



CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, July 06, 2021 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/81671550630>

Or join by phone: 1-669-900-6833

Webinar ID: 816 7155 0630

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglund

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

PUBLIC FORUM – Future Meeting Topics

The public are invited to sign up in advance of the meeting at www.meridiancity.org/forum to address elected officials regarding topics of general interest or concern of public matters. Comments specific to active land use/development applications are not permitted during this time. By law, no decisions can be made on topics presented at Public Forum. However, City Council may request the topic be added to a future meeting agenda for further discussion or action. The Mayor may also direct staff to provide followup assistance regarding the matter.

ACTION ITEMS

Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present their project. Members of the public are then allowed up to 3 minutes each to address City Council regarding the application. Citizens acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners who have consented to yielding their time. After all public testimony, the applicant

is allowed up to 10 minutes to respond to questions and comments. City Council members may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard. City Council may move to continue the application to a future meeting or approve or deny the application. The Mayor is not a member of the City Council and pursuant to Idaho Code does not vote on public hearing items unless to break a tie vote.

- 1. Second Reading and Public Hearing** of Ordinance No. 21-1933: An Ordinance of the City Council of the City of Meridian, Approving the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project, Which Second Amendment Seeks to Deannex Certain Areas From the Existing Meridian Revitalization Project Area; Which Second Amendment Amends a Plan That Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to the County, Affected Taxing Entities, and State Officials; Providing Severability; Approving the Summary of the Ordinance and Providing an Effective Date
- 2. Public Hearing** Continued from June 22, 2021 for Speedy Quick (CR-2021-0003) by Clark Wardle, Located at 2560 S. Meridian Rd.
 - A. Request: Council Review of the Planning Director’s determination (DD-2021-0004) that the reduced 5-foot interior side setback specified in UDC Table 11-2B-3 did not apply to the new structure proposed for construction on the property.
- 3. Public Hearing** Continued from June 1, 2021 for 2021 UDC Text Amendment (ZOA-2021-0002) by City of Meridian Planning Division, Located at 33 E. Broadway Ave.
 - A. Request: UDC Text Amendment for text amendments to update certain sections of the City’s Unified Development Code (UDC) pertaining to the Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3; Multi-family Common Open Space Design Requirements in Chapter 4; and Various other Amendments in Chapters 1-5 and 7.

ORDINANCES [Action Item]

- 4. Ordinance No. 21-1934: An Ordinance (H-2020-0117 – Shafer View Terrace) for Annexation of a Parcel of Land Being a Portion of the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Ada County, Idaho, and All of Lot 4, Block 1 of Shafer View Estates Subdivision as Recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, Said Parcel is Located in the North Half of the Southwest Quarter of Section 32, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho; and Being More Particularly 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 10.66 Acres of Land from RUT to R-2 (Low-Density Residential) and 29.822 Acres of Land from RUT to R-4 (Medium-Low-Density Residential) Zoning District 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

FUTURE MEETING TOPICS

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Second Reading and Public Hearing of Ordinance No. 21-1933: An Ordinance of the City Council of the City of Meridian, Approving the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project, Which Second Amendment Seeks to Deannex Certain Areas From the Existing Meridian Revitalization Project Area; Which Second Amendment Amends a Plan That Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to the County, Affected Taxing Entities, and State Officials; Providing Severability; Approving the Summary of the Ordinance and Providing an Effective Date



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Cameron Arial, Community Development **Meeting Date:** July 6, 2021
Presenter: Cameron Arial **Estimated Time:** 15 minutes
Topic: Second Reading of Ordinance No. 21-1933: An Ordinance of the City Council of the City of Meridian, Approving the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project, Which Second Amendment Seeks to Deannex Certain Areas From the Existing Meridian Revitalization Project Area; Which Second Amendment Amends a Plan That Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to the County, Affected Taxing Entities, and State Officials; Providing Severability; Approving the Summary of the Ordinance and Providing an Effective Date

Background

The proposed Second Amendment to the Meridian Revitalization Plan (“Second Amendment”) provides for the deannexation of two areas from the original downtown Meridian Revitalization District (“original District”) which will sunset in 2026.

Meridian Development Corporation (“MDC”) has been engaged in urban renewal efforts in the original District since its adoption in late 2002. New private investment has been hampered by the 2008-2009 recession and, more recently, by uncertainties surrounding COVID-related changes in the commercial real estate market and rising development costs.

With development costs rising and commercial rents stable, it is difficult for property owners to justify meaningful redevelopment of the small, infill sites that make up the majority of the original District. Without intervention, many properties will likely remain underutilized in the foreseeable future since the current market cannot support the rents required to justify private investment. The assemblage of parcels can spread soft development costs over a larger area and, coupled with MDC’s ability to fund public infrastructure improvements to accommodate redevelopment, can spur development interest and the likelihood of securing private equity and financing.

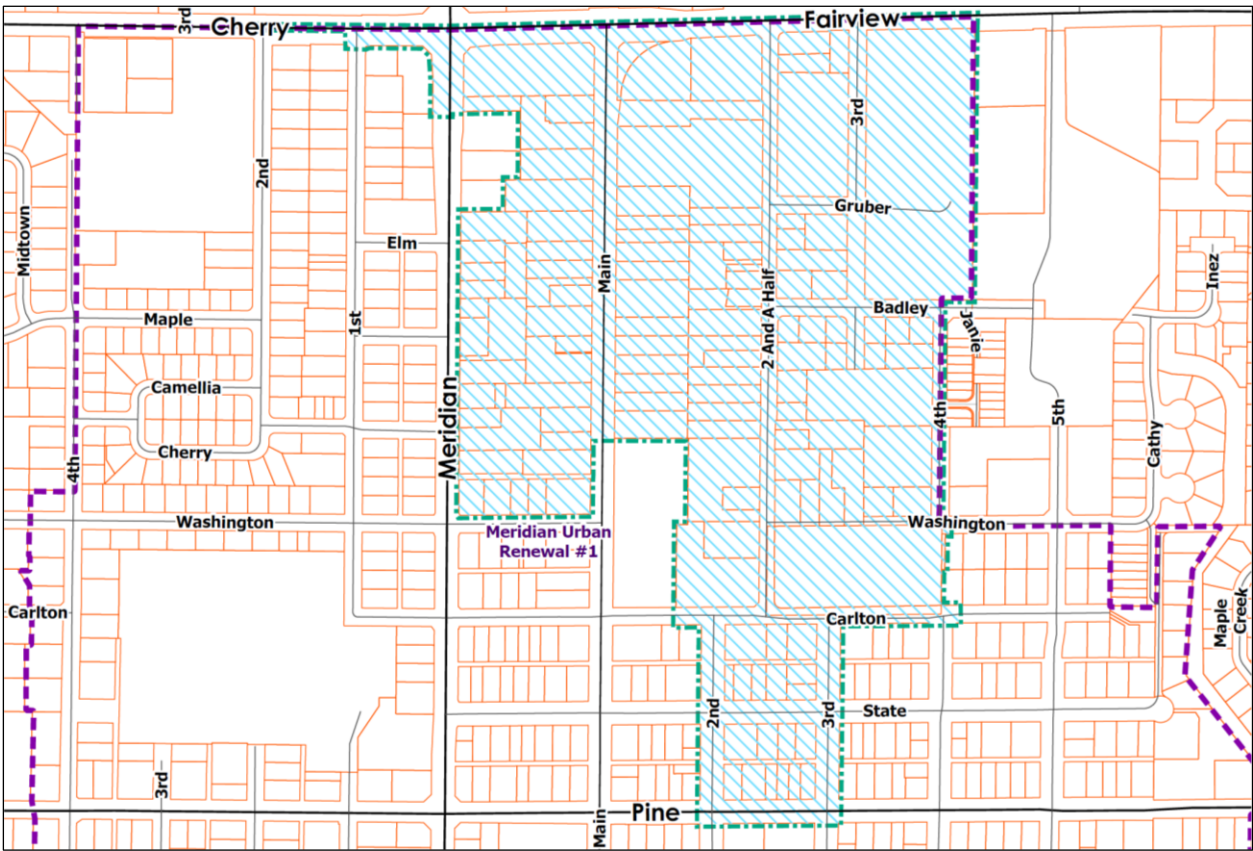
Ultimately, this deannexation will lead to the designated areas being included in a new urban renewal district and an existing urban renewal district, providing continued redevelopment opportunities that are otherwise improbable within the remaining lifespan of the original District.

The establishment of a new Northern Gateway district and an amended Union District will allow for continued public-private partnerships in an area of the City with infrastructure deficiencies.

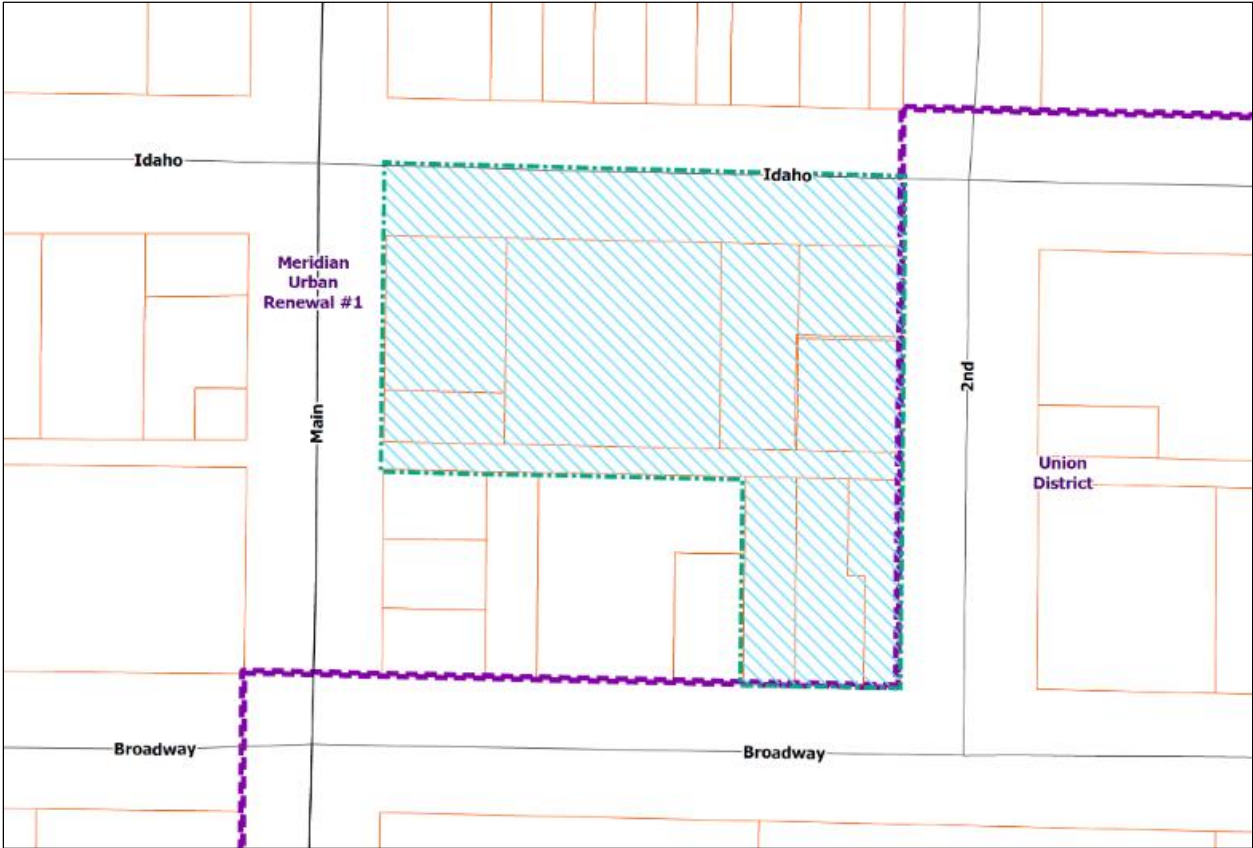
Deannexation Summary

Geographic Area	Parcels	Size (appx.)	Future Action
Northern Gateway	133	77.1 Acres	Include as a portion of proposed new Northern Gateway District, which will also include parcels not currently within a URD
Idaho Block	11	1.5 Acres	Annex into Union District

The map below illustrates the Northern Gateway designated properties to be deannexed from the original District. Ultimately, these properties will be included in a proposed new Northern Gateway District, along with other parcels not currently in an urban renewal district.



The Idaho Block designated properties, shown below, will be deannexed from the original District and are proposed to be annexed into the adjacent Union District.



The fiscal impact of the deannexation on MDC’s annual revenue is highlighted in Exhibit 5B to the Second Amendment. The deannexation of these areas will result in a reduction of annual increment revenue derived from the original District. It has been determined that sufficient capacity remains to fund operations and obligations and implement the terms of the original Meridian Revitalization Urban Renewal Plan.

The deannexation will result in new annual revenue for all other taxing entities, as 2002 base year valuations will be updated to reflect current assessed values. This new revenue stream to other taxing entities will continue in perpetuity, a result of the updated values. When these properties are included in a future or amended urban renewal district, new base year values will be established.

The Second Amendment was adopted by MDC on May 12, 2021 and transmitted for City consideration. As required, the Second Amendment has been reviewed by the Planning and Zoning Commission. Since the Second Amendment only removes properties from the original District and does not include any proposed change of use, zoning, or any specific development, the Second Amendment remains consistent with and was found to be in conformance with the City Comprehensive Plan, as attested to in Resolution PZ 21-03, adopted June 3, 2021.

Future Actions

This is the official public hearing and second of three required ordinance readings for this action. The third reading and adoption of the Second Amendment are scheduled for July 13, 2021.

The Eligibility Reports for the proposed new Northern Gateway District and Idaho Block annexation to the Union District also appear on this evening’s agenda for Council consideration.

Following Council acceptance of the Eligibility Reports, staff and consultants will prepare urban renewal plans for the two areas. City and MDC staff will conduct public outreach efforts to inform and engage property owners; and the Planning and Zoning Commission must review the proposed plans and validate their conformity with the City Comprehensive Plan.

The urban renewal plans will then be brought to the City Council for consideration and adoption. Similar to this Second Amendment action, the final adoption of the Northern Gateway Urban Renewal Plan and First Amendment to the Union District Urban Renewal Plan will follow three ordinance readings and a public hearing. It is anticipated that these final actions will occur mid-November through early December 2021.

CITY OF MERIDIAN ORDINANCE NO. 21-1933

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERIDIAN, APPROVING THE SECOND AMENDMENT TO THE MERIDIAN REVITALIZATION PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN AREAS FROM THE EXISTING MERIDIAN REVITALIZATION PROJECT AREA; WHICH SECOND AMENDMENT AMENDS A PLAN THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY, AFFECTED TAXING ENTITIES, AND STATE OFFICIALS; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Meridian, Idaho, also known as Meridian Development Corporation (“MDC” or “Agency”) is an independent public body, corporate and politic, an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended and supplemented (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”);

WHEREAS, on October 8, 2002, the City Council (the “City Council”) of the City of Meridian, Idaho (the “City”), after notice duly published conducted a public hearing on the Meridian Revitalization Plan Urban Renewal Project, which is also referred to as the Downtown District (the “Downtown District Plan”);

WHEREAS, following said public hearing, the City Council on December 3, 2002, adopted Ordinance No. 02-987 approving the Downtown District Plan, making certain findings and establishing the Downtown District revenue allocation area (the “Downtown District Project Area”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Meridian Revitalization Plan Urban Renewal Project (the “First Amendment to the Downtown District Plan”);

WHEREAS, following said public hearing, the City Council on June 9, 2020, adopted Ordinance No. 20-1881 approving the First Amendment to the Downtown District Plan deannexing certain parcels and making certain findings (collectively, the Downtown District Plan, and amendments thereto, are referred to as the “Existing Downtown District Plan,” and the Downtown District Project Area, and amendments thereto, are referred to as the “Existing Downtown District Project Area”);

WHEREAS, the Agency seeks to further amend the Existing Downtown District Plan to deannex two (2) areas from the Existing Downtown District Project Area as described in the Second Amendment defined below;

WHEREAS, the Agency has reviewed the financial impact of the deannexation on its allocation of revenue and has concluded the remaining allocation of revenue is sufficient to pay its operations and obligations and to continue to implement the terms of the Existing Downtown District Plan;

WHEREAS, the Agency has prepared the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project (the “Second Amendment”), as set forth in Exhibit 1 attached hereto, identifying the area to be deannexed from the Existing Downtown District Project Area;

WHEREAS, the Second Amendment amends the Existing Downtown District Plan, which contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, on May 12, 2021, the Agency Board passed Resolution No. 21-023 proposing and recommending the approval of the Second Amendment;

WHEREAS, the Agency submitted the Second Amendment to the Mayor and City;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the Second Amendment consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, as of May 18, 2021, the Second Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, notice of the public hearing of the Second Amendment was caused to be published by the Meridian City Clerk in the *Meridian Press* on May 21, 2021, and June 4, 2021, a copy of said notices are attached hereto as Exhibit 2;

WHEREAS, pursuant to the Law, at a meeting held on June 3, 2021, the Meridian Planning and Zoning Commission considered the Second Amendment and found by P&Z Resolution No PZ-21-03 that the Second Amendment is in all respects in conformity with the City of Meridian Comprehensive Plan, as may be amended (the “Comprehensive Plan”) and forwarded its findings to the City Council, a copy of which is attached hereto as Exhibit 3;

WHEREAS, as required by Idaho Code Section 50-2906, the Second Amendment was made available to the general public and all taxing districts at least thirty (30) days prior to the July 6, 2021, regular meeting of the City Council;

WHEREAS, appropriate notice of the Second Amendment and the impact on the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, the City at its regular meeting held on July 6, 2021, held a public hearing and considered the Second Amendment as proposed, and made certain comprehensive findings;

WHEREAS, it is in the best interests of the citizens of the City to adopt the Second Amendment;

WHEREAS, the Second Amendment amends a pre-July 1, 2016, urban renewal plan containing a revenue allocation financing provision; and therefore, pursuant to Idaho Code Section 50-2903(4), there is no reset of the base assessment roll to the current values for the remaining Existing Downtown District Project Area;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the Existing Downtown District Project Area is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Existing Downtown District Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

SECTION 1: The Second Amendment attached hereto as Exhibit 1 and made a part hereof, is hereby approved. As directed by the City Council, the City Clerk may make certain technical corrections or revisions in keeping with the information and testimony presented at the July 6, 2021, hearing, and incorporate changes or modifications, if any.

SECTION 2: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 3: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Ada County Assessor, and to the appropriate officials of Ada County Board of County Commissioners, City of Meridian, Ada County Highway District, Joint School District No 2, Ada County Ambulance/EMS, Meridian Cemetery District, College of Western Idaho, Meridian Library District, Mosquito Abatement District, the Western Ada Recreation District, and the State Tax Commission a copy of this Ordinance, a copy of the legal descriptions of the boundaries of the deannexed areas, and the maps indicating the boundaries of the areas to be deannexed from the Existing Downtown District Project Area.

SECTION 4: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, and shall be retroactive to January 1, 2021, to the extent permitted by the Law and the Act, with the remaining Existing Downtown District Project Area maintaining its base assessment roll as of January 1, 2002.

SECTION 5: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 6: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 7: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 8: SAVINGS CLAUSE: This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

PASSED by the City Council of the City of Meridian, Idaho, this ____ day of July 2021.

APPROVED by the Mayor of the City of Meridian, Idaho, this ____ day of July 2021.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

Exhibit 1

SECOND AMENDMENT TO THE
MERIDIAN REVITALIZATION PLAN
URBAN RENEWAL PROJECT

**SECOND AMENDMENT TO THE
MERIDIAN REVITALIZATION PLAN
URBAN RENEWAL PROJECT
MERIDIAN URBAN RENEWAL AGENCY
(also known as the Meridian Development Corporation)**

CITY OF MERIDIAN, IDAHO

**Ordinance No. 02-987
Adopted December 3, 2002
Effective December _____ 2002, publication**

**First Amendment to the Plan
Ordinance No. 20-1881
Adopted June 9, 2020
Effective June 19, 2020, publication**

**Second Amendment to the Plan
Ordinance No. _____
Adopted _____, 2021
Effective _____, 2021, publication**

BACKGROUND

This Second Amendment (“Second Amendment”) to the Meridian Revitalization Plan Urban Renewal Project (the “Plan”) amends the Plan for the following purposes: (1) to deannex approximately 77 acres (including right-of-way) generally bounded by Meridian Road on the west and E. Fairview Avenue on the north. The eastern boundary extends south along what would be E. 4th Street if extended, over to E. 3rd Street. The southern boundary extends to E. Pine Avenue between E. 3rd Street and E. 2nd Street, and then travels up E. 2nd Street and over E. Washington Avenue to connect back to Meridian Road. This deannexation is from the plan area/revenue allocation area created by the Plan commonly referred to as the “Downtown District Project Area,” adopted by Meridian City Council Ordinance No. 02-987, on December 3, 2002, as amended by the First Amendment to the Plan in 2020, which deannexed approximately 16 acres from the Downtown District Project Area, as adopted by Meridian City Council Ordinance No. 20-1881, on June 9, 2020 (the “First Amendment”); and (2) to deannex approximately 1.46 acres (including right-of-way) from the Downtown District Project Area, as amended by the First Amendment, and generally bounded by E. Idaho Avenue on the north, NE 2nd Street on the east, a portion of Broadway Avenue on the south, and E. Main Street on the west. The scope of this Second Amendment is limited to addressing the deannexation of certain parcels from the Downtown District Project Area, as amended by the First Amendment. It is important to note this Second Amendment to the Plan does not extend the Plan’s duration. The Plan terminates on December 31, 2026; however, revenue allocation proceeds will be received in 2027 pursuant to Idaho Code § 50-2905(7).

As a result of this second deannexation, in 2021 through the remaining years of the Plan, the Urban Renewal Agency of the City of Meridian, Idaho, also known as the Meridian Development Corporation (the “MDC”) will cease receiving an allocation of revenues from the deannexed parcels. The increment value of the parcels deannexed from the Downtown District Project Area pursuant to this Second Amendment shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. The Ada County Assessor’s Office maintains the value information, including the increment value, if any, included on the new construction roll for new construction associated with the deannexed parcels.

House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) firmly establishing “[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.” Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to accommodate a de-annexation in the revenue allocation area boundary is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(iii). This highlights the legislative support for these types of amendments.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan, as amended by the First Amendment to the Plan.

2. The following defined terms are amended throughout the Plan, as amended by the First Amendment to the Plan, as follows:

(a) Delete “Amended Project Area” and replace with “Second Amended Project Area” except where specifically referenced in this Second Amendment.

(b) Delete references to “Attachment 5” and replace with “Attachment 5, as supplemented by Attachments 5A and 5B” except where specifically referenced in this Second Amendment.

3. Amendment to List of Attachments. The List of Attachments on page vi of the Plan, as amended by the First Amendment to the Plan, is further amended by deleting the list of attachments and replacing it as follows:

Attachment 1	Legal Description of the Project Area and Revenue Allocation Area Boundaries
Attachment 1A	Legal Description of the Boundary of the Deannexed Area
Attachment 1B	Legal Description of the Boundaries of the 2021 Deannexed Areas
Attachment 2	Project Area-Revenue Allocation Area Boundary Map
Attachment 2A	Boundary Map of the Deannexed Area
Attachment 2B	Boundary Maps of the 2021 Deannexed Areas
Attachment 3	Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Uses and Current Zoning Within the Second Amended Project Area
Attachment 5	Economic Feasibility Study, Meridian Urban Renewal Area
Attachment 5A	Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2020 Deannexation
Attachment 5B	Second Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2021 Deannexation

4. Amendment to Section 100 of the Plan, as amended by the First Amendment to the Plan. Section 100, as amended by the First Amendment to the Plan, is amended by deleting the list of attachments and replacing it as follows:

Legal Description of the Project Area and Revenue Allocation Area Boundaries (Attachment 1);

Legal Description of the Boundary of the Deannexed Area (Attachment 1A);

Legal Description of the Boundaries of the 2021 Deannexed Areas (Attachment 1B);

Project Area-Revenue Allocation Area Boundary Map (Attachment 2);

Boundary Map of the Deannexed Area (Attachment 2A);

Boundary Maps of the 2021 Deannexed Areas (Attachment 2B);

Properties Which May be Acquired by the Agency (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within the Second Amended Project Area (Attachment 4);

Economic Feasibility Study, Meridian Urban Renewal Area (Attachment 5);

Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2020 Deannexation (Attachment 5A);

Second Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2021 Deannexation (Attachment 5B).

5 Amendment to Section 102.1 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 102.1 entitled “CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED” is amended by adding new paragraphs to the end of the language added by the First Amendment to the Plan as follows:

Subsequent to the First Amendment, in 2021, the Agency and City reviewed two additional areas for deannexation from the original Project Area, as amended by the First Amendment, as follows: approximately 77 acres (including right-of-way) generally bounded by Meridian Road on the west and E. Fairview Avenue on the north. The eastern boundary extends south along what would be E. 4th Street if extended, over to 3rd Street. The southern boundary extends to E. Pine Avenue between E. 3rd Street and E. 2nd Street, and then travels up E. 2nd Street and over E. Washington Avenue to connect back to Meridian Road; and approximately 1.46 acres (including right-of-way) generally bounded by E. Idaho Avenue on the north, NE 2nd Street on the east, a portion of Broadway Avenue on the south, and E. Main Street on the west.

This Second Amendment to the Plan (the “Second Amendment”) deannexes certain parcels from the original Project Area, as amended by the First Amendment, resulting in a “Second Amended Project Area” as further described and shown in Attachments 1, 1A, 1B, 2, 2A, and 2B.

This Second Amendment was prepared and submitted to MDC for its review and approval. MDC approved the Second Amendment by the adoption of Resolution No. 21-023 on May 12, 2021 and submitted the Second Amendment to the City Council with its recommendation for adoption.

In accordance with the Law, this Second Amendment was submitted to the Planning and Zoning Commission of the City of Meridian. After consideration of the Second Amendment, the Commission filed Resolution PZ-21-03 dated June 3, 2021, with the City Council stating that the Second Amendment is in conformity with the Comprehensive Plan for the City of Meridian, adopted on December 17, 2019, by Resolution No. 19-2179.

Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the Second Amendment. Notice of the hearing was duly published in a newspaper having general circulation in the City. The City Council adopted the Second Amendment on _____, 2021, pursuant to Ordinance No. _____.

6. Amendment to Section 200 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 200, as amended by the First Amendment to the Plan, entitled “DESCRIPTION OF THE AMENDED PROJECT AREA” is deleted and replaced as follows:

DESCRIPTION OF THE SECOND AMENDED PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the Project Area and Revenue Allocation Area Boundary Map, attached hereto as Attachment 2 and incorporated herein by reference. The Project Area includes several parcels of property which are located outside the geographical boundaries of the City but within the City’s impact area. MDC has an existing agreement with Ada County related to such parcels. The First Amendment and the Second Amendment have no impact on that agreement.

Pursuant to the First Amendment, the boundaries of the deannexed area are described in the Legal Description of the Boundary of the Deannexed Area in Attachment 1A and are shown on the Boundary Map of the Deannexed Area in Attachment 2A.

Pursuant to the Second Amendment, the boundaries of the deannexed areas are described in the Legal Description of the Boundaries of the 2021 Deannexed Areas in Attachment 1B and are shown on the Boundary Maps of the 2021 Deannexed Areas in Attachment 2B.

The attachments referenced above are attached hereto and are incorporated herein by reference.

7. Amendment to Section 302 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 302, as amended by the First Amendment to the Plan, is further amended by deleting the first sentence of the second paragraph and replacing it as follows:

The Second Amended Project Area includes the area as described in Section 200.

8. Amendment to Section 504 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 504, as amended by the First Amendment to the Plan, is further amended by deleting the second sentence of the first paragraph and replacing it as follows: Revenue allocation financing authority for the deannexed parcels pursuant to the First Amendment was terminated effective January 1, 2020, and revenue allocation financing authority for the deannexed parcels pursuant to the Second Amendment will be terminated effective January 1, 2021.

(b) Section 504, as amended by the First Amendment to the Plan, is further amended by deleting the last sentence of the fourth paragraph and replacing it as follows: No modifications to the analysis set forth in Attachment 5 have been made as a result of the First Amendment or the Second Amendment. The estimated financial impact to the MDC as a result of the deannexation of certain underdeveloped parcels from the original Project Area pursuant to the First Amendment is set forth in Attachment 5A. The estimated financial impact to the MDC as a result of the 2021 deannexation of certain parcels from the Amended Project Area pursuant to the Second Amendment is set forth in Attachment 5B.

9. Amendment to Section 504.1 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 504.1, as amended by the First Amendment to the Plan, is further amended by deleting the last sentence at the end of the paragraph and replacing it as follows: No modifications to the Study have been made as a result of the First Amendment or this Second Amendment; however, Attachment 5A includes the estimated financial impact to the MDC

prepared by Kushlan | Associates and SMR Development, LLC as a result of the first deannexation of certain underdeveloped parcels from the original Project Area pursuant to the First Amendment, and Attachment 5B includes the estimated financial impact to the MDC prepared by Kushlan | Associates as a result of the second deannexation of certain parcels from the original Project Area, as amended by the First Amendment, pursuant to the Second Amendment.

10. Amendment to Section 504.3 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 504.3, as amended by the First Amendment to the Plan, is further amended by deleting the sentence at the end of the paragraph and replacing it as follows: The deannexation of parcels from the original Project Area pursuant to the First Amendment and the Second Amendment does not substantively change this analysis. As a result of the deannexations, the base assessment roll value will decrease.

11. Amendment to Section 504.4 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 504.4, as amended by the First Amendment to the Plan, is further amended by deleting the sentence at the end of the second paragraph and replacing it as follows: The deannexation of parcels from the original Project Area pursuant to the First Amendment reduced the amount of revenue generated by revenue allocation as set forth in Attachment 5A. The deannexation of parcels from the original Project Area pursuant to this Second Amendment is estimated to reduce the amount of revenue generated by revenue allocation as set forth in Attachment 5B.

(b) Section 504.4, as amended by the First Amendment to the Plan, is further amended by adding a new sentence at the end of the third paragraph as follows: Attachment 5B includes the estimated financial impact to the MDC as a result of the second deannexation of certain parcels from the original Project Area, as amended by the First Amendment to the Plan. Based on the findings set forth in Attachment 5B, the conclusion is the second deannexation of certain parcels from the original Project Area, as amended by the First Amendment to the Plan, does not materially reduce revenue allocation and the Project continues to be feasible.

12. Amendment to Section 800 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 800, as amended by the First Amendment to the Plan, is further amended by adding a new sentence at the end of the first paragraph as follows: The deannexation of parcels from the original Project Area, as amended by the First Amendment, pursuant to this Second Amendment has no impact on the duration of this Plan.

13. Amendment to Plan, as amended by the First Amendment to the Plan, to add new Attachment 1B. The Plan, as amended by the First Amendment to the Plan, is further amended to add new Attachment 1B entitled “Legal Description of the Boundaries of the 2021 Deannexed Areas,” attached hereto.

14. Amendment to Plan, as amended by the First Amendment to the Plan, to add new Attachment 2B. The Plan, as amended by the First Amendment to the Plan, is further amended to add new Attachment 2B entitled “Boundary Maps of the 2021 Deannexed Areas,” attached hereto.

15. Amendment to Plan, as amended by the First Amendment to the Plan, to add new Attachment 5B. The Plan, as amended by the First Amendment to the Plan, is further amended to add new Attachment 5B entitled “Second Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2021 Deannexation,” attached hereto.

16. Downtown District Plan, as amended by the First Amendment to the Plan, Remains in Effect. Except as expressly modified in this Second Amendment, the Plan and the Attachments thereto, as amended by the First Amendment to the Plan, remain in full force and effect.

Item #1.

Attachment 1B
Legal Description of the Boundaries of the 2021 Deannexed Areas

ATTACHMENT 1B

DE-ANNEXATION BOUNDARY DESCRIPTION FOR MERIDIAN DEVELOPMENT CORPORATION

NORTHERN GATEWAY

A description for De-Annexation purposes located in the NE 1/4 of the NE 1/4 of Section 12, Township 3 North, Range 1 West, also being in the NW 1/4 of Section 7, and in the N 1/2 of the SW 1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northeasterly corner of said NW 1/4 of Section 7, from which a brass cap monument marking the northwesterly corner of said Section 7 bears S 88°35'17" W a distance of 2404.78 feet;

Thence S 88°35'17" W along the northerly boundary of said Section 7 a distance of 630.19 feet to the POINT OF BEGINNING;

Thence continuing S 88°35'17" W a distance of 1774.59 feet to a point marking the northwesterly corner of said Section 7;

Thence leaving said northerly boundary N 89°26'54" W along the northerly boundary of said NE 1/4 of the NE 1/4 a distance of 357.11 feet to a point;

Thence leaving said northerly boundary S 0°33'06" W a distance of 57.00 feet to a point on the southerly right-of-way of W Cherry Lane;

Thence along said southerly right-of-way the following described courses:

Thence S 62°43'15" E a distance of 12.62 feet to a point on the westerly right-of-way of NW 1st Street;

Thence leaving said westerly right-of-way S 86°48'50" E a distance of 60.07 feet to a point on the easterly right-of-way of NW 1st Street;

Thence leaving said easterly right-of-way N 66°24'13" E a distance of 12.07 feet to a point;

Thence S 89°26'54" E a distance of 182.01 feet to a point;

Thence S 45°34'48" E a distance of 41.81 feet to a point on the westerly right-of-way of N Meridian Road;

Thence leaving said southerly right-of-way and along said westerly right-of-way the following described courses:

Thence S 3°25'19" E a distance of 81.40 feet to a point;

Thence S 0°23'29" W a distance of 119.26 feet to a point;

Thence leaving said westerly right-of-way S 89°36'31" E a distance of 57.50 feet to a point on the westerly boundary of said NW 1/4 of Section 7;

Thence N 0°23'29" E along said westerly boundary a distance of 9.32 feet to a point on the extension of the northerly boundary of *PARCEL A* as shown on Record of Survey No. 10448, instrument No. 2016-028560, found in said office of the Recorder;

Thence N 89°36'58" E along said extension a distance of 46.00 feet to a point marking the northwesterly corner of said *PARCEL A*;

Thence continuing N 89°36'58" E along the northerly boundary of said *PARCEL A* a distance of 194.02 feet to a point marking the northeasterly corner of said *PARCEL A*;

Thence S 0°23'29" W along the easterly boundaries of said *PARCEL A* and of *PARCEL B* of said Record of Survey No. 10448 a distance of 233.00 feet to a point marking the southeasterly corner of said *PARCEL B*;

Thence S 89°36'58" W along the southerly boundary of said *PARCEL B* a distance of 50.01 feet to a point;

Thence leaving said southerly boundary S 0°23'29" W a distance of 106.39 feet to a point;

Thence S 89°36'05" W a distance of 150.01 feet to a point on the easterly right-of-way of N Meridian Road;

Thence along said right-of-way the following described courses:

Thence S 0°23'29" W a distance of 1015.39 feet to a point;

Thence S 23°44'59" E a distance of 9.44 feet to a point on the northerly right-of-way of E Washington Street;

Thence leaving said easterly right-of-way N 89°36'04" E along said northerly right-of-way a distance of 440.45 feet to a point on the westerly right-of-way of N Main Street;

Thence leaving said northerly right-of-way N 0°33'24" E along said westerly right-of-way a distance of 256.24 feet to a point on the extension of the northerly boundary of that *PARCEL* as shown on Record of Survey No. 1171, Instrument No. 8761859, found in said office of the Recorder;

Thence leaving said westerly right-of-way N 89°58'13" E along said extension a distance of 80.00 feet to a point marking the northwesterly corner of said *PARCEL*;

Thence continuing N 89°58'13" E along the northerly boundary of said *PARCEL* a distance of 249.98 feet to a point marking the northeasterly corner of said *PARCEL*, said point being the northwesterly corner of *SCHOOL PLAZA SUBDIVISION NO. 1* as found in Book 64 of plats at Pages 6501 – 6502 in said office of the Recorder;

Thence along the easterly boundary of said *PARCEL* and the westerly boundary of said *SCHOOL PLAZA SUBDIVISION NO. 1* the following described courses:

Thence S 0°33'24" W a distance of 290.72 feet to a point;

Thence N 89°26'36" W a distance of 37.00 feet to a point;

Thence S 0°33'24" W a distance of 280.00 feet to a point marking the southeasterly corner of said *PARCEL* and marking the southwest corner of said *SCHOOL PLAZA SUBDIVISION NO. 1*;

Thence leaving said boundaries S 0°33'24" W along an extension of said boundaries a distance of 60.01 feet to a point on the northerly boundary of Block 5 of *F A NOURSE'S SECOND ADDITION* as found in Book 2 of plats at Page 64 in said office of the Recorder;

Thence leaving said extension N 89°35'47" E along said northerly boundary a distance of 87.19 feet to a point marking the northeasterly corner of said Block 5;

Thence S 0°31'57" W along the easterly boundary of said Block 5 a distance of 255.99 feet to a point marking the southeasterly corner of said Block 5;

Thence continuing S 0°31'57" W a distance of 80.01 feet to a point marking the northeasterly corner of Block 2 of said *F A NOURSE'S SECOND ADDITION*;

Thence continuing S 0°31'57" W along the easterly boundary of said Block 2 a distance of 256.02 feet to a point marking the southeasterly corner of said Block 2;

Thence S 0°32'08" W a distance of 80.01 feet to a point on the southerly right-of-way of E Pine Avenue as shown on Record of Survey No. 11653, Instrument No. 2018-119154, found in said office of the Recorder;

Thence along said southerly right-of-way the following described courses:

Thence N 89°35'22" E a distance of 80.01 feet to a point marking the northwesterly corner of that right-of-way vacated to adjoining owners, as described in Instrument No. 98218, of Block 7 of the amended plat of the *TOWNSITE OF MERIDIAN* as found in Book 1 of plats at Page 30 in said office of the Recorder;

Thence continuing N 89°35'22" E a distance of 308.78 feet to a point marking the northeasterly corner of said vacated right-of-way of Block 1 of the amended plat of *ROWAN ADDITION* as found in Book 2 of plats at Page 52 in said office of the Recorder;

Thence continuing N 89°35'22" E a distance of 80.04 feet to a point marking the northwesterly corner of said vacated right-of-way of Block 6 of said amended plat of *ROWAN ADDITION*;

Thence leaving said southerly right-of-way N 0°58'55" E a distance of 80.02 feet to a point marking the southwesterly corner of Block 3 of *COTTAGE HOME ADDITION* as found in Book 1 of plats at Page 42 in said office of the Recorder;

Thence N 0°37'13" E along the westerly boundary of said Block 3 a distance of 256.03 feet to a point marking the northwesterly corner of said Block 3;

Thence continuing N 0°37'13" E a distance of 80.01 feet to a point marking the southwesterly corner of Block 6 of said *COTTAGE HOME ADDITION*;

Thence continuing N 0°37'13" E along the westerly boundary of said Block 6 a distance of 255.93 feet to a point marking the northwesterly corner of said Block 6;

Thence N 89°35'47" E along the northerly boundary of said Block 6 a distance of 299.64 feet to a point marking the northeasterly corner of said Block 6;

Thence continuing N 89°35'47" E a distance of 99.67 feet to a point the northwesterly corner of Lot 1 of Block 1 of *EASTSIDE PARK SUBDIVISION* as found in Book 20 of plats at Pages 1312 – 1313 in said office of the Recorder;

Thence continuing N 89°35'47" E along the northerly boundary of said Lot 1 a distance of 12.32 feet to a point on an extension of the easterly boundary of Lot 1 of Block 3 of said *EASTSIDE PARK SUBDIVISION*;

Thence leaving said northerly boundary N 0°34'47" E a distance of 60.01 feet to the southeasterly corner of said Lot 1 of Block 3;

Thence S 89°35'47" W along the southerly boundary of said Lot 1 a distance of 71.98 feet to the southwesterly corner of said Lot 1;

Thence N 0°35'03" E along the westerly boundary of said Lot 1 a distance of 120.38 feet to the northwesterly corner of said Lot 1;

Thence N 89°35'47" E along the northerly boundary of said Lot 1 a distance of 11.00 feet to a point;

Thence leaving said northerly boundary N 0°35'00" E a distance of 120.38 feet to a point on the northerly boundary of said Block 3;

Thence N 89°35'47" E along said northerly boundary a distance of 10.60 feet to a point on the extension of the easterly right-of-way of NE 4th Street;

Thence leaving said northerly boundary N 0°34'47" E along said extension a distance of 30.00 feet to a point on the centerline of E Washington Avenue;

Thence leaving said extension S 89°35'47" W along said centerline a distance of 30.00 feet to a point marking the intersection of said E Washington Avenue and NE 4th Street;

Thence leaving said centerline of E Washington Avenue N 0°34'47" E along the centerline of said NE 4th Street a distance of 731.98 feet to a point marking the intersection of said NE 4th Street and E Badley Avenue;

Thence leaving said centerline of NE 4th Street and continuing N 0°34'47" E along an extension of said centerline of NE 4th Street a distance of 30.00 feet to a point on the southerly boundary of that *PARCEL* as shown on Record of Survey No. 10184, Instrument No. 2015-067809, found in said office of the Recorder;

Thence leaving said extension S 89°32'57" E along said southerly boundary a distance of 102.03 feet to a point marking the southeasterly corner of said *PARCEL*;

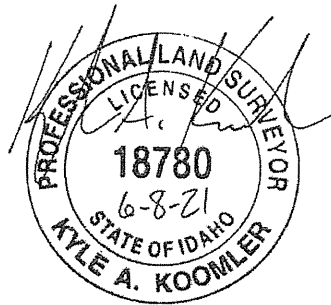
Thence N 0°35'00" E along the easterly boundary of said *PARCEL* a distance of 912.62 feet to a point on the southerly right-of-way of E Fairview Avenue;

Thence leaving said easterly boundary and continuing N 0°35'00" E along an extension of said easterly boundary a distance of 47.50 feet to the POINT OF BEGINNING.

This parcel contains approximately 77.090 acres.

NOTE: This description was prepared using record information including Record of Surveys, Subdivision Plats and Deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
June 8, 2021



ATTACHMENT 1B

URBAN RENEWAL DISTRICT BOUNDARY DESCRIPTION FOR MERIDIAN DEVELOPMENT CORPORATION

IDAHO BLOCK

A description for Urban Renewal District purposes located in the NW 1/4 of the SW 1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, and being a part of Block 4 of the amended plat of the *TOWNSITE OF MERIDIAN* as found in Book 1 of plats at Page 30 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the intersection of N Main Street and E Idaho Avenue, from which a brass cap monument marking the intersection of NE 2nd Street and E Idaho Avenue bears S 88°43'59" E a distance of 380.05 feet;

Thence S 88°43'59" E along the centerline of said E Idaho Avenue a distance of 40.00 feet to the POINT OF BEGINNING;

Thence continuing S 88°43'59" E a distance of 300.04 feet to a point on an extension of the easterly boundary of said Block 4;

Thence leaving said centerline S 0°31'47" W a distance of 40.00 feet to a point marking the northeasterly corner of said Block 4;

Thence continuing S 0°31'47" W along said easterly boundary a distance of 256.13 feet to a point marking the southeasterly corner of said Block 4;

Thence N 88°44'00" W along the southerly boundary of said Block 4 a distance of 90.05 feet to a point marking the southwesterly corner of Lot 8 of said Block 4;

Thence leaving said southerly boundary N 0°32'12" E along the westerly boundary of said Lot 8 a distance of 120.07 feet to a point marking the northwesterly corner of said Lot 8;

Thence N 88°43'59" W along the northerly boundary of Lots 1 – 7 of said Block 4 a distance of 210.08 feet to a point on the westerly boundary of said Block 4, said point being the northwesterly corner of Lot 1 of said Block 4;

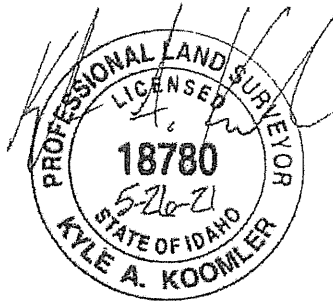
Thence N 0°33'09" E along said westerly boundary a distance of 136.07 feet to a point marking the northwesterly corner of said Block 4;

Thence continuing N 0°33'09" E on an extension of said westerly boundary a distance of 40.00 feet to the POINT OF BEGINNING.

This parcel contains approximately 1.461 acres.

NOTE: This description was prepared using record information including Record of Surveys, Subdivision Plats and Deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
May 26, 2021





Item #1.

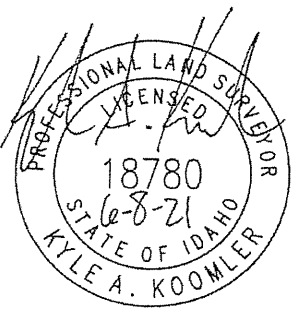
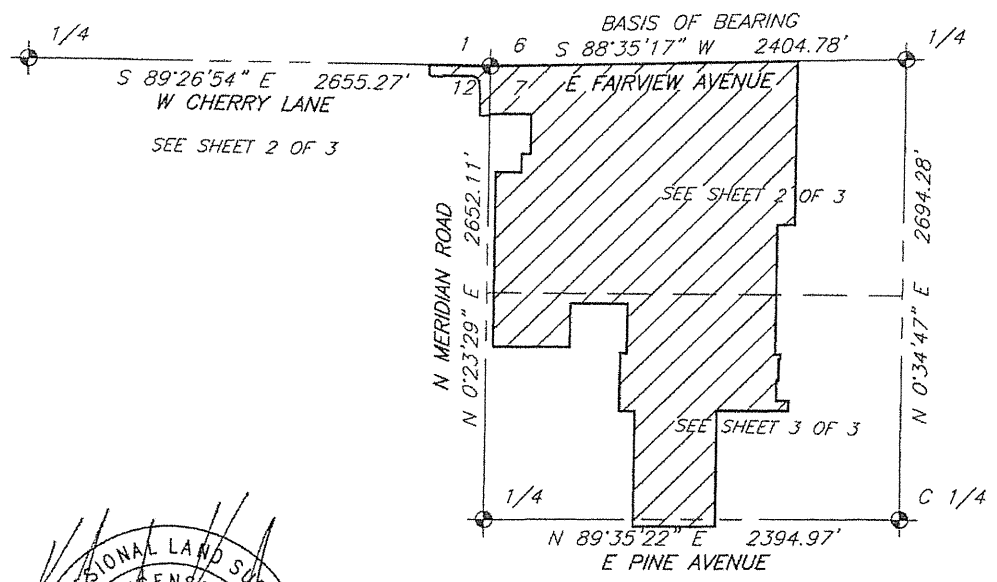
Attachment 2B
Boundary Maps of the 2021 Deannexed Areas

ATTACHMENT 2B -NORTHERN GATEWAY

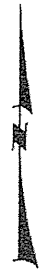
SKETCH TO ACCOMPANY DE-ANNEXATION DESCRIPTION FOR MERIDIAN DEVELOPMENT CORPORATION LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, ALSO BEING IN THE NW 1/4 OF SECTION 7, AND IN THE N 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

LEGEND

-  URD BOUNDARY
-  DE-ANNEXATION AREA



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312



SCALE: 1"=1000'

SHEET 1 OF 3

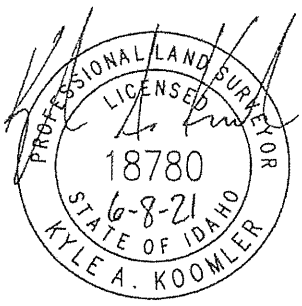
Item #1. **ACHMENT 2B -NORTHERN GATEWAY (CONTINUED)**



SCALE: 1"=300'

LEGEND

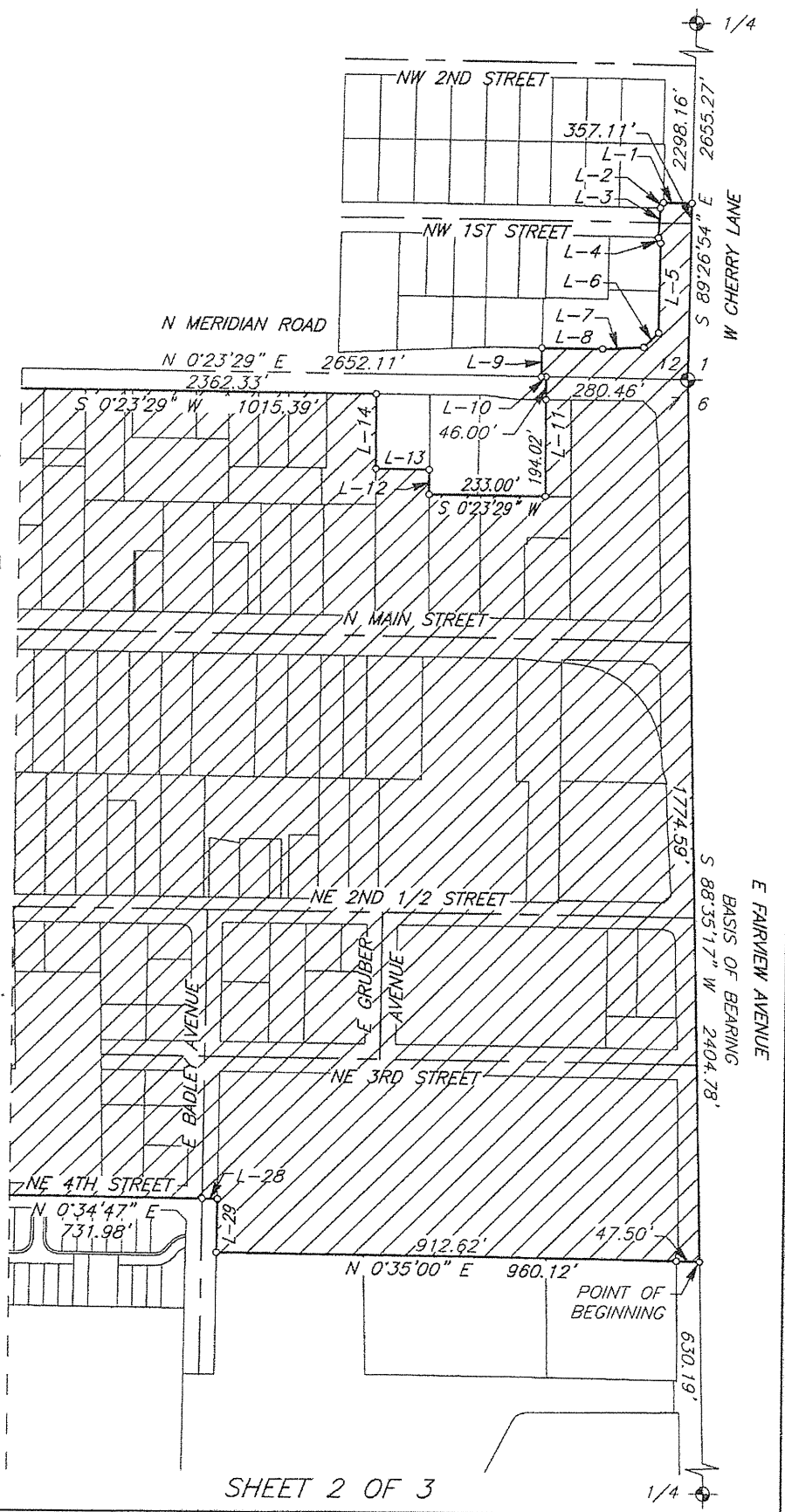
- URD BOUNDARY
- DE--ANNEXATION AREA



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312

LINE DATA		
LINE	BEARING	DISTANCE
L-1	S 0°33'06" W	57.00'
L-2	S 62°43'15" E	12.62'
L-3	S 86°48'50" E	60.07'
L-4	N 66°24'13" E	12.07'
L-5	S 89°26'54" E	182.01'
L-6	S 45°34'48" E	41.81'
L-7	S 3°25'19" E	81.40'
L-8	S 0°23'29" W	119.26'
L-9	S 89°36'31" E	57.50'
L-10	N 0°23'29" E	9.32'
L-11	N 89°36'58" E	240.02'
L-12	S 89°36'58" W	50.01'
L-13	S 0°23'29" W	106.39'
L-14	S 89°36'05" W	150.01'
L-28	N 0°34'47" E	30.00'
L-29	S 89°32'57" E	102.03'

SEE SHEET 3 OF 3



SHEET 2 OF 3

1/4

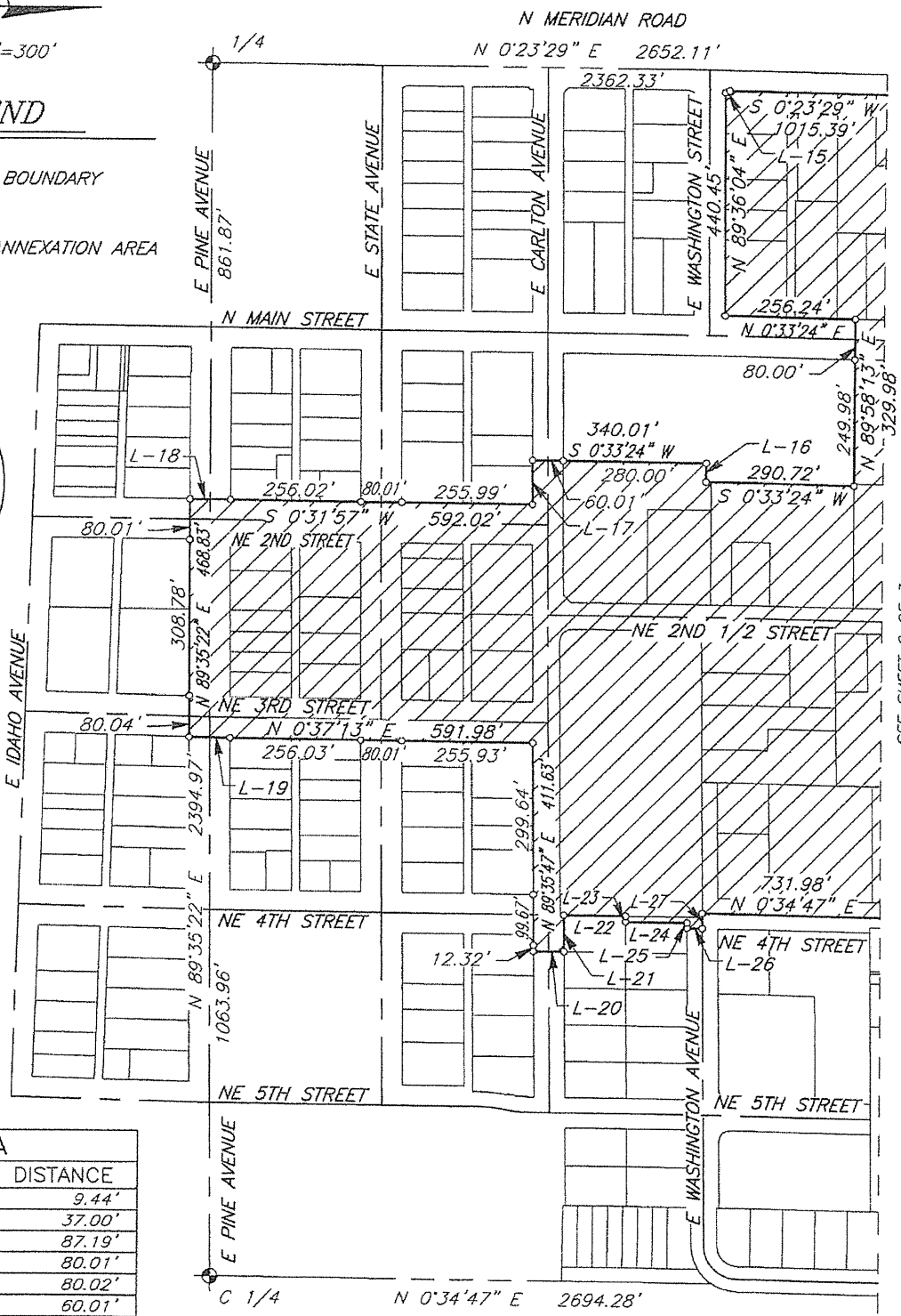
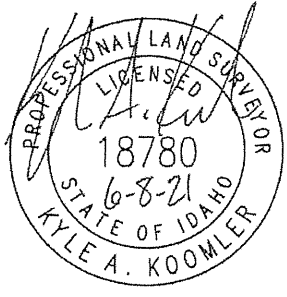
Item #1. ATTACHMENT 2B - NORTHERN GATEWAY (CONTINUED)



SCALE: 1"=300'

LEGEND

- URD BOUNDARY
- DE-ANNEXATION AREA



SEE SHEET 2 OF 3

LINE DATA

LINE	BEARING	DISTANCE
L-15	S 23°44'59" E	9.44'
L-16	N 89°26'36" W	37.00'
L-17	N 89°35'47" E	87.19'
L-18	S 0°32'08" W	80.01'
L-19	N 0°58'55" E	80.02'
L-20	N 0°34'47" W	60.01'
L-21	S 89°35'47" W	71.98'
L-22	N 0°35'03" E	120.38'
L-23	N 89°35'47" E	11.00'
L-24	N 0°35'00" E	120.38'
L-25	N 89°35'47" E	10.60'
L-26	N 0°34'47" E	30.00'
L-27	S 89°35'47" W	30.00'



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312

SHEET 3 OF 3

Item #1.

Attachment 5B
Second Supplement to the Economic Feasibility Study:
Financial Analysis Related to the 2021 Deannexation

4851-4344-7734, v. 3

Attachment 5B

Memo to: Meridian Development Corporation Board of Commissioners
Ashley Squyres, MDC Administrator
Meghan Conrad, Counsel

From: Phil Kushlan, Principal, Kushlan | Associates

Subject: Fiscal Impact of de-annexation

Date: April 28, 2021¹

We have been retained to analyze the fiscal impact of removing two distinct geographic areas from the existing Meridian Revitalization Plan Urban Renewal Project Area, also referred to as the Downtown District. The first area is generally bounded by Meridian Road on the west and E. Fairview Avenue on the north. The eastern boundary extends south along what would be E. 4th Street if extended, over to 3rd Street. The southern boundary extends to E. Pine Avenue between E. 3rd Street and E. 2nd Street, and then travels up E. 2nd Street and over E. Washington Avenue to connect back to Meridian Road. This area is generally referred to as the “Northern Gateway Area.” The purpose of the de-annexation of the Northern Gateway Area would be to allow the inclusion of these properties into a proposed Northern Gateway Urban Renewal District.

The second area is generally bounded by E. Idaho Avenue on the north, NE 2nd Street on the east, a portion of Broadway Avenue on the south, and E. Main Street on the west. This area is generally referred to as the “Idaho Block.” The purpose of the de-annexation of the Idaho Block would be to allow the inclusion of this block into a proposed amendment to the existing Union District Project Area.

Removing taxable properties from a revenue allocation area, as suggested here, would release the incremental value of those tax parcels back to the general property tax rolls thus eliminating the revenue currently generated by the existing district from those properties. In making a decision on the de-annexation question one must understand the fiscal impact upon the existing Downtown District in the context of that District’s ongoing financial obligations. Our study has done that.

In our analysis of the Northern Gateway Area, we reviewed each of the 133 tax parcels that are currently within the boundaries of the existing Downtown District that are to be deannexed. In

¹ Revised June 14, 2021. These updates reflect technical changes to add a sliver parcel to the Idaho Block analysis but do not alter the finding that the Downtown District remains economically feasible following the proposed deannexation.

each case we segregated the base value from the incremental value and calculated the revenue generated by each factor. From that analysis, we demonstrated that the 133 parcels generated a total of \$379,648 in property taxes in 2020, the latest year for which we have certified values and tax yields. Of that amount \$162,121 was generated from the Base Assessed Value and allocated to the various taxing entities levying property taxes within the Downtown District. The Incremental Values on those properties generated \$217,526 in 2020, which was allocated to the Urban Renewal Agency of the City of Meridian, Idaho, also known as the Meridian Development Corporation (MDC). This latter number is the estimated amount of foregone revenue that the Downtown District will experience annually through the de-annexation of these tax parcels, from calendar year 2022, through calendar year 2027, the termination year of the Downtown District.

In our analysis of the Idaho Block we reviewed eleven (11) tax parcels in a similar manner as the process described above. Those parcels produced a total of \$26,552 in property tax payments in 2020. Of that amount \$13,449 was generated from the Base Assessed Value and thus allocated to the taxing entities. The remainder (\$13,103) was allocated to MDC and represents the annual foregone amount upon deannexation of these parcels from the Downtown District.

The MDC Annual Financial Statements indicated that the incremental revenue generated by the Downtown District in 2020 was \$1,610,499. A reduction of \$217,526 from the Northern Gateway Area would be a 13.5% reduction in annual revenue. A reduction of \$13,103 from the Idaho Block would be a 0.81% reduction in annual revenue. In addition, we reviewed the Financial Statements for FY 2014, 2015, 2016, 2017, 2018 and 2019. See attached spreadsheet for details. In each of those fiscal years the fiscal results of MDC activities reflected significant Fund Balances. The audited Fund Balance for FY 2020 was \$3,750,449. If the \$217,526 and \$13,103 reductions had been in place in 2020, the Agency would have experienced a 14.32% reduction (\$230,629) in annual revenue for the Downtown District. The Debt Service commitments for the District are relatively small when compared to its overall fiscal strength. The 2020 Debt Service Principal amount was \$115,520 and the Interest amount was \$8,097.

The Agency's 2021 Budget reflected a conservative approach to revenue, appropriating only \$1,600,000 in current property tax revenue. Undefined "Special Project" funding was set at \$1,179,598 in the 2021 Budget and \$1,700,000 was assigned to the Nine-Mile Floodplain project. The Staff and Commission should use their discretion in weighing the importance of the current program funding levels versus the importance of including these parcels in a new Revenue Allocation Area. It appears as though there is sufficient capacity in the fiscal program of the Downtown District to accommodate this loss of revenue should the MDC and City Council choose to do so.

MDC Audited Funds	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Beginning Fund Balance	\$ 790,596	\$ 728,099	\$ 619,459	\$ 928,551	\$ 1,463,391	\$ 2,035,561	\$ 2,601,567
Downtown District Revenue Allocation Income	\$ 693,754	\$ 847,571	\$ 887,546	\$ 1,075,786	\$ 1,392,019	\$ 1,499,374	\$ 1,610,499
Other Available Income	\$ 11,078	\$ 629	\$ 8,021	\$ 46,856	\$ 40,326	\$ 792,265	\$ 193,450
Total Available Current Income	\$ 704,832	\$ 848,200	\$ 895,567	\$ 1,122,642	\$ 1,432,345	\$ 2,291,639	\$ 1,803,949
Total Available Resources	\$ 1,495,428	\$ 1,576,299	\$ 1,515,026	\$ 2,051,193	\$ 2,895,736	\$ 4,327,200	\$ 4,405,516
Office and Operating Expenses	\$ 403,727	\$ 498,748	\$ 283,447	\$ 263,808	\$ 557,755	\$ 838,079	\$ 332,165
Professional Services	\$ 189,596	\$ 177,119	\$ 170,758	\$ 180,198	\$ 177,586	\$ 188,087	\$ 186,657
Public Education and Marketing	\$ 19,793	\$ 24,951	\$ 6,338	\$ 19,671	\$ 1,215	\$ 8,563	\$ 12,628
Debt Service							
Principal	\$ 99,213	\$ 95,269	\$ 99,145	\$ 103,527	\$ 107,685	\$ 111,519	\$ 115,520
Interest	\$ 36,019	\$ 29,565	\$ 25,687	\$ 20,598	\$ 15,934	\$ 12,100	\$ 8,097
Capital Outlay	\$ 18,981	\$ 131,188	\$ 1,100	\$ -	\$ -	\$ 567,285	\$ -
Total Expenditures	\$ 767,329	\$ 956,840	\$ 586,475	\$ 587,802	\$ 860,175	\$ 1,725,633	\$ 655,067
Ending Fund Balance	\$ 728,099	\$ 619,459	\$ 928,551	\$ 1,463,391	\$ 2,035,561	\$ 2,601,567	\$ 3,750,449

De-annexation Revenue Reduction in Dollars \$ 230,629
 Total Revenue Impact of De-annexation % 6.15%
 Net after De-annexation Reduction \$ 3,519,820

Exhibit 2

NOTICES PUBLISHED IN THE
Meridian Press on May 21, 2021, and June 4, 2021

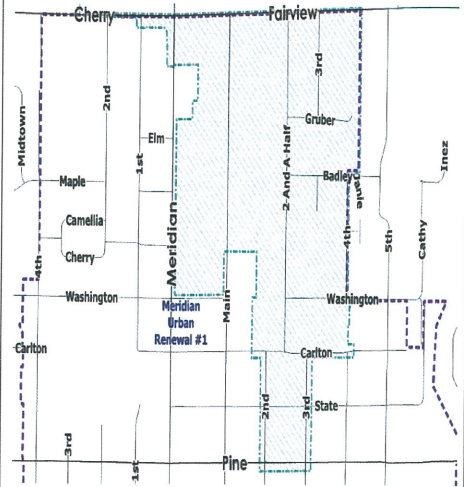
LEGAL NOTICE

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO TO CONSIDER THE SECOND AMENDMENT TO THE MERIDIAN REVITALIZATION PLAN, URBAN RENEWAL PROJECT OF THE URBAN RENEWAL AGENCY OF MERIDIAN, IDAHO, ALSO KNOWN AS MERIDIAN DEVELOPMENT CORPORATION

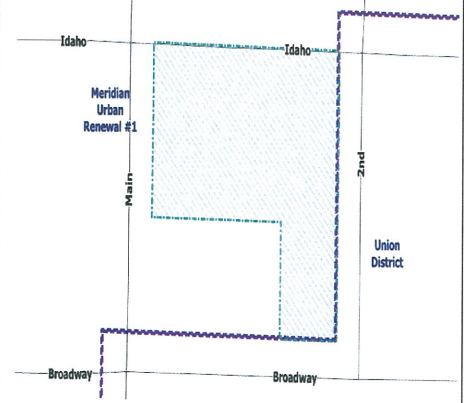
NOTICE IS HEREBY GIVEN that on Tuesday, July 6, 2021, at 6:00 p.m. in City Council Chambers, Meridian City Hall, 33 E. Broadway Avenue, Meridian, Idaho, the City Council of the City of Meridian, Idaho ("City") will hold, during its regular meeting, a public hearing to consider for adoption the proposed Second Amendment to the Meridian Revitalization Plan Urban Renewal Project ("Second Amendment"), concerning the Meridian Revitalization Plan Urban Renewal Project Area, as amended by the First Amendment to the Meridian Revitalization Plan Urban Renewal Project ("Existing Downtown District Project Area") of the Urban Renewal Agency of Meridian, Idaho, also known as Meridian Development Corporation ("Agency").

The Second Amendment to the Plan shall de-annex the following areas from the Existing Downtown District Project Area:

The first area (marked by hatching) and generally referred to as the "Northern Gateway Area," is located in the northeast corner of the Existing Downtown District Project Area and is generally bounded by Meridian Road on the west and E. Fairview Avenue on the north.



The second area (marked by hatching) and generally referred to as the "Idaho Block," is located near the downtown core of the City and is generally bounded by E. Idaho Avenue on the north, E. 2nd Street on the east, a portion of Broadway Avenue on the south, and E. Main Street on the west.



Copies of the proposed Second Amendment are on file for public inspection and copying at the office of the City Clerk, Meridian City Hall, 33 E. Broadway Avenue, Meridian, Idaho 83642, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays.

At the hearing date, time, and place noted above (July 6, 2021, at 6:00 p.m.), all persons interested in the above matters may appear and be heard. Because social distancing orders may be in effect at the time of the hearing, written testimony is encouraged. Written testimony must be submitted at least five working days prior to the hearing.

Meridian City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments.

DATED: May 21, 2021. Chris Johnson, City Clerk. May 21, June 4, 2021

Exhibit 3

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
FOR THE CITY OF MERIDIAN, IDAHO, VALIDATING CONFORMITY OF THE
SECOND AMENDMENT TO THE MERIDIAN REVITALIZATION PLAN WITH THE CITY
OF MERIDIAN'S COMPREHENSIVE PLAN

RESOLUTION PZ-21-01

CITY OF MERIDIAN

**BY THE PLANNING AND
ZONING COMMISSION**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
FOR THE CITY OF MERIDIAN, IDAHO, VALIDATING CONFORMITY OF THE
SECOND AMENDMENT TO THE MERIDIAN REVITALIZATION PLAN WITH THE
CITY OF MERIDIAN’S COMPREHENSIVE PLAN**

WHEREAS, the Urban Renewal Agency of the City of Meridian (the “City”), Idaho, also known as Meridian Development Corporation, the duly constituted and authorized urban renewal agency of the City of Meridian, Idaho (hereinafter “MDC”) has submitted the proposed Second Amendment to the Meridian Revitalization Plan (the “Second Amendment”) to the City;

WHEREAS, the proposed Second Amendment seeks to de-annex two (2) areas as depicted in the Second Amendment and set forth in certain Exhibits 1 and 2 attached hereto. The first area is generally referred to as the “Northern Gateway Area.” The purpose of the de-annexation of the Northern Gateway Area would be to allow the inclusion of these properties into a proposed Northern Gateway Urban Renewal District. The second area is generally referred to as the “Idaho Block.” The purpose of the de-annexation of the Idaho Block would be to allow the inclusion of this block into a proposed amendment to the existing Union District Project Area.

WHEREAS, the Mayor and Meridian City Council referred the Second Amendment to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said Second Amendment with the City’s Comprehensive Plan, as amended (the “Comprehensive Plan”); and

WHEREAS, on June 3, 2021, the City Planning and Zoning Commission met to consider whether the Second Amendment conforms with the Comprehensive Plan as required by Idaho Code § 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said Second Amendment in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the Second Amendment is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF MERIDIAN, IDAHO:

Section 1. That the Second Amendment, submitted by MDC and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That the City Clerk is hereby authorized and directed to provide the Mayor and Meridian City Council with a signed copy of this Resolution relating to said Second Amendment.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Planning and Zoning Commission of the City of Meridian, Idaho, this 3rd day of June 2021.


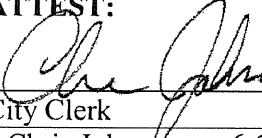

<p>APPROVED:</p>  <p>Chair, Planning and Zoning Commission</p> <p>Rhonda McCarvel 6-3-2021</p>	<p>ATTEST:</p>   <p>City Clerk</p> <p>Chris Johnson 6-3-2021</p>
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EXHIBIT 1
Northern Gateway Area

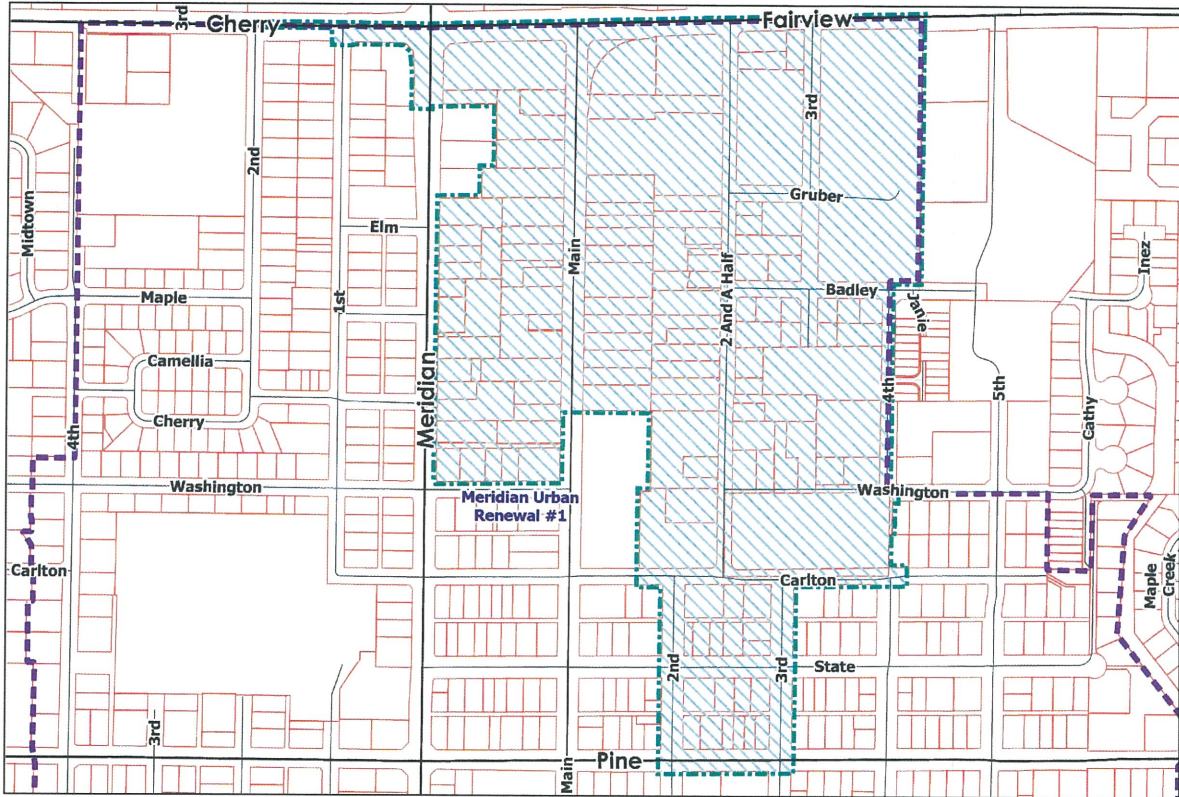


EXHIBIT 2

Idaho Block



Exhibit 4
SUMMARY OF ORDINANCE NO. 21-1933

**NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. § 50-901(A)**

CITY OF MERIDIAN ORDINANCE NO. 21-1933

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERIDIAN, APPROVING THE SECOND AMENDMENT TO THE MERIDIAN REVITALIZATION PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN AREAS FROM THE EXISTING MERIDIAN REVITALIZATION PROJECT AREA; WHICH SECOND AMENDMENT AMENDS A PLAN THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY, AFFECTED TAXING ENTITIES, AND STATE OFFICIALS; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

SUMMARY OF THE SECOND AMENDMENT

The Second Amendment (the “Second Amendment”) to the Meridian Revitalization Plan Urban Renewal Project (the “Plan” or the “Downtown District Plan”) was prepared by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Second Amendment seeks to deannex two (2) areas from the Downtown District Plan Project Area (the “Existing Project Area”). The Second Amendment being considered for adoption contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation on the parcels remaining in the Existing Project Area as shown on the original base assessment roll as of January 1, 2002, that will continue to be allocated to the Agency for urban renewal purposes.


The general scope and objective of the Second Amendment is the deannexation of two (2) areas from the boundaries of the Existing Project Area.

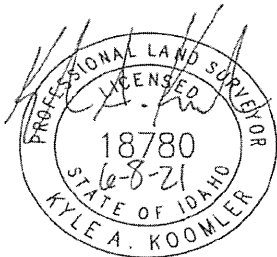
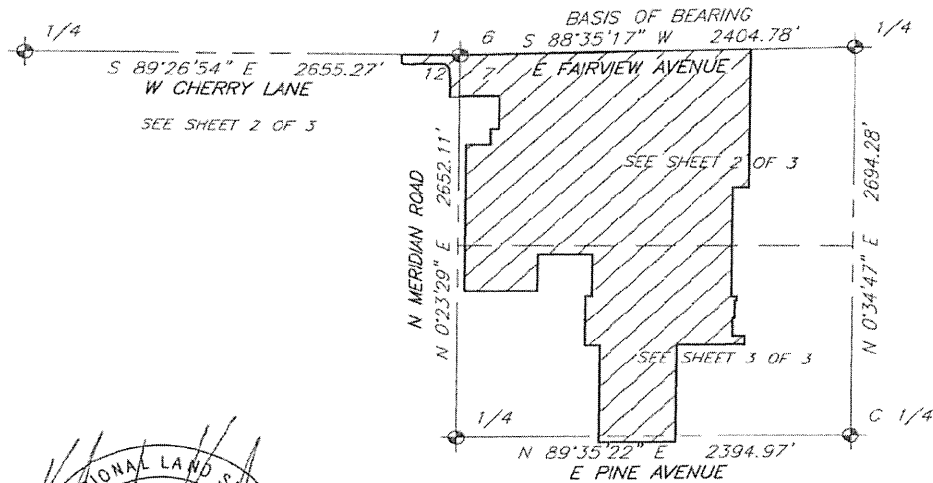
The Second Amendment shall deannex the following two (2) areas from the Existing Project Area. The first area consists of approximately 1.46 acres (including right-of-way) and is generally bounded by E. Idaho Avenue on the north, NE 2nd Street on the east, a portion of Broadway Avenue on the south, and E. Main Street on the west, and as more particularly described in Attachment 1B to the Second Amendment and generally depicted in the map below.

The second area consists of approximately 77 acres (including right-of-way) and is generally bounded by Meridian Road on the west and E. Fairview Avenue on the north. The eastern boundary extends south along what would be E. 4th Street if extended, over to 3rd Street. The southern boundary extends to E. Pine Avenue between NE 3rd Street and NE 2nd Street, and then travels up NE 2nd Street and over E. Washington Avenue to connect back to Meridian Road, and as more particularly described in Attachment 1B to the Second Amendment and generally depicted in the map below.

SKETCH TO ACCOMPANY DE-ANNEXATION DESCRIPTION FOR MERIDIAN DEVELOPMENT CORPORATION LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, ALSO BEING IN THE NW 1/4 OF SECTION 7, AND IN THE N 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

LEGEND

- URD BOUNDARY
-  DE-ANNEXATION AREA



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312



SCALE: 1"=1000'

SHEET 1 OF 3

EXHIBITS TO THE ORDINANCE

- Exhibit 1 Second Amendment to The Meridian Revitalization Plan Urban Renewal Project
- Exhibit 2 Notices Published in the *Meridian Press* on May 21, 2021, and June 4, 2021
- Exhibit 3 A Resolution of the Planning and Zoning Commission for the City of Meridian, Idaho, Validating Conformity of the Second Amendment to the Meridian Revitalization Plan with the City of Meridian’s Comprehensive Plan
- Exhibit 4 Ordinance Summary

This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, and shall be retroactive to January 1, 2021, to the extent permitted by the Law and the Act, with the remaining Existing Project Area maintaining its base assessment roll as of January 1, 2002.

Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Ada County Assessor, and to the appropriate officials of Ada County Board of County Commissioners, City of Meridian, Ada County Highway District, Joint School District No 2, Ada County Ambulance/EMS, Meridian Cemetery District, College of Western Idaho, Meridian Library District, Mosquito Abatement District, the Western Ada Recreation District, and the State Tax Commission a copy of this Ordinance, copies of the legal descriptions of the boundaries of the deannexed areas, and the maps indicating the boundaries of the parcels to be deannexed from the Existing Project Area.

A full text of this ordinance and the Second Amendment are available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho.

City of Meridian
Mayor and City Council
By: Chris Johnson, City Clerk

First Reading: 6/22/2021; Second Reading and Public Hearing: 7/06/2021; Third Reading and Public Hearing: 7/13/2021

STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. 21-1933

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. 21-_____ 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 July 2021.

William. L.M. Nary, City Attorney



AGENDA ITEM

ITEM TOPIC: Public Hearing Continued from June 22, 2021 for Speedy Quick (CR-2021-0003) by Clark Wardle, Located at 2560 S. Meridian Rd.

A. Request: Council Review of the Planning Director's determination (DD-2021-0004) that the reduced 5-foot interior side setback specified in UDC Table 11-2B-3 did not apply to the new structure proposed for construction on the property.



PUBLIC HEARING INFORMATION

Staff Contact: Alan Tiefenbach

Meeting Date: July 6, 2021

Topic: **Public Hearing** Continued from June 22, 2021 for Speedy Quick (CR-2021-0003) by Clark Wardle, Located at 2560 S. Meridian Rd.

- A. Request: Council Review of the Planning Director’s determination (DD-2021-0004) that the reduced 5-foot interior side setback specified in UDC Table 11-2B-3 did not apply to the new structure proposed for construction on the property.

Information Resources:

[Click Here for Application Materials](#)

[Click Here to Sign Up to Testify at the City Council Public Hearing](#)

June 9, 2021

MEMORANDUM

TO: Mayor and City Council

FROM: Alan Tiefenbach, Associate City Planner

CC: Legal and Clerk

RE: City Council Review of Director’s Determination Regarding a Reduced Side Setback to Construct a New Accessory Structure (CR-2021-0003)

Mayor and City Council,

A Certificate of Zoning Compliance (CZC) and Design Review approval was issued on May 5, 2021 to allow a mobile dispatch service to operate in the Limited Office Zoning District (L-O) located at 2560 S. Meridian Rd (Speedy Quick CZC, DES A-2020-0135) consistent with the conditional use permit approval in 2017 (H-2017-0031). The project includes an exterior facade improvement to an existing 1,700 sq. ft. residential structure, a new 27 space parking lot, outdoor storage yard, required landscaping and new 2,500 sq. ft. storage building.

During the review of the CZC’DES submittal, staff informed the applicant that the side setback for the new 2,500 sq. ft. storage building must comply with the 10’ interior side setback per the dimensional standards of the L-O zone district rather than the 5’ setback as is shown on the site plan. However, the applicant asserted that the 5’ setback as shown is correct. The applicant’s explanation for this setback reduction is that UDC Table 11-2B-3 in the commercial district (regarding dimensional standards), has the interior side setback in the L-O zoning district shown as "10/5” with a note below which states "minimum setback only allowed with reuse of existing residential structure." The applicant contends that because the project involves the reuse of the existing residential structure at the southwestern portion of the property (adjacent to S. Meridian Rd), all new structures on the property are also entitled to this reduced setback.

The applicant requested a Director's Determination regarding this matter, and in a letter dated May 5, 2021 the Director agreed with staff's interpretation of this standard. The letter explains the 5' setback allowance in UDC 11-2B-3 is to address the existing homes that may convert to office uses. In most of the residential districts, a typical side yard setback is 5 feet, therefore the reduced setback only applies to an existing structure to avoid creating non-conforming structures and does not extend to new structures that may be constructed on the property. Subsequently, the CZC was approved with a condition that the side setback of the accessory building be increased to 10'.

Pursuant to UDC 11-5A-7, the applicant requests City Council review of the decision of the Director to require a 10' side setback. By a simple majority vote, the City Council may uphold or overrule the decision.

ATTACHMENTS

Approved Certificate of Zoning Compliance.

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=230280&dbid=0&repo=MeridianCity>

Director's Determination Letter

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=230115&dbid=0&repo=MeridianCity>

Applicants Narrative for Appeal to Council

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=230116&dbid=0&repo=MeridianCity>



AGENDA ITEM

ITEM TOPIC: Public Hearing Continued from June 1, 2021 for 2021 UDC Text Amendment (ZOA-2021-0002) by City of Meridian Planning Division, Located at 33 E. Broadway Ave.

A. Request: UDC Text Amendment for text amendments to update certain sections of the City's Unified Development Code (UDC) pertaining to the Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3; Multi-family Common Open Space Design Requirements in Chapter 4; and Various other Amendments in Chapters 1-5 and 7.



PUBLIC HEARING INFORMATION

Staff Contact: Bill Parsons

Meeting Date: July 6, 2021

Topic: **Public Hearing** Continued from June 1, 2021 for 2021 UDC Text Amendment (ZOA-2021-0002) by City of Meridian Planning Division, Located at 33 E. Broadway Ave.

- A. Request: UDC Text Amendment for text amendments to update certain sections of the City's Unified Development Code (UDC) pertaining to the Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3; Multi-family Common Open Space Design Requirements in Chapter 4; and Various other Amendments in Chapters 1-5 and 7.

Information Resources:

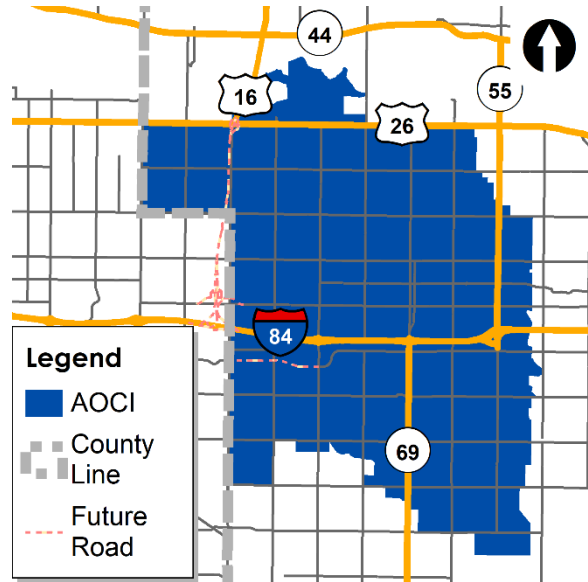
[Click Here for Application Materials](#)

[Click Here to Sign Up to Testify at the City Council Public Hearing](#)

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/1/2021
TO: Mayor & City Council
FROM: Bill Parsons, Current Planning Supervisor
208-884-5533
SUBJECT: ZOA-2021-0002
2021 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 as follows:

- Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3;
- Multi-family Common Open Space Design Requirements in Chapter 4; and
- Various other Amendments in Chapters 1-5 and 7.

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	4/16/2021	5/14/2021
Public Service Announcement	4/13/2021	5/12/2021
Nextdoor posting	4/13/2021	5/12/2021

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 associated with this text amendment reflect the desire of the Community and maintain the integrity of the plan.

3.04.01B – Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of the Comprehensive Plan.

City staff keeps a running database of code revisions throughout the year. The Department’s goal is to amend the UDC twice a year to keep the code current. This round of changes has been a result of a culmination of multiple revisions based largely on citizen input during the Comprehensive Plan update which has resulted in a major revamp of the UDC’s open space, amenity and landscape requirements. Staff believes the proposed changes encompass the vision of the plan and is largely supported by those who participated in the process.

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

In accord with Meridian City Code 11-5, the Planning Division of the Meridian Community Development respectfully submits a UDC text amendment application.

The proposed update is meant to modify certain sections of the Unified Development Code (UDC) and overhaul the landscape and common open space and site amenities standards for residential and multi-family developments. Many of the changes coincide with the policies and feedback received during the update and adoption of the Comprehensive Plan. Last minute changes were added at the request of Code Enforcement to assist in their effort to enforce the code.

The proposed text amendment includes a broad range of changes to the sections as follows:

1. UDC 11-3B – Landscape Requirements
2. UDC 11-3G – Common Open Space and Site Amenity Standards
3. UDC 11-4-3-27 – Multi-family Development: Updating the common open space standards to align with some of the changes being proposed with the Common Open Space and Site Amenities
4. Miscellaneous changes to code sections in Chapters 1-5 and Chapter 7.

All the proposed changes to the UDC including the support documents are included as part of the public record. Staff has purposely not attached all of the changes to the document to minimize the size of the staff report. Further, staff anticipates further refinement to these documents as the project traverses through the hearing process. Except for the Code Enforcement changes, all of the proposed changes went through an extensive and collaborative review process over several months between City staff, the UDC

Focus Group and the Open Space Committee. An informative meeting with the BCA was held on April 13th.

In summary, City Staff believes the proposed changes will make the implementation and use of the UDC more understandable and enforceable.

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 presented in Exhibits 1-5 and the Findings of Fact and Conclusions of Law in Section VII.

B. The Meridian Planning and Zoning Commission heard this item on May 6, 2021. 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: Kent Brown
- d. Written testimony: BCA
- e. Staff presenting application: Bill Parsons and Lacy Ooi
- 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. Proposed changes to the RV parking standards.
- b. City assuming the responsibility for public hearing postings.
- c. New parking standards for multi-family developments.
- d. Flex space standards as they pertain to the placement of the roll-up doors adjacent to public streets.
- f. Tree mitigation fee and whether or not this is the appropriate mechanism to allow trees to planted off-site to mitigate the loss.
- g. Proposed changes to the open space and amenity standards.
- h. Adding more amenity options to the multi-family standards.

4. Commission change(s) to Staff recommendation:

- a. Added the City Arborist preferred tree species list to Exhibit 3.

5. Outstanding issue(s) for City Council:

- a. None

C. City Council:

Enter Summary of City Council Decision.

D. 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: Ordinance No. 21-1934: An Ordinance (H-2020-0117 – Shafer View Terrace) for Annexation of a Parcel of Land Being a Portion of the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Ada County, Idaho, and All of Lot 4, Block 1 of Shafer View Estates Subdivision as Recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, Said Parcel is Located in the North Half of the Southwest Quarter of Section 32, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho; and Being More Particularly 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 10.66 Acres of Land from RUT to R-2 (Low-Density Residential) and 29.822 Acres of Land from RUT to R-4 (Medium-Low-Density Residential) Zoning District 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

CITY OF MERIDIAN ORDINANCE NO. 21-1934

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

AN ORDINANCE (H-2020-0117 – SHAFER VIEW TERRACE) FOR ANNEXATION OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, ADA COUNTY, IDAHO, AND ALL OF LOT 4, BLOCK 1 OF SHAFER VIEW ESTATES SUBDIVISION AS RECORDED IN BOOK 64 OF PLATS AT PAGES 9403 AND 0404, RECORDS OF ADA COUNTY, SAID PARCEL IS LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO; AND BEING MORE PARTICULARLY 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 10.66 ACRES OF LAND FROM RUT TO R-2 (LOW DENSITY RESIDENTIAL) AND 29.822 ACRES OF LAND FROM RUT TO R-4 (MEDIUM LOW DENSITY RESIDENTIAL) ZONING DISTRICT 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.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

SECTION 1. That the following described land as evidenced by attached Legal Description herein incorporated by reference as Exhibit “A” are within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for annexation and re-zoning by the owner of said property, to-wit: *Shafer View North, LLC*.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to R-2 (Low Density Residential)(10.66 acres) and R-4 (Medium Low Density Residential)(29.822 acres) Zoning Districts in the Meridian City Code.

SECTION 3. That the City has authority pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and zone said property.

SECTION 4. That the City has complied with all the noticing requirements pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and re-zone said property.

SECTION 5. That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

SECTION 6. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

SECTION 8. The Clerk of the City of Meridian shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner, including the lands herein rezoned, with the following officials of the County of Ada, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho.

SECTION 9. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this _____ day of _____, 2021.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this _____ day of _____, 2021.

MAYOR ROBERT E. SIMISON

ATTEST:

CHRIS JOHNSON, CITY CLERK

STATE OF IDAHO,)
) ss:
County of Ada)

On this ____ day of _____, 2021, 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,

Item #4.

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: _____

CERTIFICATION OF SUMMARY:

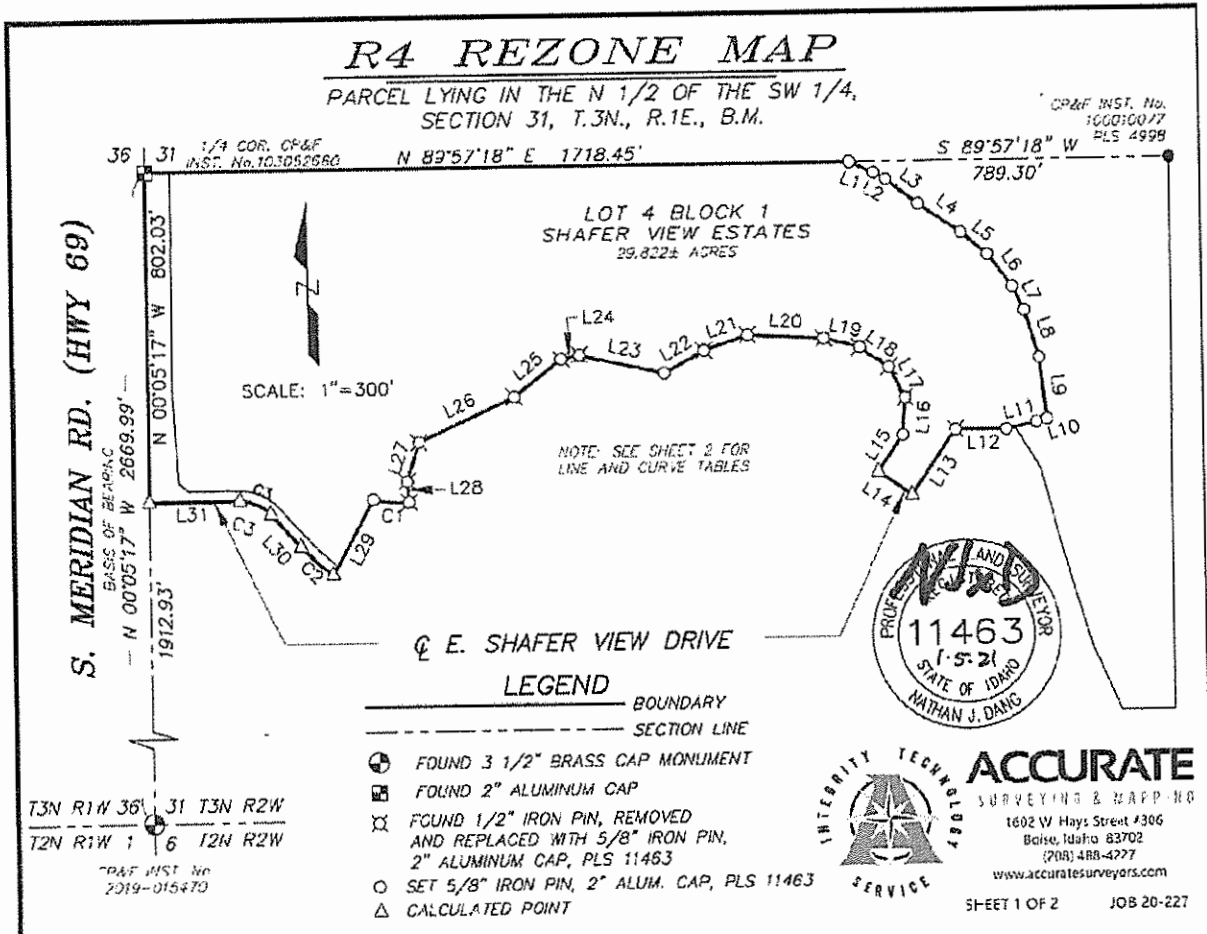
William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L. M. Nary, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 21-1934

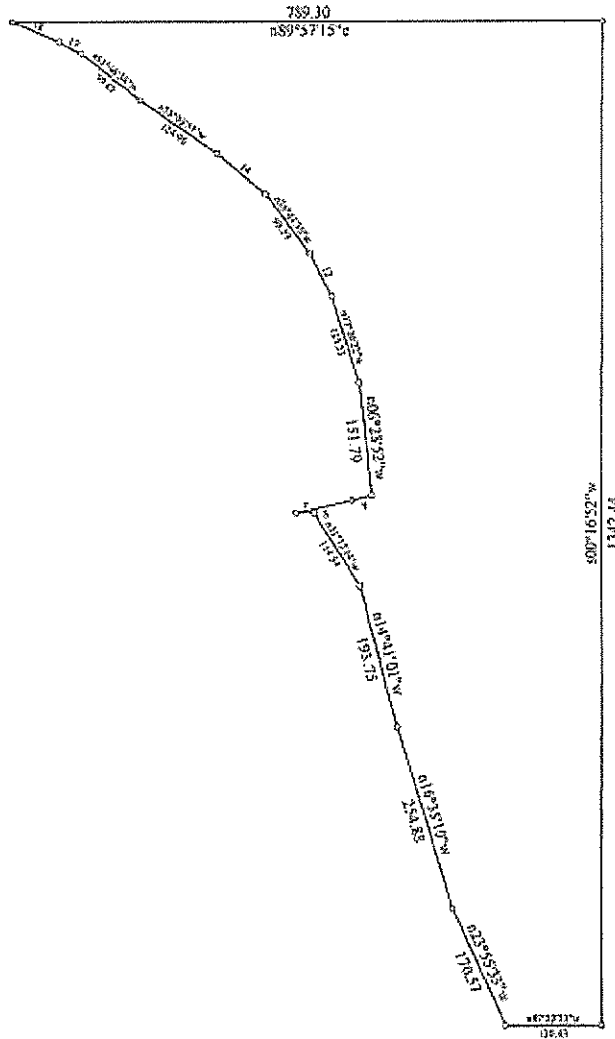
An Ordinance (H-2020-0117 – Shafer View Terrace) for Annexation of a Parcel of Land Being a Portion of the North Half Of The Southwest Quarter Of Section 31, Township 3 North, Range 1 East, Ada County, Idaho, And All Of Lot 4, Block 1 Of Shafer View Estates Subdivision As Recorded In Book 64 Of Plats At Pages 9403 And 0404, Records Of Ada County, Said Parcel Is Located In The North Half Of The Southwest Quarter Of Section 32, Township 3 North, Range 1 East Of The Boise Meridian, Ada County, Idaho; And Being More Particularly 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 10.66 Acres Of Land From Rut To R-2 (Low Density Residential) And 29.822 Acres Of Land From Rut To R-4 (Medium Low Density Residential) Zoning District 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 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 be effective as of the date of publication of this summary.
[Publication to include map as set forth in Exhibit B.]

Item #4.



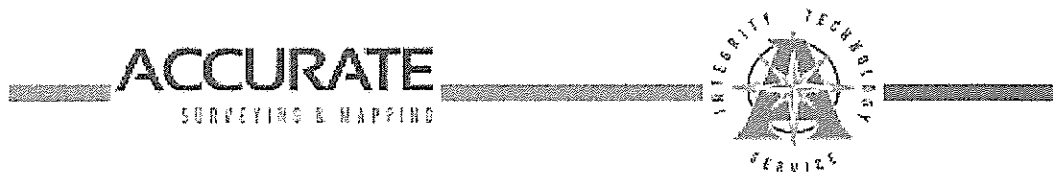
Shafer View Terrace H-2020-0117

Item #4.



Title:		Date: 01-06-2020
Scale: 1 inch = 200 feet	File:	
Tract 1: 10.661 Acres: 464381 Sq Feet: Closure = n63.4107w 0.01 Feet: Precision = 1/331449: Perimeter = 3968 Feet		
001=s00.1652w 1342.44	008=n77.1936e 75.47	015=n55.0559w 124.96
002=n89.5231w 130.43	009=n75.3704e 27.30	016=n51.4638w 99.63
003=n23.5533w 170.57	010=n06.2852w 151.79	017=n61.3651w 33.43
004=n16.3510w 254.88	011=n17.2622w 120.33	018=n67.0546w 68.04
005=n14.4101w 193.75	012=n25.5009w 63.86	019=n89.5715e 789.30
006=n31.1514w 114.54	013=n36.4130w 99.39	
007=n89.5231w 23.81	014=n50.0315w 84.54	

Annexation Legal Description & Exhibit Map



Annexation Land Description

A parcel of land being a portion of the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho and all of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 2507.75 feet to the northeast corner of said Lot 4;

Thence S 00° 17' 00" W along the easterly line of said Lot 4 for a distance of 1342.40 feet;

Thence along the southerly boundary of said Lot 4 the following 6 courses and distances:

- 1.) N 89° 52' 35" W for a distance of 130.40 feet;
- 2.) N 23° 55' 33" W for a distance of 170.53 feet;
- 3.) N 16° 35' 10" W for a distance of 254.88 feet;
- 4.) N 14° 41' 14" W for a distance of 194.52 feet;
- 5.) N 31° 29' 55" W for a distance of 113.67 feet;
- 6.) N 89° 34' 47" W for a distance of 147.74 feet;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence leaving said centerline N 34° 41' 11" E for a distance of 107.53 feet;

Thence along the southerly boundary of said Lot 4 the following 15 courses and distances:

- 1.) N 04° 09' 19" E for a distance of 90.81 feet;
- 2.) N 26° 42' 26" W for a distance of 85.32 feet;
- 3.) N 56° 39' 37" W for a distance of 87.95 feet;
- 4.) N 75° 35' 35" W for a distance of 90.88 feet;

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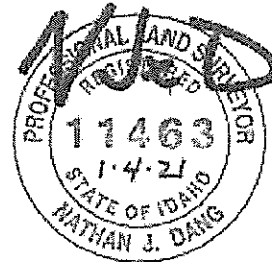
- 5.) N 85° 33' 28" W for a distance of 185.49 feet;
- 6.) S 71° 44' 26" W for a distance of 113.88 feet;
- 7.) S 60° 59' 28" W for a distance of 112.30 feet;
- 8.) N 76° 52' 47" W for a distance of 210.54 feet;
- 9.) S 78° 31' 59" W for a distance of 45.73 feet;
- 10.) S 51° 53' 13" W for a distance of 147.64 feet;
- 11.) S 65° 24' 50" W for a distance of 258.22 feet;
- 12.) S 17° 39' 49" W for a distance of 98.75 feet;
- 13.) S 03° 59' 33" E for a distance of 50.00 feet;
- 14.) 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet;
- 15.) S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline the following 4 courses and distances:

- 1.) 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;
- 2.) N 42° 01' 36" W for a distance of 107.12 feet;
- 3.) 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;
- 4.) S 89° 55' 39" W for a distance of 239.88 feet to the section line;

Thence N 00° 05' 17" W along the section line for a distance of 802.03 feet to the REAL POINT OF BEGINNING.

Parcel contains 40.483 acres, more or less.



ANNEXATION MAP

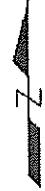
PARCEL LYING IN THE N 1/2 OF THE SW 1/4,
SECTION 31, T.3N., R.1E., B.M.

S. MERIDIAN RD. (HWY 69)

1/4 COR CP&F
INST. No. 103052680

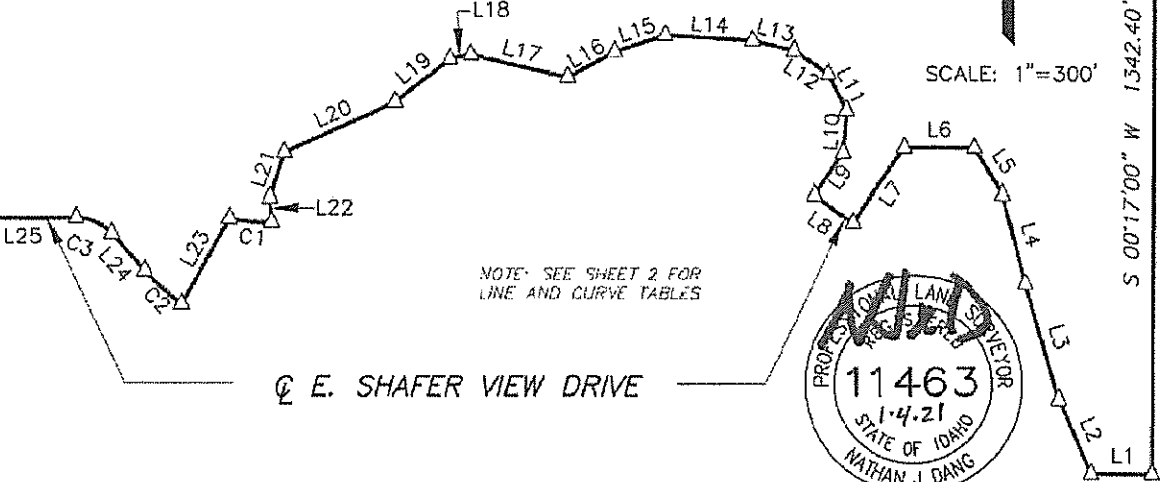
N 89°57'18" E 2507.75'

LOT 4 BLOCK 1
SHAFER VIEW ESTATES
40.483± ACRES



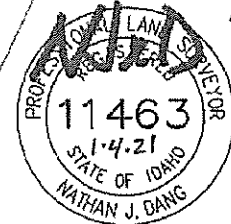
SCALE: 1"=300'

N 00°05'17" W 802.03'
N 00°05'17" W 2669.99'
1912.93'



NOTE: SEE SHEET 2 FOR
LINE AND CURVE TABLES

E. SHAFER VIEW DRIVE



LEGEND

- ANNEX BOUNDARY
- SECTION LINE
- FOUND 3 1/2" BRASS CAP MONUMENT
- FOUND 2" ALUMINUM CAP
- CALCULATED POINT

T3N R1W 36 | 31 T3N R2W
T2N R1W 1 | 6 T2N R2W

CP&F INST. No.
2019-015470



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SURVEYING & MAPPING
1602 W. Hays Street #306
Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

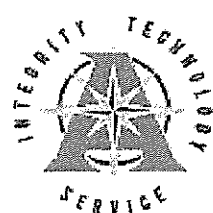
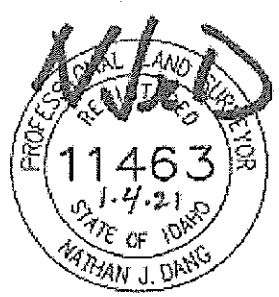
SHEET 1 OF 2 JOB 20-227

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'35" W	130.40'
L2	N 23°55'33" W	170.53'
L3	N 16°35'10" W	254.88'
L4	N 14°41'14" W	194.52'
L5	N 31°29'55" W	113.67'
L6	N 89°34'47" W	147.74'
L7	S 34°28'44" W	190.43'
L8	N 55°18'49" W	100.09'
L9	N 34°41'11" E	107.53'
L10	N 04°09'19" E	90.81'
L11	N 26°42'26" W	85.32'
L12	N 56°39'37" W	87.95'
L13	N 75°33'35" W	90.88'
L14	N 86°33'28" W	185.49'
L15	S 71°44'26" W	113.88'
L16	S 60°59'28" W	112.30'
L17	N 76°52'47" W	210.54'
L18	S 78°31'59" W	45.73'
L19	S 51°53'13" W	147.64'
L20	S 65°24'50" W	258.22'
L21	S 17°40'26" W	98.75'
L22	S 03°59'33" E	50.00'
L23	S 28°48'47" W	206.91'
L24	N 42°01'36" W	107.12'
L25	S 89°55'39" W	219.88'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.38'	275.00'	18°24'50"	S 84°38'15" E	88.00'
C2	103.63'	500.00'	11°52'28"	N 47°59'54" W	103.44'
C3	83.86'	100.00'	48°02'45"	N 66°02'58" W	81.42'



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 1602 W. Hays Street #306
 Boise, Idaho 83702
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 www accuratesurveyors.com

R-2 Legal Description:



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

January 6, 2020
Project No. 18-037
Legal Description
Portion of Lot 4, Block 1 of
Shafer View Estates

Exhibit A

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates (Book 84 of Plats, Pages 9403-9404, records of Ada County, Idaho) which is situated in the North 1/2 of the Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada county, Idaho, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the Center of said Section 31 (also being the northeast corner of said Lot 4, Block 1), which bears N89°57'15"E a distance of 2,507.62 feet from an aluminum cap marking the West 1/4 corner of said Section 31, thence following the easterly line of said North 1/2 of the Southwest 1/4, S00°16'52"W a distance of 1,342.44 feet (formerly S00°15'38"W a distance of 1/342.81 feet) to the southeast corner of said North 1/2 of the Southwest 1/4 (also being the southeast corner of said Lot 4, Block 1); Thence leaving said easterly line and following the southerly line of said North 1/2 of the Southwest 1/4, N89°52'31"W a distance of 130.43 feet to the southeast corner of Lot 13, Block 1 of said Shafer View Estates; Thence leaving said southerly line and following the boundary of Lot 4, Block 1 the following courses:

1. N23°55'33"W (formerly N23°56'32"W) a distance of 170.57 feet;
2. N16°35'10"W (formerly N16°36'09"W) a distance of 254.88 feet;
3. N14°41'01"W (formerly N14°42'00"W) a distance of 193.75 feet;
4. N31°15'14"W (formerly N31°16'13"W) a distance of 114.54 feet to a found 1/2-inch rebar;
5. N89°52'31"W (formerly N89°53'30"W) a distance of 23.81 feet to a point on the northerly line of the 41-foot wide McBirney Lateral easement;

Thence leaving the boundary of said Lot 4, Block 1 and following said northerly line the following courses:

1. N77°19'36"E a distance of 75.47 feet;
2. N75°37'04"E a distance of 27.30 feet to a point on the centerline of the 38-foot wide drain ditch easement shown on said Shafer View Estates subdivision plat;

Thence leaving said northerly line and following said centerline the following courses:

1. N06°28'52"W a distance of 151.79 feet;
2. N17°26'22"W a distance of 120.33 feet;
3. N25°50'09"W a distance of 63.86 feet;
4. N36°41'30"W a distance of 99.39 feet;
5. N50°03'15"W a distance of 84.54 feet;
6. N55°05'59"W a distance of 124.96 feet;
7. N51°46'38"W a distance of 99.63 feet;
8. N61°36'51"W a distance of 33.43 feet;
9. N67°05'46"W a distance of 68.04 feet to the northerly line of said North 1/2 of the Southwest 1/4 (also being the northerly line of said Lot 4, Block 1);

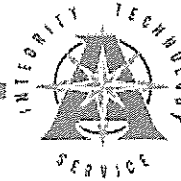
Item #4.

Thence leaving said centerline and following said northerly line, N89°57'15"E a distance of 789.30 feet to the POINT OF BEGINNING.

Said parcel contains 10.66 acres, more or less.



PAGE|2



R4 Rezone Land Description

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 1718.45 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 67° 05' 19" E for a distance of 68.04 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 61° 36' 51" E for a distance of 33.43 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 51° 46' 38" E for a distance of 99.63 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 55° 05' 59" E for a distance of 124.96 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 50° 03' 15" E for a distance of 84.54 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 36° 41' 30" E for a distance of 99.39 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 25° 50' 09" E for a distance of 63.86 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 17° 26' 22" E for a distance of 120.33 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)



Thence S 06° 28' 52" E for a distance of 151.79 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 75° 37' 04" W for a distance of 27.30 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 77° 19' 36" W for a distance of 75.47 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 89° 38' 36" W for a distance of 124.09 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive; stamped PLS 11463;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence N 34° 41' 11" E for a distance of 107.53 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 04° 09' 19" E for a distance of 90.81 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 26° 42' 26" W for a distance of 85.32 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 56° 39' 37" W for a distance of 87.95 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 75° 35' 35" W for a distance of 90.88 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 86° 33' 28" W for a distance of 185.49 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 71° 44' 26" W for a distance of 113.88 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 60° 59' 28" W for a distance of 112.30 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)



Thence N 76° 52' 47" W for a distance of 210.54 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 78° 31' 59" W for a distance of 45.73 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 51° 53' 13" W for a distance of 147.64 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 65° 24' 50" W for a distance of 258.22 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 17° 39' 49" W for a distance of 98.75 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 03° 59' 33" E for a distance of 50.00 feet to a found 1/2 inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;

Thence continuing N 42° 01' 36" W for a distance of 107.12 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence continuing 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;

Thence S 89° 55' 39" W for a distance of 219.88 feet to the centerline of S. Meridian Road (State Highway 69);

Thence N 00° 05' 17" W along said centerline for a distance of 802.03 feet to the REAL POINT OF BEGINNING.

Parcel contains 29.822 acres, more or less.

