your router later.

Hoaglun: I was having the same difficulty, Mr. Mayor.

Borton: All right. Thank you, Brad.

Arial: All right. Mr. Mayor, is that better? Can you guys hear me okay? All right. Okay. Yeah. Now I don't have to wear the mask either. So, I'm looking at one screen and have this one over here. So, we will just -- we will just kind of keep cranking here. So, yeah, this -- this is a -- this is an important slide. You can see the year over year over year change in total valuation. That's -- that's a little mind blowing, because, of course, as you know, this -- this means, you know -- you know, we are able to provide additional services to our community. Elevate the quality of our community. Public safety. Parks. What have you. But just really -- really cool to see -- see this number and particularly on the commercial side. So, major milestones. A lot of hiring. Incredible that we hire the way we did and so it's a kudo to our HR partners, Crystal, Laura Lee, others, just really -- really incredible of the amount and the caliber of people that we have on board with us. A lot of internal promotion as we talked about. In my mind that's a direct indicator of the -- the health of our department. People want to be here. They have -- they have a career path and we are providing that for them. A lot of training and certifications. A lot of folks -- I just -- I love that, you know, people meeting their own career goals and objectives, but, then, also just -- we are getting people into a position to really help our -- our city be safe, be the best we can be and, you know, just filling out the purchasing and budgeting there. Some of the key performance indicators. Just really quickly through this. Just -- I think what -- what I want to show here is that the numbers of in-house plan reviews in particular and out sources. Again, you guys know we still have a buffer. We have flexibility in some of our reviews, but still some we have completely outsourced, but, you know, just, again, a good healthy steady flow of reviews coming through the department. Pleased here with this target. You know, our core target of 90 percent -- 95 percent of the time turning plan reviews over in a timely fashion. Glad that we are able to, you know, report that, in spite of the lot of what's been going on. It's an incredible team and, again, there continues to be evolutionary there, but filling out and, you know, we will talk a little bit more about the electronic side of things, but I will say this, that just came -- particularly in the building section came at such an opportune time. It was just fortuitous that we had done that. We pulled the trigger. We worked really hard to get the remote and electronic portal and integration in place and, then, you know, COVID hit and we -- we were really fortunate that we went through that. So, thank -- thank the Council for supporting that vision and your continued support as we bring on Planning, Land Development, into that online

format as well. Let's see. So, this is our inspection. So, again, you can kind of see the ebb and flow and, you know, what we are out sourcing. Basically, I will just say we are pretty much maxing out our outsource and so there is a kind of a fine line here where, you know, we want to make sure we are still providing quality, but, you know, something that we are watching very closely. So, this is the electrical, mechanical, and plumbing. Fire. So, as you guys know, we have electrical and mechanical in house and plumbing and fire outsourced. Really love our -- our partners there. They do really well for us and I'm pleased to report that our in-house teams are incredible. Just really turning it around and really proud of that. All right. The Land Development section. Just really quickly. So, this is Amanda's -- under Amanda's leadership now. So, just -- this is the number of reviews and I will say, you know, just to kind of caveat this one, so you -- kind of explains it. This is -- it's not the number of reviews, it's actually the number of subdivisions. So, you know, it may be that we are just not seeing as many subdivisions come through, but, you know, the reviews are still -- you know, still pretty hot there. A lot of words here, but I will just say we have -- we have done a number innovations, particular to our mylar signature, streamlining that, and keeping that -- the timelines and -- and, then, also this has been a really cool collaborative with Public Works and Fire in particular to do our -- to do GIS review prior. Again, this is just a great way to communicate. It helps everybody be on the same page and we can -- we can turn around those land development reviews much quicker with -- with our other partners. A few other things here. So, land development we are now up -- data is now available through Accella, so we are excited about that. So, we can start to, you know, monitor the turnaround times of our reviews, you know, do a whole lot of things there that will be helpful. Our two LPEs, that's something that, you know, we outsource, qualified licensed professional engineer review. So, it's basically a third party. Our goal there is to make sure that our reviews are error free. So, that the key LPEs come back -- comes back clean. But if it doesn't that's always good, too, because that means they are helping us there. But that's the -- you know, the state requirement that a third party review that. So, just a quick -- a quick one on that. And, then, I would say we are working on process. Kelly and Codee, but -- you know, and Bruce there -- and Amanda to improve our surety timelines, our street naming review timelines with Terri and Ryan and our addressing as well. So, just really pleased with some of those innovations. So, now I'm just going to kind of wrap up. I know that was kind of fast and furious, but just a couple things to kind of point to going forward. Talk about the ED analysis, really look forward to bringing that to you guys here short term. Tori will be presenting that to you, getting your feedback, and how we can best use that report. I have seen a draft of it, it's really -- it's going to be some good stuff. You are going to like that. Preserve and potentially expand commercial industrial land use. Kind of talked about that. There is -- I think there is opportunity and we need to, you know, make sure we do all we can to use those zones and maximize those zones. Our regional planning efforts. I know you guys are familiar with our area specific plans. Caleb and Brian are doing good work on the -- The Fields area plan right as we speak. Obviously, with Miranda onboard and some of the work that Caleb and Brian are doing, they are excited to report some of that to you next week. Brian has been heading up the fiscal impact tool as well. That's going to be a pretty cool tool. I think one -- one that I didn't mention is being led by Dave Miles and the -- you know, the service impact tool. We will be looking to, you know, certainly partner with that as well. It's a valuable tool. And, then,

you know, as a department just to continue to stabilize and increase our efficiency, improve, you know, always open to that, you know, any comments on ways that we can do that. I'm just really excited about the technology. Mentioned that. We will likely be coming back to you in partnership with Dave -- Dave Tiede and potentially Chris in the Clerk's office to talk about further integration with laserfiche, which is our records retention module that can potentially streamline things even further. So, just plant that seed with you. Current career development opportunities. We have been working with this internally and with our HR partners. Excited about that, what that means for our department. And, again, just -- just proud -- really proud of the -- of the team and where we are and, again, just appreciate all the support from the Mayor and you all in making these things happen. So, Mr. Mayor, with that I will gladly stand for questions or discussion.

Simison: Thank you. Council, any questions?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I -- Cameron, this is pretty exciting stuff, especially with the commercial for what we are doing. I think residential has somewhat become the norm in Meridian. I think people expect, you know, residential growth in Meridian. It doesn't show any signs of stopping anytime soon. But the commercial part of it is what excites me the most. I like that. On top of that, one of your KPIs had mentioned about levels of service and keeping that level of service at an acceptable level. I think that's so important that people can continue to expect to get a level of service when they do business with the City of Meridian. The team's done a great job and just hope that that level of service continues to be where it's at today. Unemployment. I'm shocked at that number. I mean given what's going on in our economy, I mean, you know, locally and worldwide and our state, I don't think there is very many communities that can say they -- they have an unemployment number of 5.6 percent. So, true testament to the businesses in Meridian and the citizens in Meridian that are patrons of those businesses and I hope that continues to be the case as well. Looking through my notes here. The org chart that -- your org chart looks a lot different than -- today as it did last year when you gave this presentation. So, it's amazing what you guys have gone through from, you know, basically creating a new division within your department and kudos to Bruce and -- and his team and your team for executing that to the best of your abilities. I don't -- just quite amazing what that looks like now compared to what it used to. But at the end of the day, Cameron, you are doing a great job. I -- Meridian continues to grow and hopefully we can continue to grow in a smart way. So, thank you for your presentation and this -- those were the notes that I had written down.

Arial: Thank you, Councilman Bernt.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Cameron, appreciate the -- the presentation and really I just wanted to commend the Community Development Department employees. Holy cow, what a -- more than a year. It's been a -- this has been a building process and I think that you guys have done a great job of making sure that you are hiring the right people, maintaining strong culture within the department. Cameron, I appreciate those weekly updates that you send us on Friday. It gives me as a Council Member some insight about the progress that you are undertaking. It really gave me good comfort about week in, week out the things that you and your staff were doing to accomplish some -- some big hairy audacious goals and you continue to do that and I'm really looking forward to the future.

Simison: Councilman Cavener, because they are so busy you got to just call it the bee hog for them, so we -- they don't have time to say all those big words.

Cavener: Fair enough.

Bernt: Man, it's funnies today.

Arial: Thank you, Councilman Cavener. That's much appreciated.

Simison: Council, any further questions for Mr. Arial at this time? Okay. Cameron, thank you very much to you and your team for all -- all they do --

Arial: Thanks so much.

18. Parks and Recreation Department: Management and Operation of Lakeview Golf Course Discussion

Simison: And, more importantly, all they are going to be doing over the next several years. With that we will move on to Item 18. See if Mr. -- it does look like we have -- is Garrett going to be the one on this item for -- oh, there he is. Perfect. Okay. Parks and Recreation Department management operation of Lakeview Golf Course discussion. I will turn this over to Mr. Barton.

Barton: Good afternoon, Mayor and Council. Pleasure to be with you this afternoon. I'm going to share my screen here. I have got a couple of slides that I want to go through. Last week, like -- everybody's aware that Council approved the management agreement for the city to take over operations of Lakeview Golf Course on October 9th, so we want to have a discussion this afternoon with, you know, a little bit about the golf course and kind of what it is for people that don't know, but also how we intend to go forward really for the next six months, because part of that management agreement between Western Ada Recreation District and the city also included some funding opportunities from WARD to develop a master plan and also an irrigation audit. Those two things will -- can identify the process for the longer term, maybe for the next five years. But in the meantime, because we are in a short window where we want to operate this, we want to take over

full operations on October 9th, we have got to -- we have got to plan for that for the short term and the long term. So, Lakeview Golf Course, if you have seen it, it's kind of buried in the middle of that square mile between Cherry Lane, Ustick, Black Cat and Ten Mile Road. You know, extremely nice, really a gem of the community. So, for people that haven't been out there that may or may not know, they offer competitive rates. Last year they averaged right around 32,000 rounds that were played. So, it's really busy. Eighteen hole, par 72, they offer a full slate of programs, junior programs, golf lessons. They have a men's and women's association, tournaments, full driving range, food and beverage service and, then, they also started offering an outdoor space for weddings and special event. So, some of the concerns that we have for a smooth transition, of course, are the operations, reservations, the technology, the merchandising, logistics. Of course the -- just the agronomy and the golf course maintenance. Food and beverage sales and marketing. Keep that good momentum that they have going. Human resources is a big deal for us. It's our intention to retain the existing staff. There is a huge amount of institutional knowledge there. You can tell if you have visited recently that there is a lot of ownership in what they do and, then, also we have the accounting and the finance part of it. So, these are our concerns for a smooth transition. You know, if you -- if you kind of drill down into a little bit more granular level you can see that we have put together a list of -- kind of a to do list that is the transition from the lease operator over to the city and I'm not going to go over the entire list, obviously, but you can see that there is -- it's pretty extensive and some of these may be easy, some of these are maybe items that may take several months to develop and to really dig into, but these are some of the things that we will be working on going forward. So, how do we -- how do we get there. So, the third transition plan --

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I don't mean -- I don't mean to interrupt. Hey, Mike, are you -- are you thinking that you are sharing your screen? Are we supposed to be looking at something?

Barton: I am sharing my screen.

Bernt: I don't -- we don't see your screen.

Cavener: Mr. Mayor? It might be easy -- I have been kind of tracking along with the attachment on the agenda. If he is not able to share we can at least follow along that way.

Barton: Let me see if I can -- are we on? Can you see the screen now?

Simison: Yes.

Barton: Perfect. So, apologize for that. Thanks for stopping me. So, we will back up real quick. So, Lakeview Golf Course. Here is a nice aerial view of it. The SAQs that we

went over some of the concerns that we have and, then, really that -- that more extensive list of items to work on and I will just pause -- pause there. You know, quite a few -- quite a few things. So, it's really our goal at least for the next six months -- six to nine months to transition the operation over to the city without any disruption of service. We want to maintain the service level. We want to keep the golf course open. We want to retain the existing staff. We want to develop a master plan that will be a guiding document that has extensive public input and input from Council on what everybody sees is the best course of action for operation for -- for the next five years and that's -- that's what we -- in addition to these items that's what -- that's what we will be working on going forward. So, how do we -- how do we get there. So, our preferred transition plan is to hire a management company that specializes in golf course operations. This company is named Kemper Sports and they manage golf courses all over the country and in Oregon and Washington. So, they have the operations, the technical expertise. The other thing that they can do is they will facilitate the payroll. They will do all the financial accounting for the city for this interim period and it's our goal to finalize a management contract of course with this -- pending the outcome of this discussion and if Council sees this as a way to move forward for the next six months, we will bring back a management contract between the city and Kemper Sports right around September 1st with the goal of having them on board September 15th. Give them about a two week head start. So, day one when -- when it's turned over, which would be October 9th, they have already been on board and it's just kind of a seamless thing where operations transition over to the city -- really Kemper Sports. There is no disruption in service and life's good at Lakeview Golf Course. So, next steps. I kind of went over some of that. So, it's the transition plan, the management agreement. Some of this would come with a -- with a budget amendment for operations in fiscal year 2021. Of course, it's our goal to offset that budget amendment or any expenses with revenue. Last year the golf course was profitable. So, we are -- it's our goal to remain so and keep that -- keep that good momentum going and make improvements. So, just some of the -- some of the partners that we have -- Lakeview, of course, has been easy to work with. A perfect partner. The National Golf Foundation is who we would contract with to do the master plan. Kemper Sports. Of course Western Ada Recreation District. SPS Water would be doing some cleanup on some water rights and, then, we have Bear Design Group is -- would be performing a full irrigation audit. So, with that I will stand for any questions you might have.

Simison: Thank you, Mike. Council, any questions?

Cavener: Mr. Mayor?

Hoaglund: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Thanks, Mr. Mayor. Mike, a question about the -- the contract with Kemper. And maybe this is a question for Mr. Nary or Finance. I'm just curious. Do we have to go out for an RFP on anything like that because of the potential cost to the contract or because it's a monthly amount is that not something that we are required to do?

Nary: So, Mr. Mayor, Members of Council, because it's a professional service we are hiring them to do we weren't required to go out to bid that contract. We did work with Mr. Watts, obviously, to get that secured. But, yeah, we didn't have to do that.

Cavener: Okay. Mr. Mayor, follow up.

Simison: Councilman Cavener.

Cavener: Mike, is it the department's plan, then, that kind of over that six months you guys will evaluate if we are going to take over course management internally or -- or look to find a more permanent contractor solution?

Barton: Yeah. That's -- great question. So, one of the -- one of our goals in creating this master plan is to develop the appropriate operations plan for the next five years. Some of the scenarios that could be -- come in play is everything from another lease operator to a full management to having everybody be city employees to a hybrid of some city employees. There is a concessionaire for food and beverage. There could be city employees in the top -- the supervisors there and, then, the next tier down maybe it -- are employees of a staffing agency. So, there is -- there is a variety of options and it's our goal to identify what the options are, the pros and cons of each one and how they affect the revenue over the course and its ultimate profitability.

Simison: Mr. Hoaglun, did you have questions?

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Yeah. Mike, yeah, this is the right step to go with the management company and get this ball rolling and I do have a question, though, with -- with the takeover occurring here in the fall, it's hard to predict what the revenues will be, but will we have sufficient revenues to cover the costs of that contract for those six months? If -- what -- do you have confidence that that can happen, knowing -- you know, you can't predict the future, but how confident are you that we will -- we will cover those costs with the revenue?

Barton: Yeah. That's a -- that's a great -- a great question and so, obviously, from October through the end of March is not the high volume time of year on a golf course. We could have another Snowmageddon and the course is covered in snow and nobody can play. We are -- it's our goal to offset everything with revenue and we will do everything feasibly possible to try to accomplish that goal.

Hoaglun: So, Mr. Mayor, just to follow up.

Simison: Councilman Hoaglun.

Hoaglund: So, Mike -- Mike, looking at the -- at the revenues that have been brought in -- in a normal year without a Snowmageddon, we should be okay to cover the costs; is that an accurate statement?

Barton: I believe that's an accurate statement and so with the -- so, obviously, that -- that fall, winter, early spring time is not a high volume time of year, but you are -- also at the same time your expenses are lower. So, over the course of 12 months it has been profitable. One thing to keep in mind is that there is, you know, some of the capital improvements or capital investment has been deferred, so -- but the day-to-day operations have been profitable.

Hoaglund: And, Mr. Mayor, just to comment on that.

Simison: Mr. Hoaglund.

Hoaglund: Yeah. I think you are absolutely right, Mike, you know, if we can make sure we cover the cost of the management and hopefully, you know, have some revenue or at least definitely as we go into the spring and summer, the busier season, certainly improve upon that. Yeah. There is -- there is going to be some capital expenditures we are going to have to make. We know that WARD is helping pay for some studies being done and we will find out what's needed. We don't think we have to do everything at once if there are some things needed, but certainly we go in with our eyes open that there might be some improvements that are necessary, but I -- we appreciate you and Steve and everyone else in the Parks Department working on this being handed this issue and saying, here, solve it and you guys have done a great job and I think we have got a good path going forward. So, thank you.

Barton: Thank you. Appreciate it.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: To kind of dovetail on some of those comments, this whole process is such a long term play that I would expect it, quite frankly, not to cash flow and not to -- not to make money. There was a lot of -- from the income and expense of -- of avoiding those deferred capital improvements and reserves and -- and we just got into this with our eyes wide open that we are trying to turn a corner slowly on this and we are going to spend some money to make it happen I think everyone in the community -- the community is going to benefit on the back end as we turn the corner with this, but realistically we very well may be spending more than we are bringing in for a period of time as we get this ship righted. I think we are going to learn a lot. It's a great consultant to help us understand what we don't know. Then we can make some policy decisions on how this thing is managed long term, how it's priced, what we offer. But I would expect us not to be cash positive for a while when thing gets started.

Simison: Thank you, Councilman Borton. I think that that's not the intention, but our eyes are open.

Borton: Good work.

Simison: Council, any further questions or comments at this time? Okay. Well, Mike, we look forward to bringing that back to us and it looks like there is no concerns over the direction you are headed from a management standpoint, so we will look forward to seeing that back in the time frame and continue these ongoing conversations to invest in this community asset.

Barton: Okay. Thank you for your time.

- 19. Code Enforcement: Appeal of Order to Abate Weeds at Lot 01, Block 01, Kentucky Villas Subdivision, Parcel R4882890010, by Bruce B. Hessing**

EXECUTIVE SESSION

- 20. Per Idaho Code 74-206A(1)(a) To deliberate on a labor contract offer or to formulate a counteroffer; and (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

Simison: All right. Council, Item 19 was vacated and I think that we will not do Item 20 at this point in time. So, do we need to have a motion to vacate that?

Nary: Yes. What we will do, Mr. Mayor, Members of Council, is we need to add 74-206(1)(f) to the regular agenda, along with the one that's already listed.

Simison: Councilman Bernt.

Bernt: Mr. Mayor, I move that we vacate Item 20 off the agenda, knowing that -- that our 6:00 o'clock agenda we do have Item 10 and at that time I will add 74-206(a)(f) to that agenda to make it whole with that. I think that's it.

Cavener: Second.

Simison: I have a motion and a second to vacate Item 20 off the agenda. Is there any discussion on the motion. If not, all those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Bernt: Mr. Chairman, I move that we adjourn the meeting.

Cavener: Second.

Simison: I have a motion and a second to adjourn the meeting. All those in favor signify by saying aye. Those opposed say nay. The ayes have it. We are adjourned.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 5:47 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

_____/_____/_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the August 18, 2020 City Council Regular Meeting

Meridian City Council

August 18, 2020.

A Meeting of the Meridian City Council was called to order at 6:10 p.m., Tuesday, August 18, 2020, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Luke Cavener, Treg Bernt, and Brad Hoaglund.

Members Absent: Jessica Perreault and Liz Strader.

Also present: Adrienne Weatherly, Bill Nary, Cameron Arial, Caleb Hood, Brian McClure, Todd Lavoie, Jenny Field, Brad Purser, Jeff Lavey, Scott Colaianni, Mark Niemeyer, Joe Bongiorno and Dean Willis.

Roll-call Attendance:

<input type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglund	<input checked="" type="checkbox"/> Treg Bernt
<input type="checkbox"/> Jessica Perreault	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

Simison: Okay. Take two. We are going to call this meeting to order. For the record it is Tuesday, August 18th, 2020. It's 6:10 p.m. We will begin this meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next item on the agenda is the Pledge of Allegiance.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: Thank you. Next item on the agenda is our community invocation, which will be given this evening by Rabbi Fink from The congregation of Ahavath Beth Israel and we -- if you would like to take this as a moment of silence or join us in this community invocation we would appreciate that. Rabbi Fink, you are recognized.

Fink: Thank you. Source of life, we thank you for this opportunity to gather and for the responsibility accorded to those who come together to deliberate and to set policy for our community this evening. Grant them we pray the courage to lead and the empathy to listen, that they may govern with wisdom and compassion. May they guide us through these trying times with an eye for steadfastness and safety and inspire us toward a shared sense of the common good. Bless the work of their hands and of their hearts that they might guide us with wisdom and with strength and let us say amen.

Simison: Thank you, Rabbi Fink. Appreciate it.

Fink: Thank you.

ADOPTION OF THE AGENDA

Simison: The next item is -- which is not on our agenda, but is the adoption of the agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: One thing we need to do is add to the Executive Session, which is Item 10, we need to add Idaho Code 74-206-A-(1)(a), as well as -- oh, excuse me. It's (f).

Nary: Excuse me. 74-206(1)(f).

Bernt: (1)(f). Perfect. Did we get that? Okay. And then -- what's the other thing? The second thing is that we need to switch Item 3 before Item 2. So, we will just switch those two items for -- for our presentations this evening. Other than that, Mayor, I move that we adopt the agenda as amended.

Cavener: Second.

Simison: I have a motion and a second to adopt the agenda as amended. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

PUBLIC FORUM – Future Meeting Topics

Simison: Madam Clerk, do we have anyone signed up under public forum?

Weatherly: Mr. Mayor, we have one sign up, Jonathan Walker, to speak about sound abatement barrier on Chinden.

Simison: Okay. Is Mr. Walker here? All right. If you would come forward and you can -- you are recognized for three minutes.

Walker: Okay. My name is Jonathan Walker and I live in northern Meridian near Tree Farm and Chinden, with the expanding highway.

Simison: And if you could state your full -- your address for the record.

Walker: 4102 West Silver River Street.

Simison: Perfect.

Walker: And so she's going to pull up some pictures. I just -- my concern is, basically, about a sound abatement wall that was supposed to be installed behind our row of homes and I don't think it was installed according to what they were supposed to build for sound abatement purposes. I have got a lot of help from Mr. Hood and as well as Ms. Sonya Allen. They have kind of helped me with -- to gather a lot of information. They have been very helpful with this, but I just kind of wanted to kind of bring this forward. I'm trying to get done whatever we can get done as soon as possible because of the traffic noise. So, is there a way I can put a pointer on any of this or anything? So, up near the top what you see is -- that's Chinden Road and these houses -- these -- these plots right here that are right next to the road, that's where our row of houses are and so our backyards back up to -- directly to the road there and from what I understand is -- is Brighton Corp built this neighborhood and as part of their plat agreement they were supposed to build a sound barrier that meets City Code 11-3H-4D, which is typically supposed to be a ten foot barrier, but there can also be alternative means and they -- that's what they submitted to the city. Could you go to the next slide? You just click on that next one. I mean it's free. So, this was what was presented -- what they submitted to City Council and it had the sound professional approved, said it would have -- it would work as an alternative and what we see is this six foot wall and, then, this large four foot tall graded berm which is graded to three feet of length for every foot of height. There is trees on both sides and there is a 40 foot dedicated common lot between the lot line and the end of the sidewalk -- the far side of the sidewalk and this is what residents were under the impression was going to be built there and it looks very good and even said in the request that it was going to be similar to the Rambo Subdivision, which looks almost exactly like this, which is right next door. So, that's kind of what everybody was under the impression of. And could we go to the next slide? So, that's what was actually built. As you see there is no -- there is no berm, there is -- I guess in the future they could put some trees there, but, essentially, it's online with the road. There is no berm that breaks line of sight or anything like that and I think someone that looks at this picture is like, well, maybe that berm is on the other side of the fence, because that doesn't look anything like what they submitted. So, important to look at here is that fence right there, just --

Weatherly: Hold on just a second.

Walker: Sorry.

Hoaglund: Mr. Mayor, my apologies, but the slides -- we saw the first slide, but nothing was changing after that, so --

Walker: Oh.

Hoaglund: Definitely -- definitely want to see it, Mr. Mayor and Mr. Walker. Mr. Mayor and Adrienne, yes, now -- now we can -- now it changed to the second one, so --

Walker: Okay. But you can see on there it basically said there was going to be a 40 foot dedicated common lot, which the sound person said that was important, the distance. Also the height of the berm there and that the fence would be at the top of this berm, which would be above the retaining wall you see there on the lot line on the right. And, then, so if you go to the next one. I said there -- you see there is no berm that goes higher than the level of the road. There is none of that landscaping. The -- the distance I think they said in the form was going to be 56 feet from the edge of the roadway to the lot line. It's -- it's about 30 feet. So, it's almost half of what they said it was going to be and, then, if you go to the next slide, just so you can see, this is from inside the yard. So, you can see that there is no berm there that they were supposed to build on top of that and just to be clear, where that fence line is on top, that's where the vehicles are. So, it's like they drive by at eye level. It's not like they are on the other side of that wall right there, because this is kind of recessed into the ground. So, the vehicles are right up against that -- will be driving right up against that wood fence there and there is -- there is nothing blocking them at all, but that berm was supposed to be there. And, then, I have a video next. I don't know if you can play that or not. And that's -- that's the berm right there that was -- I mean that's all that they put there when it was supposed to be this 12 foot wide, four foot high rolling berm with landscaping on both sides of it for sound abatement and I think that everyone just -- we were kind of under the impression that -- that something was going to be built similar to what's next door in Rambo and all the other -- and every other -- on the southern side of that road every other residential area has a hardshell wall for sound abatement and we are the only one -- it's a thousand foot stretch and we don't and we would really like them to build it -- build a hardshell wall, because they, obviously, didn't build what was approved by the sound engineer.

Simison: Thank you, Mr. Walker, and appreciate your help and understanding as we walk through the technical difficulties. I think the Council understands. Unfortunately, the public forum there is no comment or back and forth at this point in time, but, hopefully, that was explained to you, but it's been shared and we have received it and I know staff is aware of the issue --

Walker: Yeah.

Simison: -- and the community development.

Walker: All right. Thank you.

Simison: All right. Thank you.

Walker: Thank you for your time, everybody.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I guess a question about process. I don't know if this is something that is a potential future meeting or something that's happened -- going to be addressed more administratively.

Nary: So, Mr. Mayor, Members of Council, I can tell you I -- I have been involved in some of the conversations with Planning and this project hasn't been final approved yet either. So, it's still an active construction area because of the roadway. I don't know if the roadway impacted some of those changes or not, so we will work with Planning and probably have to come back with you to update you on what the progress is.

Simison: And that likely would -- Mr. Nary, could be accomplished through an e-mail or other measure.

Nary: Absolutely.

ACTION ITEMS

1. Public Hearing for City of Meridian Fiscal Year 2020 Amended Budget

Simison: If there is no Council action, which is required or available. All right. Moving on to Action Items. We will turn to our first action item, which is a public hearing for City of Meridian Fiscal Year 2020 amended budget and I will turn this over to Mrs. Fields if she is with us.

Fields: Right here. Thank you, Mr. Mayor, Members of Council. Thank you for having me on Zoom tonight. I'm going to share my screen. Let me know if you see it. Okay. So, I'm here to present to you our fiscal year 2020 amended budget. This is our public hearing. Tonight I am going to go over our three major funds with you. General Fund, Capitol Improvement Fund and Enterprise Fund. We are going to stop and take any questions and answer any questions. Our public hearing is tonight. And with the closer of that we will ask Council to approve our fiscal year 2020 amended budget. So, that --

Borton: Jenny?

Fields: Yes.

Borton: Could I jump in with one quick question?

Fields: Of course.

Borton: Maybe a comment, but the image over your left shoulder is just outstanding.

Fields: What image? Oh, my God. Thank you.

Borton: I love it.

Fields: Thank you. So, with that we are going start -- during this time last year, Council, we had adopted our original 2020 budget. Total city budget last year at this time for 2020 was 120.5 million dollars. So, throughout the fiscal year departments have come before you to seek the budget amendment approval. So, our final budget for 2020 came in at 121.6 million dollars. That is up .91 percent from where we had it originally. What I'm going to go through tonight with you is the changes that happened throughout the fiscal year. So, this will be more of a review for you, because these budget amendments -- these changes have been presented to you over the last ten months. So, with that said we have a total of 36 budget amendments. General Fund, Capital Improvement Fund, and Enterprise Fund is -- the amounts are displayed on the screen for you. This is just more of a formal process that we notify our citizens of the state of our fiscal year 2020 budget. With that we are going to jump right into our General Fund budget. General Fund last year -- the original budget was set at 67 million dollars. We ended General Fund 71.3. Total budget for General Fund is up 6.5 percent and personnel, capital, and carry forward is displayed on the screen in front of you. Within the General Fund we have a total of 24 total budget amendments that was approved. The major three that were approved for employee benefit plan trusts, contracted building services, streetlights for a couple of Chinden projects, and our carry forward adjustment. In our Capital Improvement Fund we started the year off of 5.39 million dollars. Our final capital improvement fund ended up four -- a little over four million. And the reason is with no budget amendment and Capital Improvement Funds, our carry forward adjustment made it go down 24.6 -- or 24.46 percent and all of that is attributed to our parks. Discovery Park project carry forward adjustment. In the Enterprise -- Enterprise Fund our original budget was at 48.1 million dollars. We finalized Enterprise Fund budget at 46.1 million. That is down four -- about four percent. And within our Enterprise Fund we have a total of 12 budget amendments that were approved. The major ones that were approved throughout the fiscal year were our wastewater -- our wastewater land acquisition, the water main extension projects and our meter budget amendments. They also have a carry forward adjustment that was down 7.3 million and majority of that was attributed to our wastewater capacity expansion project. I know I went through those really fast, but those were just some high level overviews of what has taken place in -- during our fiscal year 2020 budget and I will sit for any questions.

Simison: Thank you, Jenny. Council, any questions? Okay. This is a public hearing. Madam Clerk, do we have anyone signed up to testify on this item?

Weatherly: Mr. Mayor, we did not.

Simison: Okay. And someone took control of my computer, so I can't get to -- if there is anyone in the -- on the Zoom app who would like to -- sorry. Apologize. I did not realize my video was not live. Is there anybody in the Zoom app who would like to testify on this application or do we have anybody who is on the phone? If so, if you can raise your hand and the Clerk can bring you on to testify. We see two attendees and neither one is raising their hand. So, hearing no further -- seeing no one wishing to testify or no further questions from Council, do I have a motion?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I move we close the public hearing on City of Meridian's fiscal year 2020 amended budget.

Cavener: Second.

Hoaglund: Second the motion.

Simison: I have a motion and a second to close the public hearing. Is there any discussion on the motion? Hearing none, all those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Is the approval of the amended budget needed tonight or does it follow next week with the ordinance?

Nary: Mr. Mayor, Members of Council, so we just need direction to bring the ordinance back. So, you do need to make a motion for that.

Borton: Mr. Mayor? Mr. Mayor?

Simison: Councilman Borton.

Borton: I move that we do provide that direction to legal to bring back an ordinance for approval of the 2020 -- fiscal year 2020 amended budget for our consideration and vote next week.

Hoaglund: Second the motion.

Simison: I have a motion and a second to have an ordinance brought back by Council next week. Is there any discussion on that motion? If not, all those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

3. Public Hearing for City of Meridian Fiscal Year 2021 Proposed Budget

Simison: With that we will move on to the next item on the agenda, which is public hearing for City of Meridian fiscal year 2021 proposed budget and I will turn this over to Brad. I will open this public hearing with staff comments and turn this over to Brad.

Purser: Let me know when you can see me. Let me know when you can see me. I'm sharing my screen here.

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: One thing -- I was looking -- I forgot to look at the -- the timeline for the budget. Actually, Finance had scheduled that for September 1st. So -- so, that was the intention was to bring that back. So, if you wouldn't mind correcting that, so we can line up with Finance, because they prepare the final numbers that get attached, so --

Simison: Would the motion maker -- let me backtrack and approve one officially. You need to reopen something, Mr. Nary?

Nary: The motion would be to rescind your prior motion and correct it to September 1st.

Borton: So moved, Mr. Mayor.

Simison: Okay.

Hoaglund: Second the motion.

Simison: I have a motion and a second to rescind the previous motion as it relates to the date and move it to September 1st. Is there any discussion on that new motion? If not, I will call the question. All those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Okay. And, Brad, we can see you now and we heard you before.

Purser: Great. I'm sharing my screen. Can you guys see that?

Simison: You see -- yes.

Borton: Yes.

Simison: A blank -- a blank screen if that's what you are hoping for.

Purser: No.

Simison: There you go. Now we got it.

Purser: Okay. Great. That's good. Here. Appreciate having me out. I'm here to talk to you about the 2021 proposed budget. As part of that I'm going to talk about the overall budget process and how we got here today. I'm going to talk about the 2021 proposed budget and its different pieces. The General Fund, Enterprise Fund. We will end with questions. And, then, next steps. So, with that how did we get here today? This all began in February, March time frame when Mayor and some of the Council Members and everybody in the -- in the budget, we all met together with all the departments and we went over the line item budget line by line, make sure that we were good with what was in there. We took that budget that we had created and we presented that to people -- or to Council in June. So, the overall process was about a nine month process. In June we met twice where we presented a balanced budget and got that approved, after which we, then, went forward and published that final budget and now we are seeking public support and input as part of the public hearing process. Once that public hearing is concluded and we will, then, seek approval from Council to approve the budget. Once approved we can, then, begin to appropriate the funds as they have been presented and, finally, after the funds have been appropriated we can, then, begin to execute that budget as we have presented it. The overall process, as I said, is about a nine month process. There is a lot of people involved, which we are grateful for -- to have their involvement and support. So, Let's look at the overall budget. The FY-2021 total budget is 129.3 million dollars. As you can see the personnel side of that, if you look at the pie chart on your left, you can see about 44 percent of the overall budget is related to personnel. When you add up the capital you can see that you have about 38 percent of the budget is related to capital expenses. This is citywide. All funds included. When you look at the pie chart on the right you can see that about half of the budget that we are presenting is related to either public safety, parks, that type of thing. The other half is related to wastewater, our Public Works group. So, when we dive into the General Fund side of things, going a layer deeper, we can see that the total 2021 proposed budget for the General Fund is 71.4 million dollars. Of that you can see 59 percent of that total number is related to personnel and we have operating and capital making up the balance. If you look at the chart on your right, the pie chart, you can see that public safety makes up about 67 percent over -- overall -- overall General Fund budget and the rest made up of parks and admin and Community Development group. So, looking at revenue, our total anticipated revenue for 2021 is 65.1 million dollars. The majority of that is made up of property tax, about 60 percent of that. The rest of that is made up of inter -- intergovernmental and other sources of revenue. Total we are anticipating at 65.1 million dollars. Moving on towards our Enterprise Fund, FY-2020 budget for Enterprise Fund is 57.9 million. Again, looking at the chart on your left you can see that, you know, personnel makes up about 39 percent of that, while capital makes up the vast majority of that. It looks like about 54 percent of the overall total. Of that you can see 57 percent looking at the chart on your right -- the pie chart on the right is related to our -- our wastewater. Overall budget for 2021 is 57.9 million dollars. Moving on to our revenue for Enterprise Fund, our anticipated revenue for 2021 is 44.5 million dollars. This is made up of -- 61 percent of that is utility sales and the balance is really in two other budgets here, our utilities connections and our other utility revenue, you know, combined totaling the 44.5 million. With that that basically

makes up our overall budget in the different funds and I will pause for a minute and if there is any questions I will stand for any questions.

Simison: Thank you, Brad. Council, any questions for staff at this time? Seeing nothing from Council for Brad at this time, we will see if we had anybody signed up to testify on this public hearing from the public.

Weatherly: Mr. Mayor, we did not.

Simison: Okay. If you are on the Zoom call and you would like to testify on this item, please, indicate so by hitting the raise your hand feature. We do have one person potentially in there that could testify at this point in time.

Borton: Mr. Mayor?

Simison: Seeing no one who is raising their hand to testify at this time, Mr. Borton.

Borton: We just can't hear you. The audio's cut out again.

Simison: Can you hear me now?

Borton: There we go.

Simison: Okay. We have -- we have no one who has signed up to -- no one who is raising their hand to testify or signed up to testify and no questions for Brad at this point in time. So, I will turn this over to Council for any -- any other questions from any other staff that they would like to address.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I wanted to start off by thanking the fire chief for clarifying some -- some questions on the design process of the fire stations that are proposed in the budget this last week. Before we go I would like to throw it out -- are there any more questions or concerns Council would like to discuss before we move on in regard to the fire stations, the design aspect, or anything else?

Simison: Councilman Bernt, just for the record -- is my mic working now? Oh. Okay. Perfect. Thank you. I know one of the -- in conversations with other members of the Council who maybe aren't here tonight, just want to make sure something is very clear from my perspective as the Mayor. Approving the design for two stations in this budget does not mean the cat is out of the bag and does not mean that you will for certain see two stations in next year's budget. There is a lot of question marks that need to occur between now and, then, including what happens with the legislature. So, just so it's clear from my perspective as the Mayor, there is no guarantee that there will be two stations

presented in next year's budget. There is a lot of questions and there will be a lot more conversation with Council. This is just about the design and moving two -- two forward so that they would be ready when the time is right and the funds are there. So, just want to put that out there so everyone hears it very clearly.

Bernt: Perfect. Thank you. Is the -- is the chief on the line? Is he --

Simison: The chief is on the line, as well as the architect, if there is anything specifically you would like to address towards them. I think the only -- the main question that I had -- and we have been discussing this a little bit -- is in regard to the savings. The proposed -- the proposed savings in regard to Station 8 if we were to continue with the current line item in the budget to -- to appropriate spending authority for impact fees for Station 8 and -- and what that looks like if we were to hold off and it's -- for some time in the future and -- and maybe have a budget amendment or something along those lines and what those numbers look like and what the savings might be.

Niemeyer: Mr. Mayor?

Simison: Is that Chief Niemeyer? I couldn't hear or --

Niemeyer: Sorry. Yes, sir. This is Chief Niemeyer. Mr. Mayor, Council, first let me just kick off -- great conversations that have occurred around this. I really appreciate the questions that have been asked. A lot of great questions. I know Council Woman Strader is not here tonight. She and I connected on some of the questions, so -- Council President Bernt, to answer your question, I mean there is certainly unknowns as far as cost increases; right? I think we all buy a gallon of milk. We all buy supplies and we see increases in goods that we buy and the architectural design firms are no different. Typically architectural design is based on the cost of construction of a facility and so as those construction costs go up so do at times the cost of design. Certainly I faced that with my house when Cheryl and I built our house. So, doing this now -- and just a reminder, I know, Council, you are aware of this, these are impact fee eligible items. We went through a process with impact fees where we identify growth and what would be needed to meet that growth and certainly design was a part of that and so we have been collecting those impact fees from the development going on. I know we have talked a lot about savings. What does that savings look like? How much does that look like? As somebody who manages overall our impact fee fund, for me personally if I can save 30,000, 40,000 or 175,000 dollars that can be applied in the future to the construction of a project, certainly I am -- I am desiring to do that and I think we have been able to demonstrate and I appreciate the feedback from the presentation I sent out on -- on Friday, the narrated PowerPoint, that was the first one I have done. So, hopefully, it worked well. But really showing the snapshot of what those different aspects of design are and what those different costs are that make up the overall cost of design. I do have Gunnar Gladics on tonight. Gunnar is with Rice Fergus Miller. That was the firm that we used for Station 6 and I think I articulated in the presentation our design for Station 6 was about 620,000 dollars. The design for Station 7 starts off at about 580. These are conservative numbers and I -- if we need to I can let Gunnar speak to that. They anticipate

further savings, but certainly not willing to put numbers to that at this time as we move forward. But I want to just echo what the Mayor said. This is step one and it's an isolated step, even though I understand the conversations that occurred last week. This allows us to be somewhat shovel ready if and when that discussion around the construction of these stations occur. We don't want to face delays like we faced with Station 6. We are trying to stay ahead of this ballgame. I think we have a very good timeline laid out and a very good plan laid out. So, Council President Bernt, I hope that answered your questions. Certainly happy to elaborate that or have our architect chime in on that as well.

Bernt: Sure. Mr. Mayor?

Simison: Councilman Bernt.

Bernt: So -- so you answered one of my questions, the cost for the design of Station 7 would be 580k. Conservatively speaking it could be a little bit more, it could be less, whatever. But what is the exact cost for the design of a proposed -- Station 8 included in the budget and -- and not in the budget if it were done at a later date?

Niemeyer: Council -- Council President Bernt, great question, and that was in that slide that I articulated out. With delays in design, wait a year, wait two years, we know there is going to be cost increase. I think that's based on inflation, whether it's two percent, three percent, four percent, one percent. It's no different than any other business. Architects are no different in the cost of the goods that they provide. So, we anticipate that there would be a cost increase. Within the slide for Station 7 and 8 -- and, again, I think Councilman Borton asked me a great question, so I want to -- I want to kind of hit on that a little bit. The original FY-21 design would get us to construction docks. If you look at the overall cost, for example, the cost of Station 7 that was included in the slide that I sent out at 580,000, also, then, goes into the bidding and it goes into the construction management. The architect always plays a role in the management of the construction, not to be confused with the CMGC and for Station 6 that -- that CMGC was ESI. So, this gets us to construction documents. We don't move further in the full expense of that cost until we get into the construction. So, I think I have alluded to in a previous presentation and this is no different than any other city project in which construction is being done and design is being done, it's not just a one year cost, it's cost over a two to three years throughout the life of that construction and throughout the life of that project. So, I hope that answered your question. Certainly if it didn't happy to have Gunnar chime in and get more specific to your question.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: So, I mean I get that and that -- that all makes complete sense. But I would just like to know what that number is. I know that -- I know that there is potential that that number could increase, if not -- if not -- if not approved. I understand the philosophy

behind that. I just want to know -- I want to know what -- what the cost savings is going to be.

Niemeyer: Mr. Mayor, I think at this point, Mr. Mayor, I would like to have Gunnar chime in. I think we have sent that cost savings out, but certainly, Gunnar, the architect, Gunnar Gladics, can chime in and talk about the savings in designing two stations at one time.

Gladics: Yes. Thank you, Mark. Thank you, Mayor and Council.

Simison: Gunnar, if you could say your name address for the record.

Gladics: Oh, yes. Sorry. My name is Gunnar Gladics and I'm at 14222 56th Avenue Northwest, Gig Harbor. So, just to clarify, Council Member -- I think it was Treg, the -- you were asking the cost if design on Station 8 is delayed after completing design on Station 7 for a year or two years or what have you?

Bernt: Mr. Mayor, Gunnar, just to be clear, I -- pretty simple. I just want two numbers. I want to know how much it's going to cost to -- for design if the -- if this design is appropriated through the 2021 budget versus if it's not. I just want to know what the number is? It's that simple.

Simison: And, Councilman Bernt, maybe if Station 8 -- or 7 was to be 580,000 and Station 8 would be 580,000, both separately, and you do them the same, is the number still going to be 1,160,000 or is it going to be different to do them both at the same time? Is that part of the -- the -- what you are looking at?

Bernt: Mr. Mayor, I just have heard multiple numbers and I just would like to know what the number is going to be.

Gladics: Council Member, we have -- what we -- what we did was provide number to Mark in the Fire Department for that initial number of 580k for Station 7 and, then, the Station 8, if conducted at the same time, designed, as -- our current estimate would be 406,000 for the -- the all in, including bidding and construction throughout the entire process.

Bernt: I couldn't quite hear what he -- Mr. Mayor, did you --

Simison: Four hundred --

Bernt: Four oh six. Is that what you said?

Simison: Yeah.

Bernt: And that's included; right?

Gladics: Correct.

Bernt: Okay. I got you. So, if -- if we decided to do a budget amendment, you know, three to six months or a year down the line, what would that number end up being if it's -- if it's not approved in this -- in this budget that's what -- that we are talking about right now?

Gladics: Well, I think we probably would -- would want to work with the city. I think there would be some definite benefits to having done the -- the plan -- I believe that both stations would -- would more or less be the same, so I think the -- the building itself would remain mostly the same. Some of the civil engineering and landscape components may change a little bit, but really probably what we would just adjust is the construction administration and bidding components. Of those two I think we had 27,865 and 133,347 respectively and those may need to be addressed if the contract is not continued into construction. Did that makes sense?

Bernt: Sure. So, what's -- what would be the total number?

Gladics: Well, for the -- I would -- I would assume probably about a three percent per year increase in cost for the -- let's say 150,000 for bidding and construction administration, but not being able to do the math right off the top of my head.

Simison: Mr. Bernt, maybe if I could help even understand yourself. Are you saying what would the number be if this was done separately? That's essentially what you are saying. If this was done six -- so, if we did Station 7 and it was done and we, then, did a budget amendment for Station 8, what would be the cost for Station 8. Is that your question?

Bernt: I know -- I know that -- yeah. I mean essentially. Or what happens if we -- we approach this after the legislative session when we will be know more what that looks like.

Simison: So, again, I guess my question for you is Station 7, what would be the cost to do Station 7 this year and assuming no inflationary cost in one more year what would be the cost of Station 8 to do that project? Is it the 580? Is it the 580 for both or is it different?

Gladics: Oh. Now I -- so, Station 8 I think that base price 406 -- and what I was saying is only a small amount of the fee would actually increase, which I'm thinking if it's -- if it's designed to the final construction documents, the only thing that we would need to look at after pausing is the total value for construction administration is about 150,000.

Bongiorno: Mr. Mayor?

Simison: Deputy Chief.

Bongiorno: Can we have the Clerk add Mark back in. He got kicked out of Zoom. Thank you, Adrienne.

Weatherly: You're welcome, chief.

Niemeyer: Thanks, Adrienne. Sorry about that. It just -- Zoom kicked me out all of a sudden. Yeah. I think to the Mayor's point, the question, if I understand it correctly, is what is the current cost of Station 7 and 8. What are those potential savings. The cost of Station 7 is 580. That's down from 624 for Station 6 and if we do Station 8 design that cost is 406. Now, that includes the bidding phase and it also includes the construction management phase, which I know we are not at. That is a separate conversation post-legislative session. So, within that slide, Council President Bernt, that I sent out on Friday, you have got the cost breakdowns where you could see where we are at through construction documents. That's -- that's getting into the HVAC system. That's the shovel ready aspect of the project. So, I think I have been following the conversation and the question I hope. I am certainly happy to follow up.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I think it makes sense what's being presented and correct me, chief, if I say this wrong, but in this current budget with the 600,000 dollars is the total allocation for, quote, design of fire stations. That -- that would allow the schematic design, design development and construction documents to be completed for seven -- a seventh station at approximately 375,000 dollars and four an eighth station at approximately 227,000 dollars. The difference between those two I think is the savings that's being discussed with a second. The additional design cost of bidding and construction admin is the same in both. It may go up three or four percent a year, that portion of it, but the big -- what I understand Gunnar talking about and from what the chief has said, that within the 600,000 dollars in the current impact fee allocation in this budget you could design them both. If you wanted to only design Station 7 by itself that would only cost about 375,000 dollars to do the -- to do the design work, excluding bidding and construction admin.

Niemeyer: Councilman Borton, you have got it spot on and I think we got there through a series of texts and e-mails through this process. But, yes, you have got that exactly. I think the cost was 632 and some change to get to that point that you were talking about with Station 7 and Station 8 and, then, from there as we go through and see what the legislature is going to do in that further conversation, we would talk about construction and timing of construction and that's when the other fees would apply. And I apologize, Council, I don't have a cool cutout behind me like Brad and Jenny. I have to work on that.

Simison: Council, any further questions on this topic for the chief or Gunnar? Okay. Thank you, gentlemen. Don't go too far, but I think you are relieved for a few minutes.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: That -- that helps answer the questions I had and following up from the last budget meeting with regards to both stations. I really appreciate your comments. We

have been overly sensitive to make sure -- I guess cautious in a good way to make sure we are not creating any unintended inertia to do two stations at one time and you have been very clear that that's not the case and we are going to have a discussion perhaps this fall or early winter specifically on one versus two, pros, cons and where that one may be. So, that -- that's a big part of getting comfort and going forward with this part of the budget. Understanding that you are not expecting the Council to have making -- be making that commitment and we are not thinking that you are making that commitment either. So, I appreciate that.

Simison: And just to be clear, unless there is something specifically the Fire Department needs, this is probably not a conversation until next April when it really -- until we have enough data or information to make educated information to Council so a decision can be likely made.

Borton: Or whenever the CFP is presented. I guess it's part of that.

Simison: Well, the CFP -- the CFP will -- is one thing, but what the legislature does will impact the CFP later in a way that does -- you know, we -- again, I can tell you the CFP can accommodate both of these and the staffing with the assumptions that our CFO normally puts into it. However, all those assumptions can go out the window very quickly in April. So, we won't want to have a real conversation about it until then. Council, any other questions on this budget at this time for Brad, Todd, or any of the other directors who are present in person online? Okay. We did have someone else join.

Borton: Mr. Mayor?

Simison: I will just do another -- this is a public hearing. Is there anyone who is on the call who would like to testify on this item? If so, if you can indicate by raising your hand and the Clerk will bring you in. Seeing no one wishing to raise your hand. So, Mr. Borton, I will turn this back over to you as you were seeking recognition.

Borton: Thank you, Mr. Mayor. I just -- for clarity, we opened the public hearing for the 2021 budget, as well as the proposed foregone revenue decision?

Simison: We have not done the foregone revenue yet. No.

Borton: Okay. Got it. Mr. Mayor?

Simison: Councilman Borton.

Borton: If there is no other discussion from Council or the public, I move that we close the public hearing on the City of Meridian's fiscal year 2021 proposed budget.

Hoaglun: Second the motion.

Simison: I have a motion and a second. Is there discussion on the motion?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I really appreciate, again, the clarifying answers from the chief and from Gunnar being close and -- and available and for -- for shedding light on -- on this topic and I don't mean to be annoying, I don't mean to, you know, pound a dead horse by any means, but I -- I do pause for concern about this. I feel -- I don't -- I don't see -- I don't see -- if we were to have this discussion in April and in -- and if at that time we felt like we needed to appropriate some funds through a -- through a budget amendment for a design of Station 8 versus doing that right now, I don't -- I don't see a huge difference in that and -- and in my role -- and I feel like I -- in my opinion I -- the prudent thing in my opinion would be to approve this budget, only approving the design of Station 7 until we know more about what Station 8 is going to look like and if that means we have to pay a couple of bucks along the way I think that's prudent. I don't see that -- I don't -- I don't see that -- that number significant enough at this time to -- to include Station 8 in the budget currently. So, those are my thoughts.

Simison: Is there any further comments on the motion? If not, all those in favor of the motion signify by saying aye. Those opposed nay.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Now we are into the --

Borton: Mr. Mayor?

Simison: -- the public hearing is closed, but -- Mr. Borton, yes.

Bernt: I spoke too soon. I apologize.

Borton: I apologize -- I apologize, too. I -- we moved to close the public hearing and, then, there was discussion and Councilman Bernt made comment, but I don't know what motion was just put before us.

Simison: Well, the --

Borton: If there was one.

Simison: Your motion -- all we did was close the public hearing. Councilman Bernt jumped the gun. Spoke on -- during the closing of the public hearing. So, now -- now when the public hearing is closed, so we are into discussion element.

Borton: Thank you, Mayor.

Bernt: Super honest.

Hoaglun: Well, Mr. Mayor, it's been talked to -- if I might address the issue. Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Yeah. Yeah. I appreciate Councilman Bernt trying to look at it in a different light and seeing if there is ways with concerns that we have about future -- about the future and what might happen. We don't know what it is. But I'm confident about locking in some savings now, even if that changes a little bit, it's money not -- we don't have to spend that -- that is impact fees, but certainly we can -- we can move that to construction. So, that's always -- always a good thing and I appreciate his taking the time to look at it, but with your assurances, Mr. Mayor, and I think from the Council side we are going to proceed cautiously. We are not committing to anything beyond just the design phase and getting things ready and, then, at that point in April, as you point out, we could have a more informed discussion about what we are going to do in the future. So, I'm comfortable with the amount that we have budgeted for FY-2021 and would like to move forward with that. So, Mr. Mayor, if there is no further comment from Council, I would move that we have a -- legal bring forth an ordinance for approval on -- I believe on September 1 for the FY-2021 budget amount of 129 thousand 364,101 dollars.

Borton: Second.

Simison: I have a motion and a second. Is there any discussion on the motion? If not, I will have the Clerk call the roll.

Roll call: Bernt, yea; Borton, yea; Cavener, yea; Hoaglun, yea; Strader, absent; Perreault, absent.

Simison: All ayes. Motion is agreed to and a resolution will be brought forward on September 1st.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

2. Public Hearing to Reserve All Foregone Revenue Associated to Fiscal Year 2021 Budget

Simison: Thank you very much to the Finance Department to get us this far.

Purser: Mr. Mayor?

Simison: We will see you again -- well, maybe not you all, but we will see your work here in a few weeks. Moving on to the next item on the agenda.

Purser: Mr. Mayor?

Simison: Yeah. I'm not getting rid of you. So, don't worry. Next item on the agenda is a public hearing to reserve all foregone revenue associated with fiscal year 2021 budget and open this with staff comments and turn this over to Brad.

Purser: Yeah. This next piece is really just to elect to reserve all foregone revenue associated with 2021 budget. The amount of that would be a little over a million dollars. With that I can stand for any questions.

Simison: Thank you. Council, any questions for Brad at this time? Okay. This is a public hearing. I don't know if we have anyone signed up. If there is anyone online who would like to testify on this item if you could do so by raising your hand down below in the -- on the Zoom app. Madam Clerk, do we have anybody signed up to testify?

Weatherly: Mr. Mayor, we did not.

Simison: Okay. And seeing no one who is raising their hand to testify, Council, do I have a motion to close the public hearing?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I move that we close the public hearing on reserving all foregone revenue for the fiscal year 2021 budget.

Hoaglund: Second the motion.

Simison: I have a motion and a second to close the public hearing regarding the foregone associate -- revenue associated for fiscal year FY-21. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Mr. Nary, I assume we have seen these as similar?

Nary: Yes, sir. A motion to bring back an ordinance on September 1st.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: For -- at least for conversation, I'm not sure where -- where Council is. I have put considerable amount of thought on this and this is a new process for us that was thrust upon us by the legislature to communicate to the public our intention of what we are or are not going to do with a foregone. I have said I think in a number of City Council meetings not taking a property tax increase in my opinion is a -- is a commitment to the

taxpayers. We don't have an ability to control or impact future Council actions, we can only stay focused on what's before us and to me I think it's a prudent decision that if we are -- if we are not taking a property tax increase that we should not take the foregone or not allow the foregone to be taken in future years. So, I'm not sure what the process would look like and I'm not sure where the rest of the Council sits. This is the first time that we have had the chance to discuss this, but I am supportive of not reserving the foregone for future use.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: To continue that discussion, I think that's a weighty consideration for sure and I -- I understand where you are coming from with it. I think our Council and -- current and past has done a really good job in utilizing proceeds and revenue sources, excuse me, right when -- when necessary and taking what's necessary, utilizing no more than necessary. There have been years where this Council has taken zero, has taken one, one and a half, two. It has exercised sound discretion in -- in not collecting the maximum amount in many years, which I applaud that practice and this year in particular in taking zero percent. So, with that track record I -- I trust the judgment of Council to utilize foregone only and if that extreme necessary circumstance were to occur in the future, I would be very reluctant to hamstring a future Council's ability to exercise that sound discretion, getting input from the public and -- and I think it would be appropriate to continue the same process with -- as has happened in previous years where it has been available for this Council to have taken foregone and we have elected every year not to do so, because it wasn't the right decision. So, I -- I trust that same sound judgment would occur in the future and I would like to afford future Council that ability to exercise it and such. So, I would be supportive of retaining the forgone for future years for Meridian based on our track record.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: You know, I appreciate Councilman Cavener's, you know, concern and his viewpoint and outlook to it. Yes, we don't want to tell taxpayers, oh, no tax increase this year, but we are going to take it next year. I agree with Councilman Borton that we do have to be cautious as we approach each year and making sure we only fund what is necessary and I think past Councils have done that and at the same time I want to make sure that we do have adequate resources to fund the fundamental elements of good government and we don't know what the future holds and to have that option or -- whether it's this Council or another Council, I think we have to preserve that option. I think the track record, as Councilman Borton has pointed out, has been good and I hope that continues, but I also would support reserving the foregone revenue associated with this upcoming fiscal year.

Simison: Is there any further discussion on this item or is there a motion?

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Mr. Mayor, I would move to -- have we closed the public hearing on this?

Simison: Yes, we have.

Hoaglun: Okay. Thank you. I thought we had. All of a sudden it occurred to me we had not. Mr. Mayor, I would move that we reserve all foregone revenue associated to fiscal year 2021 budget and that legal present an ordinance on September 1 for Council consideration.

Bernt: Second.

Borton: Second.

Simison: I have a motion and a second. Is there any discussion on the motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I appreciate the discussion from my good colleagues who are testifying or communicating remotely and I hope that should the city be in a position where they have to look at foregone they continue to have these collaborative, although sometimes disagreeable conversations in the future. So, I appreciate the comments from both of you and you sharing your perspective tonight.

Simison: All right. With that Clerk will call the roll.

Roll call: Bernt, yea; Borton, yea; Cavener, nay; Hoaglun, yea; Strader, absent; Perreault, absent.

Simison: Three ayes. One no. Motion passes.

MOTION CARRIED: THREE AYES. ONE NAY. TWO ABSENT.

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: Mr. Mayor, just wanted to clarify from earlier when the Council Member Hoaglun read off the motion for the FY-21 budget he actually read it as 129 thousand 364,000 and

I know it was 129 million and that was what was discussed and that's in the document. Just want to clarify that's the ordinance we will bring back is 129 million, so -- just wanted to be clear --

Hoaglund: Mr. Mayor, thanks to Mr. Nary for --

Simison: My ears heard millions, but maybe I was thinking that.

Nary: Yeah. And I -- Brad thought he heard it as thousands. So, just wanted to make sure. If we are going to bring back what was presented.

Simison: Okay. Perfect.

4. Public Hearing for 2020 UDC Text Amendment (H-2020-0072) by City of Meridian Planning Division

A. Request: Text amendments to update certain sections of the City's Unified Development Code (UDC) pertaining to Code Enforcement and Penalties in Chapter 1; Specific Use Standards in Chapter 4; the Public Hearing Process in Chapter 5; and the Subdivision Design and Improvement Standards in Chapter 6.

Simison: Okay. Next item is No. 4, public hearing for -- for 2020 UDC Text Amendment. We are going to open this public hearing with staff comments. I'm going to turn it over to Mr. Hood.

Hood: Thank you, Mayor, Members of the Council. Can you all hear me okay? Thumbs up? Okay. Thank you. So, I'm going to be presenting to you tonight the Planning Division's application to amend the text of the city's Unified Development Code or the UDC as we often refer to it. For the purposes of this application the Planning Division worked with our code enforcement division to propose the changes that you have before you tonight. I'm going to talk a little bit more about code's version of that here in just a second. You will probably recall -- and probably can't -- want to forget, but you can't -- that we went through a series of workshops this spring and so this is really that culmination of those conversations we had about process improvements for planning this spring and this is the first round of those. So, these are the less controversial changes, the process improvements that planning is proposing. There is another process that Bill Parsons is leading with our UDC focus group, which includes members from the development community, citizens at large, and others that are kind of working through those more sticky, again, more controversial, more development related improvements. So, you will see that probably around the end of the year. So, they are working through that. They have had one meeting. They have got another meeting scheduled for -- I believe later this month. But this is kind of round one. So, again, we didn't -- I didn't share what your -- what's before you this evening with the UDC focus group, but we did share directly and indirectly with our development community. So, the BCA, we transmitted to

them. Our development stakeholder group, we have shared this information with them. So, we haven't been trying to keep this a secret, it just hasn't gone through kind of our normal protocol for UDC changes. But, again, I feel like it's been vetted pretty well with you all through, again, those workshops this spring. So, at a very high level -- and I'm going to -- I'm going to walk you through these here in just a minute. We have got kind of three sections. The code enforcement and penalties section in Chapter 1 of the UDC. We got the public hearing process changes in Chapter 5. And, then, you have got some what I will call cleanup changes in Chapter 4 and 6. So, those are kind of the three overarching themes, if you will. So, with that let me see if I can share my screen and just walk you through, then, the -- the text and it shouldn't take too much. This has really kind of been pared back from that master list of potential changes to, again, having two different rounds -- kind of the round that -- and I'm not going to put words in anybody's mouth, but, you know, the 300 foot to 500 foot notice that I will talk about here in just a second, I don't know that everybody's a fan, but nobody is just, you know, pounding their fists in anger that we are talking about changing it to -- to 500 feet. So, I think this is a good first step to improve our process. I guess the other thing I would point out real quick that the changes that are in that second tier that I mentioned -- so, the planning process improvement changes, what you don't see and what we are working on right now is kind of a companion FAQ website that we are going to put up on our website, so that the public, once they get a -- you know, neighborhood meeting invite notice, hey, what can you expect? You can expect, you know, to have the developer hold this at a location within five miles and that they should bring a site plan and be available for questions. Next step is likely an application submittal with a public hearing and just kind of walk people through that process -- our process from their standpoint. So, you are a layperson, never been through this, but you got an invite to a neighborhood meeting or a public notice and you are like what does this mean, we are going to put that information on our website, that, again, helps people just understand what to expect in our process. So, just kind of keep that in mind as we go through this, because, quite frankly, there is not a whole lot of meat to these changes. They are pretty straightforward. But when you look at these changes and, then, how we are going to actually share that information with the public, I think is going to be pretty powerful. So, jumping to -- can everybody see the screen okay? Okay. So, let's -- let me just start by saying I received a note this morning from Lacey in code enforcement. As you -- you are aware, she is the interim supervisor over there. We were actually working with Richard Everett on this and when he was still here we submitted the application. There has been some last minute concerns about what code enforcement is actually requesting this evening and they have asked to actually withdraw that from this application. So, everything you see with the title under 11-111 that has to do with code enforcement, they need to -- they need to talk with our prosecutor a little bit more, with our IT Department a little bit more and just make sure that the things are actually proposing -- all the T's are crossed, I's are dotted, everybody's on the same page. So, that's the request tonight and the motion would be to remove everything that has that Title 11, Chapter 1, Section 11. So, I'm not going to run through that, just because, again, our proposal at this point in time is to not adopt those changes. So, before I move to the next tier, though, I just want to see if you have any questions or -- or concerns even with that. And I will mention Lieutenant Colaiani I believe is on the line and -- and I will defer to him if you have any questions, but before I move on just wanted to touch base on that.

Simison: Council, any questions on that item for Mr. Hood?

Hood: All right. So, Mr. Mayor, I'm going to continue on. I didn't see anything there. So, I'm sorry -- and 11-112, too. So, that penalty section will also need to be deferred. So, 11-111 and 11-112, everything to do with code enforcement this evening. So, the third tier -- it's not -- it's in order of how it appears in the -- in the UDC, not in the order of how I kind of group them together. It's a minor change here, just so it matches up our definition section with our specific use standard section, we are adding the vehicle sales and rental, we are adding the word and service, so it just matches those up. So, again, I'm not going to spend any time on that, that's just sort of a scrivener's error type of a cleanup thing there. Then we get into the -- the second tier that I mentioned, the planning process improvements that we are proposing. And, again, most all of this should look very familiar to you. We didn't have a hundred percent consent on all this going through those workshops in the spring, but, again, none of this information should surprise you. Some of it, again, is just kind of -- I think it was Councilman Hoaglun that brought it up, you know, 11 by 17 isn't -- isn't as standard, maybe 18 by 24 inch signs is a little more your political types of signs that you could maybe get a little bit more readily laminated or are affixed a little bit easier to a property. So, again, kind of clean up things that way where we change it from 11 by 17 to 18 by 24. Neighborhood meetings. And I'm going to kind of group 11-5A-6C and 11-5 -- 11-5A-6C. So, one is your neighborhood meetings and one is your mailing and publishing of the public hearing notices. So, you will see both of them. There is a lot of similarities. The main one, again, being our current standard is that developers are supposed to send neighborhood meeting invites to everybody within 300 feet of the subject property and the proposal here is to change that to 500 feet of the subject property. The second subsection there, subsection three, we are proposing that they, then, have to -- excuse me -- have to consider those comments by not submitting an application to planning any sooner than ten days after that neighborhood meeting. So, at least their intent to consider some of the comments they may have heard from the public, not just turn right back around and submit the same thing at their neighborhood meeting, but really consider those comments that were received at the neighborhood meeting and potentially make changes to their plan is the second part of that. And, then, having those neighborhood meetings on Monday, Tuesday, Wednesday, Thursday and at a reasonable time and we listed that at 6:00 -- starting between 6:00 and 8:00 p.m. with - - with -- within five miles or closer of the proposed project site or at City Hall. So, again, that should all sound pretty familiar, but I will just pause and see if you have any comments on that section as I scroll to the next sort of related section.

Hoaglun: Caleb -- Mr. Mayor, this is Brad.

Simison: Councilman Hoaglun.

Hoaglun: Yeah. Mr. Mayor and Caleb, I just -- I'm assuming people would understand that Five Mile location for some of our activities that might occur on the city border, we -- our preference is that they hold it within the city, not in another city. Well -- or within five miles, because, you know, if they are on the border they could conceivably do it from

another location that's not in city limits, but we are anticipating city limits. Is that -- is that correct? Or does it matter?

Hood: Yeah. Mr. Mayor, Councilman Hoaglund, it doesn't matter. I mean certainly that's the intent, but reading, you know, the letter of the code as written and you certainly could have it, you know, in Ada county, unincorporated Ada county. There are some schools that are not incorporated within city limits yet they are still considered Meridian. There may be an entrance -- an instance where there is a church or something just on the other side of the county line or city line that is a nice, you know, kind of gathering, you know, place to have a neighborhood meeting. So, it wouldn't be prohibited. Certainly it's what you said, it is the intent that it be in Meridian city limits, not go as -- you know, hopefully it's even closer -- a lot closer than five miles to the project site, but it wouldn't explicitly have to be held within city limits, so --

Hoaglund: Mr. Mayor, follow up.

Simison: Councilman Hoaglund.

Hoaglund: Yeah. I -- I can see your point, Caleb, on that. It might be something just right there in unincorporated Ada county or across -- just across the road and there might be a perfectly fine facility that they could use and hold the hearing. So, yeah, I -- it's probably better not to muck it up by adding any requirement like that, so -- but definitely we want the intent to be as close as possible and preferably within city limits. But, yeah, we will just leave it as is.

Hood: Good question. Thank you. Okay. So, again, sort of related -- at least part of this similar to the last section, we will send -- the Clerk, then, will send postcards to everybody within 500 feet of the property being considered, instead of the current standard, which is 300 feet. So, that's pretty much the change there. I will briefly pause, but, again, I feel like we have talked about that quite extensively over the last several months. Written testimony. So, this -- this one is actually the one that we got written testimony on is -- is written testimony. So, this is a new section. It's one, again, where -- where I don't know that there was a hundred percent consent from Council and as you will see in the four written -- three out of the four anyways written testimony received on this topic were regarding this subsection. The proposed standard is -- is written testimony submitted for consideration. So, you can consider that. You and the Planning and Zoning can consider it to be submitted to the Clerk by noon the day prior to the public hearing. A lot of this has to do with intent; right? We were getting a lot and you still continue to get a lot of last minute information. People are submitting letters and oftentimes they are long and they submitted it at 4:30 the day of the hearing and that -- you don't have an opportunity to review that. You have got a workshop and so how can you reasonably read and review all of the written testimony, especially if you get flooded with it the day of a hearing. So, this is more about intent and trying to disclose, boy, we would really like for you to submit your written testimony and, in fact, we are putting it in code if you want it to be considered it needs to be to the City Clerk by noon, so that, again, it gives you a reasonable opportunity at least to -- to review that. Again, you have three folks that commented,

though, on that. Some wanting that to be even less amount of time, so 48 or 72 hours before. So, I don't -- I don't know what the right answer is here, but -- but this is kind of what we -- I heard the direction from Council when we talked about it last -- a few months ago, so -- and, then, I will pause, because we are almost done, and I just have one more section and this is back to tier three, if you will. So, those kind of other UDC developments and I will classify this as kind of cleanup related. Just clarifying kind of our terms. Cul-de-sac, dead end streets, we use those terms simultaneously, so a lot of this is just making it clear that they are kind of one and the same and, then, talking about emergency access and how that can also be a consideration when having a cul-de-sac or a dead end street that extends more than 750 feet, but, really, we are trying to keep those at 500 feet or less. So, with that, Mr. Mayor, that is the extent -- let me just give you a summary, I guess, of what -- the Planning and Zoning Commission did hear this on July 16th. At the public hearing the Commission voted to recommend approval of the subject requests. Bill Parsons presented on behalf of Planning. Written testimony was provided by Laren Bailey, Sally Reynolds, and Dave Yorgason. I mentioned their comments already. There was no key issues of public testimony. The Commission did have some questions about agency comments and staff reporting agency comment deadlines and, again, we have cleaned some of that -- those things up with publishing our packets earlier in the week and working with staff to meet those deadlines. Placement of public hearing signs. So, that's something, again, we talked about this spring, but went to round two should the city hire out contractors to put up the public hearing signs, should we continue to allow developers. So, you will hear more about that in round two. I don't know where it's going to land with that UDC focus group, but a good discussion there thus far on -- if the city should hire companies to put up public hearing signs or not. Review of common driveway standards and so including that in round two and, again, we are reviewing parking standards with round two, so Bill's on that. They also had some questions about communicating this information. I mentioned that already with the website we are going to develop and share the information and provide hyperlinks on how to -- how to participate in the planning and hearing processes and, then, had some questions on the -- on written testimony one day instead of two days as proposed. So, at the end of the day they didn't make any changes to the staff recommendation. Since that hearing we have received one more, again, public comment from Mike and Malissa Bernard, again, regarding the cutoff times for accepting public testimony and, then, the code enforcement requests to continue their -- their changes to coincide with -- with phase two as well. So, in summary, staff believes the changes proposed with this application will make the implementation and use of the UDC more understandable, usable, and enforceable, while greatly improving the transparency and efficiency of the planning and development process and with that I will stand for any questions, comments you may have.

Simison: Thank you, Caleb. Council, any questions or comments for Caleb at this time?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Just a quick comment. Caleb, hats off to you. Making a perfect UDC might not be possible. We understand you are trying to make it more perfect and improve upon it. It's a continual process and doing it one bite at a time is still helpful. So, we just definitely appreciate the efforts in trying to shepherd this through. Step one.

Simison: And while we have a second, this is a public hearing. If there is anyone online who would like to testify, if you could raise your hand so you can be queued in, but I will still leave this open for additional comments from Council or questions for Mr. Hood.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Question for either Caleb or maybe Bill. The -- the written testimony received from the Bernards suggested, you know, a mechanism that would allow for all public testimony, regardless of the time, to be collected and included as part of the public record, but maybe designated -- if it exceeded whatever the deadline is that there be some delineation that it may not be reviewed by Council. Is there any -- it seems like a good compromise, something that I'm open to, but I'm just curious if that creates any risk for us along our -- in our records or anything like that.

Nary: So, Mr. Mayor, Members of Council, Council Member Cavener, I mean that's -- that's a great question. I think the intent of this ordinance, the way they are crafting it, is to put the public on notice that if you want to be sure it's read -- we do have to take everything that comes in regardless. So, it still becomes part of the record, but it's not unreasonable to have a cutoff and -- and so -- but no different -- you may occasionally call -- you will have somebody testify and, then, hand their written testimony in. You have heard it, but now you have it in writing, so there is nothing -- so, I don't see that as a problematic issue for the court.

Cavener: Mr. Mayor, follow up.

Simison: Councilman Cavener.

Cavener: And I think that what -- what I'm trying to avoid and what I think is what the citizen is trying to avoid is a scenario where a citizen delivers testimony to the clerk and they say, sorry, it's past the cutoff time, we can't take it.

Nary: Yeah. And I think, again, we could work a little bit on the language I guess with -- with Planning, but I think that -- the way I understood what they were going for was if you want it included as part of review, this is the time period it must be submitted. I don't -- we would not direct people not to -- not to put it in the record. We may have to work with the clerk's office to separate it out, so it's clear what was not reviewed. The concern I have is there could be one, there could be ten pieces of information and you may have read some of them, because you have the time to review it. I don't really want to prevent the Council from reviewing anything. I think what we are trying to get to on this ordinance

is to tell the public if you submit it by this date it will -- it will most likely be reviewed. If you submit it after this date it may not be reviewed and so I don't -- if the Council has the time and they read it all and they read everything up to one minute before the meeting, that's fine.

Cavener: Sure.

Nary: But we may have to look at that and figure out a way to separate and clarify, so a court would know we didn't look at that.

Cavener: Right.

Nary: You know, I can recall once where we had a letter that was submitted during the rebuttal that no one had seen and -- and it actually caused a remand. So, it's an issue that can be problematic, but we will work on that with the Planning and the Clerk's office and how to identify that.

Cavener: Good. Appreciate that. Thank you.

Simison: Council, any further questions or comments for staff at this time? Okay. Well, this is a public hearing. I know we have at least one person ready to testify. If you could, please, state your name and address for the record and you will be recognized for three minutes.

LaFever: Denise LaFever at 6706 North Salvia Way and one of my concerns is -- is that Susan was nicely put on the UDC focus group, that was something that was brought up, and when she -- Susan wasn't replaced. Liz Strader and your Council has worked with the Planning and Zoning to make that appropriate for her to have a replacement. My concern stands with 11 -- 11-5A-6 and 11-5-A-6E, 11-5A-6H. I really think those need to have further public comment. I'm not opposed, per se, to 11-5A-6C and 11-5A-6E, I just don't think they go far enough. The 500 feet, that's give or take. I would like to see a sign posted stating the date, the time, and the location of the meeting, along with a sign-in sheet with people to allow comments that get submitted with the application. My real issue stands with 11-5-A-6H and although they have -- there is nice comments on here that say the reason for the change, that doesn't actually go into the change and I view this change as an erosion of the public due process. It's not clear on here within the language -- it says any, but does any mean staff? Does any mean applicant? Does any mean agency? And I am just deeply concerned and I -- about the erosion of the due process for the citizens. I wholeheartedly agree with all the comments that Malissa Bernard made in her letter where she stated further that the citizens are at a disadvantage as some Council Members know and -- and staff know I have spent a lot of time to understand the process, to understand the public hearing, to understand UDC and really work to understand all this, so I could speak on behalf of different items. For the normal person to go back through and come up to that speed and have a fair process that they can be heard, I just don't want to see further violations of the due process, nor do I want to see where we go back through and it's typical in court where applicants or staff may

drop something at the very last moment where the applicant -- not the applicant, but the public can't respond to it and I don't think that's what we want as a city. I -- I have found with the city and working with the city and City Council that it's always been nice that our Council folks are willing to listen, willing to go to coffee, willing to talk and I would just like to see UDC language that supports that and, furthermore, when we had talked about this with Susan and Sally and some others and what we would have liked to see is that all of the documents necessary to make a decision, including staff reports, P&Z comment, all agencies were submitted and, then, the public was allowed, you know, over a week and five days to literally comment on it before it went to Council. I see this as a backwards move. That's all I have.

Simison: Thank you. Council, any questions? And maybe a comment before I open up for questions is that I do think that the efforts we have made to require things to be published on Wednesday help give at least that week time frame for review, for the comments to be received, and at least on -- you know, on the 6-H issue I think that we have taken reasonable steps to try to improve that process, even through our noticing of agendas to make that possible. But any other questions for -- okay. Thank you very much. Madam Clerk, do we have anyone else raise their hand to testify?

Weatherly: Mr. Mayor, we did not.

Simison: Okay. This is a public hearing --

Borton: Mr. Mayor?

Simison: Mr. Borton.

Borton: Yeah. The only question that jumped out in review of this in preparation that I wanted to ask legal counsel was on that 6-H, I think it's written that it applies to everybody and anybody, which could include the applicant, so is there -- the applicant I think has different rights than a member of the public. So, comment on that if we have any concern as written in this application.

Nary: Mr. Mayor, Members of Council, Council Member Borton, you know, I mean I am a little concerned about shall and I think that's what's prompting the conversation, because you are right, I mean ultimately -- and this is an internal debate on due process that we always have. Ultimately the application is between the property owner and the city and everybody else is a commenter, whether they are an adjacent property owner, just an interested citizen, an HOA or whatever, they are all just commenters. Ultimately the last word goes to the applicant for a reason and that's where I think Mr. Borton is talking about is, you know, you have a situation that on the Tuesday before -- the Monday before noon a very well thought out public statement is made that has -- is refutable by the applicant and if we were to hold this strict line where the applicant couldn't provide written testimony about it, he can only come and testify about it, but, then, when he finishes and hands you the written document of what you just read -- said to you, are we going to take it. My view is we would take it. I think -- I know we are trying to make sure the public has plenty of

opportunity to participate and I think that's the right thing to do, but we also have to remember that ultimately the property owner-applicant is the person whose rights -- the court is going to be extremely concerned if we infringe on that due process. The opportunity to be heard is what the rest of the public has and I think we are providing that. So, I wouldn't say that the applicant couldn't submit something in writing less than 36 hours before the hearing, because, again, I don't know when it came in. If it comes in at five minutes to 12:00 they are not foreclosed from responding to it and they can't only be required to do it in a public testimony, because there may be pictures, examples, or something else that needs to be included. So, I do think we will have to figure out how to word that to address that concern, because, again, we do want the public to be able to participate, but the applicant always has a right to respond to it and should be able to provide it to you in writing to do that.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I really appreciate that direction and if the word shall becomes should, that might be more accurate with what we actually would be able to do in practice. I think one of the remedies also for Council -- if it's an applicant who provides things very late, the Monday afternoon, Tuesday morning type of submittal from an applicant, which might cause understandable concern from the public, the Council always has the opportunity to just continue it and that could be one way we can help control 11th hour submittals, at least from -- from an applicant is we need time to review everything. We can continue matters.

Hood: So, Mr. Mayor?

Simison: Mr. Hood.

Hood: If I can just comment on that last point. So, Council Borton, that is on the table to discuss with the UDC focus group. I know you received some comments on some projects in the recent past about, you know, 2:00 p.m. I -- you know, I stayed up all night preparing my testimony and, then, the applicant revises their site plan, now my comments aren't valid anymore. You know, how is a person supposed to keep up when a new -- new application, essentially, is submitted the day of the hearing. So, that's on the table. What's reasonable. Is it ten days before, so that gives staff and the public and elected officials time to review that, but that is something we are kicking around, again, with phase two is -- now this isn't so much written testimony, but -- but changes to a plan and submitting that. So, in the same vein, though. So, I just wanted to let you know that that is also being considered. Just -- Mr. Mayor, if I may, just one of the points that Ms. LaFever brought up -- we did at Mrs. Susan Karnes' request appoint Annette Alonso to the UDC focus group. That's who Susan requested be her replacement and she did participate in the first meeting of that UDC focus group. So, I just wanted to circle back on that -- on that comment.

Simison: Council, any further questions or comments or do I have a motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Question I guess for Caleb or Bill. What -- what's the direction, then, that we need from Council to -- are we -- are we looking to adopt what's being presented as a whole, less the code enforcement piece that's been requested to be held back? Is it prepare a resolution for it? What's -- what is the next step that staff is seeking from Council?

Nary: So, Mr. Mayor, Members of the Council, Council Member Cavener, so the next step is to prepare the actual ordinance that will come before you for approval. This is the opportunity, if you either need more time, want to make some changes that you would like to see in the written ordinance, like in 11-5A-6H, Council Member Borton, is suggesting that the language should say should be submitted for inclusion, not shall be submitted for inclusion. So, that way there is some discretion to that. If there is another section regarding either the footage or the days or whatever, this is the time we will still bring back a final form for you.

Cavener: Thank you. Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Caleb, have you had any discussion with our two absent Council Members about any of this?

Hood: Mr. Mayor, Councilman Cavener, certainly Councilman Perreault is my Council liaison and we have had several conversations through the whole process. She's also on that UDC focus group round two, so she's been kind of my main point of contact, along with the Mayor's office, on -- on some of these things, so -- Council Woman Strader, I -- off the top of my head I don't remember having -- certainly no one-on-one conversations. It seems like maybe -- maybe she sent an e-mail as we were going through that workshop process, but nothing of late.

Cavener: Mr. Mayor, follow up?

Simison: Councilman Cavener.

Cavener: Caleb, in terms of timing for you, part of my preference is to -- I know we have got two Council Members and I recognize, you know, if you are not here for the meeting you sometimes miss the opportunity to speak up, but if there is no -- no rush to maybe continue this for a week, take in the conversation that we have had here tonight, maybe allow us as a body to make any proposed changes, to bring that back next week and give our two absent members an opportunity to provide any of their insight as well.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: The sentiment makes sense. It doesn't sound like there is urgency that one week causes a problem. The public hearing very well may close and we can delay discussion until that -- until next week.

Nary: Mr. Mayor, your hearing next week on both work session and your regular session are pretty lengthy, but your 9/1 hearings are not. So, you might want to wait two weeks just to make sure you don't get overwhelmed with hearings.

Simison: I guess to Mr. Borton's point, if it's not a public hearing -- if they close the public hearing what is the -- just discussion on a potential motion at that point in time by Council? And, then, would they have to reopen the public hearing to make modifications or not really?

Nary: So, yeah, if they are going to make modifications to what's there in two weeks they will have to reopen the public hearing to do that -- to make those directions. But, again, if -- just trying to figure out how to make sure you are not having a room full of people while you want to have a deliberative discussion about it. So, certainly your choice.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, question for Mr. Nary then. If under 11-5A-6H we make that change to should as opposed to shall, does that require this to remain open for public comment?

Nary: So -- I apologize. So, if you are only talking about all of you and not getting additional feedback from the public about those changes, you don't need a public hearing. Again, I -- all I know is that it's a fairly lengthy agenda. I don't know how long that means and how long this discussion with the other two Council Members might be. So, yeah, you wouldn't need to open a public hearing just to make some changes, if it's only your -- your group doing that.

Cavener: Mr. Mayor?

Borton: Thank you.

Simison: Councilman Cavener.

Cavener: Mr. Nary or Mr. Mayor, any issues with having this on our 9/1 workshop or does it need to be on our main meeting? Or do you have a preference?

Nary: Mr. Mayor, Members of the Council, it doesn't matter, because you're only basically giving direction to bring an ordinance back, so your workshop's fine, too.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: So, I got a thumbs up from the Council President, so I move that we continue Item 4, the UDC text amendment H-2020-0072 to our 9/1 workshop.

Simison: And, sorry, were we going to close the public hearing and move the item?

Bernt: No, it's already been closed, hasn't it?

Cavener: Boy, Mr. Mayor, we are -- we are sloppy tonight. My apologies.

Simison: Okay. Just wanted to make sure we were closing it first and, then, moving it to that point, so --

Cavener: Mr. Mayor, if I may?

Simison: Councilman Cavener.

Cavener: I move we close the public hearing on H-2020-0072.

Bernt: Second.

Simison: I have a motion and a second to close the public hearing. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. The ayes have it.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I move that we continue Item H-2022-0072 to the 9/1 workshop.

Bernt: Second.

Simison: I have a motion and a second to continue Item H-2020-0072 to the September 1st workshop. Is there discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. The ayes have it. Thank you very much.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Council, how are we doing? Do we need a break before we go into these next couple items? Okay. Let's -- let's go ahead and take a five minute break and we will reconvene at 8:00 p.m. Five minutes. 8:00 p.m.

(Recess: 7:54 p.m. to 8:04 p.m.)

5. Public Hearing for 2020 Comprehensive Plan Policy Prioritization (H-2020-0073) by City of Meridian Planning Division

A. Request: To amend the text of the City of Meridian Comprehensive Plan by adding priority levels and assigning responsible department leads to the existing policies of the Plan. This amendment makes no revisions to the text of the Plan, except to add priorities and responsible leads for the policies adopted in December of 2019.

Simison: Council, we will call the meeting back from recess. Just for the record it's 8:04 and we will turn to Item 5 on the agenda, public hearing for the 2020 Comprehensive Plan prioritization, H-2020-0073. I will open this public hearing with staff comments and turn this over to Mr. McClure.

McClure: Mayor, Council, thank you for having me here tonight. Can you hear me all right? Good evening. I'm here tonight to discuss a Comprehensive Plan text amendment with you. First, though, and very briefly, the current Comprehensive Plan was adopted in December of last year. There are 492 policies and 380 action items. The new Comprehensive Plan is organized by themes, which came directly out of the public outreach of that effort. The plan is really two documents, the regular text policies and map, which is the Comprehensive Plan. It's forward thinking. And, then, the existing conditions report is really focused on who we are today and where we have been as to the amendments of the Comprehensive Plan. I won't linger here, mostly for anyone in the public, but this slide here describes why we have a Comprehensive Plan. In summary, we plan because we are told to for the community good and to incorporate the community's vision. You can see there are 17 required components of the state enabling legislation in the -- on the right side of the screen. Again, this is why we are here tonight. This amendment doesn't change the future land use map and it doesn't revise any of the text. The purpose of the update is to add priorities and responsibilities to the policies. This is needed for transparency to the public to understand our priorities and to be efficient. We also said we would do it, which is incorporated right into the text of the new plan. The text on the right side of the presentation you can see here is straight out of chapter one under next steps and I have highlighted the relevant sections in red text. I can't go through all the policies. We did a number of them. But you have the complete information in your packets. On a high level and as a method of process, though, these policies are responsibility for and proposed by consensus. I think that's pretty significant. We have shared them with city leadership and discussed what was best for everyone. A few areas they received some proposed tweaks when we do the first real update, maybe next year. As an example some of the action items are too big for just one department to lead, more than likely we will want to split some of those up. On the right you can see a breakdown of the policies by topic and on the next slide you will be able to see them by a few other ways. Here are the policies by lead and priority and, then, ongoing by department. These are rolling packets, both in the application letter and the staff report.

The one -- the ones with a time frame are sort of like projects, things that need to be done more comprehensively and the ones with ongoing or more day to day are specific to development review. Lastly, on this and for next steps, priorities will help you inform other planning and budgeting efforts. We have a few highlights for you. Before I show you how these can look in the final document, the golden objectives provide context for many of the 380 action items below them. These action items often vary wildly in scope, complexity, and frequency and so the goals and objectives are not prioritized they are context. Additionally, responsible lead and support departments shown our simple summaries of those below them for the goals and objectives. Really -- and, for example, the goals and objectives are populated with responsible leads so that when you sort by departments you don't lose that context and only see the actions, you retain and keep and see the goals and objectives with the action. Next the party periods shown or proposed and are general, much like the comp plan. This is our historical practice. These are really intended to be from the point of adoption or if there are changes since the adoption within -- some other sort of addendum -- or amendment. At the July meeting before the Planning and Zoning Commission part of the recommendation was to include priorities for the ongoing items. In staff's perspective this doesn't work very well and I did not likely do a good enough job going into the detail as to why. Ongoing items are at every opportunity. If it's development related, then, we view them with every application. If there is an action described with a yearly project, then, it's with that yearly effort. If it's coordination with ACHD, then, we do that at every chance we get. These are for now and not for big blocks of sort of abstract time. We want to do something else with those and apply some sort of time period to them, so we will have to look at some other revisions to the text to consider that. If we were to move forward with this amendment as proposed this is what you would likely see in the findings. This is formatted for the new Comprehensive Plan. You can see on the right there there is two new columns. One would lead, one would support, and, then, down at the bottom there is some notations that describe some of the acronyms and various time periods. I do have one slide after this which is related, but not strictly related to the action. So, with that I will stand for any questions or discussion.

Simison: Thank you, Brian. Council, any questions or comments for Mr. McClure? Okay. This is a public hearing. Madam Clerk, do we have anyone signed up to testify on this item?

Weatherly: Mr. Mayor, we do not.

Simison: Okay. And the last time I checked we didn't have -- we do have a hand raised? Okay. If there is a hand raised, we can go ahead and bring them into the room and ask them to state their name and address for the record.

Weatherly: Denise, go ahead with your name and address, please.

LaFever: Denise LaFever at 6706 North Salvia Way and I just want to say I think Brian did a really good job with the presentation. I really appreciate the way he laid out his report and his presentation. So, I'm for making some priorities that are based on the staff meeting. That's all I have to say.

Simison: Thank you, Denise. Council, any questions for Denise? Okay. Thank you very much. Do I have a motion to close the public hearing or is there any further discussion?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, I move that we close the public hearing for the Comprehensive Plan policy prioritization, H-2020-0073.

Cavener: Second.

Simison: I have a motion and a second to close the public hearing. Is there any discussion on the item? If not, all those in favor signify by saying aye. Any opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Hoaglund: Mr. Mayor, question for Brian. This -- this is just to bring back to Council an ordinance or what format will this be in to -- for us -- for us to adopt? Is there something that we take further action on and what format does that look like?

Simison: Ask Mr. Nary to respond to that.

Nary: Mr. Mayor, Members of the Council, Council Member Hoaglund, so we would bring back a resolution with those changes and, then, that would be attached to the resolution.

Hoaglund: So, Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move that we adopt the 2020 Comprehensive Plan policy prioritization, H-2020-0073 by the Planning Division -- Division and that a resolution be prepared for Council consideration at our next meeting.

Cavener: Second the motion.

Nary: Mr. Mayor?

Simison: I have a motion and a second and a comment.

Nary: Yes. The next meeting deadline was today, so it would have to be at least September 1st. Mr. Mayor, if I might amend my motion to -- that it be adopted as I laid out in the motion, except the date be September 1st.

Cavener: Second agrees.

Simison: And the second agrees. Is there any discussion on the motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I just -- I wanted to reiterate and thank Denise for sharing some comments towards Brian. Brian, appreciate your good work on this. We don't get to see you very often and now I guess we only see you what's on the computer screen, but we appreciate your due diligence on this project.

Bernt: Ditto. Thank you, Luke.

Simison: Okay. Hearing no further discussion, we do have a motion. All those in favor signify by saying aye. Those opposed nay. The ayes have it. The motion is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Thank you, Brian. And now I think we will turn it back over to Mr. Hood, if he is going to swap places with Mr. McClure. I can't tell if they are --

DEPARTMENT / COMMISSION REPORTS [Action Item]

6. Community Development: Presentation of Ada County Highway District's Draft 2021-2025 Integrated Five-Year Work Plan

Simison: Okay. Item 8 is -- or Item 6 is Department Report, Community Presentation, on the Ada County Highway District's 2021-2025 integrated five year work plan. I will turn this over to Mr. Hood.

Hood: Thank you, Mr. Mayor, Members of Council. I'm going to talk to you about the draft -- initial draft of the ACHD 2021 to 2025 integrated five year work plan. Given that an acronym, so IFYWP. That was -- you had a pretty lengthy packet item for this topic and we are certainly not going to go through it page by page. I probably should have put it in my memo, but that wasn't the expectation of you either, but you had the information should you choose to -- to go into it at that detail. Earlier this year the city did send to ACHD our roadway intersection and community program priority requests and asked them to consider that as they drafted this is IFYWP. ACHD recently released that initial draft and is now seeking our feedback, not just the City of Meridian, but there are other stakeholders in the county as well and I will just draw your attention -- ACHD has actually responded to the spreadsheet that we send them with our priority requests and responded to each of our priority rankings by providing us an update to where they stand in their process. So, if you have your packet open and want to go to page 151, I would encourage you to do that. I'm going to actually go there here in a minute with you and -- and draw your attention to a project or two, but that's our -- that's our list that we sent to ACHD earlier this spring and they provided comments and updated that to just let us know where

all those projects stand in their process, so -- so, staff has reviewed the draft integrated five year work plan and discussed with the Transportation Commission on August 3rd. Essentially, besides an interim signal, that they are -- they have added to the program at McMillan and Black Cat -- so, near the new Owyhee High School being accelerated into 2022, there is really not a whole lot of change. So, they are adding another year to the program, but none of our projects were substantially delayed or substantially advanced, everything just kind of going through that process. So, there is really no change that staff is really wanting to bring to your attention as it relates to Meridian anyways. There are certainly some other changes in the program, but as it relates to Meridian it's kind of what I would have expected I guess. Staff did ask for feedback from the Transportation Commission, again, at that August 3rd meeting on the overall integrated five year work plan, but in particular we asked them to look at a concept to potentially move two of our projects down on our priority list that we sent to ACHD earlier in the year. In particular there are two projects on South Ten Mile Road that staff brought to the Transportation Commission's attention. The section of Ten Mile between Victory and Overland, which is currently the city's number six highest priority project and is planned for construction in 2022 and into 2023 and, then, the second project, but it's related, because they are designing them concurrently -- would be that intersection at Ten Mile and Victory and that's the city's number 17 highest priority on the list that we have submitted and, again, planned for construction concurrently with the roadway widening project. The Transportation Commission did review it, but had no comments or recommendations that they asked me to carry forward to you all tonight on those -- on Ten Mile or the initial drafts of the integrated five year work plan. There is one other thing I just want to draw to your attention also on the August 3rd meeting. We had a member of the public attend with some concerns about the Eagle project between Amity -- yeah, Eagle project between Amity and Victory and so wanted to bring -- if you can -- if you did go there to page 151 in your packet, that's priority number five. So, fairly high up is the roadway widening of Eagle Road there between Amity and Victory and the intersection is number 26 on our priority list. That individual had some concerns with some of the design elements, a roundabout, the way they are crossing pedestrians, but Brian McClure actually talked to you about this last fall a little bit about how they -- Locust Grove and Eagle Road, they are trying some kinds of newer design concepts and, obviously, Brian's here, so if you have any questions on that Eagle Road project I will probably defer to him. But I wanted to call that out and just let you know that we have been back in contact as well with Albertsons, who was kind of off of our radar for the past almost two years. They are back on scene just as ACHD is about ready to wrap up design, they are at 99 percent, getting ready to go out to bid and construct this project this next year -- this next fiscal year. So, again, if you look at that it's -- it's very late in that whole design process, but I just want to bring that to your attention, since there are some concerns with what -- how that -- that project or two -- the intersection at -- at Amity and the roadway widening project towards Victory and the current status of that. But I just wanted to kind of draw it your attention a little bit. Again, the Transportation Commission, though, didn't really have anything that they wanted me to say. Yeah, we should send a letter to ACHD, but if you direct me to do so I need to do that by August 21st, so that's, you know, coming up really quick, so I need that direction tonight. We can't continue this out to September 1st. So, any -- any direction -- if you want to send a letter, please -- please let me know what that is and,

again, I need to send it out this week. With that, Mr. Mayor -- if you have any questions on any of it -- but, again, if you go to page 151 and just kind of go through -- and if you would like me to run through that spreadsheet with you we can, but if you look at the -- kind of the middle -- middle to the right two-thirds of the -- of the pages there, you have got the -- you know, design year, right of way acquisition year, and construction year. That's what everyone cares about what year does it actually get built. We also have ACHD's response. So, that ACHD response column is the one -- if you are curious about any of our projects and where they sit at -- in ACHD process, page 151 through 150 -- it's just a couple of pages there -- you have that information. And with that I will stand for any questions you may have.

Simison: Thank you, Caleb. And, Council, I'm just going to do -- add on to what Caleb talked about, because I did have the opportunity to sit down with Director Wong from ACHD on Friday and a couple of things to point out. A, I think you are going to hear next week, if I'm not mistaken, Caleb, that we will hear from someone from the Tuscany area regarding the Eagle-Amity issues. I think that's going to be presented to you all next week. However, that will not be in time for any consideration for a letter to ACHD at this point in time on the five year work plan specifically. I did alert the director to potential some thoughts may come from us regarding the Ten Mile projects. And I think the point here is the city is the one -- those projects, honestly, if we -- if you look at them there is not a lot of Meridian residents that benefit from those projects on the south side of Ten Mile, as we don't have development down in that area. They really are for others, but they do count against Meridian in our allocation of projects for the city. So, if that's something that we -- may not be on our priority list as much as other projects and maybe something we want to consider sending in the letter for further comments on this. But part of our conversation with the director was the need to probably have a joint meeting, because despite Linder Road overpass being number two on our list, I have heard that ACHD doesn't see it as a high priority from the city, because they haven't heard it directly from Council in a face-to-face format, so --

Bernt: Tomorrow morning? I'm available.

Simison: Yeah. So -- so, we will -- we will need to have a joint meeting with ACHD to talk maybe specifically about that topic with them. In addition, the Eagle and Amity was something that I did bring up with the director and he is going to be getting back to me as far as where they are in that process and this does go to issues that were raised regarding Eagle, Amity, with Albertsons, as well as others, but otherwise that are going to now be likely be proposed at the Hill, which, again, is within a half a mile. So, there is -- there is some other issues, but I don't know that it impacts the five year work plan discussion at this point in time, because I still think that we believe that that's an important project to have done. It's just important to have it done correctly. I think that's the more important conversation. But if there are comments regarding the Ten Mile corridor specifically, if we want to send a letter on that I think that's right, at least want to make sure Council weighs in on that topic tonight or anything else that you think is relevant for a letter to ACHD.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Maybe help me with a little bit of clarification. We talked about Ten Mile. I assume you are talking Ten Mile south of Victory.

Simison: I -- I would put it south of the Overland-Ten Mile connection at this point in time, because that's -- that's where that project really hits is the Victory one.

Cavener: Mr. Mayor, a couple of comments.

Simison: Councilman Cavener.

Cavener: I'm always happy to meet with our friends from the highway district, but I can recount I think at least the last two or three times that we have gotten together the subject of the Linder Road overpass was discussed at length and enthusiasm from our body shared with them, but if we need to meet with them again so they can hear from us that's fine, but perhaps we include -- instead of doing a letter just from you, Mr. Mayor, maybe it's something that's signed by all of us and we include within that what I believe -- I think is pretty strong enthusiasm for the Linder Road overpass. That way they get it in an official letter with a request to discuss what that may look like from their perspective when we meet. So, we got some framework around what we are going to be talking about. On the Ten Mile piece, I think I'm in agreement with you, Mr. Mayor, for the most part. I do know that on our -- our 2020 rankings that both the Transportation Commission I think that we have -- we have approved has Victory and Overland as number six. I'm not quite sure if I wrap my head fully around removing that particular piece, but clearly Amity to Lake Hazel and so on and so forth does seem to make sense. I'm not so beholden that we need to hold on to the priority ranking for Victory and Overland -- or Victory -- Ten Mile, excuse me, between Victory and Overland, but I think it is more of a priority than -- than the other intersections that run south.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I would agree with Mr. -- Mr. Cavener. Also just to clarify, are we -- did you say that we weren't going to discuss this evening at least at the minimum a letter in regard to that pedestrian crossing that the citizen had concerns with, along with roundabouts, or are we going to reserve that for next week?

Simison: I believe that would be the intention, since we are -- I would encourage us to stay focused on the five year work plan, unless we want to move that project --

Bernt: No, that's fine.

Simison: Yeah. And we did discuss that with ACHD about that potentially being another joint meeting topic, depending on where it is in their process and their willingness to

engage further if Council's desire is to do so. Is there any other comments or direction for Mr. Hood at this time from any other members of Council? If not, then, what I would suggest, if it's okay, is that we draft up a letter that I can sign specifically related to Ten Mile and focus on areas south of the intersection corridor of Victory and Overland as to not being priority -- as -- as important priorities for the City of Meridian at this time.

Cavener: Okay. I'm good with that.

Simison: Okay. Mr. Hood, I think that means tomorrow morning, just so you know, since I'm out --

Hood: I will get Mr. Miles on that. Thank you.

Simison: All right.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: We, then, send a follow-up piece about Linder or you will communicate -- staff will communicate that with ACHD staff and -- I heard Council President Bernt under his breath say can they meet you tomorrow morning and I thought it was somewhat tongue in cheek, but I do think we -- if that's what they need to hear from us we should be meeting with them sooner rather than later.

Simison: Yes. It is the intention. I -- my -- my guess is that we list the next Tuesday and see if there is a second agenda item that we want to have for that, but we can start the process. It was on my list to talk with the Council President tomorrow about, about getting that moving forward.

Cavener: Great. Thank you both.

Simison: Mr. Hood, are you? All right. Awesome.

7. Community Development: Presentation of Results of Open Space Study Survey

Simison: Moving on to our last item from Community Development this evening. This is Item 7, Community Development presentation, results of the open space survey and I'm going to turn this over to Cameron.

Arial: Good morning. Or good morning. Good evening, everyone. Good to be back with you. Everybody hear me okay? All right. I'm going to go ahead and share my screen and get the presentation up for you. Let me know if that's -- can you see that okay? All right. Mr. Mayor, Members of Council, it's good to be with you. As we have previously -- previously discussed and in conversation with -- continued conversation around the

Comprehensive Plan, one of the items that came out of the Comprehensive Plan that was a -- you know, a priority point to explore further was the open space issue that we continue to hear throughout the process from the public and so as staff we have been working on that and wanted to report to you this evening the results of that survey. As you know, you know, this has been a topic in land use applications, you know, in many of our public hearings and not to confuse what's going on with Caleb's open space UDC group, but certainly related is kind of this survey pertaining to what our citizens think of open space. This also pertains to our current strategic plan, Item 1-C-3, which talks about open space and the preservation of it and so based on that we wanted to really kind of assess citizens' understanding of open space, what they -- what they -- what they think it means and what their preferences are around it. Also gauge kind of their willingness to pay for it and -- and, then, also kind of as a third wheel is to educate them on what the possible open space types exist. So, kind of a multifaceted purpose behind the survey. So, as such, you know, it wasn't -- specifically it wasn't intended to be a -- you know, a random sampling, scientifically derived survey, it was meant to be broad and sent out to as many Meridian citizens as possible to gather as much information, as well as to educate. So, it's important to just caveat this data that it's not generalizable to all of Meridian and Meridian citizenry, it's not, you know, scientific in that regard, but we do -- we certainly can say definitively that of those surveyed. These are the results. I am pleased -- very pleased with the number of responses. We had over at the end of the day over 1,500 responses. So, you know, again, that's -- that's a good response and that certainly the -- the data is useful. So, again, we are trying to understand what open space means, because, again, through the -- the public hearing process and through, you know, the Comprehensive Plan outreach it meant a lot of different things to a lot of different people and so we really wanted to kind of hone in on that. It is important to note, too, that we did partner with Boise State and Idaho Policy Institute. Many of you know Dr. Greg Kildare and his team and so they have helped us assess this, run the cross-tabulation and present the results. So, I'm going to go ahead and just dive in real quick. This is kind of just that -- some factoids, if you will, around the survey itself. So, we ran it for just over a month. Tried to leave it out there to make sure folks could -- you know, gave people adequate time to respond. Some noteworthy things. As they ranked their responses you can see here kind of what was folks' number one choice. You can see there a nature reserve type concept got the most, number one. Both public parks, multi-space, outdoor urban spaces, pathways, working farms and, then, preservation of historical or cultural significant property. This is an important slide. Really what we found when you kind of boiled it down and ranked it, you know, so the first place, second place, third place, fourth place rankings and so forth, that 81 percent supported purchasing property for open space and when you boil that down even further, you can see there there is this kind of a, you know, dividing line, if you will. All of them received over 50 percent or a simple majority, but you see that, you know, our public parks in particular, folks at the 82 percentile really were willing to support purchasing parks, nature preserves, and pathways at a high rank and I would just focus you on when they talked about what funding source to purchase open space, 48 percent of the survey folks identified development impact fees as their number one preference. So, just real quick I found these interesting that I thought we would share. Sixty-six percent of respondents were female, 67 were between the ages of 25 and 54. Seventy-one percent had a bachelor's degree or higher and 90 percent owned a single

family home. So, again, as we kind of ran into -- ran the cross-tabs on property purchase, you know, you see, again, 81 percent of those surveyed supported purchasing property of some type of open space. So, again, the high -- high -- high level finding. We found it interesting and wanted to report based on length of time, meaning how long they have lived in the city. This was -- this was interesting that those that -- that lived longer in Meridian were less likely to support. Now, got to kind of caveat that, again, the support was very high regardless, but there was a difference. So, for example, if -- if folks had lived here three to four years they were at 84 percent and that dropped down if you lived ten years or longer. So, something there to consider. Age, again, on purchasing property, you know, this -- the -- this 25 to 34 year block was our peak at 87 percent support for purchase, but still strong support across all age demographics. And, then, just another note -- noteworthy one, folks that had a bachelor's degree supported 87 percent and, then, you know, less likely to support if they had a high school degree. As far as parks are concerned, kind of drill down into that. I found that interesting that three to four year -- people that lived in Meridian three to four years strong support at 88 percent. Again, kind of across the board folks supported parks, but saw that uptick there with that demographic. Age. Again, that 25 to 34 year old folks, that peaked at 91 percent support. I think -- I think that's all I want to do for there on parks. So, on nature preserve. So, again, length of time in Meridian, this one was a little different. We found that if they, you know, had lived less than one year they were more likely to support that at 84 percent and, again, longer than ten years at 78 percent. So, not a huge difference, but, you know, something, you know, interesting there that new comers may support just, you know, raw ground, you know, preserved -- preservation of that type of open space. In this -- in this tab, again, the -- even this younger crowd -- although there weren't a ton of respondents in this demographic, the 18 to 25, I better -- you know, need to mention that. But 94 percent of them did support purchasing property for nature preserve open space. Pathways. Again, so this was that -- that the -- kind of the tail end of that -- that -- the top tier, if you will, for supporting open space -- the purchase of open space. Kind of followed along the same lines as parks to a large degree and -- but you do see kind of housing playing a -- playing a role. You know, we are at peaks here with those folks that -- that rent. That connectivity -- you know, and that -- that kind of seemed logical where maybe they live in more dense areas of town, they want to be connected and not so auto -- auto centric. So, on the funding question, again, number one ranking went to the development impact fee for using that as a funding mechanism. Let's see. This was an interesting one. I think you found a higher support with folks that had -- are newer to the city, as opposed to those that have been longer to the city, less inclined to support there. Also that -- that held true with the age demographic as well. The -- the older crew tend to support there. And so, again, in conclusion, you know, of those surveyed -- again, this can't be, you know, extrapolated across the entire citizenry, but of those surveyed it was very clear that citizens value open space to the extent that they are, you know, largely willing to pay for it and, then, we see peaks with parks, nature reserves, and pathways as those that received the highest percentages, but with all of them -- you know, nearly all of them receiving, you know, majority. And, then, just finally that development impact fees were the -- the funding mechanism of choice. So, with that certainly we can dive into any aspect of the survey that you would like. Hopefully that was a quick summary, but

certainly interested in your thoughts on this and how you would like staff to move forward, if at all, with this information. Mr. Mayor, thank you for the time and open to discussion.

Simison: Thank you, Cameron. Council, any questions for Cameron?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. Quick question, Cameron. Right on that very last one on the conclusion I was trying to parse out, you know, that -- that figure of 48 percent, you know, of respondents ranked the use of impact fees as their -- as their most favored use of -- of paying for open space and, then, it says over bonding and using the city's reserves. So, how was that question worded or what were their options of -- of impact fees? I mean sometimes people think bonding someone else is still paying the bill, but, you know, city reserves is only adding the money, just spend -- spend from the savings account, it's still all taxpayer dollars, but I was just curious as to how that was worded.

Cameron: Yeah. Let me pull up the exact question, Councilman Hoaglund. Great question. One moment here. Take me just a second. Yeah. This was a ranking question, if I'm not mistaken.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Cameron, if it's helpful I have got it in front of me. I could -- I could read it if that's helpful.

Arial: Oh, sure. Yeah. Yeah. I'm just pulling it up, but go ahead and I'm -- I will just share that now, so you guys can see that.

Cavener: The question was, yeah, in order for the city to acquire any of your preferred open space choices, how would you, or those in your household, want that decision to be made. First option is City Council approval of development impact fees. New development pays a fee for open space purchases. Second option is public vote. Property tax levy. Tax imposed on Meridian properties to purchase open space. Option three. City Council authorizes use of General Fund balance. City uses its surplus revenues to purchase open space. Or other is -- is the fourth option.

Arial: So, that may be -- let me just elaborate -- and thank you, Councilman Cavener, for reading that off. Just to elaborate on that, so this was a ranking question, so you could select between one of these four and so as such the number one ranking was the impact fee one at 48 percent. That -- that number does not include your average -- you know, maybe that ranked second with a lot of people as well. But we figured we would just report the highest number one ranking one.

Hoaglun: Thank you.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Cameron, maybe -- maybe following on up that, do you have the numerical amount? So, I know we are talking percentages, but I think we -- the survey started I think with a little over 1,500. Do you have -- I mean typically with surveys the more questions you ask the more people drop off and so I don't know -- is it 40 percent of that 1,500 or is it a lower number?

Arial: Yeah. Let me -- let me see if I can pull up the -- the exact number of responses on that question in particular.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Arial: I definitely know we have the --

Cavener: Cameron, it might be easier maybe just to send some of that stuff, too, later on. I don't want to -- I don't want you to feel like you have got to kind of go fishing for -- for me on that question. I just was curious if it's something you had offhand.

Arial: Sure. No, I'm happy to follow up with you, Councilman Cavener, on that -- on that point. What was -- what was the number of respondents on it. I do -- I will say that, you know, we -- we did take all of the data, but, you know, there is -- there is, obviously, you know, you are -- you are speaking to, you know, survey attrition. So, we can -- I can get you that to make sure that, you know, at least that -- each of the numbers. I want to say that it was high, but we will -- we will get that definitively.

Cavener: Mr. Mayor, a couple other questions if I may.

Simison: Councilman Cavener.

Cavener: Cameron, I appreciate you bringing this. I know you and I had some spirited conversations about surveys and straw polls and statistically validated, so this -- this information is fascinating. My assumption is -- because I appreciate you sending me the questions. We didn't boil down survey respondents based on where they lived in Meridian. Do we have anything that's one level deeper are you aware of?

Arial: We -- we actually do and just for the sake of time I didn't -- I didn't put that slide in. We do -- Brian McClure did provide a heat map. I can send that to you as well.

Cavener: Awesome.

Arial: Not surprisingly, most of the respondents were in the north and south, but we did get a northwest, southeast where a lot of our growth is and a lot of our residences are. But I can certainly share that with you as well. It's -- it's safe to say that we got a broad -- a very broad response geographically.

Cavener: Great. Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Cameron, a question that you asked has really piqued my interest and it wasn't captured in the slide, so I'm hoping maybe you can give us some insight. I think it was Q2 where you were asking the -- the respondents about if they would support purchasing property for open -- for open space and you have yes, no, or don't know. I would be curious to know what the response is from that. But, moreover, if they say no, we ask them what city services those in the household would prefer that the city be focused on and I would love -- again, I don't know how many answers you got, because when you invite kind of a narrative I'm sure you got a whole slate of different things. But I would love to see what our public is saying that they would want us spending our dollars on as opposed to open space.

Arial: Yeah. Happy to -- happy to get you that -- that data as well. And it's -- it's -- if there is -- that is some of the follow up. If you want me to come back and present that type of, you know, drill down specifically, happy to do that as well.

Simison: And to dovetail with this, we do have the draft city survey results back, which I think you will be seeing those in the next three weeks here, Council. So, I don't know the open space was listed as an item, but at least it will tell you where the residents think as a general viewpoint --

Cavener: Sure.

Simison: -- compared to what you may have heard in this survey. Different people. Different questions. Not necessarily can't -- hard to cross tab the two. So, you are getting the results of both of them within a three week period likely.

Cavener: Wonderful. That's great news.

Simison: Council, anything further for Cameron on the item at this time? Thanks, Camera. I think it's more digestion at this point in time and perhaps one off conversations for anything else as we move forward.

Arial: Yeah. Understood. Thank you, Mr. Mayor, and Members of Council. Appreciate the time and happy to discuss as you need and provide anymore data, but, yeah, look forward to the follow up.

Simison: All right. Thank you very much.

Arial: Thank you.

ORDINANCES [Action Item]

- 8. Ordinance No. 20-1888: An Ordinance (H-2020-0009 – Lavender Heights Subdivision) for Annexation of a Parcel of Land Located in the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as Described in Attachment “A” and Annexing Certain Lands and Territory, Situated in Ada County, Idaho, and Adjacent and Contiguous to the Corporate Limits of the City of Meridian as Requested by the City of Meridian; Establishing and Determining the Land Use Zoning Classification of 55.14 Acres of Land From RUT To R-4 (Low Density Residential) Zoning Designation (16.37 Acres); R-8 (Medium Density Residential) Zoning District (28.07 Acres); R-15 (Medium High Density Residential) Zoning District (3.25 Acres); and R-40 (High Density Residential) Zoning District (7.44 Acres) in the Meridian City Code; Providing that Copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required by Law; and Providing for a Summary of the Ordinance; and Providing for a Waiver of the Reading Rules; and Providing an Effective Date**

Simison: So, Council, that brings -- brings us to Item No. 8, Ordinance No. 20-1888. I will ask the Clerk to read this ordinance by title.

Weatherly: Thank you, Mr. Mayor. This is Ordinance No. 20-1888, an Ordinance H-2020-0009, Lavender Heights Subdivision, for annexation of a parcel of land located in the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada county, Idaho, as described in Attachment “A” and annexing certain lands and territory, situated in Ada county, Idaho, and adjacent and contiguous to the corporate limits of the City of Meridian as requested by the City of Meridian; establishing and determining the land use zoning classification of 55.14 acres of land from RUT to R-4 (Low Density Residential) zoning designation (16.37 acres); R-8 (Medium Density Residential) zoning district (28.07 acres); R-15 (Medium High Density Residential) zoning district (3.25 acres); and R-40 (High Density Residential) zoning district (7.44 acres) in the Meridian City Code; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing for a summary of the ordinance; and providing for a waiver of the reading rules; and providing an effective date.

Simison: Council, you have heard this read by title. Is there anybody who would like it read in its entirety?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we approve Ordinance No. 20-1888, with suspension of rules.

Bernt: Second.

Simison: I have a motion and a second to approve the ordinance under suspension of the rules. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. The ayes have it and the motion is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

9. Ordinance No. 20-1889: An Ordinance Amending Meridian City Code Section 8-1-4(B)(1), Regarding Requirements for City of Meridian Use Zone Encroachment Permits; Adopting a Savings Clause; and Providing an Effective Date

Simison: Item 9 is Ordinance No. 20-1889. I will ask the Clerk to read this ordinance by title.

Weatherly: Thank you, Mr. Mayor. This is Ordinance No. 20-1889. An ordinance amending Meridian City Code, Section 8-1-f(b)(1) regarding requirements for City of Meridian use zone encroachment permits, adopting a savings clause and providing an effective date.

Simison: Council, you have heard this ordinance read by title. Is there anyone that would like it read in its entirety? Seeing no one raise their hand.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we approve Ordinance No. 20-1889 with suspension of rules.

Bernt: Second.

Simison: I have a motion and a second to approve Item 9, Ordinance No. 20-1889 under suspension of rules. Is there any discussion on the motion? If not, all those in favor signify by saying aye. Those opposed nay. The ayes have it.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

FUTURE MEETING TOPICS

Simison: Council, we are on -- on to Item No. 10.

Bernt: Future Meeting Topics.

Simison: Oh, sorry. I skipped over that. Council, is there any item under future meeting topics?

EXECUTIVE SESSION

10. Per Idaho Code 74-206A(1)(a) To deliberate on a labor contract offer or to formulate a counteroffer. Amended agenda to add Idaho Code 74-206(1)(f)

Simison: Then I would love a motion on number -- Item No. 10.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we go into Executive Session per Idaho Code 74-206A(1)(a) and 74-206(a)(f).

Cavener: Second.

Simison: I have a motion and a second to adjourn into Executive Session. Is there any discussion on the motion? If not, Clerk will call the roll.

Roll call: Bernt, yea; Borton, yea; Cavener, yea; Hoaglund, yea; Strader, absent; Perreault, absent.

Simison: All ayes. Motion carries. We adjourn into Executive Session.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

EXECUTIVE SESSION: (8:54 pm. to 10:03 p.m.)

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I move we come out of Executive Session.

Hoaglund: Second.

Simison: Have a motion and a second to come out of Executive Session. All those in favor say aye. Opposed nay.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Cavener: Mr. Mayor, I move we adjourn.

Hoaglund: Second.

Simison: Motion and a second to adjourn. All those in favor?

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 10:03 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

_____/_____/_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Addendum No. 18 to Agreement for City Prosecutor/Criminal Legal Services Dated November 1, 2002 Between the City of Meridian and the City of Boise

EXHIBIT A

**ADDENDUM NO. 18 TO AGREEMENT FOR
CITY PROSECUTOR/CRIMINAL LEGAL SERVICES
DATED NOVEMBER 1, 2002**

THIS ADDENDUM No. 18 is entered into the 18th day of August 2020, by and between the City of Meridian (hereinafter “Meridian”) and the City of Boise (hereinafter “Boise”) for the purpose of amending and extending the Agreement for City Prosecutor/Criminal Legal Services dated November 1, 2002.

WHEREAS, on November 1, 2002, Meridian and Boise entered into an Agreement for Boise to provide certain prosecutorial services to Meridian; and

WHEREAS, the Agreement was extended and modified by Addendums approved in 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019 and 2020; and

WHEREAS, Meridian and Boise desire to modify certain terms of the Agreement related to the amount of payment; and

WHEREAS, Meridian and Boise desire to extend the Agreement as modified for an additional one (1) year term.

NOW THEREFORE, in consideration of the foregoing, Meridian and Boise agree to amend that certain Agreement for City Prosecutor/Criminal Legal Services dated November 1, 2002, as follows:

- 1. That Section 4 of the Agreement is hereby modified to read as follows:
 - 4. **PAYMENT FOR SERVICES.** Meridian agrees to pay Boise for the services rendered pursuant to the terms of this Agreement as follows:
 - 4.1 As compensation for all Primary Legal Services, including out-of-pocket expenses incurred by Boise in performing the Primary Legal Services, Meridian shall pay Boise the total sum of forty-seven thousand seven hundred seventeen dollars and 45/100ths (\$47,717.45) per month, for an annual total cost of five hundred seventy-two thousand six hundred and nine dollars and 40/100ths (\$572,609.40).
 - 4.1.1 Payment of Primary Legal Services shall be paid by Meridian to Boise on or before the 20th day of the following month.
 - 4.1.2 Boise shall provide Meridian with a monthly itemized invoice of all legal services performed at the request of Meridian beyond the Primary Legal Services (including all out-of-pocket expenses). Provided the invoice is received by the 5th of the month, Meridian shall remit payment to Boise by the first business day of the following month.

2. That Section 9 of the Agreement is hereby modified to read as follows:

POSSIBLE EXTENSION OF TERM OF AGREEMENT: The parties mutually agree to renew or extend the term of this Agreement, as provided in the Contract Extension FY – 2021, attached hereto as Exhibit B.

3. Except as modified by this Addendum No. 18, the original Agreement for the City Prosecutor/Criminal Legal Services between the City of Meridian and the City of Boise dated November 1, 2002, which incorporates Addendums Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 shall remain in full force and effect.

IT IS SO AGREED.

IN WITNESS WHEREOF, the parties have executed this Addendum No. 18 on this 18th day of August 2020.

CITY OF MERIDIAN

BY: _____
Mayor Robert Simison

ATTEST:

BY: _____
Chris Johnson, City Clerk

CITY OF BOISE

BY: Lauren McLean 8/18/20
Mayor Lauren McLean

ATTEST:

BY: Lynda Lowry 8/18/20
Lynda Lowry, Ex-Officio City Clerk





AGENDA ITEM

ITEM TOPIC: License Agreement Between the City of Meridian and Meridian Library District for Storage of Bicycles at Meridian City Hall

LICENSE AGREEMENT WITH MERIDIAN LIBRARY DISTRICT FOR STORAGE OF BICYCLES AT MERIDIAN CITY HALL

This LICENSE AGREEMENT is made and entered into this 19th day of August, 2020 (“Effective Date”), by and between the City of Meridian, a municipal corporation organized under the laws of the State of Idaho (“City”), and Meridian Library District (“Licensee”), an independent library district organized under Chapter 27, Title 33 of the laws of the State of Idaho.

WHEREAS, in 2016, the City received a grant from Blue Cross of Idaho Foundation for Health to support community efforts to reduce childhood obesity;

WHEREAS, in October 2016, the City entered into an agreement with Licensee by which City would purchase bicycles and Licensee would implement a Book-a-Bike borrowing program for Licensee patrons;

WHEREAS, pursuant to the Book-a-Bike program, Licensee now has in its possession a number of bicycles previously available for use by library patrons, as enumerated and described in *Exhibit A* hereto;

WHEREAS, the COVID-19 pandemic has required the temporary suspension of the Book-a-Bike program, and the bicycles’ current storage location will soon be unavailable;

WHEREAS, Meridian City Hall currently has space to store the Licensee’s bicycles on a temporary basis, which space is not otherwise needed for City purposes;

WHEREAS, the City Council of the City of Meridian hereby finds that the issuance of this license will serve the public interest;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and in consideration of the recitals above, which are incorporated herein, City and Licensee agree as follows:

- I. **License granted.** City, for and in consideration of the covenants and conditions set forth in this Agreement, and agreed to be kept and performed by Licensee, does hereby provide to Licensee a non-exclusive, temporary license to store the bicycles in the basement of Meridian City Hall, property owned by City, located at 33 E. Broadway Avenue, Meridian, Idaho (“Licensed Premises”).
- II. **Use of Licensed Premises.** Licensee’s use and occupancy of the Licensed Premises shall be limited to temporary storage of the bicycles described in *Exhibit A*. Licensee shall not use the Licensed Premises for any other purpose without prior written consent of the City.
- III. **Term.** The term of this Agreement shall be deemed to have commenced on the Effective Date and the initial term shall terminate at 11:59 p.m. on May 31, 2021, unless earlier terminated by either Party by the method established herein.

- IV. **Rights and responsibilities of Licensee.** With regard to Licensee's use and occupancy of the Licensed Premises under this Agreement, Licensee have the following rights and shall fulfill the following responsibilities.
- A. **Right of entry.** Licensee and Licensee's contractors, employees, agents, and invitees to access the Licensed Premises, during City business hours, in order to inspect, maintain, or retrieve the bicycles, subject to the availability of City staff to accompany Licensee. Licensee shall not access, or attempt to access, the Licensed Premises, without accompanying City staff. Licensee shall provide to City a request for access at least one (1) business day in advance.
- B. **Acceptance as is.** Licensee acknowledges that Licensee has inspected the Licensed Premises and does hereby accept same as being in good and satisfactory order, condition, and repair. It is understood and agreed that City makes no warranty or promise as to the condition, safety, usefulness or habitability of the Licensed Premises, and Licensee accept the Licensed Premises "as is."
- C. **Insurance.** Licensee shall maintain, and specifically agrees that Licensee will maintain throughout the term of this Agreement insurance adequate to cover any loss, liability, claim, judgment, or action for damages or injury to Licensee, Licensee's employees, agents, guests or invitees; or damage to or partial or total loss of the bicycles. The limits of Licensee's insurance shall not be deemed a limitation of the covenant to hold City harmless; and if City becomes liable for an amount in excess of the insurance limits herein provided, Licensee shall save and hold harmless City from and for all such losses, claims, actions, or judgments for damages or liability to persons or property. City shall not maintain property or other insurance on Licensee's behalf.
- V. **Rights and responsibilities of City.** With regard to Licensee's use and occupancy of the Licensed Premises under this Agreement, City shall be responsible for the following.
- A. **Allow entry.** City and City's employees shall be authorized to allow Licensee to access the Licensed Premises in order to inspect, maintain, or retrieve the Stored Items, subject to the terms of this Agreement and the availability of City staff to accompany Licensee.
- B. **No support.** City shall not provide support, monitoring, or administration services related to Licensee's use and occupancy of the Licensed Premises and/or the bicycles.
- C. **No services.** City shall not allow or manage any borrowing of Licensee's bicycles during the period of storage, or provide any services related to the bicycles previously provided by Licensee.

VI. **General provisions.**

A. **Termination.** Either party may terminate this Agreement for convenience or for cause. Termination shall be effective fourteen (14) days following mailing of written notice via U.S. Mail. Licensee agrees that upon termination or expiration of this License Agreement, Licensee shall remove all bicycles and related personal property from the Licensed Premises and shall peaceably surrender the Licensed Premises to City in the same good condition as received.

B. **Notices.** All notices, statements, and reports required or permitted by this Agreement shall be in writing and sent by e-mail or by U.S. mail, postage prepaid, addressed as follows:

If to Licensee:

Gretchen Caserotti, Director
Meridian Library District
1326 W Cherry Lane
Meridian, ID 83642

If to City:

Chris Johnson, City Clerk
City of Meridian
33 E. Broadway Avenue
Meridian ID 83642

Either party may change its authorized representative, or change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner herein provided.

C. **Limitation of liability.** Notwithstanding anything in this agreement to the contrary, City shall not be liable or obligated, and to the extent allowed by law, Licensee shall hold City harmless, with respect to any subject matter of this agreement or under contract, negligence, strict liability or any other legal or equitable theory, for the following:

1. Any special, punitive, incidental or consequential damages (including, without limitation, for any lost profits or costs of procurement of substitute goods); and
2. Any other matter beyond City's reasonable control.

This provision shall survive termination of this Agreement.

D. **No agency.** It is further understood and agreed Licensee shall not be considered an agent of City in any manner or for any purpose whatsoever in Licensee's use and occupancy of the Licensed Premises. Licensee shall have no authority or responsibility to exercise any rights or power vested in City. The selection and designation of the personnel of City in the performance of this agreement shall be made by City.

E. **No waiver.** City's waiver on one or more occasion of any breach or default of any term, covenant or condition of this Agreement shall not be construed as a waiver of any subsequent breach or default of the same or a different term, covenant or condition, nor shall such waiver operate to prejudice, waive, or affect any right or remedy City may have under this Agreement with respect to such subsequent default or breach by Licensee.

F. **No assignment.** Licensee shall not assign, sublet or transfer the Licensed Premises, or any portion thereof, or cause or suffer any alterations thereto, other than as specified in this Agreement, without the express written consent of City.

G. **Abandonment.** Any bicycles or related personal property remaining in the possession of City after the expiration or termination of this agreement shall revert from Licensee to City ownership and any further use or disposal of same shall be at City's sole discretion.


H. **Entire agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements, leases, or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

I. **Exhibits.** All exhibits to this Agreement are incorporated by reference and made a part of hereof as if the exhibits were set forth in their entirety herein.

J. **Severability.** If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

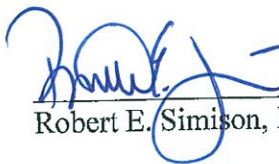
IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers to be effective as of the day and year first above written.

Licensee:


Gretchen Caserotti
Director, Meridian Library District

CITY OF MERIDIAN:

Attest:

BY: 
Robert E. Simison, Mayor

Chris Johnson, City Clerk

EXHIBIT A: BICYCLES

Serial #	MED Barcode	Description
Y16F007095	30075005075953	X.26 Adult (red)
	30075005075961	X.26 Adult (green)
Y15I008458	30075005075979	Hudson Easy 3 adult (LG, gray)
Y15I008520	30075005075987	Hudson Easy 3 adult (gray)
Y15I008268	30075005075995	Hudson Easy 3 adult (MED, gray)
	30075005076001	Hudson Easy 3 adult (gray)
Y16H006512	30075005076019	Starlight child (purple)
	30075005076035	Jamis 2.0 child (blue)
Y16H006259	30075005076027	Jamis 2.0 child (black)
Y16H007407	30075005076043	Miss Daisy child (pink)
Y16K005825	30075005076050	Jamis 1.6 child (red)
Y15L09368	30075005076068	Jamis 1.6 child (lime)
	30075005076233	Co-pilot trailer
87NCX7F0048	30075005076241	Trail-a-bike folder (black)



AGENDA ITEM

ITEM TOPIC: School Resource Officer Agreement Between City of Meridian and West Ada School District for the 2020–2021 School Year



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Lt. Shawn Harper/Police **Meeting Date:** September 1, 2020
Presenter: Lt. Shawn Harper **Estimated Time:** 5 minutes
Topic: School Resource Officer Agreement Between City of Meridian and West Ada School District: 2020–2021 School Year

Recommended Council Action:

Review and approval of the 2020-2021 WASD SRO Contract

Background:

The 2020-2021 WASD/Meridian Police Department SRO contract has approved and signed by the WASD School Board. This is a yearly contract which shares the cost of 9 SROs and 1 SRO supervisor that provide services to all the public schools in the city of Meridian impact area.

SCHOOL RESOURCE OFFICER AGREEMENT BETWEEN CITY OF MERIDIAN AND WEST ADA SCHOOL DISTRICT: 2020–2021 SCHOOL YEAR

This AGREEMENT, entered into by the City of Meridian, a political subdivision of the State of Idaho, hereinafter referred to as “the City of Meridian”, and Joint School District No. 2, dba West Ada School District, an Idaho school district and body corporate and politic of the State of Idaho, hereinafter referred to as “the District”.

WHEREAS, the District desires increased law enforcement from the City, through the Meridian Police Department; and

WHEREAS, the City of Meridian and the Meridian Police Department desire to provide increased law enforcement services to the District, through the Meridian Police Department; and

WHEREAS, the parties recognize their mutual interest can be furthered through the use of the School Resource Officer (SRO) Program of the Meridian Police Department.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. This Agreement shall be for the sole benefit of the District and the City and shall not be interpreted to benefit third parties. The relationship of the parties hereto is that of contractor and independent contractor, and it is expressly understood and agreed that each party and their officers, agents, and employees do not in any way, nor for any purpose, become a partner, agent, joint venturer, servant, or employee of the other.

2. The City of Meridian, through the Meridian Police Department, shall provide School Resource Officer services at designated campuses, as referenced in Paragraph 3 below, including, but not limited to: investigating and preventing crimes against persons or property; identifying and arresting violators of state and local laws; filing investigative reports

and other required reports or documents; patrolling; and, to a limited extent, maintaining building security, controlling traffic, and enforcing traffic laws around schools.

3. The City of Meridian shall provide one (1) SRO Sergeant for a single point of contact communication, one (1) School Resource Officer at Mountain View High School, one (1) School Resource Officer at Meridian High School, one (1) School Resource Officer at Rocky Mountain High School, one (1) School Resource Officer at Victory Middle School, one (1) School Resource Officer at Meridian Middle School, one (1) School Resource Officer at Sawtooth Middle School, one (1) School Resource Officer at Lewis and Clark Middle School, one (1) School Resource Officer at Heritage Middle School, and one (1) School Resource Officer to cover Central Academy, Meridian Academy, Crossroads Middle School, and Pathways Middle School.

4. As a professional service provider and de facto member of the school management team, the SRO shall endeavor to maintain open and regular communication with the assigned school principal and shall positively promote the school, staff, students, and administration to the community. At the beginning of each school year the SRO shall meet with the principal to discuss the principal's expectations. In addition, on a weekly basis, the SRO shall meet with each principal or the principal's designee or provide an Activity Log indicating where and on what school activities the SRO was involved in during the prior week, unless the assigned principal does not request one.

5. Prior to assignment to a school, SROs shall have basic SRO certification, or, in unexpected situations, shall obtain same within one (1) calendar year. SROs shall obtain ongoing training pertinent to their assignment, as such training is available.

6. The Meridian Police Chief and the District will determine how the officers performing the duties under this Agreement will be deployed, and the manner in which the

services contemplated by the Agreement shall be provided. The Meridian Police Department will communicate to the assigned school principal whenever concerns or problems regarding scheduling, duties, or other items occur. The interiors of buildings will not be patrolled by SROs except as is necessary to investigate crimes, apprehend criminal suspects and otherwise perform the duties contemplated herein; however, the SROs shall maintain high visibility with students during break and lunch periods.

7. The Meridian Police Chief and his officers shall have the right to exercise due discretion in the performance of this Agreement, including, but not limited to the type, nature, extent, and result of any response or activity undertaken by the Meridian Police Chief and his officers.

8. a. With the exception of paragraph 8(b) below, the conduct of the Meridian Police Chief and his officers will be governed by the Meridian Police Policy Manual (hereinafter “Manual” – available upon request). In the event that the District’s procedures conflict with the procedures set forth in the Manual, the provisions of the Manual shall prevail. The Manual which will be maintained at the Meridian Police Department shall be an integral part of this Agreement and it is incorporated herein as if set forth fully.

b. District and Parental Notifications. Notwithstanding any other provisions herein to the contrary, the following procedures shall be used in all instances with regard to notifying the principal and/or a student’s parents about the interaction of SROs with students:

i. When an SRO interviews a student in the course of investigating a crime, the SRO shall notify the school principal, or designee, of the fact that an interview with the student was conducted, no later than the end of the school day in which the interview was conducted.

ii. In the event that a student is arrested by an SRO or if the SRO finds it otherwise necessary to remove the student from school, the SRO shall immediately notify the principal of the school, or designee.

iii. Upon receiving notice of any of the above circumstances from an SRO, the principal, or his or her designee, shall make reasonable efforts to contact the student's parent or guardian. If contact is made, the principal may tell the parent or guardian of the student that a police officer questioned the student, removed the student from campus, or arrested the student, as the case may be, and may further state that additional information may be obtained by contacting the Meridian Police Department or if another enforcement agency is involved of which the principal is aware the principal may then give the parent or guardian that information.

iv. If a student's parent or guardian contacts the principal about interviews conducted by an SRO, the principal may disclose any information received by the principal from the SRO and may refer further questions to the Meridian Police Department or the correct law enforcement agency if another law enforcement agency is involved of which the principal is aware.

9. The City of Meridian shall use ten (10) suitably trained police officers in meeting its obligation herein, each of whom may be physically present at one of the school campuses referenced in Paragraph 3, in accordance with a schedule that is mutually agreeable to the District and the Meridian Police Department. If scheduling conflicts occur causing an SRO to be off campus during a scheduled on-campus period, efforts will be made to provide prior notice and arrange with the assigned school principal to provide adequate coverage. If the SRO will be absent from the assigned school for a full or partial day the SRO shall notify the school principal in advance or as soon as practical.

10. During each annual performance evaluation of an SRO, the evaluating supervisor shall consult with the principal of the assigned school(s) in preparing the evaluation.

11. Meridian police officers providing additional services and police protection under the terms of this Agreement will wear the authorized uniform of the Meridian Police Department.

12. The parties recognize that the District may from time to time adopt policies, procedures, rules, and regulations affecting the conduct of persons present on the campuses referenced in Paragraph 3. To the extent that violation of those policies, procedures, rules, and regulations constitutes a violation of law, including breach of the peace, or a threat to public health or safety, those policies, procedures, rules, and regulations will be enforced by the Meridian Police Chief and his officers. To the extent that violation of those policies, procedures, rules, and regulations does not constitute a violation of the law, the Meridian Police Department is not required to take law enforcement action and will leave the enforcement thereof to the District. SROs shall inform the principal, or his designee, of violations of school policies, procedures, rules or regulations of which he/she has personal knowledge.

13. This Agreement is for a period commencing on or about August 24, 2020, and ending on or about June 4, 2021 in accordance with the District's Calendar. It is agreed under the terms of this Agreement that the SROs shall commence the duties set forth herein one (1) week prior to the first day of classes in August 2020, and will complete the obligations one (1) day after the last day of classes in June 2021. Should the parties wish to enter into an agreement for the City to provide SRO services to District during the 2021 summer school session, they shall negotiate and execute an addendum to this Agreement as set forth in Paragraph 25.

14. As consideration for the services provided by the City of Meridian pursuant to the terms of this Agreement, the District shall pay the total sum of \$469,862.00 to the City of Meridian in two installments. One-half (\$234,931.00) shall be paid on January 30, 2021, and the balance (\$234,931.00) on or before May 31, 2021.

15. Security for events outside normal school hours will be reviewed and approved by the City of Meridian per the following steps:

- SPECIAL EVENTS

The District shall provide the Meridian Police Department with a list of special events and scheduled after-school activities for all schools within the city limits of Meridian at which the District is requesting law enforcement officers to be present. The Meridian Police Department shall provide a minimum of two police officers for each event. If an event should arise that is not on the original special event list provided by the District, the Community Service Division (CSD) SRO Sergeant shall attempt to provide two law enforcement officers to comply with the request.

- RECORD OF TIME AND REIMBURSEMENT

SROs who attend a special event at their designated school and/or officers who work at special events at the request of a district school principal shall enter the event name and hours worked for the event in the City's Timecard system.

- PAYMENT

The SRO Sergeant of the Meridian Police Department shall prepare and submit an invoice to the Meridian City Finance Department. The Meridian City Finance Department will invoice the individual school(s) hosting the special event(s) at which SROs or other officers worked at the end of each month. The school shall pay one-half (1/2) of the overtime pay due and owing an SRO who worked at the request of his/her designated school at the SRO's hourly

overtime salary. The school or District shall pay Meridian Police Department standard overtime for all other required Meridian Police Department Officers.

16. The parties recognize that a school within the District may desire to have the Meridian Police Department provide additional security services for sanctioned school events. This agreement does not govern the provision of such additional security services. Additional security services for school events may be addressed in an addendum to this Agreement or in a separate agreement at a later date.

17. The District agrees to provide officers with adequate office space and suitable desks and chairs for the purpose of this Agreement.

18. Maintain the confidentiality of the District's education records consistent with FERPA. Education records include records created by an SRO for a law enforcement purpose that are maintained by the District or a school, and records created and maintained by an SRO exclusively for a non-law enforcement purpose, such as a disciplinary action or proceeding conducted by the District or a school. Records created by the Meridian Police Department, including its SROs, for a law enforcement purpose and maintained by the Meridian Police Department are law enforcement agency investigative records subject to the Idaho Public Records Act and its applicable exemptions, including exemption of education records and personally identifiable information contained therein under federal law or regulations

19. It is acknowledged by the parties that City of Meridian personnel acting pursuant to this Agreement are not the employees or agents of the District or schools within the District, but rather, they remain the employees of the City of Meridian.

20. Law enforcement personnel acting pursuant to this Agreement may be absent from their assigned campuses on holidays observed by the District.

21. It is acknowledged by the parties that District personnel acting pursuant to this Agreement are not the employees or agents of the City of Meridian, but rather, they remain the employees of the District.

22. Cancellation or suspension of Agreement.

a. This Agreement may be cancelled by either party for non-conformance or poor performance, on thirty (30) days written notice. If the performance defect is corrected during the thirty (30) day period, this Agreement shall continue in full force and effect. If the City of Meridian terminates this Agreement due to the District's failure to timely correct the default in its performance, the District shall pay to the City of Meridian the consideration set out in Paragraph 14, prorated to reflect the number of full or partial weeks in which services were actually performed by the City of Meridian.

b. This Agreement may be cancelled or suspended by either party due to an Act of God, unforeseen occurrence, or any other event that renders performance impractical. For purposes of this Agreement, an Act of God shall include, but not be limited to: fire, hurricane, thunderstorm, snowstorm, flooding, disease, national or local emergency, act of terrorism or any other extreme emergency under which it is impractical for either party to perform. In the event of cancellation or suspension due to such circumstances, the District shall pay to the City of Meridian the consideration set out in Paragraph 14, prorated to reflect the number of full or partial weeks in which services were actually performed by the City of Meridian.

23. The District Assistant Superintendent of Operations for the school district has the authority to execute this Agreement on behalf of the District; and she/he shall promptly bring this Agreement before said Board of Trustees for its ratification at a regularly scheduled meeting.

24. This Agreement shall be interpreted in accordance with the laws of Idaho.

25. This Agreement constitutes the entire agreement of the parties and all other agreements, oral or written, are included in and merged herein.

26. This Agreement may be modified only by a mutually executed written addendum signed by the District's Assistant Superintendent of Operations and the Mayor of the City of Meridian.

27. The principal of each school shall, in writing, provide the Meridian Police Chief with a designee to contact in the event the SRO cannot contact the principal when so required pursuant to this Agreement.

28. Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement, shall be in writing and be deemed communicated when mailed via the United States mail, addressed as follows:

Jeff Lavey
Chief of Police
Meridian Police Department
1401 E. Watertower Ave.
Meridian, Idaho 83642

Joe Yochum
Assistant Superintendent of Operations
West Ada School District
1303 E. Central Drive
Meridian, Idaho 83642

Either party may change its address for the purpose of this paragraph by giving written notice of such change to the other in the manner herein provided.

29. If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

DATED this _____ day of _____, 2020.

CITY OF MERIDIAN:

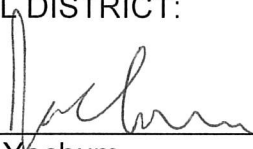
BY: _____
Robert E. Simison
Mayor

BY: _____
Jeff Lavey
Chief of Police

ATTEST:

Chris Johnson
City Clerk

WEST ADA SCHOOL DISTRICT:

By:  _____
Joe Yochum
Assistant Superintendent of Operations

By:  _____
Ed Klopfenstein
Chair of the Board



AGENDA ITEM

ITEM TOPIC: Agreement Between City of Meridian and Kurita America, Inc. for the Supply of Well 17 Treatment Facility Filter Tank Project #11081.B



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Sandra Ramirez, Procurement Division **Meeting Date:** September 1, 2020
Presenter: N/A **Estimated Time:** 0.00
Topic: Approval of Purchase Agreement with Kurita for Well 17

Recommended Council Action:

Award of Contract to Kurita for the Not-to-Exceed amount of \$463,974.00 as well as authorize Procurement Manager to sign the Purchase Order for the Not-to-Exceed amount of \$463,974.00.

Background:

This project was initiated to continue the process of mitigating brown water in the water system by improving the water quality supplied by Well 17. The project consists of constructing an Iron and Manganese Filter to remove excess levels of the constituents from supply water before entering the distribution system.

- Attached is the Public Works project memo for further insight to the agreement's scope of work.



TO: Keith Watts
FROM: Brent Blake
DATE: June 1, 2020
SUBJECT: AGREEMENT FOR THE SUPPLY OF WELL 17 IRON AND MANGANESE REMOVAL EQUIPMENT WITH TBD FOR A NOT-TO-EXCEED AMOUNT OF \$TBD

I. DEPARTMENT CONTACT PERSONS

Brent Blake, Engineering Project Manager	489-0340
Kyle Radek, Assist City Engineer	489-0343
Warren Stewart, PW City Engineer	489-0350
Dale Bolthouse, Director of Public Works	489-0372

II. DESCRIPTION

A. Background

This project was initiated to continue the process of mitigating brown water in the water system by improving the water quality supplied by Well 17. When adequate chlorine residuals are provided for disinfection in the distribution system, Iron and Manganese precipitate into the supply water resulting in brown or black water coloration. Although there are no known health threats from these elements, they can cause staining on plumbing fixtures and laundry, and cause unpleasant taste and smell. The primary purpose and justification for this project is to improve customer satisfaction by reducing water quality issues created by Iron and Manganese precipitation in our water supply. The project consists of constructing an Iron and Manganese Filter to remove excess levels of the constituents from supply water before entering the distribution system.

B. Proposed Project

This part of the proposed project is for the procurement of the iron and manganese filtration equipment. The City put out an RFP to filter suppliers and TBD was selected as the preferred supplier. The design/build portion of the project is dependent on the selection and approval of the filtration equipment.

IMPACT

A. Strategic Impact:

This project supports the Public Works Mission and Vision for enhancing and protecting water quality.

B. Service/Delivery Impact:

This project will improve the water quality delivered to our customers and allow for stable disinfectant residuals throughout the water system.

C. Fiscal Impact:

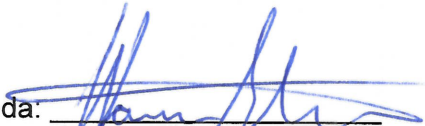
Project Costs

Well 17 Treatment Equipment	\$500,000
<u>Project Funding</u>	

Well 17 Water Treatment-Equipment Procurement (60-3490-96117)	\$500,000
---	-----------

VI. TIME CONSTRAINTS

Council approval will enable the procurement of the filter equipment and the completion of the design prior the end of calendar year 2020.

Approved for Council Agenda:  5/29/20
Warren Stewart Date

CONTRACT CHECKLIST

Item #6.

I. PROJECT INFORMATION

Date: 6/1/2020 REQUESTING DEPARTMENT Public Works

Project Name: Well #17 Water Treatment - Equipment Procurement

Project Manager: Brent Blake Contract Amount: \$463,974

Contractor/Consultant/Design Engineer: Kurita

Is this a change order? Yes No Change Order No. N/A

II. BUDGET INFORMATION (Project Manager to Complete)

Fund: 60 Budget Available (Purchasing attach report):
 Department 3490 Yes No
 GL Account 96117 FY Budget: 2020
 Project Number: 11081.b Enhancement: Yes No
 Will the project cross fiscal years? Yes No

III. Contract Type

Construction
 Task Order
 Professional Service
 Equipment
 Grant

IV. GRANT INFORMATION - to be completed only on Grant funded projects

Grant #: N/A Wage Determination Received N/A Wage Verification 10 Days prior to bid due date N/A Debarment Status (Federal Funded) N/A

Print and Attach the determination Print, attach and amend bid by addendum (if changed) www.sam.gov Print and attach

V. BASIS OF AWARD

BID	RFP / RFQ	TASK ORDER
Award based on Low Bid	Highest Ranked Vendor Selected	Master Agreement Category <u>N/A</u>
(Bid Results Attached) Yes <input type="checkbox"/> No <input type="checkbox"/>	(Ratings Attached) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date MSA Roster Approved: <u>N/A</u>

Typical Award Yes No
 If no please state circumstances and conclusion: _____

Date Award Posted: 8/4/2020 7 day protest period ends: August 11, 2020

VI. CONTRACTOR / CONSULTANT REQUIRED INFORMATION

PW License N/A Expiration Date: N/A Corporation Status Active-Goodstanding

Insurance Certificates Received (Date): 8/13/2020 Expiration Date: 9/1/2020 Rating: A+

Payment and Performance Bonds Received (Date): 8/13/2020 Rating: A+

Builders Risk Ins. Req'd: Yes No If yes, has policy been purchased? N/A

(Only applicable for projects above \$1,000,000)

VII. TASK ORDER SELECTION (Project Manager to Complete)

Reason Consultant Selected 1 Performance on past projects
Check all that apply Quality of work On Budget
 On Time Accuracy of Construction Est

2 Qualified Personnel
 3 Availability of personnel
 4 Local of personnel

Description of negotiation process and fee evaluation:

Enter Supervisor Name _____ Date Approved _____

VIII. AWARD INFORMATION

Date Submitted to Clerk for Agenda: August 24, 2020 Approval Date _____ By: _____

Purchase Order No.: _____ Date Issued: _____ WH5 submitted _____
(Only for PW Construction Projects)

NTP Date: _____

Item #6.

City Of Meridian
Detailed Statement of Revenues and Expenditures - Rev and Exp Report - Sandra
60 - Enterprise Fund
3490 - Water Construction Projects
From 10/1/2019 Through 9/30/2020

	Budget with Amendments	Current Year Actual	Budget Remaining	Percent of Budget Remaining
Capital Outlay				
96117	WELL 17 Construction			
11081	900,000.00	0.00	900,000.00	100.00%
11081.a	0.00	283,786.00	(283,786.00)	0.00%
	<u>900,000.00</u>	<u>283,786.00</u>	<u>616,214.00</u>	<u>68.47%</u>
	Total Capital Outlay			
	<u>900,000.00</u>	<u>283,786.00</u>	<u>616,214.00</u>	<u>68.47%</u>
	TOTAL EXPENDITURES			
	<u>900,000.00</u>	<u>283,786.00</u>	<u>616,214.00</u>	<u>68.47%</u>

**AGREEMENT FOR THE SUPPLY OF
WELL 17 TREATMENT FACILITY FILTER TANK
PROJECT #11081.B**

THIS AGREEMENT FOR EQUIPMENT / SUPPLIES PROCUREMENT is made this 25th day of August, 2020, and entered into by and between the City of Meridian, a municipal corporation organized under the laws of the State of Idaho, hereinafter referred to as "CITY", 33 East Broadway Avenue, Meridian, Idaho 83642, and Kurita America Inc., hereinafter referred to as "SUPPLIER", whose business address is 12270 43rd St NE, St. Michael, MN 55376.

INTRODUCTION

Whereas, the City has a need for WELL 17 TREATMENT FACILITY FILTER TANK; and

WHEREAS, the SUPPLIER is specially trained, experienced and competent to provide and has agreed to provide such equipment;

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms and conditions hereinafter contained, the parties agree as follows:

TERMS AND CONDITIONS

1. Equipment / Supply Specifications & Requirements:

1.1 SUPPLIER shall supply the equipment, supplies and services to the City upon execution of this Agreement and receipt of the City's written notice to proceed, all items, and comply in all respects, as specified in the Request for Proposals titled "Well 22 Water Treatment Equipment" and suppliers proposal dated DATE, which by this reference are incorporated herein, together with all addendums issued.

1.2 The SUPPLIER shall provide all equipment and services under this Agreement consistent with the requirements and standards established by applicable federal, state and city laws, ordinances, regulations and resolutions and the UCC. The SUPPLIER represents and warrants that it will perform its work in accordance with generally accepted industry standards and practices for the profession or professions that are used in performance of this Agreement and that are in effect at the time of performance of this Agreement.

2. Consideration

2.1 The SUPPLIER shall be compensated on a Fixed Price basis as provided in Attachment B "Payment Schedule" attached hereto and by reference made a part hereof, for the Not-To-Exceed amount of **\$463,974.00**.

2.2 The SUPPLIER shall provide the City with a detailed invoice upon delivery of all equipment and supplies, which the City will pay within 30 days of receipt of a correct invoice and approval by the City Project Manager. The City will not withhold any Federal or State income taxes or Social Security Tax from any payment made by City to SUPPLIER under the terms and conditions of this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of SUPPLIER.

2.3 Except as expressly provided in this Agreement, SUPPLIER shall not be entitled to receive from the City any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement., including , but not limited to, meals, lodging, transportation, drawings, renderings or mockups. Specifically, SUPPLIER shall not be entitled by virtue of this Agreement to consideration in the form of overtime, health insurance benefits, retirement benefits, paid holidays or other paid leaves of absence of any type or kind whatsoever.

3. Term:

3.1 This agreement shall become effective upon execution by both parties, and shall expire upon (a) completion of the agreed upon work, or (b) unless sooner terminated as provided below or unless some other method or time of termination is listed in Attachment A.

3.2 Should SUPPLIER default in the performance of this Agreement or materially breach any of its provisions, City, at City's option, may terminate this Agreement by giving written notification to SUPPLIER.

3.3 Should City fail to pay SUPPLIER all or any part of the compensation set forth in Attachment B of this Agreement on the date due, SUPPLIER, at the SUPPLIER's option, may terminate this Agreement if the failure is not remedied by the City within thirty (30) days from the date payment is due.

4. Termination:

If, through any cause, SUPPLIER, its officers, employees, or agents fails to fulfill in a timely and proper manner its obligations under this Agreement,

violates any of the covenants, agreements, or stipulations of this Agreement, falsifies any record or document required to be prepared under this agreement, engages in fraud, dishonesty, or any other act of misconduct in the performance of this contract, or if the City Council determines that termination of this Agreement is in the best interest of CITY, the CITY shall thereupon have the right to terminate this Agreement by giving written notice to SUPPLIER of such termination and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination.

Notwithstanding the above, SUPPLIER shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of this Agreement by SUPPLIER, and the CITY may withhold any payments to SUPPLIER for the purposes of set-off until such time as the exact amount of damages due the CITY from SUPPLIER is determined. This provision shall survive the termination of this agreement and shall not relieve SUPPLIER of its liability to the CITY for damages.

5. Independent SUPPLIER:

5.1 In all matters pertaining to this agreement, SUPPLIER shall be acting as an independent SUPPLIER, and neither SUPPLIER nor any officer, employee or agent of SUPPLIER will be deemed an employee of CITY. Except as expressly provided in Attachment A, SUPPLIER has no authority or responsibility to exercise any rights or power vested in the City and therefore has no authority to bind or incur any obligation on behalf of the City. The selection and designation of the personnel of the CITY in the performance of this agreement shall be made by the CITY.

5.2 SUPPLIER, its agents, officers, and employees are and at all times during the term of this Agreement shall represent and conduct themselves as independent SUPPLIERS and not as employees of the City.

5.3 SUPPLIER shall determine the method, details and means of performing the work and services to be provided by SUPPLIER under this Agreement. SUPPLIER shall be responsible to City only for the requirements and results specified in this Agreement and, except as expressly provided in this Agreement, shall not be subjected to City's control with respect to the physical action or activities of SUPPLIER in fulfillment of this Agreement. If in the performance of this Agreement any third persons are employed by SUPPLIER, such persons shall be entirely and exclusively under the direction and supervision and control of the SUPPLIER.

6. Indemnification and Insurance:

a. SUPPLIER shall indemnify and save and hold harmless CITY from and for any and all losses*, claims, actions, judgments for damages, or injury to persons or property and losses* and expenses and other costs including litigation costs and reasonable attorney's fees, arising out of, resulting from, or in connection with the performance of this Agreement by the SUPPLIER, its servants, agents, officers, employees, guests, and business invitees, and not caused by or arising out of the tortuous conduct of CITY or its employees. SUPPLIER shall maintain, and specifically agrees that it will maintain, throughout the term of this Agreement, liability insurance, in which the CITY shall be named an additional insured in the minimum amounts as follow: General Liability One Million Dollars (\$1,000,000) per incident or occurrence, Professional Liability One Million Dollars (\$1,000,000) per incident or occurrence, Automobile Liability Insurance One Million Dollars (\$1,000,000) per incident or occurrence and Workers' Compensation Insurance, in the statutory limits as required by law.. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless CITY; and if CITY becomes liable for an amount in excess of the insurance limits, herein provided, SUPPLIER covenants and agrees to indemnify and save and hold harmless CITY from and for all such losses*, claims, actions, or judgments for damages or injury to persons or property and other costs, including litigation costs and reasonable attorneys' fees, arising out of, resulting from , or in connection with the performance of this Agreement by the SUPPLIER or SUPPLIER's officers, employs, agents, representatives or sub-SUPPLIERS and resulting in or attributable to personal injury, death, or damage or destruction to tangible or intangible property, including use of. SUPPLIER shall provide CITY with a Certificate of Insurance, or other proof of insurance evidencing SUPPLIER'S compliance with the requirements of this paragraph and file such proof of insurance with the CITY at least ten

*Strike 'losses'

(10) days prior to the date SUPPLIER begins performance of it's obligations under this Agreement. In the event the insurance minimums are changed, SUPPLIER shall immediately submit proof of compliance with the changed limits. Evidence of all insurance shall be submitted to the City Purchasing Agent with a copy to Meridian City Accounting, 33 East Broadway Avenue, Meridian, Idaho 83642.

6.2 Any deductibles, self-insured retention, or named insureds must be declared in writing and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles, self-insured retentions or named insureds; or the SUPPLIER shall provide a bond, cash or letter of credit guaranteeing payment of losses and related investigations, claim administration and defense expenses.

6.3 To the extent of the indemnity in this contract, SUPPLIER's Insurance coverage shall be primary insurance regarding the City's elected officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City or the City's elected officers, officials, employees and volunteers shall be excess of the SUPPLIER's insurance and shall not contribute with SUPPLIER's insurance except as to the extent of City's negligence.

b. The SUPPLIER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

6.4 All insurance coverages for Suppliers subs shall be subject to all of the insurance and indemnity requirements stated herein.

6.5 The limits of insurance described herein shall not limit the liability of the Supplier and Supplier's agents, representatives, employees or subcontractors.

6.6 The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's agents, representatives, employees or subcontractors.

7. **Bonds:** Payment and Performance Bonds are required.
8. **Warranty:** In addition to any warranty required in the specifications, all equipment, coatings, valves, controls, and other components provided under this agreement shall be guaranteed for two (2) years against defects in workmanship and materials from the notice of acceptance.
9. **Notices:** Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

City of Meridian
Procurement Manager
33 E. Broadway Avenue
Meridian, Idaho 83642
Ph. (208) 489-0417
Email: kwatts@meridiacity.org

KURITA AMERICA INC.
Attn: Steve Mayo
13305 Watertower Circle
Plymouth, MN 55441
763-957-1908
s.mayo@uswaterservices.com

Either party may change their address for the purpose of this paragraph by giving written notice of such change to the other in the manner herein provided.

9. **Attorney Fees:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.
10. **Time is of the Essence:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of, and a default under, this Agreement by the party so failing to perform.
11. **Assignment:** It is expressly agreed and understood by the parties hereto, that SUPPLIER shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Agreement except upon the prior express written consent of CITY.
12. **Discrimination Prohibited:** In performing the Work required herein, SUPPLIER shall not unlawfully discriminate in violation of any federal, state or local law, rule or regulation against any person on the basis of race, color, religion, sex, national origin or ancestry, age or disability.
13. **Reports and Information:**
 - 13.1 At such times and in such forms as the CITY may require, there shall be furnished to the CITY such statements, records, reports, data and information as the CITY may request pertaining to matters covered by this Agreement.
 - 13.2 SUPPLIER shall maintain all writings, documents and records prepared or compiled in connection with the performance of this Agreement for a minimum of four (4) years from the termination or completion of this or Agreement. This includes any handwriting, typewriting, printing, photo

static, photographic and every other means of recording upon any tangible thing, any form of communication or representation including letters, words, pictures, sounds or symbols or any combination thereof.

14. **Audits and Inspections:** At any time during normal business hours and as often as the CITY may deem necessary, there shall be made available to the CITY for examination all of SUPPLIER'S records with respect to all matters covered by this Agreement. SUPPLIER shall permit the CITY to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.
15. **Publication, Reproduction and Use of Material:** No material produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country. The CITY shall have unrestricted authority to publish, disclose and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.
16. **Compliance with Laws:** In performing the scope of work required hereunder, SUPPLIER shall comply with all applicable laws, ordinances, and codes of Federal, State, and local governments.
17. **Changes:** The CITY may, from time to time, request changes in the Scope of Work to be performed hereunder. Such changes, including any increase or decrease in the amount of SUPPLIER'S compensation, which are mutually agreed upon by and between the CITY and SUPPLIER, shall be incorporated in written amendments which shall be executed with the same formalities as this Agreement.
18. **Construction and Severability:** If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.
19. **Waiver of Default:** Waiver of default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided above.
20. **Advice of Attorney:** Each party warrants and represents that in executing this Agreement. It has received independent legal advice from its attorney's or the opportunity to seek such advice.

- 21. **Entire Agreement:** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- 22. **Order of Precedence:** The order or precedence shall be the contract agreement, the Invitation for Bid document, then the winning bidders submitted bid document.
- 23. **Applicable Law:** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Idaho, and the ordinances of the City of Meridian.
- 24. **Approval Required:** This Agreement shall not become effective or binding until approved by the City of Meridian.

CITY OF MERIDIAN

BY: _____
Keith Watts, Procurement Manager

Dated: _____

Approved by City Council: _____

KURITA AMERICA INC.

BY: *Nathan Bach*
Nathan Bach
Executive VP of Engineering & Equipment

^{MS}
8/10/20 Dated: 8/10/2020



**Approved as to Form
CITY ATTORNEY**

Attachment A

SCOPE OF WORK

REFER TO REQUEST FOR PROPOSALS PW-2027-11081.b, ALL ADDENDUMS, ATTACHMENTS, AND EXHIBITS included in the Request for Proposals Package #PW-2027-11081.b and written proposal by SUPPLIER dated DATE are by this reference made a part hereof.

- The project consists of constructing an Iron and Manganese Filter to remove excess levels of the constituents from supply water before entering the distribution system.
- See attached 98 Specifications Page

Attachment B

MILESTONE / PAYMENT SCHEDULE

A. Total and complete compensation for this Agreement shall not exceed **\$463,974.00**.

MILESTONE DATES/PRICING SCHEDULE			
	DESCRIPTION		AMOUNT
1.	Complete Filtration System Well 17		\$463,974.00
CONTRACT TOTAL.....			<u>\$463,974.00</u>



AGENDA ITEM

ITEM TOPIC: Resolution No. 20-2224: A Resolution of the Mayor and City Council of the City of Meridian, Amending the City of Meridian Comprehensive Plan by Adding Priority Levels and Assigning Responsible Department Leads to the Existing Policies of the Plan; and Providing an Effective Date

**CITY OF MERIDIAN
BY THE CITY COUNCIL:**

**RESOLUTION NO. 20-2224
BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, AMENDING THE CITY OF MERIDIAN COMPREHENSIVE PLAN BY ADDING PRIORITY LEVELS AND ASSIGNING RESPONSIBLE DEPARTMENT LEADS TO THE EXISTING POLICIES OF THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 19, 2019, the City of Meridian Comprehensive Plan was adopted by Meridian City Council Resolution no. 19-2179; and

WHEREAS, the Meridian City Planning Department further recommends correlative text revisions to the Comprehensive Plan; and

WHEREAS, on August 18, 2020, the City of Meridian held a hearing regarding amending the Meridian Comprehensive Plan to add priority levels and assign responsible department leads to the existing policies of the Plan; and

WHEREAS, the Mayor and Council have deemed it appropriate to amend the future land use map of the 2002 Comprehensive Plan to add priority levels and assign responsible department leads to the existing policies of the Plan; and

WHEREAS, the Mayor and City Council have provided all requisite notices and hearings and have complied, and will hereafter comply, in all respects with the requirements of the Idaho Local Land Use Planning Act for amendment of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

SECTION 1. That the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan by updating the text of the Plan by adding priority levels and assigning responsible department leads to the existing policies of the Plan, as outlined in the attached City of Meridian Comprehensive Plan and Land Use Map, Adopted December 19, 2019. Pursuant to Idaho Code § 67-6509(c), a copy of the amended Comprehensive plan, with this Resolution, shall be kept on file in the office of the City Clerk.

SECTION 2. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED by the Mayor of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED:

Mayor Robert E. Simison

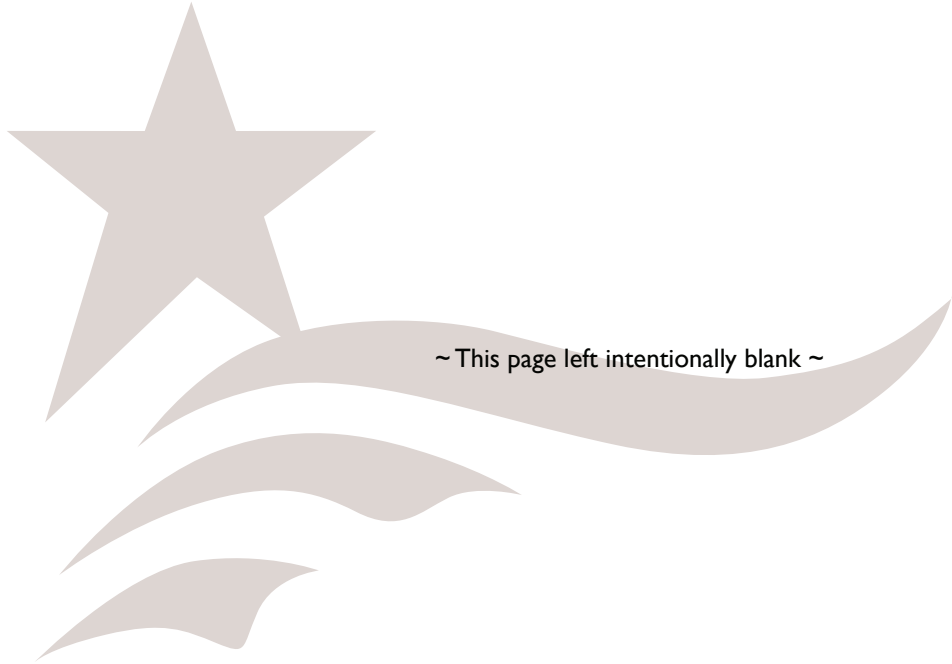
ATTEST:

By: _____
Chris Johnson, City Clerk

CITY OF MERIDIAN COMPREHENSIVE PLAN

Adopted by Resolution # 19-2179
On December 17, 2019





CITY OF MERIDIAN COMPREHENSIVE PLAN

Adopted December 17, 2019

Resolution No. 19-2179

List of Amendments to Comprehensive Plan since Adoption

Resolution #	Date	Description of Changes
20-2224	09/01/2020	Adding priorities and responsible lead information to Comprehensive Plan policies.

ACKNOWLEDGEMENTS

Mayor and City Council

Tammy de Weerd, Mayor
Joe Borton - President
Luke Cavener - Vice President
Treg Bernt
Anne Little Roberts
Genesis Milam
Ty Palmer

Planning and Zoning Commission

Rhonda McCarvel
Ryan Fitzgerald
Andrew Seal
Reid Olsen
Lisa Holland
William Cassinelli
Jessica Perreault

Meridian Community

Special thanks to the community members, residents, and business owners who helped shape the vision for the future of our city.

Steering Committee

Treg Bernt
Jim Conger
Britton Davis
Nick Grove
Lisa Holland
Lori Jones
Susan Karnes
Cameron Kinzer
Denise La Fever
Stephen Lewis
Justin Lucas
Frank Marcos
Patty Marrincic
Rhonda McCarvel
Sam McCaskill
Mitra Mehta-Cooper
Carl Miller
Charlie Rountree
Robert Simison
Doug Taylor
David Turnbull
Mike Vuittonet

Technical Analysis and Support Team

Cameron Arial, Community Development Director
Caleb Hood, AICP, Planning Division Manager
Brian McClure, AICP, Comprehensive Associate Planner
Shandy Lam, Communications Manager
Kaycee Emery, Communications Manager (previous)

Consultant Team

Logan Simpson

Bruce Meighen, AICP
Megan Moore, ASLA, Assoc. AIA
Miriam McGilvray, AICP
Krissy Gilmore, AICP
Kristy Bruce, GISP
Olivia Cvetko
Maria Michieli-Best

Kittleson

Nick Foster

Leland Consulting

Ted Kamp
Alisa Pyszka

LIST OF IMPLEMENTATION TOOLS

The following table lists existing tools which will be utilized to implement the City of Meridian Comprehensive Plan. These tools are already approved through City ordinance, but may require updates to most effectively implement this Plan. Meridian's online City Code is maintained by Sterling Codifiers.

List of Implementation Tools By Reference	
Tool	Link
City of Meridian Architectural Standards Manual (2016)	https://meridiancity.org/design
Meridian City Code (2019)	https://meridiancity.org/CityCode
Unified Development Code (Zoning and Subdivision Ordinances, Title 11 of Meridian City Code) (2019)	https://meridiancity.org/UDC

LIST OF ADOPTED PLANS AND STUDIES BY REFERENCE

The following table lists plans that are adopted by reference by the City of Meridian. The most current major amendment dates are reflected on this table. Sites listed without a www.meridiancity.org domain are not maintained or operated by the City.

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Arts Commission Strategic Plan (2019)	Meridian Arts Commission	https://meridiancity.org/mac/
Meridian Environmental Programs Plan (2019)	City of Meridian	https://meridiancity.org/environmental/
Welcome to Meridian Signage Plan (2019)	City of Meridian	https://meridiancity.org/WelcomePlan
Communities in Motion 2040 2.0 (2018)	COMPASS	https://meridiancity.org/TransportationPlanning
Existing Conditions Report (2017)	City of Meridian	https://meridiancity.org/compplan
Meridian Water Master Plan (2018)	City of Meridian	https://meridiancity.org/WaterMPSummary
Roadways to Bikeways Master Plan (2018)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
Valley Connect 2.0 (2018)	Valley Regional Transit	https://meridiancity.org/TransportationPlanning
Ada County Hazard Mitigation Plan (2017)	Ada County	https://meridiancity.org/AdaHazardPlan
City of Meridian Collection System Master Plan (2017)	City of Meridian	https://meridiancity.org/CollectionMPSummary
City of Meridian Strategic Plan 2016-2020 (2015)	City of Meridian	https://meridiancity.org/StategicPlan

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Parks and Recreation Master Plan (2015)	City of Meridian	https://meridiancity.org/parks/masterplan
Downtown Meridian Street Cross-section Master Plan (2014)	City of Meridian	https://meridiancity.org/StreetPlan
Meridian Historic Preservation Plan (2014)	Meridian Historic Preservation Commission	https://meridiancity.org/HistoricPlan
Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012)	Ada County Highway District / City of Meridian	https://meridiancity.org/transportation
Eastern Treasure Valley Electric Plan (2012)	Idaho Power	https://meridiancity.org/ElectricPlan
Airport - Overland Corridor Study (2011)	ACHD and City of Nampa	https://meridiancity.org/TransportationPlanning
Meridian Water Conservation Plan (2011)	City of Meridian	https://meridiancity.org/water/conservation
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Meridian Pathways Master Plan (2010)	City of Meridian	https://meridiancity.org/parks/pathways
Meridian Rail-With-Trail Action Plan (2010)	City of Meridian	https://meridiancity.org/TransportationPlanning
ACHD Transportation and Land Use Integration Plan (2009)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
Ten Mile Interchange Specific Area Plan (2007)	City of Meridian	https://meridiancity.org/planning/TMISAP
US-20/26 Corridor Study (2006)	Idaho Transportation Department (ITD)	https://meridiancity.org/TransportationPlanning
Downtown Meridian Transportation Management Plan (2005)	Ada County Highway District / City of Meridian	https://meridiancity.org/TransportationPlanning

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EXECUTIVE SUMMARY

The Value of Planning

Since 2011, when the last Comprehensive Plan was adopted, the City of Meridian has changed significantly. While much of this change has been positive, the City faces challenges in accommodating additional growth. This Plan sets forth the framework necessary for orderly growth and development reflecting the communities values today, while anticipating the needs, wants, and desires of later generations. Without guided growth and development, overcrowding, congestion, safety, community identity, and an overall deterioration of the current quality of life and living may result.

Below: Meridian City Hall



Meridian’s Comprehensive Plan is a long-term policy document for the community with guiding visions and policies relating to new development, redevelopment, city programs, and services. The Comprehensive Plan policies are used to guide the direction for development in Meridian. It is a dynamic document designed to reflect the community vision as well as adapt to changes in technologies, demographics, growth patterns, values, and transportation needs.

The goal of the 2019 Comprehensive Plan is to create an effective vision and source document that the general public, developers, and decision makers can reference and utilize to ensure Meridian is a premier place to live, work, and raise a family.

The Comprehensive Plan is periodically updated to ensure that the Plan remains relevant and represents community aspirations, reflects market and demographic trends, and is user-friendly. This Plan infuses a fresh focus on creation and preservation of the area’s character, evolution, livability, vibrancy, and connections, all while conforming to the requirements of Idaho Code, Title 67, Chapter 65, the Local Land use Planning Act.

Plan Development

A year-long planning process resulted in a Comprehensive Plan document that continues to elevate Meridian as a major population and employment center within the Treasure Valley and one of the most desirable places to live in the nation.

This updated Comprehensive Plan:

- » Is inspired by a grass-roots and citizen-based and collaborative process
- » Defines approach to areas of growth and change
- » Supports a diversity of housing types and for all income groups
- » Cultivates sustainable quality neighborhoods with diverse and context-sensitive amenities
- » Promotes the creation of distinct, engaging places
- » Clarifies land use designations for consistency of implementation.
- » Highlights city services for prioritization of future projects and programs
- » Reinforces the direction of providing an unsurpassed level of parks and recreation facilities
- » Strengthens Meridian's historic and community character
- » Prioritizes walkability, bikeability, and interconnectedness of mobility systems that promote a healthy environment
- » Encourages multi-modal corridors
- » Embraces emerging trends and technologies in transportation
- » Anticipates demographic changes and plans for an integrated community
- » Addresses livability and service needs for all
 - » Encourages partnerships and participation in education to realize the work force we need for the diverse economic base that we desire
 - » Aligns transportation modes with population needs
 - » Emphasizes environmental stewardship and importance of parks and open spaces
 - » Supports existing neighborhoods and future planning efforts that will contribute in ongoing success
 - » Provides new tools and ways to evaluate where growth is most appropriate
 - » Is accessible in multiple formats, from traditional hardcopy to digitally online



Above: Gene Kleiner Day festivities at Kleiner Park

Community Vision

The Comprehensive Plan establishes a future vision and desired course of action based on the values and feedback of the community. The community’s vision for Meridian is summarized in vision statements with five over-arching themes. The #MyMeridian Vision document embodies these unique qualities and reaffirms a desire to preserve Meridian’s character with the onset of inevitable changes that come with population growth and demand for services. This vision reinforces the core values of guided and strategic growth, jobs creation and sound economics, service provision, sustainable neighborhoods, and being good stewards of the public trust. The vision was developed through a process that offered residents, business owners, and visitors an opportunity to articulate their community values—the City’s design for the future reflects a collaborative vision.

#MYMERIDIAN VISION:

Meridian is a premier, evolving, livable, vibrant, and connected community.

PREMIER COMMUNITY

Making Meridian a Premier Community means putting an emphasis on quality of life through creating safe neighborhoods with diverse housing, open spaces, and amenities that provide varied lifestyle choices, as well as planning for exceptional social, educational, and economic opportunities.

A vibrant, diverse, clean, safe, and secure community in which to live, work, and thrive.

This theme focuses on the relationship between where we work, educate, live, and play, and includes the following elements:

- » Housing
- » Education, Health, and Community Services
- » Economic Excellence

EVOLVING COMMUNITY

Strategically planning for Meridian's evolving future means implementing land use tools and promoting responsible growth through the provision of services and infrastructure in key areas at the right time. Meridian looks to maintain a balanced mix of land uses based on a holistic understanding of community character, transportation systems, market realities, and utility use.

A community thoughtfully adapting to changes.

This theme supports an efficient and high-quality development pattern, and includes the following elements:

- » Growth and Population
- » Future Land Use
- » Utilities and Infrastructure

LIVABLE COMMUNITY

Livability represents the overall relationship between the community and the satisfaction they derive from their surroundings. This means strategic use and stewardship of our environment, providing opportunities for recreation, mitigating the impact of hazards, and ensuring health, safety, and welfare of the Meridian community.

A community of family-friendly, healthy, and engaging places.

This theme is grounded in access to and responsible management of Meridian's parks, open space, and natural resources, and includes the following elements:

- » Parks and Pathways
- » Stewardship
- » Public Safety

VIBRANT COMMUNITY

Being a Vibrant Community centers on the intersection of past and future. The Meridian community values its heritage and strong historic character and charm and hopes to preserve key cultural elements while creating well-designed new places that honor our community's story, contribute to the past and present, and will serve generations to come. Arts, community events, cultural assets, and celebrations also play a role in making Meridian a vibrant and beloved place with distinct, engaging characteristics.

A community strengthened by historic character and vibrant activity centers.

This theme reinforces quality community design and placemaking, and includes the following elements:

- » Character, Design, and Identity
- » Historic Preservation
- » Arts and Culture

CONNECTED COMMUNITY

Connecting Meridian requires a strong relationship between various modes of travel and destinations, ensuring that the broad system functions safely and efficiently. It also requires efficiently connecting Meridian to its neighbors, facilitating regionally and locally within the City. This means accommodating appropriate modes of transportation by planning, designing, and building facilities for pedestrians, bicycles, public transit, motor vehicles, and freight all the while anticipating for the future needs of additional methods and trends for people, goods, and services to move.

A community of safe and efficient transportation.

Efficiency and innovation can be accomplished through land use planning, street design, and accommodations of new and emerging technologies. This theme includes the following element:

- » Transportation and Streets

MAKING THE PLAN REALITY

The measure of the Comprehensive Plan's success is its ability to direct and bring about actions that implement the Plan's articulated vision and supporting policies. This implementation effort will largely be accomplished through a consolidated list of action items referred to as the implementation plan. This implementation will work in coordination with the City's Strategic Plan, Comprehensive Financial Plan, Capital Investment Plan, and by updating City Code and the Unified Development Code. City staff will report to City Council on progress made toward completing action items on a regular basis.

INTRODUCTION

Meridian, Idaho is located just west of Boise in the southwestern part of Idaho, and is one of six cities in Ada County. The Area of City Impact contains 60 square miles, including approximately 33 square miles within the city limits. As of 2019 there are over 114,000 residents in Meridian, making it the second largest city in Idaho—and one of the top ten fastest growing communities in the nation. It has become the area’s new regional epicenter.

This Comprehensive Plan is the guide to the future of the City of Meridian. It builds on Meridian’s history and community

Below: #MyMeridian Public Event



wishes, integrates previous and upcoming plans and projects, and recognizes the contributions of our leaders and community members that have made Meridian of the most desirable places to live. Thoughtful and deliberate planning is imperative to preserve and improve upon the current quality of life.

As part of the Introduction, the following elements are included in this chapter:

- » Plan Purpose and Scope
- » #MyMeridianVision
- » Planning Successes
- » Plan Structure
- » A Community-Driven Plan
- » Overview of Sustainable Growth and Development
- » Making the Plan Reality

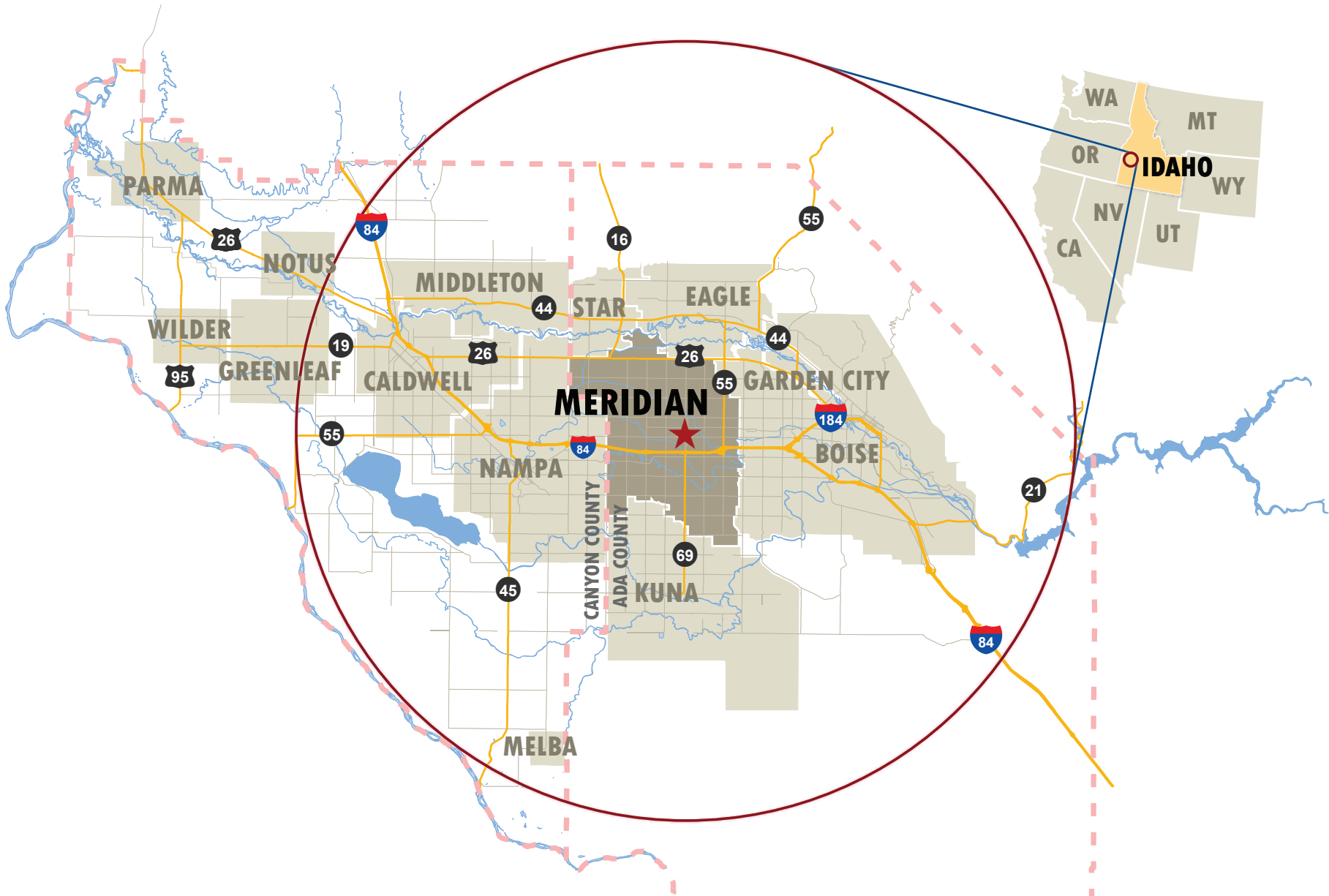
“Planning is bringing the future into the present so that you can do something about it now”

- Alan Lakein



Item #7.

FIGURE 1A: REGIONAL CONTEXT MAP



Source: City of Meridian Planning Division 2019

Plan Purpose and Scope

The purpose of the City of Meridian's Comprehensive Plan (Plan) is to integrate the values of the community into a document that guides the growth and development of the City. The Plan uses maps, tables, and narrative to describe the City, provide a vision of a desired future, and recommend specific policies and actions to reach that future.

The goal of the Comprehensive Plan is to create an effective vision and source document that the general public, developers, and decision makers can use to ensure Meridian is a premier place to live, work and raise a family.

The required components of a comprehensive plan specified in Idaho Code include private property rights; population; economic development; land use; natural resources; hazardous areas; public services, school facilities; transportation; recreation; special areas or sites; housing; community design; implementation; agriculture; airports; national interest electric transmission corridors; and any other component that may be necessary.

One of the primary uses of the Comprehensive Plan is to provide direction for land use regulations, including zoning, as well as strategic plans, municipal budget and capital projects, and other implementation actions. Idaho Code § 67-6511 requires: "The zoning districts shall be in accordance with the adopted plans."

All legislative requirements, specifically the Idaho Local Land Use Planning Act, are addressed in the Plan. Idaho Code § 67-6508 (the Local Land Use Planning Act) provides for a planning process as follows:

"Prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component."

The Plan is intended to work in concert with the City's ordinances and specific area plans. It is based not only on the concerns and expressions of the community, but upon the analysis in the Existing Conditions Report that is adopted concurrently as Volume II of this Plan. The Existing Conditions Report includes background information and analysis about the built and natural environment in Meridian today (as of 2017), trends, and a strategic plan for the future. Together, the Existing Conditions Report and the Comprehensive Plan together address all of the elements required in the Local Land Use Planning Act of Idaho.

This Plan applies to all geographic areas within Meridian's jurisdiction, including its surrounding Area of City Impact. Plan goals, objectives, and action items are designed to address a 20-year planning horizon.



Above: Pathway at sunset

Below: View of artwork and fountains in the Village at Meridian



Nature of the Plan

The Comprehensive Plan is an official policy guide for decisions concerning the physical development of the community. The Plan establishes goals, objectives, and action items to implement the City's policies regarding growth. The Plan works in concert with City Code and other planning-related documents like the City's Strategic Plan, the City's Sewer and Water Master Plans, the Pathways Master Plan, Parks and Recreation Master Plan, and Capital Improvement Plans (CIPs). It is also used in conjunction with each City department's strategic and tactical plans. The Plan is not a set of standards or a means to enforce City Code. Instead, it indicates, in a general way, how the community should develop. It is expected and required that the Plan consider and inform efforts to align City Code and policy with the community's changing shape, values, and needs.

Citizens, developers, the Planning and Zoning Commission, as well as the City Council and other groups are all involved in shaping community development and have a primary responsibility to coordinate and direct the overall pattern of development activities within the community. The City Council, with recommendation from the Planning and Zoning Commission, makes development decisions concerning annexation, rezoning, and subdivision developments at public hearings, as well as decisions regarding variances, and planned unit developments. The Planning and Zoning Commission is responsible for making decisions regarding conditional use permits. Due to the responsibilities of the City Council, it is necessary for the City to implement technical guidelines and adopt policies that will provide the framework for considering proposed physical development and its suitability, impact on the quality of life for Meridian citizens, and the best interest of the City. The City also needs to establish and maintain a long-range implementation strategy for coordinated, unified development of public improvement projects.



Above: Carnival at Storey park, during Meridian Dairy Days

Plan History and Preparation

Meridian’s first Comprehensive Plan was adopted in 1978. That plan was developed to meet the requirements of the newly enacted 1975 Land Use Planning Act of the State of Idaho, Title 67, Chapter 65. In 1993, the City of Meridian invited citizens representing neighborhood groups, developers, real estate professionals, and public agencies to engage in a participatory process to revise a modernized City of Meridian Comprehensive Plan. Similar processes took place again in 2002 and 2011 to bring needed revisions to the Meridian Comprehensive Plan.

To ensure that the Plan remains relevant and represents current stakeholders, reflects market and demographic trends, is accessible for all users, and offers ease of navigation through its content, today’s City leaders recognize changes are needed. Many goals, objectives, and actions outlined in the 2011 plan remain. However, some objectives and action items have been achieved or are no longer desired. Additionally, new initiatives focus on creation and preservation of the area’s character, evolution, livability, vibrancy, and connections.

#MyMeridianVision

The Plan establishes a future vision and course of action based on the values and feedback of the community. The overall #MyMeridianVision statement, developed by the people of Meridian, represents their voice about what they value in the community and an equally strong mandate for what they want for the future. It embodies these unique qualities and reaffirms a desire to preserve Meridian’s character with the onset of inevitable changes that come with population growth and demand for development. Building on the #MyMeridianVision, the City has established five Citywide Vision Themes to bring together City departments and trained staff that are committed to the City’s core values to guide growth, create jobs and a sound economic base, provide services, facilitate neighborhood sustainability, and be good stewards of the public trust.

.....
Right: Fishing at Kleiner Park



#MYMERIDIANVISION:

Meridian is a premier, evolving, livable, vibrant, and connected community.

The Vision Themes and corresponding statements will be regularly revisited after the adoption of the Plan. As a valuable tool to be reviewed and updated over the 20-year planning horizon, these vision statements reflect the community’s values and dreams for the future of the City of Meridian:

Premier Community: A vibrant, diverse, clean, safe, and secure community in which to live, work, and thrive.

Evolving Community: A community thoughtfully adapting to changes.

Livable Community: A community of family-friendly, healthy, and engaging places.

Vibrant Community: A community strengthened by historic character and vibrant activity centers.

Connected Community: A community of safe and efficient transportation.

Planning Successes

Meridian’s rapid growth has propelled the City into continual change. Development and infrastructure must be directed to create neighborhoods and centers that foster social interaction, public safety, and a sense of community for the City’s residents and commerce. Without a coordinated plan for the City, unguided growth could harm the vital qualities clearly articulated in the #MyMeridianVision. Having a community-vested vision and plan helps guide and inform the decision-making process to define and manage the City’s future.

Meridian has seen a significant increase in population over the last decade and it is predicted to grow another 52% between 2017 and 2040. During the last 10 years (2007–2017), the City has seen 37% growth in the labor force and a 5% reduction in the unemployment rate. The median household income is well over the Treasure Valley average, and two-thirds of the children in the community have walkable access to a park or open space.¹

With a strong vision for managing community growth, the City will apply the values defined by the #MyMeridianVision to harness growth as a community asset. Strategic long-range planning is an opportunity to influence the trajectory—to set a compelling, prescribed, and collaborative course for the future. Over the lifetime of the Plan, a single policy change can produce enormous and valued impact.

.....
¹ Existing Conditions Report 2017

Accomplishments in the last 10 years include:

- Enhanced traffic operations using agency technology and the addition of new pathways
- Hosted over 100 events in 2018 alone
- Welcomed Idaho State University and Idaho College of Osteopathic Medicine, Idaho’s first medical school
- Worked toward the “greening” of Meridian with 4,736 trees in Meridian’s parks
- Opened the Public Safety Training Center on Watertower Street
- Developed Village at Meridian, a new premiere lifestyle center with over a million square feet of retail and office space
- Relunched the Main Street Market
- Partnered on Harvest Transit, an on-demand service designed for seniors and those with disabilities
- Invested in and expanded public art with dedicated funding, park themes and more
- Created and expanded the Historic Walking Tour with new partnerships
- Started building up the Ten Mile Interchange area
- Completed Split Corridor road investments in Downtown
- Expanded Storey Park with new dog park—Storey Bark Park

Plan Structure

The Comprehensive Plan is structured around five Vision Themes and their corresponding topic elements. Each Vision Theme chapter includes a brief explanation about its topics and lists the relevant policy direction, including goals, objectives, and action items.

Chapter 1. Introduction: plan purpose and scope, #MyMeridianVision, planning successes, plan structure, a community-driven plan, overview of sustainable growth and development, and making the plan reality

Chapter 2. Premier Community: housing, education and services, and economic development

Chapter 3. Evolving Community: growth and population, land use, and utilities and infrastructure

Chapter 4. Livable Community: parks and pathways, stewardship, public safety

Chapter 5. Vibrant Community: character and design, historic preservation, and arts/culture

Chapter 6. Connected Community: transportation and streets

The Appendices includes the Future Land Use Map, Glossary of Terms, Acronyms and Abbreviations, and a Regulatory Takings Checklist.

Using this Document

The Comprehensive Plan is designed to serve a diverse audience: citizens, applicants for development, City staff, commissioners, and elected officials. The purpose of the Plan is to provide a clear vision for the future by outlining expectations of the

community. The Plan facilitates this by establishing policies that describe City led initiatives, and by establishing expectations for approvals of development applications. The intent is to initiate greater certainty in creating successful projects that match the City's vision; address the concerns and property rights of neighbors; and provide the flexibility to accomplish a developer's vision without compromising the larger community's vision and goals.

Citizens are encouraged to use this document to better understand the City's vision for their neighborhood, their business, and the City as a whole. Applicants for development are also encouraged to use this document to better understand the City's vision.

Finally, this document will be utilized in earnest by City staff, City commissions and task forces, and elected officials as the roadmap to achieving the Vision Themes; the Planning Department in reviewing development applications, all departments in crafting their strategic plans; and in developing and implementing capital improvement and master plans.

“Don’t judge each day by the harvest you reap but by the seeds that you plant.”
- Robert Louis Stevenson



Online Living Document

The full power and utility of this Plan is best experienced in its online form. In the online format, the Plan is designed to be fully navigable, searchable, and interconnected with hyperlinks. Relevant text and graphics are designed to be easily excerpted for applicable use. The maps and graphics are interactive in order to enhance their value. Hyperlinks are available and will be maintained with other supporting documents, including the topic-specific plans that support this Plan, and are essential to its full and effective implementation.

A Community-Driven Plan

The Comprehensive Plan captures the community's values in 2019 and how the community envisions Meridian in the future. As such, it is critical to authentically integrate the concerns and expressions of the community and its stakeholders into the document that will guide the growth and development of the City.

The first step toward creating a vision for the community was listening. Public input and leadership from the Steering Committee, Planning and Zoning Commission, City Council, and Boards and Commissions guided the planning process. Diligent effort encouraged meaningful public participation by involving interested parties early and frequently.

At these events and through online surveys, participants were asked questions like "What do you love about Meridian?", "What would you improve about Meridian?" and "What is your vision for Meridian's future?" This allowed the residents, employees, and other community members the opportunity to provide and discuss their values, options, goals, and to prioritize future opportunities for their community.



Above: Public involvement at Kleiner Park

Below: Gene Kleiner Day festivities at Kleiner Park



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Images: 5,500 community participants provided feedback at community events, workshops, and through online engagement polls and surveys.

Overview of Sustainable Growth and Development

Review of Recent Research and Tools

Getting the timing and appropriate land uses right, today and in the future, is at the heart of managing growth and the character of Meridian. Decisions about how, where, and what kind of development takes place in the future will affect other aspects of Meridian, including traffic, noise air and environmental quality; opportunities for jobs, housing and business development; community character and design; and the need for public facilities and services of all types.

An example is the relationship between traffic, commercial development, and transportation investment decisions. Providing expanded opportunities and access to neighborhood shopping and live-work units could result in reduced pressure on roadways. As with commercial development, the level of residential density near future transportation hubs influences the timing and investment in public transit services and infrastructure. Choices about housing types and location will influence future decisions about both commercial and transportation investments.

Through the Comprehensive Plan process, several levels of analysis were conducted to reflect how these topical layers influence each other and should be considered into the future:

Service Impact Tool

A service impact tool was developed for use by staff to evaluate the serviceability of a parcel at the time annexation is requested. The intent is to promote thoughtful growth by clearly considering and reporting relevant factors to City leaders as they consider development proposals. The tool may

also be used as a framework to set priorities, and to identify areas that that are likely to develop first.

This tool considers both areas that already receive city services and those that haven't. The tool looks at a number of attributes and ranks each criterion on a numeric scale. Attributes include among other things, proximity to water, and sewer infrastructure, proximity to schools and pathways, emergency services' response time, and environmental constraints. Over time, it is envisioned that the service impact tool will help the City coordinate services so growth is strategic and more consistent with plans for infrastructure.

Economic Development Analysis and Market Analysis

One objective of the Comprehensive Plan is to strategically prepare for land use and transportation investments that will support economic development across the City. An analysis of economic development trends, regional demographics, Meridian's industry strengths, and anticipated areas of employment growth was conducted as part of Plan development, and concluded with recommendations for this Plan that are informed by data, interviews with economic development stakeholders across the region, and best practices.

Corridor Analysis

A focused review of key corridors in Meridian was conducted to evaluate whether planned land uses have the right mix and scale to support transit in the future. This analysis aims to ensure that land uses provide enough potential ridership to support transit investments, while also leveraging each unique corridor's development context. The study also identified opportunities to capture the value of real estate and economic development along each corridor to support funding of a future transit system.

Making the Plan Reality

A wide range of users can find meaning in this Plan. Citizens, developers, the Planning and Zoning Commission, as well as the City Council and other commissions are all involved and responsible for shaping community development and the overall pattern of growth within the community.

Alignment with Other Plans and Resources

The Comprehensive Plan becomes an improved tool for growth by driving the process of alignment with other plans, code, and policy updates and goals for the City. The specific plans and documents that are adopted as part of the Comprehensive Plan are listed at the front of the Plan (List of Adopted Plans by Reference).

The City hereby adopts as addenda to the Comprehensive Plan the versions of these documents in the List of Adopted Plans by Reference in effect at the time the Comprehensive Plan is approved by the City Council, and as amended.

The Comprehensive Plan provides the overarching vision for updates and revisions to City Code, and works symbiotically with the City's Community Development Block Grant Consolidated Plan, the City's Sewer and Water Master Plans, other department master plans, capital improvement plans, and various transportation plans and studies. It is also used in conjunction with each City department's strategic plan, action plan, and annual employee performance appraisal.

All City departments shall use the Comprehensive Plan as a tool for setting work plans, budgets, capital improvements, amending the City Code, and allocating other resources for City Council approval. City staff from all departments will regularly discuss and coordinate the needs of the City. Staff will work together with the common goal of guiding growth, providing

City services within available resources, being organized and efficient, and acting as good stewards of the public trust.

Next Steps

Implementation of the Plan will take hard work and dedication from the entire community. Many of these actions have already started based on community input. After adoption of the Comprehensive Plan, one of the first steps will be to prioritize the action items listed in the Plan. City Departments and other stakeholders will be part of the process to determine which action items are immediate, intermediate, or long-term priorities. This consolidated list of the action items will be referred to as the Implementation Plan of the Comprehensive Plan and it will establish both an action item lead and support, including all City departments or civic organizations that need to be involved in completing each action. After staff consensus on priorities, the draft policies will be shared with the Mayor and City Council. The intent of the Implementation Plan is to provide transparency to the community and ensure timely execution of the Comprehensive Plan's action items through assigned responsibilities and priorities.

On a regular basis, City staff will report to Council progress made toward completing action items. It is also anticipated that additional action items may be added and an update to both the text of the Comprehensive Plan and the Existing Conditions Report will occur on a bi-annual basis, and/or as otherwise needed.

*"The unique characteristics of place may be the only truly defensible source of competitive advantage for cities & towns."
- Joe Cortright, CEO's for Cities*



PREMIER COMMUNITY

Overview

The City of Meridian, uniquely situated within the Treasure Valley, has distinguished itself with thriving neighborhoods; a vibrant job market; broad educational opportunities; and extensive community services. Meridian has become a top-choice community for businesses and residents in the United States.

Meridian’s Comprehensive Plan embraces the next steps to solidifying itself as the region’s Premier Community. The Plan encourages the attraction of diverse businesses by fostering an

Below: The Scentsy campus on Pine Ave and Eagle Road



PREMIER COMMUNITY VISION

A vibrant, clean, safe, and secure community in which to live, work, and thrive.

inviting, creative, and enriching environment. Employment will be located in emerging walkable centers and along multi-modal corridors. The Plan encourages an exceptional educational system creating an employment base attractive to the right type of employers and provides the foundation for a new generation of Meridian residents. This Premier Community will continue to evolve from an edge community into a complete city with safe neighborhoods, diverse housing, well-designed buildings, and amenities. The Plan encourages enriching and inviting environments for all lifestyle choices, ages, and backgrounds.

As part of the Premier Community Vision, the following elements are included in this chapter:

- » Housing
- » Education, Health, and Community Services
- » Economic Excellence



Above: Single family home in Meridian

Housing

Introduction

Opportunities for housing should be available for all income groups with a diverse mix including rural, modular, townhouses, apartments, workforce housing, large lot subdivision, and single-family homes ranging in size from one-bedroom to estate homes. A premier community needs a good cross-section of housing and therefore must guard against an abundance of subdivisions in similar and repetitive densities, appearances, and price ranges. Neighborhoods should also enhance and retain livability and value through innovatively designed amenities, pathways, public spaces, gathering spaces, and elements that promote social interaction and provide the city with a sustainable tax base. High-density housing must be strategically located to public transportation, community services, and employment areas.

As part of the City's Vision, new neighborhoods should emphasize diverse open spaces and amenities, distinct, engaging places and identities, and Meridian's strong historic character and charm. As such, this section relates closely with the policies in Chapters 3, 4, and 5.

Background

Until 2014, Meridian’s population was distributed throughout the community primarily in detached single-family suburban-style developments. Increasingly, however, higher density housing is being constructed throughout the community, particularly near employment areas, major roadways, and regional attractions.

The City realizes that the baby boomer generation is aging and creating an increased demand for 55-plus-age non-single-family detached dwellings. Coupled with the fact that more young adults are waiting longer to have children and may not want large homes on large lots, this necessitates providing more diversity in housing choices. The majority of the growing senior population will prefer to “age in place” within existing neighborhoods. Many will seek residential accommodations to suit their emerging health and mobility needs. However, there will also be a growing demand for highly specialized senior living facilities within the community.

This Comprehensive Plan supports and encourages a variety of housing types ranging from large single-family detached homes to multi-family dwellings. Future Land Use designations allow the City to integrate a range of residential unit densities, from Low Residential to High Density Residential. These land uses and other supportive policies are intended to ensure opportunities exist for a variety of incomes, housing preferences, lifestyles, household sizes, and age groups integrated within neighborhoods and across the community. See the Future Land Use element in Chapter 3 for more details. For character, design, and identity elements related to housing, see the Vibrant Community, Chapter 5.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Analysis of Impediments to Fair Housing Choice](#)
- » [Consolidated Plan and Fair Housing Assessment](#)

“To accomplish great things, we must not only act, but also dream; not only plan, but also believe.”
- Anatole France



TABLE LEGEND

Goal	Objective	Action
-------------	------------------	---------------

Policy Direction

Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.00	Support a balance and integration of diverse housing and neighborhood types.		CD, MO	CD, AO, MO
2.01.01	Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.		CD, MO	AO, MO
2.01.01A	Align City Code with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	Very High	CD	AO
2.01.01B	Regularly assess permitting activity and work to encourage a mix of housing types.	On-going	CD	
2.01.01C	Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.	On-going	CD	
2.01.01D	Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act.	On-going	CD	
2.01.01E	Encourage development of universally accessible home designs within new developments and home retrofits, allowing residents to age in place and creating full accessibility for all residents of varying levels of physical ability.	On-going	CD	
2.01.01F	Maintain clear and concise housing development ordinances, codes, requirements, restrictions, and policies that are consistent with the Comprehensive Plan.	On-going	CD	
2.01.01G	Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.	On-going	CD	
2.01.01H	Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.	On-going	CD	
2.01.01I	Consider providing incentives to developers that produce affordable housing units as defined by federal and state agencies.	Low	CD	CD, AO, MO
2.01.01J	Support an open housing market for all persons, regardless of protected class.	On-going	CD	
2.01.01K	Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate.	Medium	CD	
2.01.01L	Ensure the Unified Development Code provides opportunities for diverse and innovative housing options.	On-going	CD	
2.01.01M	Support active-adult or independent senior living developments.	On-going	CD	
2.01.01N	Work with the County/State on developing property tax relief programs for seniors and others on low/fixed incomes.	Low	MO	
2.01.02	Support a balance of housing tenure and supply and demand.		CD	
2.01.02A	Regularly monitor property tax revenue and vacancy rates in the rental and ownership market.	On-going	CD	

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Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.02B	Coordinate and align public and private housing development to improve consistency with local housing agency plans.	On-going	CD	
2.01.02C	Explore ways to encourage diversity of housing tenure and price points.	High	CD	
2.01.02D	Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents.	On-going	CD	
2.01.02E	Support housing affordability, special-needs housing, ownership opportunities, and housing rehabilitation through programs administered by the State of Idaho, Ada County, nonprofits, and federal agencies.	On-going	CD	
2.02.00	Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.		CD	FD, FI, AO, PR, PD
2.02.01	Elevate and enhance the quality and connectivity of residential site and subdivision planning.		CD	FD, FI, AO, PR, PD
2.02.01A	With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.	On-going	CD	PR
2.02.01B	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	Very High	CD	PR, PD
2.02.01C	Require all new residential neighborhoods to provide complete streets, consistent with the Transportation and Land Use Integration Plan.	On-going	CD	FD
2.02.01D	Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.	On-going	CD	
2.02.01E	Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.	On-going	CD	
2.02.01F	Evaluate the potential to incentivize dedication of public school sites, public parks and other open spaces, and public access easements to linear open space corridors, which contain bicycle and/or pedestrian pathway systems.	Low	CD	FI, PR
2.02.01G	Ensure development provides safe routes and access to schools, parks, and other community gathering places.	On-going	CD	
2.02.01H	Evaluate and improve the current grading and stormwater drainage requirements for subdivisions to ensure they reflect the community's values.	Very High	PW	CD, AO

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TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.02.02	Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.		CD	CD, FI, AO, PW
2.02.02A	Develop standards for upkeep of vacant lots such as dust and weed mitigation requirements.	Low	PD	CD
2.02.02B	Consider incentives such as density bonuses, reduced open space requirements, and reduced fees for infill development in key areas near existing services.	Very High	CD	FI, AO, PW
2.02.02C	Support infill development that does not negatively impact the abutting, existing development. Infill projects in Downtown should develop at higher densities, irrespective of existing development.	On-going	CD	
2.02.02D	Apply appropriate design and construction standards to infill development in order to reduce adverse impacts to existing development.	On-going	CD	
2.02.02E	Assist development groups to develop multiple plats into one cohesive plat.	On-going	CD	
2.02.02F	Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.	Very High	CD	

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Education, Health, and Community Services

Introduction

This element discusses the educational and community services provided by Meridian and partner organizations that enhance Meridian residents' well-being. To address the physical and mental health needs of the community, a wide array of services are needed, including educational, social, cultural, and health services. Some other services, like sewer, water, and transportation, are addressed in other parts of this Plan and are not duplicated here.

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Below: The Meridian Senior Center in Kleiner Park.



Background

Educational facilities and programs in the City of Meridian are provided by the West Ada School District, a growing variety of charter and private schools, and several college and university campuses. K-12 student enrollment growth has placed tremendous demands on schools in the recent past resulting in a record-setting pace of new schools. This rate of school construction is expected to continue into the foreseeable future, as Meridian and its neighbors continue to grow. New school locations require land acquisition and are based on residential density of an area and other build-out factors.

To support access to quality lifelong learning opportunities, the City of Meridian seeks to continue joint long range and site planning, continued exploration into multi-use and shared facilities, and providing increased safety through school resource officers and efficient use of multi-modal transportation corridors servicing schools. The City will continue to support appropriate locations of school sites, encourage communication between essential service providers to plan for and accommodate growth associated with schools, and further explore opportunities to cut operating costs through joint land use agreements. Thoughtful communication and coordination will help to ensure residents in the City of Meridian have accessible and safe educational opportunities.

Partner organizations such as the Meridian Library District, Meridian Senior Center, Meridian Food Bank, Meridian Boys and Girls Club, and many others also support the community by providing a variety of important services, facilities, and programs. Even with the increasing demand and availability of digital resources, community facilities still play a key role in connecting residents with those services.

Item #7.



Above: South Meridian YMCA

Meridian prides itself on maintaining a safe and caring community where residents of all ages and abilities feel accepted, respected, and connected. The City has developed several initiatives and organizations focused specifically on youth, and has invested in programs and facilities designed for older residents. With the provision of community services and a continuum of care, Meridian families and individuals have the opportunity to stay and thrive in their communities as they age.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.03.00	Improve coordination of long range City and school district planning.		CD, PD	FD
2.03.01	Jointly plan and site schools and subdivisions to ensure mutual benefits, neighborhood identity, and community health.		CD	
2.03.01A	Assist West Ada School District in identifying potential future school sites, by providing information about anticipated future land uses, utilities, and entitlements.	On-going	CD	
2.03.01B	Support construction of multi-use facilities that can be used by both schools and the community.	On-going	CD	
2.03.01C	Invite West Ada School District staff to pre-application meetings with potential developers and discuss school siting and access needs.	On-going	CD	
2.03.01D	Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses.	On-going	CD	
2.03.01E	Work with West Ada School District to locate and connect schools to safe and accessible walking, bicycle, transit, and automobile routes.	On-going	CD	
2.03.02	Coordinate with public safety officials and other local agencies to ensure safe school environments.		PD	FD
2.03.02A	Support educational and training programs lead by school resource officers and neighborhood contact officers.	On-going	PD	FD
2.04.00	Support a diverse range of educational opportunities that continues lifelong learning.		MO	CD, FD, PR, PD
2.04.01	Partner with schools, non-profits, and other community-based organizations to provide a variety of educational opportunities throughout all stages of life.		MO	CD, FD, PR, PD
2.04.01A	Support a network of public resources, schools, community centers and other public facilities that address the city's educational and training needs.	On-going	MO	FD, PR, PD, PW
2.04.01B	Encourage educational institutions and community organizations to provide a broad set of programs within the community, including programs for special needs students, early childhood, the arts, math and science, English as a Second Language, and life-skills.	On-going	MO	
2.04.01C	Investigate potential public-private partnerships to provide additional health and educational programs.	Medium	MO	CD, PR
2.05.00	Plan for a multi-generational city with adequate public services and health care resources for existing and future residents of all ages.		CD, MO, PR	CD, FD, MO, PR
2.05.01	Cooperate with other agencies and service providers around the Valley.		CD, MO, PR	MO, PR,
2.05.01A	Identify partnerships that support multi-generational activities.	Medium	MO	PR
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TABLE LEGEND

Goal	Objective	Action
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Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.05.01B	Continue to support the Meridian senior citizens' organization as an important social program in the community.	On-going	MO	PR
2.05.01C	Support joint use agreements with the West Ada School District, Meridian Library District, and other private and non-profit entities.	On-going	MO	PR
2.05.01D	Coordinate planning efforts and strategic growth of the City with other service providers and local decision-makers.	On-going	CD	MO
2.05.01E	Support and encourage involvement of seniors in activities, groups, and volunteer opportunities.	On-going	MO	PR
2.05.01F	Support and encourage involvement of community youth in the Mayor's Youth Advisory Council (MYAC) and other youth activities, groups and volunteer opportunities.	On-going	PR	MO
2.05.01G	Strengthen public services, programs, and community resources to be responsive to and representative of Meridian's diversity.	On-going	PR	MO
2.05.02	Support access to high-quality emergency care, primary, outpatient, home care, long-term care, and mental health care within the community.		MO	CD, FD
2.05.02A	Encourage the expansion of medical service related industries that are needed.	On-going	MO	CD, FD
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Above: The Village at Meridian

Economic Excellence

Introduction

The Economic Excellence element gives context to the City's goals, objectives, and action items regarding economic development and provides the framework for growing Meridian's workforce and economy. Policy decisions reflect Meridian's goal of improving and diversifying the local economy to ensure a sustainable economic tax base.

Background

A strong and diverse business community that is "Built for Business and Designed for Living" is fundamental to the City's vision to be a premier city in which to live, work, and grow. As part of its commitment to economic excellence, the

City supports and grows new and existing businesses and has developed [Specific Area Plans](#) with partner agencies to encourage and promote a robust and sustainable economy.

"New investment is increasingly seeking locations based on the quality of place rather than the utility of location."
- Steve McKnight, Fourth Economy Consultants



The City realizes that the 21st century economy requires flexibility. Over the last several decades, Meridian has evolved from an economy based primarily on agriculture to one increasingly based on innovation and creativity. The City is striving to strengthen its competitive position by creating an environment and infrastructure where industries can create, respond, and adjust rapidly. Several of the goals, objectives, and action items contained in this Comprehensive Plan are meant to improve economic prosperity by ensuring that the economy grows in ways that strengthen industries, retain and create good jobs across a variety of sectors, increase average income, attracts companies willing to pay a living wage, and stimulate economic investment in the community. A strong and diverse economy provides the financial support and stability for Meridian residents that will ensure that public facilities, services, and quality of life are superior.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ten Mile Interchange Specific Area Plan](#)
- » [Destination Downtown](#)

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Below: Graphic from the Destination Downtown vision plan



Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.06.00	Enhance Meridian's economic vitality and position in the local and regional economy.		MO	CD, FI, MO, PW
2.06.01	Diversify Meridian's economic base to establish and maintain a self-sustaining, full-service economy.		MO, CD	CD, FI, MO, PW
2.06.01A	Provide location-specific standards as incentives to attract high-quality businesses and living-to-high wage jobs.	Medium	MO	CD, FI
2.06.01B	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Meridian Chamber of Commerce and Meridian Development Corporation.	High	CD	MO
2.06.01C	Regularly conduct industry market analysis to determine feasibility of existing and emerging industries to better understand workforce, land use, and transportation needs.	On-going	CD	MO
2.06.01D	Encourage environmentally-friendly industries.	On-going	CD	MO
2.06.01E	Focus on developing industries that tend exceed the living wage, such as technology, healthcare and other similar industries.	High	CD	MO
2.06.02	Support economic opportunities for a community with diverse income levels.	On-going	CD	MO
2.06.02A	Regularly assess changes in local income levels.	On-going	CD	MO
2.06.02B	Pursue public-private partnerships and economic development grants that bring additional job opportunities to the community.	On-going	CD	MO
2.06.02C	Coordinate with the public, private, and non-profit sectors on possibilities for creating/sustaining workforce housing.	On-going	CD	MO
2.06.02D	Work to encourage a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.	On-going	CD	MO
2.07.00	Create a business-friendly environment that supports and expands existing business opportunities by developing a diverse and qualified workforce through educational partnerships.		CD	MO
2.07.01	Promote business retention, expansion, and improvement programs.		CD	MO
2.07.01A	Connect businesses with local, state, regional, and federal resources for incentives, resources, and opportunities.	On-going	CD	MO
2.07.01B	Establish and maintain relationships with existing businesses and industry groups to determine present and future needs.	On-going	CD	MO
2.07.02	Implement a clear development application review process for new and expanding businesses.		CD	

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TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.07.02A	Streamline the approval process for development proposals that are consistent with the vision and values of the community.	Very High	CD	
2.07.02B	Maintain the integrity of public process and transparency of development review.	On-going	CD	
2.07.02C	Encourage developers to engage with the public early in the development proposal process.	On-going	CD	
2.07.02D	Review development regulations to ensure an efficient process and remove unnecessarily burdensome costs and delays.	High	CD	
2.07.03	Support innovative workforce development, training, technology, and education to meet the needs of a diverse workforce.		CD	
2.07.03A	Coordinate with business leaders and local, regional, state, and non-profit job-oriented programs to match existing and anticipated business and industry needs and identify gaps in workforce education and training needs.	On-going	CD	
2.08.00	Proactively recruit and attract new businesses to the area.		CD, MO	MO, CD, PR
2.08.01	Develop effective marketing tools and regional partnerships.		CD	MO
2.08.01A	Develop and maintain marketing materials to share with targeted industries.	High	CD	
2.08.01B	Strengthen relationships with economic development sources for new business referrals and opportunities.	On-going	CD	MO
2.08.02	Pursue economic development opportunities with technology, healthcare, environmentally-friendly manufacturing, light industrial, and professional service industries.		MO	CD, PR
2.08.02A	Make Meridian the premier place to create, attract, and retain high-quality businesses and a talented workforce.	On-going	MO	CD, PR
2.08.02B	Capitalize on the City's central location by promoting more tourism and business growth along entryways and key corridors.	On-going	MO	CD
2.08.03	Encourage new dynamic, sustainable, and collaborative opportunities that enhance Meridian's existing and planned industrial nodes.		MO, CD	CD
2.08.03A	Keep the Future Land Use Map current by defining appropriate locations for industrial, commercial, and office businesses.	On-going	CD	
2.08.03B	Identify and consider services and programs desired by potential businesses within the industrial areas.	Medium	MO	CD
2.08.03C	Work with existing industrial businesses to expand or relocate operations to appropriate areas.	On-going	MO	CD
2.09.00	Create positive, vibrant, and accessible commercial activity centers within the community.		CD, MO, PR	CD, FI, MO, PR

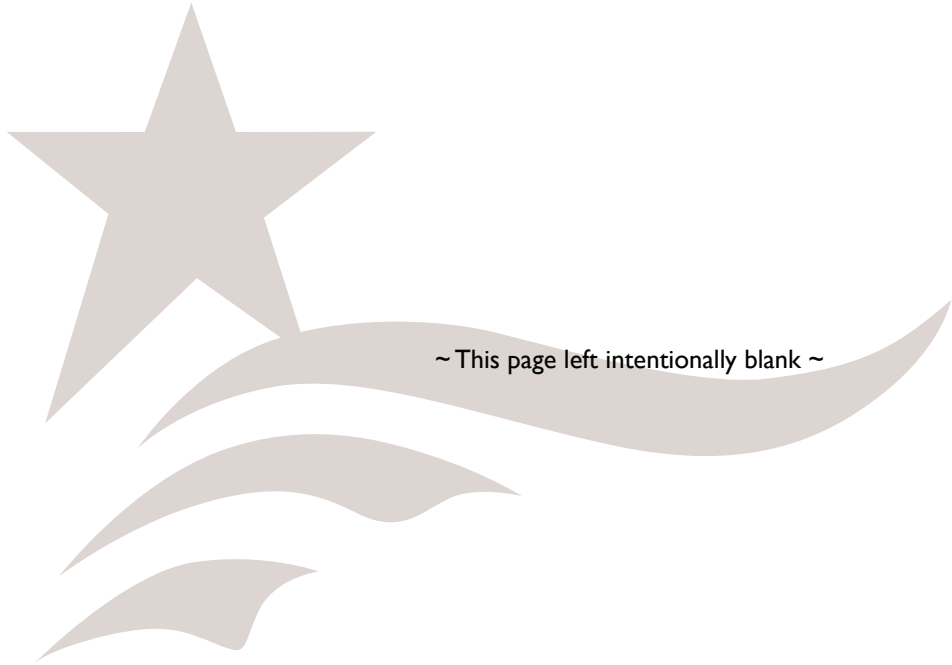
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TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.09.01	Support redevelopment and infill opportunities Downtown.		CD	CD, FI, MO, PR
2.09.01A	Pursue public-private partnerships to develop parking facilities.	High	CD	FI, MO
2.09.01B	Establish incentives to develop gathering spaces and civic facilities within Downtown.	High	CD	FI, PR
2.09.01C	Work towards mitigating and removing floodplain issues around Downtown.	High	PW	CD
2.09.01D	Pursue grant and other funding mechanisms to fund complete street and streetscape improvements.	On-going	CD	
2.09.01E	Explore incentives for targeted projects that meet economic development goals.	High	CD	
2.09.02	Integrate and maintain quality public spaces throughout Downtown for recreation, social, and civic activities.		CD, MO, PR	MO
2.09.02A	Actively implement action items in the Destination Downtown Plan.	High	MO	CD
2.09.02B	Pursue grants and public-private partnerships to enhance Downtown.	On-going	CD	
2.09.02C	Develop programs with local partners to expand art, cultural, and educational facilities in Downtown.	Medium	PR	MO
2.09.02D	Develop and support regular cultural activities and events Downtown, in partnership with the Downtown Business Association and other organizations.	Medium	PR	MO
2.09.02E	Implement consistent landscaping, lighting, and historic preservation standards.	On-going	CD	
2.09.02F	Support a compatible mix of land uses Downtown that activate the area during day and night.	On-going	CD	
2.09.02G	Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual to ensure that Downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities.	On-going	CD	
2.09.03	Cultivate unique and diverse destination-type activities within Meridian's centers.		CD, PR	MO, CD
2.09.03A	Establish distinct, engaging identities within commercial and mixed use centers through design standards.	High	CD	
2.09.03B	Promote Ten Mile, Downtown, and The Village as centers of activity and growth.	On-going	CD	
2.09.03C	Support public-private partnerships that provide plazas and public areas within activity centers.	On-going	PR	MO, CD
2.09.03D	Develop a collaborative economic development strategy to recruit new businesses.	High	CD	
2.09.03E	Develop concept plans of potential destination activities and promote appropriate development, infill, and redevelopment of activity centers.	Low	CD	

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
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EVOLVING COMMUNITY

Overview

Since 1990, Meridian has experienced exponential growth, becoming the second largest city in Idaho and one of the top ten fastest growing cities in the nation. Due to the desirability of the area, population growth will continue. Over the last 20 years, property in and around Meridian has changed from primarily agricultural and single-family residential to include a more diverse mix of residential types and commercial and industrial uses. That trend will continue as land traditionally used for agriculture develops at urban intensities. However, the foremost goals will remain to grow the city as a premier place to live, work, and play.

EVOLVING COMMUNITY VISION

A community thoughtfully adapting to changes.

The Plan embraces Meridian as an Evolving Community by focusing on strategically planning for future growth. It provides new land use tools to ensure strategic and sustainable growth through the provision of services and infrastructure consistent with this Plan's vision. Essential to community health is the promotion of responsible land use and growth by ensuring that development pays for itself and enhances the quality and character of the community. Reinventing key areas, supporting infill, and focusing growth in strategic areas support an efficient and high-quality development pattern that aligns with the availability and capacity of services and infrastructure.

As part of the Evolving Community Vision, the following elements are included in this chapter:

- » Growth and Population
- » Land Use
- » Utilities and Infrastructure

Left: Artistic rendering of potential development with economic opportunities, mixed residential neighborhoods, and quality services and amenities.

Growth and Population

Introduction

The Growth and Population element reinforces the City’s commitment to meet and protect the needs of existing residents and businesses in tandem with future population growth and land development. Policies in this section address how to plan for the redevelopment of properties already within the corporate boundaries of the City and its Area of City Impact, and guide growth to priority areas, all while protecting private property rights.

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Below: Treasure Valley Kite Festival



Background

Understanding the implications of changing demographics and population projections enables a community to anticipate and effectively plan for future market conditions and how best to meet its residents’ future needs. COMPASS, the agency responsible for regional transportation planning, estimates that by 2040 the regional population total will exceed 1 million people. At the center of all this, very conservative estimates put Meridian’s population at over 160,000 people in the same time period. COMPASS updates these numbers yearly to reflect recent growth. As Meridian continues to grow and respond to development pressure, it is important to employ tools and planning protocols that guide responsible development and the expansion of public utilities and services.

The City of Meridian’s leaders and staff adopt and enforce policies and regulations that govern the City, in addition to applicable state and federal laws. Meridian is committed to authentic citizen engagement in government through participation on boards, commissions, and committees, as well as through public feedback as part of planning initiatives.

Area of City Impact

In accord with § 67-6526 of Idaho Code, unincorporated properties within the City’s Area of City Impact (AOCI) are governed by Ada County for day-to-day administration of zoning matters. However, there is an agreement between Ada County and Meridian for the Area of City Impact. This agreement states that the current Meridian Comprehensive Plan will apply within the City’s established AOCI.

Within the AOCI, the county has generally applied a Rural Urban Transition (RUT) zone which permits five-acre-lot, single-family residential development, as well as agricultural-related uses and a range of conditional uses. County development applications within the AOCI are reviewed by the City of Meridian for compliance with the comprehensive plan and applicable City policies.

The City of Meridian desires, over time, all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondly, the City considers the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the AOCI. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

The importance of cooperating with Ada County and neighboring cities is imperative to successful long-term land use, transportation, and utility planning. There are very significant financial and quality-of-life implications for not doing so. As such, the City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County and coordinating with adjacent service providers.

Meridian aims to guide growth in a way that efficiently expands infrastructure and services to support sustainable growth patterns. Targeting the right development and growing responsibly – in the right locations with the right services – is the foundation of the Evolving Community Vision.

Plans for specific areas, corridors, and infrastructure provide the next level of detail for implementation of the vision, including Urban Renewal Districts and Opportunity Zones. These following policies address utility and service expansion, transportation,

quality development, fiscal impact, and compatibility with Meridian’s Unified Development Code, among other attributes the community values regarding growth and population.

Property Rights

The City of Meridian respects the rights of its citizens and their property, and is committed to counter negligence, abuse or devaluing of private property by others. Residents should feel their private property rights are respected and secure. See Appendix C for a checklist used in reviewing proposed regulations or actions to ensure compliance with private property rights.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ada County Code, Title 9, Chapter 4: Meridian Area of City Impact](#)
- » [Communities in Motion 2040 2.0](#)
- » Appendix C: Regulatory Takings Checklist

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.01.00	Recognize that Meridian's population will continue to grow and positively foster Meridian's continued growth.		CD	All
3.01.01	Provide facilities and services that maintain a premier level of service commensurate with growth.		CD	All
3.01.01A	Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).	On-going	CD	All
3.01.01B	Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.	On-going	CD	
3.01.01C	Ensure that regulations and plans support and encourage desired development and land use patterns within the Area of City Impact.	On-going	CD	
3.01.01D	Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria.	High	CD	
3.01.01E	Coordinate with the City of Nampa, Canyon County, Star, Eagle, Kuna, Boise, and Ada County on land use, transportation, and emergency services.	On-going	CD	All
3.02.00	Maintain, improve, and expand the City's infrastructure to meet existing and growing demands in a timely, orderly, and logical manner.		FI, MO, PW	All, CD, FI, HR
3.02.01	Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City.		FI, MO, PW	All, CD, FI, HR
3.02.01A	Provide City utilities in high priority growth areas and discourage in low priority growth areas.	On-going	PW	
3.02.01B	Protect investments in existing public facilities (water, sewer, streets, fire, police, etc.) by ensuring extension of services by new development is in the best interest of the City.	On-going	PW	CD
3.02.01C	Utilize preferred methods of communication with citizens and engage their input on public facilities planning, construction, and funding.	On-going	PW	
3.02.01D	Support the appropriate expansion of City facilities, services, staff, and other resources to keep up with demand and established levels of service.	On-going	PW	CD, FI, HR
3.02.01E	Phase-in developments in accordance with their connection to the municipal sewer and water system and the provision of other necessary infrastructure and services.	On-going	PW	CD
3.02.01F	Maintain an efficient and fair system of fees and development requirements that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development.	On-going	FI	CD, PW
3.02.01G	Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks.	High	MO	All

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.00	Direct and prioritize development in strategic areas and in accordance with corridor and special area plans.		CD, PW	All, CD, AO, PW
3.03.01	Plan for an appropriate land use mix, recreational and civic facilities, and phased service extension within specific area plans and urban renewal districts.		CD, PW	All, CD
3.03.01A	Continue to develop and implement the desired vision in special areas, areas with specific plans, and along key transportation corridors.	On-going	CD	
3.03.01B	Actively engage with City leadership and community members to explore the idea, process, and potential impacts of implementing districts, subareas, neighborhood association areas, or similar concepts.	On-going	CD	
3.03.01C	Consider developing new subarea plans as appropriate for areas with unique characteristics, public/private partnerships in place, and that are compatible with Comprehensive Plan policies in order to provide additional guidance on future land uses, design, infrastructure, and amenities.	Very High	CD	All
3.03.01D	Ensure that adequate water supply and pressure are available for fire protection in areas suitable for industrial and commercial uses.	On-going	PW	
3.03.01E	Encourage infill development.	High	CD	
3.03.02	Prioritize growth and development where it furthers the City's vision and allows for the efficient provision of services.		CD, PW	All, CD
3.03.02A	Engage with service providers, City leadership, and community members to identify priority growth areas.	Very High	CD	All
3.03.02B	Focus future investments within established priority growth areas.	On-going	CD	All
3.03.02C	Utilize the City's Service Impact Tool to help identify potential strategic growth areas.	On-going	CD	All
3.03.02D	As part of establishing and implementing strategic growth areas, consider including targeted redevelopment/opportunity areas within the Area of City Impact, areas within the City limits and within a specified distance of major utility connections, and unincorporated county enclaves suitable for annexation.	Very High	CD	All
3.03.02E	Develop incentives for appropriate investment in strategic growth areas; discourage development outside of established growth areas.	Very High	CD	All
3.03.02F	Require proposed development within areas further away from urban services, existing utilities or requiring significant City utility upgrades, to demonstrate fiscal benefits, strategic fit with the Comprehensive Plan, contiguity with existing development, and appropriate mitigation for any impacts to existing City service users.	On-going	CD	

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
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TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.02G	Build and provide services in a manner that promotes the vision of priority growth areas, reinforcing and protecting Meridian's growth objectives.	On-going	PW	CD
3.03.02H	Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).	On-going	PW	CD
3.03.03	Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided.		PW, CD	CD, All
3.03.03A	Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.	On-going	CD	PW
3.03.03B	Implement an irrevocable consent to annexation as a condition of hook-up to City sanitary sewer or water and make a deed restriction on all buildable lots to be placed as a note on all final plats.	On-going	PW	CD
3.03.03C	Require all City sewer and water inspections and plan review fees (for the main lines) in effect at the time of development be paid to the City of Meridian.	On-going	PW	CD
3.03.03D	Require all development to be consistent with Future Land Use Map designations for the property.	On-going	CD	
3.03.03E	Require all development to be contiguous to the City.	On-going	CD	
3.03.03F	Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.	On-going	CD	All
3.03.03G	Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.	On-going	CD	
3.03.03H	Evaluate both the short and longer-term fiscal and environmental impacts of annexing lands.	On-going	CD	All
3.03.03I	Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves.	On-going	CD	
3.03.03J	Encourage the assembly of parcels for master planning, design and entitlement purposes; discourage piecemeal annexation and development.	On-going	CD	
3.03.04	Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves.		CD	AO, PW
3.03.04A	Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity.	On-going	CD	
3.03.04B	Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.04C	Consider the establishment of improvement districts, extra-ordinary impact fee areas, and other funding mechanisms to provide the necessary urban infrastructure and services for existing county enclaves.	High	CD	AO, PW
3.04.00	Shape the future of the City through implementation and coordination of long range planning efforts.		CD, IT, MO	All, CD, PW
3.04.01	Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City's vision.		CD, IT, MO	All, PW
3.04.01A	Promote the Comprehensive Plan as the primary guide for growth and development of the community.	On-going	CD	
3.04.01B	Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan.	On-going	CD	
3.04.01C	Support and expand the capabilities of all City Departments and Staff to better serve the community.	On-going	MO	All
3.04.01D	Maintain, update, and find better ways to use Geographic Information Systems (GIS) in everyday City business and for project-specific purposes.	On-going	IT	All, PW
3.04.01E	Monitor the progress of the Comprehensive Plan implementation plan to ensure steady progress.	On-going	CD	
3.04.01F	Review the policies within the adopted Comprehensive Plan on a regular basis and update as needed to ensure that they reflect, support, and advance the City's vision.	On-going	MO	All
3.04.01G	Participate in planning efforts with COMPASS and affiliated local governments and agencies to better coordinate planning policies regionally.	On-going	CD	PW
3.04.01H	Organize and fund committees or special commissions consistent with the provisions of this Comprehensive Plan.	On-going	MO	All
3.04.01I	Enforce the Unified Development Code and all other City ordinances and ensure their alignment with the Comprehensive Plan.	On-going	CD	
3.04.02	Engage and inform the public about land use planning processes.		CD, MO	CD
3.04.02A	Solicit public participation in the land use and entitlement process through a variety of digital and in person methods.	On-going	CD	
3.04.02B	Hold public meetings in conjunction with updates to the Comprehensive Plan to promote a better understanding of the plan and its purpose.	On-going	MO	CD

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.04.02C	Convey the Comprehensive Plan's legal elements and intent by informing and educating the public, agencies and service providers, advisory boards and other stakeholders to improve the overall planning process.	On-going	CD	
3.04.02D	Improve the neighborhood meeting and public notice process.	Very High	CD	AO
3.05.00	Ensure that all planning, zoning and land use decisions balance the interests of the community by protecting private property rights for current citizens and future generations.		AO	CD
3.05.01	Enact land use ordinances, policies, and fees, and make decisions, including land use restrictions and conditions of approval, that do not violate private property rights.		AO	CD
3.05.01A	Conduct regular training with City Council, Planning & Zoning Commission, and City staff to ensure that Idaho Code §67-8003 is properly applied in land use planning and development review processes.	On-going	AO	CD
3.05.01B	Regularly review policies, the Unified Development Code, and other City regulations for consistency with Idaho Code.	On-going	AO	CD
3.05.01C	Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses.	On-going	AO	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Future Land Use

Introduction

The Future Land Use element emphasizes the importance of thoughtful and responsible land use planning, cooperation, and collaboration among the various jurisdictions and agencies

Transportation, Land Use, and Corridors

The transportation network plays an especially critical role in the location, types, and balance of land uses across the City. Two types of corridors that are particularly relevant to the land use policies are defined below. See Chapter 6 for more on transportation and land use integration.

Key Multimodal Corridors: These corridors have land uses with the potential to support future multimodal transportation, including transit.

- ▣ Fairview Avenue/Cherry Lane
- ▣ Meridian / SH-69
- ▣ Railroad Corridor
- ▣ Overland Road
- ▣ Ten Mile Road
- ▣ Eagle Road Corridor

Key Transportation Corridors: These corridors are important for regional connectivity and community identity, and may require special land use considerations.

- ▣ Chinden
- ▣ Ustick
- ▣ Fairview/Cherry
- ▣ Franklin
- ▣ Railroad Corridor
- ▣ Overland
- ▣ Linder
- ▣ Lake Hazel
- ▣ Highway 16
- ▣ Ten Mile
- ▣ Meridian
- ▣ Eagle

in the area, and preservation and enhancements of the high quality of life that currently exists in Meridian. The policies in this section are graphically represented in the Future Land Use Map.

Background

Planning in a deliberate manner, with an understanding of market, financial, and physical realities, can help foster a healthy balance of land uses and minimize uncertainty for officials, staff, residents, and others. Land use planning is an important tool in attracting and retaining the residents, businesses, and visitors that sustain the community’s economy and contribute to a city’s high quality of life. As such, it is important to continually evaluate what changes are needed to ensure that the community grows the way it desires.

The location and balance of land uses and densities should be efficient and sustainable; enhance community identity; support a multimodal transportation network; provide housing choices near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. See the Transportation element in the Connectivity Chapter of this Plan for more information on Transportation and Land Use Integration.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [ACHD Transportation and Land Use Integration Plan](#)

Future Land Use Map

Mapping future land uses is a key component of the Comprehensive Plan, so that development occurs in the direction and manner most desired by the community.

The Future Land Use Map (FLUM) identifies the vision for a portfolio of land uses to implement the City's many diverse goals and objectives, and works in conjunction with the text of the Comprehensive Plan, City Code and various policies of the City. In addition, the FLUM is closely aligned with ACHD's Master Street Map (MSM). The MSM is the transportation equivalent of the City's Future Land use Map and reflects a built-out collector and arterial street network. The FLUM is not a zoning map and differs in that the FLUM describes the character and type of use that is desired in the future and not necessarily what is currently in place. The FLUM depicts a built-out Meridian that is very diverse in residential densities, commercial and industrial land uses as well as civic/public opportunities.

Descriptions of the various future land use designations that appear on the FLUM are described on the following pages. The FLUM is shown in Appendix D.

Symbols

All "future" symbols shown on the Future Land Use Map, such as parks, schools, fire and police stations, transit stations, etc., represent generalized locations based on the best information the City has to date. All such symbol locations are to be considered conceptual and not exact locations. All "existing" symbols shown on the Future Land Use Map for parks, schools, fire and police stations, etc. represent precise locations based on the facilities in place at the time of Plan adoption.

Difference between Future Land Use and Zoning

The Comprehensive Plan's Future Land Use descriptions and map work in tandem with the Plan's policies to help direct development patterns citywide to achieve the #MyMeridian Vision. They determine the desired character of new development, range of densities allowed, and intensity and mix of uses.

- ❑ The City of Meridian Unified Development Code (UDC) defines a series of zoning districts that are much more specific in terms of allowed uses and other development and operational requirements than future land use designations.
- ❑ The future land use designations help determine what type of zoning new development may receive when a project applies for annexation into the City, or what allowances exist for a property to rezone. **However, the future land use designations and zoning districts are not a one-to-one with each other.** Some future land use designation descriptions in this chapter include sample zoning. Sample zoning listed does not preclude the use of other zoning districts provided the proposed project is consistent with the description of the land use designation.
- ❑ Contact the Meridian Planning Division for more information on what zoning districts typically apply to the various Future Land Uses.



Above: Overlooking Paramount

General Guidance

Future Land Use designations are not parcel specific. An adjacent, abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. A designation may not be used however, across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation, and may not apply to more than 50% of the land being developed. All other changes to designations must be approved through a Comprehensive Plan Map Amendment. Sample zoning listed in the future land use designation descriptions does not preclude the use of other zoning districts provided the proposed project is consistent with the description of the land use designation.

Residential Land Uses

The purpose of this designation is to provide for a variety of housing types and densities varying from large estate

or semi-rural lots to multi-family homes. In all cases, urban services such as sewer, water, parks, and emergency services should be provided. Residential designations are described in following pages.

Within residential areas the following ideas and policies shall apply:

- » The Comprehensive Plan encourages a variety of product types and lot sizes within every neighborhood.
- » Gross residential densities are rounded to the nearest whole number.
- » At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is two acres or less in size. In this instance, no ancillary commercial uses shall be permitted.

Low Density Residential

This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium Density Residential

This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium High Density Residential

This designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

High Density Residential

This designation allows for the development of multi-family homes in areas where high levels of urban services are provided and where residential gross densities exceed twelve dwelling units per acre. Development might include duplexes, apartment buildings, townhouses, and other multi-unit structures. A desirable project would consider the placement of parking areas, fences, berms, and other landscaping features to serve as transitions between neighboring uses. These areas are compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place; they should incorporate connectivity with adjacent uses and area pathways, attractive landscaping, gathering spaces and amenities, and a project identity.

Commercial Land Uses

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

Office Land Uses

This designation will provide opportunities for low-impact business areas. These uses would include professional offices, technology and resource centers; ancillary commercial uses may be considered (particularly within research and development centers or technological parks). Sample zoning include L-O.

Industrial Land Uses

This designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses. In some cases uses may include processing, manufacturing, warehouses, storage units, and industrial support activities. Sample zoning include: I-L and I-H.

Old Town Land Uses

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian's historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

The City has developed specific architectural standards for Old Town and other traditional neighborhood areas. Pedestrian amenities are emphasized in Old Town via streetscape standards. Additional public and quasi-public amenities and outdoor gathering area are encouraged. Future planning in Old Town will be reviewed in accordance with Destination Downtown, a visioning document for redevelopment in Downtown Meridian. Please see Chapter 2 Premier Community for more information on [Destination Downtown](#). Sample zoning include O-T.

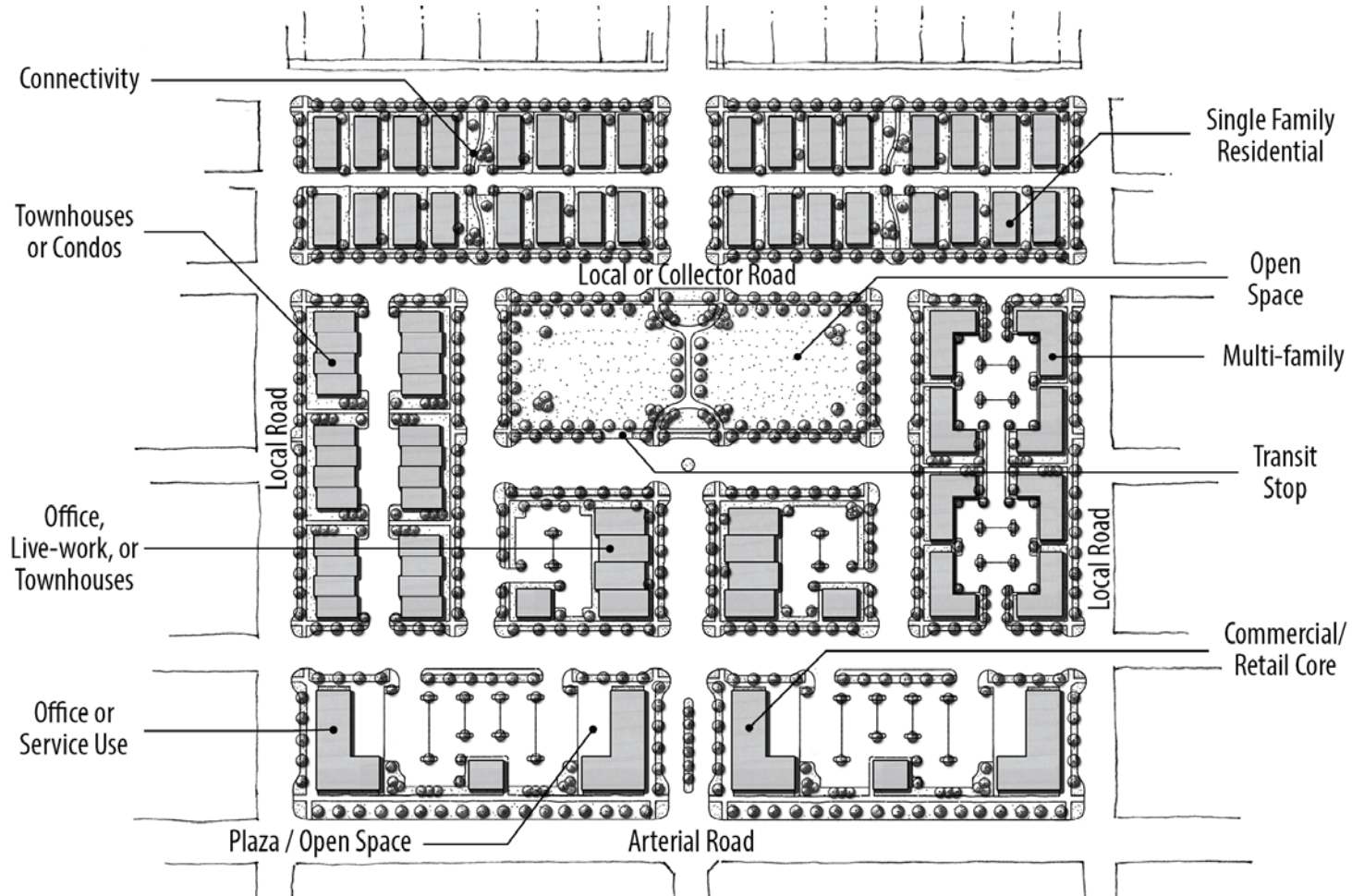
Mixed Use Land Uses

In general, the purpose of this designation is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible and convenient services for residents and workers. The intent is to promote developments that offer functional and physical integration of land uses, to create and enhance neighborhood sense of place, and to allow developers a greater degree of design and use flexibility.

Uses can be mixed vertically, such as a building with retail on the ground floor and offices above, or horizontally, such as a healthcare center with a mix of doctor offices, pharmacy, beauty salon, assisted care facilities, and apartments. Mixed use areas tend to have higher floor area ratios (less area devoted to parking), open space, and interconnected vehicular and pedestrian networks. A Mixed Use designation is typically used to identify a key area within the City which is either infill in nature or situated in a highly visible or transitioning area where innovative and flexible designs are encouraged.

There are five sub-categories of the Mixed Use designation that are used throughout the City: Neighborhood, Community, Regional, Interchange, and Non-Residential. This section further describes the purpose, intent, and development standards for these sub-categories. In addition, there are three sub-categories of the Mixed Use designation that are solely used in the Ten Mile Interchange Specific Area: Commercial, Residential, and Lifestyle Center. Mixed Use designations in the Ten Mile Interchange Specific Area are different than those throughout the rest of the City and are not subject to this section. For detailed descriptions of the land use designations in the Ten Mile area, go directly to the [Ten Mile Interchange Specific Area Plan](#).

FIGURE 3A: GENERAL MIXED USE CONCEPT DIAGRAM



For the purposes of the Mixed Use section, the City identifies five different land use types:

- 1. commercial (includes retail, restaurants, etc.);
- 2. office;
- 3. residential;
- 4. civic (includes public and quasi-public open space, parks, entertainment venues, etc.); and,
- 5. industrial.

All development in Mixed Use areas fall within one of these five categories. Industrial uses are typically discouraged in residential mixed use areas. However, if the developer can demonstrate that industrial uses are compatible and appropriate in Mixed Use Regional (MU-R), Mixed Use Non-Residential (MU-NR), or Mixed Use Interchange (MU-I) areas, the City will consider industrial uses when proposed as part of a larger Mixed Use development.

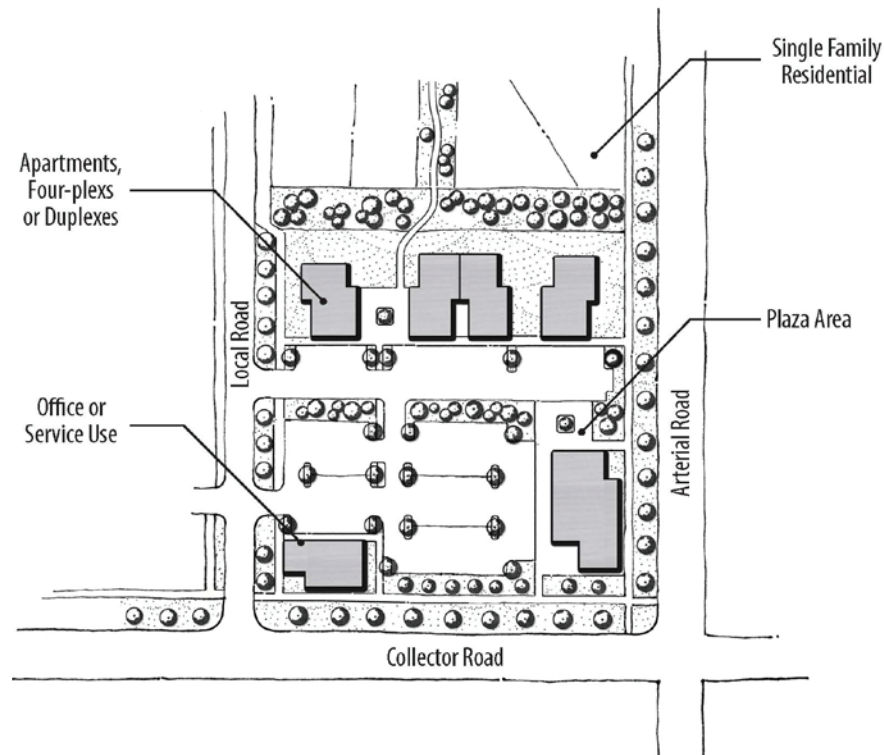
In reviewing development applications, the following items will be considered in all Mixed Use areas:

- » A mixed use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high density residential development alone.
- » Where appropriate, higher density and/or multi-family residential development is encouraged for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.
- » Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed Use designation.
- » In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.
- » The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.
- » Community-serving facilities such as hospitals, clinics, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed use developments.
- » Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.
- » Mixed use areas should be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces should be activated and incorporate permanent design elements and amenities that foster a wide variety of interests ranging from leisure to play. These areas should be thoughtfully integrated into the development and further placemaking opportunities considered.
- » All mixed use projects should be accessible to adjacent neighborhoods by both vehicles and pedestrians. Pedestrian circulation should be convenient and interconnect different land use types. Vehicle connectivity should not rely on arterial streets for neighborhood access.
- » A mixed use project should serve as a public transit location for future park-and-ride lots, bus stops, shuttle bus stops and/or other innovative or alternative modes of transportation.
- » Alleys and roadways should be used to transition from dissimilar land uses, and between residential densities and housing types.
- » Because of the parcel configuration within Old Town, development is not subject to the Mixed Use standards listed herein.

Mixed Use Neighborhood (MU-N)

The purpose of this designation is to assign areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential with supporting non-residential services. Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for (approximately one mile) and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential

FIGURE 3B: MIXED USE NEIGHBORHOOD CONCEPT DIAGRAM



and residential land uses is particularly critical in MU-N areas. Tree-lined, narrow streets are encouraged. Developments are also encouraged to be designed according to the conceptual MU-N plan depicted in Figure 3B.

In reviewing development applications, the following items will be considered in MU-N areas:

- » Development should comply with the items listed for development in all Mixed Use areas.
- » Residential uses should comprise a minimum of 40% of the development area at gross densities ranging from 6 to 12 units/acre.
- » Non-residential buildings should be proportional to and blend in with residential buildings.
- » Three specific design elements should be incorporated into a mixed use development: a) street connectivity, b) open space, and c) pathways.
- » Unless a structure contains a mix of both residential and office, or residential and commercial land uses, maximum building size should be limited to a 20,000 square-foot building footprint. For the development of public school sites, the maximum building size does not apply.
- » Supportive and proportional public and/or quasi-public spaces and places such as parks, plazas, outdoor gathering areas, open space, libraries, and schools should comprise a minimum of 10% of the development area. Outdoor seating areas at restaurants do not count towards this requirement.
- » Where the development proposes public and quasi-public uses to support the development above the minimum 10%, the developer may be eligible for additional residential densities and/or an increase to the maximum building footprint.

- » A straight or curvilinear grid or radiating street pattern is encouraged for residential areas, and most blocks should be no more than 500' to 600' long, similar to Old Town or Heritage Commons; larger blocks are allowed along arterial streets.

Sample uses appropriate in MU-N areas include: alley-loaded single-family homes, townhouses, multi-family developments, neighborhood grocer, drug stores, coffee/sandwich/ice-cream shops, vertically integrated buildings, live-work spaces, dry cleaner/laundromat, salons/spas, daycares, neighborhood-scale professional offices, gift shops, schools, parks, churches, clubhouses, public uses, and other appropriate neighborhood-scale uses. Sample zoning include: R-8, R-15, TN-R, TN-C, L-O, and C-N.

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Below: The Village at Meridian



Mixed Use Community (MU-C)

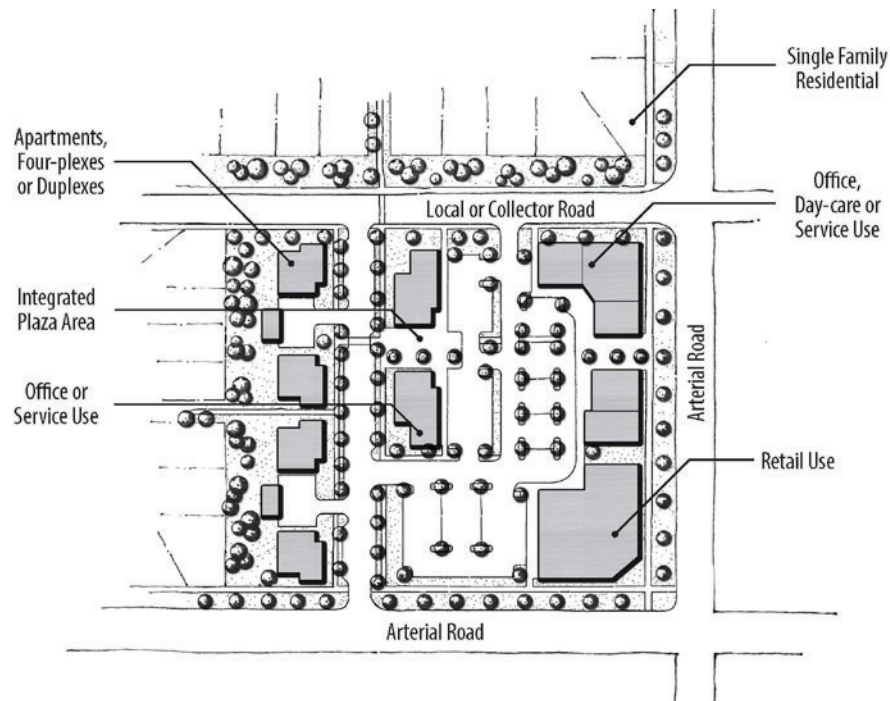
The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted in Figure 3C.

In reviewing development applications, the following items will be considered in MU-C areas:

- » Development should comply with the general guidelines for development in all Mixed Use areas.
- » All developments should have a mix of at least three land use types.
- » Residential uses should comprise a minimum of 20% of the development area at gross densities ranging from 6 to 15 units/acre.
- » Non-residential buildings should be proportional to and blend in with adjacent residential buildings.
- » Vertically integrated structures are encouraged.
- » Unless a structure contains a mix of both residential and office, or residential and commercial land uses, maximum building size should be limited to a 30,000 square-foot building footprint. For community grocery stores, the maximum building size should be limited to a 60,000 square-foot building footprint. For the development of public school sites, the maximum building size does not apply.

- » Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools that comprise a minimum of 5% of the development area are required. Outdoor seating areas at restaurants do not count towards this requirement.
- » Where the development proposes public and quasi-public uses to support the development above the minimum 5%, the developer may be eligible for additional residential densities and/or an increase to the maximum building footprint.

FIGURE 3C: MIXED USE COMMUNITY CONCEPT DIAGRAM



Sample uses appropriate in MU-C areas include: All MU-N categories, community grocer, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, and retail shops, and other appropriate community-serving uses. Sample zoning include: R-15, R-40, TN-R, TN-C, C-C, and L-O.

Mixed Use Regional (MU-R)

The purpose of this designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have supporting retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. The developments are encouraged to be designed consistent with the conceptual MU-R plan depicted in Figure 3D.

In reviewing development applications, the following items will be considered in MU-R areas:

- » Development should generally comply with the general guidelines for development in all Mixed Use areas.
- » Residential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre.

Item #7.

- » There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.
- » Retail commercial uses should comprise a maximum of 50% of the development area.

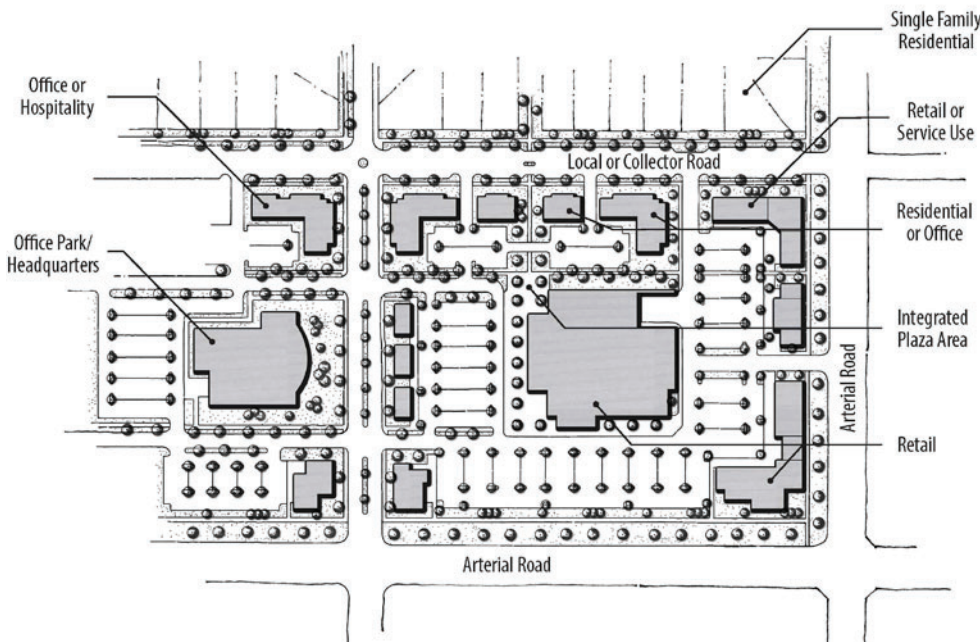
Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:

- » For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus. That is to say, if there is a one-acre library site

planned and dedicated, the project would be eligible for two additional acres of retail development.

- » For active open space or passive recreation areas, such as a park, tot-lot, or playfield, the developer is eligible for a 2:1 bonus. That is to say, if the park is 10 acres in area, the site would be eligible for 20 additional acres of retail development.
- » For plazas that are integrated into a retail project, the developer would be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.

FIGURE 3D: MIXED USE REGIONAL CONCEPT DIAGRAM

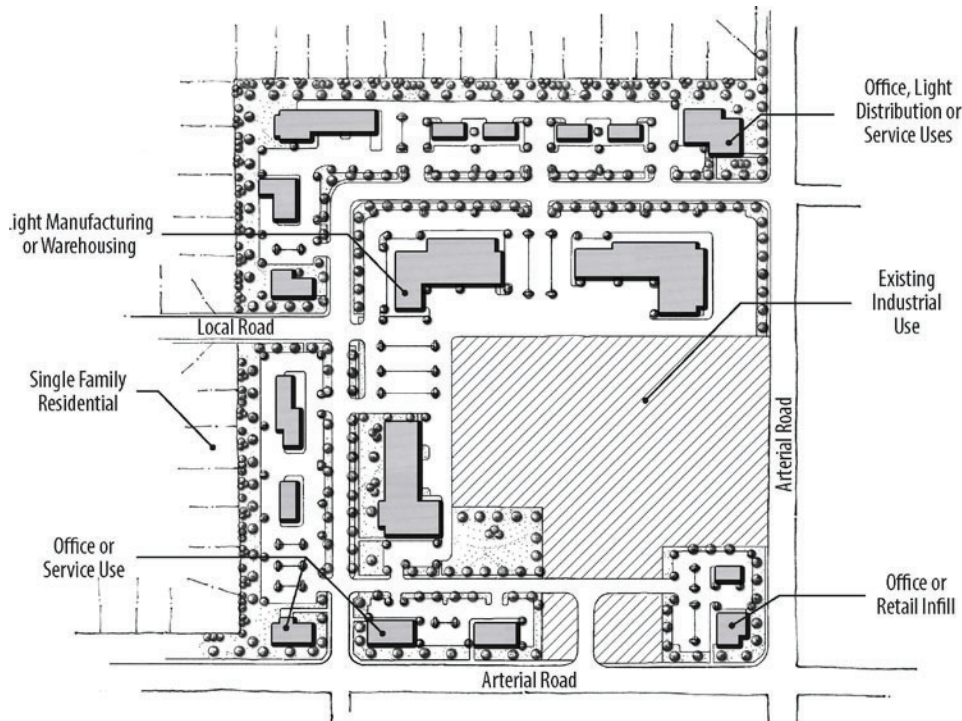


Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving most uses. Sample zoning include: R-15, R-40, TN-C, C-G, and M-E.

Mixed Use Non-Residential (MU-NR)

The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted in Figure 3E.

FIGURE 3E: MIXED USE NON-RESIDENTIAL CONCEPT DIAGRAM



In reviewing development applications, the following items will be considered in MU-NR areas:

- » No new residential uses will be permitted (existing residential may remain).
- » All developments should have a mix of at least two types of land uses.
- » Development is not required to comply with the minimum number of uses in the general mixed use standards.
- » Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.
- » There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, food service/restaurants, industry, or warehouse uses.
- » A transitional use is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development.

Sample uses, appropriate in MU-NR areas would include: employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential uses. Sample zoning include: C-C, C-G, L-O, M-E, H-E, I-L, and I-H.

Mixed Use Interchange (MU-I)

The purpose of this designation is to call-out areas where construction of future SH-16 interchanges is likely to occur, and to acknowledge that this land will have a high degree of visibility. These areas will be served by highway interchange ramps and restricted local access. There are two interchange areas, one located at US 20-26 and one at Ustick Road, that differ from the other Mixed Use categories in that a much stronger emphasis will be placed upon gateway elements and traffic flow/trip generation factors when reviewing new land use applications. Uses in these areas will need to be compatible with the impacts of a freeway interchange. These areas are not intended for high volume uses such as retail. The intention is to protect the immediate vicinity of the interchange from traffic conflicts and shift the high traffic-generating uses away from the immediate vicinity of the interchange.

In reviewing development applications, the following items will be considered in MU-I areas:

- » Land uses within the MU-I areas and adjacent to the SH-16 corridor should be carefully examined for their potential impacts on nearby existing and planned retail and restaurant in Commercial and Mixed Use areas.
- » A traffic impact study may be required for larger developments in these areas.
- » Vehicular access points are prohibited near interchange ramps. Future uses should be planned to integrate with a frontage/backage road type circulation system.
- » Any new development at or near MU-I areas should promote a nodal development pattern where buildings are clustered, off-street parking is screened in the rear of the parcel and, where practical,

development is inter-connected with adjoining parcels.

- » The SH-16/US 20-26 interchange will be one of only two regional gateways to the City of Meridian for travelers coming from north of the Boise River (the other being Linder Road). As such, buildings, landscaping, and other design features at this interchange should reflect Meridian's heritage, quality, and character.
- » Regional ridesharing, park-and-ride and transit transfer facilities are strongly encouraged.
- » The MU-I area at Ustick Road, west of SH-16, should minimize retail and auto-oriented services and transition rapidly from the interchange to residential uses near the county line.
- » Examples of uses include schools, post office or library branches, office uses, light residential developments, athletic clubs, and technology/ research parks.

Ten Mile Interchange Specific Area Plan

The City developed a specific plan for approximately 2,800 acres bordered (roughly) by Linder Road to the east; McDermott Road to the west; the Union Pacific Railroad line to the north and ½ mile south of Overland Road on the south. The specific area plan is an addendum to this Comprehensive Plan and places an emphasis on a mix of uses, both residential and commercial; new employment areas; higher density residential; a planned collector road network and design guidelines.

It is important to note that the [Ten Mile Interchange Specific Area Plan](#) (TMISAP) uses different land use designations than the rest of the FLUM. While there are some similarities, for example Low Density Residential, there are also new designations which do not exist outside of this Ten Mile area. The TMISAP was

adopted as an addendum to the City of Meridian Comprehensive Plan on June 19th, 2007 by Resolutions Numbers 07-563 (Map) and 07-564 (Text). Development in the Ten Mile Interchange area will also be reviewed using the TMISAP. See the Ten Mile Interchange Specific Area Plan for more details of this area.

Civic Land Uses

The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

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Below: The PKG building on Pine Ave



Park Land Uses (Symbol)

The purpose of this designation is to preserve and protect existing and future public neighborhood, community, regional, and urban parks. The park locations designated on the Future Land Use Map are the most current and should be used for planning purposes. Constructed parks are further described in the Existing Conditions Report Addendum.

School Land Use (Symbol)

The purpose of this designation is to provide areas throughout the Area of City Impact which provide educational opportunities, community gathering places, and green space.

Fire and Police Stations (Symbol)

The purpose of this designation is to preserve and protect existing and planned fire and police station locations throughout the Area of City Impact which provide efficient emergency response.

Entryway Corridors

The City feels it is important to identify roadways that introduce and welcome both visitors and residents to the City of Meridian. These roadways are noted as entryway corridors on the FLUM and are subject to additional standards within the Unified Development Code.



Above: Valley Regional Transit and COMPASS

Transit Stations and Transit Oriented Development (Symbol)

The Transit Station designation is used for areas where transit supported uses are envisioned along the railroad and other predefined corridors. Within areas around these symbols, the City seeks projects that incorporate features which enhance alternative transportation and are transit friendly. Said developments are envisioned within commercial activity centers and should incorporate the following development and design principles:

- » A mix of land uses
- » Building orientation that provides the maximum level of services to pedestrians, bicyclists and transit users
- » Alternative transit features such as a bus shelter (where approved by VRT), bicycle lockers or similar facilities

- » Residential densities that are at least 8 dwelling units per acre and designed to comply with the Traditional Neighborhood design standards in the Unified Development Code
- » Park and ride lots and other transit-supportive facilities are encouraged at interchanges throughout the City. VRT and ACHD Commuteride should be partners in determining appropriate facilities at each interchange.
- » New types of street cross sections, including multi-purpose pathways, buffered bike lanes and managed lands that can accommodate new forms of vehicles from electric bicycles, scooters, autonomous vehicles and future dedicated transit.

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.06.00	Ensure a variety and balance of land uses within the Area of City Impact.		CD	MO, PW
3.06.01	Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.		CD	MO
3.06.01A	Maintain the Future Land Use Map to reflect existing facilities.	On-going	CD	
3.06.01B	Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.	High	CD	
3.06.01C	Coordinate with Ada County to ensure all applicable land use ordinances and provisions of this Plan are recognized when development within the Area of City Impact but outside City Limits is proposed.	On-going	CD	MO
3.06.02	Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.		CD	PW
3.06.02A	Support the inclusion of small-scale neighborhood commercial areas within planned residential developments as part of the development plan, where appropriate.	On-going	CD	
3.06.02B	Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.	On-going	CD	
3.06.02C	Encourage the development of supportive commercial near employment areas.	On-going	CD	
3.06.02D	Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate.	On-going	CD	
3.06.02E	Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses.	High	CD	PW
3.06.02F	Allocate land uses near the rail corridor to both support industrial and freight movement but also residential and the movement of people within the corridor.	On-going	CD	
3.07.00	Encourage compatible uses and site design to minimize conflicts and maximize use of land.		CD	PR
3.07.01	Proactively address potential conflicts between incompatible uses.		CD	
3.07.01A	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.	On-going	CD	
3.07.01B	Encourage land uses and site designs that do not harm natural systems and resources.	On-going	CD	
3.07.01C	Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	High	CD	
3.07.01E	Where feasible, encourage large transmission and pipeline utility corridors to function as transitional buffers, parkland, pathways, and gathering spaces within and adjacent to their right of way.	On-going	CD	
3.07.02	Integrate land use and transportation planning to ensure that they mutually support the communities' goals and desires.		CD	PR
3.07.02A	Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.	On-going	CD	
3.07.02B	Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors.	On-going	CD	
3.07.02C	Focus development and redevelopment intensity on key transportation corridors.	On-going	CD	
3.07.02D	Pursue transit-supportive densities of residential and employment uses along key multi-modal corridors.	On-going	CD	
3.07.02E	Explore the development of additional design guidelines or standards for transit-oriented development.	On-going	CD	
3.07.02F	Coordinate with transportation agencies to align future needed infrastructure with land use plans and implement through the development review processes.	On-going	CD	
3.07.02G	Coordinate with transportation agencies, private property owners and the public to plan for appropriate land uses that will accommodate both freight and public transportation access within the rail corridor.	On-going	CD	
3.07.02H	Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.	On-going	CD	PR
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Utilities and Infrastructure

Introduction

Utilities are the foundation to quality of life within cities. Clean drinking water, electricity, stormwater management, natural gas, telecommunications, and wastewater make city-living possible. Adequate, efficient, accessible, and affordable utilities contribute to attracting business, reducing the environmental footprint of urban development, and playing a vital role in social development. Public facilities discussed in this section include domestic water service, sewer collection, sewage treatment, and other independently operated utilities (such as power, natural gas, and communications). The Utilities Element works in concert with the Growth and Land Use Elements to ensure adequate infrastructure is in place to accommodate existing and future needs.

Background

The City owns and operates its own domestic water and sewer services; however it relies on other entities for some of the other essential services. Therefore, coordination between the City and each service provider is vital in planning and prioritizing of expansion areas, and continued service to existing locations.

With the exception of a portion of north Meridian where SUEZ Water provides service, the City's Public Works Department provides water to Meridian residents. In order to keep up with water demand, new wells and water line extensions are constructed and generally funded by new development.

“Plans are only good intentions unless they immediately degenerate into hard work.”

- Peter F. Drucker



With a vision for sustainability, Meridian works to conserve ground water and reduce discharge flows into the Boise River. As Meridian is located in an arid climate, using recycled water is a “drought-proof” water supply that reduces demand on municipal supply, frees up agricultural water for agricultural uses, and lowers effluent flow to the Boise River.

Water Service

The City's domestic water system is currently supported by a series of deep wells, booster pump stations, multiple reservoirs, and pipeline. In order to keep up with water demand, the City has constructed, on average, one new well per year, each funded by connection fees and charged to new development. Water line extensions to new developments are generally paid for and constructed by developers. Although the City plans new wells and reservoirs, the specific locations to those facilities are largely dictated by growth patterns, and will continue to be funded by new development. In a few small areas of the City, SUEZ provides water service to residents and businesses, and new development must coordinate this service with both the City of Meridian and with SUEZ.



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Above: Meridian Water Tower

Sewer Collection & Treatment

The sewer (also known as wastewater) collection system in the City consists of pipe and lift (pump) stations. Sewage generally flows by gravity to the Wastewater Resource Recovery Facility located northwest of the Ten Mile/Ustick intersection. The Sewer Master Plan includes development of a computer model which helps Public Works staff identify priority areas for development in the City as well as segments of the existing sewage collection system that are approaching capacity. Future capital improvements are prioritized to upgrade the lines that are approaching capacity. The City will evaluate the need for additional expansion projects based on the Sewer Master Plan and model.

The Wastewater Resource Recovery Facility (WRRF) consists of primary, secondary, and tertiary treatment followed by disinfection. Treated effluent is discharged to Five Mile Creek.

The City continues to upgrade the facility following its current Facility and 5 year Capital Improvement Plans. This facility is regulated by a National Pollutant Discharge Elimination System (NPDES) Wastewater discharge permit from the Environmental Protection Agency (EPA).

With a vision for sustainability, Meridian holds a Citywide Class A Recycled Water Permit. Recycled water is a highly treated water resource generated at the WRRF that meets standards for reuse, as established by the Idaho Department of Environmental Quality. The WRRF makes this recycled water available free of charge in supported areas.

Garbage and Recycling

Republic Services (Republic) is the solid waste and recycling collection contractor for the City of Meridian. Republic is dedicated to providing reliable and innovative recycling and

waste reduction programs to the City. The City has established a Solid Waste Advisory Committee (SWAC) to help set steer a curbside recycling program and to advise the City Council on other solid waste issues. The SWAC works in conjunction with Republic staff. The SWAC focuses its attention on growing the solid waste and recycling programs and making them as user friendly as possible.

Irrigation

Meridian irrigation water is largely supplied by a series of canals and laterals diverted from the Boise River. There are many irrigation districts with operations in Meridian's Area of City Impact, but the two largest affecting most of Meridian are the Settler's Irrigation District and Nampa and Meridian Irrigation District (NMID).

Power

Idaho Power Company provides electrical services throughout the City of Meridian and its Area of City Impact. Idaho Power is a public service company regulated by the Idaho Public Utility Commission (IPUC), the Federal Energy Regulatory Commission (FERC), and the state regulatory commissions of Idaho and Oregon. Idaho Power's long-range electrical plan for Meridian and the larger area is called the Eastern Treasure Valley Electrical Plan, which is listed in the adopted by reference section of this Plan.

Natural Gas

Intermountain Gas Company is the sole provider of natural gas in southern Idaho, including Meridian. Meridian is serviced by dual, high pressure natural gas pipelines that bisect the southwest part of the Area of City Impact. These lines are an important consideration for any development adjacent to them.

Communications

Sparklight and CenturyLink provide landline phone and cable television agreements in the area. Sparklight (formerly CableOne) has a franchise agreement with the City for traditional cable T.V. services. There are also a number of other fiber and wireless providers which also offer telecommunication services.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Water Master Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Collection System Master Plan](#)
- » [Eastern Treasure Valley Electric Plan \(Idaho Power\)](#)
- » [Environmental Programs Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.00	Coordinate with service providers to ensure the long-term utility needs of Meridian’s existing and future residents and businesses are met.		CD, PW, PR, MO	All, CD, IT, PW
3.08.01	Plan and expand public utility facilities and services as part of the development process.		CD	All
3.08.01A	Require that development projects have planned for the efficient provision of all public services.	On-going	CD	All
3.08.01B	Require adequate fees from new development to fund expansion of services.	On-going	CD	All
3.08.01C	Ensure that other City departments, area agencies, and service providers are informed about and have an opportunity to participate in the City's development review process.	On-going	CD	All
3.08.01D	Consider the impact on key service providers prior to acting on annexation requests at a public hearing.	On-going	CD	All
3.08.01E	Ensure key service providers have provided written comment on the impact and potential mitigation measures that may be necessary, prior to acting on large development applications.	On-going	CD	All
3.08.02	Cooperate with other agencies and service providers around the Valley to continuously provide essential services and utilities to all residents.		PW, PR, MO	CD, IT, PW
3.08.02A	Communicate planning efforts with local decision makers and utility service providers, including irrigation districts, energy, natural gas, solid waste, and telecommunications.	On-going	PW	CD
3.08.02B	Coordinate with developers, irrigation districts, and drainage entities to implement the proposed pathway network along canals, ditches, creeks, laterals and sloughs.	Very High	PR	CD
3.08.02C	Regularly coordinate with other public utilities and essential service providers and annually review master plans for public facilities and services; update as needed.	On-going	PW	CD
3.08.02D	Coordinate with Idaho Power to make additions and improvements to their facilities so that adequate capacity for projected growth is realized.	On-going	CD	PW
3.08.02E	Encourage the enhancement of the capacity and reliability of renewable energy resources.	On-going	PW	CD
3.08.02F	Encourage multi-use utility corridors.	On-going	CD	PW
3.08.02G	Support the expansion of and accessibility to high-speed internet and broadband throughout the Area of City Impact.	On-going	MO	IT, PW
3.08.03	Coordinate with utility providers on acceptable landscape materials, design and site locations for their future facilities to avoid negative impacts to the community.		CD	PW
3.08.03A	Minimize the impact of electric facilities in environmentally sensitive areas and consider social and environmental justice impacts.	On-going	CD	PW
3.08.03B	Site utility corridors within identified or designated transportation corridors and ensure that they connect to similar facilities in adjacent jurisdictions.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.03C	Coordinate future placement of Idaho Power electrical transmission lines and substations in accordance with Eastern Treasure Valley Electric Plan.	On-going	CD	PW
3.08.03D	Encourage all electrical distribution utilities to be located underground.	On-going	CD	PW
3.09.00	Maximize diversion of the municipal waste stream from disposal to recycling and reduce the amount of solid waste generated in the City.		PW	FI, AO, MO
3.09.01	Develop and support markets for recycled materials and products.		PW	AO, MO
3.09.01A	Investigate opportunities with other jurisdictions and private refuse contractors for new waste reduction and recycling markets.	Medium	PW	AO
3.09.01B	Establish solid waste fees that encourage waste reduction and recycling.	Low	PW	AO
3.09.01C	Develop and implement public education and outreach activities to raise awareness on waste reduction, reuse, recycling, and hazardous waste reduction.	On-going	PW	MO
3.09.02	Establish recycling/diversion and hazardous waste disposal goals.		PW	
3.09.02A	Maintain opportunities for proper disposal of target priority waste streams such as mercury, used oil, fluorescent lamps, used gas, and waste tires.	On-going	PW	
3.09.02B	Work with local stakeholders to develop public education campaigns regarding the importance of and opportunities for the proper disposal of hazardous waste.	On-going	PW	
3.09.03	Reinforce existing City recycling and procurement policies.		PW	FI
3.09.03A	Partner with City's solid waste contractor to investigate conservation options including composting, recycling, and green waste.	Medium	PW	
3.09.03B	Maintain internal recycling and sustainability programs that procure specific recycled content and less hazardous materials.	On-going	PW	FI
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

LIVABLE COMMUNITY

Overview

“Quality of life” represents the social well-being of individuals in a community; “livability” is a term used to express the overall relationship between community members and the satisfaction they derive from their surroundings. Quality of life and livability factors can be both public service-related and derived from natural and constructed open space and amenities. Elements such as security, parks, trails, recreation, and natural resources contribute to the overall livability of an area. Quality of life factors have a direct connection to citizens’ health, happiness, and prosperity.

Below: Meridian Pathway



LIVABLE COMMUNITY VISION

A community of family- friendly, healthy, and engaging places.

To enhance the Livable Community, the Plan encourages stewardship of natural features that define the community, such as open spaces and waterways. The Plan provides a setting for a safe and resilient community through crime prevention, sustainability, and emergency services. The community’s quality of life will be enhanced by the diversification and expansion of the renowned comprehensive parks and recreation system. The Plan promotes the acquisition and development of land, funding for maintenance and renovations, developing new parks, and the creation of new programs. This park system will be connected by new pathways, linking schools, parks, and commercial areas.

As part of the Livable Community vision, the following elements are included in this chapter:

- » Parks and Pathways
- » Stewardship
- » Public Safety



Above: Hillsdale Park

Parks and Pathways

Introduction

The Parks and Pathways element reflects the City's dedication to providing a comprehensive parks and recreation system that contributes to the quality of life in Meridian and surrounding areas. As part of this section, the policy direction outlined in the Parks and Recreation Master Plan and Pathways Master Plan are summarized.

Background

The City of Meridian Parks and Recreation Department is responsible for maintaining public open spaces and providing a quality system of parks and recreation facilities with leisure opportunities for all people in the community. The Department is also responsible for the implementation of the Pathway Master Plan, including some development and maintenance of priority pathways and key connections. The system as a whole is stronger and more sustainable when responsibility of development and maintenance of parks and pathways is shared between the City, developers, and homeowner associations.

This system consists of recreation and community facilities, pathways, and hundreds of acres of parkland. Parks and Recreation offers and manages a variety of recreational programs, adult sports leagues, and special events. Additionally, staff handles shelter/field reservations and assists in the issuance of temporary use permits.

The continued provision of high quality, year-round park and recreation facilities and activities requires the acquisition and development of land, funding for maintenance and renovations, and programming of activities. Developing new parks and expanding the existing park system with cutting-edge features like outdoor exercise equipment, pickleball courts, dog parks,

destination playgrounds, and year-round programs is vital to keeping up with demand from growth.

The City also seeks to continue expanding its pathway system by coordinating new projects with regional partners, and providing safe, integrated pathways linking popular destinations such as schools and parks to neighborhood centers. Therefore, the Parks and Recreation Master Plan and Pathways Master Plan should be used when evaluating proposed development for consistency with the City's plans. Refer to Chapter 6 for additional policies related to pathways, transportation, and connectivity.

For additional information, refer to the following resources:

- » [Meridian Parks and Recreation Master Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Rail-With-Trail Action Plan](#)

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Below: Outdoor exercise equipment at Keith Bird Legacy Park



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.01.00	Pursue partnerships and funding sources to facilitate and expand access to parks and recreational facilities, programming, and services.		FI, PR	CD, FI, HR, AO, MO, PR
4.01.01	Increase appropriate partnerships within the community to provide programs and activities to the community.		FI, PR	CD, FI, AO, MO
4.01.01A	Explore additional partnership opportunities as well as build on existing partnerships with focus on low-service areas.	On-going	PR	CD, FI
4.01.01B	Identify desired sports facilities or complexes and establish partnerships that foster their development.	High	PR	FI, MO
4.01.01C	Continue to explore partnerships with alternative providers, such as schools, to increase level of service.	On-going	PR	CD, AO
4.01.01D	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	On-going	FI	PR
4.01.02	Increase opportunities to fund programming, services, and facility improvements.		FI, PR	FI, AO, PR
4.01.02A	Increase special event and activities sponsorships.	On-going	PR	AO
4.01.02B	Pursue grant and philanthropic opportunities at the federal, state, regional, and local levels.	On-going	PR	FI
4.01.02C	Implement a cost recovery and pricing policy to determine a consistent method of pricing Parks and Recreation activities.	Medium	FI	PR
4.01.02D	Explore feasibility of a dedicated funding source for parks and recreation through special revenue, sports, or other available sources.	Medium	PR	FI
4.01.02E	Consider a process and policies for the acceptance of donated land and or money to be dedicated to public open space or facilities.	Low	PR	FI, AO
4.01.02F	Explore the use of digital displays to show showcase and advertise City events near parks.	Low	PR	AO
4.01.03	Continue to improve organizational efficiencies and maintain existing quality standards for park facilities and recreational amenities.		PR	FI, HR
4.01.03A	Enhance and improve internal and external communication regarding recreation activities and services using social media and mobile tools.	On-going	PR	IT
4.01.03B	Staff appropriately to meet demand and maintain established quality of service.	On-going	PR	FI
4.01.03C	Expand and improve the volunteer program to meet growing needs.	On-going	PR	HR
4.02.00	Provide for park acquisition and maintenance to meet projected city and population growth and demands.		FI, PR	CD, FI, AO, MO
4.02.01	Continue working toward the park land level of service goal of four acres/1,000 persons and a 0.5 miles service area radius from residences.		FI, PR	CD, FI, AO, MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.02.01A	Evaluate developer impact fee to align with Capital Improvement Plan (CIP) requests and current park land level of service.	On-going	FI	PR
4.02.01B	Continue to find and purchase additional land for future park development where level of service is below threshold.	On-going	PR	FI
4.02.01C	Identify and require future park sites using information in the Meridian Parks and Recreation Master Plan and on the Future Land Use Map.	On-going	PR	CD
4.02.01D	Look for opportunities to add parks and pathways in new growth areas.	On-going	PR	FI, AO, MO
4.02.01E	Consider population/housing density and accessibility when acquiring future land for parks and recreation.	On-going	PR	CD
4.02.02	Provide a variety of park types (neighborhood parks, community parks, regional parks) with a diversity of uses and activities interspersed throughout the community.		PR	FI, MO
4.02.02A	Consider programming needs for all ages and abilities when adding new components to existing parks or when developing new parks.	On-going	PR	FI
4.02.02B	Continue to monitor recreational trends to stay current with programming and demand.	On-going	PR	MO
4.02.02C	Consider future operation and maintenance costs and work to minimize those costs into the development of park while delivering a highly functional and quality park.	On-going	PR	FI
4.02.03	Monitor and evaluate the use, demands, and trends of recreation components.		PR	FI, MO
4.02.03A	Implement and maintain the existing Capital Improvement Plan (CIP), Master Plan, Comprehensive Parks and Recreation System Plan, and Life Cycle Replacement Programs.	On-going	PR	FI, MO
4.03.00	Maintain and improve the user experience and awareness of recreational facilities, amenities, and programs.		PR	CD, IT, AO, MO
4.03.01	Increase year round recreational programming and activities that encourage education, health and wellness, community involvement, and multi-sensory play.		PR	CD, IT, AO, MO
4.03.01A	Explore opportunities for additional indoor recreation space through partnerships, agreements, and the construction of a new Community Center.	Very High	PR	CD, AO, MO
4.03.01B	Continue to look for opportunities to expand programs around working hours and commuting citizens.	On-going	PR	MO
4.03.01C	Explore increasing the number of program opportunities for seniors, young adults, teens, tweens, and people with special needs.	On-going	PR	MO
4.03.01D	Set targets, identify gaps, and deploy programs, activities, and events that provide multigenerational recreational opportunities.	On-going	PR	IT, MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
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TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.03.01E	Support symbiotic uses of facilities through programs that encourage community interactions.	On-going	PR	MO
4.03.02	Add destination park amenities that uniquely blend arts, entertainment, and culture.		PR	FI, MO
4.03.02A	Explore opportunities to add destination playground and natural play areas with climbing features and multi-sensory play.	High	PR	FI, MO
4.03.02B	Foster development of discovery-oriented parks that uniquely blend arts, entertainment, and culture.	High	PR	FI, MO
4.04.00	Develop a connected, comfortable, and comprehensive network of multi-purpose pathways.		PR	CD
4.04.01	Seamlessly connect local pathways with regionally significant pathways.		PR	CD
4.04.01A	Ensure that new development and subdivisions connect to the pathway system.	Very High	PR	CD
4.04.01B	Provide options for passive recreational opportunities not typically supplied by parks and facilities, such as jogging, walking, and bicycling.	Very High	PR	CD
4.04.01C	Establish and enhance regional pathway connections to the adjacent communities of Eagle, Nampa, Boise, Caldwell, and Kuna.	Very High	PR	CD
4.04.02	Link pathways to important pedestrian generators, environmental features, historic landmarks, public facilities, Town Centers, and business districts.		PR	CD
4.04.02A	Identify opportunities for new paths that connect residential neighborhoods and community facilities, such as the library and city hall, parks, schools, athletic facilities, swimming pools, historic districts, the Downtown, as well as other commercial and retail activity centers in Meridian.	Very High	PR	CD
4.04.02B	Preserve existing public rights-of-way and other easements for future pathways and accessways, particularly along powerline and utility corridors, railway corridors, and waterway or irrigation corridors.	Very High	PR	CD
4.04.02C	Continue partnerships with area irrigation districts to continue to expand pathway system along existing waterways.	On-going	PR	CD
4.04.03	Facilitate accessibility of pathway system for people of all abilities, pedestrians, bicyclists, and other non-motorized pathway users.		PR	CD, FD, MO, PD
4.04.03A	Through coordination with Pathway Plan updates, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local access to the pathway system and reduce duplication of supporting improvements.	High	PR	CD
4.04.03B	Furnish pathway systems with trailhead improvements that include interpretive and directional signage systems, benches, drinking fountains, restrooms, parking and staging areas, and other services for all ages and abilities.	High	PR	MO

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TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.04.03C	Develop pathway design and development standards that are easy to maintain and access by maintenance, security, and emergency vehicles.	High	PR	FD, PD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Stewardship

Introduction

The Stewardship element discusses the City’s ongoing commitment and obligation to be good stewards of the public trust. As part of this section, the natural and built environment, sustainability, hazardous areas, and historic resources are covered.

Background

Productive agricultural soils, open space, vegetation, air, water, and energy are all valuable resources that the residents of Meridian enjoy and want to preserve. Beyond the environmental and health benefits realized from preserving the natural resources, preservation can offer exciting recreational

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Below: Youth volunteers planting a tree.



opportunities, provide for pedestrian travel ways, and offer a simple break from the standard suburban affair. As growth continues however, increased pressures are placed on natural resources. While development is expected within the Area of City Impact, a maze of monotonous expansion is not desired, either. It is essential to find a balance that protects and preserves Meridian’s natural resources, agricultural heritage, and open spaces, while supporting the need for new development and sustainable provision of services.

Growth projected for Meridian emphasizes the need for attention to Meridian’s character, specifically its natural and historic resources. Meridian has seen much of its natural resources change over the years from agricultural open spaces to a growing city. Providing and protecting unique sites and resources will assure the quality of life that the residents have come to know and expect.

The City of Meridian is committed to creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally and socially responsible way; and ensuring the best economic choice in the long term. These fundamentals should balance the needs of protecting and enhancing the economy and preserving the natural and built environment today and for future generations.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Parks and Recreation Master Plan](#)
- » [Eastern Treasure Valley Electric Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Environmental Programs Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.00	Preserve, protect, enhance, and wisely use natural resources.		CD, MO, PR, PW	CD, FI, AO, PR, PW
4.05.01	Protect and enhance existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.		CD, PR, PW	CD
4.05.01A	Identify waterways, wetlands, other natural resources, viewsheds, and natural features of topographic interest for preservation.	On-going	PW	CD
4.05.01B	Develop and implement programs to encourage and promote tree health and preservation throughout the City, including along waterways and within proposed development.	Medium	PR	CD
4.05.01C	Limit canal tiling and piping of creeks, sloughs, laterals, and drains to man-made facilities where public safety issues cannot be mitigated or are not of concern.	On-going	CD	
4.05.01D	Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.	On-going	CD	
4.05.01E	Assess environmental impact of potential new development, infill, and redevelopment.	On-going	CD	
4.05.01F	Preserve, protect, and provide open space for recreation, conservation, and aesthetics.	On-going	CD	
4.05.01G	Support a long-term transportation system that conforms to the public health standard for carbon monoxide attainment.	On-going	CD	
4.05.02	Protect Meridian's surface water quality.		CD, PW	CD, FI, AO, PR, PW
4.05.02A	Refine framework of environmental programs including construction, storm water compliance, and floodplain management to satisfy the City's requirements under the Clean Water Act, FEMA, and the National Flood insurance program.	Medium	PW	
4.05.02B	Provide incentives for developers to grant conservation easements along creek-side corridors.	Medium	CD	FI, AO, PR, PW
4.05.02C	Encourage the incorporation of creek corridors as amenities in development design.	On-going	CD	
4.05.02D	Identify and implement Low Impact Development (LID) in storm water drainage systems that are administered by the City of Meridian.	Low	CD	
4.05.02E	Develop and cultivate partnerships with local and regional stakeholders on public education campaigns for water conservation and water quality.	On-going	CD	
4.05.02F	Promote the increase of permeable areas through sound site design and use of materials that limit stormwater runoff.	On-going	PW	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.03	Preserve prime farmland within the Area of City Impact to maintain rural character and provide opportunities for local produce and continued farming operations.		CD, MO	CD
4.05.03A	Encourage, as appropriate, the continued use of land for farming near Area of City Impact boundaries to effectively transition from rural uses to urban.	On-going	CD	
4.05.03B	Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.	High	MO	CD
4.05.03C	Support appropriate agriculture operations within the Area of City Impact as a source of locally grown food.	On-going	MO	CD
4.05.03D	Consider public support for funding to preserve open space as part of permanent land trust.	Very High	CD	MO
4.06.00	Improve air quality and reduce air pollution in the Meridian and Treasure Valley airshed.		CD, PW, FI, MO	All, FD
4.06.01	Protect public health by reducing ozone, fine particulate matter and other greenhouse gases and toxics in the air.		CD, PW, MO	All, FD
4.06.01A	Coordinate with ACHD to improve traffic flow, minimize vehicle time spent idling and accelerating, and reduce the number of single-occupancy vehicles.	On-going	CD	
4.06.01B	Promote transportation choices, facilities, and alternatives such as car and van pooling, public transit, alternative fleet vehicles, bicycle racks/storage and telecommuting.	On-going	CD	
4.06.01C	Partner with transportation agencies and large employers to promote public awareness of air quality concerns and the need/benefits of making alternative transportation choices.	On-going	CD	
4.06.01D	Research utilization/installation of Energy Management Systems in municipal buildings to track and cut energy costs for lighting and heating/cooling.	Medium	PW	
4.06.01E	Convert appropriate municipal fleet vehicles to low-emission/alternative fuel vehicles when feasible.	On-going	PW	All
4.06.01F	Participate with Ada County in publicizing burning bans when necessary.	On-going	MO	FD
4.07.00	Reduce energy consumption in municipal facilities and operations; provide leadership in promoting energy conservation throughout the City.		PW, CD	CD, FI, MO, PW
4.07.01	Provide City services in an environmentally sustainable and cost effective manner.		PW, CD	CD, FI, MO, PW
4.07.01A	Investigate funding opportunities to finance City conservation programs and projects, and retrofit Meridian public buildings to improve energy efficiency.	On-going	PW	FI

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TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.07.01B	Support construction projects that demonstrate an innovative and effective approach to stormwater management and Low Impact Development.	On-going	PW	CD
4.07.01C	Partner with other entities to expand opportunities for energy conservation outreach and education, such as schools, utility providers, and other public places.	On-going	PW	MO
4.07.01D	Seek opportunities for public-private partnerships to develop and showcase alternative electricity-generating facilities or to enhance the capacity and reliability of renewable energy resources.	On-going	PW	MO
4.07.01E	Build public facilities that utilize energy conservation technologies.	On-going	PW	MO
4.07.01F	Adopt and implement guidelines and standards for energy conservation practices.	Low	PW	
4.07.01G	Partner with regional stakeholders to increase public awareness of the benefits of sustainable design and constructing high-performance built environments.	On-going	PW	CD, MO
4.07.01H	Collaborate with stakeholders to develop demonstration projects incorporating water and energy conservation; and energy efficient construction methods and materials.	Low	PW	
4.07.01I	Integrate new technologies and advancements in building science to promote a whole-building approach to sustainability. Recognize performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.	On-going	CD	PW
4.07.01J	Identify funding sources and appropriate partners to stimulate energy efficient retrofits in existing housing stock.	On-going	CD	FI, PW
4.08.00	Responsibly treat wastewater for current and future users by focusing on stewardship and fiscal and environmental sustainability.		PW	CD
4.08.01	Protect public health and watersheds through adequate treatment and disposal of wastewater.		PW	
4.08.01A	Implement and maintain the Public Works Department's Sewer Master Plan and Wastewater Resource Recovery Facility Plan.	On-going	PW	
4.08.02	Provide cost effective and environmentally sustainable wastewater service to citizens and business.		PW	CD
4.08.02A	Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.	On-going	PW	CD
4.09.00	Provide ample and clean water to the citizens of Meridian in perpetuity.		PW	CD, MO, FI
4.09.01	Protect the quality of source water.		PW	CD
4.09.01A	Ensure that new development is connected to the City's sanitary sewer system (no septic systems).	On-going	PW	CD

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TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.09.01B	Develop a source water protection plan.	High	PW	CD
4.09.02	Provide water in a cost effective and healthy manner.		PW	
4.09.02A	Develop and implement a water supply master plan.	On-going	PW	
4.09.02B	Assess and provide new water sources.	On-going	PW	
4.09.03	Conserve existing water supplies.		PW, CD	MO, PW
4.09.03A	Implement and maintain the Public Works Department Water Conservation Plan.	On-going	PW	
4.09.03B	Reduce reliance on City potable water for landscape irrigation purposes by educating the public, encouraging the use of recycled water, and adoption of water conserving landscape guidelines.	On-going	PW	
4.09.03C	Maintain a public outreach program on water conservation.	On-going	PW	MO
4.09.03D	Encourage the appropriate and attractive use of xeric, drought-tolerant plant species and non-plant materials that reduce landscape maintenance and water consumption.	On-going	CD	PW

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Item #7.

Above: Meridian Anti Drug Coalition outreach

Public Safety

Introduction

The Public Safety element considers the City’s role and responsibility to maintain the public safety and welfare for Meridian residents. As part of this section, the function of the Police and Fire Departments, as well as the City’s approach to hazard preparedness and mitigation are discussed.

Background

Fortunately, very few natural hazards exist within the City of Meridian and its Area of City Impact. However, there exists man-made hazards that may require both police and fire response. As more development occurs, responses to time

sensitive emergencies and hazardous areas will likely increase due to residential build out, increased traffic congestion, growth of commercial and/or industrial business, and storage of hazardous chemicals associated with certain businesses. While federal regulations require some preventative measures with hazardous uses, as development increases so will the potential for spills, accidents, and fires. The City coordinates with Ada County Emergency Management on natural hazard disaster preparedness, response, and mitigation, and recovery, and is a participant in the [Ada County Hazard Mitigation Plan](#).

With the rapid rate of growth, one would expect an increase in the number of crimes and vehicle collisions occurring in Meridian. The City takes great pride in the crime rate when compared to the dramatic increase in population. The rate of criminal offenses has remained lower than the national and state averages for several years. Going forward, continued

coordination with the Fire and Police Departments is vital to ensure adequate services and resources are available for proposed annexation and development requests.

The Meridian Fire Department has been effectively serving the Meridian area since 1908, and is now a full-time all-hazards response department servicing both the City of Meridian and the Meridian Rural Fire District. Services provided by the department include fire suppression, advanced life support emergency medical service, technical rescue, community risk reduction, fire prevention education, fire and life safety inspections, and plans' review for new developments and construction.

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Below: Youth dressed up as a Fire Fighter



As the rate of growth increases, so too will the rate of requests for service from the community. The Meridian Fire and Police Departments' will continue to be an important asset in development review and land use decisions, as they ensure that there is adequate access, service, and mitigation measures in place.

Making best use of the Fire and Police Departments' obvious expertise in matters of safety is important in the planning and design of new facilities, services, and contingency/hazard response plans.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ada County Hazard Mitigation Plan](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.10.00	Protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property.		CD, PW	CD, FD, MO, PD, PW
4.10.01	Reduce the threat of loss of life and property from hazards.		CD, PW	CD, FD, MO, PD, PW
4.10.01A	Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors.	Very High	PW	CD
4.10.01B	Require industrial uses to conform to disposal, spill, and storage measures as outlined by the Environmental Protection Agency.	On-going	PW	CD, FD, PD
4.10.01C	Work with ITD and ACHD to ensure highways and roadways are designed to mitigate natural hazards and are as safe as possible.	On-going	CD	PD, FD
4.10.01D	Work with Idaho Power to ensure that a National Interest Electric Transmission Corridor does not traverse through Meridian.	On-going	CD	MO
4.10.01E	Identify and protect areas below canals and laterals that could be damaged if the slope is compromised.	On-going	CD	PW
4.10.01F	Identify target hazards based on commercial/industrial occupancy type.	On-going	FD	PD
4.10.01G	Encourage the installation of residential fire sprinklers as part of a comprehensive fire safe community effort.	On-going	FD	CD
4.10.01H	Develop lot grading, dust, and drainage standards for residential development to mitigate slope erosion and protect property.	Very High	PW	CD, AO
4.11.00	Create an environment in which the people of Meridian feel safe by providing effective fire, police, and other emergency response services.		FD, PD	CD, CO, FD, MO, PR, PD
4.11.01	Ensure the capability to direct, control, and coordinate emergency response and recovery operations.		FD, PD	CD, MO
4.11.01A	Coordinate with emergency service providers on proposed annexation and development requests, and the reporting of impacts on services through comprehensive analysis and adopted standards.	On-going	FD, PD	
4.11.01B	Assess and compare response times to adopted standards for identification of additional needed resources.	On-going	FD, PD	CD, MO
4.11.01C	Identify future and current fire and police station locations based on adopted service level standards and goals.	On-going	FD, PD	

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TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.01D	Prioritize the location of future fire and police stations on collectors to eliminate access issues on arterials.	On-going	FD, PD	
4.11.01E	Communicate with staff, elected and appointed officials on impacts from development to adopted Police and Fire Department response time standards and goals.	On-going	FD, PD	CD, MO
4.11.01F	Based on Police Allocation Model (PAM), ensure adequate Police staff and resources to respond to growth and development.	On-going	PD	
4.11.02	Support crime prevention and risk reduction through environmental design, sharing resources and information with other cities, and citizen assistance.		PD, FD	
4.11.02A	Develop programs, in partnership with allied agency responders, which focus on preventative emergency medical services risk reduction.	On-going	FD, PD	
4.11.02B	Coordinate Fire and Police Department planning, training, and response efforts with neighboring jurisdictions.	On-going	FD, PD	
4.11.02C	Coordinate with Meridian Rural Fire Protection District as growth occurs in the Area of City Impact.	On-going	FD	
4.11.02D	Help educate and curtail the rate of drug, alcohol, tobacco and other substance use.	On-going	PD	
4.11.02E	Work with public and private development and management groups to promote and implement Crime Prevention through Environmental Design (CPTED) strategies.	On-going	PD	
4.11.02F	Enhance crime prevention awareness through the education of neighborhood watch groups, multi-family property management companies, homeowners' associations, and other organizations.	On-going	PD	
4.11.02G	Utilize the crime analysis unit to identify ongoing crime trends utilizing statistical analysis, heat maps, and other tools to more effectively and effectively deploy police resources.	On-going	PD	
4.11.03	Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian.		FD	CD, CO, PR, PD
4.11.03A	Maintain and enforce construction standards, and adopt fire protection codes that are consistent with International Fire Code standards.	On-going	FD	CD
4.11.03B	Develop contingency plans for special events to ensure adequate fire and emergency medical services.	On-going	FD	CO, PR, PD
4.11.04	Provide quality police services for public health, safety, and welfare throughout the community.		PD	CO, FD, PR
4.11.04A	Develop contingency plans for special events to ensure adequate police protection.	On-going	PD	CO, FD, PR
4.11.04B	Support and cooperate with federal, state, and local public safety agencies.	On-going	PD	
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TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.04C	Consider police protection and enforcement issues as part of the development review process and as part of mobile sales, vehicle immobilization, and alcohol permitting and licensing processes.	On-going	PD	
4.11.04D	Continue coordinating with the Idaho Humane Society to ensure delivery of services.	On-going	PD	
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VIBRANT COMMUNITY

Overview

Community design focuses on aspects of the built environment that add enduring value to the community. Thoughtfully designed community spaces improve the livability and quality of life for current and future generations of Meridian residents. Without intentional and context-oriented design to promote neighborhood reinvestment, vibrancy, and social interactions, the city could lose sight of its unique character.

A Vibrant Community is built on creative design that integrates past and future. As Meridian becomes one of the larger cities in the West, the Plan encourages the creation of well-designed

Below: Gene Kleiner Day festivities at the Kleiner Park Band Shell



VIBRANT COMMUNITY VISION

A community strengthened by historic character and vibrant activity centers.

places that will serve generations to come. Arts, community events, cultural assets, and celebrations can play a critical role in making Meridian a vibrant and beloved place with a distinct, engaging identity. The Plan focuses on enhancing and improving the built environment, contributing value to Meridian’s sense of place and reinforcing community identity through redevelopment areas that incorporate amenities and gathering places. The Plan stresses encouraging creativity and high-quality in new neighborhoods and commercial areas. The Plan identifies tools for implementation so that neighborhoods, gateways, corridors, public spaces, and commercial areas represent community values through thoughtful design and strategic building placement, materials, and signage. The community also seeks authenticity within places; the Plan’s historic preservation element underscores the importance of heritage by directing the preservation, restoration, celebration, and memorialization of sites/buildings with historical or cultural relevance. The Plan transcends all these elements with arts and culture, which brings enrichment to the community and reinforces sense of place.

As part of the Vibrant Community vision, the following elements are included in this chapter:

- » Character, Design, and Identity
- » Historic Preservation
- » Arts and Culture

Below: Outdoor seating Downtown, adjacent to Generations Plaza



Character, Design, and Identity

Introduction

The Character, Design, and Identity element focuses on protecting, enhancing, and improving the unique features of the natural and built environment that contribute value to Meridian's quality of place. From residential areas to retail centers, business parks to open space, the community should look and feel intentional. Neighborhoods, neighborhood centers, and commercial developments should be both grounded and unique, incorporating features of their surroundings while offering residents, visitors, and employees distinctive, safe, and inviting environments.

Gathering places should be convenient and integrated, encourage social activity and engagement through generous and intentional amenities and activation, and be a cornerstone of community pride and timeless neighborhood value. Policy decisions reflect Meridian's desire for quality and aesthetic design that reinforces the community's identity, instills community pride, and is built to last.

Background

The inherent goal of community design is to prioritize and improve livability and quality of life for current and future generations of Meridian residents. For the purpose of this Plan, community design refers to both residential and non-residential layout and building design, transition, and buffers. Moreover, community design is inextricably linked to sustainability, livability, healthy initiatives, as well as other elements of this Plan.

Community design also involves preserving and enhancing unique and extraordinarily valuable areas or attributes of the City; community design provides a means to maintain the unique characteristics of the City and to improve the built environment.

Subdivision Design

The foundation of ensuring good Community Design principles is largely accomplished through the City's subdivision review and approval process. This process involves the entitlement of land for division through a public hearing process. While land use is an integral component of the development process (see Chapter 3), equally if not more important is the role of the Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements, and other supporting development standards contained in Title 11 of Meridian City Code, in supporting the vision and intent of the Comprehensive Plan.

These sections of City Code should be continually re-examined and updated as needed to enable and implement the vision and policies in the Comprehensive Plan related to the general location and configuration of all development types to be realized. Subdivision review and approval establishes future road configurations, access locations, lot layouts, areas and amounts of open space, and serves as a prelude to subsequent administrative design review.

Building and Site Design

The City requires Certificate of Zoning Compliance and Administrative Design Review approval prior to construction of any new building (except single-family). This process typically occurs after subdivision approval. The Architectural Standards Manual (ASM) and Title 11 of City Code are the primary tools used in this process. The ASM provides the City with a standards based tool to guide the creation of attractive, lasting, and quality-built environments that contribute to the progression of Meridian as a livable community. This process ensures that development complies with all of the provisions of City Code as well as encouraging high quality building construction that employs the use of good design principles to produce attractive developments with unique character and that are appropriate for existing district identities. Some in the community have voiced concern about the design and character of buildings and integration of some projects into the community. Thoughtful design of commercial and residential developments can have a positive or negative effect on community pride, city character, and economic vitality. The City should explore ways to improve the building and site design review process. Building permit review follows the Certificate of Zoning Compliance process, ensuring life safety standards are met regarding building construction.

GUIDE TO COMMUNITY CHARACTER

The following material helps to identify key design characteristics and benefits of different development densities.

Keys to Urban Character

- ▣ Streets and other public spaces are framed by buildings
- ▣ Housing types range from small, narrower single-family lots dominated by driveways and front-loaded garages (auto-urban) to attached residential (e.g., brownstones, town houses) and multi-family dwellings with alley access or rear garages. Yard and landscaped areas are reduced.
- ▣ Reduced front and side setbacks with tighter building spacing.
- ▣ Opportunities for pedestrian activity and interaction.
- ▣ Higher land use intensities allow for additional amenities otherwise not cost effective in lower densities.

Keys to Rural Character

- ▣ Wide-open landscapes
- ▣ Views to the horizon mostly unbroken by buildings as structures are in the background and blend into the landscape
- ▣ Very high open-space ratios and very low building coverage
- ▣ Great building separation, providing privacy and detachment from neighboring dwellings

Keys to Sub-Urban Character

- ▣ More horizontal development than the rural class with broader spacing than the urban class.
- ▣ Space enclosure, if any, is provided by trees and vegetation rather than buildings.
- ▣ Building setbacks from streets with more “green” and open space versus on-lot driveways and on-lot parking surfaces
- ▣ More building separation, through larger setbacks and, in some cases, larger lots.
- ▣ Much lower lot coverage than the urban class and a correspondingly higher open spaces ration on lots.
- ▣ Extensive vegetation and landscaping.

Schwab, Jim, (2010, Dec). Defining and Measuring Community Character. *ZoningPractice*, Vol.27, No.12, 6-7

Entryway Corridors and Gateways

Meridian welcomes residents and visitors into the community through designated entryway corridors and gateways. It is the community's intent to require additional landscaping and entryway features at these locations. This includes elevated building façades, parking lot layout, and public space design. Artistic features and public art can also enhance the overall character of a gateway. The goal of entryway and gateway design standards is to make a positive impression on visitors and instill community pride in residents. Gateways will inspire people to live, work, play, and stay in Meridian.

The City has also established a plan for welcoming residents and visitors into the community with welcome signage. In combination with entryway and gateway requirements, these signs have a significant effect on visitors' first impression of the City. See the List of Adopted Plans and Studies by Reference for more information.

Signs

Signs are an invaluable source of providing direction and maintaining optimal mobility through a city. They can also provide advertising, and marketing, and contribute to community identity. Signs will not be a distraction to motorists or pedestrians, or otherwise present a safety hazard by interfering with line-of-sight, blocking traffic control devices, or hampering traffic flow. By complementing building design and landscaping, signs will integrate aesthetically into the community. Sign regulations must ensure there is balance between safety, advertising, communication, architectural elements, aesthetics, and free speech.

Sustainability

The fundamentals of sustainability within local government center on creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally, economically, and socially responsible way. These fundamentals interact in the process of balancing the needs of protecting and enhancing the economy, the natural environment, and the built environment. By utilizing industry standard best practices, quality design standards, and project commissioning, the City can quantify and verify that tax and rate payers are paying for facilities and infrastructure that enable sustainable and livable neighborhoods.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Welcome to Meridian Signage Plan](#)
- » [Architectural Standards Manual](#)
- » [Meridian City Code, Title 11, Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements](#)

“New investment is increasingly seeking locations based on the quality of place rather than the utility of location.”
- Steve McKnight, Fourth Economy Consultants

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.00	Sustain, enhance, promote, and protect elements that contribute to livability and a high quality of life for all Meridian residents.		CD, MO	FD, PR, PD, PW
5.01.01	Encourage the safety, health, and well-being of the community.		CD	PR, PD
5.01.01A	Foster a walkable and bikeable community through good site and street design.	On-going	CD	
5.01.01B	Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.	On-going	CD	PR
5.01.01C	Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.	On-going	CD	
5.01.01D	Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.	On-going	CD	
5.01.01E	Promote best management practices to control the spread of noxious weeds, in conjunction with Ada County Weed and Pest Control and City Code Enforcement.	On-going	CD	PD
5.01.01F	Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.	On-going	CD	
5.01.01G	Ensure developments employ proper water drainage techniques to eliminate the risks of water contamination, mold, and pests.	On-going	CD	
5.01.02	Support beautiful and high quality development that reinforces neighborhood character and sustainability.		CD	
5.01.02A	Maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywides.	High	CD	
5.01.02B	Coordinate with ITD regarding interstate beautification and appropriate signage.	On-going	CD	
5.01.02C	Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.	On-going	CD	
5.01.02D	Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.	On-going	CD	
5.01.02E	Support and protect the identity of existing residential neighborhoods.	On-going	CD	
5.01.02F	Explore development and implementation of architectural and/or landscape standards for geographic areas of the City.	High	CD	
5.01.02G	Require attractive landscaping and pedestrian friendly design within new developments.	On-going	CD	
5.01.02H	Require the improvement and maintenance of landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.03	Strengthen community pride and identity.		CD, MO, PD	FD, PW
5.01.03A	Continue supporting community-betterment activities, such as "Rake Up Meridian," and implementing new or old programs to support residents in need of help for property cleanup and repair.	On-going	MO	
5.01.03B	Work with residents and homeowners associations to maintain and take pride in their common areas and landscaping along public rights of way and other areas visible to the public.	On-going	MO	
5.01.03C	Review and implement design guidelines for properties along entryway corridors and gateways to promote aesthetic features and clearly identify the community.	Medium	CD	
5.01.03D	Continue property maintenance programs to remove junk vehicles, abate weed nuisances, and eliminate trash build up.	On-going	PD	FD
5.01.03E	Implement the Welcome to Meridian Signage Plan by budgeting for construction and maintenance of signs at key locations throughout the City; look for partnership opportunities with property owners and developers.	On-going	CD	PW
5.01.03F	Encourage volunteerism within the community, City Hall, and City Boards and Commissions.	On-going	MO	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Historic Preservation

Introduction

The Historic Preservation element underscores the importance of preserving Meridian’s heritage by remembering previous generations who laid the foundation for Meridian today. Policies not only direct the preservation and restoration of sites/buildings with historic or cultural relevance, but also how to celebrate and memorialize them.

Background

Meridian has a unique, storied history. Preserving that history is important because it defines the roots of the community and provides a sense of belonging to residents who treasure it.

.....
Below: Meridian Historic Walking Tour sign at City Hall



Some Meridian properties are on the National Register of Historic Places, but there are many additional historical resources and architectural features within the city limits and the Area of City Impact that are not yet listed on this Registry. Although they may not be listed on the National Registry, they still carry historical and cultural significance to Meridian. Meridian’s important agricultural heritage and history of town settlement is reflected in the many private historic residences and commercial buildings within the area. However, continued urban expansion and development have threatened some of these sites over the years.

While many of these sites and features have been lost, and others can no longer be realistically preserved, they can still be remembered. To preserve the memory and significance of these sites, all viable resources such as photos, models, written and oral stories, and memorabilia or significant artifacts should be used to pay tribute to a site’s important role in shaping Meridian history. The design of new structures and landscapes can also acknowledge and celebrate Meridian’s heritage by incorporating art and/or learning experiences for youth.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Historic Preservation Plan](#)
- » [Destination Downtown](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.2. Historic Preservation Goals, Objectives and Action Items		Priority	Lead	Support
5.02.00	Celebrate Meridian's historical, cultural, and agricultural heritage.		PR	CD, FI, MO
5.02.01	Enhance and restore the historical quality of Old Town.		PR	CD
5.02.01A	Maintain and implement design and building standards for historically significant buildings and resources in Old Town.	Medium	PR	CD
5.02.01B	Support owners of historic buildings in their efforts to restore and/or preserve their properties.	On-going	PR	CD
5.02.02	Preserve and enhance historic and cultural resources.		PR	CD, FI
5.02.02A	Coordinate with the Meridian Historic Preservation Commission to recommend use, restoration, and preservation of historical structures and sites throughout Meridian.	On-going	PR	CD
5.02.02B	Investigate and promote incentive programs for historic properties.	On-going	PR	FI
5.02.02C	Implement tools and undertake programs that will increase the community's awareness of its heritage as well as the economic and aesthetic value of historic preservation.	Low	PR	MO
5.02.02D	Stimulate private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historical features.	On-going	PR	CD, FI
5.02.02E	Support the efforts of the Historic Preservation Commission to foster preservation and conservation.	On-going	PR	MO
5.02.02F	When appropriate, seek comments and approval from the Historic Preservation Commission prior to any changes to City-owned or controlled property, including buildings, outdoor spaces, and natural features.	On-going	PR	CD
5.02.02G	Place informational plaques on historic structures and special sites.	On-going	PR	MO
5.02.02H	Incorporate, into the development review process, a way to determine any impact on unique geological, historical, and archeological sites; preserve and protect as appropriate.	On-going	PR	CD
5.02.02I	Encourage events and activities that celebrate the cultural heritage of Meridian.	On-going	PR	MO
5.02.02J	Develop policies to preserve and protect or document and memorialize historic and culturally significance structures and sites.	On-going	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Arts and Culture

Introduction

The Arts/Culture element reinforces the City’s vision for a vibrant arts and entertainment scene that integrates the arts experience into everyday life and enhances the spirit of the City.

Background

As part of its commitment to raising awareness of existing opportunities and providing new offerings to experience art, the Meridian Arts Commission (MAC) provides the community with visual, performing, and musical arts opportunities throughout the year. MAC ensures continued access to a variety of offerings for all residents, regardless of age, race, or ability.

.....
Below: Sculptures on Broadway Ave, adjacent to City Hall



In addition to supporting the arts, the City will continue to encourage community events and annual programs that are vital to the community’s well-being. Maintaining a variety of social opportunities is essential in promoting community for all residents; the City supports the exploration of other opportunities to support new facilities for community enrichment, education, and outreach.

Through Meridian’s Art in Public Spaces Ordinance and community partnerships, major public art pieces have been installed throughout Meridian—in Downtown, in several parks, and in city buildings. The visual arts, performing arts, community events, and Meridian’s heritage are integral components of the community’s identity. The sense of community is evident in many celebrations and events, neighborhoods, and public institutions.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Citywide Strategic Plan](#)
- » [Meridian Arts Commission Strategic Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.3. Arts and Culture Goals, Objectives and Action Items		Priority	Lead	Support
5.03.00	Create opportunities for all Meridian residents and visitors to experience public art.		PR	CD, AO MO
5.03.01	Support art throughout the community.		PR	CD, AO, MO
5.03.01A	Exhibit both permanent and rotating works of art in City Hall and other public places.	On-going	PR	AO, MO
5.03.01B	Encourage the integration of public art as an integrated component with new development.	On-going	PR	CD
5.03.01C	Consider a central Art and Cultural District to showcase a wide variety of cultural offerings.	Low	PR	MO
5.03.01D	Provide local artists with opportunities to showcase their work.	On-going	PR	MO
5.03.01E	Determine and respond to the community's art and cultural facility needs.	On-going	PR	MO
5.03.02	Raise awareness and promote existing arts offerings and artwork within the community.		PR	AO, MO
5.03.02A	Utilize the Meridian Art in Public Spaces program to raise awareness and appreciation of the arts.	On-going	PR	MO
5.03.02B	Partner with the Ada County Highway District (ACHD) to create and install artwork on traffic boxes, within roundabouts, and as part of other roadway improvement projects as appropriate.	On-going	PR	AO, MO
5.04.00	Support hands-on experiences in the arts.		PR, MO	MO, PR
5.04.01	Provide a diversity of education and art experiences for all residents.		PR, MO	MO, PR
5.04.01A	Develop and offer youth art opportunities in partnership with the School District and afterschool programs.	On-going	PR	MO
5.04.01B	Strengthen partnerships with community organizations, schools, and institutions to support and encourage arts programs and education for adults and seniors.	On-going	PR	MO
5.04.01C	Sponsor a variety of musical and performing arts in partnership with community organizations.	On-going	MO	PR
5.04.01D	Identify opportunities to partner with existing organizations and businesses to make their facilities available for civic and cultural purposes.	On-going	PR	MO
5.04.01E	Engage with and support the full diversity of the community in the planning for arts and culture facilities, programs, and events.	On-going	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

CONNECTED COMMUNITY

Overview

The condition of an area’s transportation system impacts the community’s quality of life and economic vitality. Great cities such as Meridian need better connectivity, a range of transportation options, and vibrant multi-modal corridors. These communities understand that transportation technology is changing rapidly, and cities must plan accordingly, allowing for flexibility to address new types of vehicles, autonomous and shared vehicles, transit, walking, and biking. Appropriate mix and intensity of uses must be integrated to make alternative modes of transportation viable. As a growing community, new businesses and residents are looking for safe and efficient choices

Below: Main Street in downtown Meridian



CONNECTED COMMUNITY VISION

A community of safe and efficient transportation.

that represent a community ready to embrace the future. At the center of transportation, Meridian knows that it must join with partner agencies that plans for the functional integration of land use and infrastructure to create the community residents’ desire.

The Plan promotes a Connected Community that sets the stage for different modes of travel while ensuring broad system functionality, safety, and efficiency. The Plan creates the framework for accommodating all modes of transportation by planning, designing, and developing land use and corridors that support pedestrians, bicycles, transit, motor vehicles, and new forms of mobility. Refer to Chapter 4 for additional policies related to pathway connectivity.

As part of the Connected Community Vision, the following element is included in this chapter:

- » Transportation and Streets

Transportation and Streets

Introduction

The Transportation and Streets element prioritizes regional coordination to meet the existing needs for adequate transportation service, while planning for and accommodating future growth as efficiently as possible.

Background

As Meridian does not have roadway authority of its own, providing adequate transportation service across all modes requires significant coordination with transportation agencies in the region. The City works closely with the Ada County Highway District (ACHD), the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community

.....
Below: Bridge deck of the Ten Mile Interchange over I-84



“Life is the only art that we are required to practice without preparation, and without being allowed the preliminary trials, the failures and botches, that are essential for training.”
-Lewis Mumford



Planning Association of Southwest Idaho (COMPASS) to make sure residents’ and business’ transportation needs are met. In addition to planning for future transportation needs, the roadway infrastructure already developed will require funding for maintenance, rehabilitation, and expansion.

Beyond supporting traditional motor vehicle use, the City continues to maintain and promote alternative methods of transportation. From sidewalks for pedestrians and regional multi-modal pathways to public transportation efforts, the City recognizes that supporting diversity and providing modal choice helps to not only promote a healthier, happier community, but reduces over-use of roadways by passenger vehicles. Through cooperation with regional partners, Meridian supports and promotes developments that provide transportation options for everyone.

The City also recognizes that while it does not directly control the roadways or public transportation service, its land use decisions have a direct effect on the effectiveness and sustainability of how these systems are able to function. The future land-uses in Chapter 3 have been developed to support existing area transportation plans, as well as to guide the future build-out and operation of the different systems into the long-range future.

Idaho is one of two states that do not currently have a dedicated funding source for public transportation. The ability of the

City to act alone in remedying this situation is limited since State law does not allow the City's residents to vote to tax themselves through a local-option sales tax. Realizing that the current system is neither sustainable nor able to grow indefinitely, this Plan assumes that State legislature will act to resolve this issue at some point in the future.

Regional Transportation Plan

[Communities in Motion 2040 2.0](#) (CIM 2.0) is the region's long-range transportation plan. However, CIM is more than just a transportation plan; the intent of CIM is to further integrate land use and transportation planning.

Transportation and Land Use Integration

To better connect transportation planning and land use decisions, ACHD and the cities in Ada County use the [Transportation and Land Use Integration Plan](#) (TLIP), which envisions livable streets for tomorrow and depicts how streets should look and function in the future. The goal is to create a roadway network that balances the needs of all roadway users—motorists, pedestrians, cyclists, transit riders, and people with disabilities, with streets that complement the built environment. Because a one-size-fits-all program for roadway construction does not respond to either the land use or transportation needs of the community, the City and ACHD have agreed to join together the land use plans of the City with the transportation plans of ACHD. A component of TLIP is the Master Street Map (MSM). This map is a companion component to the City's Future Land Use Map, and indicates the types of complete street facilities and right-of-way necessary to support the adjacent land uses.

Downtown Transportation Network

The City envisions a multi-modal transportation network throughout the city, but there are several plans and studies that

more specifically evaluate where and how various opportunities for access can and should be provided in downtown. The Downtown Meridian Transportation Management Plan was developed by ACHD with insight provided by the City to propose solutions to circulation-related challenges in downtown Meridian. While most of the work in this plan has been completed, two projects remain: the 3rd Street and Commercial Street extensions.

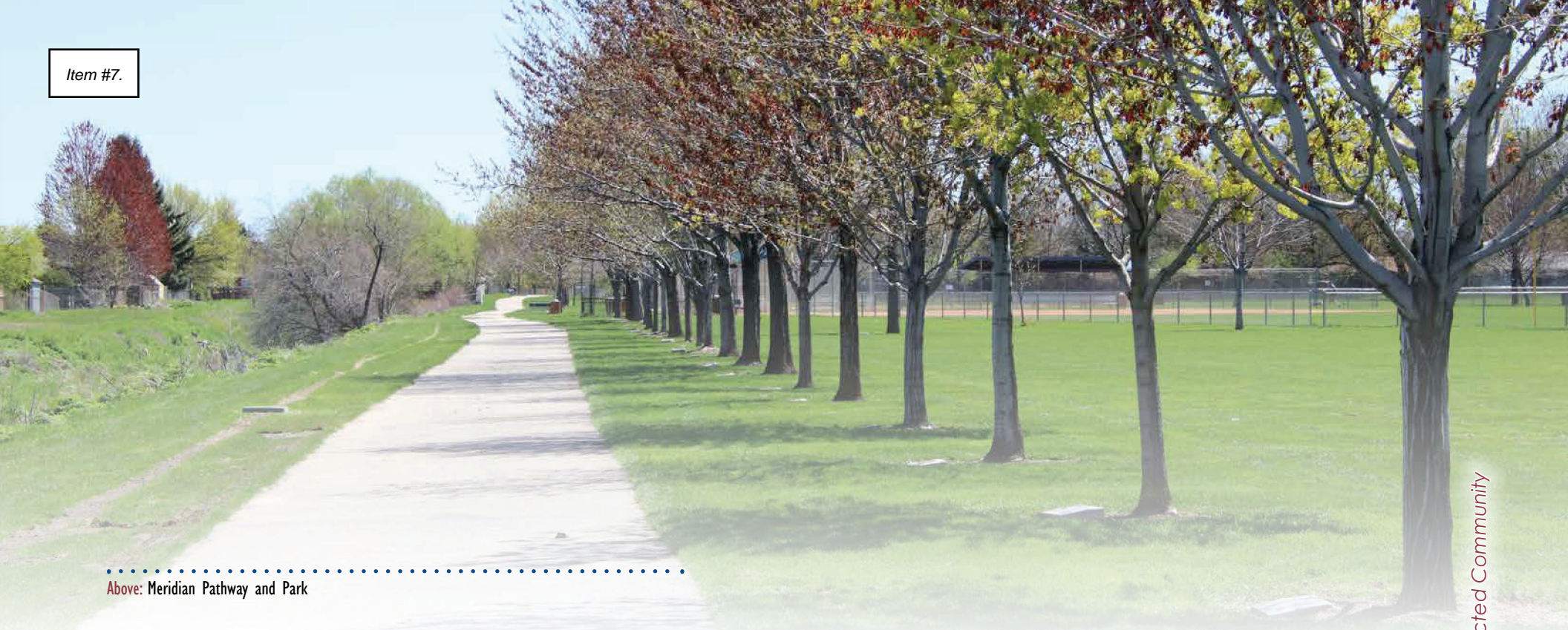
To increase connectivity and facilitate additional north-south traffic movement downtown, the City will work through development and redevelopment to preserve right-of-way and construct East 3rd from Franklin Road to Fairview Avenue per the alignment identified in the subsequent 2009 East 3rd Street Extension Alignment Study Report.

Adopted in 2012, the City worked with the ACHD to develop a plan for future enhancements of pedestrian and bicycle facilities downtown. The [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#) is intended to inform how investments in the network can best be made to realize a safe, convenient and accessible area to bike and walk.

The City has also adopted the Downtown Meridian Street Cross-section Master Plan, which is intended to preserve for and work towards long-term connectivity and streetscape improvements. Finally, the railroad passes east-west through the middle of downtown, and is the subject of several studies and on-going local and regional planning efforts to share the corridor, currently used for freight, for uses ranging from regional pathways to public transportation.

Alternative Transportation

The City works with transportation providers to improve access to employment opportunities, medical appointments, recreational activities, and education. Local partnerships



Above: Meridian Pathway and Park

provide opportunities to create connections for drivers as well as non-drivers.

Valley Regional Transit (VRT) is the regional public transportation authority for Ada and Canyon counties and is responsible for coordinating transit service and implementing a regional public transportation system. VRT operates the bus service in this area under the name ValleyRide and works in close coordination with other regional partners to plan for enhancements to the public transportation system.

Pathways that encourage use by bicyclists and pedestrians can decrease road congestion and add to the community's quality of life. Meridian continues to develop a pathway network that identifies a core system of pathways based on the existing canal system within the City of Meridian. This system is augmented by the developer-implemented pathways that will provide

connections to and through many residential areas while creating larger citywide loops. This system gives community members a wide variety of pathway options throughout the City and to other parts of the metropolitan region.

The ACHD has adopted a plan that seeks to create and connect bicycle lanes throughout Ada County, to create a bicycle network that provides a designated bicycle facility within a quarter-mile from 95 percent of the residents in the County. The City, as part of development review and ACHD roadway projects, look to expand bicycle opportunities throughout the City.

Meridian Transportation Commission

The City has an appointed transportation commission of nine residents, along with six non-voting ex-officio members, that advises the City on transportation related issues. The Meridian Transportation Commission works with City staff and agency

partners to set the City's priorities and communicate them to the transportation agency partners. It also makes recommendations to the City regarding its own policies and actions.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Communities in Motion 2040 2.0](#)
- » [ValleyConnect 2.0](#)
- » [Transportation and Land Use Integration Plan](#)
- » [Roadways to Bikeways Bicycle Master Plan](#)
- » [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#)
- » [Downtown Meridian Transportation Management Plan](#)
- » [Downtown Meridian Street Cross-section Master Plan](#)
- » [Airport - Overland Corridor Study](#)

The City of Meridian promotes citizen involvement in government by inviting residents to serve on a variety of boards, commissions, and committees designed to assist City leaders in information gathering and deliberative processes.



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.00	Facilitate the efficient movement of people and products to and from the City.		CD, PR	CD, FI, MO, PR, PW
6.01.01	Support multi-modal and complete-street transportation improvements.		CD, PR	FI, MO, PR, PW
6.01.01A	Work with the Union Pacific Railroad, Watco Companies and other interested stakeholders to preserve and protect the existing Boise Cut-off rail corridor as a multi-use corridor, including freight.	High	CD	PW
6.01.01B	Support Valley Regional Transit's (VRT) efforts to construct multi-modal transit centers in areas of high commercial activity and employment as well as areas with transit-supportive residential densities.	On-going	CD	PW
6.01.01C	Improve ingress and egress opportunities for all modes of transportation in Downtown.	On-going	CD	
6.01.01D	Pursue construction of the City's pathways network.	Very High	PR	FI, MO
6.01.01E	Pursue bicycle routes/lanes/paths on roadways that will be appropriate for a wide range of ages and abilities.	On-going	CD	
6.01.01F	Work with transportation providers to implement transportation plans, projects, and studies.	On-going	CD	PW
6.01.01G	Develop criteria for plan review in determining whether a development proposal is safe, accessible, and comfortable for pedestrians and cyclists.	High	CD	
6.01.01H	Require pedestrian access connectors in all new development to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.	On-going	CD	PR
6.01.01I	Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.	On-going	CD	PW
6.01.01J	Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle lane by a planter strip, especially on collector and arterial roadways.	On-going	CD	
6.01.02	Enhance existing transportation systems.		CD	PW
6.01.02A	Work with transportation partners to include Meridian's highest priority transportation projects within their plans and budgets.	On-going	CD	PW
6.01.02B	Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
------	-----------	--------

Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.02C	Require new development to establish street connections to existing local roads and collectors as well as to underdeveloped adjacent properties.	On-going	CD	
6.01.02D	Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land use decisions.	On-going	CD	PW
6.01.02E	Consider incomplete and underserved roadways and timing of necessary roadway improvements in all land use decisions.	On-going	CD	
6.01.02F	Improve coordination with ACHD, ITD, VRT, COMPASS, and developers in addressing transportation issues and needs before public hearings, including having school and transportation agency comments in with adequate time to allow for review by the City before a decision is made on a land-use application.	On-going	CD	PW
6.01.02G	Work with the Transportation Commission and transportation partners to implement needed neighborhood traffic calming and address safety concerns.	On-going	CD	PW
6.01.02H	Work with transportation partners to establish and implement a system of performance measures to gauge whether transportation goals and objectives are being realized.	On-going	CD	
6.01.02I	Pursue the extension of Idaho Ave. and/or Broadway Ave. to Commercial Dr. and the extension of East 3rd St. from Fairview Ave. to Pine Ave. in Downtown.	On-going	CD	
6.01.02J	Pursue the extension of Overland Road into Canyon County, consistent with the 2011 Airport-Overland Corridor Study.	On-going	CD	
6.01.02K	Pursue the expansion of US 20/26; the development of an overpass of I-84 at Linder Road; the extension of SH-16 from US 20/26 to I-84; and SH-55 and SH-69 corridor improvements.	On-going	CD	
6.01.02L	Work with ACHD to implement projects from the 2012 Downtown Meridian Neighborhood Pedestrian and Bicycle Plan.	On-going	CD	
6.01.02M	Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road, and highway extensions, and to facilitate access management.	On-going	CD	PW
6.01.02N	Coordinate with ACHD to more carefully examine the appropriateness of roundabouts with intersection improvements in relation to pedestrians and other users.	On-going	CD	PW
6.01.03	Provide the most efficient transportation network possible.		CD	
6.01.03A	Work with ITD and ACHD to establish truck routes and design routes appropriately for their contexts.	On-going	CD	
6.01.03B	Require collectors consistent with the ACHD Master Street Map (MSM), generally at/near the mid-mile location within the Area of City Impact.	On-going	CD	

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
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TABLE LEGEND

Goal	Objective	Action
------	-----------	--------

Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.03C	Require the public street system to be continuous through each mile section, avoiding long, straight stretches.	On-going	CD	
6.01.03D	Consider ACHD's Master Street Map (MSM), Complete Streets Policy and the Transportation and Land Use Integration Plan in all land use decisions.	On-going	CD	
6.01.03E	Participate in the development of the Regional Transportation Plan (CIM 2.0) and Transportation Improvement Program (TIP).	On-going	CD	PW
6.01.04	Encourage new and alternative transportation systems that reflect changes in technology and lifestyles.		CD, PR	CD, MO, PR
6.01.04A	Support efforts to evaluate and plan for future transportation services such as public transit, on-demand services, autonomous and shared vehicles.	On-going	CD	
6.01.04B	Develop and implement agreements with irrigation districts and the Union Pacific Railroad to allow for bike/pedestrian pathways.	Medium	PR	CD, MO
6.01.04C	Work with transportation partners to identify and promote strategies for reducing reliance on the single-occupant automobile.	Low	CD	
6.01.04D	Work with COMPASS and VRT to expand public transportation in Meridian.	On-going	CD	
6.01.04E	Integrate new technologies (e.g., connected and automated vehicle technology, micro-mobility options) to increase efficiency, safety, and opportunities of transportation users.	On-going	CD	
6.01.04F	Consider and mitigate undesired impacts of emerging transportation and delivery technologies.	On-going	CD	
6.01.05	Work with transportation partners to identify locations for future park & ride lots, shuttle buses, and/or transit stations.		CD	PW
6.01.05A	In coordination with VRT and COMPASS, explore grants and other funding opportunities to provide incentives for developers to locate public transit infrastructure within areas planned for transit.	On-going	CD	
6.01.05B	Work with VRT in developing design guidelines for transit stations.	On-going	CD	
6.01.05C	Support alternative public and private sector funding opportunities for transportation investment.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

APPENDIX A. GLOSSARY OF TERMS

Area of City Impact – Also known as the City’s planning area. It is the land area surrounding the limits of each City, negotiated between each individual City and the county in which it lies. Each City has comprehensive planning authority for its Area of City Impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Buffer – An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa. Also commonly used when describing a transitional use, typically office, between residential and commercial or industrial.

Building Code – Legislative regulations that prescribe the materials, requirements, and methods to be used in the construction, rehabilitation, maintenance, and repair of buildings. The City of Meridian, per state statute, has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Capital Improvement Program – A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five-year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance the project, the agency or department responsible for the project, and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Compatible – Land uses capable of existing together without conflict or ill effects.

Conditional Use – A utilization of land having characteristics such that it may be allowed in a particular zoning district only after review by the Commission and Council, and granting of approval imposing conditions deemed necessary to make the proposed use compatible with other uses in the area.

Conditional Use Permit – Permit issued to allow a conditional use.

Cross-Access Agreement – An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

Density – The rate of residential development intensity, generally described as a ratio of residential units per acre of land.

Density Bonus – Incentives given for dedication of land to the public for parks, schools, or other public facilities.

Fair Housing Act – Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow – The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the City’s Insurance Services Office (ISO) rating.

Floodway – Drainage and irrigation channels and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Green Building – Also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Hazardous Waste – Waste that poses substantial or potential threats to public health or the environment. There are four factors that determine whether or not a substance is hazardous: ignitability (i.e., flammable), reactivity, corrosiveness, and toxicity

Infill Development – Development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.

Low Impact Development (LID) – A term used in the United States to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

Placemaking – The process and philosophy that capitalizes on a local community’s assets, inspiration, and potential, with

the intention of creating quality public spaces that promote people’s health, happiness, and well-being.

Public Facilities and Services – See Urban Services.

Quality of Life – Quality of life refers to the day living enhanced by wholesome food and clean air and water, enjoyment of unfettered open spaces and bodies of water, conservation of wildlife and natural resources, security from crime, and protection from radiation and toxic substances. It may also be used as a measure of the energy and power a person is endowed with that enable him or her to enjoy life and prevail over life’s challenges irrespective of the handicaps he or she may have.

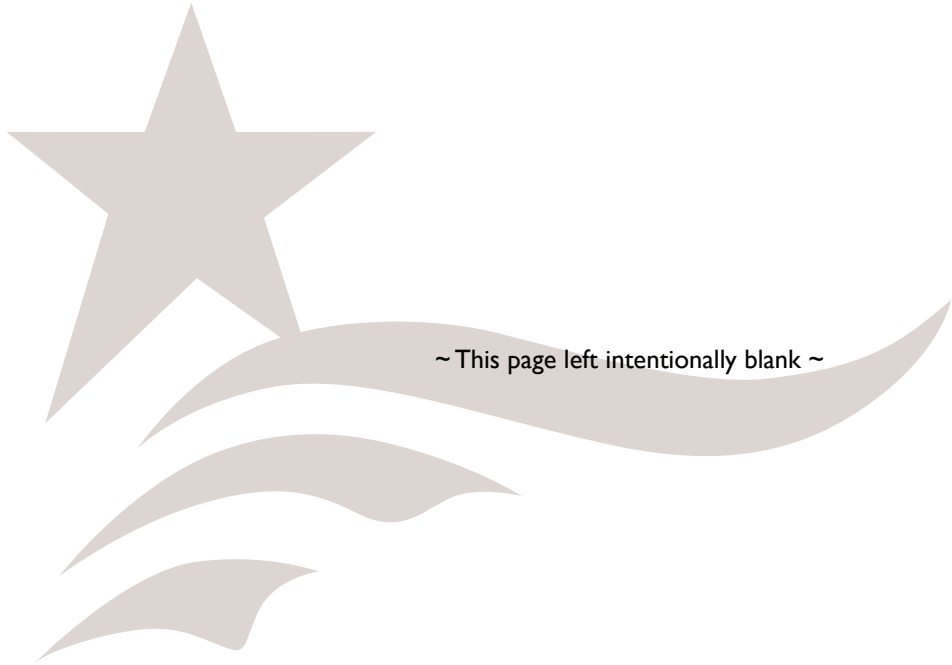
Reclaimed Water – Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then used in sustainable landscaping irrigation or to recharge groundwater aquifers. This is done for sustainability and water conservation, rather than discharging the treated wastewater to surface waters such as rivers and oceans. Sometimes called recycled water.

Implementation Plan – The implementation plan will serve as a roadmap for the City’s success over a period of five years. It will also serve as a tool to communicate the City’s intentions to the community, focus the direction of its financial resources and employees, and ensure that short-term goals and objectives are met in a timely fashion to ensure attainment of the City’s overall vision.

Urban Service Planning Area – Priority planning area where City of Meridian sewer and water facilities and most other services and utilities are available or planned in officially adopted plans.

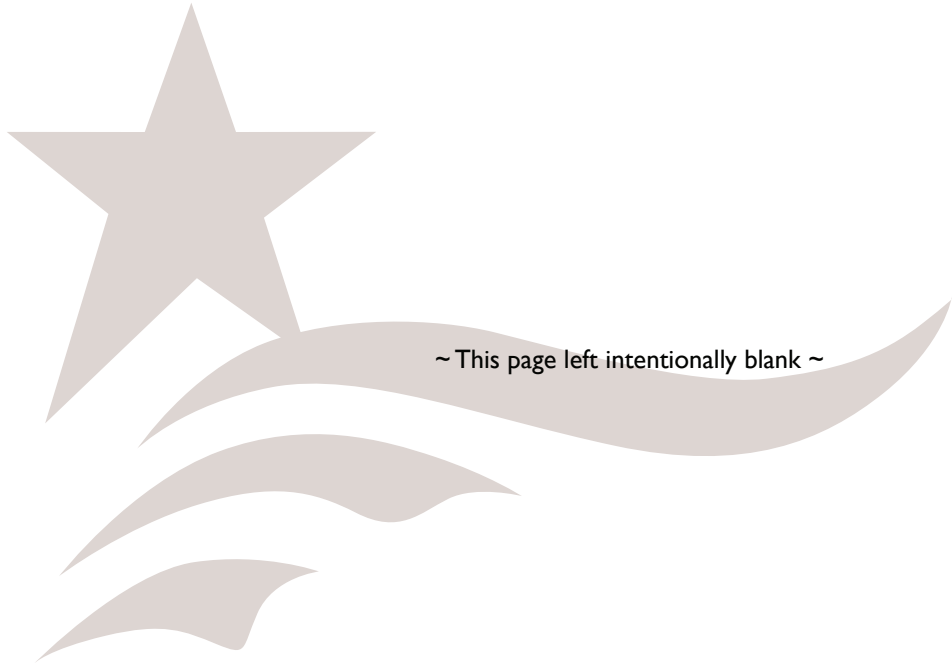
Urban Services – Services provided by the City of Meridian or established jurisdictions within the City of Meridian, including City of Meridian water, fire protection by Meridian City-Rural Fire District, City of Meridian parks and recreation facilities, City of Meridian police protection, public sanitary sewers owned by the City of Meridian, public transit, schools, storm drainage facilities, and urban standard streets and roads.

Walkable – Development that contains a comprehensive network of sidewalks and trails. Development tends to be compact, and diverse, providing varied and plentiful destinations for walking and cycling; destinations tend to be within ¼ of a mile from dwellings. Environment is safe and aesthetically pleasing, with open space interspersed throughout development.



APPENDIX B. ACRONYMS AND ABBREVIATIONS

ACHD	Ada County Highway District	NPDES	National Pollution Discharge Elimination System
AOIC	Area of City Impact	RUT	Rural Urban Transition (Ada County zoning designation)
CDBG	Community Development Block Grant	SWAC	Solid Waste Advisory Committee
CDHD	Central District Health Department	TLIP	Transportation and Land Use Integration Plan
CIM 2.0	Communities in Motion 2040 2.0	TMISAP	Ten Mile Interchange Specific Area Plan
COMPASS	Community Planning Association of Southwest Idaho	UDC	Unified Development Code
DOT	U.S. Department of Transportation	UPRR	Union Pacific Railroad
EPA	Environmental Protection Agency	USDOT	U.S. Department of Transportation
FHWA	Federal Highway Administration	USPA	Urban Service Planning Area
FLUM	Future Land Use Map	VRT	Valley Regional Transit
HUD	Housing and Urban Development	WRRF	Wastewater Resource Recovery Facility
IDHW	Idaho Department of Health and Welfare		
IPUC	Idaho Public Utility Commission		
ISU	Idaho State University		
ITD	Idaho Transportation Department		
LID	Local Improvement District		
MAC	Meridian Arts Commission		
MADC	Mayor's Anti-Drug Coalition		
MAYC	Mayor's Youth Advisory Council		
MDC	Meridian Development Corporation		
MSM	Master Street Map		
NC	Neighborhood Center		
NMID	Nampa Meridian Irrigation District		



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APPENDIX C. REGULATORY TAKINGS CHECKLIST

The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others. By encouraging property maintenance, preventing and mitigating incompatible land use, and ensuring local, state, and federal code compliance, residents should feel their private property rights are respected and secure. The City will continue to review its policy for compliance with the State regulatory takings guidelines, and ensure that their staff is appropriately trained in applicable code related to property rights. The following checklist is used in reviewing proposed regulations or actions to ensure compliance with private property rights.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in permanent or temporary occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow installation of cable television boxes in their apartments was found to constitute a “taking.” (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [1982].)

2. Does the regulation or action require a property to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to represent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm’n*, 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking.” (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable users of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner’s economic interest?

Carefully review regulations that have a significant impact on the owner’s economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property

value alone may not be a “taking,” a severe reduction in the property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any developmental rights of the owner. As with 3, above, these economic factors are normally applied to the property owner as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership-- including the right to possess, exclude other, and dispose of all or a portion of the property—are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

The City never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others...[T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.”

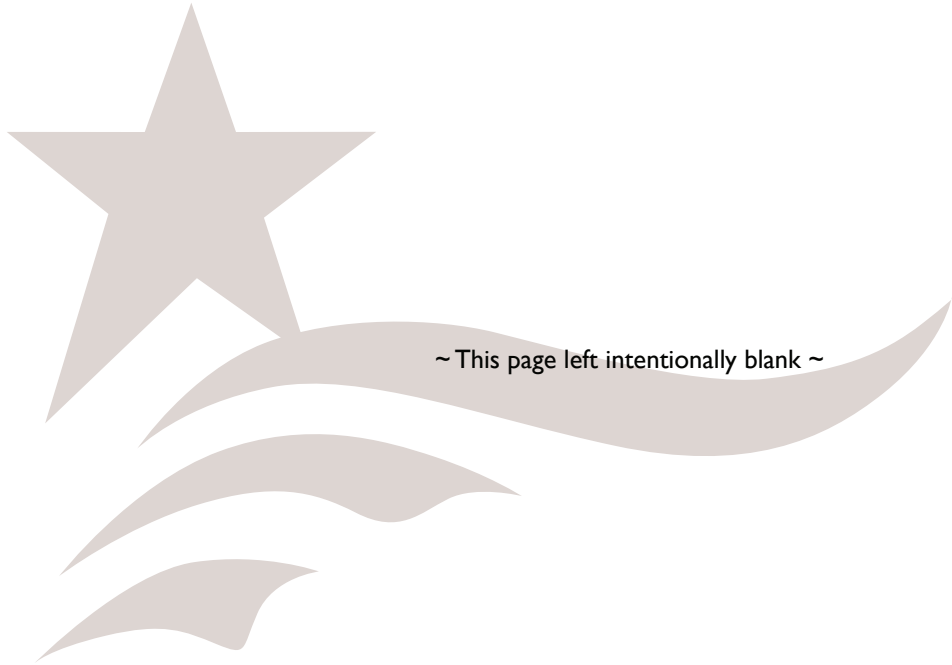
Dolan v. City of Tigard, 114 U.S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a “taking.” *Hodel v. Irving*, 481 U.S. 704 (1987).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

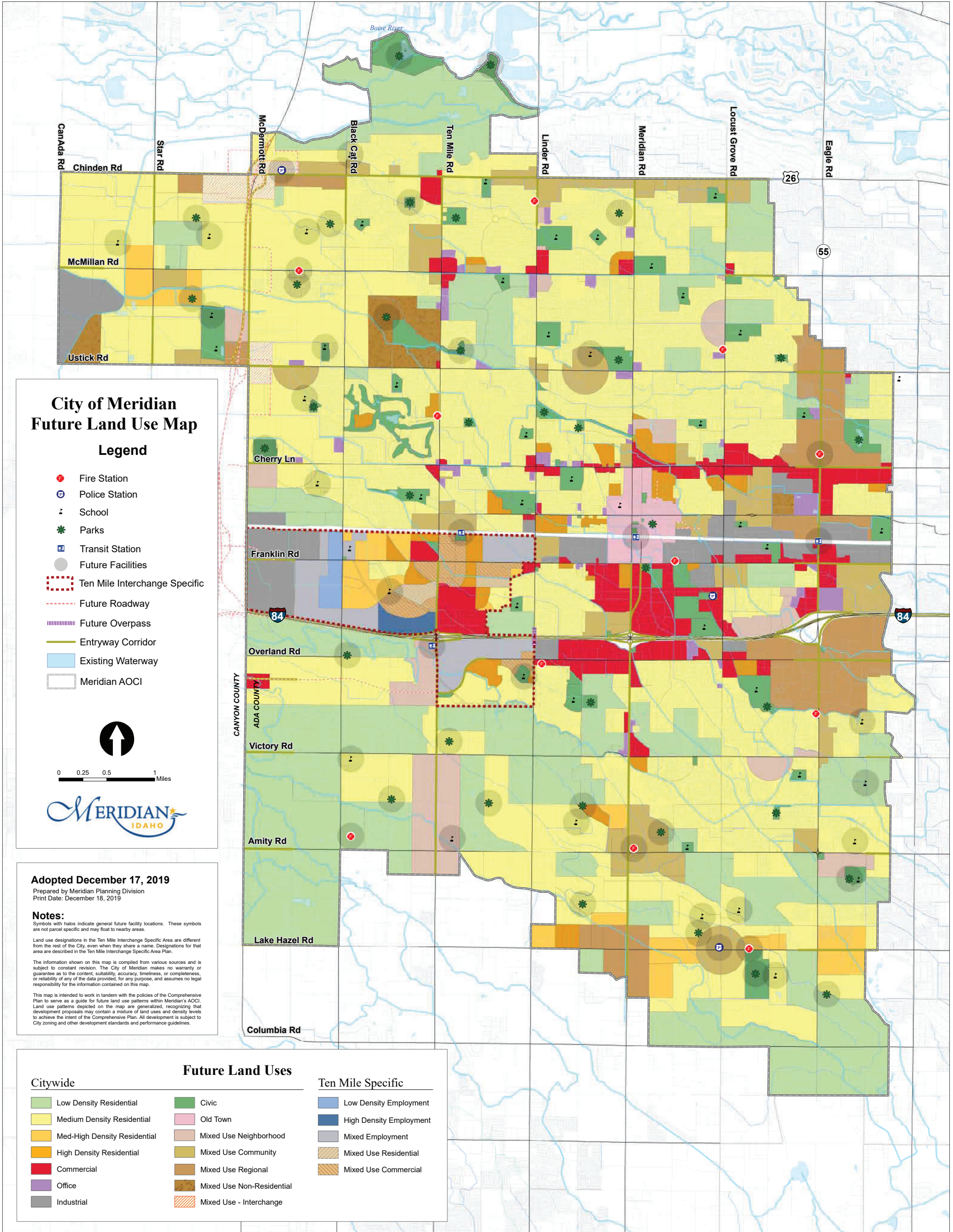
A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (Nollan v. California Coastal Commission, 107 S. CT. 3141 [1987]; Dolan v. City of Tigard, 114 U.S. 2309 [June 24, 1994].)

In Nollan, the United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The court found that since there was not an indication that the Nollan’s house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.



APPENDIX D. FUTURE LAND USE MAP



City of Meridian Future Land Use Map

Legend

- Fire Station
- Ⓜ Police Station
- ⚓ School
- ✳ Parks
- Ⓜ Transit Station
- Future Facilities
- Ten Mile Interchange Specific
- Future Roadway
- Future Overpass
- Entryway Corridor
- Existing Waterway
- Meridian AOCI



0 0.25 0.5 1 Miles



Adopted December 17, 2019

Prepared by Meridian Planning Division
Print Date: December 18, 2019

Notes:

Symbols with halos indicate general future facility locations. These symbols are not parcel specific and may float to nearby areas.

Land use designations in the Ten Mile Interchange Specific Area are different from the rest of the City, even when they share a name. Designations for that area are described in the Ten Mile Interchange Specific Area Plan.

The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, suitability, accuracy, timeliness, or completeness, or reliability of any of the data provided, for any purpose, and assumes no legal responsibility for the information contained on this map.

This map is intended to work in tandem with the policies of the Comprehensive Plan to serve as a guide for future land use patterns within Meridian's AOCI. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels to achieve the intent of the Comprehensive Plan. All development is subject to City zoning and other development standards and performance guidelines.

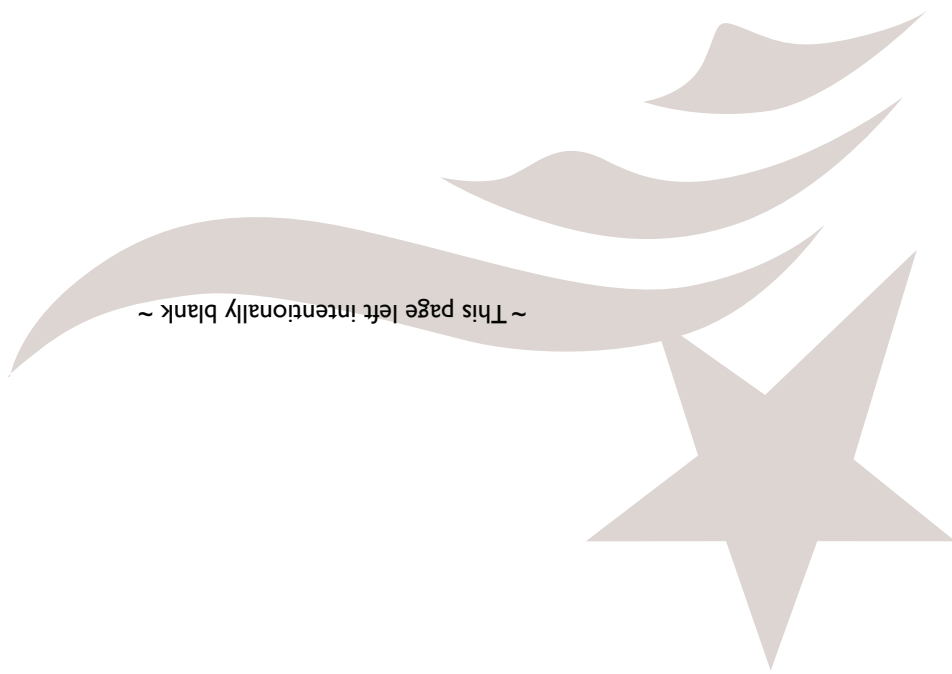
Future Land Uses

Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
- Industrial
- Civic
- Old Town
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional
- Mixed Use Non-Residential
- Mixed Use - Interchange

Ten Mile Specific

- Low Density Employment
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial



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APPENDIX E. ANALYSIS AND PUBLIC INVOLVEMENT SUMMARIES

#MyMeridian Vision Document

#MyMeridian Vision Outreach Summary

#MyMeridian Values Outreach Summary

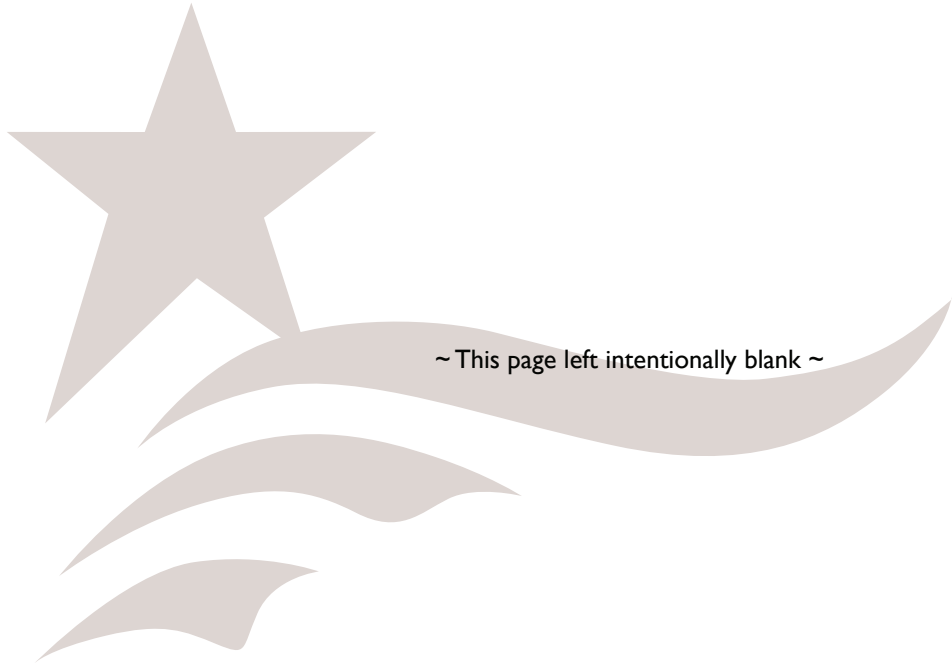
#MyMeridian Stakeholder Summary

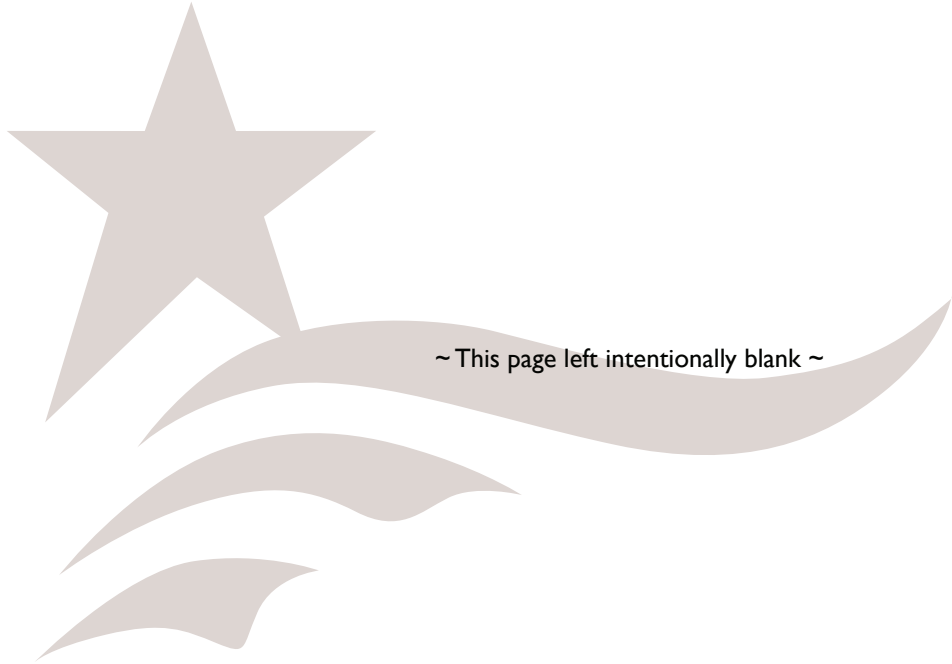
Specific Area Outreach Summary

#MyMeridian Public Draft Comment Summary

Market Analysis

Corridor Market Analysis





Item #7.





AGENDA ITEM

ITEM TOPIC: Resolution No. 20-2225: A Resolution Reserving the Forgone Amount for Fiscal Year 2021 for Potential Use by the City of Meridian in Subsequent Years as Described in Idaho Code § 63-802, et seq.; and Providing an Effective Date

CITY OF MERIDIAN

RESOLUTION NO. 20-2225

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

A RESOLUTION RESERVING THE FORGONE AMOUNT FOR FISCAL YEAR 2021 FOR POTENTIAL USE BY THE CITY OF MERIDIAN IN SUBSEQUENT YEARS AS DESCRIBED IN IDAHO CODE § 63-802, et seq.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code §50-235 empowers the city council of each city to levy taxes for general revenue purposes; and,

WHEREAS, Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance; and,

WHEREAS, Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services; and,

WHEREAS, Idaho Code §63-802(1)(a) allows each taxing entity to increase property tax budget amounts by a maximum of 3%, plus an amount calculated based on the value of both new construction and annexation added during the previous calendar year, plus an amount for forgone taxes; and,

WHEREAS, Idaho Code §63-802(1)(f) requires that the City adopt an annual resolution to reserve additional forgone amount in order to utilize that amount in subsequent years; and,

WHEREAS, the City has met the notice and hearing requirements in Idaho Code §63-802(1)(f) to reserve the current year’s increase in the forgone amount; and,

WHEREAS, the City intends to reserve \$1,091,204 of its current year’s increase in allowable forgone amount.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

That \$1,091,204 of the current year’s allowable increase in its forgone amount is reserved and included in the City’s total forgone balance for potential use in subsequent years.

ADOPTED by the City Council of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED by the Mayor of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk



AGENDA ITEM

ITEM TOPIC: AP Invoices for Payment - 09-02-20 - \$214,470.85

City Of Meridian
Invoices Selected for Payment - Invoices for Payment - Eunice

Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
01	General Fund	ACROSS THE STREET PRODUCTIONS	220/ Blue Card Train the Trainer Registration, L.Smith, Sept	4,500.00
01	General Fund	ADA COUNTY BILLING SERVICES	220/ 2385 E. Lake Lazel, training property dumpster	387.00
01	General Fund	ADVANCE AUTO PARTS	belt for Ventrac #2 tough cut deck - qty 1	10.22
01	General Fund	ALL AMERICAN INSURANCE	Notary Bond for B.Shiffer 999061676 8/2020-8/2026	50.00
01	General Fund	ALLOWAY ELECTRIC CO.	Retro fit east parking lot pole at yellow drop box to LED	151.71
01	General Fund	ANDREA STOFFLE	New Hire Training Academy Role Player - A. Stoffle	52.50
01	General Fund	BENJAMIN PARADIS	Tuition Reimb. B. Paradis BSU BusMgt 325 6/29-8/16/20 Summer	392.89
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #51756C	94.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #29927C	236.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #30681B	142.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #40313C	280.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #40326C	40.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #40797C	94.00
01	General Fund	BERRY ELECTRICAL SERVICES, INC.	19-0027 Streetlight Repair Pole #40945C	94.00
01	General Fund	BOISE SOFTBALL UMPIRES ASSOC.	20-0231 softball umpires 8/10-8/14/20 - qty 49 games	1,416.10
01	General Fund	BOISE SOFTBALL UMPIRES ASSOC.	20-0231 softball umpires 8/3-8/7/20 - qty 49 games	1,416.10
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	220/ MF035 Oil Change, tire rotation	54.99
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Labor to Replace Seat Cushions & Covers Unit #162	153.00
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Oil Change for Unit # 157	54.99
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Oil change for Unit # 158	54.99
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Radiator Replacement for Unit # 144	595.61
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Rear Brake Calipers/Rotors, Oil Change, Rear Brake Pads #167	838.15
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit #101 Oil Change and Rotation	65.00
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit #105 Oil Change and Rotation	65.00
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit #20 Wheel Alignment and Balance	62.96
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit#106 oil change	65.00
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit#107 oil change	65.00
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Unit#162 seat back foam	160.41
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Vehicle Maintenance C21131 oil change/tire rotation	54.99
01	General Fund	BRUNEEL TIRE OF MERIDIAN LLC	Vehicle Maintenance C21306 Tire rotation/oil change	49.99
01	General Fund	CAMPBELL TRACTOR INC.	air filter cover for John Deere 997 mower at Discovery x 1	35.55
01	General Fund	CASCADE FENCE COMPANY, INC.	hinges for Settlers Park tennis courts - qty 27	186.80
01	General Fund	CHAVCO TREE & LANDSCAPE SERVICES, INC.	tree pruning and cleanup at Heroes Park - qty 88 trees	2,940.00
01	General Fund	CITY OF BOISE - CITY PRINT & MAIL SERVICES	Bike reistration information cards	20.54

City Of Meridian
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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
01	General Fund	CLAIMFOX INC	DR20-2752 INVESTIGATION EXPENSES MAG INC.	92.00
01	General Fund	CLOVERDALE NURSERY	sod for Storey Park - qty 40	120.00
01	General Fund	COMMERCIAL TIRE	220/ MF014 Tire Change	179.90
01	General Fund	COMMERCIAL TIRE	220/ MF040 Tire Change (2)	257.90
01	General Fund	COMMERCIAL TIRE	220/ MF040 Tires (2)	1,005.98
01	General Fund	COMMERCIAL TIRE	220/ MF045 Flat Repair	46.00
01	General Fund	COMMERCIAL TIRE	220/flat repair, MF021	46.00
01	General Fund	COMMERCIAL TIRE	220/replace valve ext, MF040	20.00
01	General Fund	CREWSENSE LLC	Support Plan Less than 100 users (Monthly)	39.99
01	General Fund	CUSTOMBINDERS.NET	BEST Training - 36 ct. White 2inch Round Ring View Binders	207.20
01	General Fund	D & B SUPPLY	hand sprayer for Storey Park - qty 1	18.99
01	General Fund	DOUGLAS EDWARD OGILVIE	New Hire Training Academy Role Player - D Ogilvie	52.50
01	General Fund	GEM STATE PAPER & SUPPLY CO	20-0018 3 cs One Shot Enriched Moisturizing Foam hand soap	316.66
01	General Fund	GEM STATE PAPER & SUPPLY CO	20-0018 4 cs Angel Soft Bath Tissues 2ply	186.40
01	General Fund	GEM STATE PAPER & SUPPLY CO	20-0018 5 cs Enmotion Foam Soap 2/1200 ML, and more	795.05
01	General Fund	GEM STATE PAPER & SUPPLY CO	20-0018 6 cs of Angel Soft Bath Tissue 2-ply	279.60
01	General Fund	GEM STATE PAPER & SUPPLY CO	20-0018 7 cs Enmotion Foam + Moisturizers 2/1200ML	247.03
01	General Fund	HENRY SCHEIN, Inc	220/Blood Pressure cuff/unit	45.18
01	General Fund	HOME DEPOT CREDIT SERVICES	220/ E-34 Equipment - Pipe Wrench	29.97
01	General Fund	HOME DEPOT CREDIT SERVICES	fan for Discovery Park shop - qty 1	219.00
01	General Fund	HUSTLE 43	instructor fee - H.O.S.T. Basketball Camp 8/3-8/7/20 x 16	755.20
01	General Fund	IDAHO POWER	2200773816, City Hall Power August 2020	11,558.87
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notice	180.87
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notice budget hearing	567.86
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notice H2020-0078 1625 Bentley	53.84
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notice Midgrove Plaza Ord No. 20-1885	105.11
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notice Ord No. 20-1887 Sky Mesa Developemnt	108.82
01	General Fund	IDAHO PRESS-TRIBUNE	Legal Notices	146.53
01	General Fund	IDAHO PRESS-TRIBUNE	Legal/Public Notice 2020 Budget Hearing	1,038.18
01	General Fund	IDAHO PRESS-TRIBUNE	Legal/Public Notice 2021 Budget	19.44
01	General Fund	IDAHO PRESS-TRIBUNE	Legal/Public Notice 8/25 City Council	69.38
01	General Fund	IDAHO PRESS-TRIBUNE	Legal/Public Notice ORD20-1166	54.88
01	General Fund	INDEPENDENCE INDOOR SHOOTING	Shooting Range for PD Membership for July 2020	5,160.00
01	General Fund	INTERMOUNTAIN COMMUNICATIONS	220/Communications repair, frequency on UKnob	53.20
01	General Fund	ITSVVY LLC	Zebra 6100 Wax/Resin 4.3in x 243ft Print Ribbon	181.75

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
01	General Fund	JOHNSON CONTROLS FIRE PROTECTION LP	20-0054 Sprinkler & Fire Alarm Test and Inspect	1,979.00
01	General Fund	JOHNSON CONTROLS FIRE PROTECTION LP	Svc call troubleshoot ground fault on facp 6/5 & 6/12	1,291.50
01	General Fund	KATHRYN GRACE MARTIN	New Hire Training Academy Role Player- K Martin	52.50
01	General Fund	KATIE MARIE KEEN	New Hire Training Academy Role Player - K. Keen	52.50
01	General Fund	KIRBY GRAPHIX	220/ Fire prevention banners (11)	1,046.93
01	General Fund	KUSHLAN ASSOCIATES	20-0281 Kushlan 6/1-7/31/2020 Open Space Amenities Standards	2,467.50
01	General Fund	L.N. CURTIS AND SONS	220/ Fire Hook, 30in. ProBar w/o ring	243.76
01	General Fund	L.N. CURTIS AND SONS	220/ Nameplates for uniform (2), Sletmoe	46.50
01	General Fund	L.N. CURTIS AND SONS	220/ Pants (2) - Sletmoe	240.00
01	General Fund	LES SCHWAB TIRE CENTER	SmithCo sprayer tire repair - qty 2	10.00
01	General Fund	LES SCHWAB TIRE CENTER	tires for fleet truck #1, license C20504 - qty 4	511.80
01	General Fund	LEXIS NEXIS	On-line legal research - June, 2020	130.00
01	General Fund	LOGAN SIMPSON DESIGN	20-0299 Amendment No.2 Comprehensive Planning 4/11-7/10/2020	5,025.00
01	General Fund	LOWE'S	220/Washing machine for St. 5	680.19
01	General Fund	LOWE'S	dusters - qty 2	21.82
01	General Fund	MARIE K BONES	New Hire Training Academy Role Player	105.00
01	General Fund	MERIDIAN TROPHY	Plaque for Detective Salisbury - 5 years service	30.95
01	General Fund	METROQUIP, INC.	fire hydrant wrench for Discovery Park pressure washer x 1	14.92
01	General Fund	METROQUIP, INC.	pressure washer & wash bay repair parts - qty 33	90.72
01	General Fund	MISTER CAR WASH	July 2020 Fleet Wash Services	150.00
01	General Fund	MUNICIPAL EMERGENCY SVCS	20-0209 220/2 pair fire structure boots	321.21
01	General Fund	NORTHWEST SAFETY CLEAN	220/ Credit on double paid invoice 20-27439	(172.73)
01	General Fund	NORTHWEST SAFETY CLEAN	220/ Turnout repair and cleaning (2), Batch 28094	389.74
01	General Fund	NORTHWEST SAFETY CLEAN	220/ Turnout repairs (4), Batch 28124	640.31
01	General Fund	OFFICE DEPOT, INC.	220/Key Tags	13.53
01	General Fund	OFFICE DEPOT, INC.	Card, Lsr, Post, wht, 100ct 10 Bx	91.70
01	General Fund	OVERHEAD DOOR COMPANY	Repair PD admin East Sally Port Door	173.60
01	General Fund	PRESIDIO NETWORKED SOLUTIONS GROUP LLC	Con-Smarnet Renewal	3,221.57
01	General Fund	RANDY FUNK HOME INSPECTIONS LLC	20-0371 Fire Station 1 Inspection	3,604.00
01	General Fund	RANDY FUNK HOME INSPECTIONS LLC	20-0371 Fire Station 2 Inspection	2,085.00
01	General Fund	SILVINO T. LYRA	instructor fee - Fencing 8/3-8/7/20 - qty 5	600.00
01	General Fund	SILYNX COMMUNICATIONS INC	LYNC HEADSET x1, MOLDABLE EARBUD SYSTEM x5, SHIPPING	306.00
01	General Fund	SIMPLOT PARTNERS	fertilizer for Kleiner Park - qty 160 bags	3,760.00

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
01	General Fund	SMITH POWER PRODUCTS INC	220/repair engine leak, MF021, ladder truck	588.19
01	General Fund	SOLARWINDS	ipMonitor Legacy Unlimited - Maintenance Renewal	799.00
01	General Fund	SOLARWINDS	Kiwi CatTools - Full Install 12 Month Maintenance Renewal	219.00
01	General Fund	SOUTHERN COMPUTER WAREHOUSE	Urban Armor Gear Surface Pro 4 Scout Case Black	73.16
01	General Fund	SOUTHERN IDAHO ELECTRIC	Cole Valley basketball hoop servicing	195.00
01	General Fund	STANDARD RESTAURANT EQUIPMENT CO.	Evidence Freezer	2,099.00
01	General Fund	STANDARD RESTAURANT EQUIPMENT CO.	Pick up & Removal and Disposal of Old Fridge	100.00
01	General Fund	STRIVE WORKPLACE SOLUTIONS	Chair, Clips, Binders, Note Pads, Paper, toners	971.54
01	General Fund	STRIVE WORKPLACE SOLUTIONS	Spoons, Forks and Knives	41.68
01	General Fund	STRIVE WORKPLACE SOLUTIONS	Toner Cartridge for Evidence	91.76
01	General Fund	STRIVE WORKPLACE SOLUTIONS	Toner for Printer in Chiefs & Admin Offices	563.74
01	General Fund	SUNDANCE INVESTMENTS LLP	Refund Perf Surety2019-0140 St Light Stonemont Sub	24,992.00
01	General Fund	SUNDANCE INVESTMENTS LLP	Refund Perf Surety2020-0004 Landscape Stonemont Sub. Roadmix	14,905.00
01	General Fund	THE COBLE COMPANY	Police Officer Badges x20	2,390.00
01	General Fund	THOMSON REUTERS-WEST PUBLISHING CORP	Idaho Code Updates	1,084.00
01	General Fund	VICTORY GREENS	topsoil for Storey Park - qty 2	55.90
01	General Fund	VICTORY GREENS	topsoil for Storey Park - qty 3	65.85
01	General Fund	WESTERN APPLIANCE REPAIR	220/ Repair ice maker on fridge, Sta. 4	75.00
01	General Fund	WESTERN APPLIANCE REPAIR	220/ Washing machine service call Sta. 5	79.00
01	General Fund	WESTVET	Vet Care for K9 Gus	80.46
01	General Fund	WESTVET	VET CARE K9 GUS	80.46
Total 01	General Fund			117,913.03
20	Grant Fund governmental	CATCH - CHARITABLE ASSISTANCE TO COMMUNITY'S HOMELESS INC.	20-0316 CDBG PY19 CATCH - Utility Assistance Draw 3	652.78
20	Grant Fund governmental	IDAHO PRESS-TRIBUNE	Legal Notice Bid CDBG sidewalk Fairview widening 7/24	73.14
Total 20	Grant Fund governmental			725.92
60	Enterprise Fund	AIR FILTER SUPERSTORE WHOLESale LLC	HVAC filters (12 qty)	243.60

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	AMERIGAS PROPANE LP	Propane (20 gal)	32.20
60	Enterprise Fund	AMERIGAS PROPANE LP	Propane tank, relief valve, & recertificaiton	173.00
60	Enterprise Fund	APEX INTEGRATED SECURITY SOLUTIONS	Labor to troubleshoot LNL-2210 panel at inventory bldg (2 hr	180.00
60	Enterprise Fund	BILLING DOCUMENT SPECIALISTS	20-0004 FY20 August 2020 Bills & Delinquent Notices	9,491.17
60	Enterprise Fund	CAMERON AMBROZ	Reim. C. Ambroz Class A Drivers Lic Fee, CDL Lic Class A tes	300.00
60	Enterprise Fund	CAREER UNIFORMS	2 PW shirts for J. Hopson with PW logo embroidered	51.40
60	Enterprise Fund	CAREER UNIFORMS	6 K500 Polo Shirts for K. Slama - Supply Chain Tech	95.70
60	Enterprise Fund	CAREER UNIFORMS	NO PO 2 Polo Shirts for C. Dolsby Received 8/5/20	43.90
60	Enterprise Fund	CH2M HILL ENGINEERS, INC	No PO East Ridge Well Sampling Svcs to 7/24/20	2,000.00
60	Enterprise Fund	CHRISTIAN & KIRSTEN KIMOTO	REFUND WT/S/T: 2286 E Wigle Dr Prop MGMT Paid After Closing	37.67
60	Enterprise Fund	CHRISTOPHER & FRAN-LYNN SEEGMILLER	REFUND WT/S/T: 5974 N Eynsford Ave Title Company Overpaid	85.52
60	Enterprise Fund	CINDY KAY STUBLAR	REFUND WT/S/T: 2649 W Ladle Rapids St overpayment	201.25
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	19-0360 W/S Repl Chateau-Jericho-Locust Grove Svc to 7/31/20	341.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	19-0405 Five Mile Trunk Relief (Downtown) Svcs to 7/31/20	2,032.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	20-0155 ACHD-10Mile-Overlnd Svc to 7/31/20	512.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	20-0258 ACHD-10Mile-Amity Service to 7/31/20	766.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	20-0266 ITD, Eagle-Franklin Services to 7/31/20	5,774.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	20-0278 ACHD-Locust Gr-Overland Utility Imp Svcs7/31/20	639.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	20-0294 AutoCAD Assistance Service to 7/31/20	1,024.00
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	No PO ITD-Chinden-Locust Grve Svc to 7/31/20	127.00

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	CIVIL SURVEY CONSULTANTS	NO PO Sewer Main Rehab Washington-NW 5th Svc to 7/31/20	385.00
60	Enterprise Fund	COMMERCIAL TIRE	4 tires and wheel balance for PIP03, C19159 - B. Arte	719.43
60	Enterprise Fund	COTTONWOOD DEVELOPMENT, LLC	Refund of Warranty Surety2018-010 Vicenza Valley Org. Pmt. C	16,787.00
60	Enterprise Fund	CRIMSON MAPLE TOWNHOMES LLC.	REFUND WT/S/T: 1350 NW 4th ST B101 Renter & Mgmt Paid Final	393.60
60	Enterprise Fund	D & B SUPPLY	Backpack sprayer (1 qty)	119.95
60	Enterprise Fund	D & B SUPPLY	Blades, line head & line for weed eater (4 qty)	57.96
60	Enterprise Fund	D & B SUPPLY	Fastener Drill & Tap Bit Set, Qty 4	10.84
60	Enterprise Fund	D & B SUPPLY	Quik-Kill Mouse Trap, Qty 2pk	3.77
60	Enterprise Fund	D & B SUPPLY	Returned line head (1 qty)	(27.99)
60	Enterprise Fund	D & B SUPPLY	Safety boots for DDuffield	143.99
60	Enterprise Fund	D & B SUPPLY	Safety boots for RGray	143.99
60	Enterprise Fund	DEANNA BARTOLUCCI	REFUND WT/S/T: 4708 N Schubert Ave Title Company Overpaid	172.06
60	Enterprise Fund	DONALD FARRIS & KIMBERLY HOWELL	REFUND WT/S/T: 2399 E Weir Creek Dr Customer Paid After Clos	136.87
60	Enterprise Fund	DOUGLAS & MEGAN STRATE	REFUND WT/S/T: 766 W Archerfield Ct Title Company Overpaid	119.48
60	Enterprise Fund	DYKMAN ELECTRICAL, INC	Monitor board to repair pump #1 PLC at S. Black Cat l.s.	541.00
60	Enterprise Fund	ESTATE OF CAROL A GREGORY	REFUND WT/S/T: 2881 S TEDDY AVE TITLE COMPANY OVERPAID	71.23
60	Enterprise Fund	ESTATE OF LESTER LANDRETH	REFUND WT/S/T: 3656 S Carbondale PL Title Company overpaid	88.00
60	Enterprise Fund	EUROFINS EATON ANALYTICAL LLC	PO#20-0007, Compliance DPB Sampling,WO#21111	165.00
60	Enterprise Fund	EUROFINS EATON ANALYTICAL LLC	PO#20-0007, Compliance Sampling @ Well 11, WO#301414	225.00
60	Enterprise Fund	EUROFINS EATON ANALYTICAL LLC	PO#20-0007, Compliance Sampling @ Well 22, WO#288409	63.00

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	EUROFINS EATON ANALYTICAL LLC	PO#20-0019, OCCT Pilot Study @ Well 19	120.00
60	Enterprise Fund	FERGUSON ENTERPRISES INC.	Piping/fittings for digester 3 project (35 qty)	3,270.32
60	Enterprise Fund	FIRE EXTINGUISHER CO	Annual service of fire extinguishers (4 qty)	92.00
60	Enterprise Fund	FISHER SCIENTIFIC	BOD seed filter paper (2 pk)	40.10
60	Enterprise Fund	H & H PROPERTIES	REFUND WT/S/T: 1915 E Wrightwood Dr Renter & Prop Mgmt Paid	34.91
60	Enterprise Fund	HOME DEPOT CREDIT SERVICES	Circuit Voltage Tester, Qty 3	23.91
60	Enterprise Fund	HOME DEPOT CREDIT SERVICES	Fish tape & utility pouch (3 qty)	129.96
60	Enterprise Fund	HONSINGER LAW	20-0062, 20-0368 Water Rights Legal Assist through 8/4/20	3,880.00
60	Enterprise Fund	HUMPHREY PROPERTY MGMT	REFUND WT/S/T: 3789 N Tupiza Ave Renter & Prop Mgmt Paid Fin	74.54
60	Enterprise Fund	IDAHO CORRECTIONAL INDUSTRIES	Business cards for Krausch, OBrien	45.50
60	Enterprise Fund	IDAHO MANAGEMENT.COM	REFUND WT/S/T: 125 E Waterbury Ln Renter & Prop Mgmt Paid Fi	89.60
60	Enterprise Fund	IDAHO PRESS-TRIBUNE	Legal/Public Notice PW solid Waste Fee Schedule Public Heari	1,194.19
60	Enterprise Fund	IDAHO PRESS-TRIBUNE	Legal/Pucblic Notice WW Sidestream SOLE SOURCE Legal Ad	65.72
60	Enterprise Fund	JACK HENRY & ASSOCIATES INC	Bank Fees August 2020	617.08
60	Enterprise Fund	JACOB & JACKIE MORRIS	REFUND WT/S/T: 2699 E GREEN CANYON DR CUSTOMER PAID AFTER CL	37.67
60	Enterprise Fund	JAMES & JENNIFER DORMAN	REFUND WT/S/T: 2318 E Beatrice Dr Title Company Overpaid	105.54
60	Enterprise Fund	JAMES & JODI HARADA	REFUND WT/S/T: 829 E Joshua Tree Dr Title Company Overpaid	66.92
60	Enterprise Fund	LAUREN & AREN GHAZIKHANIAN	REFUND WT/S/T: 5616 N Morpheus Pl Title Company Overpaid	51.60
60	Enterprise Fund	LOWE'S	Duck tape, trim roller, paint trays, & paint brush (5 qty)	16.63
60	Enterprise Fund	LOWE'S	Flap disc & sawzaw blade (2 qty)	22.77

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	LOWE'S	White Lint Free Rags, Qty 6	55.62
60	Enterprise Fund	M3 ID EGGERS TREEFARM LLC.	REFUND Warranty Surety#2018-0119 Tree Farm Way Extension	2,395.00
60	Enterprise Fund	METROQUIP, INC.	Labor & parts for certification/inspection on crane (5.8 hrs	1,358.53
60	Enterprise Fund	METROQUIP, INC.	Replacement nozzle for hydrocleaners (1 qty)	1,998.00
60	Enterprise Fund	MICHELLE MORGAN	REFUND WT/S/T: 3032 S Gunnell Ave Customer Paid After Closin	126.91
60	Enterprise Fund	MOUNTAIN WATERWORKS, INC	20-0158 Well 17 Water Trmt Svcs to 7/17/20	8,782.50
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Electrical tape (12 qty)	22.80
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Inline Y strainers for grit snails wash water (2 qty)	150.46
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Inserts for lathe (5 qty)	102.15
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Multi-pleat HVAC filters (3 qty)	111.96
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Nuts & bolts for stock (1,075 qty)	267.62
60	Enterprise Fund	MSC INDUSTRIAL SUPPLY CO.	Tools for lathe (46 qty)	1,411.11
60	Enterprise Fund	NATASHA COOPER	REFUND WT/S/T: 3524 E EISENHOWER DR TITLE COMPANY OVERPAID	76.93
60	Enterprise Fund	OFFICE DEPOT, INC.	Pencil holder, clipboards, tape, sharpies, copier paper (12	164.57
60	Enterprise Fund	OFFICE DEPOT, INC.	Pens & mini notebooks (7 qty)	19.67
60	Enterprise Fund	PATRICK & SHERRYL FOSTER	REFUND WT/S/T: 1347 E PUFFIN ST CUSTOMER PAID AFTER CLOSING	135.83
60	Enterprise Fund	PAUL & KAREN TARP	REFUND WT/S/T: 2777 N Valley Green Way Customer Paid After C	128.70
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Cable ties (100 qty)	14.40
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Parts to install heat trace on exposed pipe & pump (66 qty)	241.57
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Parts to install heat trace on sampling pitcher pump (31 qty)	223.67

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Returned screwdriver (1 qty)	(21.75)
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Round pull box to remove tripping hazard at Whitestone l.s.	7.05
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Safety control cover for lockout tagout (1 qty)	149.28
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Screwdrivers (2 qty)	29.11
60	Enterprise Fund	PLATT ELECTRIC SUPPLY	Screws for round pull box to remove tripping hazard (100 qty)	8.70
60	Enterprise Fund	POSTNET	Backflow Sept 1st Reminder Letters, Batch 1055, Qty 1,052	160.95
60	Enterprise Fund	PRESTIGE VANTAGE LLC	REFUND WT/S/T: 1896 W Sheep Hill Ct Renter & Prop Mgmt Paid	89.88
60	Enterprise Fund	RAIN FOR RENT	20-0184 Credit Delivery Hauling WRRF Capacity Exp pumps	(18.00)
60	Enterprise Fund	RAIN FOR RENT	20-0184 Credit General Labor WRRF Capacity Exp pumps	(503.64)
60	Enterprise Fund	RAIN FOR RENT	20-0184 Credit WRRF Capacity Exp pumps final Inv 1501011	(1,027.40)
60	Enterprise Fund	RAIN FOR RENT	20-0184 Final Pmt WRRF pumps thru 6/12/20	23,398.29
60	Enterprise Fund	RED WING SHOES	Safety boots for SPetty	178.49
60	Enterprise Fund	ROSS PENNINGTON & TASHA STOUT	REFUND WT/S/T: 1369 E San Pedro St Title Company Overpaid	112.04
60	Enterprise Fund	SPECIALTY PLASTICS & FAB, INC	Elbow, nipple, & barb adapter (21 qty)	41.30
60	Enterprise Fund	STANDARD RESTAURANT EQUIPMENT CO.	Scotsman replacement cartridge (1 qty)	101.06
60	Enterprise Fund	STRIVE WORKPLACE SOLUTIONS	Coffee for Breakroom, Qty 1	11.99
60	Enterprise Fund	TERRY GLASSINGER C/O TERESA SCHWARZ	REFUND WT/S/T: 126 E WILLIAMS ST TITLE COMPANY OVERPAID	92.55
60	Enterprise Fund	THE UPS STORE #2586	Shipping to send CCTV camera in for repairs	97.44
60	Enterprise Fund	THEODORE & KAYLA NELSON	REFUND WT/S/T: 2280 N Lochness Way Title Company Overpaid	58.69
60	Enterprise Fund	USA BLUEBOOK	10 liter graduated bucket (1 qty)	103.32

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Fund Code	Fund Title	Vendor Name	Invoice/Credit Description	Invoice Amount
60	Enterprise Fund	XYLEM DEWATERING SOLUTIONS, INC.	O-ring set (1 qty)	526.00
Total 60	Enterprise Fund			95,831.90
Report Total				214,470.85



AGENDA ITEM

ITEM TOPIC: Resolution 20-2226: A Resolution of the City Council of the City of Meridian Supporting Idaho Power's Commitment to 100% Clean Energy by 2045

CITY OF MERIDIAN RESOLUTION NO. 20-2226

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERIDIAN SUPPORTING IDAHO POWER’S COMMITMENT TO 100% CLEAN ENERGY BY 2045; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has demonstrated commitment to adopting proactive sustainable practices and initiatives that facilitate effective management and conservation of the City’s resources including energy efficiency and water conservation programs that maximize ratepayer’s dollars; and,

WHEREAS, the City is committed to effective and responsible resource use and stewardship practices that maximize social and economic development in order to foster growth for the community and lay the foundation for future generations to thrive; and

WHEREAS, the City understands that further development of local clean energy generation and usage will promote community stability and provide economic opportunities for the development of industries, construction projects, recreation opportunities and tourism; and,

WHEREAS, a fully clean energy system includes electrical generation as well as all aspects of energy use including, but not limited to energy-efficient building design and construction, industrial development, transportation services, infrastructure, and waste management; and,

WHEREAS, the City agrees that improving energy efficiency and incorporating energy efficient solutions into the City’s operations and infrastructure will continue to have many positive impacts on our residents by conserving resources and encouraging further economic development; and,

WHEREAS, the City supports the vision behind Idaho Power’s Clean Today, Cleaner Tomorrow campaign and commitment to 100% clean electricity by 2045;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, AS FOLLOWS:

Section 1. That where economically and functionally viable, the City of Meridian will explore and implement policies that will support the transition toward clean and renewable energy use and maximize energy conservation.

Section 2. That the City of Meridian will include clean energy use and sustainable practices as goals in City operations, processes and plans.

Section 3. That the Mayor and Council, through the initiatives described above, hereby acknowledge their commitment to being stewards of the natural environment in a manner that helps provide for a resilient future for decades to come.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this _____ day of _____, 2020.

APPROVED by the Mayor of the City of Meridian, Idaho, this _____ day of _____, 2020.

APPROVED:

Mayor Robert E. Simison

ATTEST:

By: _____
Chris Johnson, City Clerk



AGENDA ITEM

ITEM TOPIC: Fire Department: Memorandum of Understanding and Agreement Between the City of Meridian and the Meridian Rural Fire Protection District



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Fire Chief Mark Niemeyer **Meeting Date:** August, 25, 2020
Presenter: Mark Niemeyer **Estimated Time:** 5 minutes
Topic: MOU with Meridian Rural Fire Protection District

Recommended Council Action:

Requesting Mayor's signature on the annual Memorandum of Understanding and Agreement between the Meridian Rural Fire Protection District and the City of Meridian. This MOU references the original Service Contract and JPA dated 9/22/1998 and updates the percent of contribution from the District to the City of Meridian. The City of Meridian's Budget Analyst has updated the population and property assessment values used to calculate the Rural Fire Contract Service Fee contribution and has determined and recommended the FY2021 percentage of contribution from the District be set at 8%. The percentage rate has been accepted and approved by the Meridian Rural Fire Protection District as reflected in the attached MOU and Resolution.

Background:

[Provide context and reasoning for the recommendation]

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

WHEREAS, a certain agreement entitled the “CITY OF MERIDIAN / MERIDIAN RURAL FIRE PROTECTION DISTRICT FIREFIGHTING AND LIFE PRESERVATION SERVICE CONTRACT AND JOINT EXERCISE OF POWER AGREEMENT”, dated September 22, 1998, (the “Agreement”) exists between the City of Meridian (the “City”) and the Meridian Rural Fire Protection District (the “District”); and

WHEREAS, pursuant to the Agreement, the District pays a fee (the “Contract Service Fee”) to the City for the protection of property, both real and personal, against fire and for life preservation services, which includes those services a fire protection district, in the state of Idaho, is authorized to and does provide (the “Fire and Life Protection Services”); and

WHEREAS, the Contract Service Fee is determined, pursuant to the Agreement, as a percentage of the “Gross Market Valuation Percentage”, the “Population Percentage”, and the “Market Valuation”, all of which are delineated in section 8 of the Agreement; and

WHEREAS, pursuant to the Agreement, the method used to determine the Contract Service Fee is the method used to determine the funding of the Capital Outlay Expenditure budget as between the City and the District; and

WHEREAS, the Agreement permits the parties to amend or modify, by written amendment to the Agreement, the method used to determine the Contract Service Fee and the Capital Outlay Expenditure budget; and

WHEREAS, the City and the District previously entered into a certain Memorandum of Understanding and Agreement (the “2019/2020 Budget Year Memorandum”), dated July 9, 2019, a copy of which is on file in the records of the City and the records of the District respectively, pursuant to which the City and the District amended and modified the method used to determine the Contract Service Fee and the Capital Outlay Expenditure budget, between the City and the District, for the 2019/2020 fiscal year, as the term “fiscal year” is defined by the Agreement, by agreeing to a particular percentage allocation of such costs and expenses as between the City and the District; and

WHEREAS, the City and the District desire: (a) to confirm the expiration, end and termination of the 2019/2020 Budget Year Memorandum; and (b) pursuant to this Memorandum of Understanding and Agreement to amend and modify the method used to determine the Contract Service Fee and the Capital Outlay Expenditure budget, between the City and the District, by setting the percentage allocation for purposes of the Contract Service Fee and the Capital Outlay Expenditure budget between the City and the District for the 2020/2021 fiscal year; and

WHEREAS, the City and the District desire to enter into this Memorandum of Understanding and Agreement and effectuate its purposes and agreements because the City and the District, jointly and severally, through their respective Council and Board, find and conclude the citizens of the City and the District, respectively, will benefit, directly and indirectly, from its purposes and agreements as set forth herein above.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by the parties hereto, the City and the District hereby acknowledge and memorialize their agreement as follows.

1. The 2019/2020 Budget Year Memorandum is expired, terminated and ended, and of no further force or effect as of the end of the 2019/2020 fiscal year, as the term "fiscal year" is defined by the Agreement.

2. Notwithstanding the calculated percentage of the "Gross Market Valuation Percentage", the "Population Percentage", and the "Market Valuation", as provided in section 8 of the Agreement, for purposes of the Contract Service Fee and the Capital Outlay Expenditure budget, the allocation between the City and the District for the 2020/2021 fiscal year shall be NINETY-TWO PERCENT (92%) attributable to the City and EIGHT PERCENT (8%) attributable to the District. The foregoing shall be and is effective for and as of the 2020/2021 fiscal year, and the parties shall return to the method provided in section 8 of the Agreement for determining the percentage allocation for the Contract Service Fee and the Capital Outlay Expenditure budget for subsequent fiscal years.

3. All other terms, provisions, covenants and agreements set forth in the Agreement shall remain and be the same.

4. The City and the District shall execute such further and additional documents and instruments necessary to give this Memorandum of Understanding and Agreement full force and effect.

IN WITNESS WHEREOF, the parties have herein executed this Memorandum of Understanding and Agreement.

DATED AND SIGNED this _____ day of _____, 2020.


City of Meridian

By: _____
Mayor


Attest:

By: _____
City Clerk

Meridian Rural Fire Protection District

By: 
Chairman

Attest:

By: 
Secretary

By Resolution No. 20-001

**MERIDIAN RURAL FIRE PROTECTION DISTRICT
RESOLUTION NO. 20-001**

A Resolution of the Board of Commissioners of the Meridian Rural Fire Protection District, setting forth certain findings and purposes; authorizing the Chairman and Secretary to sign and enter into, on behalf of said district, that certain document entitled "MEMORANDUM OF UNDERSTANDING AND AGREEMENT."

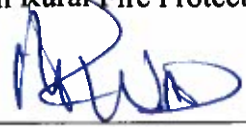
WHEREAS, it is in the best interest of the Meridian Rural Fire Protection District to join with the City of Meridian, and enter into that certain "MEMORANDUM OF UNDERSTANDING AND AGREEMENT," a copy of which is attached hereto, the reasons for which are as set forth in said memorandum;

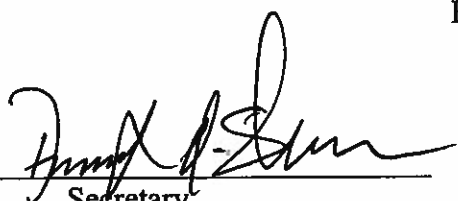
NOW, THEREFORE, be it resolved and the Board of Commissioners of the Meridian Rural Fire Protection District hereby resolves as follows:

The Chairman and Secretary are hereby authorized to join with the City of Meridian and to enter into that certain document entitled "MEMORANDUM OF UNDERSTANDING AND AGREEMENT," a copy of which is attached hereto, with the City of Meridian.

PASSED BY THE BOARD OF COMMISSIONERS OF THE MERIDIAN RURAL FIRE PROTECTION DISTRICT the 10th day of August, 2020.

Meridian Rural Fire Protection District

By: 
Chairman

Attested: 
Secretary



AGENDA ITEM

ITEM TOPIC: Police Department: Discussion of Proposed Updates to Ordinance Provisions Regarding Disqualifying Criminal Convictions for Mobile Sales Unit Licenses and Vehicle Immobilization Licenses



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Lt. Shawn Harper/ Police
Presenter: Lt. Shawn Harper
Topic: Discussion of proposed updates to ordinance provisions regarding disqualifying criminal convictions for mobile sales unit licenses and vehicle immobilization licenses

Meeting Date: August, 25 2020
Estimated Time: (15 min speaking)

Recommended Council Action:

Review of suggested updates and discussion

Background:

Upon a close review of the mobile sales unit licenses (MSU) ordinance by police and legal staff it was determined that the language in regards to denials of such licenses needed to be revised to make sure the reasons for denial were current and rational but with the safety to the public still being paramount.

The denial language in the vehicle immobilization ordinance was also revised to match that of the MSU language for consistency purposes as both ordinance involved direct contact with citizens.

Section 1. That Meridian City Code section 3-4-2(A)(5)(d)(3) shall be amended as follows:

3-4-2: MOBILE SALES UNITS:

A. License and/or Permit Requirements: It shall be unlawful for any person to operate, allow the operation of, or act as a mobile sales unit without each and all of the following licenses, permits, and/or certifications:

* * *

5. A City of Meridian mobile sales unit license.

* * *

d. The city clerk shall deny an application for a mobile sales unit license where:

* * *

(3) The applicant has been convicted of any of the following crimes, or any probation or parole violation related thereto:

(A) A violation of any provision of this section within the five (5) years preceding the date of submission of the application.

~~(B) Reckless driving, eluding a police officer, racing, and/or failure to carry insurance within the five (5) years preceding the date of submission of the application, except that such conviction shall not be grounds for denial where the applicant does not seek to operate a motor vehicle while operating or acting as a mobile sales unit.~~

~~(C) A misdemeanor charge of driving under the influence of alcohol or drugs within the five (5) years preceding the date of submission of the application, or a felony charge of driving under the influence of alcohol or drugs within the ten (10) years preceding the date of submission of the application, except that such conviction shall not be grounds for denial where the applicant does not seek to operate a motor vehicle while operating or acting as a mobile sales unit.~~

~~(D)~~(B) Any misdemeanor charge involving theft or fraud within the five (5) years preceding the date of submission of the application, or any felony charge of theft or fraud within the ~~fifteen (15)~~ ten (10) years preceding the date of submission of the application.

~~(E)~~(C) A misdemeanor charge of battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order within the five (5) years preceding the date of submission of the application, or a felony charge of battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order within the ten (10) years preceding the date of submission of the application.

~~(F)~~(D) Any crime involving, or related to, firearms or other weapons, except that a conviction related to carrying a concealed weapon shall not be grounds for denial.

~~(G)~~(E) Any crime involving, or related to, a child or children, elderly persons, and/or other vulnerable persons within the five (5) years preceding the date of submission of the application.

~~(H)~~(F) Any crime involving, or related to, prostitution, indecent exposure, obscene conduct, or other sexual conduct or activity.

~~(I)~~(G) Any crime involving, or related to, use of or possession of drugs or illicit substances within the five (5) years preceding the date of submission of the application.

(H) Any crime involving, or related to: murder; manslaughter; rape; kidnapping; robbery; arson; fraud; or manufacturing, delivery or trafficking of drugs or illicit substance(s).

(4) The applicant is or at any time has been required by any law or legal order to register as a sex offender.

Section 2. That Meridian City Code section 3-3-2(C)(4) shall be amended as follows:

C. Denial: The City Clerk shall deny an application for a vehicle immobilization license where:

* * *

4. The applicant has been convicted of any of the following:
 - a. A violation of any provision of this chapter within the five (5) years preceding the date of submission of the application.
 - b. A violation of any local law governing vehicle immobilization within the five (5) years preceding the date of submission of the application.
 - ~~c. Reckless driving, eluding a police officer, or failure to carry insurance within the five (5) years preceding the date of submission of the application.~~
 - ~~d. A misdemeanor charge of driving under the influence of alcohol or drugs within the five (5) years preceding the date of submission of the application, or a felony charge of driving under the influence of alcohol or drugs within the ten (10) years preceding the date of submission of the application.~~
 - e. Any misdemeanor charge involving theft or fraud within the five (5) years preceding the date of submission of the application, or any felony charge of theft or fraud within the ~~fifteen (15)~~ ten (10) years preceding the date of submission of the application.
 - f. A misdemeanor charge of battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order within the five (5) years preceding the date of submission of the application, or a felony charge of battery, assault, domestic

battery or assault, telephone harassment, stalking, or violation of a protective order within the ten (10) years preceding the date of submission of the application.

g. Any crime involving, or related to, firearms or other weapons, except that a conviction related to carrying a concealed weapon shall not be grounds for denial.

h. Any crime involving, or related to, a child or children, elderly persons, and/or other vulnerable persons within the five (5) years preceding the date of submission of the application.

i. Any crime involving, or related to, prostitution, indecent exposure, obscene conduct, or other sexual conduct or activity.

j. Any crime involving, or related to, use of or possession of drugs or illicit substances within the five (5) years preceding the date of submission of the application.

k. Any crime involving, or related to: murder; manslaughter; rape; kidnapping; robbery; arson; fraud; or manufacturing, delivery or trafficking of drugs or illicit substance(s).

~~l.~~ The applicant is or at any time has been required by any law or legal order to register as a sex offender.

DRAFT



AGENDA ITEM

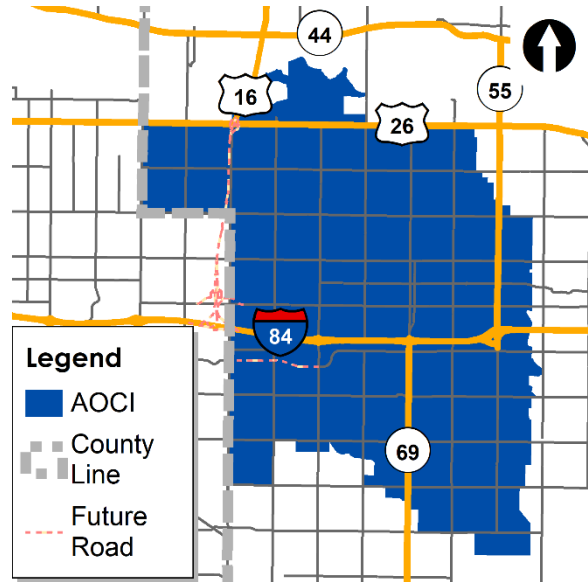
ITEM TOPIC: Adoption of 2020 UDC Text Amendment (H-2020-0072) Changes by City of Meridian Planning Division

A. Request: Text amendments to update certain sections of the City's Unified Development Code (UDC) pertaining to Code Enforcement and Penalties in Chapter 1; Specific Use Standards in Chapter 4; the Public Hearing Process in Chapter 5; and the Subdivision Design and Improvement Standards in Chapter 6.

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/18/2020
TO: Mayor & City Council
FROM: Bill Parsons, Current Planning Supervisor
208-884-5533
SUBJECT: H-2020-0072
2020 UDC Text Amendment
LOCATION: City wide



I. PROJECT DESCRIPTION

The Meridian Planning Division has applied for a Unified Development Code (UDC) text amendment to update certain sections of the City’s Code (UDC) as follows:

- Code Enforcement and Penalties in Chapter 1;
- Specific Use Standards in Chapter 4;
- Public Hearing Process in Chapter 5; and the
- Subdivision Design and Improvement Standards in Chapter 6.

II. APPLICANT INFORMATION

A. Applicant:
City of Meridian Planning Division
33 E. Broadway Ave, Suite #102
Meridian, ID 83642

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	6/26/2020	7/31/2020
Notification mailed to property owners within 300'	NA	NA
Applicant posted public hearing notice sign on site	NA	NA
Nextdoor posting	6/23/2020	7/28/2020

IV. COMPREHENSIVE PLAN ANALYSIS ([Comprehensive Plan](#))

A. Comprehensive Plan Text (<https://www.meridiancity.org/compplan>):

3.01.01B - Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.

Many of the requested code changes below reflect the desire of the Community to have a more transparent and inclusive process to address the current growth trend. Other changes are requested by Code Enforcement to clarify procedural processes in the code and close “loopholes” to improve enforcement of the code.

3.04.01B – Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of the Comprehensive Plan.

The UDC changes are tracked through-out the year to ensure the code remains current. The proposed changes are the first round of changes to address some of the concerns brought up throughout the previous year, primarily related to the planning process. A second round of UDC changes are envisioned later this year, after coordination and vetting through the UDC Focus Group.

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

In accord with Meridian City Code 11-5, the Planning Division has applied to amend the text of the Unified Development Code (UDC). For purposes of this application, both the Planning Division and the Code Enforcement Division have work closely to compile a host of changes and combine them into one application. Staff believes these changes are fairly straight-forward and largely administrative in nature; related to process primarily and not development improvement requirements. **NOTE: Code Enforcement changes are first in the table and pertain to Chapter 1 of the UDC.**

The text amendment includes updates to multiple sections and the addition of new provisions that pertain to the following:

- Code Enforcement and Penalties in Chapter 1;
- Specific Use Standards in Chapter 4;
- Public Hearing Process in Chapter 5; and the
- Subdivision Design and Improvement Standards in Chapter 6. And other miscellaneous sections to improve the administration of the code.

Exhibit VII below includes a table of the requested changes/additions and supporting commentary explaining the purpose of the change to the UDC. Many of these changes have been vetted with City Council before the application submittal and the draft changes were shared with the UDC Focus Group and others to solicit feedback. As of the print deadline of this report, Staff received one email from one of the members of the UDC Focus Group pertaining to the submittal timeframes for public testimony (see public record).

In summary, Staff believes the changes proposed with this application will make the implementation and use of the UDC more understandable, useable and enforceable, while greatly improving the transparency and efficiency of the planning and development process.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed text amendment to the UDC based on the analysis provided in Section IV and V, modifications in Section VII and the Findings of Fact and Conclusions of Law listed in Section VIII.

B. The Meridian Planning & Zoning Commission heard this item on July 16, 2020. At the public hearing, the Commission voted to recommend approval of the subject ZOA request.

1. Summary of Commission public hearing:

- a. In favor: Planning Division
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Laren Bailey, Sally Reynolds and Dave Yorgason
- e. Staff presenting application: Bill Parsons
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

- a. Staff report and agency comment deadlines
- b. Placement of public hearing signs
- c. Review of common driveway standards with phase 2
- d. Review of parking standards with phase 2
- e. Plan for communicating to the public the timeline for receiving written testimony
- f. Keeping the timeframes of written testimony to 1 day instead of 2 days as proposed in the submitted written testimony

4. Commission change(s) to Staff recommendation:

- a. None

5. Outstanding issue(s) for City Council:

- a. None

C. City Council:

Enter Summary of City Council Decision.

VII. EXHIBITS

A. Table of Proposed Text Changes

Proposed UDC Text Amendments			
UDC Section	Topic	Reason for Change	Proposed Change
11-1-11	Code Enforcement	Code Enforcement would like to clarify some of the grey areas or close loop-holes in various sections of code.	<p>11-1-11: CODE ENFORCEMENT:</p> <p>A. Duty To Enforce:</p> <ol style="list-style-type: none"> 1. It shall be the duty of the Community Development Director or designee to interpret this title. 2. It shall be the duty of the Code Enforcement Division of the Police Department to enforce the regulations of this title, as set forth in this section. Code Enforcement Officers may call upon the services of the Planning, Fire, Parks or other appropriate City departments to assist in enforcement. 3. It is the intent of this title to place the obligation of complying with its requirements upon the owner, occupier or other person responsible for the condition of the land and buildings within the scope of this title. <p>B. Investigation:</p> <ol style="list-style-type: none"> 1. The Code Enforcement Officer shall investigate any structure or use which he or she reasonably believes does not comply with the standards and requirements of this title. 2. If, after investigation, it is determined that the standards or requirements of this title have been violated, a Code Enforcement Officer shall serve a notice of violation upon the owner, tenant or other person responsible for the condition. The notice of violation shall state separately each standard or requirement violated; shall state what corrective action, if any, is necessary to comply with the standards or requirements; and shall set a reasonable time for compliance. The notice shall state that any further violation may result in criminal prosecution and/or civil penalties. 3. The Code Enforcement Officer will record all efforts made to effect service in person or by mail as part of their investigative report. Methods of service shall be by any of the following: <ol style="list-style-type: none"> a. Personal service upon such owner, occupier, or person in charge or control of the property; or b. Regular mail to such owner, occupier, or person in charge or control of the property, at the address shown on the last available assessment roll, or as otherwise known; or c. Posting such notice and order at a conspicuous place on the property and publishing one notice in the official newspaper of the City that the property has been posted in accordance with this chapter and ordering the owner, occupier, or person in charge or control of the property to remedy the violation by the given date. (Ord. 19-1823, 7-9-2019)
11-1-11 Cont.	Code Enforcement		<p>C. Extension Of Compliance Date:</p> <ol style="list-style-type: none"> 1. The Community Development Director or designee may grant a reasonable extension of time for compliance with any notice or order, whether pending or final, upon finding that substantial progress toward compliance has been made and that the public will not be adversely affected by the extension. Such extension of time shall not exceed one hundred eighty (180) days. 2. An extension of time may be revoked by the Community Development Director or designee if it is shown that any of the following are true: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 12-1514, 5-16-2012, eff. 5-21-2012) <ol style="list-style-type: none"> a. The conditions at the time the extension was granted have changed. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005) b. The Code Enforcement Officer determines that a party is not performing corrective actions as agreed and so notifies the Community Development Director or designee, or (Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 12-1514, 5-16-2012, eff. 5-21-2012) c. If the extension creates an adverse effect on the public. The date of revocation shall then be considered as the compliance date. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005) <p>BD. Revocation Of Conditional Use Permit:</p> <ol style="list-style-type: none"> 1. A conditional use permit may be revoked or modified by the City Council, upon notice and hearing, for breach or violation of any condition of approval or limitation of the permit. 2. If the City Council decides to revoke a conditional use permit, either on its own action or upon complaint to the City Council, the Council shall notify the permit holder of its intention to revoke the permit and provide the permit holder with the opportunity to contest the revocation at a public hearing before the City Council. 3. Fifteen (15) days' prior notice of the hearing shall be given to the permit holder and all property owners within three hundred feet (300') of the boundaries of the land for which the permit was issued. 4. The City Council shall make findings of fact and conclusions of law supporting its decision to revoke the conditional use permit. If the Council does not decide to revoke the permit, no findings of fact and conclusions of law shall be made.

11-1-11 Cont.	Code Enforcement		<p>C6. Revocation, Modification, Or Denial Of Accessory Use Permit:</p> <ol style="list-style-type: none"> 1. An accessory use permit may be revoked or modified by the Director upon a finding of breach or violation of any condition of approval or limitation of the permit. An accessory use permit application may be denied by the Director upon a finding that the proposed use cannot or will not be conducted in compliance with applicable specific use standards. The Director shall provide the permit holder written notice of the revocation, modification, or denial, and shall provide the permit holder with information regarding the opportunity to appeal such action. 2. The permit holder or applicant may appeal the Director's revocation, modification, or denial of an accessory use permit. Such appeal shall be made in writing, shall state the reasons for such appeal, and shall be delivered to the City Clerk via U.S. mail or in person within fourteen (14) days of such revocation, modification, or denial. Upon receipt of such written appeal, the City Clerk shall schedule a public hearing on the appeal at a City Council meeting within thirty (30) days. The Clerk shall provide fifteen (15) days' notice of the hearing to the permit holder or applicant and all property owners within three hundred feet (300') of the boundaries of the land for which the permit was issued. 3. Following public hearing on the appeal, City Council shall affirm, modify, or reverse the Director's action and shall issue written findings supporting such decision. The City Council's decision on such appeal shall be a final decision. (Ord. 18-1762, 1-23-2018)
11-1-12	Penalties	Code Enforcement would like to clarify some of the grey areas or close loop-holes in various sections of code.	<p>11-1-12: PENALTIES:</p> <p>A. A violation of the provisions of this title is declared a misdemeanor. Any person violating or failing to comply with any of the provisions of this title shall be subject to criminal prosecution and upon conviction shall be fined in a sum not exceeding one thousand dollars (\$1,000.00) or be imprisoned for a term not exceeding six (6) months or be both fined and imprisoned. Each day of noncompliance with any of the provisions of this title shall constitute a separate offense. A violation of, or failure to comply with, any provision of this title shall be unlawful. Any person violating or failing to comply with any of the provisions of this title shall be subject to the following penalties:</p> <ol style="list-style-type: none"> 1. A first conviction of a violation or failure to comply with a provision of this title shall be an infraction punishable by a fine of twenty-five dollars (\$25.00) plus court costs. 2. A second conviction, within a period of five (5) years, of a violation or failure to comply with a provision of this title shall be an infraction punishable by a fine of fifty dollars (\$50.00) plus court costs. 3. A third or subsequent conviction, within a period of five (5) years, of a violation of or failure to comply with a provision of this title shall be a misdemeanor. 4. The failure to pay a fine for an infraction penalty assessed pursuant to this section shall be a misdemeanor. <p>Each day of noncompliance with any of the provisions of this title shall constitute a separate offense.</p>
11-4-3-38	Specific land use name change - Vehicles Sales/Rental/Service	Consistency with use name in Allowed Use tables (Ch. 2). Today, the name of this land use in Chapter 2 includes vehicle service; add to name in specific use standards (Ch. 4).	11-4-3-38: Vehicle Sales or Rental and Service:
11-5A-6D2a	Public Hearing posting requirements for Council Review daycares and other similar. Accessory Use applications	Instead of 4' x 4' which seems to be overkill, require 18" x 24" for "smaller" applications.	<p>a. Conditional use permit applications for daycare, group; <u>city council review of accessory uses in residential districts</u>; and annexation, preliminary plat, variance, rezone, and comprehensive plan amendment applications for properties of land less than three (3) two (2) acres in size: The applicant shall post a sign consisting of one 11-inch by 17-inch one (1) 18-inch by 24-inch piece of paper mounted to a rigid surface of at least equal size, or other material stating the name of the applicant, a statement concerning the proposed development, and the date, time and location of the public hearing.</p>
11-5A-6C	Invite property owners from further away to neighborhood meetings & hold the meeting no closer than 10 days before submittal	The public wants to be involved earlier in the project development process so their voice can be better considered in design, particularly for residential projects. Five days does not really provide much opportunity for an applicant to consider feedback from the neighbors to potentially incorporate into their plans before submittal.	<p>C. Neighborhood Meetings:</p> <ol style="list-style-type: none"> 1. Applicants for applications requiring a public hearing are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application, except a neighborhood meeting is not required for city council review, a vacation, and/or short plat. 2. Notice of the neighborhood meeting shall be provided to all property owners of record within three hundred five hundred feet (3500') of the exterior boundary of the application property. Notice of the meeting shall be either hand delivered or mailed to the recipients. 3. Notice of the meeting shall be provided at least five (5) days prior to the meeting. The meeting shall be held not more than three (3) months or less than five ten (5) 10 days prior to the submittal of an application. 4. <u>The neighborhood meeting shall be held on a Monday, Tuesday, Wednesday, or Thursday (excluding holidays), and the meeting shall start between 6:00 p.m. and 8:00 p.m.</u> 5. <u>The neighborhood meeting must be held at a location within five (5) miles of the proposed project site, or at Meridian city hall.</u>

11-5A-6E	Similar to 11-5A-6C - notice property owners for public hearings within 500'		<p>E. Mailing And Publishing Of The Public Hearing Notice:</p> <p>1. Legal Notice: At least fifteen (15) days prior to the public hearing, the city shall publish a notice of the time and place and a summary of the application in the official newspaper of general circulation in Ada County.</p> <p>2. Radius Notice:</p> <p>a. Time Of Notice: At least fifteen (15) days prior to the public hearing, the city shall send a notice by first class mail of the time and place, and a summary of the application to property owners or purchasers of record (as listed in the current records of the Ada County assessor) owning property within three-hundred five hundred feet (3500') of the property being considered.</p> <p>b. Notice Extended: The noticing shall be extended to property owners within one thousand feet (1,000') of the external property boundaries for heavy industries and wireless communication facilities.</p> <p>c. Notice To Properties Farther From External Boundaries: The director may determine, or other applications provided for in this title may require, that notices be sent to property owners or purchasers of record whose properties are farther than three hundred feet (300') or one thousand feet (1,000') from the external boundaries of the property <u>than those listed herein.</u></p>
11-5A-6H (NEW SECTION)	Timeline and Standards for Receiving Public Testimony	The City is receiving a lot of information, from the public applicant and other agencies, late in the process. To ensure written testimony is received in a timely manner to be considered by the decision making body, a deadline for submittal is needed.	H. <u>Written Testimony:</u> <u>Written testimony submitted for inclusion in the record of any public hearing shall be submitted to the city clerk by noon on the day prior to the day on which the public hearing is scheduled.</u>
11-6C-3B4	Subdivision street lengths and names	To clear up the intent of restricting dead-end street lengths to 500'.	<p>B. Streets:</p> <p>4. <u>Cul-De-Sacs: Terminal Cul-De-Sacs and Dead End Streets:</u></p> <p>a. No streets or series of streets that ends in a cul-de-sac or a dead end shall be longer than five hundred feet (500') except as allowed in subsection b of this section.</p> <p>b. The City Council may approve a dead end street up to seven hundred fifty feet (750') in length where <u>an emergency access is proposed; or where</u> there is a physical barrier such as a steep slope, railroad tracks, <u>an arterial roadway,</u> or a large waterway that prevents <u>or makes impractical</u> extension; and where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility.</p> <p>c. Cul-de-sac streets may serve a maximum of thirty (30) dwelling units.</p> <p>d. The length of a cul-de-sac street shall be measured from the near edge of the right of way to the center of the turnaround.</p>

VIII. FINDINGS

1. UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS: (UDC 11-5B-3E)

Upon recommendation from the Commission, the Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a text amendment to the Unified Development Code, the Council shall make the following findings:

A. The text amendment complies with the applicable provisions of the comprehensive plan;

The Commission finds that the proposed UDC text amendment complies with the applicable provisions of the Comprehensive Plan. Please see Comprehensive Plan Policies and Goals, Section IV, of the Staff Report for more information.

B. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Commission finds that the proposed zoning ordinance amendment will not be detrimental to the public health, safety or welfare if the changes to the text of the UDC are approved as submitted. It is the intent of the text amendment to further the health, safety and welfare of the public.

C. The text amendment shall not result in an adverse impact upon the delivery of services

by any political subdivision providing public services within the City including, but not limited to, school districts.

The Commission finds that the proposed zoning ordinance amendment does not propose any significant changes to how public utilities and services are provided to developments. All City departments, public agencies and service providers that currently review applications will continue to do so. Please refer to any written or oral testimony provided by any public service provider(s) when making this finding.



AGENDA ITEM

ITEM TOPIC: Community Development: Discussion Regarding School District Data for Staff Reports



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Miranda Carson, Comprehensive Associate Meeting Date: August 25, 2020
Coordination Planner, Community Development

Presenter: Miranda Carson, Comprehensive Associate Estimated Time:
Coordination Planner

Topic: Community Development: Discussion Regarding Building Permits Per School Attendance Area

Recommended Council Action:

Review, Discuss, and Provide Input

Background:

A draft table has been created to provide information on area growth based on individual school attendance boundaries. The table will highlight schools likely to be impacted by a residential development based on a current application. The intent is to provide the entitlement and building permit data in the areas affected by an application to enhance future planning for both the City and the School District. The draft it will be presented for review, discussion, and input.



AGENDA ITEM

ITEM TOPIC: Ordinance No. 20-1892: An Ordinance, Pursuant to Idaho Code §50-1002 and §50-1003, Providing For a Title and Findings, Providing for the Adoption of a Budget and the Appropriation of \$129,364,101 to Defray the Necessary Expenses and Liabilities of the City of Meridian, in Accordance with the Object and Purposes and in the Certain Amounts Herein Specified for the Fiscal Year Beginning October 1, 2020 and Ending on September 30, 2021; to Levy all Such Appropriate Taxes and Levies as Authorized by Law Upon Taxable Property; and to Collect All Authorized Revenue; to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing for an Effective Date and the Filing of a Certified Copy of this Ordinance with the Secretary of State

CITY OF MERIDIAN ORDINANCE NO. 20-1892

BY THE CITY COUNCIL:

BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER

AN ORDINANCE, PURSUANT TO IDAHO CODE §50-1002 AND §50-1003, PROVIDING FOR A TITLE AND FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF \$129,364,101 TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF MERIDIAN, IN ACCORDANCE WITH THE OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; TO LEVY ALL SUCH APPROPRIATE TAXES AND LEVIES AS AUTHORIZED BY LAW UPON TAXABLE PROPERTY; AND TO COLLECT ALL AUTHORIZED REVENUE; TO PROVIDE FOR A WAIVER OF THE 2ND AND 3RD READINGS PURSUANT TO IDAHO CODE §50-902; AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE SECRETARY OF STATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, ADA COUNTY, STATE OF IDAHO:

Section 1. TITLE: This Ordinance shall be entitled and cited as the “2020-2021 Fiscal Year Annual Appropriation Ordinance of the City of Meridian”.

Section 2. FINDINGS: The City Council finds:

A. That it has duly Noticed and held a Public Hearing on the 18th day of August, 2020 for a Proposed Budget for Fiscal Year 2020-2021 (FY2021) City of Meridian, Idaho;

B. That the total revenue anticipated to be available to the City of Meridian during Fiscal Year 2020-2021 is correctly stated in the Adopted Budget which is herein set forth in Section No. 3; and

C. The appropriations and sums of money as are hereinafter set forth in Section No. 3 are deemed necessary to defray all the necessary expenses and liabilities of the City of Meridian for Fiscal Year 2020-2021.

Section 3. ADOPTION OF BUDGET AND APPROPRIATION OF EXPENDITURE: The City Council does hereby adopt as and for the budget and the appropriation of expenditure for the City of Meridian for Fiscal Year commencing October 1, 2020 and ending on September 30, 2021 the following:

Capital Improvement Fund - 55

	FY2019 Actual	FY2020 Original Budget	FY2021 Original Budget
Revenues			
Total Revenue	\$ 285,791	\$ 2,000	

Item #15.

Expenditures			
Operating			
Administration	\$	5,618	
Fire	\$	-	
Police	\$	-	
Parks	\$	2,951,262	
Total Operating	\$	2,956,880	\$ - \$ -
Capital			
Administration	\$	-	\$ - \$ -
Fire	\$	-	
Police	\$	-	\$ 4,328,680
Parks	\$	-	\$ - \$ -
Total Capital	\$	-	\$ 4,328,680 \$ -
Carryforward - Operating			
Administration			
Fire			
Police			
Parks			
Carryforward - Operating	\$	-	\$ - \$ -
Carryforward - Capital			
Administration	\$	-	\$ - \$ -
Fire			
Police			\$ 4,195,000
Parks	\$	-	\$ 1,237,795 \$ 24,077
Carryforward - Capital	\$	-	\$ 1,237,795 \$ 4,219,077
Total Carryforward	\$	-	\$ 1,237,795 \$ 4,219,077
Total Expenditures	\$	2,956,880	\$ 5,566,475 \$ 4,219,077
Transfers	\$	(3,530,943)	\$ (166,788) \$ (182,787)
Total Expenditures with Transfers	\$	(574,063)	\$ 5,399,687 \$ 4,036,290
(Use)/Addition of Fund Balance	\$	859,855	\$ (5,397,687) \$ (4,036,290)

Enterprise Fund - 60 - 65

	FY2019 Actual	FY2020 Original Budget	FY2021 Original Budget
Revenues			
Water/Sewer Sales	\$ 24,805,102	\$ 26,325,769	\$ 27,310,353
Other Sources	\$ 24,748,764	\$ 18,201,845	\$ 17,274,593
Total Revenue	\$ 49,553,866	\$ 44,527,614	\$ 44,584,946
Expenditures			
Personnel			
Utility Billing	\$ 495,821	\$ 549,073	\$ 561,332
Public Works	\$ 3,599,810	\$ 4,213,178	\$ 4,324,845.09

Water	\$	1,960,267	\$	2,263,808	\$	2,370,010
Wastewater	\$	2,777,268	\$	3,347,500	\$	3,630,483
Total Personnel	\$	8,833,167	\$	10,373,559	\$	10,886,670
Operating						
Utility Billing	\$	626,241	\$	633,805	\$	717,529
Public Works	\$	780,178	\$	948,266	\$	682,973
Water	\$	3,227,249	\$	3,152,866	\$	3,453,545
Wastewater	\$	2,807,361	\$	3,557,601	\$	3,679,878
Total Operating	\$	7,441,029	\$	8,292,538	\$	8,533,925
Total Personnel and Operating	\$	16,274,196	\$	18,666,097	\$	19,420,595
Capital						
Utility Billing	\$	7,178	\$	-	\$	-
Public Works	\$	26,004	\$	-	\$	17,619
Water	\$	4,212,020	\$	4,140,856	\$	5,245,000
Wastewater	\$	17,173,212	\$	4,616,600	\$	17,833,000
Total Capital	\$	21,418,415	\$	8,757,456	\$	23,095,619
Carryforward - Operating						
3300 Utility Billing	\$	-	\$	-	\$	-
3200 Public Works	\$	-	\$	256,066	\$	279,783
3400 Water	\$	-	\$	157,439	\$	392,702
3500 Wastewater	\$	-	\$	115,000	\$	249,832
Total Carryforward - Operating	\$	-	\$	528,505	\$	922,317
Carryforward - Capital						
Utility Billing	\$	-	\$	-	\$	-
Public Works	\$	-	\$	-	\$	-
Water	\$	-	\$	3,632,414	\$	3,832,025
Wastewater	\$	-	\$	13,585,428	\$	7,770,655
Total Carryforward - Capital	\$	-	\$	17,217,842	\$	11,602,679
Total Carryforward	\$	-	\$	17,746,347	\$	12,524,996
Total Expenditures	\$	37,692,611	\$	45,169,900	\$	55,041,210
Transfers	\$	2,629,207	\$	2,955,145	\$	2,914,235
Total Expenditures with Transfers	\$	40,321,818	\$	48,125,045	\$	57,955,445
(Use)/Addition of Fund Balance	\$	9,232,048	\$	(3,597,431)	\$	(13,370,499)

Governmental Funds			
(01,07,08,20,50)			
	(01,07,08,20,50)	(01,07,08,20,50)	(01,07,08,20,50)
	FY2019	FY2020	FY2021
	Actual	Original Budget	Original Budget
Revenues			
Property Taxes	\$ 34,287,294	\$ 36,557,451	\$ 39,282,350
Other Revenue	\$ 34,073,752	\$ 26,012,545	\$ 25,864,021

Total Revenue	\$ 68,361,046	\$ 62,569,996	\$ 65,146,371
Expenditures			
Personnel			
Administration	\$ 5,307,391	\$ 5,912,775	\$ 6,039,699
Fire	\$ 10,445,379	\$ 11,736,347	\$ 12,235,774
Police	\$ 15,871,330	\$ 18,530,489	\$ 20,045,426
Parks	\$ 2,880,306	\$ 3,548,904	\$ 3,649,530
Community Development	\$ 2,584,395	\$ 3,727,086	\$ 3,951,322
Total Personnel	\$ 37,088,801	\$ 43,455,601	\$ 45,921,751
Operating			
Administration	\$ 3,340,005	\$ 3,599,601	\$ 3,155,674
Fire	\$ 1,418,756	\$ 1,513,153	\$ 1,996,993
Police	\$ 2,590,455	\$ 4,210,101	\$ 3,252,494
Parks	\$ 2,266,547	\$ 2,286,610	\$ 2,374,316
Community Development	\$ 3,404,433	\$ 2,186,038	\$ 2,216,448
Total Operating	\$ 13,020,196	\$ 13,795,503	\$ 12,995,925
Total Personnel and Operating	\$ 50,108,997	\$ 57,251,104	\$ 58,917,675
Capital			
Administration	\$ 277,072	\$ 424,000	\$ 210,000
Fire	\$ 3,348,343	\$ 50,300	\$ 3,015,000
Police	\$ 326,273	\$ 3,501,830	\$ 738,154
Parks	\$ 2,305,642	\$ 1,190,122	\$ 1,977,900
Community Development	\$ 368,727	\$ 15,300	\$ -
Total Capital	\$ 6,626,057	\$ 5,181,552	\$ 5,941,054
Carryforward - Personnel			
Administration	\$ -	\$ -	\$ -
Fire	\$ -	\$ -	\$ -
Police	\$ -	\$ -	\$ -
Parks	\$ -	\$ -	\$ -
Community Development	\$ -	\$ -	\$ -
Total Carryforward - Personnel	\$ -	\$ -	\$ -
Carryforward - Operating			
Administration	\$ -	\$ 137,044	\$ 908,401
Fire	\$ -	\$ 72,825	\$ 16,000
Police	\$ -	\$ -	\$ 20,840
Parks	\$ -	\$ 62,645	\$ -
Community Development	\$ -	\$ 84,945	\$ 49,900
Total Carryforward - Operating	\$ -	\$ 357,459	\$ 995,141
Carryforward - Capital			
Administration	\$ -	\$ 323,520	\$ 461,590
Fire	\$ -	\$ 4,962,581	\$ -
Police	\$ -	\$ 58,778	\$ 2,589,096
Parks	\$ -	\$ 1,528,093	\$ 1,141,150
Community Development	\$ -	\$ 125,934	\$ 58,107
Total Carryforward - Capital	\$ -	\$ 6,998,906	\$ 4,249,944

Carryforward			
Administration	\$ -	\$ 460,564	\$ 1,369,991
Fire	\$ -	\$ 5,035,406	\$ 16,000
Police	\$ -	\$ 58,778	\$ 2,609,936
Parks	\$ -	\$ 1,590,738	\$ 1,141,150
Community Development	\$ -	\$ 210,879	\$ 108,007
Total Carryforward	\$ -	\$ 7,356,365	\$ 5,245,085
Total Expenditures	\$ 56,735,054	\$ 69,789,021	\$ 70,103,814
Transfers	\$ 901,736	\$ (2,788,357)	\$ (2,731,448)
Total Expenditures with Transfers	\$ 57,636,790	\$ 67,000,664	\$ 67,372,366
(Use)/Addition of Fund Balance	\$ 10,724,256	\$ (4,430,668)	\$ (2,225,995)

Total Budget - All Funds

	FY2019 Actual	FY2020 Original Budget	FY2021 Original Budget
Revenues			
Total Revenue	\$ 118,200,704	\$ 107,099,610	\$ 109,731,317
Expenditures			
Total Personnel and Operating	\$ 69,340,073	\$ 75,917,201	\$ 78,338,270
Total Capital	\$ 28,044,471	\$ 18,267,688	\$ 29,036,673
Total Carryforward	\$ -	\$ 26,340,507	\$ 21,989,158
Total Expenditures	\$ 97,384,545	\$ 120,525,396	\$ 129,364,101
Transfers	\$ -	\$ -	\$ -
Total Expenditures with Transfers	\$ 97,384,545	\$ 120,525,396	\$ 129,364,101
(Use)/Addition of Fund Balance	\$ 20,816,159	\$ (13,425,786)	\$ (19,632,784)

Section 4. That the general tax levy and all appropriate taxes and levies be imposed as authorized by law and all authorized revenue is collected.

Section 5. That the 2nd and 3rd readings of this ordinance are waived by suspension of the Rule as allowed pursuant to Idaho Code §50-902.

Section 6. The City Clerk is directed to forthwith publish this Ordinance and file a certified copy of the same with the office of the Secretary of State of Idaho as provided in Idaho Code §50-1003 and the same shall be in full force and effect from and after its passage, approval and publication, according to law.

PASSED by the City Council of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED by the Mayor of the City of Meridian, Idaho, this 1st day of September, 2020.

APPROVED:

Robert E Simison, Mayor

ATTEST:

Chris Johnson, City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT E. SIMISON and CHRIS JOHNSON, known to me to be the Mayor and City Clerk, respectively, of the CITY of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

**NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. § 50-901(A)**

**CITY OF MERIDIAN ORDINANCE NO. 20-1892
PROVIDING FOR AN ANNUAL APPROPRIATION ORDINANCE FOR THE
ADOPTION OF A BUDGET FOR THE CITY OF MERIDIAN FOR FY2021**

An Ordinance of the City of Meridian providing for the adoption of a budget and the appropriation of \$129,364,101 to defray the necessary expenses and liabilities of the City of Meridian, in accordance with the object and purposes and in the certain amounts herein specified for the fiscal year beginning October 1, 2020 and ending on September 30, 2021.

A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall become effective upon the passage and publication.

City of Meridian
Mayor and City Council
By: Chris Johnson, City Clerk

First Reading: _____
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code §50-902: YES _____ NO _____
Second Reading: _____
Third Reading: _____

STATEMENT OF MERIDIAN CITY ATTORNEY 20-1892

The undersigned, William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that he is the legal advisor of the City and has reviewed a copy of the attached Ordinance No. 20-1892 of the City of Meridian, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A (3).

DATED this _____ day of August, 2020.

William. L.M. Nary
City Attorney



AGENDA ITEM

ITEM TOPIC: Ordinance No. 20-1893: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 19-1849, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020 (FY2020), Appropriating Monies that are to be Allocated by the City of Meridian, Idaho in the Sum of \$(9,126,407); to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing an Effective Date

CITY OF MERIDIAN ORDINANCE NO. 20-1893

BY THE CITY COUNCIL:

BERNT, BORTON, CAVENER
HOAGLUN, PERREAULT, STRADER

AN ORDINANCE OF THE CITY OF MERIDIAN, IDAHO AMENDING ORDINANCE NO. 19-1849, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020 (FY2020), APPROPRIATING MONIES THAT ARE TO BE ALLOCATED BY THE CITY OF MERIDIAN, IDAHO IN THE SUM OF \$(9,126,407); TO PROVIDE FOR A WAIVER OF THE 2ND AND 3RD READINGS PURSUANT TO IDAHO CODE §50-902; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, ADA COUNTY, STATE OF IDAHO:

Section 1. That Ordinance No. 19-1849, the appropriation ordinance for the City of Meridian, Idaho, for the fiscal year commencing October 1, 2019 and ending September 30, 2020 be and the same is hereby amended as follows:

Capital Improvement Fund - 55

	FY2020 Original Budget	FY2020 Amendments	FY2020 Final Budget
Revenues			
Total Revenue	\$ 2,000	\$ (2,000)	\$ (0)
Expenditures			
Operating			
Administration		\$ -	\$ -
Fire		\$ -	\$ -
Police		\$ -	\$ -
Parks		\$ -	\$ -
Total Operating	\$ -	\$ -	\$ -
Capital			
Administration	\$ -	\$ -	\$ -
Fire		\$ -	\$ -
Police	\$ 4,328,680	\$ (133,680)	\$ 4,195,000
Parks	\$ -	\$ 0	\$ 0
Total Capital	\$ 4,328,680	\$ (133,680)	\$ 4,195,000
Carryforward - Operating			
Administration			\$ -
Fire			\$ -
Police			\$ -
Parks			\$ -
Carryforward - Operating	\$ -	\$ -	\$ -
Carryforward - Capital			
Administration	\$ -	\$ -	\$ -

Fire			\$	-
Police			\$	-
Parks	\$	1,237,795	\$	(1,187,119)
	\$	1,237,795	\$	(1,187,119)
Carryforward - Capital	\$	1,237,795	\$	(1,187,119)
Total Carryforward	\$	1,237,795	\$	(1,187,119)
Total Expenditures	\$	5,566,475	\$	(1,320,799)
Transfers	\$	(166,788)	\$	-
Total Expenditures with Transfers	\$	5,399,687	\$	(1,320,799)
(Use)/Addition of Fund Balance	\$	(5,397,687)	\$	1,318,799
			\$	(4,078,888)

Enterprise Fund - 60 - 65

	FY2020 Original Budget	FY2020 Amendments	FY2020 Final Budget
Revenues			
Water/Sewer Sales	\$ 26,325,769		\$ 26,325,769
Other Sources	\$ 18,201,845	\$ 1,000,321	\$ 19,202,166
Total Revenue	\$ 44,527,614	\$ 1,000,321	\$ 45,527,935
Expenditures			
Personnel			
Utility Billing	\$ 549,073	\$ 23,533	\$ 572,606
Public Works	\$ 4,213,178	\$ 155,233	\$ 4,368,411
Water	\$ 2,263,808	\$ 143,302	\$ 2,407,110
Wastewater	\$ 3,347,500	\$ 124,653	\$ 3,472,153
Total Personnel	\$ 10,373,559	\$ 446,721	\$ 10,820,280
Operating			
Utility Billing	\$ 633,805	\$ -	\$ 633,805
Public Works	\$ 948,266	\$ (7,300)	\$ 940,966
Water	\$ 3,152,866	\$ 348,894	\$ 3,501,760
Wastewater	\$ 3,557,601	\$ 1,041,889	\$ 4,599,490
Total Operating	\$ 8,292,538	\$ 1,383,483	\$ 9,676,021
Total Personnel and Operating	\$ 18,666,097	\$ 1,830,204	\$ 20,496,301
Capital			
Utility Billing	\$ -	\$ -	\$ -
Public Works	\$ -	\$ -	\$ -
Water	\$ 4,140,856	\$ (5,540)	\$ 4,135,316
Wastewater	\$ 4,616,600	\$ 3,545,614	\$ 8,162,214
Total Capital	\$ 8,757,456	\$ 3,540,074	\$ 12,297,530
Carryforward - Operating			
Utility Billing	\$ -		\$ -
Public Works	\$ 256,066	\$ (162,412)	\$ 93,654

Water	\$ 157,439	\$ (35,888)	\$ 121,551
Wastewater	\$ 115,000	\$ (15,000)	\$ 100,000
Total Carryforward - Operating	\$ 528,505	\$ (213,299)	\$ 315,206
Carryforward - Capital			
Utility Billing	\$ -	\$ -	\$ -
Public Works	\$ -	\$ -	\$ -
Water	\$ 3,632,414	\$ (1,600,405)	\$ 2,032,009
Wastewater	\$ 13,585,428	\$ (5,492,843)	\$ 8,092,585
Total Carryforward - Capital	\$ 17,217,842	\$ (7,093,249)	\$ 10,124,594
Total Carryforward	\$ 17,746,347	\$ (7,306,548)	\$ 10,439,799
Total Expenditures	\$ 45,169,900	\$ (1,936,270)	\$ 43,233,630
Transfers	\$ 2,955,145	\$ -	\$ 2,955,145
Total Expenditures with Transfers	\$ 48,125,045	\$ (1,936,270)	\$ 46,188,775
(Use)/Addition of Fund Balance	\$ (3,597,431)	\$ 2,936,591	\$ (660,840)

Governmental Funds (01,07,08,20,50)

	(01,07,08,20,50)	(01,07,08,20,50)	(01,07,08,20,50)
	FY2020	FY2020	FY2020
	Original Budget	Amendments	Final Budget
Revenues			
Property Taxes	\$ 36,557,451	\$ -	\$ 36,557,451
Other Revenue	\$ 26,012,545	\$ 4,398,167	\$ 30,410,711
Total Revenue	\$ 62,569,996	\$ 4,398,167	\$ 66,968,162
Expenditures			
Personnel			
Administration	\$ 5,912,775	\$ 161,518	\$ 6,074,293
Fire	\$ 11,736,347	\$ 32,539	\$ 11,768,886
Police	\$ 18,530,489	\$ 584,342	\$ 19,114,831
Parks	\$ 3,548,904	\$ 127,269	\$ 3,676,173
Community Development	\$ 3,727,086	\$ 216,238	\$ 3,943,324
Total Personnel	\$ 43,455,601	\$ 1,121,906	\$ 44,577,507
Operating			
Administration	\$ 3,599,601	\$ 4,071,329	\$ 7,670,930
Fire	\$ 1,513,153	\$ 66,364	\$ 1,579,517
Police	\$ 4,210,101	\$ 30,233	\$ 4,240,334
Parks	\$ 2,286,610	\$ 119,913	\$ 2,406,523
Community Development	\$ 2,186,038	\$ 953,531	\$ 3,139,569
Total Operating	\$ 13,795,503	\$ 5,241,370	\$ 19,036,873
Total Personnel and Operating	\$ 57,251,104	\$ 6,363,277	\$ 63,614,381
Capital			
Administration	\$ 424,000	\$ (524)	\$ 423,476

Fire	\$ 50,300	\$ (1,350)	\$ 48,950
Police	\$ 3,501,830	\$ 169,660	\$ 3,671,490
Parks	\$ 1,190,122	\$ 677,166	\$ 1,867,288
Community Development	\$ 15,300	\$ -	\$ 15,300
Total Capital	\$ 5,181,552	\$ 844,952	\$ 6,026,504
Carryforward - Personnel			
Administration	\$ -	\$ -	\$ -
Fire	\$ -	\$ -	\$ -
Police	\$ -	\$ -	\$ -
Parks	\$ -	\$ -	\$ -
Community Development	\$ -	\$ -	\$ -
Total Carryforward - Personnel	\$ -	\$ -	\$ -
Carryforward - Operating			
Administration	\$ 137,044	\$ (66,559)	\$ 70,485
Fire	\$ 72,825	\$ -	\$ 72,825
Police	\$ -	\$ -	\$ -
Parks	\$ 62,645	\$ (41,705)	\$ 20,940
Community Development	\$ 84,945	\$ 10,484	\$ 95,429
Total Carryforward - Operating	\$ 357,459	\$ (97,779)	\$ 259,680
Carryforward - Capital			
Administration	\$ 323,520	\$ (78,043)	\$ 245,477
Fire	\$ 4,962,581	\$ (2,086,314)	\$ 2,876,267
Police	\$ 58,778	\$ (9,794)	\$ 48,984
Parks	\$ 1,528,093	\$ (556,764)	\$ 971,329
Community Development	\$ 125,934	\$ (25,358)	\$ 100,576
Total Carryforward - Capital	\$ 6,998,906	\$ (2,756,273)	\$ 4,242,633
Carryforward			
Administration	\$ 460,564	\$ (144,602)	\$ 315,962
Fire	\$ 5,035,406	\$ (2,086,314)	\$ 2,949,092
Police	\$ 58,778	\$ (9,794)	\$ 48,984
Parks	\$ 1,590,738	\$ (598,469)	\$ 992,269
Community Development	\$ 210,879	\$ (14,873)	\$ 196,006
Total Carryforward	\$ 7,356,365	\$ (2,854,052)	\$ 4,502,313
Total Expenditures	\$ 69,789,021	\$ 4,354,177	\$ 74,143,198
Transfers	\$ (2,788,357)	\$ -	\$ (2,788,357)
Total Expenditures with Transfers	\$ 67,000,664	\$ 4,354,177	\$ 71,354,841
(Use)/Addition of Fund Balance	\$ (4,430,668)	\$ 43,990	\$ (4,386,679)

Total Budget - All Funds

	FY2020 Original Budget	FY2020 Amendments	FY2020 Final Budget
Revenues			

Total Revenue	\$ 107,099,610	\$ 5,396,488	\$ 112,496,097
Expenditures			
Total Personnel and Operating	\$ 75,917,201	\$ 8,193,481	\$ 84,110,682
Total Capital	\$ 18,267,688	\$ 4,251,346	\$ 22,519,034
Total Carryforward	\$ 26,340,507	\$ (11,347,719)	\$ 14,992,788
Total Expenditures	\$ 120,525,396	\$ 1,097,108	\$ 121,622,504
Transfers	\$ -	\$ -	\$ -
Total Expenditures with Transfers	\$ 120,525,396	\$ 1,097,108	\$ 121,622,504
(Use)/Addition of Fund Balance	\$ (13,425,786)	\$ 4,299,380	\$ (9,126,407)

That the sum of \$(9,126,407) be allocated for use of authorized activities.

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

PASSED by the City Council of the City of Meridian, Idaho, this ___ day of September, 2020.

APPROVED by the Mayor of the City of Meridian, Idaho, this ___ day of September, 2020.

APPROVED:

Robert E. Simison, Mayor

ATTEST:

Chris Johnson, City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT E. SIMISON and CHRIS JOHNSON, known to me to be the Mayor and City Clerk, respectively, of the CITY of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

**NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. § 50-901(A)**

**CITY OF MERIDIAN ORDINANCE NO. 20-1893
PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 19-1849**

An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 19-1849, The Appropriation Ordinance For The Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020 (FY2020), Appropriating Monies That Are To Be Allocated by the City of Meridian, Idaho In The Sum of \$(9,126,407); And Providing An Effective Date.

A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall become effective upon the passage and publication.

City of Meridian
Mayor and City Council
By: Chris Johnson, City Clerk

First Reading: _____
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code 50-902: YES _____ NO _____
Second Reading: _____
Third Reading: _____

**STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF
SUMMARY OF ORDINANCE NO. 20-1893**

The undersigned, William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that he is the legal advisor of the City and has reviewed a copy of the attached Ordinance No. 20-1893 of the City of Meridian, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A (3).

DATED this _____ day of September, 2020.

William. L.M. Nary
City Attorney